



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'3/9/2009')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'BANYAN TREE P%'))

Property Type: Condo/Townhouse Properties Status: Active																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2910313	1-2-4-007-002-0085	1212 Punahou St 1705	1705	PUNAHOU	Banyan Tree Plaza	981	78	2	2	0	1974	FS	\$459,000	\$467.89	41
2	2911228	1-2-4-007-002-0044	1212 Punahou St 1104	1104	PUNAHOU	Banyan Tree Plaza	1,059	0	2	2	0	1974	FS	\$459,000	\$433.43	20
3	2907266	1-2-4-007-002-0022	1212 Punahou St 806	806	PUNAHOU	Banyan Tree Plaza	1,398	158	2	2	0	1974	FS	\$510,000	\$364.81	107
4	2903415	1-2-4-007-002-0023	1212 Punahou St 807	807	PUNAHOU	Banyan Tree Plaza	1,420	0	3	2	1	1974	FS	\$639,000	\$450.00	184
5	2911074	1-2-4-007-002-0166	1212 Punahou St 2706	2706	PUNAHOU	Banyan Tree Plaza	1,398	158	2	2	0	1976	FS	\$649,000	\$464.23	23
Average							1,348	126	3	2	1			\$586,271		110
Number of Properties: 7																
(ListPrice / IntSqFt) : (Average 586271 / Average 1348) = \$ 434.92																

Property Type: Condo/Townhouse Properties Status: Active Continue to Show																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2911525	1-2-4-007-002-0133	1212 Punahou St 2305	2305	PUNAHOU	Banyan Tree Plaza	981	78	2	2	0	1974	FS	\$459,000	\$467.89	6
Average							981	78	2	2	0			\$459,000		6
Number of Properties: 1																
(ListPrice / IntSqFt) : (Average 459000 / Average 981) = \$ 467.89																

Property Type: Condo/Townhouse Properties Status: Sold																			
Subject Property																			
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	Sale Price	% LP	\$ SqFt	Sold Date	DOM
1	2904456	1-2-4-007-002-0015	1212 Punahou St 707	707	PUNAHOU	Banyan Tree Plaza	514	32	1	1	0	1974	FS	\$275,000	\$240,000	87	\$466.93	6/15/2009	45
2	2906484	1-2-4-007-	1212 Punahou St 704	704	PUNAHOU	Banyan Tree	981	78	2	2	0	1974	FS	\$459,000	\$425,000	93	\$433.23	7/10/2009	9

3	2905090	002-0012	704	1212 Punahou St 1706	PUNAHOU	Banyan Tree Plaza	1,398	158	2	2	0	1974	FS	\$599,999	\$540,000	90	\$386.27	8/25/2009	96
		002-0086	1706	Average			964	89	2	2	0			\$444,666	\$401,666	90			50

(SoldPrice / LivSqFt) : (Average 401666 / Average 964) = \$ 416.67

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Information is believed to be accurate but is not guaranteed.