



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'4/13/2009')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'KA HALE MO%'))

Property Type: Condo/Townhouse Properties Status: Active																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2913377	1-2-2-004-022-0035	666 Prospect St I/502	I/502	PUNCHBOWL	Ka Hale Moi	960	105	2	2	0	1970	FS	\$475,000	\$494.79	5
Average							960	105	2	2	0			\$475,000		5
Number of Properties: 1 (ListPrice / IntSqFt) : (Average 475000 / Average 960) = \$ 494.79																

Property Type: Condo/Townhouse Properties Status: Active Continue to Show																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2912413	1-2-2-004-022-0108	670 Prospect St II/810	II/810	PUNCHBOWL	Ka Hale Moi	868	0	1	1	0	1970	FS	\$398,000	\$458.53	16
2	2910064	1-2-2-004-022-0026	666 Prospect St I/403	I/403	PUNCHBOWL	Ka Hale Moi	960	105	2	2	0	1970	FS	\$469,999	\$489.58	73
Average							914	105	2	2	0			\$433,999		45
Number of Properties: 2 (ListPrice / IntSqFt) : (Average 433999 / Average 914) = \$ 474.83																

Property Type: Condo/Townhouse Properties Status: Sold																			
Subject Property																			
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	Sale Price	% LP	\$ SqFt	Sold Date	DOM
1	2907719	1-2-2-004-022-0020	666 Prospect St I/307	I/307	PUNCHBOWL	Ka Hale Moi	960	105	2	2	0	1970	FS	\$449,000	\$439,000	98	\$457.29	8/24/2009	39
2	2906416	1-2-2-004-022-0010	666 Prospect St 207	207	PUNCHBOWL	Ka Hale Moi	960	105	2	2	0	1970	FS	\$460,000	\$450,000	98	\$468.75	8/24/2009	47
3	2903447	1-2-2-004-022-0037	666 Prospect St I/504	I/504	PUNCHBOWL	Ka Hale Moi	960	105	2	2	0	1970	FS	\$488,000	\$478,000	98	\$497.92	6/17/2009	45
4	2905080	1-2-2-004-022-0092	670 Prospect St II/705	II/705	PUNCHBOWL	Ka Hale Moi	1,000	229	2	2	0	1970	FS	\$515,000	\$515,000	100	\$515.00	9/15/2009	85
Average							970	136	2	2	0			\$478,000	\$470,500	98			54
Number of Properties: 4																			

(SoldPrice / LivSqFt) : (Average 470500 / Average 970) = \$ 485.05

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Information is believed to be accurate but is not guaranteed.

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