



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'12/23/2007')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND ((ZONE IN (2))) AND ((SECTION IN (6))) AND (BUILDINGNAME LIKE 'FAIRWAY VILLA%'))

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	2810246	1-2-6-021-021-0225	2345 Ala Wai Blvd 2009	2009	WAIKIKI	Fairway Villa	364	77	0	1	0	1974	FS	\$249,900	\$686.54	5	
2	2808069	1-2-6-021-021-0168	2345 Ala Wai Blvd 1706	1706	WAIKIKI	Fairway Villa	364	100	0	1	0	1974	FS	\$298,000	\$818.68	42	
3	2721356	1-2-6-021-021-0068	2345 Ala Wai Blvd 1014	1014	WAIKIKI	Fairway Villa	555	151	1	1	0	1974	FS	\$315,000	\$567.57	193	
Average							428	109	1	1	0			\$287,633	80		
Number of Properties: 3																	
(ListPrice / IntSqFt) : (Average 287633 / Average 428) = \$ 672.04																	

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	2806168	1-2-6-021-021-0038	2345 Ala Wai Blvd 902	902	WAIKIKI	Fairway Villa	560	151	1	1	0	1974	FS	\$299,000	\$299,000	100	\$533.93	5/22/2008	14
2	2716553	1-2-6-021-021-0086	2345 Ala Wai Blvd 1114	1114	WAIKIKI	Fairway Villa	555	151	1	1	0	1974	FS	\$315,000	\$300,000	95	\$540.54	1/25/2008	72
3	2712177	1-2-6-021-021-0164	2345 Ala Wai Blvd 1702	1702	WAIKIKI	Fairway Villa	560	151	1	1	0	1974	FS	\$329,950	\$323,000	98	\$576.79	1/14/2008	203
4	2801706	1-2-6-021-021-0015	2345 Ala Wai Blvd 714	714	WAIKIKI	Fairway Villa	560	146	1	1	0	1974	FS	\$330,000	\$320,000	97	\$571.43	6/04/2008	94
Average							559	150	1	1	0			\$318,487	\$310,500	98		96	
Number of Properties: 4																			
(SoldPrice / LivSqFt) : (Average 310500 / Average 559) = \$ 555.46																			

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Information is believed to be accurate but is not guaranteed.