



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2007')))) AND (((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'KING MANOR%') AND (BEDS<=0))

Subject Property		Property Type: Condo/Townhouse Properties										Status: Sold							
#	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	2802614	1-2-1-042-001-0032	818 S King St 904	904	KAPIO/KINA	King Manor	468	40	0	1	0	1969	FS	\$232,000	\$235,000	101	\$502.14	5/22/2008	57
2	2711774	1-2-1-042-001-0019	818 S King St 705	705	KAPIO/KINA	King Manor	408	45	0	1	0	1969	FS	\$239,000	\$224,000	94	\$549.02	8/26/2007	51
3	2622638	1-2-1-042-001-0020	818 S King St 706	706	KAPIO/KINA	King Manor	492	45	0	1	0	1969	FS	\$239,000	\$229,000	96	\$465.45	4/27/2007	84
4	2709439	1-2-1-042-001-0039	818 S King St 1004	1004	KAPIO/KINA	King Manor	468	40	0	1	0	1969	FS	\$249,000	\$249,000	100	\$532.05	6/29/2007	5
5	2711333	1-2-1-042-001-0090	818 S King St 1706	1706	KAPIO/KINA	King Manor	492	45	0	1	0	1969	FS	\$249,888	\$245,000	98	\$497.97	10/02/2007	47
Average							466	43	0	1	0			\$241,777	\$236,400	98			49
												Number of Properties: 5							
												(SoldPrice / LivSqFt) : (Average 236400 / Average 466) = \$ 507.30							

Prepared by

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Information is believed to be accurate but is not guaranteed.