



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2011') AND STATUSCHANGEDATE<=CONVERT(DATETIME,'12/31/2011')) OR (LISTSTATUS IN ('ACT','CONT')) AND STATUSCHANGEDATE < DATEADD (DD,1,CONVERT(DATETIME,'12/31/2011')) AND ((DIVISION IN (1))) AND NEIGHBORHOOD IN ('BEACHSIDE')

		Property Type: Single Family Properties										Status: Active		
Subject Property														
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	1114819	1-4-3-015-003-0000	110 N Kalaheo Ave	BEACHSIDE	10,001	808	1	1	0	1946	FS	\$950,000	\$1,175.74	34
2	1112521	1-4-3-015-004-0000	110 A N Kalaheo Ave A	BEACHSIDE	10,001	1,442	4	3	0	1959	FS	\$1,100,000	\$762.83	100
3	1113200	1-4-3-083-053-0000	138 Kailuana Pl	BEACHSIDE	12,057	2,064	3	2	1	1970	FS	\$1,675,000	\$811.53	81
4	1107377	1-4-3-013-007-0000	10 Kaapuni Dr	BEACHSIDE	10,001	2,628	4	3	0	1954	FS	\$1,699,000	\$646.50	222
5	1113580	1-4-3-017-075-0000	15 Pueohala Pl	BEACHSIDE	10,000	3,028	4	4	0	1970	FS	\$2,750,000	\$908.19	72
6	1114513	1-4-3-019-031-0000	60 Laiki Pl	BEACHSIDE	10,001	4,230	5	5	0	2008	FS	\$3,000,000	\$709.22	44
7	1112512	1-4-3-020-050-0000	27 Kai Nani Pl	BEACHSIDE	13,904	3,679	4	3	1	1956	FS	\$4,250,000	\$1,155.21	100
8	1108079	1-4-3-019-062-0000	604D N Kalaheo Ave	BEACHSIDE	21,080	6,802	6	8	0	2004	FS	\$7,800,000	\$1,146.72	205
9	1110708	1-4-3-013-002-0000	76/78 S Kalaheo Ave	BEACHSIDE	36,999	4,914	6	5	0	1978	FS	\$9,800,000	\$1,994.30	143
10	1113963	1-4-3-012-036-0000	112A S Kalaheo Ave	BEACHSIDE	25,806	6,409	8	8	1	2008	FS	\$11,880,000	\$1,853.64	60
11	1113332	1-4-3-018-020-0000	572C N Kalaheo Ave	BEACHSIDE	41,924	11,684	11	10	1	1988	FS	\$11,888,000	\$1,017.46	78
Average					18,343	4,335	5	5	1			\$5,162,909		104
Number of Properties: 11 (ListPrice / LivSqFt) : (Average 5162909 / Average 4335) = \$ 1190.98														

		Property Type: Single Family Properties										Status: Active Continue to Show		
Subject Property														
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	1108859	1-4-3-020-041-0000	34 White Sands Pl	BEACHSIDE	10,000	3,591	4	4	1	1970	FS	\$1,299,000	\$361.74	147
2	1110836	1-4-3-021-007-0001	810K N Kalaheo Ave A	BEACHSIDE	17,576	2,292	3	3	0	1934	FS	\$4,399,000	\$1,919.28	67
3	1105729	1-4-3-022-020-0000	65 Kailuana Pl	BEACHSIDE	29,274	1,991	3	2	0	2002	FS	\$5,500,000	\$2,762.43	159
Average					18,950	2,625	3	3	1			\$3,732,666		124
Number of Properties: 3 (ListPrice / LivSqFt) : (Average 3732666 / Average 2625) = \$ 1421.97														

		Property Type: Single Family Properties										Status: Sold					
Subject Property																	
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	Sale Price	Sold Date	% LP	\$ SqFt	DOM
1	1015691	1-4-3-	156C N Kalaheo	BEACHSIDE	2,699	1,989	4	2	1	1944	FS	\$1,050,000	\$1,060,000	7/11/2011	101	\$532.93	183

