



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSD') 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 ('DIAMOND HEAD')

Subject Property		Property Type: Single Family Properties										Status: Active		
#	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	1102194	1-3-1-029-009-0000	3925 Gail St	DIAMOND HE	11,728	5,104	6	6	0	1960	FS	\$1,649,000	\$323.08	335
2	1102859	1-3-1-047-011-0000	3848 Diamond Head Rd	DIAMOND HE	10,000	2,256	4	2	0	1962	FS	\$1,650,000	\$731.38	321
3	1113892	1-3-1-048-002-0000	3987 Kaulio Pl	DIAMOND HE	11,162	3,408	6	6	1	1982	FS	\$1,940,000	\$569.25	61
4	1109847	1-3-1-029-006-0000	3003 Noela St	DIAMOND HE	10,476	3,424	4	4	0	1949	FS	\$2,250,000	\$657.13	166
5	1113956	1-3-1-033-047-0000	3063 Diamond Head Rd	DIAMOND HE	4,862	3,718	4	4	0	1927	FS	\$2,388,000	\$642.28	61
6	1114856	1-3-1-034-037-0000	3041 Hibiscus Dr	DIAMOND HE	5,998	2,710	5	4	0	1926	FS	\$2,495,000	\$920.66	32
7	1102579	1-3-1-040-074-0000	136 Kuine Pl	DIAMOND HE	4,337	2,728	4	3	0	1988	FS	\$2,550,000	\$934.75	327
8	1108509	1-3-1-040-062-0000	220 Kaikuono Pl	DIAMOND HE	8,346	2,135	3	3	0	1958	FS	\$2,988,000	\$1,399.53	195
9	1108514	1-3-1-029-015-0000	3954 Gail St	DIAMOND HE	14,085	6,240	4	4	0	1948	FS	\$3,000,000	\$480.77	195
10	1105746	1-3-1-041-040-0000	4329 Kaikoo Pl	DIAMOND HE	8,590	4,472	5	5	1	1994	FS	\$4,495,000	\$1,005.14	258
11	1113646	1-3-1-027-026-0000	3202 Noela Dr	DIAMOND HE	21,998	3,738	3	4	2	2006	FS	\$5,000,000	\$1,337.61	68
12	1113729	1-3-1-039-057-0000	3751 Diamond Head Rd	DIAMOND HE	6,887	2,756	2	2	1	1982	FS	\$5,200,000	\$1,886.79	67
13	1114896	1-3-1-044-010-0000	4111 Papu Cir	DIAMOND HE	8,114	4,986	3	3	1	1958	FS	\$5,200,000	\$1,042.92	32
14	1102541	1-3-1-041-025-0000	4312 Kaikoo Pl	DIAMOND HE	8,530	4,088	4	5	1	1975	FS	\$5,750,000	\$1,406.56	328
15	1114190	1-3-1-048-046-0000	3868 Pokapahu Pl	DIAMOND HE	12,342	4,253	4	4	1	2012	FS	\$6,500,000	\$1,528.33	53
16	1109885	1-3-1-035-026-0000	2999 Makalei Pl	DIAMOND HE	11,752	5,897	4	5	1	1931	FS	\$6,750,000	\$1,144.65	164
17	1111873	1-3-1-020-011-0000	3653 Diamond Head Cir	DIAMOND HE	18,922	11,294	11	8	0	1991	FS	\$6,900,000	\$610.94	115
18	1111841	1-3-1-033-004-0000	3047 Kalakaua Ave	DIAMOND HE	7,257	3,564	3	3	1	2009	FS	\$8,900,000	\$2,497.19	115
19	1105799	1-3-1-038-014-0000	3663 Diamond Head Rd	DIAMOND HE	12,745	7,388	5	6	1	2014	FS	\$11,900,000	\$1,610.72	258
20	1113104	1-3-1-036-022-0000	3139 Diamond Head Rd	DIAMOND HE	18,477	5,828	4	5	1	2006	FS	\$14,950,000	\$2,565.20	83
Average					10,830	4,499	4	4	1			\$5,122,750	162	
					Number of Properties: 20									
					(ListPrice / LivSqFt) : (Average 5122750 / Average 4499) = \$ 1138.64									

Subject Property		Property Type: Single Family Properties										Status: Sold	
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#	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	1012056	1-3-1-026-019-0000	3771 Leahi Ave	DIAMOND HE	5,445	1,318	5	4	0	1926	FS	\$1,150,000	\$1,020,000	6/09/2011	89	\$773.90	225
2	1016051	1-3-1-044-055-0000	4205 Kahala Ave	DIAMOND HE	7,984	2,376	6	3	0	1957	FS	\$1,198,000	\$1,088,000	9/15/2011	91	\$457.91	168
3	1112702	1-3-1-039-020-0000	251 Kaalawai Pl	DIAMOND HE	6,500	1,916	3	3	0	1950	FS	\$1,390,000	\$1,450,000	12/01/2011	104	\$756.78	9
4	1106474	1-3-1-040-008-0000	4043 Kulamanu St	DIAMOND HE	5,500	1,393	4	2	1	1942	FS	\$1,495,000	\$1,240,000	7/18/2011	83	\$890.17	22
5	1102101	1-3-1-040-062-0000	220 Kaikuono Pl	DIAMOND HE	8,346	2,135	3	3	0	1958	FS	\$1,600,000	\$1,525,000	5/09/2011	95	\$714.29	26
6	1110254	1-3-1-020-045-0000	3770 Diamond Head Cir	DIAMOND HE	6,009	1,878	3	2	1	1962	FS	\$1,725,000	\$1,725,000	8/17/2011	100	\$918.53	1
7	1103988	1-3-1-033-046-0000	2826 Coconut Ave	DIAMOND HE	3,498	2,051	2	2	0	1920	FS	\$1,850,000	\$1,750,000	10/31/2011	95	\$853.24	169
8	1100355	1-3-1-034-010-0000	2952 Hibiscus Pl	DIAMOND HE	5,244	1,882	3	2	0	1999	FS	\$1,935,000	\$1,750,000	9/30/2011	90	\$929.86	225
9	1015916	1-3-1-034-020-0000	3014 Hibiscus Dr	DIAMOND HE	7,825	1,768	4	3	0	1935	FS	\$2,198,000	\$1,850,000	2/10/2011	84	\$1,046.38	22
10	1006864	1-3-1-028-001-0000	3887 Owena St	DIAMOND HE	12,574	3,464	4	4	0	1937	FS	\$2,199,000	\$2,200,000	2/02/2011	100	\$635.10	225
11	1009445	1-3-1-020-032-0000	3824 Diamond Head Cir	DIAMOND HE	23,687	1,986	5	3	0	1949	FS	\$2,250,000	\$2,000,000	2/11/2011	89	\$1,007.05	158
12	1015140	1-3-1-048-046-0000	3868 Pokapahu Pl	DIAMOND HE	12,342	3,592	4	3	1	1968	FS	\$2,400,000	\$2,150,000	7/29/2011	90	\$598.55	218
13	1007772	1-3-1-041-042-0000	4317 Kaikoo Pl	DIAMOND HE	7,652	4,572	4	4	1	1961	FS	\$2,495,000	\$2,062,500	2/03/2011	83	\$451.12	190
14	1103828	1-3-1-	506 Hakaka	DIAMOND HE	10,003	3,858	5	4	0	1960	FS	\$2,500,000	\$1,997,743	12/21/2011	80	\$517.82	256

15	1109667	046- PI 002- 0000	1-3- 637 1- Hakaka 045- St 017- 0000	DIAMOND HE	10,000	3,100	4	2	1	1963	FS	\$2,695,000	\$2,695,000	9/14/2011	100	\$869.35	17
16	1012968		1-3- 667 1- Paikau St 048- 027- 0000	DIAMOND HE	13,216	6,064	6	6	1	1966	FS	\$2,699,000	\$2,400,000	6/02/2011	89	\$395.78	170
17	1112657		1-3- 4105 1- Papu Cir 044- 011- 0000	DIAMOND HE	8,419	2,454	3	2	0	1957	FS	\$3,100,000	\$3,100,000	10/19/2011	100	\$1,263.24	1
18	1014120		1-3- 3939 1- Kahala 040- Ave 049- 0000	DIAMOND HE	7,500	4,812	4	4	1	1988	FS	\$3,399,000	\$3,162,500	9/30/2011	93	\$657.21	299
19	1101876		1-3- 2915 1- Coconut 034- Ave 004- 0000	DIAMOND HE	5,502	4,431	5	5	0	1956	FS	\$3,895,000	\$3,800,000	3/18/2011	98	\$857.59	2
20	1014139		1-3- 2993 1- Makalei 035- PI 013- 0000	DIAMOND HE	15,125	3,133	5	4	0	1952	FS	\$3,900,000	\$3,500,000	5/16/2011	90	\$1,117.14	130
21	1106730		1-3- 3727 1- Diamond 038- Head Rd 047- 0000	DIAMOND HE	7,828	2,053	3	3	0	1960	FS	\$4,250,000	\$3,850,000	7/29/2011	91	\$1,875.30	20
22	1100569		1-3- 3763 1- Diamond 039- Head Rd 051- 0000	DIAMOND HE	7,417	4,232	3	4	2	1979	FS	\$4,595,000	\$4,000,000	2/24/2011	87	\$945.18	42
23	1014657		1-3- 3222 1- Diamond 035- Head Rd 002- 6 0006	DIAMOND HE	21,623	4,707	5	4	1	1949	FS	\$14,200,000	\$10,600,000	3/30/2011	75	\$2,251.97	106
Average					9,532	3,008	4	3	1			\$3,005,130	\$2,648,510		91		117
					Number of Properties: 23												
					(SalePrice / LivSqFt) : (Average 2648510 / Average 3008) = \$ 880.49												

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Information is believed to be accurate but is not guaranteed.