



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 ('KAHALA AREA')

		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	1110590	1-3-5-028-010-0000	4366 Kilauea Ave	KAHALA ARE	8,102	1,994	4	2	0	1956	FS	\$1,198,000	\$600.80	146
2	1113631	1-3-5-026-015-0000	4353 Pahoa Ave	KAHALA ARE	8,425	1,992	4	3	0	1951	FS	\$1,598,000	\$802.21	69
3	1113266	1-3-5-008-019-0000	939 Kealaolu Ave	KAHALA ARE	8,050	2,164	4	2	1	1939	FS	\$1,599,000	\$738.91	81
4	1112003	1-3-5-010-010-0000	1018 Kealaolu Ave	KAHALA ARE	11,252	3,010	4	4	0	1938	FS	\$1,740,000	\$578.07	111
5	1112506	1-3-5-008-014-0000	954 Kealaolu PI	KAHALA ARE	7,749	3,890	4	4	1	1988	FS	\$1,950,000	\$501.29	100
6	1104721	1-3-5-013-018-0000	4316 Aukai Ave	KAHALA ARE	10,977	3,925	4	5	0	1957	FS	\$1,995,000	\$508.28	279
7	1113805	1-3-5-032-036-0000	774 Elepaio St	KAHALA ARE	11,639	2,101	4	3	0	1958	FS	\$1,995,000	\$949.55	65
8	1112827	1-3-5-026-016-0000	4347 Pahoa Ave	KAHALA ARE	8,777	6,419	5	4	1	1998	FS	\$2,188,000	\$340.86	93
9	1106299	1-3-5-031-031-0000	4644 Kolohala St	KAHALA ARE	10,703	4,237	6	6	0	1994	FS	\$2,480,000	\$585.32	244
10	1112157	1-3-5-014-009-0000	4420 Aukai Ave	KAHALA ARE	11,366	2,634	4	2	1	1989	FS	\$2,480,000	\$941.53	108
11	1114218	1-3-5-010-009-0000	1020 Kealaolu Ave	KAHALA ARE	11,250	4,696	4	3	1	1994	FS	\$2,700,000	\$574.96	52
12	1115037	1-3-5-031-023-0000	4689 Kolohala St	KAHALA ARE	10,833	4,750	4	6	1	1992	FS	\$2,900,000	\$610.53	27
13	1104637	1-3-5-034-010-0000	848 Pueo St	KAHALA ARE	14,056	2,806	4	5	0	1948	FS	\$3,150,000	\$1,122.59	311
14	1103511	1-3-5-006-013-0000	4767 Kahala Ave	KAHALA ARE	7,187	3,193	4	4	0	2010	FS	\$3,200,000	\$1,002.19	306
15	1112585	1-3-5-003-014-0000	4470 Kahala Ave	KAHALA ARE	13,499	3,872	4	4	0	1936	FS	\$3,395,000	\$876.81	97
16	1109240	1-3-5-005-024-0000	4714 Kahala Ave	KAHALA ARE	13,966	3,441	4	4	1	1987	FS	\$3,480,000	\$1,011.33	180
17	1111415	1-3-5-034-016-0000	4764 Aukai Ave	KAHALA ARE	11,678	4,474	5	4	1	1988	FS	\$3,700,000	\$827.00	125
18	1107897	1-3-5-007-037-0000	4816 Aukai Ave	KAHALA ARE	15,812	4,187	5	5	1	1941	FS	\$3,788,000	\$904.71	212
19	1114934	1-3-5-013-012-0000	4322 Kahala Ave	KAHALA ARE	13,500	4,828	4	5	1	2006	FS	\$3,795,000	\$786.04	32
20	1114816	1-3-5-033-060-0000	725 Onaha St	KAHALA ARE	12,027	4,877	4	4	1	2006	FS	\$4,200,000	\$861.19	34
21	1106626	1-3-5-008-001-0000	4902 Kahala Ave	KAHALA ARE	15,074	9,600	5	5	2	2005	FS	\$4,980,000	\$518.75	240
22	1014282	1-3-5-005-079-0000	4649 Aukai Ave	KAHALA ARE	22,710	5,605	5	4	1	1937	FS	\$5,500,000	\$981.27	443
23	1110730	1-3-5-003-004-0000	4461 Kahala	KAHALA	19,406	9,711	4	5	2	1976	FS	\$16,950,000	\$1,745.44	143

0000	Ave	ARE																	
Average			12,089	4,279	4	4	1					\$3,520,043						152	
Number of Properties: 23																			
(ListPrice / LivSqFt) : (Average 3520043 / Average 4279) = \$ 822.63																			

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	1112134	1-3-5-012-025-0000	682 Elepaio St	KAHALA ARE	12,498	2,869	4	2	1	1959	FS	\$2,000,000	\$697.11	58				
Average					12,498	2,869	4	2	1			\$2,000,000		58				
Number of Properties: 1																		
(ListPrice / LivSqFt) : (Average 2000000 / Average 2869) = \$ 697.11																		

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	1014834	1-3-5-015-048-0000	1138 HUNAKAI ST	KAHALA ARE	8,040	1,725	4	3	0	1952	FS	\$999,999	\$930,000	7/14/2011	93	\$539.13	183		
2	1100365	1-3-5-028-010-0000	4366 Kilauea Ave	KAHALA ARE	8,100	1,994	4	2	0	1956	FS	\$1,058,888	\$1,058,888	3/31/2011	100	\$531.04	58		
3	1104980	1-3-5-027-039-0000	4212 Puulani PI	KAHALA ARE	10,383	1,541	4	3	0	1954	FS	\$1,099,000	\$1,100,000	5/10/2011	100	\$713.82	2		
4	1100053	1-3-5-010-006-0000	1034 Kealaolu Ave	KAHALA ARE	11,250	1,365	3	2	0	1928	FS	\$1,125,000	\$1,125,000	3/15/2011	100	\$824.18	18		
5	1108930	1-3-5-027-019-0000	1004 Koae St	KAHALA ARE	8,477	1,828	4	3	0	1954	FS	\$1,150,000	\$1,068,000	11/30/2011	93	\$584.25	64		
6	1105022	1-3-5-010-034-0000	1056 Makaiwa St	KAHALA ARE	7,789	1,806	4	3	0	1964	FS	\$1,188,000	\$1,225,000	6/17/2011	103	\$678.29	53		
7	1102197	1-3-5-011-009-0000	4760 Farmers Rd	KAHALA ARE	7,869	1,944	5	3	0	1956	FS	\$1,189,000	\$1,210,000	5/13/2011	102	\$622.43	5		
8	1107298	1-3-5-010-041-0000	4490 Pahoa Ave	KAHALA ARE	8,025	1,400	4	2	0	1956	FS	\$1,198,000	\$1,100,000	9/30/2011	92	\$785.71	75		
9	1013448	1-3-5-	1323 Pueo St	KAHALA ARE	12,457	2,733	5	3	0	1957	FS	\$1,295,000	\$1,100,000	8/26/2011	85	\$402.49	298		

10	1007826	026- 026- 0000 1-3- 5- 009- 018- 0000	4757 Farmers Rd	KAHALA ARE	9,600	1,682	4	2	0	1946	FS	\$1,300,000	\$1,150,000	1/10/2011	88	\$683.71	148
11	1009677	1-3- 5- 009- 036- 0000	930 Makaiwa St	KAHALA ARE	8,812	1,821	3	3	0	1947	FS	\$1,300,000	\$1,100,000	1/04/2011	85	\$604.06	80
12	1109109	1-3- 5- 027- 040- 0000	4208 Puulani Pl	KAHALA ARE	8,520	1,516	3	2	0	1954	FS	\$1,350,000	\$550,000	12/02/2011	41	\$362.80	13
13	1014977	1-3- 5- 027- 058- 0000	976 Hunakai St	KAHALA ARE	7,692	1,522	3	2	0	1954	FS	\$1,450,000	\$1,375,000	1/19/2011	95	\$903.42	37
14	1105330	1-3- 5- 014- 020- 0000	635 Ahakea St	KAHALA ARE	10,219	1,426	3	2	0	1958	FS	\$1,490,000	\$1,390,000	8/18/2011	93	\$974.75	63
15	1100397	1-3- 5- 029- 025- 0000	1171 Koloa St	KAHALA ARE	11,293	1,956	4	3	0	1957	FS	\$1,500,000	\$1,350,000	4/29/2011	90	\$690.18	38
16	1103075	1-3- 5- 034- 031- 0000	4727 Kolohala St	KAHALA ARE	10,229	2,004	3	2	1	1956	FS	\$1,528,800	\$1,528,800	4/26/2011	100	\$762.87	11
17	1102527	1-3- 5- 014- 022- 0000	538 Ahakea St	KAHALA ARE	11,241	1,999	4	3	0	1958	FS	\$1,575,000	\$1,475,000	5/13/2011	94	\$737.87	32
18	1101563	1-3- 5- 030- 055- 0000	733 Ulumaika St	KAHALA ARE	11,328	2,498	4	3	1	1955	FS	\$1,599,000	\$1,525,000	12/09/2011	95	\$610.49	252
19	1109623	1-3- 5- 035- 052- 0000	1110 Pueo St	KAHALA ARE	7,680	2,292	4	3	0	1961	FS	\$1,670,000	\$1,550,000	8/29/2011	93	\$676.27	1
20	1104433	1-3- 5- 014- 011- 0000	4408 Aukai Ave	KAHALA ARE	13,812	1,748	4	2	0	1959	FS	\$1,768,000	\$1,700,000	5/25/2011	96	\$972.54	13
21	1113487	1-3- 5- 013- 017- 0000	4286 Kahala Ave	KAHALA ARE	13,804	1,456	3	2	0	1931	FS	\$1,780,000	\$1,780,000	11/09/2011	100	\$1,222.53	1
22	1102292	1-3- 5- 031- Ave	4662 Aukai Ave	KAHALA ARE	11,355	1,738	3	3	0	1939	FS	\$1,799,000	\$1,570,000	5/12/2011	87	\$903.34	39

23	1102657	004-0000 1-3-5-033-034-0000	709 Honua St	KAHALA ARE	10,018	2,770	5	4	0	1957	FS	\$1,825,000	\$1,730,000	5/26/2011	95	\$624.55	28
24	1100533	1-3-5-027-061-0000	956 Hunakai St	KAHALA ARE	7,695	2,436	4	3	1	2007	FS	\$1,875,000	\$1,825,000	12/07/2011	97	\$749.18	254
25	1014465	1-3-5-029-040-0000	938 Onaha St	KAHALA ARE	12,064	2,547	4	3	0	1956	FS	\$1,895,000	\$1,800,000	2/24/2011	95	\$706.71	21
26	1102535	1-3-5-031-010-0000	4628 Aukai Ave	KAHALA ARE	10,800	1,718	4	3	0	1938	FS	\$1,950,000	\$1,800,000	5/11/2011	92	\$1,047.73	3
27	1012809	1-3-5-009-055-0000	974 Waiohinu Dr	KAHALA ARE	11,290	2,567	4	3	0	1948	FS	\$1,995,000	\$1,800,000	4/20/2011	90	\$701.21	168
28	1108879	1-3-5-009-040-0000	911 Pueo St	KAHALA ARE	9,417	2,828	4	3	0	1967	FS	\$2,195,000	\$2,050,000	9/09/2011	93	\$724.89	23
29	1015034	1-3-5-003-016-0000	4458 Kahala Ave	KAHALA ARE	13,500	1,592	2	2	0	1942	FS	\$2,250,000	\$1,890,000	1/28/2011	84	\$1,187.19	19
30	1112344	1-3-5-034-073-0000	941 Koloa St	KAHALA ARE	10,816	5,016	4	4	1	1980	FS	\$2,275,000	\$2,175,000	12/01/2011	96	\$433.61	9
31	1015809	1-3-5-034-013-0000	4780 Aukai Ave	KAHALA ARE	13,500	3,354	5	2	1	1948	FS	\$2,430,000	\$2,275,000	3/04/2011	94	\$678.29	68
32	1100002	1-3-5-013-009-0000	4346 Kahala Ave	KAHALA ARE	13,500	4,280	4	4	1	1999	FS	\$2,490,000	\$2,337,500	7/15/2011	94	\$546.14	152
33	1100369	1-3-5-008-016-0000	918 Kealaolu Pl	KAHALA ARE	10,454	5,104	5	4	1	1989	FS	\$2,580,000	\$2,400,000	8/31/2011	93	\$470.22	188
34	1101312	1-3-5-014-008-0000	516 Elepaio St	KAHALA ARE	10,410	4,915	4	4	1	1990	FS	\$2,750,000	\$2,700,000	6/23/2011	98	\$549.34	97
35	1100773	1-3-5-030-013-0000	1061 Koloa St	KAHALA ARE	10,650	3,496	3	3	0	1956	FS	\$2,768,000	\$2,600,000	10/21/2011	94	\$743.71	240

36	1105677	1-3-5-025-038-0000	4637 Kilauea Ave	KAHALA ARE	11,545	5,259	5	5	1	2008	FS	\$2,875,000	\$2,600,000	9/02/2011	90	\$494.39	84
37	1109438	1-3-5-004-016-0000	4556 Kahala Ave	KAHALA ARE	13,300	2,624	4	3	0	2005	FS	\$2,900,000	\$2,650,000	10/18/2011	91	\$1,009.91	8
38	1012671	1-3-5-009-020-0000	841 Pueo St	KAHALA ARE	18,673	3,697	5	5	0	1946	FS	\$2,950,000	\$2,650,000	7/15/2011	90	\$716.80	256
39	1104703	1-3-5-004-015-0000	4564 Kahala Ave	KAHALA ARE	13,500	2,680	4	3	0	2007	FS	\$2,950,000	\$2,550,000	8/11/2011	86	\$951.49	76
40	1111465	1-3-5-005-032-0000	4630 Kahala Ave	KAHALA ARE	13,500	4,508	5	5	0	1929	FS	\$3,100,000	\$3,100,000	9/16/2011	100	\$687.67	1
41	1013441	1-3-5-005-025-0000	4700 Kahala Ave	KAHALA ARE	13,806	3,456	3	3	1	2000	FS	\$3,288,000	\$3,080,000	10/03/2011	94	\$891.20	307
42	1111187	1-3-5-041-037-0000	726 Ulili St	KAHALA ARE	11,372	4,655	4	5	1	2008	FS	\$3,600,000	\$3,400,000	12/27/2011	94	\$730.40	89
43	1109509	1-3-5-005-033-0000	4620 Kahala Ave	KAHALA ARE	27,000	5,013	4	4	1	1987	FS	\$4,200,000	\$4,200,000	7/29/2011	100	\$837.82	1
44	1008820	1-3-5-004-030-0000	4504 Kahala Ave	KAHALA ARE	13,500	8,317	5	6	2	1993	FS	\$4,998,000	\$4,100,000	1/10/2011	82	\$492.97	144
45	1102574	1-3-5-013-016-0000	4292 Kahala Ave	KAHALA ARE	15,648	6,396	4	6	2	2009	FS	\$5,000,000	\$4,900,000	8/16/2011	98	\$766.10	89
Average					11,421	2,872	4	3	1			\$2,123,370	\$1,968,293		93		85
					Number of Properties: 45												
					(SalePrice / LivSqFt) : (Average 1968293 / Average 2872) = \$ 685.34												

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Information is believed to be accurate but is not guaranteed.