

## Comparative Market Analysis

Property Type: Residential

Status is one of 'Active', 'Active Continue to Show' Status is one of 'Sold', 'Withdrawn', 'Expired' Status Contractual Search Date is 12/01/2015 to 12/31/2015 Property Type is 'Condo/Townhouse' TMK Area is 142 to 144

**Condo/Townhouse**

**Active Properties**

CND	TMK	Listing #	Address	Bldg Name	Nbrhd	Bd	Bth	Sqft	Lnd Sqft	Built	\$/SqFt	Orig Price	List Price	Date	LT	DOM
1	142	201522614	565 Keolu Dr #D	Kukilakila	KUKILAKILA	3	2/1	1,380	1,982	1973	\$184.71	\$254,900	\$254,900	12/17/15	LH	11
2	142	201521078	333 Aoloa St #237	Gardenia Manc	KAILUA TOW	2	1/0	825	130,680	1974	\$606.06	\$500,000	\$500,000	11/20/15	FS	38
3	142	201522283	1015 Aoloa Pl #355	Poinciana Man	KAILUA TOW	2	2/0	944	220,762	1975	\$548.73	\$518,000	\$518,000	12/09/15	FS	19
4	142	201522106	333 Aoloa St #314	Gardenia Manc	KAILUA TOW	2	2/0	944	130,680	1974	\$572.03	\$540,000	\$540,000	12/07/15	FS	21
5	142	201522445	333 Aoloa St #325	Gardenia Manc	KAILUA TOW	3	2/1	1,467	130,680	1974	\$408.32	\$599,000	\$599,000	12/14/15	FS	14
6	142	201522464	322 Aoloa St #305	Windward Pass	KAILUA TOW	2	2/0	964	134,600	1979	\$683.61	\$659,000	\$659,000	12/16/15	FS	12
7	142	201518757	322 Aoloa St #205	Windward Pass	KAILUA TOW	2	2/0	964	134,600	1979	\$704.36	\$699,000	\$679,000	10/14/15	FS	75
8	142	201520711	322 Aoloa Sts #702	Windward Pass	KAILUA TOW	3	2/0	1,286		1979	\$542.77	\$748,000	\$698,000	11/05/15	FS	53
9	142	201518194	455 Kailua Rd #4109	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$636.06	\$805,250	\$805,250	10/03/15	FS	86
10	142	201517068	455 Kailua Rd #4205	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$636.65	\$799,000	\$806,000	09/12/15	FS	107
11	142	201517937	437 Kailua Rd #6105	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$645.34	\$817,000	\$817,000	09/30/15	FS	89
12	142	201518883	437 Kailua Rd #6106	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$645.34	\$817,000	\$817,000	10/17/15	FS	72
13	142	201518885	437 Kailua Rd #6109	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$645.34	\$817,000	\$817,000	10/17/15	FS	72
14	142	201517938	437 Kailua Rd #6209	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$647.71	\$820,000	\$820,000	09/30/15	FS	89
15	142	201517946	437 Kailua Rd #6206	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$647.71	\$820,000	\$820,000	09/30/15	FS	89
16	142	201520727	437 Kailua Rd #6205	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$647.71	\$820,000	\$820,000	11/04/15	FS	54
17	142	201520719	445 Kailua Rd #5106	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$651.66	\$825,000	\$825,000	11/04/15	FS	54
18	142	201520725	445 Kailua Rd #5109	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$651.66	\$825,000	\$825,000	11/04/15	FS	54
19	142	201518043	437 Kailua Rd #6107	Ka Malanai@K	KAILUA TOW	2	2/0	1,285		2015	\$642.80	\$826,000	\$826,000	10/01/15	FS	88
20	142	201518062	437 Kailua Rd #6108	Ka Malanai@K	KAILUA TOW	2	2/0	1,285		2015	\$642.80	\$826,000	\$826,000	10/01/15	FS	88
21	142	201520729	437 Kailua Rd #6208	Ka Malanai@K	KAILUA TOW	2	2/0	1,285		2015	\$642.80	\$826,000	\$826,000	11/04/15	FS	54
22	142	201518884	437 Kailua Rd #6306	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$654.82	\$829,000	\$829,000	10/17/15	FS	72
23	142	201520728	437 Kailua Rd #6207	Ka Malanai@K	KAILUA TOW	2	2/0	1,285		2015	\$645.14	\$829,000	\$829,000	11/04/15	FS	54
24	142	201517944	445 Kailua Rd #5209	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$655.61	\$830,000	\$830,000	09/30/15	FS	89
25	142	201520722	445 Kailua Rd #5206	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$655.61	\$830,000	\$830,000	11/04/15	FS	54
26	142	201520726	445 Kailua Rd #5205	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$655.61	\$830,000	\$830,000	11/04/15	FS	54
27	142	201520723	445 Kailua Rd #5306	Ka Malanai@K	KAILUA TOW	2	2/0	1,266		2015	\$659.56	\$835,000	\$835,000	11/04/15	FS	54

*Presented By: Michael S Gallagher*

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**Condo/Townhouse****Active Properties**

CND	TMK	Listing #	Address	Bldg Name	Nbrhd	Bd	Bth	Sqft	Lnd Sqft	Built	\$/SqFt	Orig Price	List Price	Date	LT	DOM
28	142	201520775	445 Kailua Rd #5305	Ka Malanai@K	KAILUA TOW 2	2/0		1,266		2015	\$659.56	\$835,000	\$835,000	11/05/15	FS	53
29	142	201518886	445 Kailua Rd #5207	Ka Malanai@K	KAILUA TOW 2	2/0		1,285		2015	\$654.47	\$841,000	\$841,000	10/17/15	FS	72
30	142	201518887	445 Kailua Rd #5208	Ka Malanai@K	KAILUA TOW 2	2/0		1,285		2015	\$654.47	\$841,000	\$841,000	10/17/15	FS	72
31	142	201518046	445 Kailua Rd #5103	Ka Malanai@K	KAILUA TOW 3	2/0		1,433		2015	\$624.56	\$895,000	\$895,000	10/01/15	FS	88
32	142	201518047	445 Kailua Rd #5203	Ka Malanai@K	KAILUA TOW 3	2/0		1,433		2015	\$630.84	\$904,000	\$904,000	10/01/15	FS	88
33	142	201522452	322 Aoloa St #1411	Windward Pass	KAILUA TOW 3	2/0		1,229	134,600	1979	\$740.44	\$910,000	\$910,000	12/14/15	FS	14
34	142	201518049	445 Kailua Rd #5303	Ka Malanai@K	KAILUA TOW 3	2/0		1,433		2015	\$643.41	\$922,000	\$922,000	10/01/15	FS	88
35	142	201508296	445 Kailua Rd #5110	Ka Malanai@K	KAILUA TOW 3	2/0		1,515		2015	\$636.96	\$939,000	\$965,000	05/14/15	FS	130
36	142	201522473	385G Kaelepu Dr #1207	Bluestone	BLUESTONE 3	3/0		1,821	2,309,421	1979	\$636.46	\$1,159,000	\$1,159,000	12/16/15	FS	12
37	142	201518742	501 Kailua Rd #1101	Ka Malanai@K	KAILUA TOW 3	2/0		1,811		2014	\$640.53	\$1,160,000	\$1,160,000	10/14/15	FS	75
38	142	201521619	381B Kaelepu Dr #1102	Bluestone	BLUESTONE 3	3/0		1,806	2,309,421	1979	\$689.37	\$1,245,000	\$1,245,000	11/23/15	FS	35

**Active Totals**

<b>Listing Count :</b>	38	<b>Averages:</b>		1,295	563,743	\$625.57	\$810,399	\$809,425								62
		<b>Price :</b>				<b>High</b>	\$1,245,000	<b>Low</b>	\$254,900	<b>Median</b>	\$826,000					

**Active Continue to Show Properties**

CND	TMK	Listing #	Address	Bldg Name	Nbrhd	Bd	Bth	Sqft	Lnd Sqft	Built	\$/SqFt	Orig Price	List Price	Date	LT	DOM
1	142	201518461	350 Aoloa St #A211	Koolau Vista	KAILUA TOW 2	1/1		783	151,763	1985	\$593.87	\$465,000	\$465,000	10/27/15	FS	80
2	142	201521815	1225A Akipohe St #5A	Lakeview	ENCHANTEE 3	2/0		1,367	391,474	1980	\$401.61	\$549,000	\$549,000	12/18/15	FS	28
3	142	201518754	333 Aoloa St #327	Gardenia Manc	KAILUA TOW 3	2/1		1,467	130,680	1974	\$402.18	\$590,000	\$590,000	11/10/15	FS	56
4	144	201522045	44-361 Nilu St #9	Yacht Club Knc	COUNTRY C 3	2/0		1,489	600,704	1973	\$419.74	\$625,000	\$625,000	12/11/15	FS	24
5	144	201517775	44-174 Laha St #2	Yacht Club Terr	COUNTRY C 3	2/0		1,200	1,427,635	1973	\$525.00	\$630,000	\$630,000	10/05/15	FS	94
6	142	201521422	1030 Aoloa Pl #304B	Windward Hart	KAILUA TOW 3	2/0		1,675	160,693	1980	\$397.01	\$665,000	\$665,000	12/01/15	FS	40
7	142	201522175	323 Kaelepu Dr #306	Bluestone	BLUESTONE 2	2/1		1,464	230,942	1979	\$672.81	\$985,000	\$985,000	12/06/15	FS	22

**Active Continue to Show Totals**

<b>Listing Count :</b>	7	<b>Averages:</b>		1,349	441,984	\$487.46	\$644,143	\$644,143								49
		<b>Price :</b>				<b>High</b>	\$985,000	<b>Low</b>	\$465,000	<b>Median</b>	\$625,000					

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**Condo/Townhouse****Sold Properties**

CND	TMK	Listing #	Address	Bldg Name	Nbrhd	Bd	Bth	Sqft	Lnd Sqft	Built	\$/SqFt	Orig Price	List Price	Sold Price	SP%LP	Date	LT	DOM
1	143	201520681	14 Aulike St #702	Meridian East	KAILUA TOW 2	1/1		889	19,036	1967	\$463.44	\$425,000	\$425,000	\$412,000	96.94	12/03/15	FS	29
2	142	201517429	1015 Aoloa Pl #326	Poinciana Man	KAILUA TOW 2	2/0		944	220,762	1975	\$540.25	\$540,000	\$528,000	\$510,000	96.59	12/08/15	FS	82
3	142	201520293	1015 Aoloa Pl #453	Poinciana Man	KAILUA TOW 2	2/0		944	220,762	1975	\$566.74	\$540,000	\$540,000	\$535,000	99.07	12/24/15	FS	58
4	142	201520190	1015 Aoloa Pl #446	Poinciana Man	KAILUA TOW 2	2/0		944	220,762	1975	\$577.33	\$537,000	\$545,000	\$545,000	100.00	12/15/15	FS	32
5	142	201522463	1020 Aoloa Pl #103A	Windward Cove	KAILUA TOW 3	2/0		1,200	142,833	1980	\$500.00	\$600,000	\$600,000	\$600,000	100.00	12/15/15	FS	0
6	142	201518317	333 Aoloa St #335	Gardenia Manc	KAILUA TOW 3	2/1		1,467	130,680	1974	\$414.45	\$600,000	\$600,000	\$608,000	101.33	12/09/15	FS	64
7	142	201517212	1221 Maunawili Rd #B2	Crater Valley	MAUNAWILI 3	3/0		1,456		1969	\$418.96	\$649,000	\$629,500	\$610,000	96.90	12/11/15	FS	87
8	144	201518740	44-1304 Kou Pl #1104	Yacht Club Terr	COUNTRY C 3	2/0		1,489	1,427,635	1973	\$430.49	\$645,000	\$645,000	\$641,000	99.38	12/23/15	FS	70
9	142	201517134	1020 Aoloa Pl #303B	Windward Cove	KAILUA TOW 3	2/0		1,200	142,833	1980	\$549.17	\$659,000	\$659,000	\$659,000	100.00	12/01/15	FS	38
10	142	201519002	1030 Aoloa Pl #207B	Windward Hart	KAILUA TOW 3	2/0		1,200	160,693	1980	\$570.83	\$685,000	\$685,000	\$685,000	100.00	12/18/15	FS	61
11	142	201517936	455 Kailua Rd #4209	Ka Malanai@K	KAILUA TOW 2	2/0		1,266		2015	\$631.12	\$799,000	\$799,000	\$799,000	100.00	12/22/15	FS	0
12	142	201517067	455 Kailua Rd #4106	Ka Malanai@K	KAILUA TOW 2	2/0		1,266		2015	\$636.06	\$799,000	\$805,000	\$805,250	100.03	12/11/15	FS	50
13	142	201518067	455 Kailua Rd #4103	Ka Malanai@K	KAILUA TOW 2	2/0		1,349		2015	\$597.20	\$805,000	\$805,000	\$805,620	100.08	12/23/15	FS	32
14	142	201517934	455 Kailua Rd #4206	Ka Malanai@K	KAILUA TOW 2	2/0		1,266		2015	\$636.85	\$806,000	\$806,000	\$806,250	100.03	12/04/15	FS	11
15	142	201510219	437 Kailua Rd #6309	Ka Malanai@K	KAILUA TOW 2	2/0		1,266		2015	\$647.91	\$820,000	\$820,000	\$820,250	100.03	12/17/15	FS	103
16	142	201508518	501 Kailua Rd #1102	Ka malanai@K	KAILUA TOW 3	2/0		1,433		2015	\$591.07	\$855,447	\$850,447	\$847,000	99.59	12/10/15	FS	135
17	142	201516236	1194C Kamahale St #2701	Bluestone	BLUESTONE 3	2/1		1,996	2,309,421	1979	\$601.20	\$1,268,000	\$1,249,000	\$1,200,000	96.08	12/28/15	FS	123
18	142	201516777	385H Kaelepulu Dr #1208	Bluestone	BLUESTONE 3	2/1		1,897	2,309,421	1979	\$645.76	\$1,250,000	\$1,250,000	\$1,225,000	98.00	12/02/15	FS	86

**Sold Totals**

<b>Listing Count :</b>	18	<b>Averages:</b>		1,304	664,076			\$556.60	\$737,914	\$735,608	\$728,521	99.11						59
		<b>Price :</b>						<b>High</b>	\$1,225,000	<b>Low</b>	\$412,000	<b>Median</b>						\$672,000

**Withdrawn Properties**

CND	TMK	Listing #	Address	Bldg Name	Nbrhd	Bd	Bth	Sqft	Lnd Sqft	Built	\$/SqFt	Orig Price	List Price		Date	LT	DOM
1	142	201512290	322 Aoloa St #1608	Windward Pass	KAILUA TOW 1	1/0		737	134,600	1979	\$744.76	\$548,888	\$548,888		12/22/15	FS	153
2	142	201512913	471 Kailua Rd #3304	Ka Malanai@K	KAILUA TOW 2	2/0		1,287		2014	\$641.03	\$835,000	\$825,000		12/07/15	FS	125

**Withdrawn Totals**

<b>Listing Count :</b>	2	<b>Averages:</b>		1,012	134,600			\$692.89	\$691,944	\$686,944								139
		<b>Price :</b>						<b>High</b>	\$825,000	<b>Low</b>	\$548,888	<b>Median</b>						\$686,944

**Grand Totals**

<b>Count :</b>	65	<b>Averages:</b>						<b>\$/SqFt:</b>	\$593.67	<b>CDOM:</b>	62	<b>OP:</b>	\$768,777	<b>LP:</b>	\$767,415	<b>SP:</b>	\$728,521
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