

Condo Pricing

STUDIOS & 1 BEDROOMS

Town area, low floor, no pool, under 400 sqft.

Average Size:	322 sq ft
Average Sales Price:	\$183,750
Average Cost Per sqft:	\$561.18
Average days on Market:	67
Value (as all one 1 bedrooms)	\$6,063,750
Value per sqft	\$5,868,820

Condo Value (based on all 1 bedrooms): \$5,966,285

Property Type: Condo/Townhouse Properties Status: Active																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2614307	1-2-6-024-041-0008	249 Kapili St 204	204	WAIKIKI	Pacific Islander	238	42	0	1	0	1974	FS	\$129,750	\$545.17	63
2	2616990	1-2-1-040-001-0003	824 Kinau St 102	102	PUNCHBOWL-	Ward Kinau	290	0	0	1	0	1974	FS	\$155,000	\$534.48	21
3	2607445	1-2-6-025-040-0005	2509 Ala Wai Blvd 205	205	WAIKIKI	Pacific International Hotel	225	150	0	1	0	1973	FS	\$165,000	\$733.33	169
4	2609520	1-2-6-027-020-0012	2572 Lemon Rd 302	302	WAIKIKI	Tradewinds Plaza	287	40	0	1	0	1979	FS	\$234,000	\$815.33	138
5	2613249	1-2-8-027-005-0010	2860 Waialae Ave 110	110	UNIVERSITY	Kulanui Hale	365	150	1	1	0	1995	FS	\$239,500	\$656.16	81
Average							281	96	1	1	0			\$184,650	94	
							Number of Properties: 5									
							(ListPrice / IntSqFt) : (Average 184650 / Average 281) = \$ 657.12									

Property Type: Condo/Townhouse Properties Status: Active Continue to Show																
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2613124	1-2-1-021-017-0003	1469 Lusitana St 103	103	PUNCHBOWL-	Lusitana Hale	397	0	1	1	0	1977	FS	\$165,000	\$415.62	43
2	2609398	1-2-4-010-018-0001	1317 Makiki St 101	101	MAKIKI ARE	Makiki Kai	340	0	0	1	0	1973	FS	\$180,000	\$529.41	24
3	2610734	1-2-8-024-028-0013	1025 Kalo Pl 405	405	MOIILILI	University Villa	390	104	0	1	0	1976	FS	\$212,000	\$543.59	107
Average							376	104	1	1	0			\$185,666	58	
							Number of Properties: 3									
							(ListPrice / IntSqFt) : (Average 185666 / Average 376) = \$ 493.79									

Property Type: Condo/Townhouse Properties Status: Sold																			
Subject Property																			
#	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	2605254	1-2-6-024-041-0033	249 Kapili St 505	505	WAIKIKI	Pacific Islander	198	42	0	1	0	1974	FS	\$119,000	\$118,000	99	\$595.96	4/27/2006	14
2	2600753	1-2-4-020-008-0006	1508 Kewalo St 203/A	203/A	MAKIKI ARE	Ohana Kewalo	341	0	0	1	0	1954	FS	\$140,000	\$130,000	93	\$381.23	4/21/2006	71
3	2607901	1-2-1-040-001-0027	824 Kinau St 302	302	PUNCHBOWL-	Ward Kinau	290	20	0	1	0	1974	FS	\$169,000	\$170,000	101	\$586.21	9/29/2006	117
4	2607457	1-2-6-025-022-0044	234 Ohua Ave 220	220	WAIKIKI	Ohua Gardens	257	0	0	1	0	1960	FS	\$173,000	\$169,000	98	\$657.59	8/22/2006	94
5	2516941	1-2-1-021-017-0000	1469 Lusitana St 202	202	PUNCHBOWL-	Lusitana Hale	395	0	1	1	0	1961	FS	\$179,000	\$176,000	98	\$445.57	5/23/2006	150
6	2605415	1-2-4-016-037-0005	1025 Maunaihi Pl II/101	II/101	PUNCHBOWL	Maunaihi Apts	378	68	0	1	0	1973	FS	\$189,000	\$189,000	100	\$500.00	5/05/2006	30
7	2518307	1-2-3-013-036-0005	830 Cedar St 202	202	ALA MOANA	Cedar Courts	374	0	1	1	0	1957	FS	\$199,000	\$188,500	95	\$504.01	4/07/2006	113
8	2607077	1-2-3-021-028-0129	750 Amana St 1203	1203	HOLIDAY MA	Holiday Village	318	52	0	1	0	1965	FS	\$199,500	\$198,500	99	\$624.21	6/07/2006	13
9	2611291	1-2-6-023-018-0049	2450 Koa Ave 101	101	WAIKIKI	Seashore	267	67	0	1	0	1967	FS	\$215,000	\$213,000	99	\$797.75	8/23/2006	27
10	2611656	1-2-8-027-005-0019	2860 Waialae Ave 201	201	UNIVERSITY	Kulanui Hale	400	160	1	1	0	1995	FS	\$255,000	\$255,000	100	\$637.50	9/05/2006	44
Average							322	68	1	1	0			\$183,750	\$180,700	98			67
							Number of Properties: 10												
							(SoldPrice / LivSqFt) : (Average 180700 / Average 322) = \$ 561.18												