



KAUA'I REAL ESTATE QUARTERLY

AN UPDATE FROM DEBRA A. JASON, REALTOR-ASSOCIATE®
NA PALI PROPERTIES, INC., HANAIEI, KAUI, HI

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Hawaii Foreclosures Decline 66% In June

According to an Associated Press article published in the July 15th issue of *The Garden Island*, "foreclosures in Hawaii declined last month to the lowest amount since January 2009."

Data from national real estate research firm RealtyTrac indicated that there were 344 foreclosure filings in June, down 66% from 1,000 in the same month last year.

Of the four counties they tracked, Honolulu had the most at 146 and Kauai the least at 20. The numbers on the Big Island and Maui were 114 and 64 respectively.

Source: <http://www.realtytrac.com/trendcenter/hi-trend.html>

Oceanfront Listings on Kauai's North Shore

MLS #242763: Main house has 6 bedrooms/3 baths on Hanalei Bay. Full-equipped guest house (approx. 2.01 acres of land). Asking price was \$24,500,000, reduced to \$19,950 Days on Market (DOM)=20

MLS #240992: 5-5734B Kuhio Hwy. in Haena. 3-bedroom, 2 bath (approx. 2,328 SF of living space on 27,205 SF of land). Asking

price \$5,999,000 DOM=20

MLS #246337: 7366 Alealea Rd., Wainiha/Haena area. 2-bedroom/2-bath (approx. 2,784 SF of living space on 13,731 SF of land). Asking price \$3,625,000 DOM=31 (Had been on market previously as MLS #218590 DOM=850+)



Premium Oceanfront Condo at the Hanalei Colony Resort

Situated on 5 acres, the Hanalei Colony Resort is the north shore's only beachfront condominium complex. Unit A1 is on the ocean - incredible views. 2-bedroom, 1.5-bath (approx. 850 SF of living space). Asking price \$712,500 MLS #247101 DOM=3

MLS #230220: 5-7534 Kuhio Hwy. in Haena. 4 bedroom/4.5 bath (approx. 2,512 SF of living space on approx. 1.91 acres of land). Asking price \$8,750,000

DOM=488

MLS #223781: 5-7690 Kuhio Hwy in Haena (on Makua Beach). 5 bedrooms/5 baths (approx. 3,620 SF of living space on approx. 1.55 acres of land). Asking price \$9,700,000 DOM=762

Source: Hawaii Information Service, 7/21/11. This information has been supplied by third parties & has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.

Recent Sales on Kaua'i

Here are some recent sales as reported in the Multiple Listing Service on July 21, 2011:

CONDOS

- 2 bedroom/2-bath condo at the Hanalei Colony Resort sold for \$412,500 on 7/8/11. Asking price was \$485,000. DOM = 1072
- 3-bedroom/3-bath condo at Villas of Kamalii sold for \$530,000 on 7/7/11. Asking price was \$595,000. DOM=44
- 2-bedroom/2-bath condo at Regency at Poipu Kai sold for \$460,000. Asking price was \$475,000. DOM=407

RESIDENTIAL

- 4-bedroom/3-bath renovated home against the cliffs of Waimea Valley. Approx. 5.92 acres of land. Sold for \$700,000

- on 7/20/2011. Asking price was \$865,000. DOM=658
- 3 bedroom/2-bath home on Titcomb Street in Kilauea sold for \$370,000 on 7/13/11. Asking price was \$399,000. DOM=226
 - 2-bedroom/3-bath home with ocean views on Kawaihau Road in Kapaa sold for \$411,000 on 7/15/11. Approx. 7,503 SF of land. Asking price was \$415,000. DOM=122
 - 4-bedroom/4-bath home on Kawaihau Road (approx. 35,763 SF of land) sold for \$575,000 on 7/15/11. Asking price was \$587,000. DOM=60
- VACANT LAND**
- Approx. 14,375 SF of land on Akemama Road in Lawai sold for \$190,000 on 7/14/11. Asking price was \$198,000. DOM=114
 - Approx. 10,621 SF of land on Papio Place in Hanalei sold for \$550,000 on 7/21/11. Asking price was \$550,000. DOM=36

Source: Hawaii Information Service, 7/21/11. This information has been supplied by third parties & has not been independently verified by Hawaii Information Service and is, therefore, not guaranteed.

Kauai's Latest Listings E-mailed to You Weekly

*Would you like to receive
Kauai's latest listings each
week?*

Simply sign up at www.kauaihawaii-realestate.com/optin.html.

Then, you'll receive the *Preferred Homebuyers' Weekly Scoop* — latest Kaua'i listings for the last

week (from all the Kaua'i real estate agencies) e-mailed to you every Monday, *with my compliments!*

Aloha from Debra A. Jason, RA, ABR

If you're seeking a dedicated real estate professional, who is also fun and personable to work with, then give me a call. I'm happy to meet with you to discuss your individual needs.



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Follow me on Twitter at
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*Know someone else who is
looking for real estate?*

**The NICEST compliment you
can give me is the referrals of
your friends, family & business
associates! Mahalo.**

Don't Miss the 2011 Hawaii Sand Castle & Sand Art Competition

Last year I had the pleasure of attending the Hawaii Sand Castle & Sand Art Competition and was in awe. I took many

photos (which I posted on Facebook - and received rave reviews).

You won't believe the incredible creations people sculpted with sand and water. It was amazing to watch the process as well as see the final works of art.

If you're on Kauai July 30th, go to Hanalei Bay for this event. It runs from 11am to 4pm. Bring the family, enjoy the art and go for a swim while you're at it. For more details visit <http://hawaiisandcastle.com>

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