



REALTORS[®]
Association of
Maui, Inc.

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September 12, 2012

Maui August 2012 Sales Statistics

Aloha all! **View Economist Paul Brewbaker's Market Update Video at www.RAMaui.com**

Brief Maui Statistics Overview:

Page 4 - August's Sales Volume – August's Residential held steady at 75 homes sold, while Condo Sales rose to 98 units sold. Land sales came in at 13 lots sold.

Page 5 - August's Median SALES prices –The Residential home median price rose to \$520,000, while the Condo median price increased to \$342,450. Land median price declined to \$350,000.

Page 6 - Days on Market for Residential homes = 153, Condos = 175 DOM, Land = 208 DOM.
 (General DOM Note: this is the average DOM for the properties that SOLD. If predominantly OLD inventory sells, it will move this indicator upward, and vice versa. RAM's Days on Market are calculated from List Date to Closing Date [not contract date]. As such, it includes approximately 60 days of escrow time.)

Pages 10 - 14 – "Year to Date Sales" numbers compare January – August 2012 to January– August 2011. Short timeframe (monthly) views do not necessarily reflect the longer timeframe trends. For a more comprehensive view, compare to 2011's Year-End (Dec. 2011) figures available at: <http://www.ramaui.com/UserFiles/File/Stats/All-Dec2011.pdf>

Year to Date:

Residential unit sales are nearly matching last year (591 sold YTD, average sold price = \$715,193 (-10%YTD), median price = \$465,000 (+7%YTD) and total dollar volume sold = \$422,679,329 (-10%).

Condo unit sales increased slightly (848 units / +18 units YTD / +2% change), average sold price = \$460,429 (-11%YTD), median price = \$350,000 (+11%YTD). Total Condo dollar volume sold = \$390,443,537 (-9% YTD).

Land – NOTE: Land Lot sales are such a small sampling that statistics in this property class are not necessarily reliable indicators. Land lot sales increased (105 lots / +9 units YTD / +9%), average sold price = \$659,597 (+4%), median price = \$365,000 (+22%), Total dollar volume = \$69,257,667 (+14%).

Total sales for immediate past 12 months: Residential = 899 (with 39.7% being REO or Short Sale), Condo = 1,174 (28.4% REO or SS), Land = 143 (14.7% REO or SS).

As of Sept. 12, 2012 - Active/Pending/Contingent status inventory:

	Sept.'12	Aug.	July	June	May	April	Mar.	Feb.	Jan. 12	Dec.11	Nov.	Oct.	Sept.'11
Homes	661	690	702	728	749	766	756	761	782	792	792	801	840
Condos	917	915	931	998	1,066	1,113	1,148	1,173	1,119	1,102	1,104	1,096	1,119
Land	428	444	455	483	521	536	542	499	508	523	529	528	528

Current Absorption Rate base on this month's Active inventory divided by August Sales is: Residential = 8.8 months, Condo = 9.4 months, Land = 33 months of Active inventory.

IN A NUT SHELL..... the good, the bad..... AND THE ROAD AHEAD

Well priced properties are attracting multiple offers making for a quick sale. Inventories have declined 18-21% over the past 12 months in Residential and Condo classes. Many short sales and REO (bank owned) properties are being absorbed as sales as we begin to move ahead to a more normal marketplace. Mortgage Interest Rates are still near historic record lows which may help motivate would-be Buyers to go ahead and buy IF they can qualify. While general U.S. economic news looks cautiously hopeful, current World and US events will have ripple effects on cost of living, consumer confidence, Financial and Real Estate Markets.

FOR SELLERS: Sellers who don't really need to sell (just "fishing?") should stay off the market, and clear the marketplace for those who REALLY have to sell. **UNLESS- you are motivated to Upsize, Downsize or Upgrade – While selling now will "net" less, your next property will cost less.** Sharpen your pencil, talk to your CPA and Realtor® to explore the hidden benefits or consequences. **Make no assumptions that will sting later.**

To be successful, Sellers need to beat competing properties with better property condition, **REALISTIC pricing,** good marketing, and flexible, creative terms (Seller Second Loan, Agreement of Sale, Lease-with-option-to-buy, and Sale-with-lease-back to seller). Days on Market figures show that properties priced right will sell in a reasonable timeframe, often with multiple offers. "Priced Right" is still the determining factor.

BEST Deals are selling, everything else is getting old.

Pro-Active Sellers are getting their properties **appraised, inspected and surveyed** in advance to encourage realistic offers from knowledgeable Buyers. This can prevent unanticipated escrow fallout or Buyers whittling your price down during the transaction when previously unknown facts come to light. **Unrealistic Sellers** continue to be **ignored** by the market and miss current opportunities that later become woefully apparent. They may even end up in a Short Sale or Foreclosure situation that could have been avoided if priced properly.

FOR BUYERS: Very **Low interest rates** prevail, however could inch up. Buyers should get Pre-Approved so they can shop in confidence (fewer last minute disappointments due to non-funding loans). More "short-sales" and foreclosures are happening in the marketplace, yet they can be less of a bargain than they seem, requiring more hurdles to leap and more time (often 4-6 months) to close, if at all. Be prepared, but BE REALISTIC. Lenders are much more stringent now on requirements for loan approval.

First-Time Home Buyers – Many programs are available..... Attend a First-Time Home Buyers workshop, get familiar with the process, get qualified/approved, do your homework to get your own home. Many current owners **never thought they would be able to own** until they attended a workshop, discovered they could own a home, and are glad they did.

This low point in the market is your rare chance, so check it out carefully.

Disclaimer: Zooming in on the figures of a specific geographic area or property type may lead to different conclusions that looking at the overall view.

Maui's market place is much smaller than Oahu's, and a few high or low sales have a greater effect on the statistical numbers without necessarily indicating a big market swing one way or another.

For questions regarding today's market, please call our RAM 2012 President, Bob Lightbourn at 808-283-4384.

Mahalo,
Terry Tolman
RAM Chief Staff Executive

Single Family Monthly Sales Volume

For Month Ending 8/31/2012

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	20	\$7,379,443	\$370,000	16	\$6,600,499	\$397,500	30	\$11,443,800	\$348,500
Haiku	9	\$7,178,000	\$740,000	5	\$3,348,000	\$675,000	6	\$4,091,000	\$583,000
Hana	1	\$675,000	\$675,000	0	\$0	\$0	0	\$0	\$0
Kaanapali	1	\$2,050,000	\$2,050,000	4	\$7,488,400	\$1,750,000	3	\$4,286,500	\$1,400,000
Kahakuloa	1	\$1,750,000	\$1,750,000	0	\$0	\$0	0	\$0	\$0
Kihei	8	\$9,723,999	\$547,500	13	\$7,358,000	\$390,000	16	\$8,080,825	\$334,550
Kula/Ulupalakua/Kanaio	9	\$8,104,000	\$771,300	11	\$6,564,535	\$515,000	7	\$4,546,000	\$618,000
Lahaina	4	\$2,229,900	\$397,450	3	\$3,673,000	\$875,000	0	\$0	\$0
Lanai	3	\$625,000	\$215,000	0	\$0	\$0	1	\$397,500	\$397,500
Makawao/Olinda/Haliimaile	8	\$4,241,000	\$375,500	3	\$1,207,011	\$395,000	0	\$0	\$0
Maui Meadows	4	\$3,328,500	\$739,250	1	\$1,300,000	\$1,300,000	4	\$3,879,250	\$954,000
Molokai	0	\$0	\$0	4	\$1,269,900	\$317,500	2	\$445,000	\$222,500
Nahiku	0	\$0	\$0	1	\$235,199	\$235,199	0	\$0	\$0
Napili/Kahana/Honokowai	5	\$3,345,000	\$645,000	7	\$12,841,500	\$715,000	3	\$1,513,500	\$479,000
Pukalani	1	\$299,000	\$299,000	6	\$3,895,000	\$562,500	4	\$1,694,078	\$414,539
Sprecklesville/Paia/Kuau	1	\$437,000	\$437,000	1	\$1,025,000	\$1,025,000	3	\$10,856,000	\$975,000
Wailea/Makena	0	\$0	\$0	1	\$1,800,000	\$1,800,000	2	\$20,631,167	\$0,315,584
Maui Summary :	75	\$51,365,842	\$520,000	76	\$58,606,044	\$488,000	81	\$71,864,620	\$410,000

Condominium Monthly Sales Volume

For Month Ending 8/31/2012

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	16	\$3,236,490	\$222,500	7	\$2,117,970	\$355,990	15	\$2,444,878	\$180,000
Hana	1	\$455,000	\$455,000	0	\$0	\$0	0	\$0	\$0
Kaanapali	14	\$9,601,300	\$559,450	9	\$6,953,450	\$504,900	7	\$6,006,800	\$784,900
Kapalua	2	\$1,085,000	\$542,500	5	\$3,170,500	\$500,000	4	\$7,777,062	\$1,950,000
Kihei	30	\$11,074,390	\$337,500	26	\$7,534,139	\$260,000	30	\$8,067,724	\$230,000
Lahaina	3	\$781,500	\$367,000	6	\$3,405,900	\$346,500	9	\$3,164,862	\$357,000
Lanai	1	\$869,000	\$869,000	1	\$429,000	\$429,000	0	\$0	\$0
Maalaea	5	\$1,231,795	\$225,000	4	\$909,000	\$229,500	2	\$630,000	\$315,000
Molokai	1	\$64,000	\$64,000	0	\$0	\$0	2	\$284,050	\$142,025
Napili/Kahana/Honokowai	19	\$6,315,000	\$300,000	18	\$4,370,700	\$191,750	9	\$1,786,000	\$231,000
Pukalani	0	\$0	\$0	1	\$408,000	\$408,000	0	\$0	\$0
Wailea/Makena	6	\$6,493,000	\$575,000	5	\$2,866,900	\$475,000	8	\$18,982,500	\$1,122,500
Maui Summary :	98	\$41,206,475	\$342,450	82	\$32,165,559	\$332,000	86	\$49,143,876	\$266,000

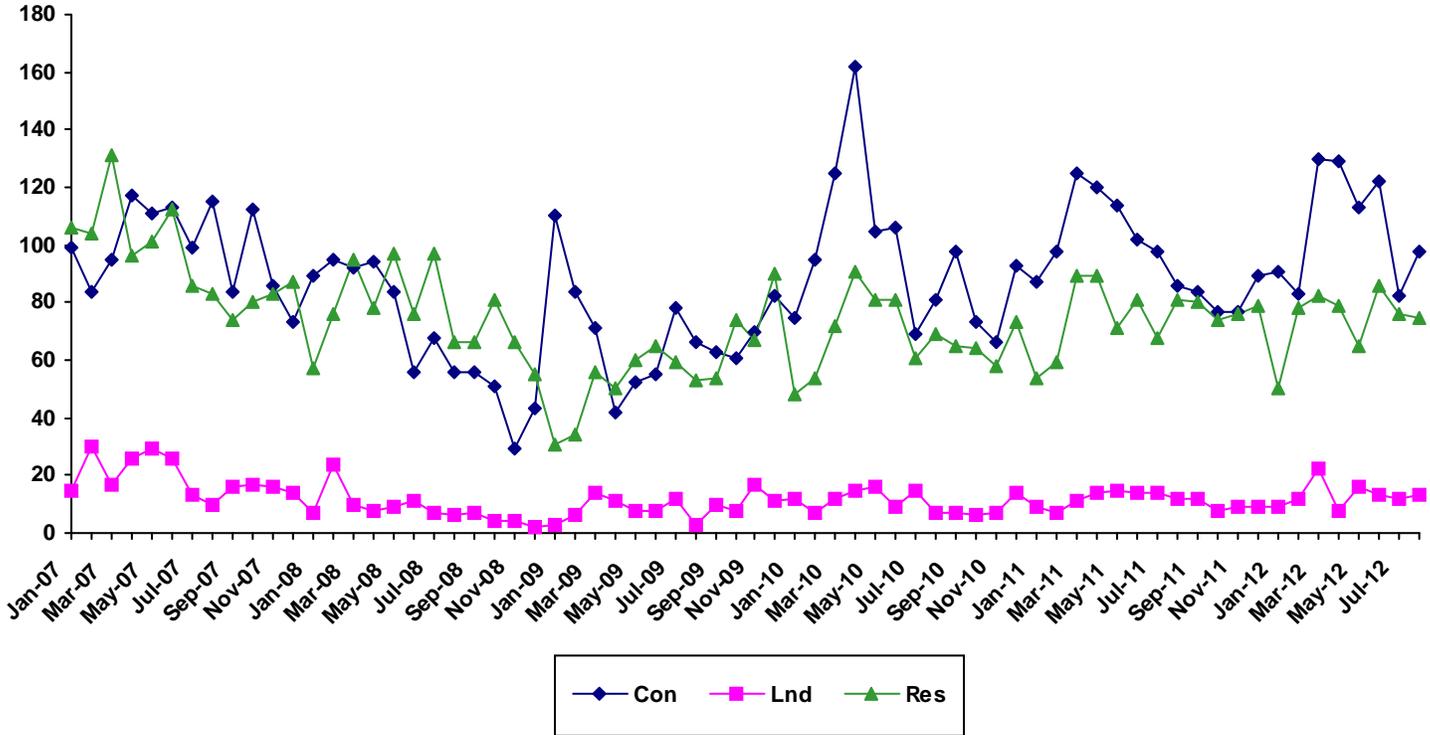
Land Monthly Sales Volume

For Month Ending 8/31/2012

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	6	\$1,184,000	\$138,413	4	\$6,568,200	\$285,000	6	\$735,000	\$130,000
Haiku	1	\$465,000	\$465,000	2	\$743,500	\$371,750	0	\$0	\$0
Kaanapali	2	\$1,095,000	\$547,500	1	\$450,000	\$450,000	1	\$280,000	\$280,000
Kapalua	0	\$0	\$0	1	\$750,000	\$750,000	0	\$0	\$0
Kihei	1	\$210,000	\$210,000	1	\$170,000	\$170,000	0	\$0	\$0
Kipahulu	0	\$0	\$0	0	\$0	\$0	1	\$1,825,000	\$1,825,000
Kula/Ulupalakua/Kanaio	1	\$420,000	\$420,000	1	\$640,000	\$640,000	1	\$6,250,000	\$6,250,000
Lahaina	1	\$800,000	\$800,000	1	\$1,400,000	\$1,400,000	0	\$0	\$0
Makawao/Olinda/Haliimaile	0	\$0	\$0	0	\$0	\$0	1	\$230,000	\$230,000
Molokai	0	\$0	\$0	0	\$0	\$0	2	\$295,000	\$147,500
Pukalani	1	\$235,000	\$235,000	0	\$0	\$0	0	\$0	\$0
Wailea/Makena	0	\$0	\$0	1	\$725,000	\$725,000	0	\$0	\$0
Maui Summary :	13	\$4,409,000	\$350,000	12	\$11,446,700	\$422,500	12	\$9,615,000	\$189,500

Sales Unit Volume By Month

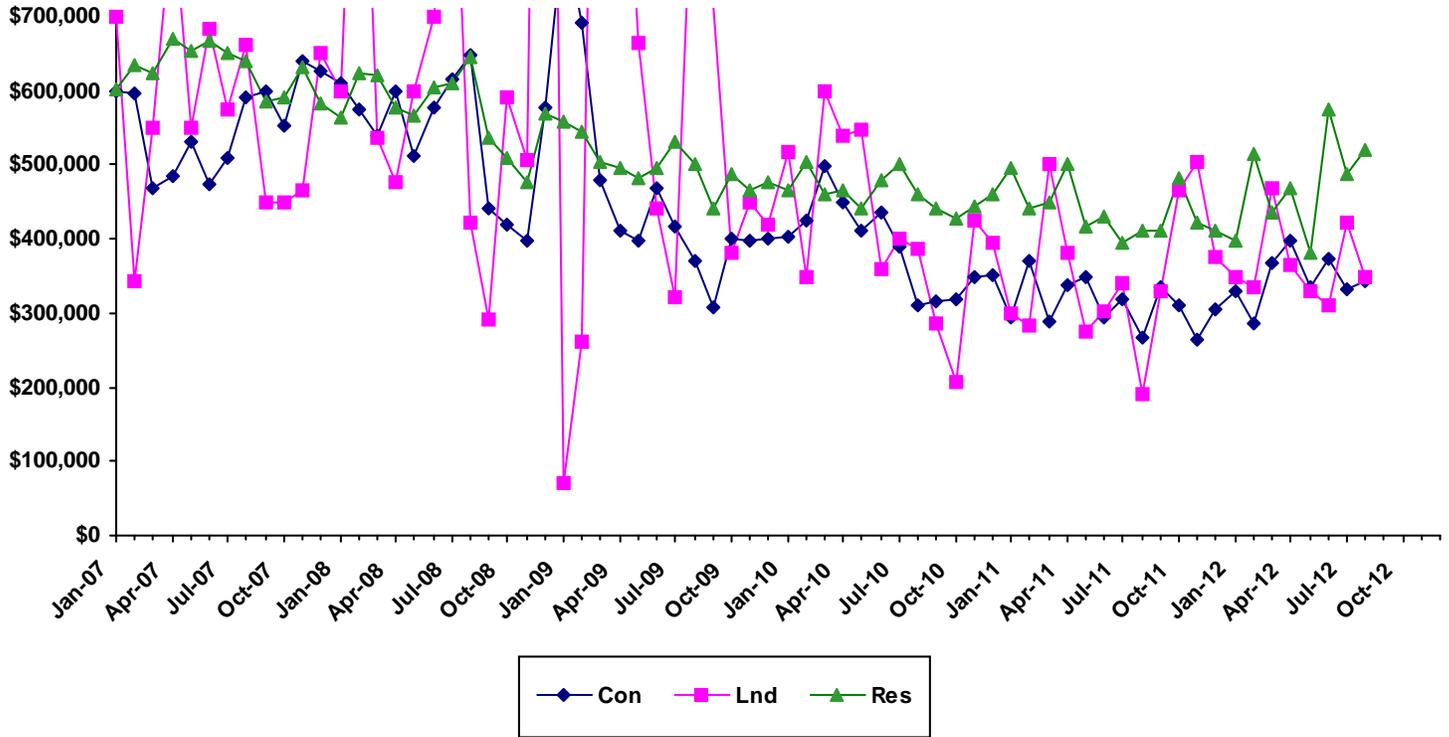
For Month Ending 8/31/2012



	2007			2008			2009			2010			2011			2012		
Month	Single Family	Condo	Land															
Jan	106	99	15	57	89	7	31	110	3	48	75	12	54	87	9	50	91	9
Feb	104	84	30	76	95	24	34	84	6	54	95	7	59	98	7	78	83	12
Mar	131	95	17	95	92	10	56	71	14	72	125	12	89	125	11	82	130	22
Apr	96	117	26	78	94	8	50	42	11	91	162	15	89	120	14	79	129	8
May	101	111	29	97	84	9	60	52	8	81	105	16	71	114	15	65	113	16
Jun	112	113	26	76	56	11	65	55	8	81	106	9	81	102	14	86	122	13
Jul	86	99	13	97	68	7	59	78	12	61	69	15	68	98	14	76	82	12
Aug	83	115	10	66	56	6	53	66	3	69	81	7	81	86	12	75	98	13
Sep	74	84	16	66	56	7	54	63	10	65	98	7	80	84	12			
Oct	80	112	17	81	51	4	74	61	8	64	73	6	74	77	8			
Nov	83	86	16	66	29	4	67	70	17	58	66	7	76	77	9			
Dec	87	73	14	55	43	2	90	82	11	73	93	14	79	89	9			

Sales Median By Month

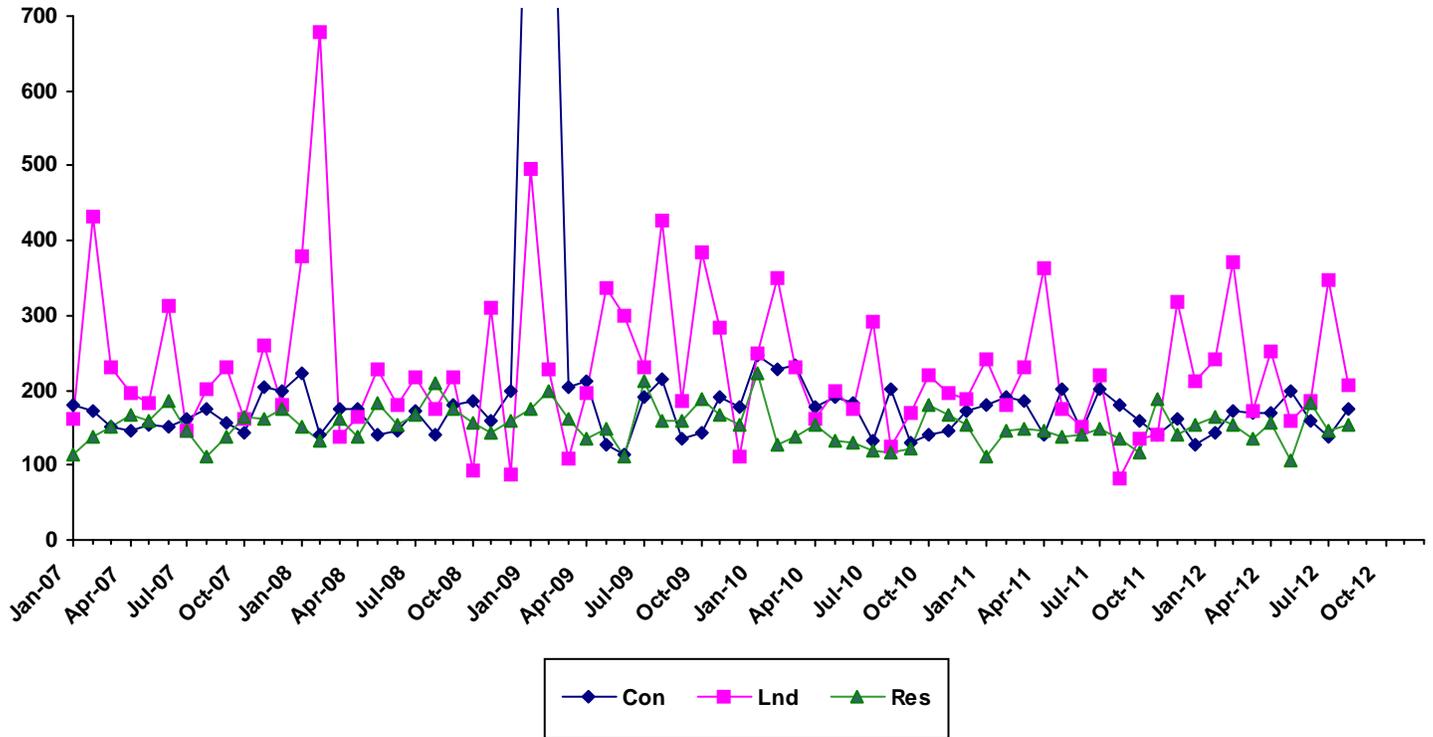
For Month Ending 8/31/2012



Month	2007			2008			2009			2010			2011			2012		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	602000	600000	700000	563225	610000	600000	558000	820000	70000	464500	404000	516300	495415	295000	300000	399000	330000	350000
Feb	635000	596000	342000	624391	575000	1195000	545000	692500	262500	504150	424000	350000	440000	371200	282500	513750	287000	333925
Mar	625000	469500	550000	620000	538500	537500	504500	480000	1669250	460000	499000	600000	450000	289000	500000	435000	368043	467500
Apr	671000	485000	843750	577500	600000	477000	497000	411000	1100000	465000	450000	540000	500000	338603	382500	469000	399000	365000
May	653746	531325	550000	567000	512500	600000	482500	399000	665000	442000	410000	547500	418000	349500	275000	382000	336000	330000
Jun	667000	475000	682500	606000	577500	700000	495000	469000	441000	480000	435000	360000	429000	294500	302000	575500	372990	310000
Jul	650000	510000	575000	610000	515000	1025000	532000	417000	322500	500000	390000	400000	394500	320000	340000	488000	332000	422500
Aug	639996	592000	662500	645000	647500	422505	500000	371250	999990	460000	310000	387500	410000	266000	189500	520000	342450	350000
Sep	586000	599000	450000	537500	442500	290500	440000	307500	712500	440000	315635	285000	412000	334950	330000			
Oct	591000	552000	450000	510000	420000	590000	488500	400842	382450	427500	320000	207500	482500	310000	465000			
Nov	631900	640156	465000	475500	399000	507140	465000	399000	450000	445000	349990	425000	422500	265000	505000			
Dec	582002	626000	650000	570000	577680	2171300	477000	401500	420000	460000	352000	394850	411000	304000	375000			

Sales Days on Market By Month

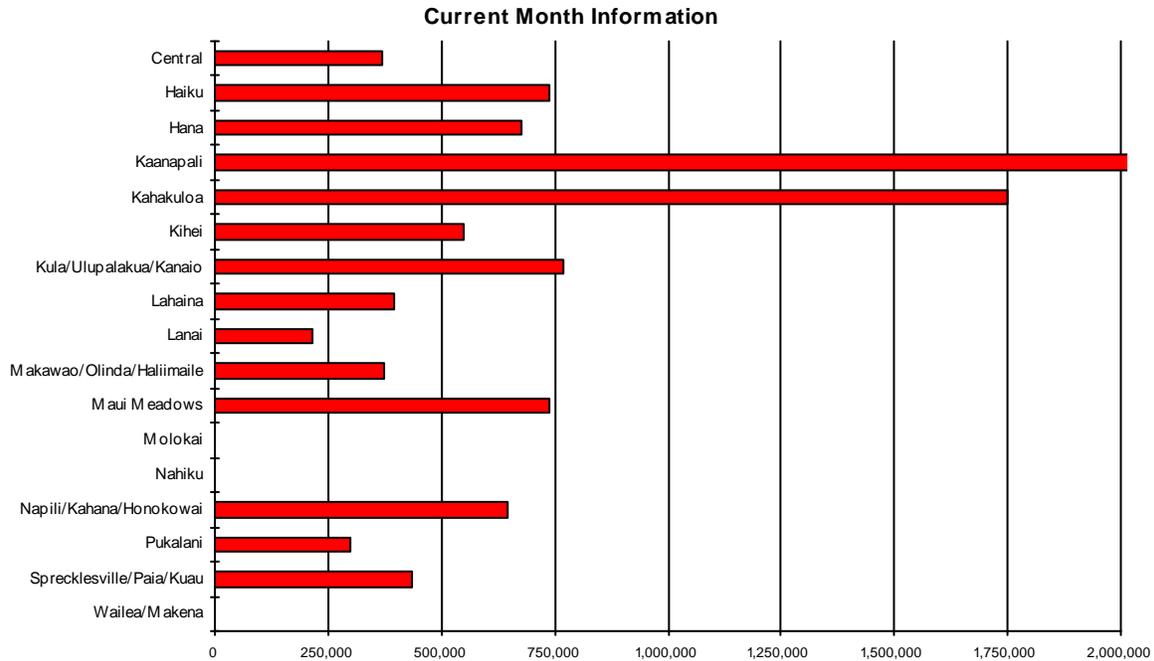
For Month Ending 8/31/2012



	2007			2008			2009			2010			2011			2012		
Month	Single Family	Condo	Land															
Jan	113	180	162	151	223	379	176	1126	496	224	247	248	112	180	240	165	144	242
Feb	138	174	432	134	141	679	199	1152	228	127	229	351	147	192	180	153	172	371
Mar	150	152	230	162	176	137	163	203	108	138	233	230	150	185	231	136	171	173
Apr	167	145	197	138	175	164	137	212	195	153	179	162	146	142	362	156	170	253
May	158	153	184	183	140	227	150	127	337	132	192	200	138	201	175	106	198	159
Jun	186	152	314	154	147	180	111	115	300	131	184	174	141	145	150	183	158	186
Jul	146	161	147	167	172	218	212	190	230	119	132	292	150	201	219	146	138	347
Aug	112	175	203	209	140	174	159	216	427	118	202	124	136	179	82.5	153	175	208
Sep	137	157	231	174	180	217	158	135	185	122	129	169	117	158	136			
Oct	165	143	163	158	186	93	190	143	384	181	141	220	187	140	140			
Nov	163	204	259	142	160	312	168	192	284	166	147	196	140	163	317			
Dec	176	200	181	159	200	88	154	178	111	153	172	190	155	126	211			

Single Family Median Prices by Area

For Month Ending 8/31/2012

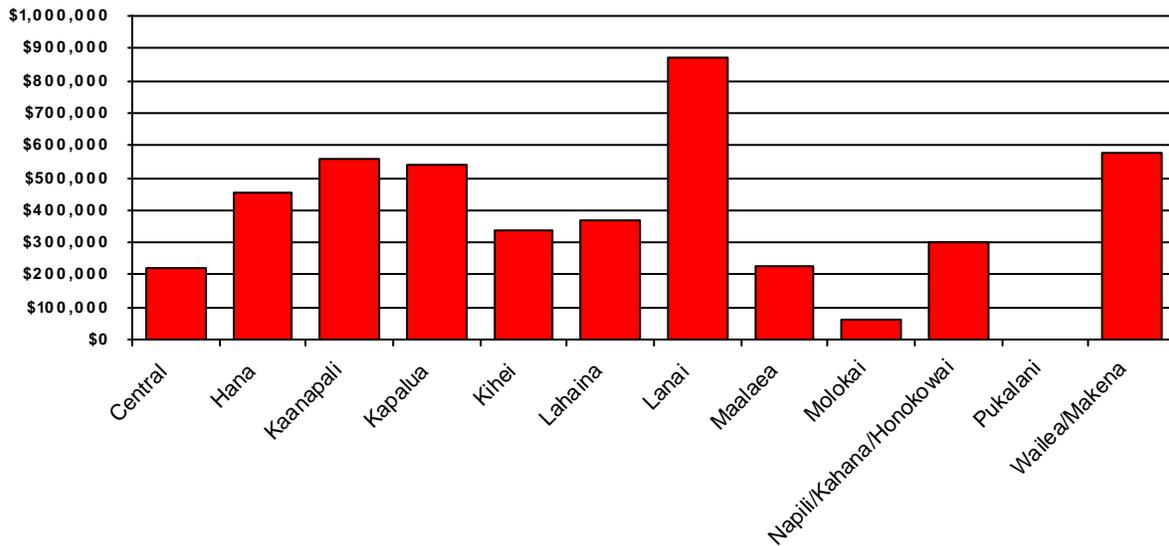


Area	Current Month	Previous Month	Year Ago Month
Central	\$370,000	\$397,500	\$348,500
Haiku	\$740,000	\$675,000	\$583,000
Hana	\$675,000	\$0	\$0
Kaanapali	\$2,050,000	\$1,750,000	\$1,400,000
Kahakuloa	\$1,750,000	\$0	\$0
Kihei	\$547,500	\$390,000	\$334,550
Kula/Ulupalakua/Kanaio	\$771,300	\$515,000	\$618,000
Lahaina	\$397,450	\$875,000	\$0
Lanai	\$215,000	\$0	\$397,500
Makawao/Olinda/Haliimaile	\$375,500	\$395,000	\$0
Maui Meadows	\$739,250	\$1,300,000	\$954,000
Molokai	\$0	\$317,500	\$222,500
Nahiku	\$0	\$235,199	\$0
Napili/Kahana/Honokowai	\$645,000	\$715,000	\$479,000
Pukalani	\$299,000	\$562,500	\$414,539
Sprecklesville/Paia/Kuau	\$437,000	\$1,025,000	\$975,000
Wailea/Makena	\$0	\$1,800,000	\$10,315,584

Condominium Median Prices by Area

For Month Ending 8/31/2012

Current Month Information

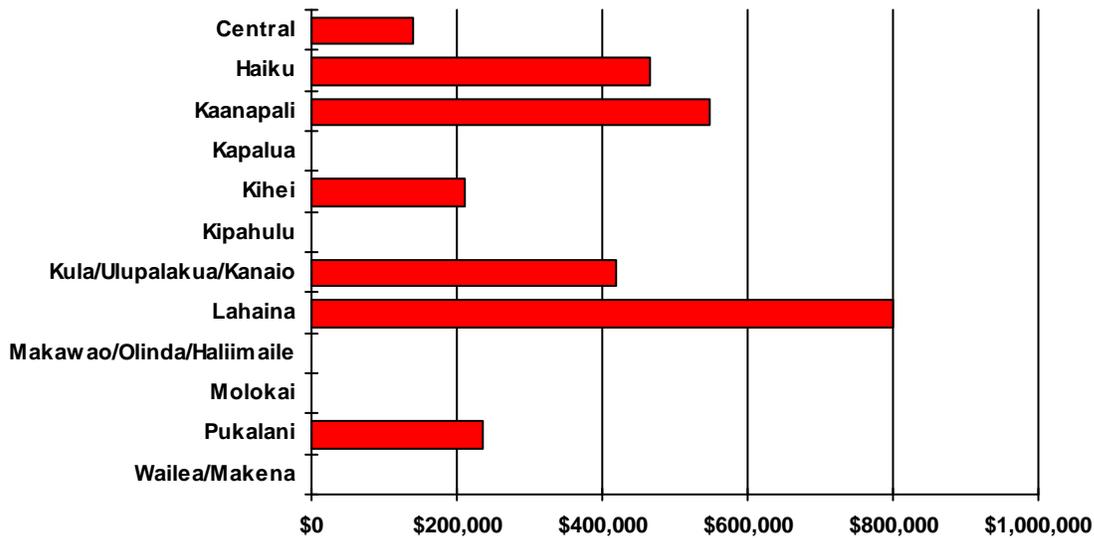


Area	Current Month	Previous Month	Year Ago Month
Central	\$222,500	\$355,990	\$180,000
Hana	\$455,000	\$0	\$0
Kaanapali	\$559,450	\$504,900	\$784,900
Kapalua	\$542,500	\$500,000	\$1,950,000
Kihei	\$337,500	\$260,000	\$230,000
Lahaina	\$367,000	\$346,500	\$357,000
Lanai	\$869,000	\$429,000	\$0
Maalaea	\$225,000	\$229,500	\$315,000
Molokai	\$64,000	\$0	\$142,025
Napili/Kahana/Honokowai	\$300,000	\$191,750	\$231,000
Pukalani	\$0	\$408,000	\$0
Wailea/Makena	\$575,000	\$475,000	\$1,122,500

Land Median Prices by Area

For Month Ending 8/31/2012

Current Month Information



Area	Current Month	Previous Month	Year Ago Month
Central	\$138,413	\$285,000	\$130,000
Haiku	\$465,000	\$371,750	\$0
Kaanapali	\$547,500	\$450,000	\$280,000
Kapalua	\$0	\$750,000	\$0
Kihei	\$210,000	\$170,000	\$0
Kipahulu	\$0	\$0	\$1,825,000
Kula/Ulupalakua/Kanaio	\$420,000	\$640,000	\$6,250,000
Lahaina	\$800,000	\$1,400,000	\$0
Makawao/Olinda/Haliimaile	\$0	\$0	\$230,000
Molokai	\$0	\$0	\$147,500
Pukalani	\$235,000	\$0	\$0
Wailea/Makena	\$0	\$725,000	\$0

Single Family Year To Date Sales Information

Comparing 1/1/2012 thru 8/31/2012 with 1/1/2011 thru 8/31/2011

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	153	180	-27	-15%	\$398,495	\$393,623	1%	\$367,000	\$375,000	-2%	\$60,969,742	\$70,852,149	-14%
Haiku	47	32	15	47%	\$723,755	\$815,850	-11%	\$670,000	\$673,000	0%	\$34,016,500	\$26,107,200	30%
Hana	6	1	5	500%	\$513,317	\$208,550	146%	\$537,500	\$208,550	158%	\$3,079,900	\$208,550	1377%
Kaanapali	20	26	-6	-23%	\$1,605,045	\$1,350,481	19%	\$1,290,000	\$1,150,000	12%	\$32,100,900	\$35,112,500	-9%
Kahakuloa	2	0	2	N/A	\$1,249,950	\$0	N/A	\$1,249,950	\$0	N/A	\$2,499,900	\$0	N/A
Kapalua	3	9	-6	-67%	\$2,586,667	\$4,663,611	-45%	\$2,760,000	\$2,850,000	-3%	\$7,760,000	\$41,972,500	-82%
Kihei	101	103	-2	-2%	\$663,624	\$515,620	29%	\$444,000	\$400,000	11%	\$67,025,994	\$53,108,903	26%
Kula/Ulupalakua/Kanaio	53	46	7	15%	\$808,199	\$733,693	10%	\$580,000	\$558,000	4%	\$42,834,535	\$33,749,890	27%
Lahaina	32	24	8	33%	\$843,894	\$1,014,525	-17%	\$437,500	\$722,500	-39%	\$27,004,599	\$24,348,600	11%
Lanai	11	8	3	38%	\$216,364	\$306,938	-30%	\$195,000	\$275,000	-29%	\$2,380,000	\$2,455,500	-3%
Makawao/Olinda/Haliimaile	40	34	6	18%	\$503,709	\$423,260	19%	\$325,500	\$325,000	0%	\$20,148,360	\$14,390,850	40%
Maui Meadows	16	17	-1	-6%	\$1,143,688	\$943,259	21%	\$889,250	\$770,000	15%	\$18,299,000	\$16,035,400	14%
Molokai	8	13	-5	-38%	\$315,925	\$365,490	-14%	\$255,000	\$315,000	-19%	\$2,527,400	\$4,751,375	-47%
Nahiku	3	0	3	N/A	\$253,066	\$0	N/A	\$235,199	\$0	N/A	\$759,199	\$0	N/A
Napili/Kahana/Honokowai	34	27	7	26%	\$995,262	\$1,075,005	-7%	\$617,500	\$600,000	3%	\$33,838,900	\$29,025,136	17%
Olowalu	1	1	0	0%	\$1,150,000	\$414,000	178%	\$1,150,000	\$414,000	178%	\$1,150,000	\$414,000	178%
Pukalani	26	39	-13	-33%	\$495,419	\$528,215	-6%	\$490,000	\$475,000	3%	\$12,880,900	\$20,600,386	-37%
Sprecklesville/Paia/Kuau	18	18	0	0%	\$789,167	\$1,206,061	-35%	\$438,500	\$567,000	-23%	\$14,205,000	\$21,709,100	-35%
Wailea/Makena	17	14	3	21%	\$2,305,794	\$5,296,155	-56%	\$1,365,000	\$2,375,000	-43%	\$39,198,500	\$74,146,167	-47%
Maui Summary:	591	592	-1	0%	\$715,193	\$792,210	-10%	\$465,000	\$435,000	7%	\$422,679,329	\$468,988,206	-10%

Condominium Year To Date Sales Information

Comparing 1/1/2012 thru 8/31/2012 with 1/1/2011 thru 8/31/2011

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	83	89	-6	-7%	\$216,778	\$198,409	9%	\$199,000	\$190,000	5%	\$17,992,550	\$17,658,406	2%
Hana	3	1	2	200%	\$468,333	\$570,000	-18%	\$465,000	\$570,000	-18%	\$1,405,000	\$570,000	146%
Kaanapali	116	95	21	22%	\$625,476	\$822,157	-24%	\$483,950	\$650,000	-26%	\$72,555,250	\$78,104,950	-7%
Kapalua	31	20	11	55%	\$871,258	\$1,301,318	-33%	\$560,000	\$647,000	-13%	\$27,009,000	\$26,026,362	4%
Kihei	290	297	-7	-2%	\$334,382	\$299,788	12%	\$256,000	\$237,000	8%	\$96,970,694	\$89,037,101	9%
Lahaina	48	56	-8	-14%	\$382,683	\$447,569	-14%	\$350,000	\$351,500	0%	\$18,368,771	\$25,063,837	-27%
Lanai	7	7	0	0%	\$666,429	\$1,303,557	-49%	\$529,000	\$1,050,400	-50%	\$4,665,000	\$9,124,900	-49%
Maalaea	32	30	2	7%	\$305,369	\$320,535	-5%	\$281,000	\$287,075	-2%	\$9,771,806	\$9,616,050	2%
Molokai	3	10	-7	-70%	\$73,000	\$134,645	-46%	\$64,000	\$125,500	-49%	\$219,000	\$1,346,450	-84%
Napili/Kahana/Honokowai	161	142	19	13%	\$331,748	\$296,788	12%	\$300,000	\$257,250	17%	\$53,411,441	\$42,143,894	27%
Pukalani	3	4	-1	-25%	\$375,000	\$340,500	10%	\$372,000	\$346,500	7%	\$1,125,000	\$1,362,000	-17%
Sprecklesville/Paia/Kuau	1	0	1	N/A	\$260,000	\$0	N/A	\$260,000	\$0	N/A	\$260,000	\$0	N/A
Wailea/Makena	70	79	-9	-11%	\$1,238,429	\$1,628,752	-24%	\$745,500	\$945,000	-21%	\$86,690,025	\$128,671,388	-33%
Maui Summary:	848	830	18	2%	\$460,429	\$516,537	-11%	\$350,000	\$314,500	11%	\$390,443,537	\$428,725,338	-9%

Fee Simple Condominium Year To Date Sales Information

Comparing 1/1/2012 thru 8/31/2012 with 1/1/2011 thru 8/31/2011

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	83	89	-6	-7%	\$216,778	\$198,409	9%	\$199,000	\$190,000	5%	\$17,992,550	\$17,658,406	2%
Hana	3	1	2	200%	\$468,333	\$570,000	-18%	\$465,000	\$570,000	-18%	\$1,405,000	\$570,000	146%
Kaanapali	105	86	19	22%	\$661,650	\$870,069	-24%	\$499,900	\$671,000	-25%	\$69,473,250	\$74,825,950	-7%
Kapalua	31	20	11	55%	\$871,258	\$1,301,318	-33%	\$560,000	\$647,000	-13%	\$27,009,000	\$26,026,362	4%
Kihei	284	297	-13	-4%	\$334,066	\$299,788	11%	\$254,750	\$237,000	7%	\$94,874,694	\$89,037,101	7%
Lahaina	43	55	-12	-22%	\$419,334	\$454,942	-8%	\$365,000	\$353,000	3%	\$18,031,371	\$25,021,837	-28%
Lanai	7	7	0	0%	\$666,429	\$1,303,557	-49%	\$529,000	\$1,050,400	-50%	\$4,665,000	\$9,124,900	-49%
Maalaea	20	16	4	25%	\$383,818	\$451,572	-15%	\$337,500	\$409,500	-18%	\$7,676,366	\$7,225,150	6%
Molokai	3	8	-5	-63%	\$73,000	\$152,563	-52%	\$64,000	\$168,000	-62%	\$219,000	\$1,220,500	-82%
Napili/Kahana/Honokowai	136	105	31	30%	\$352,498	\$333,037	6%	\$327,500	\$270,000	21%	\$47,939,741	\$34,968,894	37%
Pukalani	3	4	-1	-25%	\$375,000	\$340,500	10%	\$372,000	\$346,500	7%	\$1,125,000	\$1,362,000	-17%
Sprecklesville/Paia/Kuau	1	0	1	N/A	\$260,000	\$0	N/A	\$260,000	\$0	N/A	\$260,000	\$0	N/A
Wailea/Makena	70	79	-9	-11%	\$1,238,429	\$1,628,752	-24%	\$745,500	\$945,000	-21%	\$86,690,025	\$128,671,388	-33%
Maui Summary:	789	767	22	3%	\$478,278	\$541,998	-12%	\$365,000	\$330,000	11%	\$377,360,997	\$415,712,488	-9%

Leasehold Condominium Year To Date Sales Information

Comparing 1/1/2012 thru 8/31/2012 with 1/1/2011 thru 8/31/2011

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Kaanapali	11	9	2	22%	\$280,182	\$364,333	-23%	\$250,000	\$267,000	-6%	\$3,082,000	\$3,279,000	-6%
Kihei	6	0	6	N/A	\$349,333	\$0	N/A	\$335,000	\$0	N/A	\$2,096,000	\$0	N/A
Lahaina	5	1	4	400%	\$67,480	\$42,000	61%	\$42,000	\$42,000	0%	\$337,400	\$42,000	703%
Maalaea	12	14	-2	-14%	\$174,620	\$170,779	2%	\$174,750	\$150,000	17%	\$2,095,440	\$2,390,900	-12%
Molokai	0	2	-2	-100%	\$0	\$62,975	-100%	\$0	\$62,975	-100%	\$0	\$125,950	-100%
Napili/Kahana/Honokowai	25	37	-12	-32%	\$218,868	\$193,919	13%	\$47,500	\$92,500	-49%	\$5,471,700	\$7,175,000	-24%
Maui Summary:	59	63	-4	-6%	\$221,738	\$206,553	7%	\$203,000	\$150,000	35%	\$13,082,540	\$13,012,850	1%

Land Year To Date Sales Information

Comparing 1/1/2012 thru 8/31/2012 with 1/1/2011 thru 8/31/2011

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	29	20	9	45%	\$431,407	\$282,380	53%	\$170,000	\$142,500	19%	\$12,510,817	\$5,647,600	122%
Haiku	15	7	8	114%	\$452,933	\$459,286	-1%	\$395,000	\$400,000	-1%	\$6,794,000	\$3,215,000	111%
Hana	2	1	1	100%	\$442,500	\$345,000	28%	\$442,500	\$345,000	28%	\$885,000	\$345,000	157%
Kaanapali	8	15	-7	-47%	\$453,125	\$455,567	-1%	\$452,500	\$500,000	-10%	\$3,625,000	\$6,833,500	-47%
Kahakuloa	1	4	-3	-75%	\$140,000	\$266,354	-47%	\$140,000	\$252,708	-45%	\$140,000	\$1,065,415	-87%
Kapalua	4	5	-1	-20%	\$1,005,000	\$906,000	11%	\$835,000	\$950,000	-12%	\$4,020,000	\$4,530,000	-11%
Keanae	0	1	-1	-100%	\$0	\$260,000	-100%	\$0	\$260,000	-100%	\$0	\$260,000	-100%
Kihei	6	4	2	50%	\$467,500	\$1,432,500	-67%	\$275,000	\$330,000	-17%	\$2,805,000	\$5,730,000	-51%
Kipahulu	0	1	-1	-100%	\$0	\$1,825,000	-100%	\$0	\$1,825,000	-100%	\$0	\$1,825,000	-100%
Kula/Ulupalakua/Kanaio	9	8	1	13%	\$928,667	\$1,157,375	-20%	\$780,000	\$442,500	76%	\$8,358,000	\$9,259,000	-10%
Lahaina	9	8	1	13%	\$815,556	\$989,375	-18%	\$800,000	\$950,000	-16%	\$7,340,000	\$7,915,000	-7%
Lanai	1	1	0	0%	\$350,000	\$3,612,500	-90%	\$350,000	\$3,612,500	-90%	\$350,000	\$3,612,500	-90%
Makawao/Olinda/Haliimaile	6	3	3	100%	\$2,204,167	\$262,667	739%	\$300,000	\$259,000	16%	\$13,225,000	\$788,000	1578%
Molokai	6	13	-7	-54%	\$150,333	\$129,518	16%	\$54,000	\$92,500	-42%	\$902,000	\$1,683,736	-46%
Nahiku	1	0	1	N/A	\$280,000	\$0	N/A	\$280,000	\$0	N/A	\$280,000	\$0	N/A
Napili/Kahana/Honokowai	3	1	2	200%	\$270,950	\$265,000	2%	\$270,000	\$265,000	2%	\$812,850	\$265,000	207%
Olowalu	1	0	1	N/A	\$575,000	\$0	N/A	\$575,000	\$0	N/A	\$575,000	\$0	N/A
Pukalani	2	2	0	0%	\$230,000	\$179,000	28%	\$230,000	\$179,000	28%	\$460,000	\$358,000	28%
Wailea/Makena	2	2	0	0%	\$3,087,500	\$3,842,500	-20%	\$3,087,500	\$3,842,500	-20%	\$6,175,000	\$7,685,000	-20%
Maui Summary:	105	96	9	9%	\$659,597	\$635,602	4%	\$365,000	\$299,500	22%	\$69,257,667	\$61,017,751	14%