

EXPECT BETTERSM

Better Homes
and Gardens.
REAL ESTATE

ADVANTAGE
REALTY



MYRON & AMBUR KIRIU

CEO, Owner, Realtor® | Owner, V.P. Public Relations
RB-17242

808.864.9000

MyronK@betterhawaii.com
MYRONKIRIU.COM



**VOTED
HAWAII'S BEST
REALTOR
FIRST PLACE
2019, 2018**

As voted by Honolulu
Star-Advertiser Readers

KUNG HEE FAT CHOY! WELCOME TO A NEW DECADE.

We enter the new decade with a heart full of thankfulness for being able to live and work in the most desirable place on Earth. Where else can a person relax on the beach, enjoy the sun, take a quick swim in the ocean, and grab a plate lunch in 75 degree weather in February while being surrounded by the enchanting natural beauty and wonderful people of Hawaii? We are truly fortunate.

2020 will be a most interesting year. There are several macro-economic factors that may affect Hawaii's economy and the real estate market during the course of the year. The upcoming presidential election, the volatile stock market, and the ongoing trade tariffs create an environment where changes could happen rapidly. The recent entry of the Caronavirus may affect tourism in Hawaii as restrictions will be placed on visitors into and out of China.

The most recent past decade has been excellent for owners of Hawaii real estate. Historically low interest rates and steadily increasing real estate values have created equity for many Hawaii homeowners. This past year, 2019, has shown signs that housing prices have begun to flatten. If you are trying to lock in the equity that you have earned over the past decade, now is not a bad time to consider selling as we are still at or close to the peak of the market. Buyers can still take advantage of the historically low mortgage interest rates to buy more home than they originally thought possible. Additionally, property owners looking to trade up can finance the difference between the property they are selling and the more expensive property they are buying at lower interest rates.

Team Kiriu has been created to offer Hawaii home owners and home buyers the service excellence they deserve. For assistance with your home buying or home selling needs, please don't hesitate to call/text me at 808-864-9000 or email me at myronk@betterhawaii.com.

OAHU REAL ESTATE MARKET STATISTICS

- 2018-2019 YEAR OVER YEAR -

	SINGLE-FAMILY HOMES		CONDOMINIUMS	
MEDIAN SALES PRICE	2019	DOWN 0.1% \$789,000	2019	UP 1.2% \$425,000
	2018	\$790,000	2018	\$420,000
CLOSED SALES	2019	UP 3.9% 3,750	2019	DOWN 4.8% 5,408
	2018	3,609	2018	5,679
NEW LISTINGS	2019	UP 3.8% 5,398	2019	UP 4.5% 8,307
	2018	5,199	2018	7,946
MEDIAN DAYS ON THE MARKET	2019	UP 22.2% 22	2019	UP 25.0% 25
	2018	18	2018	20

SOURCE: HONOLULU BOARD OF REALTORS®, COMPILED FROM MLS DATA, JAN 2020.

POPULAR HONOLULU OPEN MARKETS

Hawaii Kai Towne Center Farmers' Market —

333 Keahole St. Hawaii Kai Town Center.

Hours: Wednesdays 7:30 a.m. – 1:00 p.m., Saturdays 7:30 a.m. – 2:30 p.m.

KCC Farmers' Market — 4303 Diamond Head Rd.,

Kapiolani Community College. Hours: Tuesdays

4:00 p.m. - 7:00 p.m., Saturdays 7:30 a.m. – 11 a.m.

Kakaako Farmers' Market — 1050 Ala Moana Blvd.

Hours: Saturdays 8:00 a.m. – 12:00 p.m.

Honolulu Farmers' Market — Neil S. Blaisdell Center,

777 Ward Ave. Hours: Wednesdays 4:00 p.m. – 7:00 p.m. Free parking at Blaisdell

For a complete list of **Honolulu City & County Open Markets**, visit bit.ly/CityOpenMarkets

WHAT OUR CLIENTS ARE SAYING: ★★★★★

“Myron did two things extremely well during this process in selling our home, (1) setting us up with the right adjustments and personnel to make our home attractive enough to sell, and (2) supporting us through the closing process with his excellent team. Because of those two factors, we were able to get an offer within a week and sell our

home within a month. In the escrow process, his team constantly made us feel assured and comfortable through closing. We are excited at the prospect of working with him again in the future.

— Joseph M., Honolulu (Seller) Nov. 2019

**** YOUR **
NEIGHBORHOOD
MAP INSIDE!**
NEIGHBORHOOD ACTIVE &
SOLD PROPERTY MAPS

AINA HAINA / HAWAII LOA / NIU VALLEY

ACTIVE & SOLD PROPERTIES

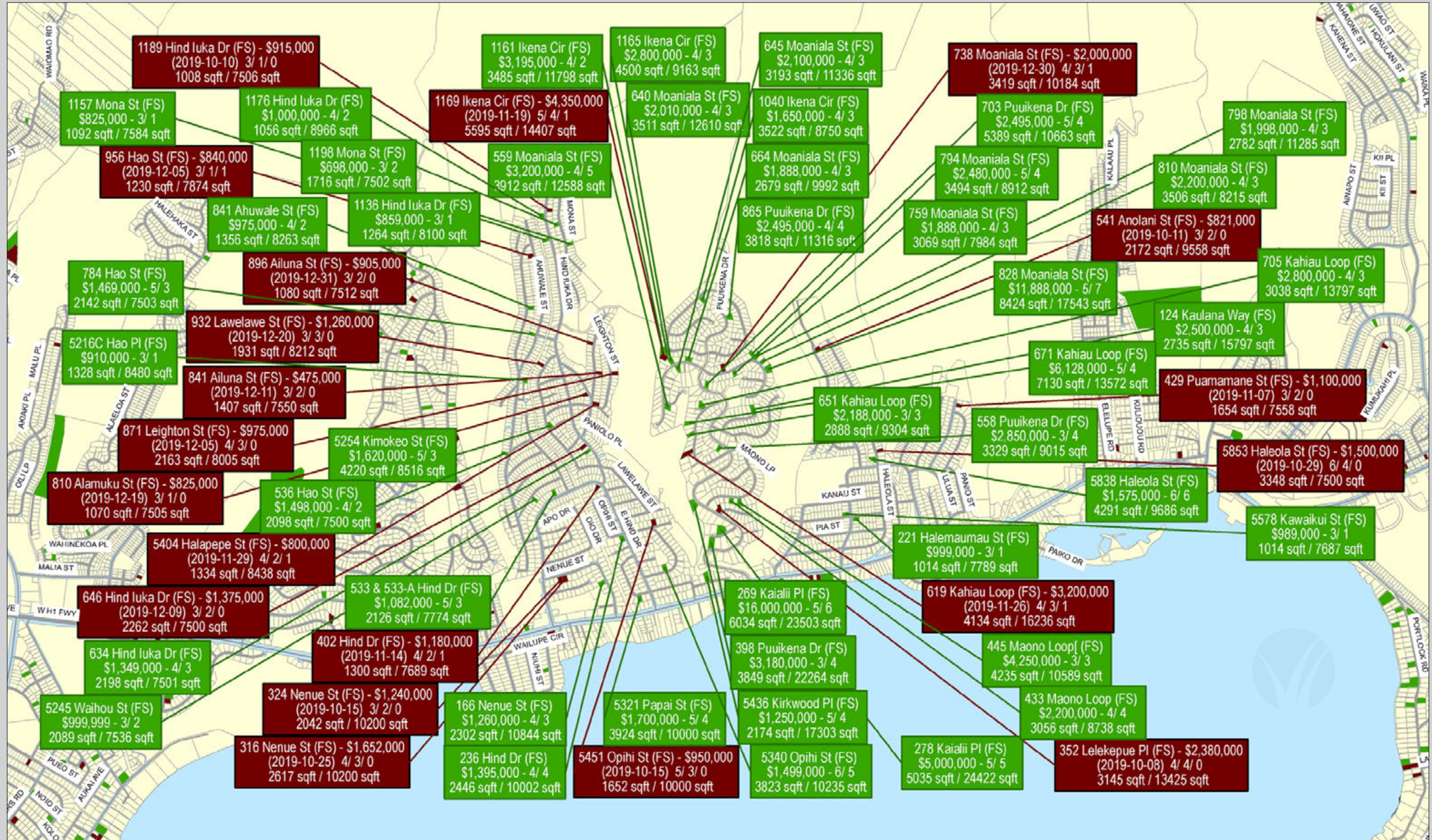
Looking for a different neighborhood map? Contact 808-738-3684 for more information.



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ACTIVE PROPERTIES LEGEND:
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 Roofed Living Area / Land Area

SOLD PROPERTIES LEGEND:
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KAHALA / DIAMOND HEAD

ACTIVE & SOLD PROPERTIES

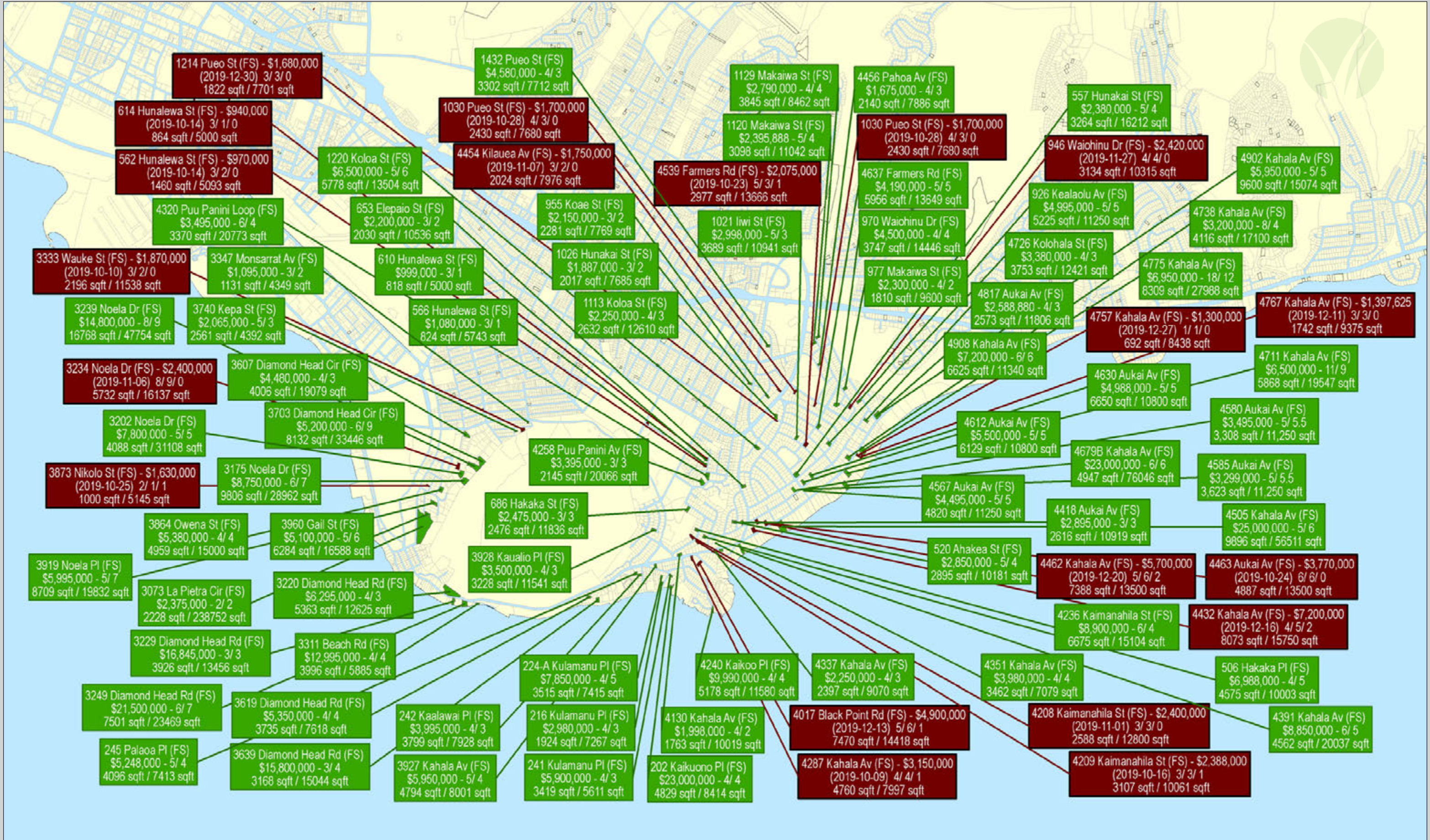
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KAIMUKI

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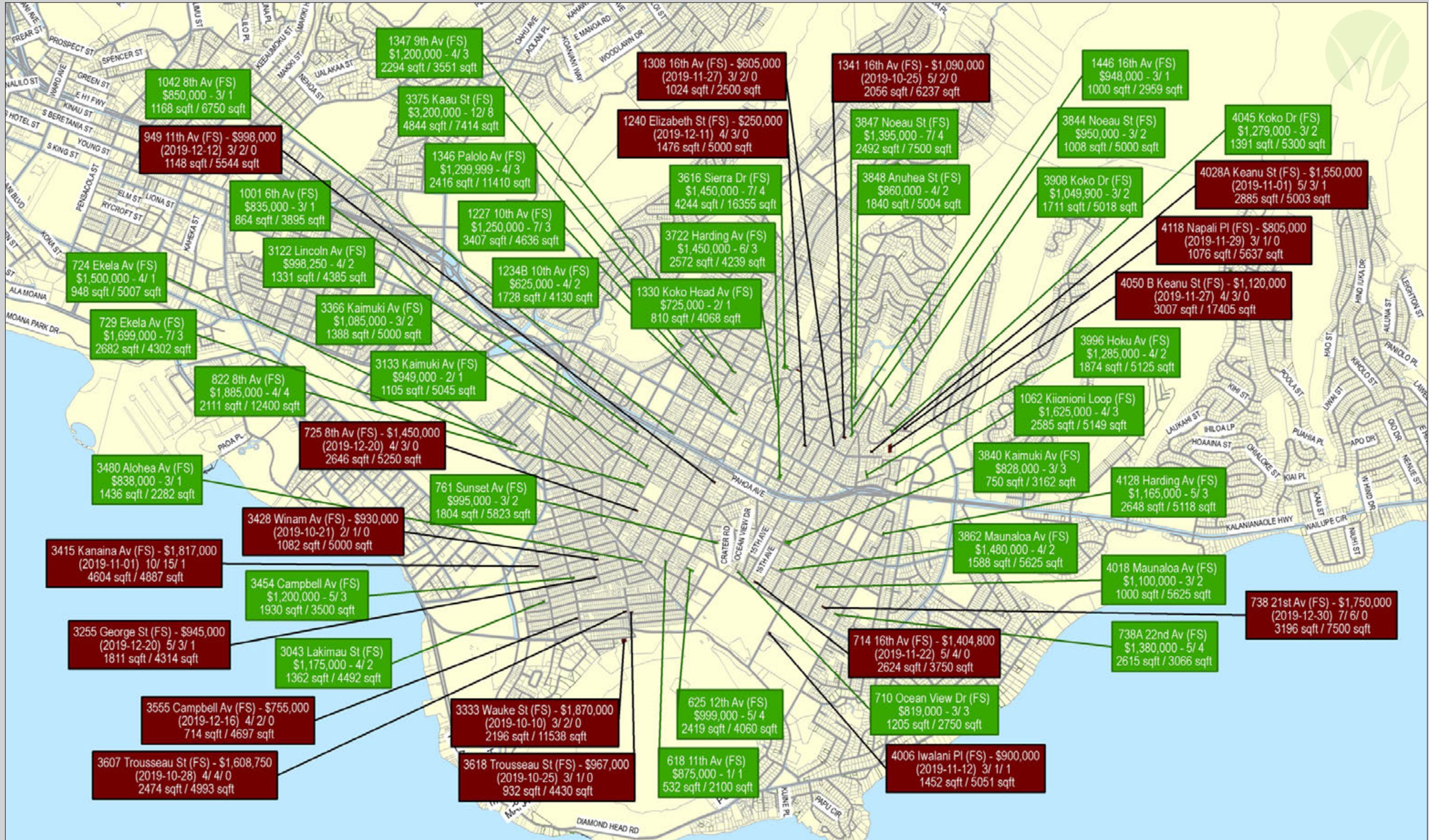
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KAPAHULU / PALOLO

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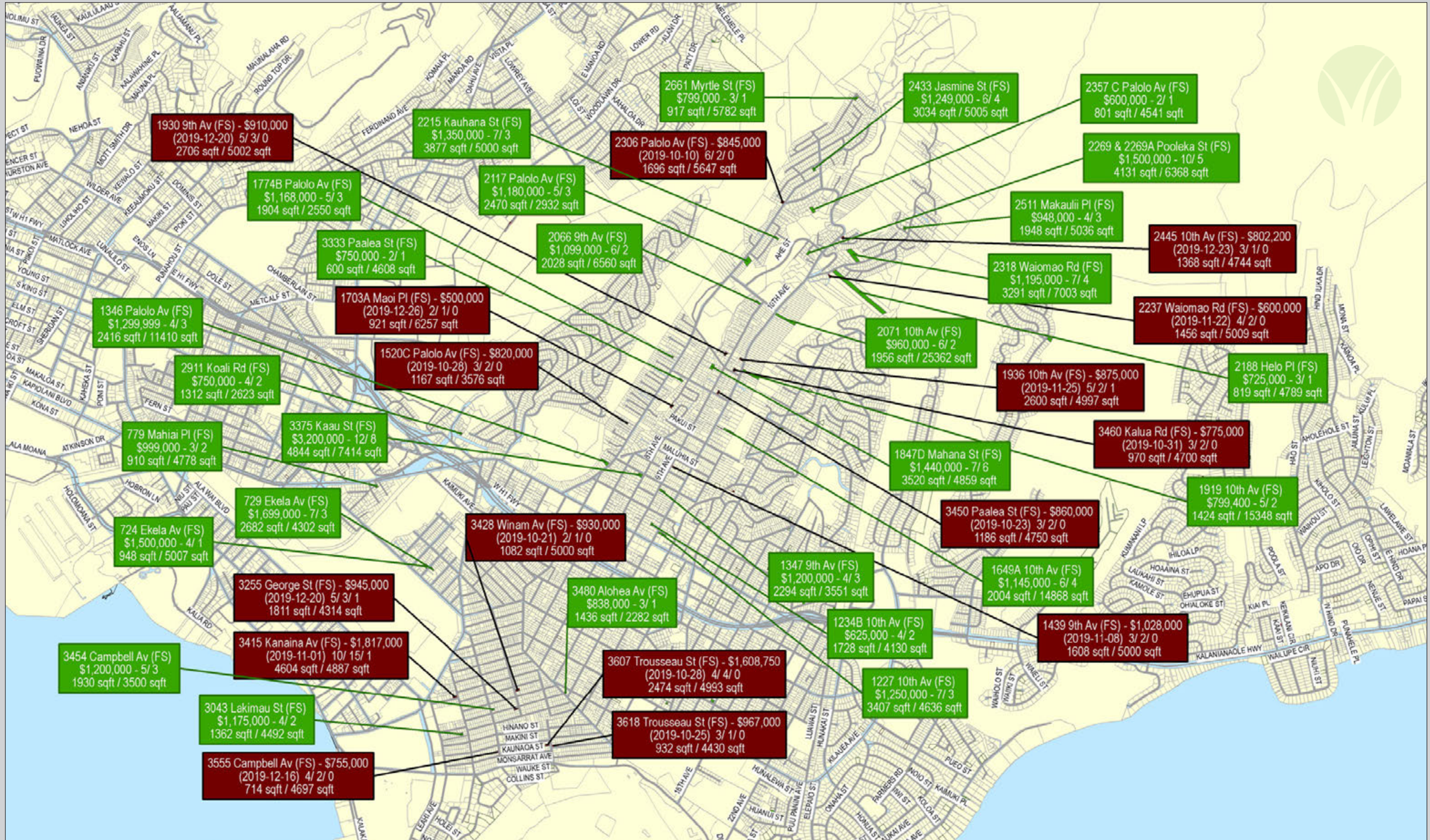
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KOKO HEAD TERRACE / KOKO KAI/PORTLOCK

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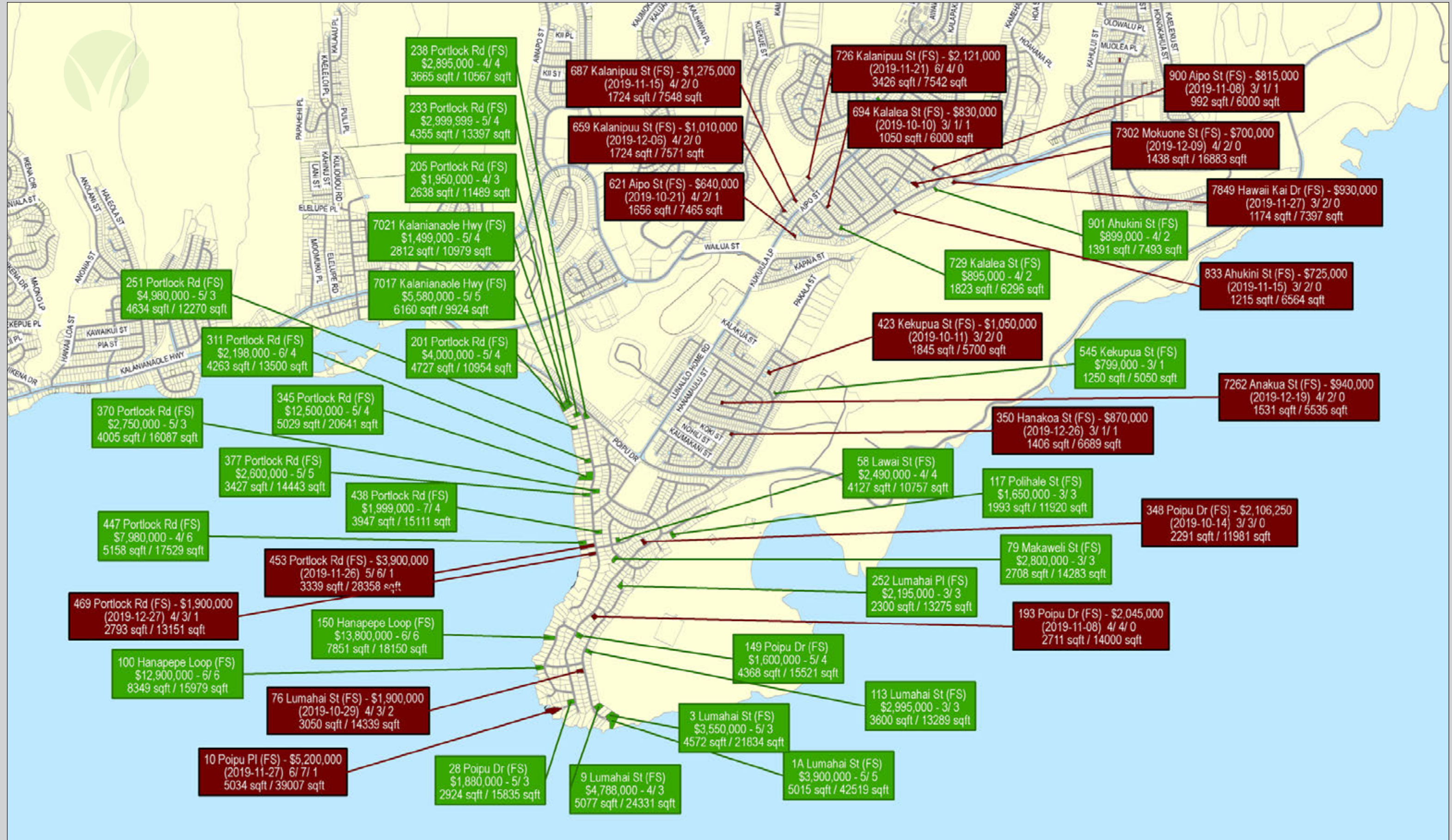
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MAKIKI HEIGHTS / NUUANU

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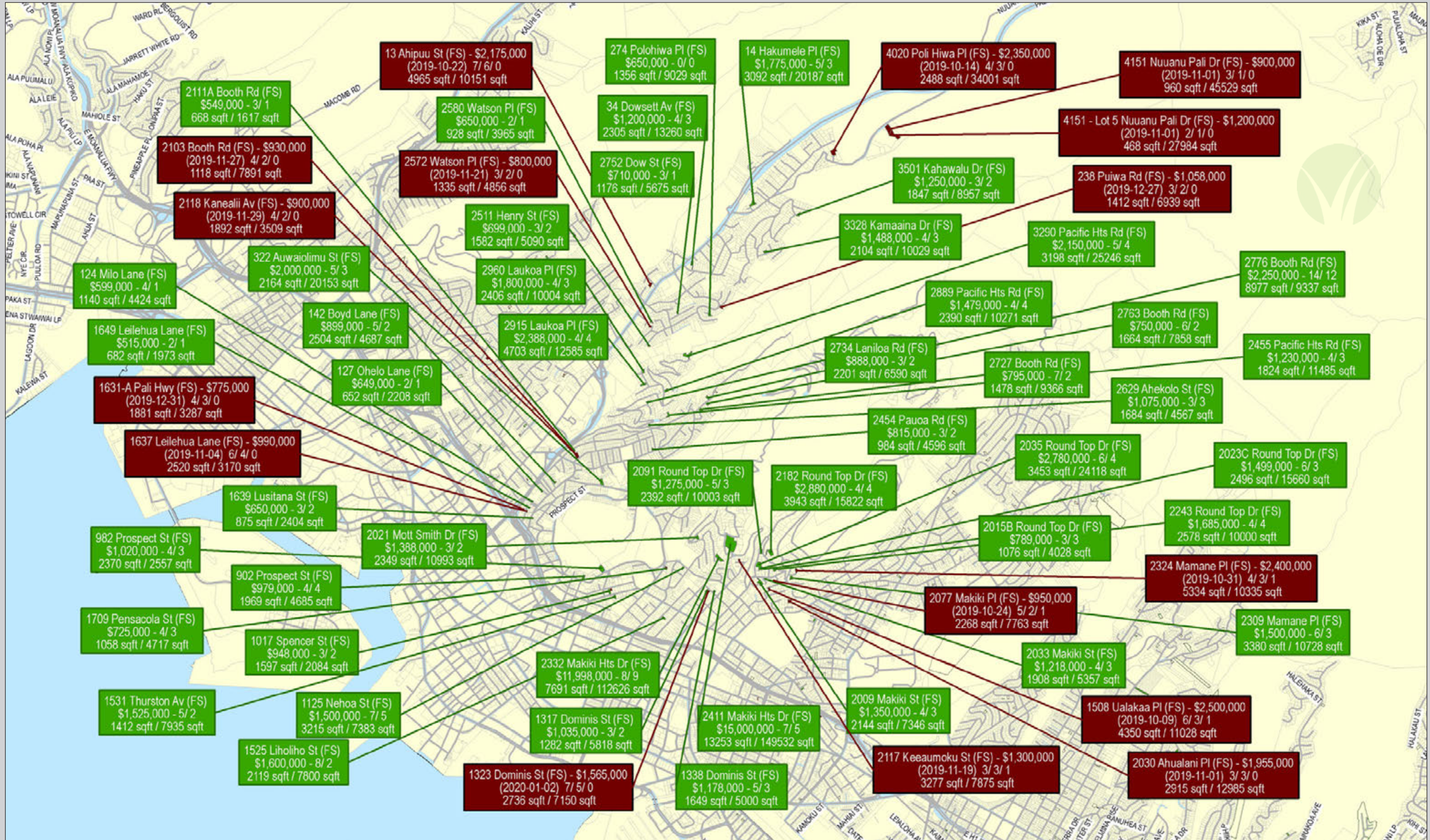
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MANOA

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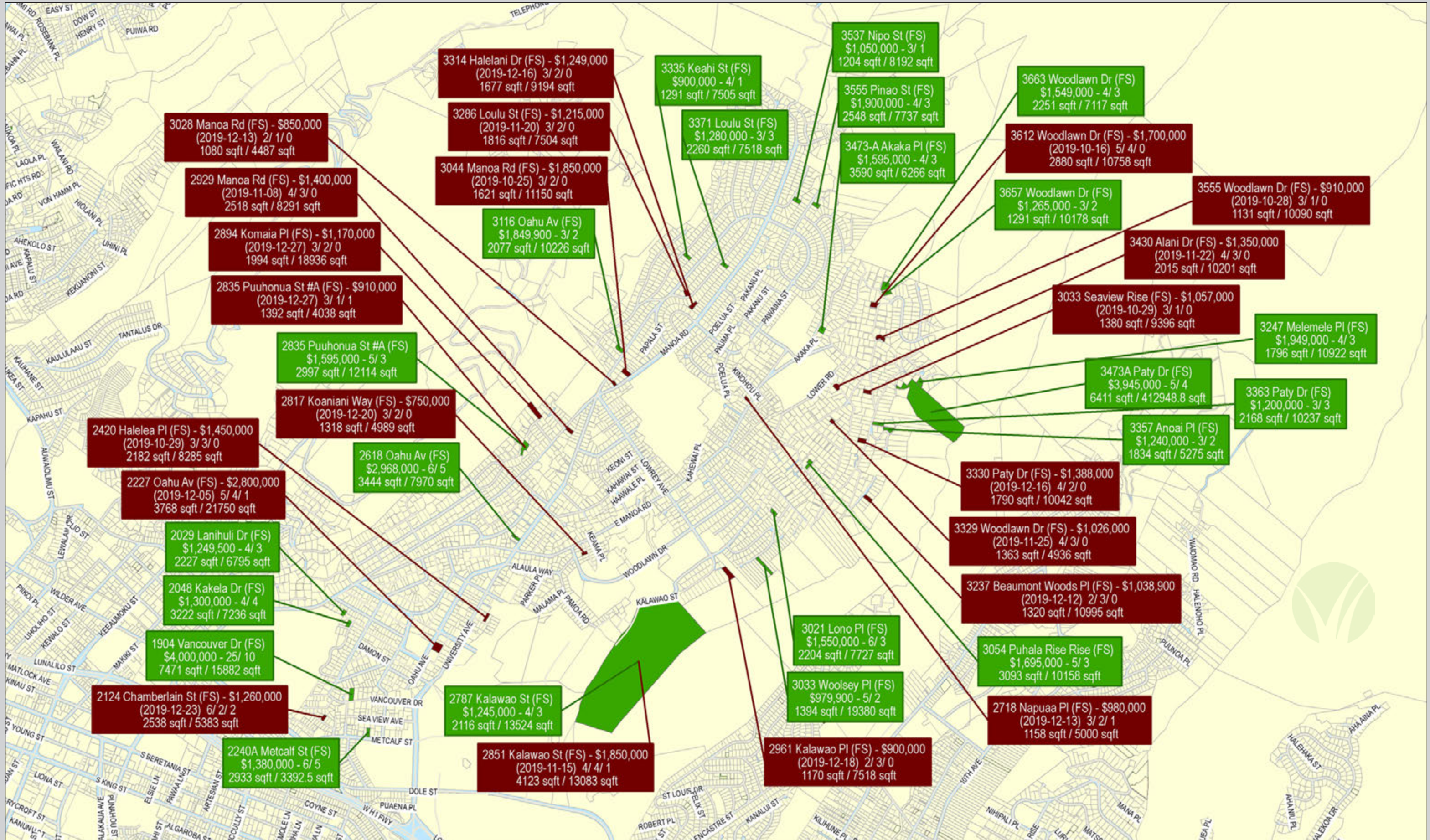
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MARINER'S RIDGE / WEST MARINA / HAHAIONE

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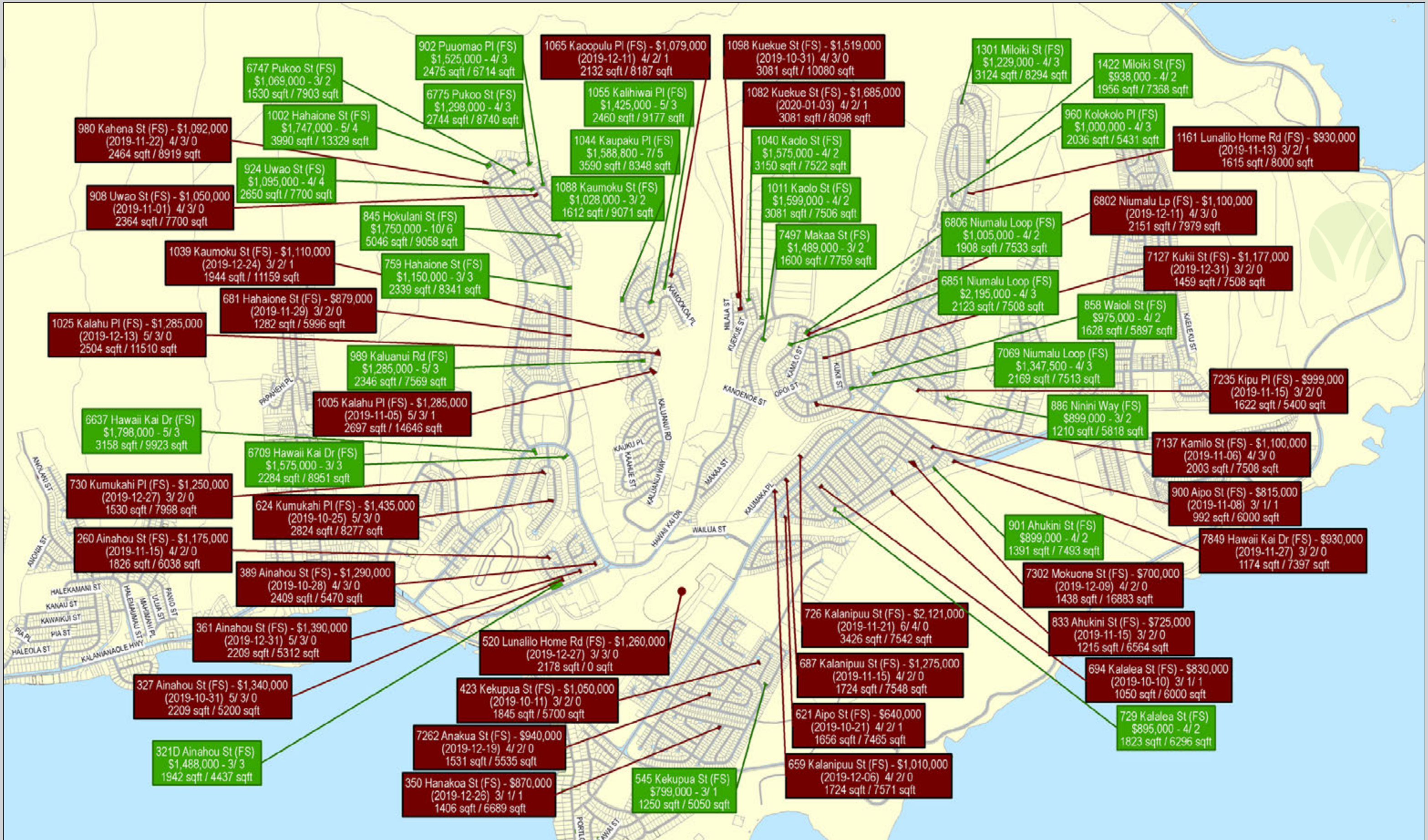
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MARINER'S COVE / KALAMA VALLEY

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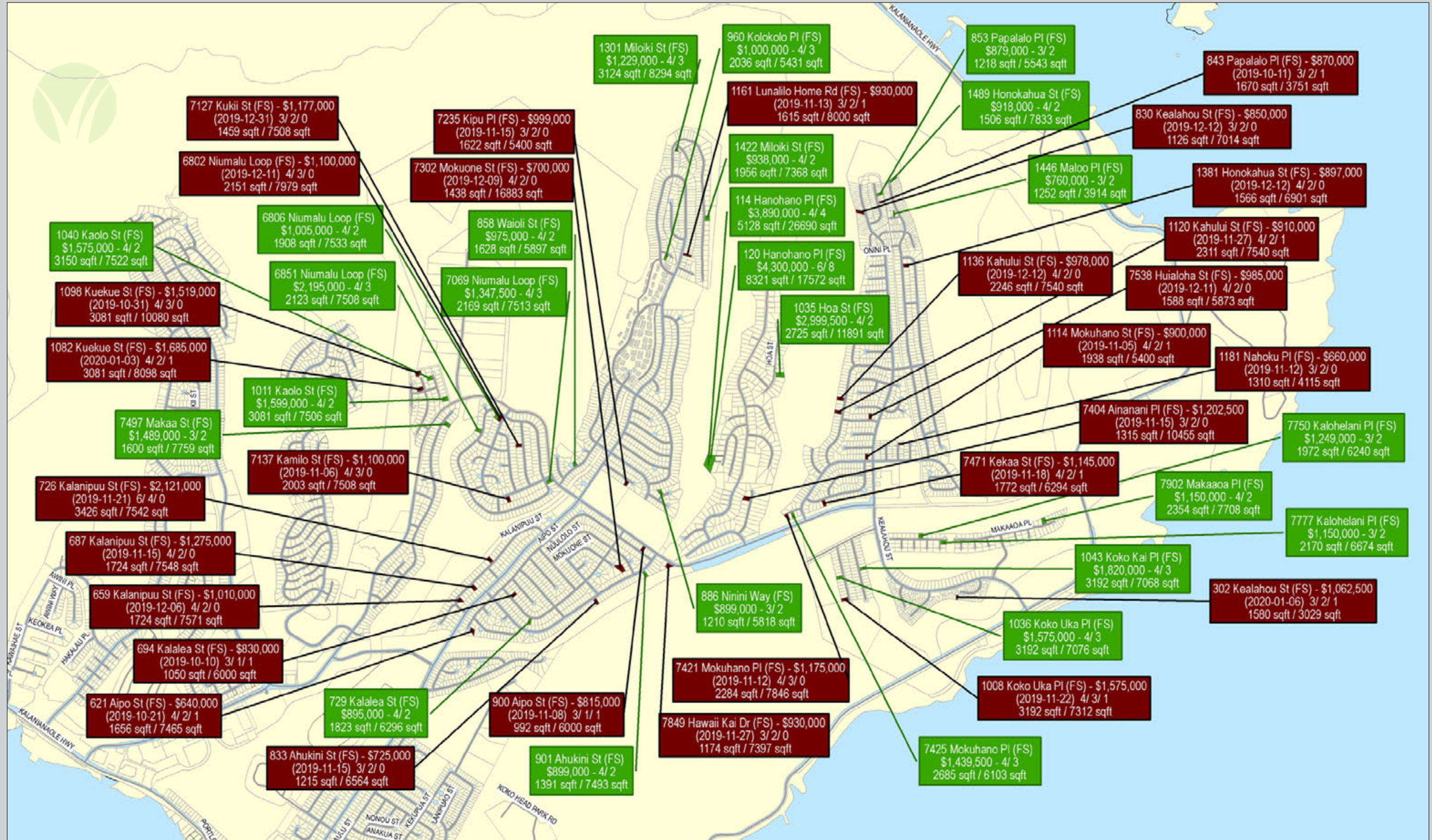
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WAIALAE IKI / WAIALAE NUI

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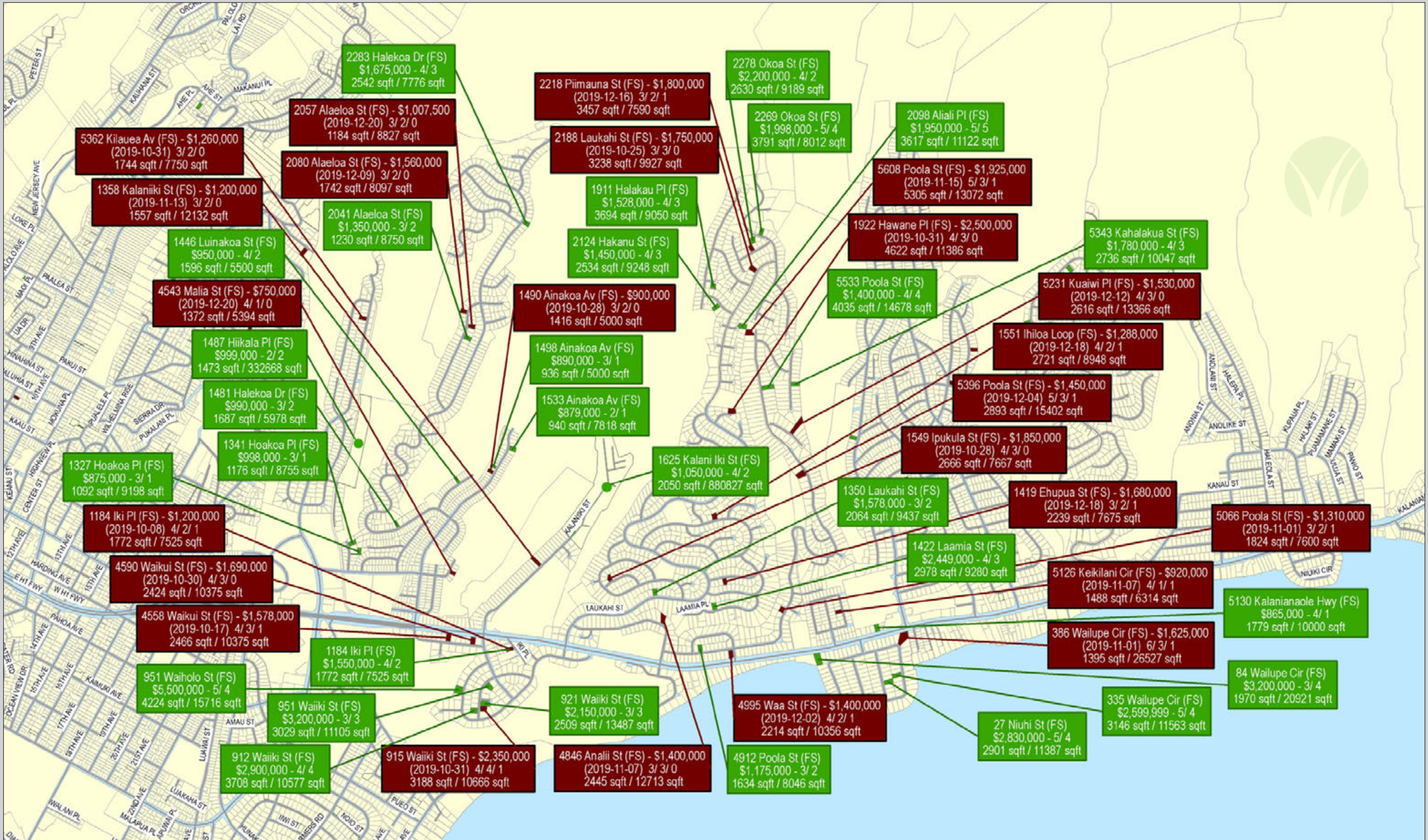
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WAILUPE / KULIOUOU / KALANIANAOLE HWY

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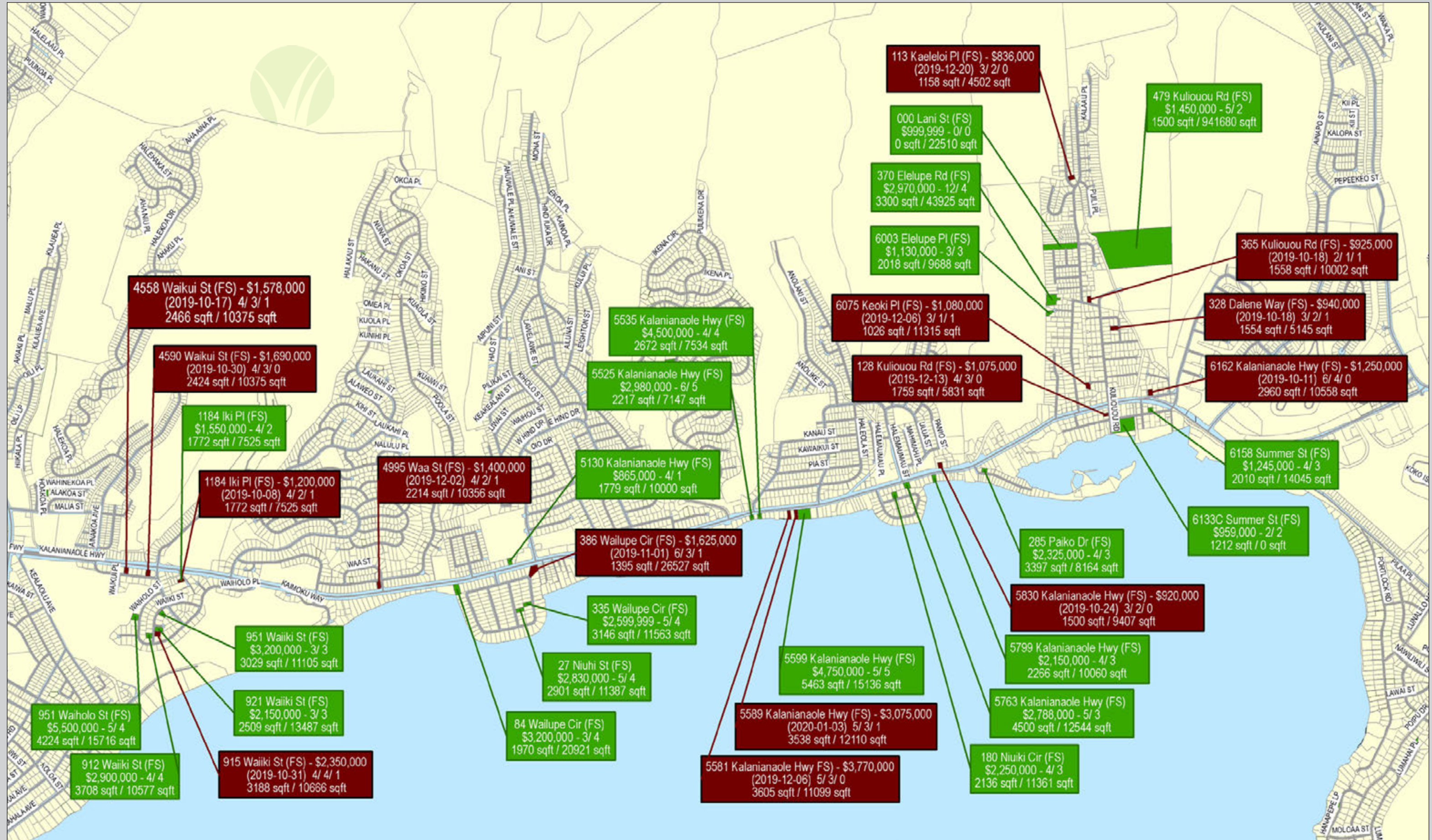
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WILHELMINA / ST. LOUIS HEIGHTS

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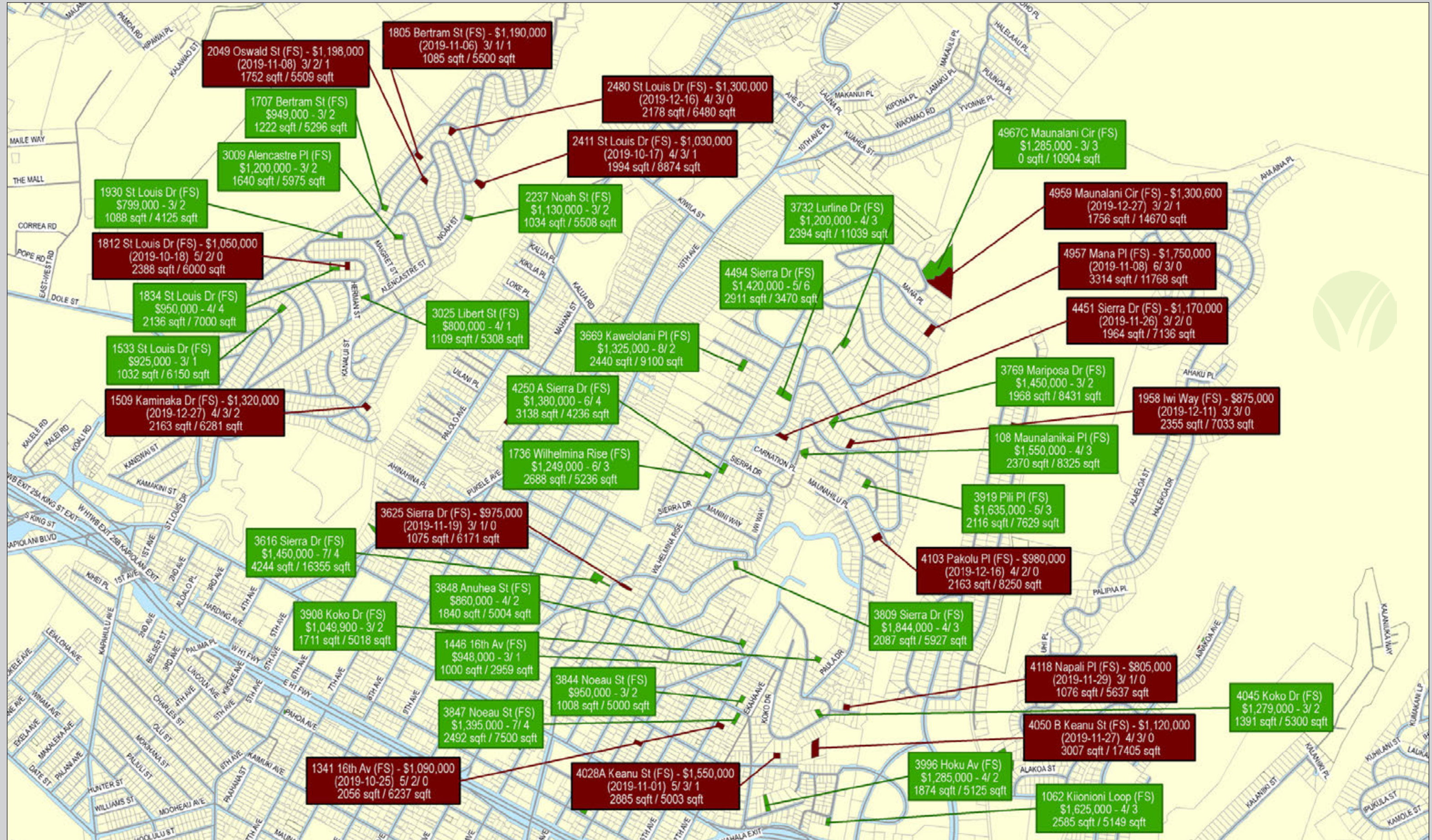
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TEAM KIRIU - OVER 30 YEARS OF EXPERIENCE & QUALITY SERVICE

- Voted “Hawaii’s Best” Realtor-1st Place 2019, 2018 by Honolulu Star-Advertiser readers
- Named #1 Real Estate Agent on Oahu in 2018 by Hawaii Business Magazine
- Named #1 Broker/Agent Team in the Nation 2019, 2018, 2017, 2016 amongst the Better Homes and Gardens® Real Estate Nationwide Network
- Voted “Best In Real Estate” by Honolulu Magazine readers
- Voted “Best of Honolulu” Real Estate Firm by Honolulu Magazine readers
- Voted “Hawaii’s Best” Real Estate Firm by Honolulu Star-Advertiser readers



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JD, RA**
Team Manager
RS-74829



**KERRI TAMAKAWA
JD, RA**
Listing Specialist
RS-77631



CHRIS LEE, RA
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**GRACE HWANG
MIRZA, RA**
Buyers Specialist
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GRACE ONG, RA
Client Relations
Specialist
Bilingual
English/Cantonese
RS-81336



**TRISHA
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LEAH CHUN, RA
Escrow Specialist
RS-80010



**MARY
MARTIN, RA**
Executive
Associate
RS-61523



**DEBBIE JOW
ITO, RA**
Technology
Marketing
Specialist
RS-73401

KIRIU KITCHEN

AMBUR'S "LEFTOVER" COSTCO CHICKEN SOUP

When Ambur has leftover rotisserie chicken from Costco, she'll make a huge pot of chicken soup and bring it to the office to feed the staff and agents. Everyone loves it and looks forward to her special treat. It's brings a feeling of comfort especially when you're having a tough day. She's happy to share her quick and easy recipe with you.

INGREDIENTS:

- Leftover roast chicken from Costco or your favorite market. Note, you'll want some meat on the bone.
- 5 - 6 cups of water to cover chicken
- 1 package ready to eat baby carrots
- 3 - 4 stalks celery cut in 1½" pieces
- 3 - 4 medium size yukon gold or red potatoes (cut into 1½ - 2" chunks). Or even easier, use fingerling or mini potatoes.
- 2 - 3 bay leaves
- Kosher or sea salt & black pepper to taste
- ½ Cup elbow macaroni

DIRECTIONS:

1. In a large stock pot, add chicken, bay leaves and water to cover chicken. Cover pot and boil on high for ½ hour or until meat pulls away easily from the bones.



2. Optional Step: If you don't like bones in your soup, remove the chicken and bones from the soup using a slotted spoon. Separate bones from the chicken meat. Shred chicken and add it back into the pot.
3. Add all your vegetables and boil for 7 - 10 minutes or until vegetables are fork tender.
4. Add macaroni and boil about 5 minutes until cooked.
5. Turn off the pot and add salt and pepper to taste. Ambur adds lots of pepper which the office folks love.