EXPECT BETTE



MYRON KIRIU Owner, CEO, Realtor, RB-17242 AMBUR KIM KIRIU **Owner, VP Public Relations** Realtor, Advantage Realty, LLC, RB-20499



SHERRIE SASAKI Realtor Associate, JD **Director of Team Kiriu** Operations RS-74829

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Specialist

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GRACE HWANG GRACE ONG RA MIR7A RA Escrow Specialist Listing Specialist Bilingual Bilingual English/Cantonese RS-81336 English/Korean RS-81233

HAWAII'S

2021

MAKIKO BLUMKE, RA Client Relations Specialist Bilingual English/Japanese RS-80681

SAMANTHA MARUMOTO RA Digital Marketing Buyers Specialist RS-83780

ERIKA NGO, RA Escrow Assistant RS-85120

The key to our success is our team approach to real estate. Our team members provide us support so that you will have our individual attention to focus on your specific needs.

TRANSITION HAS BEGUN

ITO RA

Technology

Marketing Specialist RS-73401

The Hawaii real estate market has begun to shift. What has been a strong Seller's market for the past decade is now turning into a more balanced market where Sellers and Buyers will be able to negotiate on a more level playing field. There are several factors causing the shift: higher interest rates, intended to head off inflation, has decreased a buyer's purchasing power; the declining stock market has reduced what buyers believed they had as down payment for a home; the war in the Ukraine has negatively affected the worldwide economy; and continuing COVID concerns have created supply chain issues & reduced tourist traffic from Asia which has had a dampening effect on the local economy. This transition or shift is not a surprise as every real estate market has its cycles.

On the positive side, Hawaii businesses have re-opened and much of the non-Asia tourist traffic has returned as is evidenced by the crowded streets of Waikiki and healthy hotel occupancy rates. Wellpriced listings in desirable neighborhoods are still receiving multiple offers often above the asking price. There may be a bit less competition because of the factors mentioned in the previous paragraph so those buyers who have been frustrated in the past will have more of an opportunity to purchase their Hawaii home. Additionally, it may be a good time for those who are considering sell/buy combinations. You can sell your home at or near the peak while buying into a market as prices settle a bit. A buyer won't feel as rushed to purchase as prices will not be escalating as they have been in the recent past.

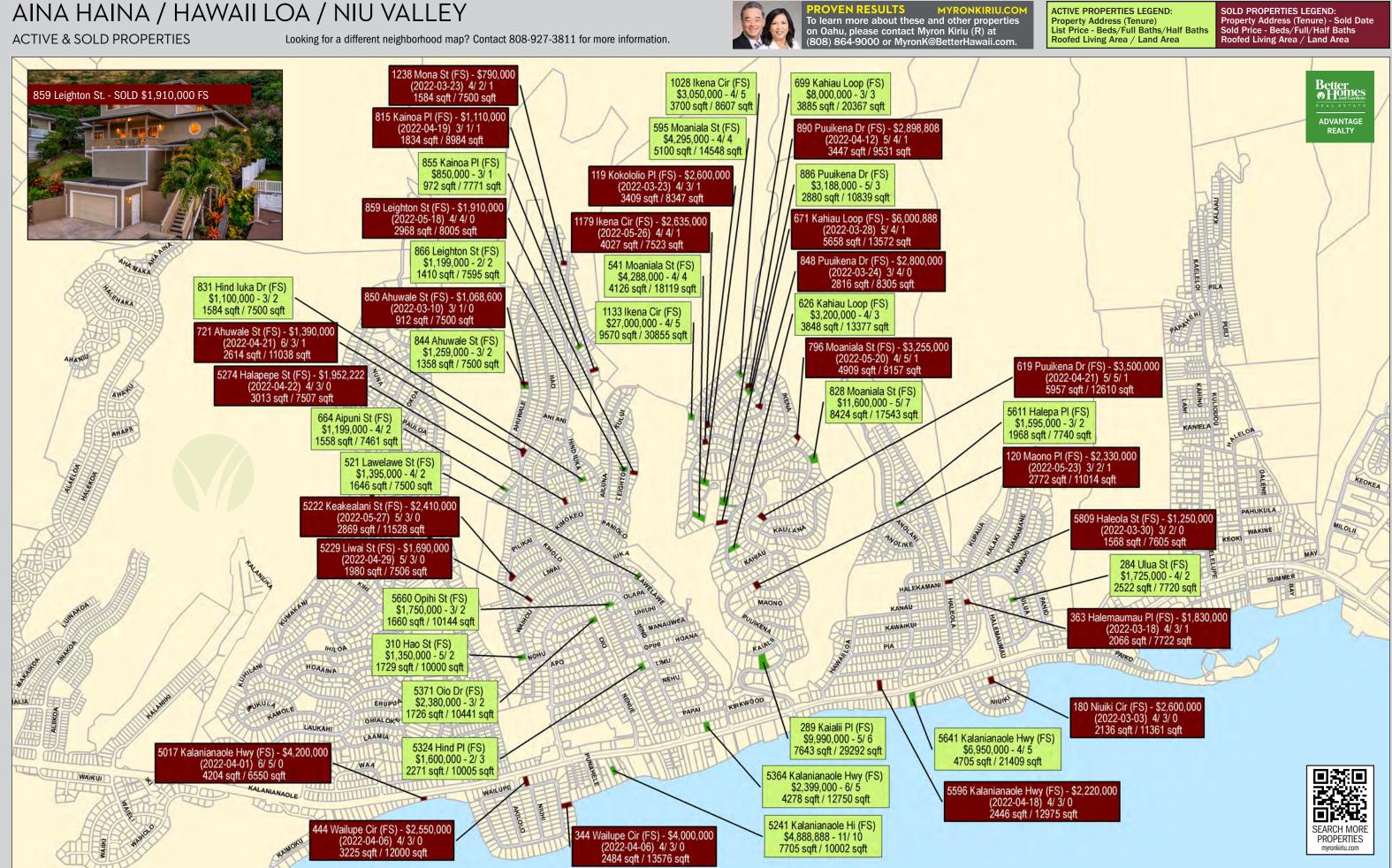


We are so very fortunate to live in the most desirable place on earth. We may see some downward correction in real estate prices given the current economic environment but, in the long run, owning Hawaii real estate will always be considered one of the most soughtafter assets a person can own. Barring some unprecedented event, purchasing a home in Hawaii should provide not only a shelter to live in but also perform well as a sound long-term investment. We are truly blessed to live in Hawaii. HAVE A FANTASTIC SUMMER!!!

 \ldots If it weren't for them, this process may have been so very difficult for me both as a first-time buyer and a seller. They are like family and I trust them 100%... – Saira Y., Honolulu (Seller) April 2022

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

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ACTIVE PROPERTIES LEGEND:

SOLD PROPERTIES LEGEND:

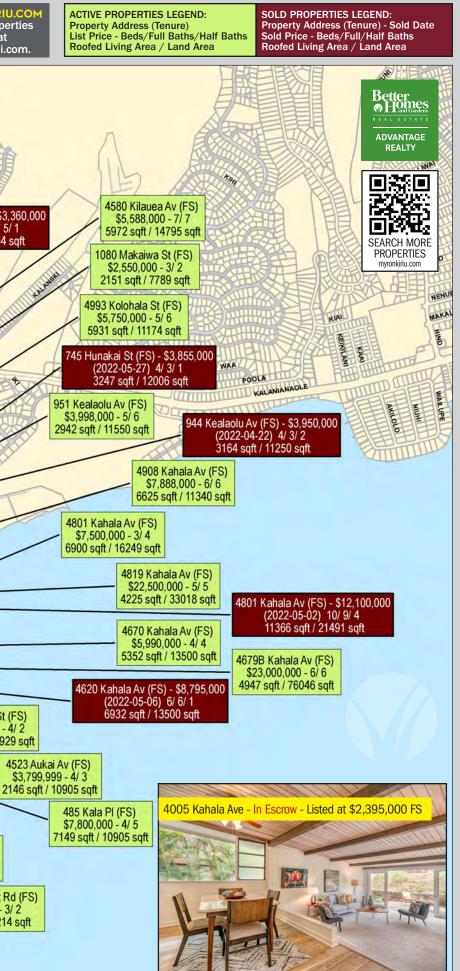


ACTIVE & SOLD PROPERTIES

Looking for a different neighborhood map? Contact 808-927-3811 for more information.

EDX A KILAI AEL 4157 Black Point Rd. - Listed at \$9,950,000 FS 739 Luawai St (FS) - \$1,408,000 (2022-04-05) 3/ 1/ 1 1418 Ahuawa Loop (FS) 1056 saft / 6875 saft \$2,799,000 - 10/8 5099 sqft / 10123 sqft 920 Pilialo St (FS) \$1,710,000 - 5/ 2 1618 sqft / 5000 sqft 676 Elepaio St (FS) 470 Pueo St (FS) - \$3,360,000 \$3.300.000 - 3/3 (2022-05-23) 4/5/1 2662 sqft / 11777 sqft 4686 sqft / 12954 sqft 4401 Puu Panini Av (FS) - \$1,550,000 (2022-03-04) 3/ 2/ 0 AL. 1396 saft / 5313 saft Jat 1 542 Ahina St (FS) MALIA \$3,988,000 - 6/ 4 3662 sqft / 11625 sqft WAIALAR 922 A 21st Av (FS) \$1,739,000 - 7/4 HERBERT 668 Hakaka St (FS) - \$2,650,000 (2022-04-08) 4/ 2/ 0 2696 sqft / 3815 sqft WAIKUI CASTLE BROKAN 1896 sqft / 12010 sqft 837 21st Av (FS) E CATHERINI 676 Hakaka St (FS) - \$2,900,000 (2022-04-15) 3/ 3/ 0 \$1,495,000 - 5/ 2 1580 sqft / 5464 sqft DUVAL 3824 Diamond Head Cir (FS) ESTHER 1890 sqft / 11922 sqft \$7,950,000 - 3/3 4135 Kilauea Av (FS) FRANC 4424 sqft / 23687 sqft \$1,925,000 - 5/ 4 4339 Papu Cir (FS)- \$2,744,000 (2022-04-21) 5/ 7/ 0 4293 sqft / 8924 sqft GEORGI 3326 sqft / 5732 sqft 3222 Noela Dr (FS) - \$3,980,000 (2022-05-27) 4/ 3/ 0 3991 sqft / 24188 sqft WELA HINANO 4083 Kulamanu St (FS) - \$3,300,000 EDNA 2022-03-15) 3/2/0 MAKIN 3115 Noela Dr (FS) KEPUH 1771 sqft / 10296 sqft \$4.890.000 - 3/3 KAUNAOF 1180 sqft / 16139 sqft MONSARRAT 4079 Kulamanu St (FS) WAUKE \$7,500,000 - 5/6 3864 Owena St (FS) - \$5,000,000 (2022-04-27) 4/ 4/ 0 4959 sqft / 15000 sqft 4591 sqft / 9922 sqft COLLINS EAHI PAK 241 Kulamanu PI (FS) \$5,188,000 - 4/3 869 Owena St (FS) - \$2,750,000 3419 sqft / 5611 sqft (2022-04-29) 5/ 3/ 1 HUANI 2488 saft / 9765 saft 4005 Kahala Av (FS) \$2.395.000 - 4/3 3030 Diamond Head Rd (FS) 1888 sqft / 7500 sqft \$2.850.000 - 5/3 2399 sqft / 6000 sqft 615 Kuana St (FS) \$2,495,000 - 4/ 2 3012 Diamond Head Rd (FS) \$3.800.000 - 4/4 1852 sqft / 11929 sqft 2210 sqft / 5000 sqft 637 Pana PI (FS) \$9,650,000 - 5/ 3 4320 Papu Cir (FS) \$3,400,000 - 5/ 6 4523 Aukai Av (FS) \$3,799,999 - 4/ 3 3047 Kalakaua Av (FS) 5166 sqft / 18136 sqft \$10,850,000 - 3/3 4000 sqft / 8190 sqft 3469 sqft / 7256 sqft 3853 Pokapahu PI (FS) - \$5,100,000 (2022-03-11) 4/ 4/ 0 3433 sqft / 10809 sqft 4126 Papu Cir (FS) \$8,970,000 - 4/ 4 2999 Makalei PI (FS) \$8.999.000 - 4/4 4285 sqft / 8190 sqft 5897 sqft / 11752 sqft 4140 Black Point Rd (FS) \$6.800.000 - 5/ 4 3220 Diamond Head Rd (FS) - \$5,470,000 (2022-03-03) 4/ 3/ 1 4189 saft / 7385 saft 3787 Diamond Head Rd (FS) - \$19,600,000 (2022-03-11) 4/ 4/ 1 4009 sqft / 36118 sqft 4189 sqft / 12625 sqft 4157 Black Point Rd (FS) \$9,950,000 - 3/2 3249 Diamond Head Rd (FS) - \$17,000,000 (2022-03-29) 6/ 7/ 1 7501 sqft / 23469 sqft 4087 sqft / 23214 sqft 216 Kulamanu PI (FS) - \$3,550,000 (2022-03-16) 4/ 3/ 0 4121 Black Point Rd (FS) 3311 Beach Rd (FS) 4341 Kaikoo PI (FS) - \$2,977,999 4240 Kaikoo PI (FS) \$3,350,000 - 4/ 3 \$9,998,000 - 4/ 4 (2022-04-13) 3/ 4/ 1 \$7,995,000 - 4/4 1924 sqft / 7267 sqft 2506 sqft / 4798 sqft 2810 sqft / 8290 sqft 3996 sqft / 5885 sqft 5178 sqft / 11580 sqft

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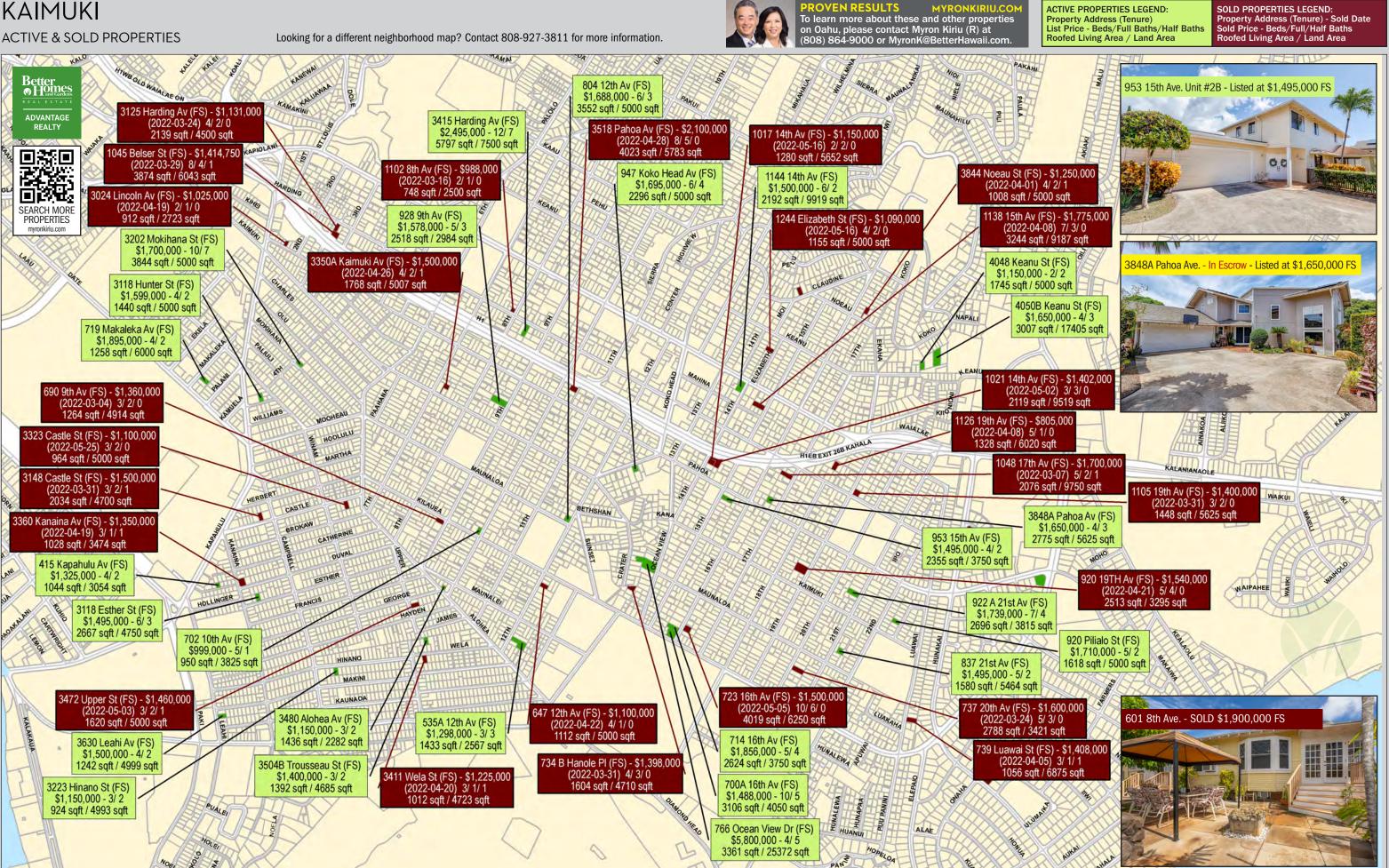


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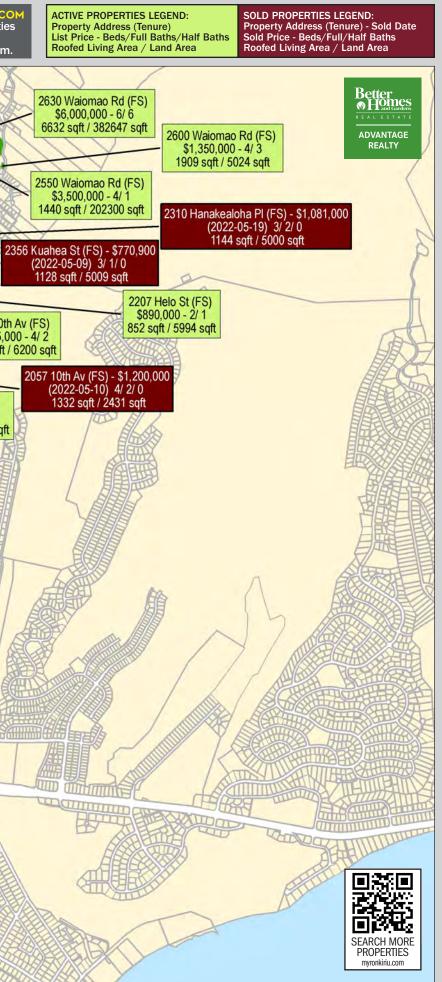
KAPAHULU / PALOLO

ACTIVE & SOLD PROPERTIES

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2476 Narcissus St (FS) - \$1,005,000 (2022-05-10) 4/ 2/ 1 3418 Maluhia St. - SOLD \$1,315,000 FS 1704 saft / 5141 saft 2424 Myrtle St (FS) \$1,095,000 - 2/ 2 1015 sqft / 5922 sqft 2428 Jasmine St (FS) - \$1,108,000 (2022-04-08) 3/ 2/ 0 1056 sqft / 5130 sqft 2117 Palolo Av (FS) \$1,180,000 - 5/3 2541 sqft / 2510 sqft 2161 10th Av (FS) - \$1,050,000 (2022-03-02) 5/ 2/ 0 1810 sqft / 5108 sqft 1774B Palolo Av (FS) 1760K Palolo Av (FS) \$1,298,000 - 5/3 1904 sqft / 2550 sqft \$949,999 - 3/2 2301 10th Av (FS) \$1,395,000 - 4/ 2 1456 sqft / 4793 sqft -2 1838 sqft / 6200 sqft 1760E Palolo Av (FS) \$1,119,000 - 5/3 2159 sqft / 2380 sqft 1967 10th Av (FS) 3284 Hoanoho PI (FS) \$1,550,000 - 5/ 3 \$900.000 - 3/ 1 2295 sqft / 23478 sqft 3425 Kalua Rd (FS) 1644 Palolo Av (FS) - \$1,200,000 (2022-04-18) 3/ 2/ 1 924 sqft / 4250 sqft \$1,100,000 - 4/ 2 1008 sqft / 5000 sqft 1900 sqft / 6113 sqft 1649-A 10th Av (FS) 3273 Lamaloa PI (FS) \$1,200,000 - 6/4 \$999,000 - 5/2 2004 sqft / 14868 sqft 2084 saft / 3500 saft 3125 Harding Av (FS) - \$1,131,000 (2022-03-24) 4/ 2/ 0 1549 Palolo Av (FS) 1635 Palolo Av (FS) - \$1,550,000 (2022-03-03) 6/ 4/ 0 2139 sqft / 4500 sqft \$1,125,000 - 5/ 2 1952 saft / 2988 saft 1045 Belser St (FS) - \$1,414,750 (2022-03-29) 8/ 4/ 1 2819 sqft / 6619 sqft 3874 sqft / 6043 sqft 690 9th Av (FS) - \$1,360,000 (2022-03-04) 3/ 2/ 0 1264 sqft / 4914 sqft 3024 Lincoln Av (FS) - \$1,025,000 (2022-04-19) 2/ 1/ 0 912 saft / 2723 saft 3472 Upper St (FS) - \$1,460,000 (2022-05-03) 3/ 2/ 1 1620 sqft / 5000 sqft 702 10th Av (FS) \$999.000 - 5/ 1 3202 Mokihana St (FS) 950 saft / 3825 saft \$1,700,000 - 10/7 3118 Hunter St (FS) 3844 sqft / 5000 sqft \$1.599.000 - 4/2 3480 Alohea Av (FS) 1440 sqft / 5000 sqft \$1,150,000 - 3/2 1436 sqft / 2282 sqft 3323 Castle St (FS) - \$1,100,000 (2022-05-25) 3/ 2/ 0 964 sqft / 5000 sqft 3504B Trousseau St (FS) 3148 Castle St (FS) - \$1,500,000 \$1,400,000 - 3/ 2 (2022-03-31) 3/ 2/ 1 2034 sqft / 4700 sqft 1392 sqft / 4685 sqft 647 12th Av (FS) - \$1,100,000 (2022-04-22) 4/ 1/ 0 3360 Kanaina Av (FS) - \$1,350,000 (2022-04-19) 3/ 1/ 1 1112 sqft / 5000 sqft 1028 sqft / 3474 sqft 415 Kapahulu Av (FS) 3411 Wela St (FS) - \$1,225,000 (2022-04-20) 3/ 1/ 1 \$1,325,000 - 4/2 1044 sqft / 3054 sqft 1012 sqft / 4723 sqft 3118 Esther St (FS) 535A 12th Av (FS) \$1,298,000 - 3/ 3 \$1,495,000 - 6/ 3 2667 sqft / 4750 sqft 3630 Leahi Av (FS) 1433 sqft / 2567 sqft \$1,500,000 - 4/2 3223 Hinano St (FS) 1242 sqft / 4999 sqft \$1,150,000 - 3/2 924 sqft / 4993 sqft

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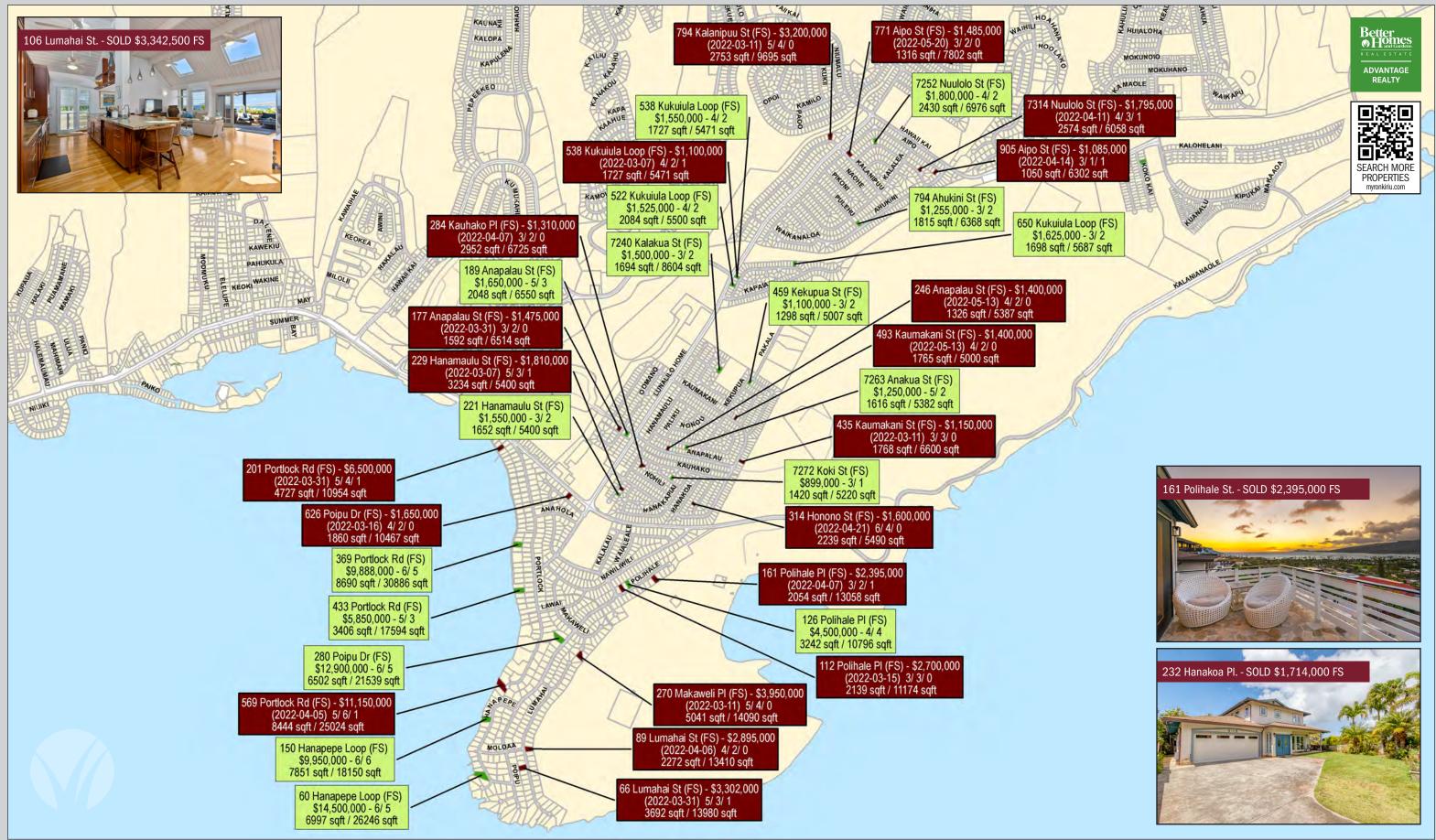
KOKO HEAD TERRACE / KOKO KAI/PORTLOCK

ACTIVE & SOLD PROPERTIES

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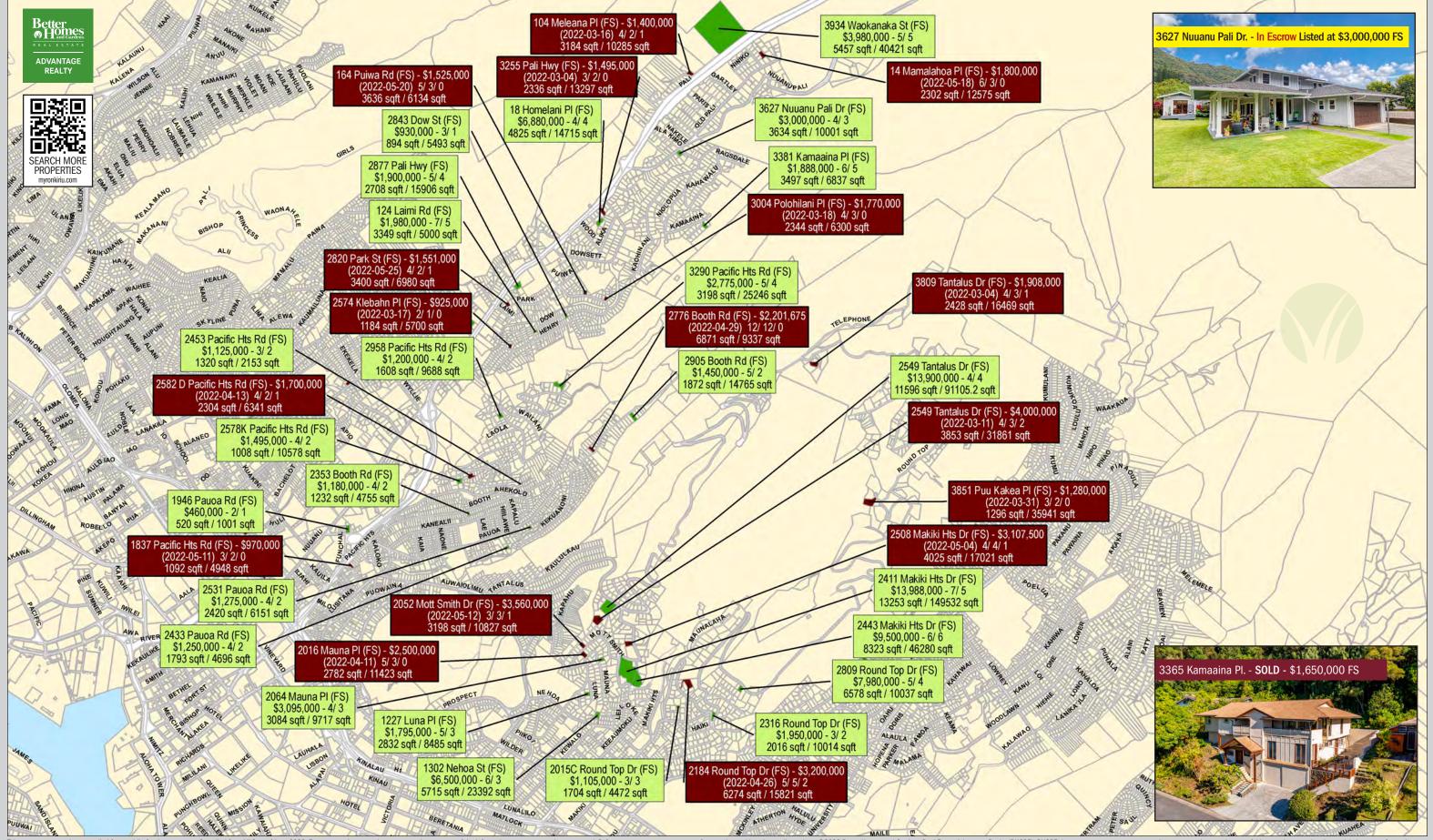
ACTIVE PROPERTIES LEGEND: Property Address (Tenure) List Price - Beds/Full Baths/Half Baths Roofed Living Area / Land Area

MAKIKI HEIGHTS / NUUANU

ACTIVE & SOLD PROPERTIES

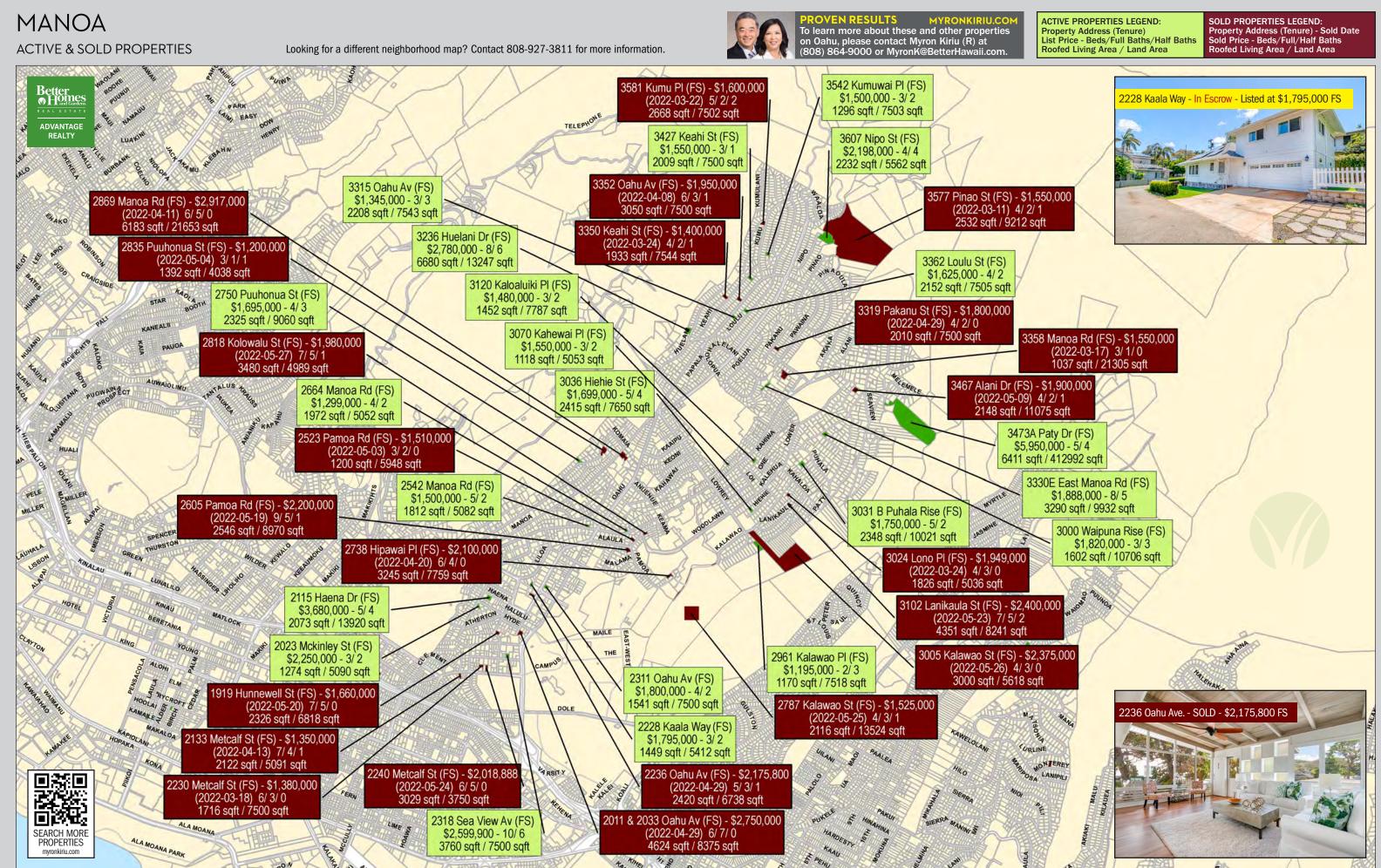
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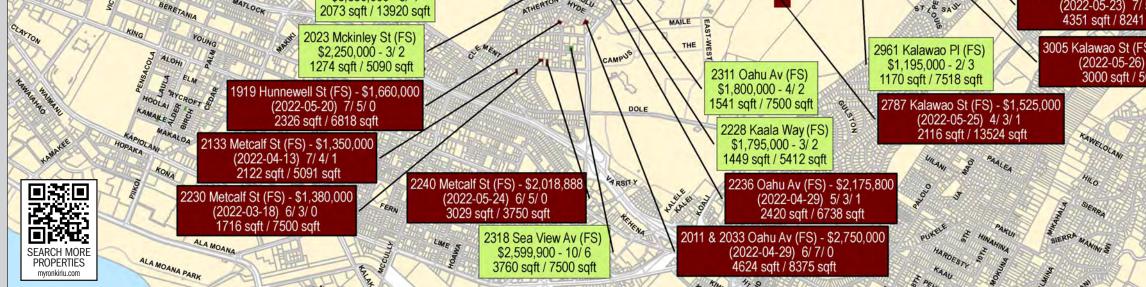
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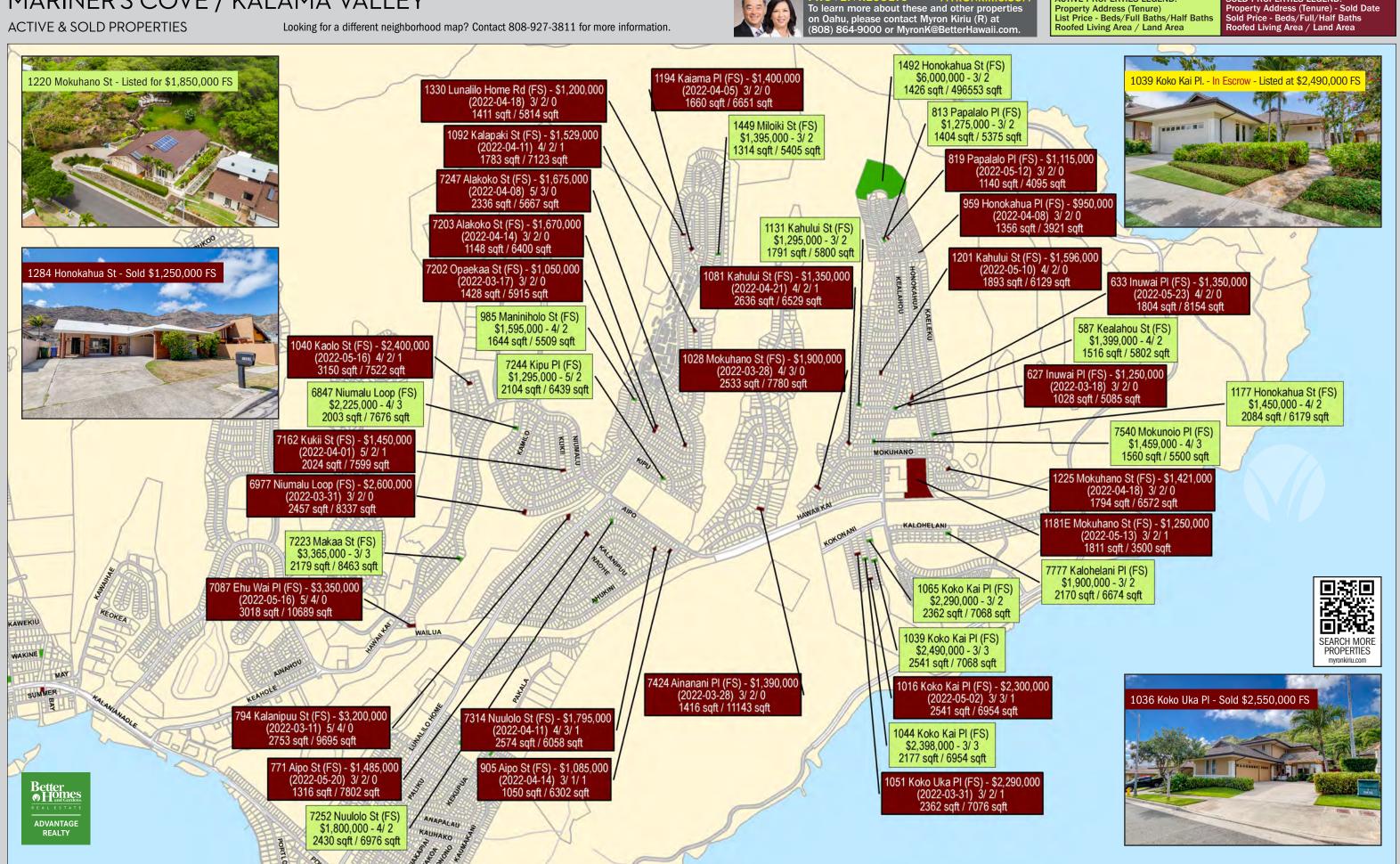


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MARINER'S COVE / KALAMA VALLEY

ACTIVE & SOLD PROPERTIES

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ACTIVE PROPERTIES LEGEND: Property Address (Tenure) List Price - Beds/Full Baths/Half Baths Roofed Living Area / Land Area

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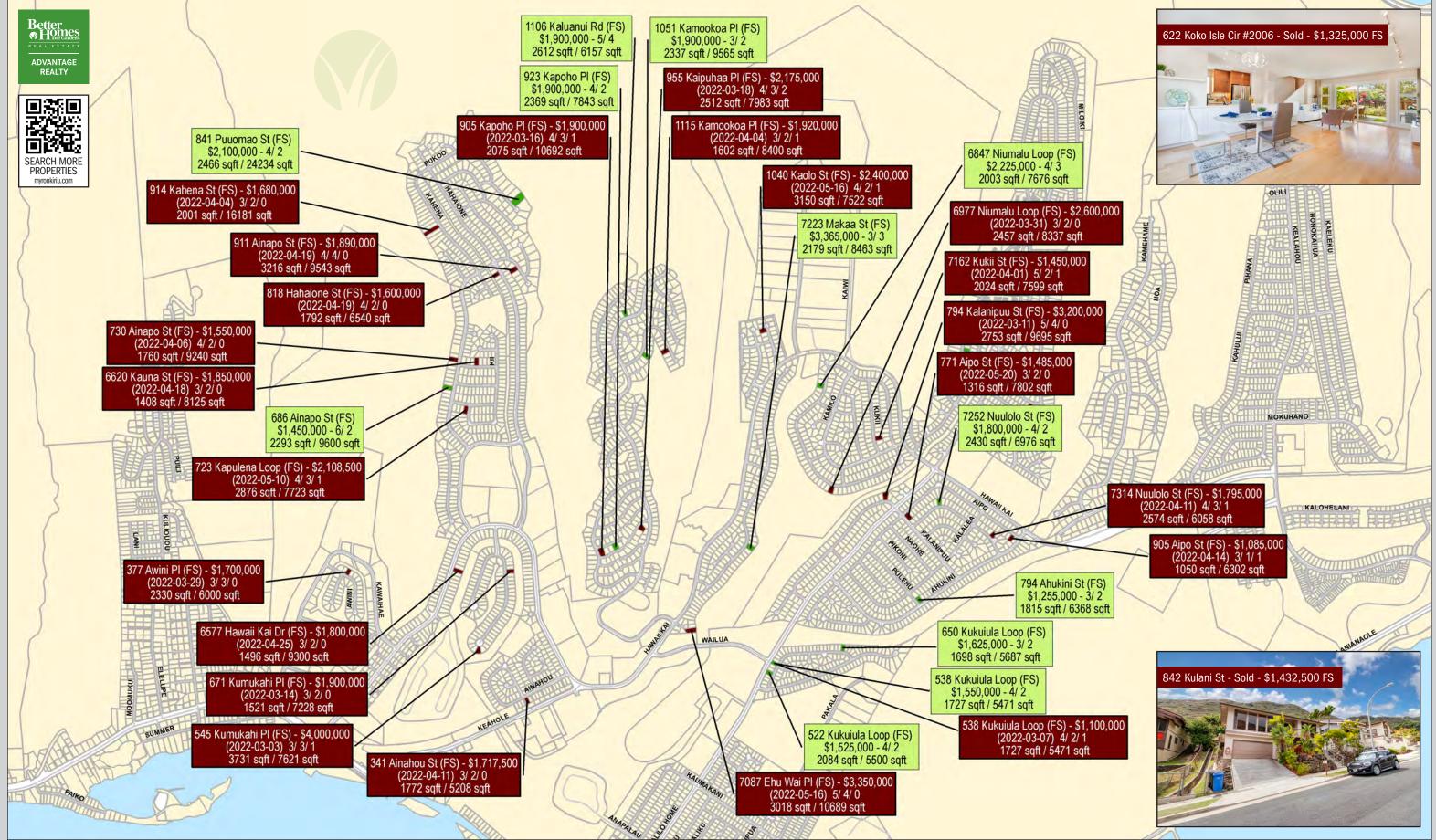
MARINER'S RIDGE / WEST MARINA / HAHAIONE

ACTIVE & SOLD PROPERTIES

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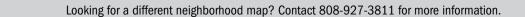


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WAIALAE IKI / WAIALAE NUI

KO,



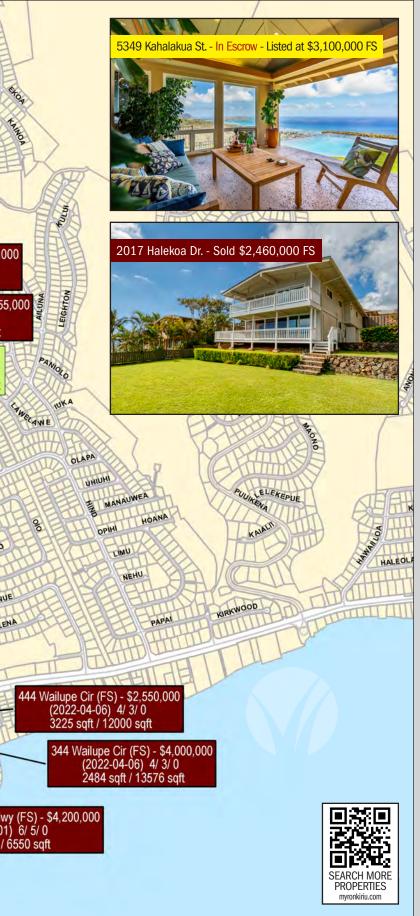
To learn more about these and other properties on Oahu, please contact Myron Kiriu (R) at (808) 864-9000 or MyronK@BetterHawaii.com. **ACTIVE & SOLD PROPERTIES** YAMAKA Better Mones 2344 Halekoa Dr (FS) \$1,595,000 - 3/2 2073 sqft / 7929 sqft ADVANTAGE 2544 Halekoa Dr (FS) - \$1,680,000 (2022-04-29) 3/ 2/ 1 2128 sqft / 8563 sqft REALTY 2000 Kunihi PI (FS) - \$2,438.000 2029 Kuola PI (FS) - \$1,900,000 (2022-03-31) 4/ 2/ 2 (2022-04-12) 4/ 3/ 1 3523 sqft / 8218 sqft 3835 sqft / 8533 sqft 2212 Halekoa Dr (FS) 1855 Laukahi St (FS) - \$2,050,000 (2022-05-27) 4/ 3/ 0 3025 sqft / 11522 sqft 2006 Laukahi St (FS) - \$4,600,000 (2022-03-25) 3/ 5/ 1 4867 sqft / 19479 sqft RAWELOLAN \$2,350,000 - 4/2 2261 sqft / 7700 sqft AHAYU LILINOE 5349 Kahalakua St (FS) 2017 Halekoa Dr (FS) - \$2,460,000 (2022-03-18) 3/ 2/ 1 2501 sqft / 8958 sqft \$3,100,000 - 4/3 1821 Kumakani PI (FS) - \$3,080,000 (2022-05-16) 6/ 3/ 2 HILO 3357 sqft / 9683 sqft AHAPII 5020 sqft / 15950 sqft 5251 Kuaiwi PI (FS) - \$2,080,000 (2022-05-27) 4/ 3/ 1 PAKAHI 1727 Kumakani Loop (FS) 1457 Ainakoa Av (FS) 2951 sqft / 14981 sqft \$3,495,000 - 4/ 5 \$995.000 - 3/1 ALAELON 1797 Laukahi St (FS) - \$3,655,000 (2022-03-07) 6/ 5/ 1 4997 sqft / 10933 sqft 3966 sqft / 9019 sqft 984 sqft / 5665 sqft HALEKOA MANINI 1624 Kamole St (FS) KILAUEA 1753 Halekoa Dr (FS) \$2,495,000 - 4/ 3 \$1,935,000 - 3/3 2042 sqft / 7872 sqft 1753 Laukahi St (FS) 2560 saft / 13088 saft \$2,850,000 - 4/3 ANE 1490 Kalaniiki St (FS) - \$1,175,000 3607 saft / 10212 saft 1741 Halekoa Dr (FS) - \$1,735,000 (2022-05-23) 3/ 2/ 0 (2022-03-02) 3/ 2/ 0 PALIPAA 1434 sqft / 880827 sqft 5396 Poola St (FS) 1388 sqft / 9612 sqft \$2,198,000 - 5/ 3 1559 Kalaniuka PI (FS) 420 Ainakoa Av (FS) - \$1,300,000 2893 sqft / 15402 sqft K141 \$1.350.000 - 3/2 (2022-04-22) 3/ 2/ 0 1376 saft / 880827 saft 1614 Ihiloa Loop (FS) 1416 sqft / 5419 sqft \$2,700,000 - 5/4 1413 Luinakoa St (FS) - \$1,050,000 (2022-04-08) 3/ 2/ 0 3950 sqft / 12413 sqft LULU 1104 sqft / 5400 sqft 1356 Laukahi St (FS) - \$1,850,000 (2022-03-28) 3/ 2/ 0 1620 Halekoa Dr (FS) 541 Ipukula St (FS) - \$1,750,000 (2022-03-07) 3/ 3/ 1 \$1,775,000 - 4/3 1868 sqft / 10091 sqft HOAAINA 2121 sqft / 8485 sqft WAHINEKOA 2518 sqft / 7700 sqft 1507 Ehupua PI (FS) ALAKOA PALAOLE 1338 Hoakoa PI (FS) - \$1,050,000 (2022-03-29) 3/ 1/ 0 912 sqft / 5168 sqft \$4,652,000 - 4/3 NENUE 1244 Laukahi St (FS) \$1,870,000 - 3/ 3 4007 saft / 18667 saft MALIA EHUPWA MAKALENA 2486 sqft / 13860 sqft OHIALOKE LAUKAHI 4834 Analii St (FS) 1339 Makaikoa St (FS) 26B KAHALA \$2,235,000 - 3/2 1206 Laukahi St (FS) - \$2,150,000 (2022-05-12) 9/ 5/ 0 \$995,000 - 3/ 1 1824 sqft / 16500 sqft WAIALAE 936 saft / 5449 saft 3427 sqft / 12515 sqft ANALI THILAN WAR 1204 Laukahi St (FS) \$3,100,000 - 6/ 6 WAILUPE 先 7774 sqft / 12806 sqft 921 Waiiki St (FS) - \$3,150,000 (2022-04-29) 3/ 3/ 0 2509 saft / 13487 saft 1023 Waiiki St (FS) - \$2,375,000 (2022-04-01) 4/ 3/ 0 1103 Kaimoku PI (FS) 5017 Kalanianaole Hwy (FS) - \$4,200,000 (2022-04-01) 6/ 5/ 0 4204 sqft / 6550 sqft 987 Waiholo St (FS) \$17,550,000 - 3/3 2389 sqft / 10102 sqft \$4,995,000 - 7/6 6728 sqft / 21600 sqft UAMA 3522 sqft / 15852 sqft 1044 Waiholo St (FS) \$3,800,000 - 3/ 3 1038 Waiholo St (FS) - \$4,300,000 (2022-05-18) 4/ 4/ 0 2880 sqft / 10969 sqft 3651 sqft / 11108 sqft PUEO

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ACTIVE PROPERTIES LEGEND: Property Address (Tenure) List Price - Beds/Full Baths/Half Baths Roofed Living Area / Land Area

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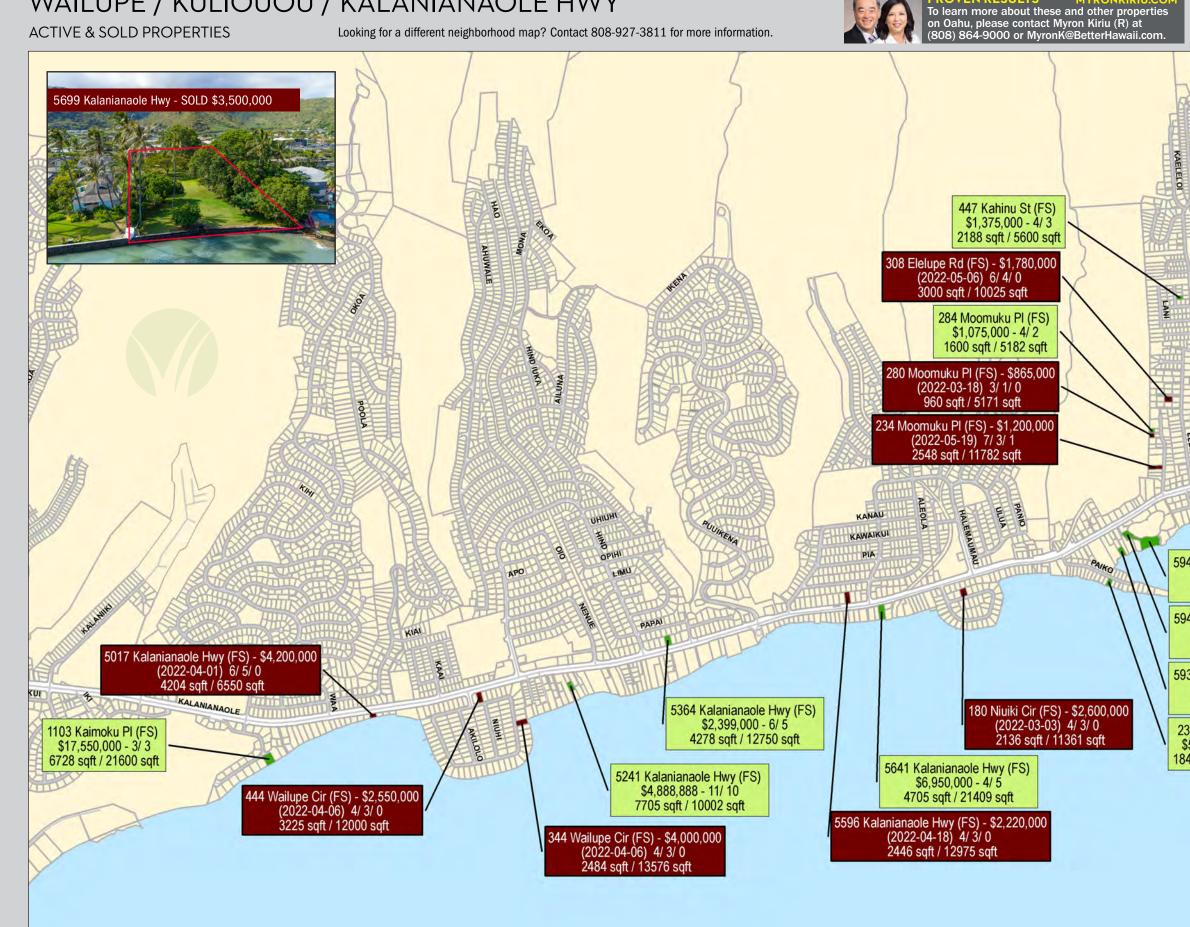
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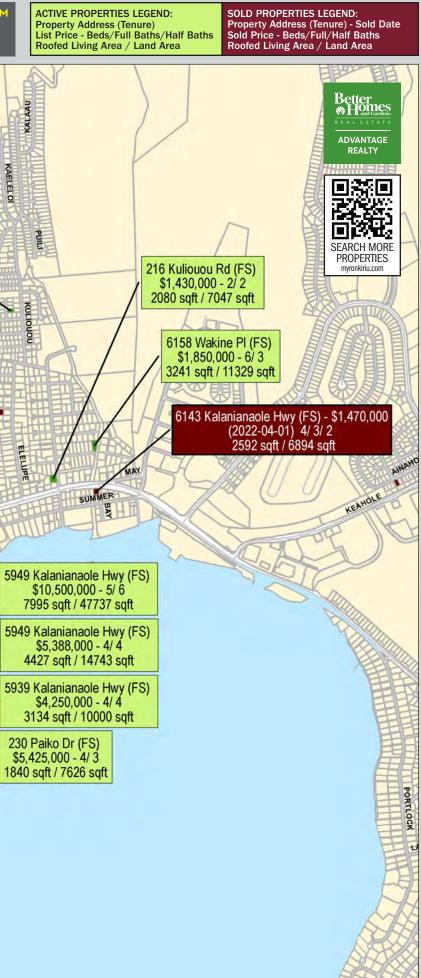
WAILUPE / KULIOUOU / KALANIANAOLE HWY

ACTIVE & SOLD PROPERTIES

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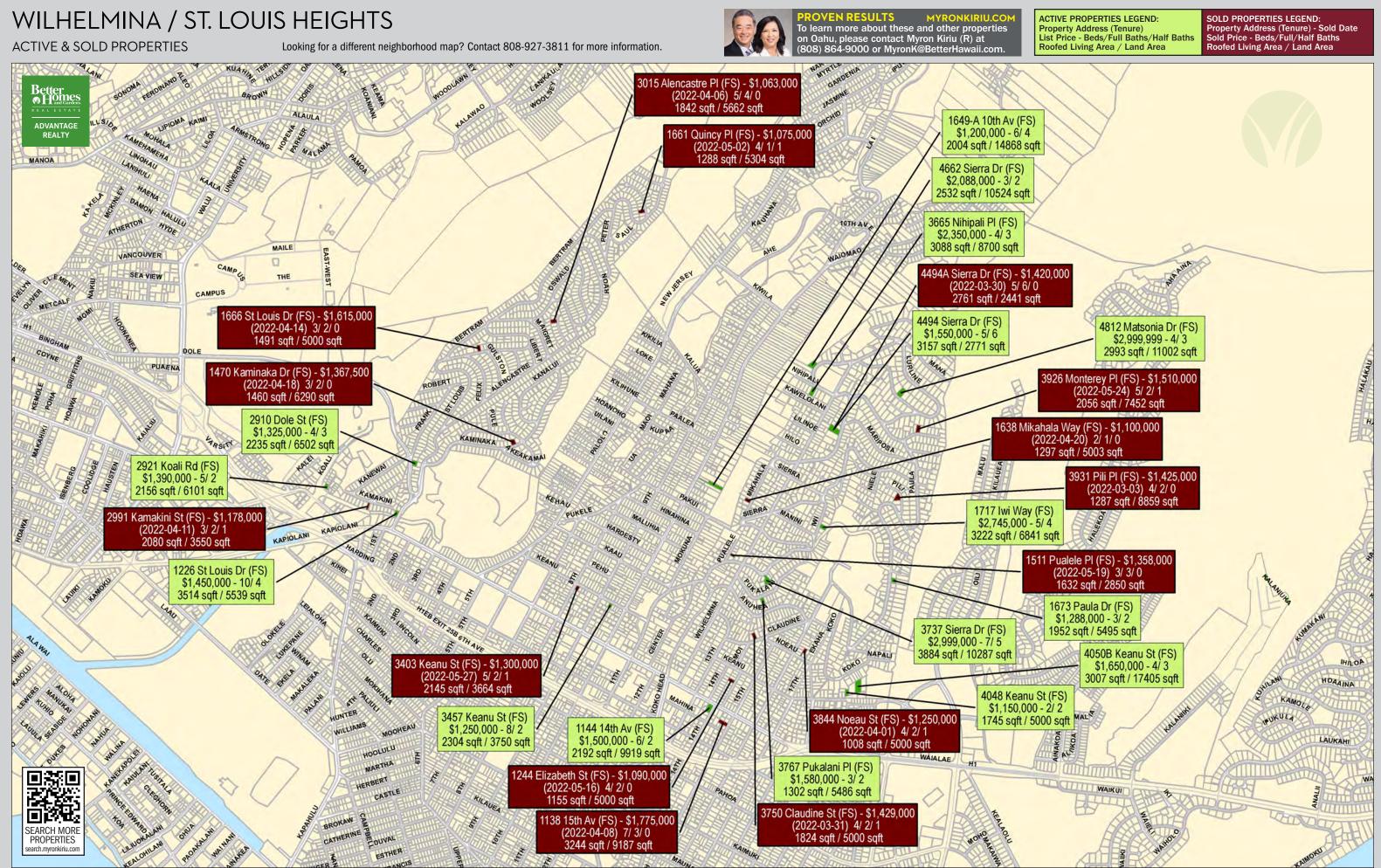


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RESULTS



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