



Better Homes and Gardens Real Estate Advantage Realty  
BHGRE Advantage Realty, LLC.  
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4211 Waialae Avenue, Box 9050 | Honolulu, HI 96816  
MYRONKIRIU.COM

MEET TEAM KIRIU



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Buyers Specialist

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Buyers Specialist

**JUSTIN CENTEIO**  
RA | RS-82219  
Client Relations Specialist

**KRISTY HASEGAWA**  
RA | RS-85737  
Transaction Specialist



**#1 BROKER-LED TEAM NATIONWIDE**  
BETTER HOMES AND GARDENS REAL ESTATE  
6 YEARS IN A ROW!

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**\$5 Off**  
Your Entire Dine-In  
Food Check of \$30 or More  
**Offer NOT VALID on ALL HOLIDAYS.**  
Valid for dine-in only. Not Valid on any delivery. Not combinable with any other coupon, offer, discount, or promotion. Must present physical coupon for redemption. **Not valid with \$50 Pre-Printed "C-Cards."**  
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PEARLRIDGE EAST • 487-8188  
WAIPIO • 678-8868 | WINDWARD MALL • 247-1888  
[www.bigcitydinerhawaii.com](http://www.bigcitydinerhawaii.com)  
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at checkout for 15% off online orders only  
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Valid until 12/31/23  
Hawaii Kai Town Center | Kaimuki | Moanalua Shopping Center  
Waipahu Town Center | Ka Makana Ali'i | Kapolei Marketplace | Wahiawa

**TO THAI FOR**  
3571 Waialae Ave., Honolulu, HI 96816 • (808) 735-8558  
**FREE** One order of Crispy Spring Rolls with purchase of \$70 or one tapioca pudding with purchase of \$50.  
Also, Monstera Plants For Sale  
Valid on take-out orders only. Must present coupon at purchase. One coupon per customer. Other restrictions may apply. Offer expires 4/30/23.

**KARAI CRAB**  
**FREE Early Bird Appetizer**  
Call 808-952-6990 or visit YELP for reservations.  
1314 S. King St. STE G2, Honolulu, HI 96814  
visit us at [www.KaraiCrab.com](http://www.KaraiCrab.com)  
Dine-in only. One coupon per table. Valid M-F 4:00pm-6:00pm. Not valid on holidays, or with any other promos or discounts. Offer expires 4/30/23.

TEAM KIRIU  
market report

2023 1ST QUARTER | OAHU

A Transitioning Real Estate Market

Recently, sales prices and the volume of closed sales have dropped for both condos and homes on Oahu. This change was spurred on by the Federal Reserve's increase in interest rates in an effort to stem high inflation. The Federal Reserve is likely to increase interest rates a couple more times this year, so real estate prices will likely continue to remain flat over the next couple of quarters.

What does this mean for the real estate buyer and seller? It simply means that we are returning to a more normal market. What was a crazy seller's market is now transitioning towards a balanced market where the seller and buyer have equal leverage when negotiating a real estate transaction.

Buyers may have a bit more time to investigate a property and the surrounding neighborhood before submitting an offer. Additionally, the terms on the offer won't always have to be so seller-friendly. There will still be instances where a property is located in a highly desirable neighborhood and is priced well, which will generate multiple offers at or above the listing price. But these instances will be less frequent.

Sellers may have to be more patient in selling their

homes. They may not immediately get multiple offers over the asking price, as was common in recent past. Proper prepping and staging of the home will become increasingly important, as good preparation will make the property stand out, sell faster, and sell at a better price.

As a homeowner or investor, it may be a good time to upgrade your real estate portfolio. Sell your less expensive property now and purchase an upgraded property while real estate prices are flat or declining. As a homeowner, you may be able to avoid capital gains taxes on the first \$250,000 of gain as an individual and the first \$500,000 of gain as a couple. As an investor, you can defer paying any capital gains taxes on your sale by executing an IRS section 1031 exchange.

In a broad overview of the real estate market in Hawaii, mortgage interest rates are about in line with the average over the past 30 years. Buyers should be fine buying now if they take a long-term perspective on their purchase, as historically, Hawaii real estate prices have performed well over the long run. If buyers feel that interest rates will be dropping in the future, buyers can take an adjustable-rate mortgage now and refinance to a fixed-rate mortgage if rates drop. If sellers are considering selling within the next couple of years, now would be as good a time as any. Otherwise, if sellers intend to hold their real estate longer than a few years, Hawaii real estate prices will rise over time.

OAHU REAL ESTATE MARKET STATISTICS

FEB 2023 vs. FEB 2022

		SINGLE-FAMILY HOMES	CONDOMINIUMS
MEDIAN SALES PRICE	2023	\$987,000	\$480,000
	2022	↓ 12.3% \$1,125,000	↓ 3.4% \$497,000
CLOSED SALES	2023	173	325
	2022	↓ 28.2% 241	↓ 33.1% 486
MEDIAN DAYS ON MARKET	2023	↑ 261.5% 47	↑ 100% 28
	2022	13	14
ACTIVE INVENTORY	2023	↑ 57.2% 547	↑ 19.0% 1,177
	2022	348	989

(SOURCE: HONOLULU BOARD OF REALTORS 2023)



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PROPERTY MAPS INSIDE >>

# ACTIVE & SOLD PROPERTY MAP

AINA HAINA • HAWAII LOA  
NIU VALLEY • WAILUPE  
KULIOUOU  
KALANIANAOLE HIGHWAY

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full/Half Baths  
Roofed Living Area / Land Area

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936 Hao St (FS)  
\$1,250,000 - 3/ 2/ 1  
1312 sqft / 8634 sqft

886 Puuikena Dr (FS) - \$2,800,000  
(2022-11-30) 4/ 4/ 0  
2880 sqft / 10839 sqft

705 Kahiau Loop (FS)  
\$2,800,000 - 4/ 3/ 0  
2942 sqft / 13797 sqft

650 Kaulana Pl (FS) - \$2,400,000  
(2023-02-02) 3/ 2/ 1  
2095 sqft / 9173 sqft

844 Ahuwale St (FS)  
\$1,275,988 - 3/ 2/ 0  
1358 sqft / 7500 sqft

1133 Ikena Cir (FS)  
\$27,000,000 - 4/ 5/ 2  
9570 sqft / 30855 sqft

794 Moaniala St (FS) - \$3,100,000  
(2023-01-13) 5/ 4/ 1  
3673 sqft / 8912 sqft

721 Ahuwale St (FS)  
\$2,100,000 - 7/ 5/ 0  
2114 sqft / 11038 sqft

626 Kahiau Loop (FS)  
\$2,850,000 - 4/ 3/ 0  
3848 sqft / 13377 sqft

409 Lelekepue Pl (FS) - \$2,758,000  
(2023-01-17) 3/ 3/ 2  
3897 sqft / 12382 sqft

388 Halaki St (FS) - \$1,410,000  
(2023-01-09) 4/ 2/ 0  
1670 sqft / 7715 sqft

273 Moomuku Pl (FS)  
\$2,280,000 - 8/ 4/ 2  
2332 sqft / 16192 sqft

591 Kahiau Loop (FS) - \$6,180,000  
(2023-02-28) 4/ 3/ 1  
5226 sqft / 26624 sqft

205 Hawaii Loa St (FS) - \$1,285,000  
(2023-01-06) 4/ 2/ 0  
1440 sqft / 8750 sqft

248 Elelupe Rd (FS)  
\$2,060,000 - 5/ 3/ 1  
3028 sqft / 15678 sqft

5211 Pilikai St (FS) - \$1,350,000  
(2022-12-09) 3/ 1/ 0  
1315 sqft / 7508 sqft

393 Lelekepue Pl (FS)  
\$6,200,000 - 5/ 5/ 1  
6380 sqft / 12025 sqft

270 Halemaumau St (FS) - \$1,105,000  
(2023-02-28) 4/ 2/ 0  
1624 sqft / 7735 sqft

5901A Kalanianaole Hwy (FS) - \$1,190,000  
(2022-12-02) 4/ 3/ 1  
2900 sqft / 10743 sqft

443 Hind Dr (FS)  
\$1,699,000 - 4/ 2/ 0  
1351 sqft / 8214 sqft

360 Puuikena Dr (FS)  
\$23,000,000 - 5/ 6/ 1  
8795 sqft / 22388 sqft

269 Halemaumau St (FS)  
\$2,100,000 - 6/ 4/ 1  
3663 sqft / 7812 sqft

5949 Kalanianaole Hwy (FS)  
\$8,800,000 - 5/ 6/ 0  
7995 sqft / 47737 sqft

5123 Palaole Pl (FS)  
\$5,750,000 - 5/ 5/ 1  
3994 sqft / 16522 sqft

269 Kaialii Pl (FS)  
\$10,000,000 - 6/ 6/ 2  
6034 sqft / 23503 sqft

5641 Kalanianaole Hi (FS)  
\$7,000,000 - 5/ 5/ 1  
4705 sqft / 21409 sqft

230 Paiko Dr (FS)  
\$4,700,000 - 4/ 3/ 1  
1840 sqft / 7626 sqft

4915 Kalanianaole Hwy (FS)  
\$6,895,000 - 9/ 8/ 0  
6150 sqft / 28924 sqft

5241 Kalanianaole Hwy (FS)  
\$4,499,000 - 11/ 10/ 0  
7705 sqft / 10002 sqft

289 Kaialii Pl (FS) - \$8,800,000  
(2022-12-21) 5/ 6/ 1  
7643 sqft / 29292 sqft

5505 Kalanianaole Hwy (FS)  
\$5,900,000 - 7/ 8/ 0  
4460 sqft / 13628 sqft

99 Niuiiki Cir (FS) - \$3,400,000  
(2023-01-20) 6/ 4/ 0  
4057 sqft / 11574 sqft

5795 Kalanianaole Hwy (FS)  
\$5,950,000 - 4/ 4/ 1  
3812 sqft / 14125 sqft

1103 Kaimoku Pl (FS)  
\$15,890,000 - 4/ 3/ 1  
6728 sqft / 21600 sqft

312 Wailupe Cir (FS)  
\$5,950,000 - 5/ 5/ 1  
3694 sqft / 18316 sqft

5245 Kalanianaole Hwy (FS)  
\$9,800,000 - 4/ 3/ 2  
5127 sqft / 19943 sqft

5641 Kalanianaole Hwy (FS)  
\$7,000,000 - 5/ 5/ 1  
4705 sqft / 21409 sqft

5731 Haleola St (FS) - \$1,235,000  
(2022-12-30) 3/ 2/ 0  
1446 sqft / 7535 sqft

245 Halemaumau St (FS) - \$1,128,000  
(2022-12-27) 4/ 2/ 1  
1619 sqft / 7812 sqft



# ACTIVE & SOLD PROPERTY MAP

KAHALA  
DIAMOND HEAD

## ACTIVE & SOLD LEGENDS

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

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Property Address (Tenure) - Sold Price  
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**JUST SOLD** 927 KOLOA STREET  
Sold at \$3,580,000 (Represented Buyer)



**JUST SOLD** 1149 HUNAKAI STREET  
Sold at \$2,169,098 (Represented Seller)



**ACTIVE** 4157 BLACK POINT ROAD  
Listed at \$9,950,000 (Representing Seller)

# ACTIVE & SOLD PROPERTY MAP

KAIMUKI • KAPAHULU  
PALOLO VALLEY

## ACTIVE & SOLD LEGENDS

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2630 Waiomao Rd (FS)  
\$6,000,000 - 6/ 6/ 0  
6632 sqft / 382647 sqft

2630 Waiomao Ro (FS)  
\$6,000,000 - 6/ 6/ 0  
6632 sqft / 382647 sqft

2117 Palolo Ave (FS) - \$1,130,000  
(2022-12-08) 5/ 3/ 0  
2493 sqft / 3388 sqft

2345 Kipona Pl (FS)  
\$590,000 - 4/ 1/ 0  
1080 sqft / 5619 sqft

1989 9th Ave (FS) - \$725,000  
(2023-01-11) 3/ 1/ 0  
880 sqft / 5759 sqft

2318 Waiomao Rd (FS)  
\$1,400,000 - 7/ 4/ 0  
3109 sqft / 7653 sqft

1774 F Palolo Av (FS)  
\$495,000 - 2/ 1/ 0  
603 sqft / 2380 sqft

2311 10th Ave (FS) - \$965,000  
(2022-11-30) 3/ 2/ 0  
1168 sqft / 4001 sqft

3451 Paalea St (FS) - \$918,000  
(2023-02-17) 4/ 3/ 0  
1491 sqft / 4750 sqft

1835 B 10th Ave (FS) - \$1,000,000  
(2023-01-19) 3/ 1/ 1  
1072 sqft / 5080 sqft

1532 Pukele Ave (FS) - \$850,000  
(2022-12-30) 2/ 1/ 0  
888 sqft / 4880 sqft

1615 10th Ave (FS)  
\$1,295,000 - 5/ 2/ 1  
2126 sqft / 4448 sqft

2074 Puuohala Rd (FS) - \$475,000  
(2023-02-27) 4/ 2/ 0  
1122 sqft / 5005 sqft

3032 Harding Av (FS)  
\$1,080,000 - 4/ 2/ 2  
1352 sqft / 4714 sqft

1341 Highview Pl (FS)  
\$1,599,000 - 4/ 3/ 0  
2103 sqft / 8864 sqft

1017 2nd Av (FS)  
\$948,000 - 3/ 1/ 0  
948 sqft / 4500 sqft

1335 9th Ave (FS)  
\$1,950,000 - 7/ 3/ 0  
2079 sqft / 10000 sqft

3222 Winam Ave (FS) - \$1,200,000  
(2023-01-30) 3/ 2/ 0  
1254 sqft / 5000 sqft

949A 7th Av (FS)  
\$3,200,000 - 10/ 6/ 0  
5352 sqft / 8000 sqft



**SOLD** 3418 MALUHIA STREET  
Sold at \$1,315,000 (Represented Seller)



**SOLD** 953 15TH AVENUE #2B  
Sold at \$1,440,000 (Represented Seller)



**SOLD** 601 8TH AVENUE  
Sold at \$1,900,000 (Represented Seller)

3933 Harding Av (FS)  
\$1,328,000 - 4/ 3/ 0  
1763 sqft / 3000 sqft

3817 Kaimuki Av (FS)  
\$1,100,000 - 4/ 2/ 0  
1505 sqft / 3142 sqft

3115 Makini St (FS)  
\$2,899,000 - 4/ 1/ 0  
1649 sqft / 10031 sqft

3504 Alohea Ave (FS) - \$930,000  
(2022-12-23) 2/ 1/ 0  
836 sqft / 2975 sqft

1034A 16th Ave (FS) - \$1,050,000  
(2023-02-17) 4/ 3/ 0  
1294 sqft / 3606 sqft

3108 Duval St (FS)  
\$1,795,000 - 5/ 5/ 0  
2747 sqft / 3585 sqft

742 19th Av (FS)  
\$2,500,000 - 11/ 5/ 0  
3570 sqft / 11250 sqft

4106 Kaimuki Ave (FS) - \$1,175,000  
(2023-02-13) 2/ 1/ 0  
1038 sqft / 5000 sqft

# ACTIVE & SOLD PROPERTY MAP

KOKO HEAD TERRACE  
KOKO KAI • PORTLOCK

## ACTIVE & SOLD LEGENDS

**ACTIVE PROPERTIES LEGEND:**  
Property Address (Tenure)  
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Roofed Living Area / Land Area

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Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full/Half Baths  
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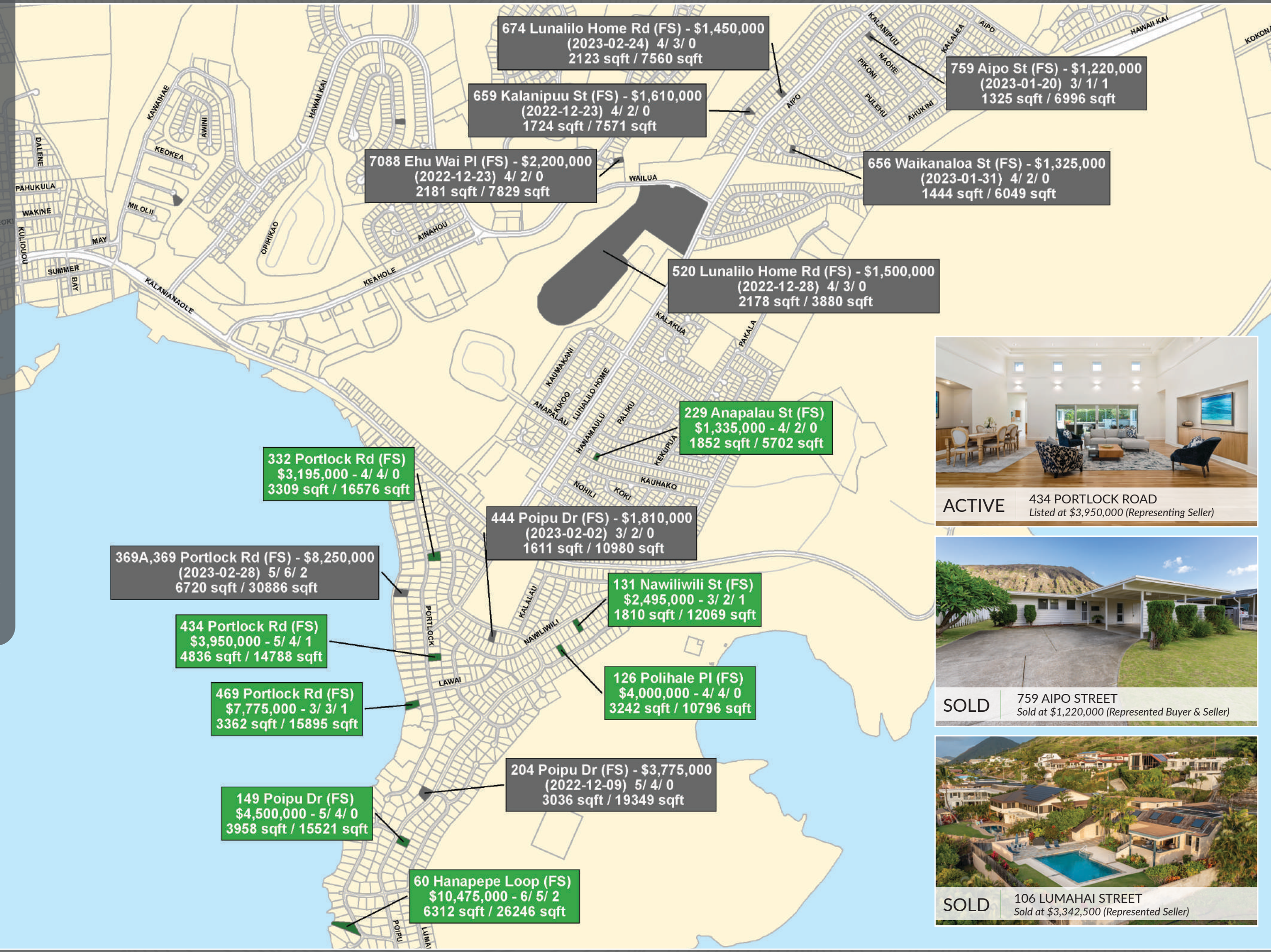
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674 Lunalilo Home Rd (FS) - \$1,450,000  
(2023-02-24) 4/ 3/ 0  
2123 sqft / 7560 sqft

659 Kalanipuu St (FS) - \$1,610,000  
(2022-12-23) 4/ 2/ 0  
1724 sqft / 7571 sqft

759 Aipo St (FS) - \$1,220,000  
(2023-01-20) 3/ 1/ 1  
1325 sqft / 6996 sqft

7088 Ehu Wai Pl (FS) - \$2,200,000  
(2022-12-23) 4/ 2/ 0  
2181 sqft / 7829 sqft

656 Waikanaloa St (FS) - \$1,325,000  
(2023-01-31) 4/ 2/ 0  
1444 sqft / 6049 sqft

520 Lunalilo Home Rd (FS) - \$1,500,000  
(2022-12-28) 4/ 3/ 0  
2178 sqft / 3880 sqft

229 Anapalau St (FS)  
\$1,335,000 - 4/ 2/ 0  
1852 sqft / 5702 sqft

332 Portlock Rd (FS)  
\$3,195,000 - 4/ 4/ 0  
3309 sqft / 16576 sqft

444 Poipu Dr (FS) - \$1,810,000  
(2023-02-02) 3/ 2/ 0  
1611 sqft / 10980 sqft

131 Nawiliwili St (FS)  
\$2,495,000 - 3/ 2/ 1  
1810 sqft / 12069 sqft

369A,369 Portlock Rd (FS) - \$8,250,000  
(2023-02-28) 5/ 6/ 2  
6720 sqft / 30886 sqft

434 Portlock Rd (FS)  
\$3,950,000 - 5/ 4/ 1  
4836 sqft / 14788 sqft

126 Polihale Pl (FS)  
\$4,000,000 - 4/ 4/ 0  
3242 sqft / 10796 sqft

469 Portlock Rd (FS)  
\$7,775,000 - 3/ 3/ 1  
3362 sqft / 15895 sqft

204 Poipu Dr (FS) - \$3,775,000  
(2022-12-09) 5/ 4/ 0  
3036 sqft / 19349 sqft

149 Poipu Dr (FS)  
\$4,500,000 - 5/ 4/ 0  
3958 sqft / 15521 sqft

60 Hanapepe Loop (FS)  
\$10,475,000 - 6/ 5/ 2  
6312 sqft / 26246 sqft



**ACTIVE** 434 PORTLOCK ROAD  
Listed at \$3,950,000 (Representing Seller)



**SOLD** 759 AIPO STREET  
Sold at \$1,220,000 (Represented Buyer & Seller)



**SOLD** 106 LUMAHAI STREET  
Sold at \$3,342,500 (Represented Seller)

# ACTIVE & SOLD PROPERTY MAP

MAKIKI HEIGHTS  
NUUANU

## ACTIVE & SOLD LEGENDS

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58 Country Club Rd (FS) - \$1,888,000  
(2022-12-29) 3/ 2/ 1  
1584 sqft / 16201 sqft

19-4549 Amaumau Rd (FS)  
\$1,490,000 - 3/ 2/ 1  
1260 sqft / 1302880 sqft

3430 Kaohinani Dr (FS)  
\$1,825,000 - 4/ 2/ 0  
1752 sqft / 11070 sqft

2817 Dow St (FS)  
\$1,750,000 - 3/ 4/ 0  
2070 sqft / 5000 sqft

18 Homelani PI (FS)  
\$5,500,000 - 4/ 4/ 1  
5437 sqft / 14715 sqft

3224 Pelekane Dr (FS) - \$1,175,000  
(2023-01-27) 0/ 0/ 0  
0 sqft / 9500 sqft

2825 Pali Hwy (FS)  
\$1,575,000 - 8/ 4/ 0  
3159 sqft / 5234 sqft

2803 Henry St (FS)  
\$1,300,000 - 5/ 3/ 0  
1540 sqft / 7403 sqft

137 Dowsett Ave (FS)  
\$1,795,000 - 3/ 2/ 0  
1419 sqft / 10472 sqft

2712 Pali Hwy (FS)  
\$4,500,000 - 11/ 9/ 1  
10754 sqft / 23342 sqft

3019 Polohilani PI (FS) - \$1,148,000  
(2023-01-10) 3/ 2/ 0  
1346 sqft / 6268 sqft

29 Niolopa PI (FS) - \$1,180,000  
(2023-01-02) 4/ 2/ 0  
1510 sqft / 7819 sqft

256 Puiwa Rd (FS) - \$1,196,000  
(2022-12-01) 3/ 2/ 0  
1349 sqft / 12374 sqft

1848 Puowaina Dr (FS)  
\$1,250,000 - 6/ 4/ 0  
2626 sqft / 6597 sqft

2771 Pacific Hts Rd (FS) - \$1,110,000  
(2023-02-06) 3/ 2/ 0  
1462 sqft / 5417 sqft

2825 Henry St (FS)  
\$968,800 - 3/ 2/ 0  
1272 sqft / 1967 sqft

275 Polohiwa PI (FS) - \$1,450,000  
(2022-11-30) 3/ 2/ 1  
2509 sqft / 5795 sqft

1946 Pauoa Rd (FS)  
\$440,000 - 2/ 1/ 0  
520 sqft / 1001 sqft

2344 Pacific Hts Rd (FS) - \$700,000  
(2023-02-10) 3/ 1/ 1  
1052 sqft / 5066 sqft

3310 Tantalus Dr (FS)  
\$2,850,000 - 3/ 3/ 1  
3223 sqft / 124843 sqft

280 Polohiwa PI (FS) - \$1,100,000  
(2023-01-31) 4/ 2/ 1  
1440 sqft / 7120 sqft

1837 Pacific Hts Rd (FS)  
\$1,100,000 - 3/ 2/ 0  
1242 sqft / 4948 sqft

2441 Pacific Hts Rd (FS)  
\$1,350,000 - 4/ 2/ 0  
1716 sqft / 5705 sqft

2519 Pauoa Rd (FS) - \$1,240,000  
(2023-01-06) 3/ 1/ 0  
1016 sqft / 5388 sqft

1807 Puowaina Dr (FS) - \$750,000  
(2023-01-26) 3/ 1/ 0  
1084 sqft / 4127 sqft

1874 Puowaina Dr (FS) - \$725,000  
(2022-12-09) 10/ 4/ 1  
1465 sqft / 3643 sqft

2111 Mauna PI (FS)  
\$2,508,000 - 3/ 4/ 0  
3192 sqft / 10331 sqft

131 Ohelo Ln (FS)  
\$950,000 - 4/ 2/ 0  
1001 sqft / 2333 sqft

2411 Makiki Hts Dr (FS) - \$8,300,000  
(2023-02-10) 7/ 5/ 0  
16703 sqft / 149532 sqft

1781 Puowaina Dr (FS) - \$857,888  
(2022-12-27) 7/ 1/ 0  
1760 sqft / 3740 sqft

1686 Lewalani Dr (FS) - \$1,460,000  
(2022-12-27) 7/ 4/ 0  
1874 sqft / 8338 sqft

2809 Round Top Dr (FS)  
\$7,980,000 - 5/ 4/ 1  
6578 sqft / 10037 sqft

232 Madeira St (FS)  
\$2,299,000 - 11/ 6/ 0  
4370 sqft / 3575 sqft

902 Prospect St (FS)  
\$1,175,000 - 5/ 3/ 0  
1540 sqft / 5136 sqft

1968 Makiki Hts Dr (FS)  
\$2,700,000 - 4/ 3/ 0  
2147 sqft / 7125 sqft

135 Prospect St (FS)  
\$1,129,000 - 6/ 4/ 0  
1920 sqft / 3490 sqft

1509 Emerson St (FS)  
\$1,150,000 - 6/ 2/ 0  
1008 sqft / 5032 sqft

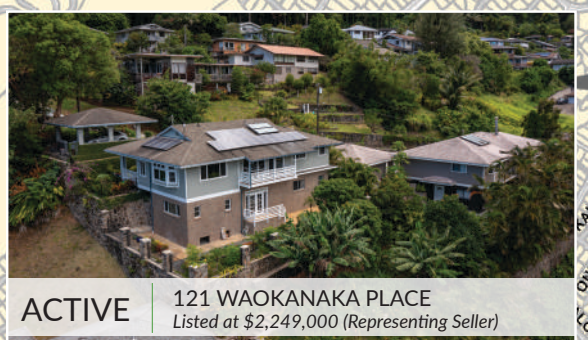
1876 Mott Smith Dr (FS)  
\$3,900,000 - 12/ 10/ 0  
6572 sqft / 15346 sqft



**ACTIVE** 2835 ROUND TOP DRIVE  
Listed at \$8,500,000 (Representing Seller)



**ACTIVE** 2413 ROUND TOP DRIVE  
Listed at \$2,600,000 (Representing Seller)



**ACTIVE** 121 WAOKANAKA PLACE  
Listed at \$2,249,000 (Representing Seller)

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# ACTIVE & SOLD PROPERTY MAP

MANOA

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
 Property Address (Tenure) - Sold Price  
 (Sold Date) Beds/Full/Half Baths  
 Roofed Living Area / Land Area



**SOLD** | 2228 KAALA WAY  
 Sold at \$1,905,000 (Represented Seller)

## TEAM KIRIU

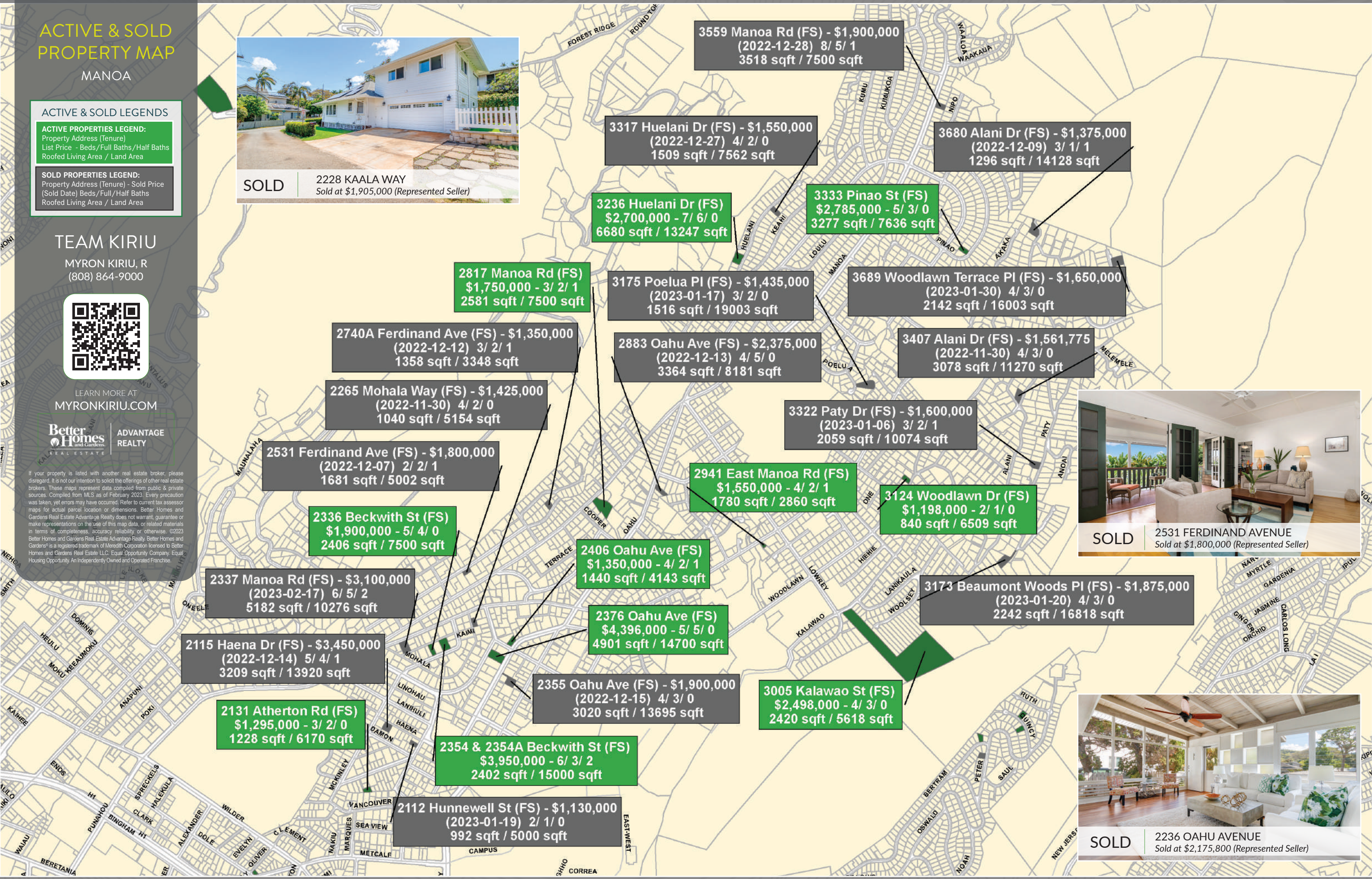
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3559 Manoa Rd (FS) - \$1,900,000  
 (2022-12-28) 8/ 5/ 1  
 3518 sqft / 7500 sqft

3317 Huelani Dr (FS) - \$1,550,000  
 (2022-12-27) 4/ 2/ 0  
 1509 sqft / 7562 sqft

3680 Alani Dr (FS) - \$1,375,000  
 (2022-12-09) 3/ 1/ 1  
 1296 sqft / 14128 sqft

3236 Huelani Dr (FS)  
 \$2,700,000 - 7/ 6/ 0  
 6680 sqft / 13247 sqft

3333 Pinao St (FS)  
 \$2,785,000 - 5/ 3/ 0  
 3277 sqft / 7636 sqft

2817 Manoa Rd (FS)  
 \$1,750,000 - 3/ 2/ 1  
 2581 sqft / 7500 sqft

3175 Poelua Pl (FS) - \$1,435,000  
 (2023-01-17) 3/ 2/ 0  
 1516 sqft / 19003 sqft

3689 Woodlawn Terrace Pl (FS) - \$1,650,000  
 (2023-01-30) 4/ 3/ 0  
 2142 sqft / 16003 sqft

2740A Ferdinand Ave (FS) - \$1,350,000  
 (2022-12-12) 3/ 2/ 1  
 1358 sqft / 3348 sqft

2883 Oahu Ave (FS) - \$2,375,000  
 (2022-12-13) 4/ 5/ 0  
 3364 sqft / 8181 sqft

3407 Alani Dr (FS) - \$1,561,775  
 (2022-11-30) 4/ 3/ 0  
 3078 sqft / 11270 sqft

2265 Mohala Way (FS) - \$1,425,000  
 (2022-11-30) 4/ 2/ 0  
 1040 sqft / 5154 sqft

3322 Paty Dr (FS) - \$1,600,000  
 (2023-01-06) 3/ 2/ 1  
 2059 sqft / 10074 sqft

2531 Ferdinand Ave (FS) - \$1,800,000  
 (2022-12-07) 2/ 2/ 1  
 1681 sqft / 5002 sqft

2941 East Manoa Rd (FS)  
 \$1,550,000 - 4/ 2/ 1  
 1780 sqft / 2860 sqft

3124 Woodlawn Dr (FS)  
 \$1,198,000 - 2/ 1/ 0  
 840 sqft / 6509 sqft

2336 Beckwith St (FS)  
 \$1,900,000 - 5/ 4/ 0  
 2406 sqft / 7500 sqft

2406 Oahu Ave (FS)  
 \$1,350,000 - 4/ 2/ 1  
 1440 sqft / 4143 sqft

2337 Manoa Rd (FS) - \$3,100,000  
 (2023-02-17) 6/ 5/ 2  
 5182 sqft / 10276 sqft

2376 Oahu Ave (FS)  
 \$4,396,000 - 5/ 5/ 0  
 4901 sqft / 14700 sqft

3173 Beaumont Woods Pl (FS) - \$1,875,000  
 (2023-01-20) 4/ 3/ 0  
 2242 sqft / 16818 sqft

2115 Haena Dr (FS) - \$3,450,000  
 (2022-12-14) 5/ 4/ 1  
 3209 sqft / 13920 sqft

2355 Oahu Ave (FS) - \$1,900,000  
 (2022-12-15) 4/ 3/ 0  
 3020 sqft / 13695 sqft

3005 Kalawao St (FS)  
 \$2,498,000 - 4/ 3/ 0  
 2420 sqft / 5618 sqft

2131 Atherton Rd (FS)  
 \$1,295,000 - 3/ 2/ 0  
 1228 sqft / 6170 sqft

2354 & 2354A Beckwith St (FS)  
 \$3,950,000 - 6/ 3/ 2  
 2402 sqft / 15000 sqft

2112 Hunnewell St (FS) - \$1,130,000  
 (2023-01-19) 2/ 1/ 0  
 992 sqft / 5000 sqft



**SOLD** | 2531 FERDINAND AVENUE  
 Sold at \$1,800,000 (Represented Seller)



**SOLD** | 2236 OAHU AVENUE  
 Sold at \$2,175,800 (Represented Seller)

# ACTIVE & SOLD PROPERTY MAP

MARINERS COVE  
KALAMA VALLEY

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full/Half Baths  
Roofed Living Area / Land Area

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**SOLD** 1045 KUEKUE STREET  
Sold at \$2,379,000 (Represented Buyer)



**SOLD** 1023 KOKO KAI PLACE  
Sold at \$2,388,000 (Represented Seller)



**SOLD** 759 AIPO STREET  
Sold at \$1,220,000 (Represented Buyer & Seller)

1280 Miloiki St (FS) - \$1,299,000  
(2022-12-01) 7/ 8/ 2  
6214 sqft / 11757 sqft

1319 Lunalilo Home Rd (FS) - \$1,057,000  
(2023-01-13) 3/ 2/ 0  
1546 sqft / 8687 sqft

1477 Miloiki St (FS) - \$1,375,000  
(2023-02-13) 3/ 2/ 0  
1452 sqft / 5012 sqft

852 Kealahou St (FS) - \$1,275,000  
(2023-01-19) 4/ 3/ 0  
2073 sqft / 6018 sqft

1492 Honokahua St (FS)  
\$6,000,000 - 3/ 2/ 0  
1426 sqft / 496553 sqft

840 Papalalo PI (FS)  
\$1,078,000 - 4/ 3/ 0  
1512 sqft / 3990 sqft

1441 Honokahua St (FS)  
\$1,180,000 - 3/ 2/ 0  
1126 sqft / 5650 sqft

829 Papalalo PI (FS)  
\$1,060,000 - 3/ 2/ 0  
1254 sqft / 4226 sqft

640 Kealahou St (FS) - \$1,360,000  
(2023-01-09) 4/ 3/ 0  
1560 sqft / 6309 sqft

966 Maninihola St (FS) - \$1,326,000  
(2022-12-14) 5/ 3/ 0  
2462 sqft / 11295 sqft

123 Waihili PI (FS)  
\$3,850,000 - 5/ 5/ 1  
5155 sqft / 11302 sqft

623 Inuwai PI (FS) - \$1,062,000  
(2022-12-16) 3/ 2/ 0  
1510 sqft / 5577 sqft

1045 Kuekue St (FS) - \$2,379,000  
(2022-12-05) 4/ 3/ 0  
2849 sqft / 8245 sqft

109 Waihili PI (FS) - \$3,488,000  
(2022-12-30) 5/ 6/ 1  
4153 sqft / 18664 sqft

7157 Makahuena PI (FS)  
\$1,225,000 - 3/ 2/ 0  
1605 sqft / 5499 sqft

146 Hoahana PI (FS)  
\$3,990,000 - 6/ 4/ 0  
4186 sqft / 11187 sqft

7534 Manulele PI (FS) - \$1,660,000  
(2023-02-15) 5/ 2/ 1  
1938 sqft / 5500 sqft

720 Olohena St (FS) - \$1,999,000  
(2023-02-09) 4/ 3/ 0  
2003 sqft / 7816 sqft

7267 Ninini PI (FS)  
\$1,595,000 - 4/ 2/ 1  
2336 sqft / 5400 sqft

834 Maninihola St (FS) - \$1,800,000  
(2022-12-22) 4/ 2/ 1  
1937 sqft / 5850 sqft

7825 Makaoa PI (FS) - \$1,635,000  
(2022-12-14) 3/ 2/ 0  
1925 sqft / 7031 sqft

674 Lunalilo Home Rd (FS) - \$1,450,000  
(2023-02-24) 4/ 3/ 0  
2123 sqft / 7560 sqft

759 Aipo St (FS) - \$1,220,000  
(2023-01-20) 3/ 1/ 1  
1325 sqft / 6996 sqft

7777 Kalohelani PI (FS)  
\$1,725,000 - 3/ 2/ 0  
2170 sqft / 6674 sqft

659 Kalanipuu St (FS) - \$1,610,000  
(2022-12-23) 4/ 2/ 0  
1724 sqft / 7571 sqft

656 Waikanaloa St (FS) - \$1,325,000  
(2023-01-31) 4/ 2/ 0  
1444 sqft / 6049 sqft

1028 Koko Uka PI (FS) - \$1,700,000  
(2023-02-15) 3/ 2/ 1  
1931 sqft / 7076 sqft

1023 Koko Kai PI (FS) - \$2,388,000  
(2023-02-09) 4/ 3/ 1  
3192 sqft / 7068 sqft

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# ACTIVE & SOLD PROPERTY MAP

MARINERS RIDGE  
WEST MARINA  
HAHAIONE VALLEY

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full Baths/Half Baths  
Roofed Living Area / Land Area

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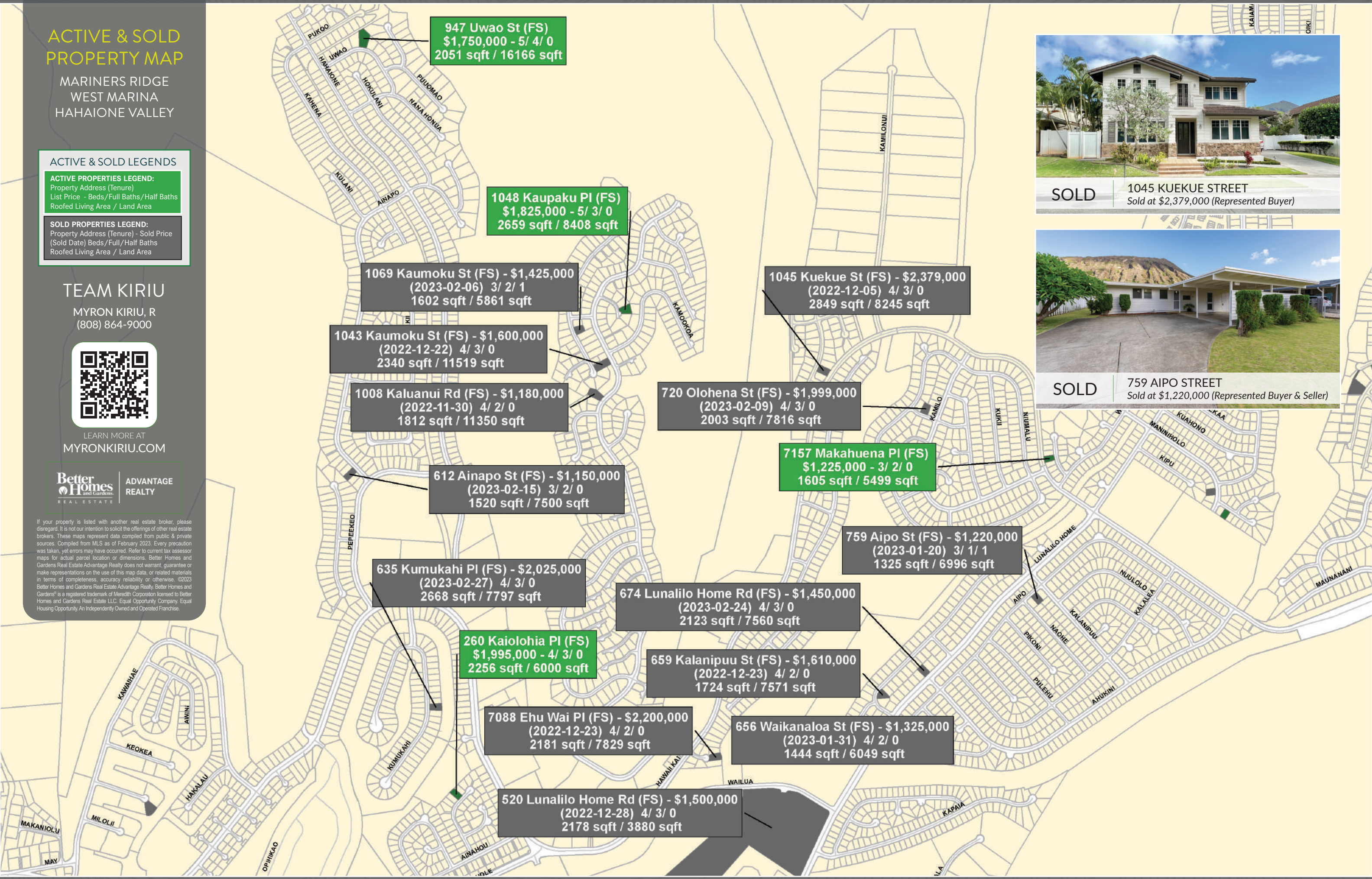
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947 Uwao St (FS)  
\$1,750,000 - 5/ 4/ 0  
2051 sqft / 16166 sqft

1048 Kaupaku Pl (FS)  
\$1,825,000 - 5/ 3/ 0  
2659 sqft / 8408 sqft

1069 Kaumoku St (FS) - \$1,425,000  
(2023-02-06) 3/ 2/ 1  
1602 sqft / 5861 sqft

1043 Kaumoku St (FS) - \$1,600,000  
(2022-12-22) 4/ 3/ 0  
2340 sqft / 11519 sqft

1008 Kaluanui Rd (FS) - \$1,180,000  
(2022-11-30) 4/ 2/ 0  
1812 sqft / 11350 sqft

612 Ainapo St (FS) - \$1,150,000  
(2023-02-15) 3/ 2/ 0  
1520 sqft / 7500 sqft

635 Kumukahi Pl (FS) - \$2,025,000  
(2023-02-27) 4/ 3/ 0  
2668 sqft / 7797 sqft

260 Kaiolohia Pl (FS)  
\$1,995,000 - 4/ 3/ 0  
2256 sqft / 6000 sqft

7088 Ehu Wai Pl (FS) - \$2,200,000  
(2022-12-23) 4/ 2/ 0  
2181 sqft / 7829 sqft

520 Lunalilo Home Rd (FS) - \$1,500,000  
(2022-12-28) 4/ 3/ 0  
2178 sqft / 3880 sqft

1045 Kuekue St (FS) - \$2,379,000  
(2022-12-05) 4/ 3/ 0  
2849 sqft / 8245 sqft

720 Olohena St (FS) - \$1,999,000  
(2023-02-09) 4/ 3/ 0  
2003 sqft / 7816 sqft

7157 Makahuena Pl (FS)  
\$1,225,000 - 3/ 2/ 0  
1605 sqft / 5499 sqft

759 Aipo St (FS) - \$1,220,000  
(2023-01-20) 3/ 1/ 1  
1325 sqft / 6996 sqft

674 Lunalilo Home Rd (FS) - \$1,450,000  
(2023-02-24) 4/ 3/ 0  
2123 sqft / 7560 sqft

659 Kalanipuu St (FS) - \$1,610,000  
(2022-12-23) 4/ 2/ 0  
1724 sqft / 7571 sqft

656 Waikanaloa St (FS) - \$1,325,000  
(2023-01-31) 4/ 2/ 0  
1444 sqft / 6049 sqft



**SOLD** | 1045 KUEKUE STREET  
Sold at \$2,379,000 (Represented Buyer)



**SOLD** | 759 AIPO STREET  
Sold at \$1,220,000 (Represented Buyer & Seller)

# ACTIVE & SOLD PROPERTY MAP

WAIALAE NUI RIDGE  
WAIALAE NUI VALLEY  
WAIALAE IKI RIDGE

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full/Half Baths  
Roofed Living Area / Land Area

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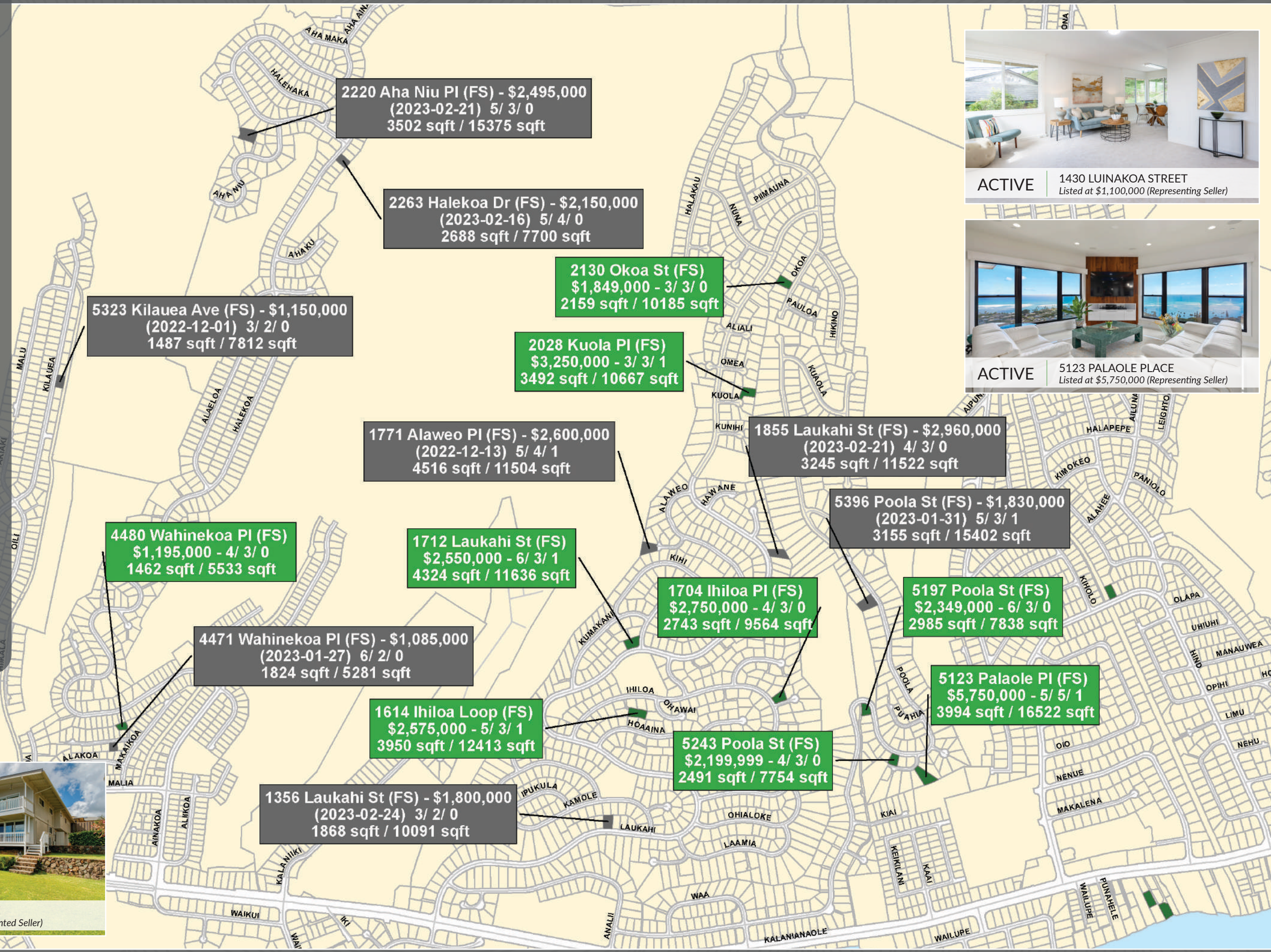
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**SOLD** 2017 HALEKOA DRIVE  
Sold at \$2,460,000 (Represented Seller)



2220 Aha Niu PI (FS) - \$2,495,000  
(2023-02-21) 5/ 3/ 0  
3502 sqft / 15375 sqft

2263 Halekoa Dr (FS) - \$2,150,000  
(2023-02-16) 5/ 4/ 0  
2688 sqft / 7700 sqft

2130 Okoa St (FS)  
\$1,849,000 - 3/ 3/ 0  
2159 sqft / 10185 sqft

2028 Kuola PI (FS)  
\$3,250,000 - 3/ 3/ 1  
3492 sqft / 10667 sqft

5323 Kilauea Ave (FS) - \$1,150,000  
(2022-12-01) 3/ 2/ 0  
1487 sqft / 7812 sqft

1771 Alaweo PI (FS) - \$2,600,000  
(2022-12-13) 5/ 4/ 1  
4516 sqft / 11504 sqft

1855 Laukahi St (FS) - \$2,960,000  
(2023-02-21) 4/ 3/ 0  
3245 sqft / 11522 sqft

5396 Poola St (FS) - \$1,830,000  
(2023-01-31) 5/ 3/ 1  
3155 sqft / 15402 sqft

4480 Wahinekoa PI (FS)  
\$1,195,000 - 4/ 3/ 0  
1462 sqft / 5533 sqft

1712 Laukahi St (FS)  
\$2,550,000 - 6/ 3/ 1  
4324 sqft / 11636 sqft

1704 Ihiloa PI (FS)  
\$2,750,000 - 4/ 3/ 0  
2743 sqft / 9564 sqft

5197 Poola St (FS)  
\$2,349,000 - 6/ 3/ 0  
2985 sqft / 7838 sqft

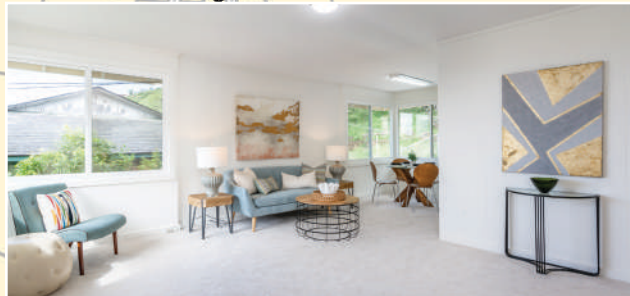
4471 Wahinekoa PI (FS) - \$1,085,000  
(2023-01-27) 6/ 2/ 0  
1824 sqft / 5281 sqft

1614 Ihiloa Loop (FS)  
\$2,575,000 - 5/ 3/ 1  
3950 sqft / 12413 sqft

5243 Poola St (FS)  
\$2,199,999 - 4/ 3/ 0  
2491 sqft / 7754 sqft

5123 Palaole PI (FS)  
\$5,750,000 - 5/ 5/ 1  
3994 sqft / 16522 sqft

1356 Laukahi St (FS) - \$1,800,000  
(2023-02-24) 3/ 2/ 0  
1868 sqft / 10091 sqft



**ACTIVE** 1430 LUINAKOA STREET  
Listed at \$1,100,000 (Representing Seller)



**ACTIVE** 5123 PALAOLE PLACE  
Listed at \$5,750,000 (Representing Seller)

# ACTIVE & SOLD PROPERTY MAP

ST. LOUIS HEIGHTS  
WILHELMINA RISE

## ACTIVE & SOLD LEGENDS

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

**SOLD PROPERTIES LEGEND:**  
Property Address (Tenure) - Sold Price  
(Sold Date) Beds/Full/Half Baths  
Roofed Living Area / Land Area

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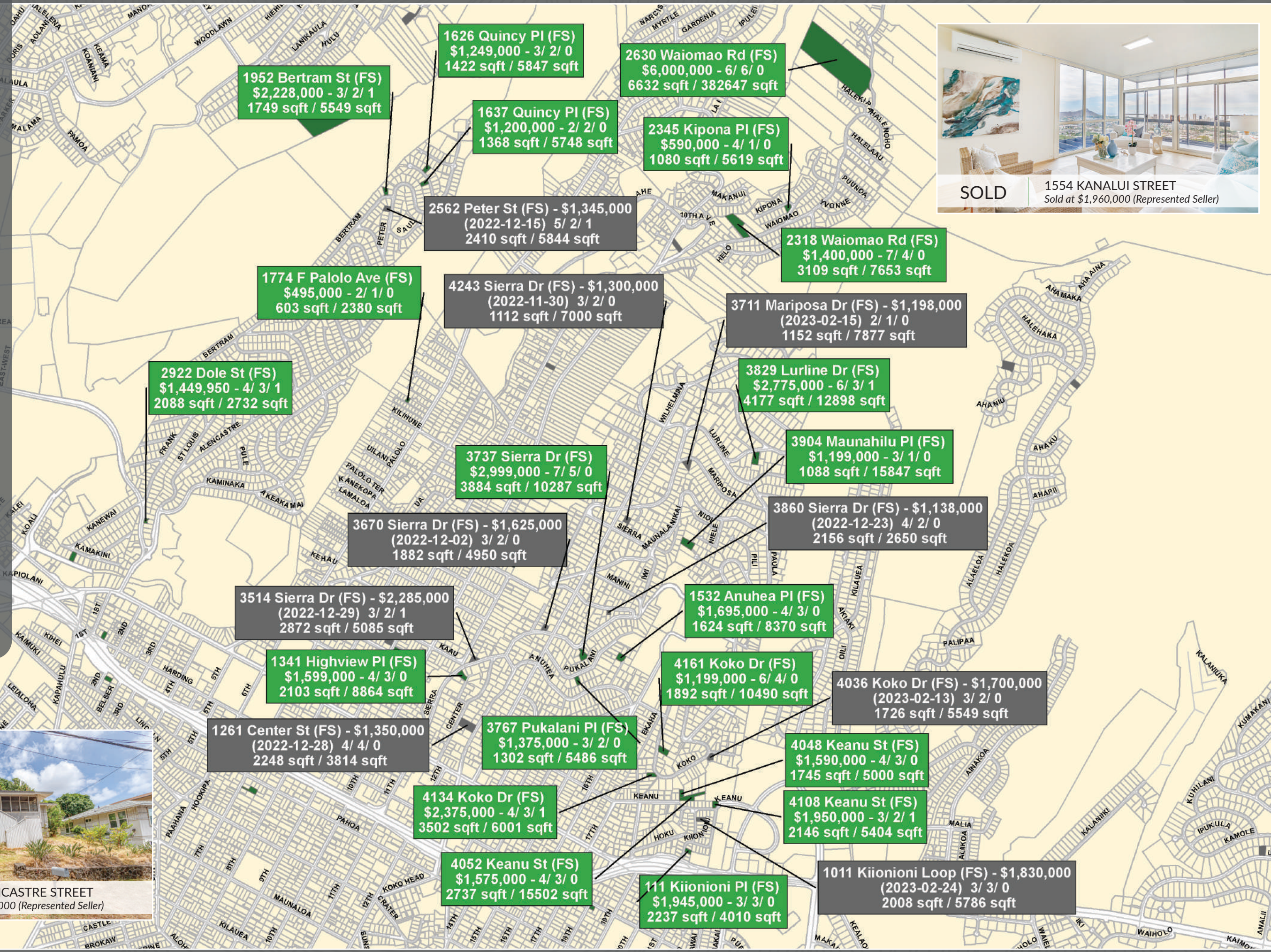
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**SOLD** 1554 KANALUI STREET  
Sold at \$1,960,000 (Represented Seller)



**SOLD** 1607 ALENCASTRE STREET  
Sold at \$960,000 (Represented Seller)



1952 Bertram St (FS)  
\$2,228,000 - 3/ 2/ 1  
1749 sqft / 5549 sqft

1626 Quincy PI (FS)  
\$1,249,000 - 3/ 2/ 0  
1422 sqft / 5847 sqft

2630 Waiomao Rd (FS)  
\$6,000,000 - 6/ 6/ 0  
6632 sqft / 382647 sqft

1637 Quincy PI (FS)  
\$1,200,000 - 2/ 2/ 0  
1368 sqft / 5748 sqft

2345 Kipona PI (FS)  
\$590,000 - 4/ 1/ 0  
1080 sqft / 5619 sqft

2562 Peter St (FS) - \$1,345,000  
(2022-12-15) 5/ 2/ 1  
2410 sqft / 5844 sqft

2318 Waiomao Rd (FS)  
\$1,400,000 - 7/ 4/ 0  
3109 sqft / 7653 sqft

1774 F Palolo Ave (FS)  
\$495,000 - 2/ 1/ 0  
603 sqft / 2380 sqft

4243 Sierra Dr (FS) - \$1,300,000  
(2022-11-30) 3/ 2/ 0  
1112 sqft / 7000 sqft

3711 Mariposa Dr (FS) - \$1,198,000  
(2023-02-15) 2/ 1/ 0  
1152 sqft / 7877 sqft

2922 Dole St (FS)  
\$1,449,950 - 4/ 3/ 1  
2088 sqft / 2732 sqft

3829 Lurline Dr (FS)  
\$2,775,000 - 6/ 3/ 1  
4177 sqft / 12898 sqft

3737 Sierra Dr (FS)  
\$2,999,000 - 7/ 5/ 0  
3884 sqft / 10287 sqft

3904 Maunahilu PI (FS)  
\$1,199,000 - 3/ 1/ 0  
1088 sqft / 15847 sqft

3670 Sierra Dr (FS) - \$1,625,000  
(2022-12-02) 3/ 2/ 0  
1882 sqft / 4950 sqft

3860 Sierra Dr (FS) - \$1,138,000  
(2022-12-23) 4/ 2/ 0  
2156 sqft / 2650 sqft

3514 Sierra Dr (FS) - \$2,285,000  
(2022-12-29) 3/ 2/ 1  
2872 sqft / 5085 sqft

1532 Anuheha PI (FS)  
\$1,695,000 - 4/ 3/ 0  
1624 sqft / 8370 sqft

1341 Highview PI (FS)  
\$1,599,000 - 4/ 3/ 0  
2103 sqft / 8864 sqft

4161 Koko Dr (FS)  
\$1,199,000 - 6/ 4/ 0  
1892 sqft / 10490 sqft

4036 Koko Dr (FS) - \$1,700,000  
(2023-02-13) 3/ 2/ 0  
1726 sqft / 5549 sqft

1261 Center St (FS) - \$1,350,000  
(2022-12-28) 4/ 4/ 0  
2248 sqft / 3814 sqft

3767 Pukalani PI (FS)  
\$1,375,000 - 3/ 2/ 0  
1302 sqft / 5486 sqft

4048 Keanu St (FS)  
\$1,590,000 - 4/ 3/ 0  
1745 sqft / 5000 sqft

4134 Koko Dr (FS)  
\$2,375,000 - 4/ 3/ 1  
3502 sqft / 6001 sqft

4108 Keanu St (FS)  
\$1,950,000 - 3/ 2/ 1  
2146 sqft / 5404 sqft

4052 Keanu St (FS)  
\$1,575,000 - 4/ 3/ 0  
2737 sqft / 15502 sqft

111 Kiionioni PI (FS)  
\$1,945,000 - 3/ 3/ 0  
2237 sqft / 4010 sqft

1011 Kiionioni Loop (FS) - \$1,830,000  
(2023-02-24) 3/ 3/ 0  
2008 sqft / 5786 sqft