



OAHU REAL ESTATE MARKET STATISTICS

NOV 2022 vs. NOV 2021

		SINGLE-FAMILY HOMES	CONDOMINIUMS
MEDIAN SALES PRICE	2022	↑9.5% \$1,149,500	↓4.0% \$480,000
	2021	\$1,050,000	\$500,000
CLOSED SALES	2022	↓48.2% 192	↓43.4% 340
	2021	371	601
MEDIAN DAYS ON MARKET	2022	↑63.6% 18	↑100% 18
	2021	11	9
ACTIVE INVENTORY	2022	↑86.3% 682	↑20.4% 1,244
	2021	366	1,033

(SOURCE: HONOLULU BOARD OF REALTORS 2022)

Happy Holidays!!! It's been quite a year with several twists and turns. All-in-all, we have so much to be thankful for. We live in Hawaii, the most desirable place on Earth. People are kind, climate is unsurpassed, and the warm waters of the blue Pacific Ocean are no more than a few minutes' drive from almost anywhere in the State.

Real estate always moves in cycles. The Federal Reserve has taken the position that they must cool off what has been a red-hot economy and slow inflation. Their primary tool to fight inflation is interest rates. As a result, mortgage interest rates have more than doubled over the last 18 months. As would be expected, due to the increased rates, home and condominium prices have begun to soften, activity has slowed, and inventory of available properties for sale has started to rise. There is no need to be alarmed, as this is simply part of the normal cycle spurred on by the Federal Reserve policies. Just recently, the Federal Reserve has given the impression that they will be less hawkish and the future interest rate hikes will not be as severe. There is significant hope that the worst is over with regards to rising interest rates. Mortgage rates have stabilized and actually decreased a bit.

On the bright side, if you are a buyer, you now have much less competition. Multiple offer situations are not as prevalent as in prior months. If you are doing a sell-buy combination, you can sell now while prices are still relatively close to their peaks and buy later into a softening market. As a buyer, you may want to consider taking an adjustable-rate mortgage and refinancing to a fixed rate mortgage at a later date when interest rates settle a bit. If you are considering selling your property, now is still a good time, especially if you need to sell within the next couple of years. We have had a bull market in real estate for a decade and prices are still well above what they were just a few years ago.

We are definitely in a transitional period, but it is not anything unusual. Prices cannot rise indefinitely. There will be a period of softening and retrenchment, and then we will see the upward march in real estate prices begin again. We do live in the most fabulous place on Earth. People long to live in paradise. When you reflect on what other people have to deal with (e.g., war, oppression, mass poverty, etc.), this temporary transition in our real estate market seems much less significant. Let's take this holiday season to help those less fortunate than us and express gratitude for all that we are thankful for.

Mele Kalikimaka & Hau`oli Makahiki Hou!

Myron & Ambur Kiriu



ACTIVE & SOLD PROPERTY MAP

AINA HAINA • HAWAII LOA
NIU 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

TEAM KIRIU

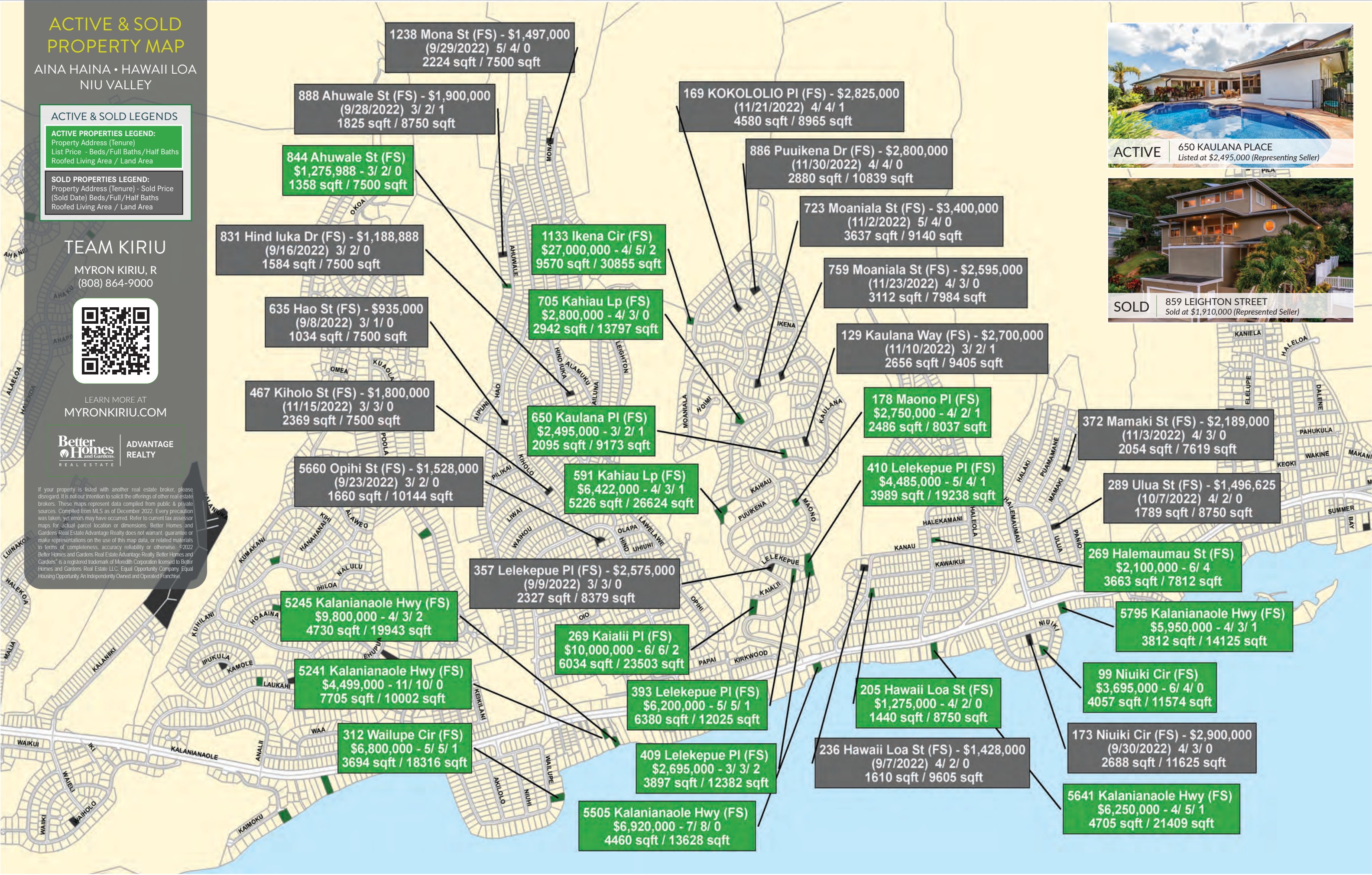
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1238 Mona St (FS) - \$1,497,000
(9/29/2022) 5/ 4/ 0
2224 sqft / 7500 sqft

888 Ahuwale St (FS) - \$1,900,000
(9/28/2022) 3/ 2/ 1
1825 sqft / 8750 sqft

169 KOKOLOLIO PI (FS) - \$2,825,000
(11/21/2022) 4/ 4/ 1
4580 sqft / 8965 sqft

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

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

831 Hind luka Dr (FS) - \$1,188,888
(9/16/2022) 3/ 2/ 0
1584 sqft / 7500 sqft

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

723 Moaniala St (FS) - \$3,400,000
(11/2/2022) 5/ 4/ 0
3637 sqft / 9140 sqft

635 Hao St (FS) - \$935,000
(9/8/2022) 3/ 1/ 0
1034 sqft / 7500 sqft

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

759 Moaniala St (FS) - \$2,595,000
(11/23/2022) 4/ 3/ 0
3112 sqft / 7984 sqft

467 Kiholo St (FS) - \$1,800,000
(11/15/2022) 3/ 3/ 0
2369 sqft / 7500 sqft

650 Kaulana PI (FS)
\$2,495,000 - 3/ 2/ 1
2095 sqft / 9173 sqft

129 Kaulana Way (FS) - \$2,700,000
(11/10/2022) 3/ 2/ 1
2656 sqft / 9405 sqft

178 Maono PI (FS)
\$2,750,000 - 4/ 2/ 1
2486 sqft / 8037 sqft

372 Mamaki St (FS) - \$2,189,000
(11/3/2022) 4/ 3/ 0
2054 sqft / 7619 sqft

5660 Opihi St (FS) - \$1,528,000
(9/23/2022) 3/ 2/ 0
1660 sqft / 10144 sqft

591 Kahiau Lp (FS)
\$6,422,000 - 4/ 3/ 1
5226 sqft / 26624 sqft

410 Lelekepue PI (FS)
\$4,485,000 - 5/ 4/ 1
3989 sqft / 19238 sqft

289 Uluu St (FS) - \$1,496,625
(10/7/2022) 4/ 2/ 0
1789 sqft / 8750 sqft

357 Lelekepue PI (FS) - \$2,575,000
(9/9/2022) 3/ 3/ 0
2327 sqft / 8379 sqft

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

410 Lelekepue PI (FS)
\$4,485,000 - 5/ 4/ 1
3989 sqft / 19238 sqft

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

5245 Kalaniana'ole Hwy (FS)
\$9,800,000 - 4/ 3/ 2
4730 sqft / 19943 sqft

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

5795 Kalaniana'ole Hwy (FS)
\$5,950,000 - 4/ 3/ 1
3812 sqft / 14125 sqft

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

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

205 Hawaii Loa St (FS)
\$1,275,000 - 4/ 2/ 0
1440 sqft / 8750 sqft

99 Niuiki Cir (FS)
\$3,695,000 - 6/ 4/ 0
4057 sqft / 11574 sqft

312 Wailupe Cir (FS)
\$6,800,000 - 5/ 5/ 1
3694 sqft / 18316 sqft

409 Lelekepue PI (FS)
\$2,695,000 - 3/ 3/ 2
3897 sqft / 12382 sqft

236 Hawaii Loa St (FS) - \$1,428,000
(9/7/2022) 4/ 2/ 0
1610 sqft / 9605 sqft

173 Niuiki Cir (FS) - \$2,900,000
(9/30/2022) 4/ 3/ 0
2688 sqft / 11625 sqft

5505 Kalaniana'ole Hwy (FS)
\$6,920,000 - 7/ 8/ 0
4460 sqft / 13628 sqft

5641 Kalaniana'ole Hwy (FS)
\$6,250,000 - 4/ 5/ 1
4705 sqft / 21409 sqft



ACTIVE 650 KAULANA PLACE
Listed at \$2,495,000 (Representing Seller)



SOLD 859 LEIGHTON STREET
Sold at \$1,910,000 (Represented Seller)

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

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



JUST SOLD 1139 MAKAIWA STREET
Sold at \$3,750,000 (Represented Seller)



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

Map showing property locations with callouts for each property listing. Properties are color-coded: Green for Active Properties and Grey for Sold Properties.

- 1470 Pueo St (FS) - 2022-05-23 (\$3,360,000) 4/ 5/ 1 4686 sqft / 12954 sqft
- 1139 Makaiwa St (FS) - 2022-09-19 (\$3,750,000) 5/ 3/ 2 6324 sqft / 12548 sqft
- 1441 Pueo St (FS) \$2,200,000 - 6/ 5/ 0 3564 sqft / 9534 sqft
- 1139 Makaiwa St (FS) - 2022-09-19 (\$3,750,000) 5/ 3/ 2 6324 sqft / 12548 sqft
- 1149 Hunakai St (FS) - 2022-12-02 (\$2,169,098) 3/ 2/ 0 2059 sqft / 8842 sqft
- 951 Kealaolu Ave (FS) \$3,495,000 - 5/ 6/ 0 2942 sqft / 11550 sqft
- 4347 Pahoa Ave (FS) \$4,280,000 - 5/ 4/ 1 6500 sqft / 8775 sqft
- 4908 Kahala Ave (FS) \$6,880,000 - 6/ 6/ 1 6625 sqft / 11340 sqft
- 1030 Noio St (FS) - \$2,450,000 (10/14/2022) 4/ 3/ 1 1976 sqft / 10833 sqft
- 1029 Makaiwa St (FS) \$1,850,000 - 3/ 2/ 0 1445 sqft / 8407 sqft
- 4825 Kahala Ave (FS) \$4,380,000 - 3/ 3/ 0 2727 sqft / 5119 sqft
- 3824 Diamond Head Cir (FS) - \$7,850,000 (9/15/2022) 3/ 3/ 2 4424 sqft / 23687 sqft
- 705 Ulili St (FS) - \$5,000,000 (9/14/2022) 5/ 5/ 1 4725 sqft / 10931 sqft
- 944 Koloa St (FS) \$4,250,000 - 4/ 3 2900 sqft / 11174 sqft
- 4819 Kahala Ave (FS) \$22,500,000 - 5/ 5/ 3 4225 sqft / 33018 sqft
- 3715 Diamond Head Cir (FS) \$5,500,000 - 3/ 5/ 1 8513 sqft / 36810 sqft
- 4320 Puu Panini Ave (FS) - \$4,650,000 (10/28/2022) 6/ 4/ 0 3370 sqft / 20773 sqft
- 4767 Kahala Ave (FS) \$4,500,000 - 4/ 4 3193 sqft / 7187 sqft
- 4801 Kahala Ave (FS) \$7,500,000 - 3/ 4/ 2 6900 sqft / 16249 sqft
- 3115 Noela Dr (FS) \$3,700,000 - 3/ 3/ 0 1180 sqft / 16139 sqft
- 525 Ahakea St (FS) - \$4,385,000 (11/15/2022) 3/ 3/ 1 4241 sqft / 11412 sqft
- 4670 Kahala Ave (FS) \$5,498,000 - 4/ 4/ 1 5352 sqft / 13500 sqft
- 3920 Gail St (FS) - \$4,150,000 (10/17/2022) 4/ 5/ 1 3493 sqft / 14197 sqft
- 4292 Kahala Ave (FS) \$8,500,000 - 4/ 6/ 2 6361 sqft / 15648 sqft
- 4523 Aukai Ave (FS) \$2,750,000 - 4/ 3/ 1 2146 sqft / 10905 sqft
- 4679B Kahala Ave (FS) \$23,000,000 - 6/ 6/ 0 4947 sqft / 76046 sqft
- 2801-A Coconut Ave #AG (FS) \$6,800,000 - 4/ 3/ 1 3448 sqft / 4556 sqft
- 4320 Papu Cir (FS) \$3,300,000 - 5/ 6/ 0 3705 sqft / 8190 sqft
- 526 Ahina St (FS) \$3,295,000 - 4/ 4/ 0 2353 sqft / 10339 sqft
- 485 Kala Pl (FS) \$6,950,000 - 4/ 5/ 2 7149 sqft / 10905 sqft
- 2984 Makalei Pl (FS) \$6,500,000 - 4/ 4/ 1 3325 sqft / 6526 sqft
- 4134 Akulikuli Ter (FS) \$2,500,000 - 3/ 1/ 0 1415 sqft / 7250 sqft
- 4615 Kahala Ave (FS) \$15,900,000 - 4/ 4/ 0 6328 sqft / 40380 sqft
- 232 Palaoa Pl (FS) \$9,800,000 - 4/ 6/ 0 4954 sqft / 10474 sqft
- 241 Kulamanu Pl (FS) \$4,988,000 - 4/ 3/ 0 3419 sqft / 5611 sqft
- 4157 Black Point Rd (FS) \$9,950,000 - 3/ 2/ 1 4087 sqft / 23214 sqft
- 3222 Diamond Head Rd (FS) \$13,900,000 - 5/ 5/ 1 4707 sqft / 21623 sqft
- 4126 Papu Cir (FS) \$7,950,000 - 4/ 4/ 1 4285 sqft / 8190 sqft
- 4221 Kaikoo Pl (FS) \$4,000,000 - 3/ 3/ 0 2660 sqft / 9016 sqft
- 4140 Black Point Rd (FS) \$5,930,000 - 4/ 4/ 1 4189 sqft / 7385 sqft



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ACTIVE & SOLD PROPERTY MAP

KAIMUKI

ACTIVE & SOLD LEGENDS

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SOLD PROPERTIES LEGEND:
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 Roofed Living Area / Land Area



1017 2nd Ave (FS)
 \$985,000 - 3/ 1/ 0
 948 sqft / 4500 sqft

1010 10th Ave (FS) - \$1,110,000
 (11/16/2022) 3/ 1/ 0
 979 sqft / 7500 sqft

1059 9th Ave (FS)
 \$980,000 - 2/ 1/ 0
 716 sqft / 2500 sqft

915 3rd Ave (FS) - \$1,275,000
 (11/4/2022) 5/ 2/ 0
 1824 sqft / 4068 sqft

945 9th Ave (FS) - \$888,500
 (9/19/2022) 2/ 2/ 0
 660 sqft / 1750 sqft

3535 Harding Ave (FS) - \$1,300,000
 (9/28/2022) 5/ 3/ 0
 2358 sqft / 4914 sqft

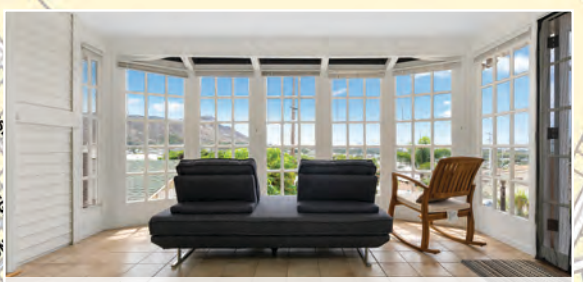
3153 Paha Ave (FS) - \$900,000
 (11/25/2022) 2/ 1/ 0
 746 sqft / 3000 sqft

919 9th Ave (FS) - \$1,339,632
 (11/15/2022) 4/ 1/ 0
 1365 sqft / 7000 sqft

1136 11th Ave (FS)
 \$1 - 99/ 0/ 1
 1 sqft / 30030 sqft

1034A 16th Ave (FS)
 \$1,099,000 - 4/ 3/ 0
 1294 sqft / 3606 sqft

1014 15th Ave (FS) - \$1,428,000
 (11/18/2022) 6/ 3/ 1
 2740 sqft / 5007 sqft



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

811 7th Ave (FS)
 \$1,598,000 - 5/ 4/ 0
 2130 sqft / 5000 sqft

740B Sunset Ave (FS) - \$1,250,000
 (10/31/2022) 4/ 1/ 1
 1368 sqft / 5000 sqft

3817 Kaimuki Ave (FS)
 \$1,150,000 - 4/ 2/ 0
 1505 sqft / 3142 sqft

1174 Luawai St (FS) - \$1,400,000
 (9/8/2022) 3/ 1/ 2
 1196 sqft / 5100 sqft



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

816 8th Ave (FS) - \$1,610,000
 (11/16/2022) 4/ 3/ 1
 2271 sqft / 5000 sqft

837 21st Ave (FS) - \$1,250,000
 (10/19/2022) 5/ 2/ 0
 1580 sqft / 5464 sqft

3558A Maunalei Ave (FS) - \$1,185,000
 (9/13/2022) 3/ 1/ 0
 768 sqft / 5000 sqft

766 Ocean View Dr (FS)
 \$4,999,999 - 4/ 5/ 0
 3361 sqft / 25372 sqft

925 Piliolo St (FS) - \$1,325,000
 (11/18/2022) 4/ 2/ 1
 1820 sqft / 5000 sqft

3622 Maunalei Ave (FS) - \$1,190,000
 (11/23/2022) 3/ 2/ 0
 1184 sqft / 5000 sqft

847 19th Ave (FS)
 \$1,248,000 - 2/ 1/ 0
 714 sqft / 5000 sqft

748 21st Ave (FS) - \$1,300,000
 (10/25/2022) 4/ 2/ 1
 1905 sqft / 4300 sqft

729 Hanole Pl (FS) - \$1,300,000
 (11/15/2022) 3/ 1/ 0
 904 sqft / 5005 sqft



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ACTIVE & SOLD PROPERTY MAP

KAPAHULU
PALOLO VALLEY

ACTIVE & SOLD LEGENDS

ACTIVE PROPERTIES LEGEND:
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Roofed Living Area / Land Area

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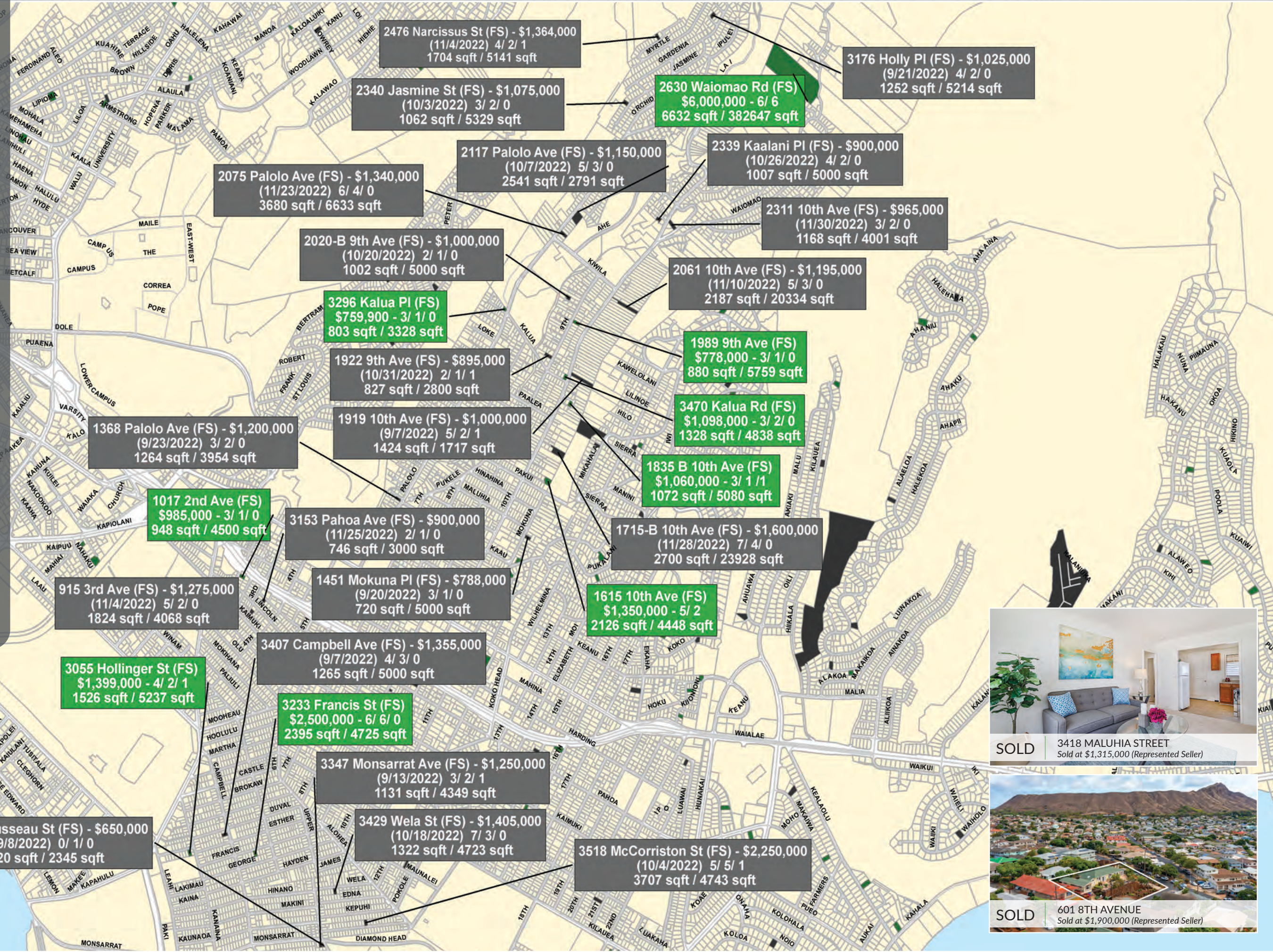
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SOLD 3418 MALUHIA STREET
Sold at \$1,315,000 (Represented Seller)



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

ACTIVE & SOLD PROPERTY MAP

KOKO HEAD TERRACE
KOKO KAI • PORTLOCK

ACTIVE & SOLD LEGENDS

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

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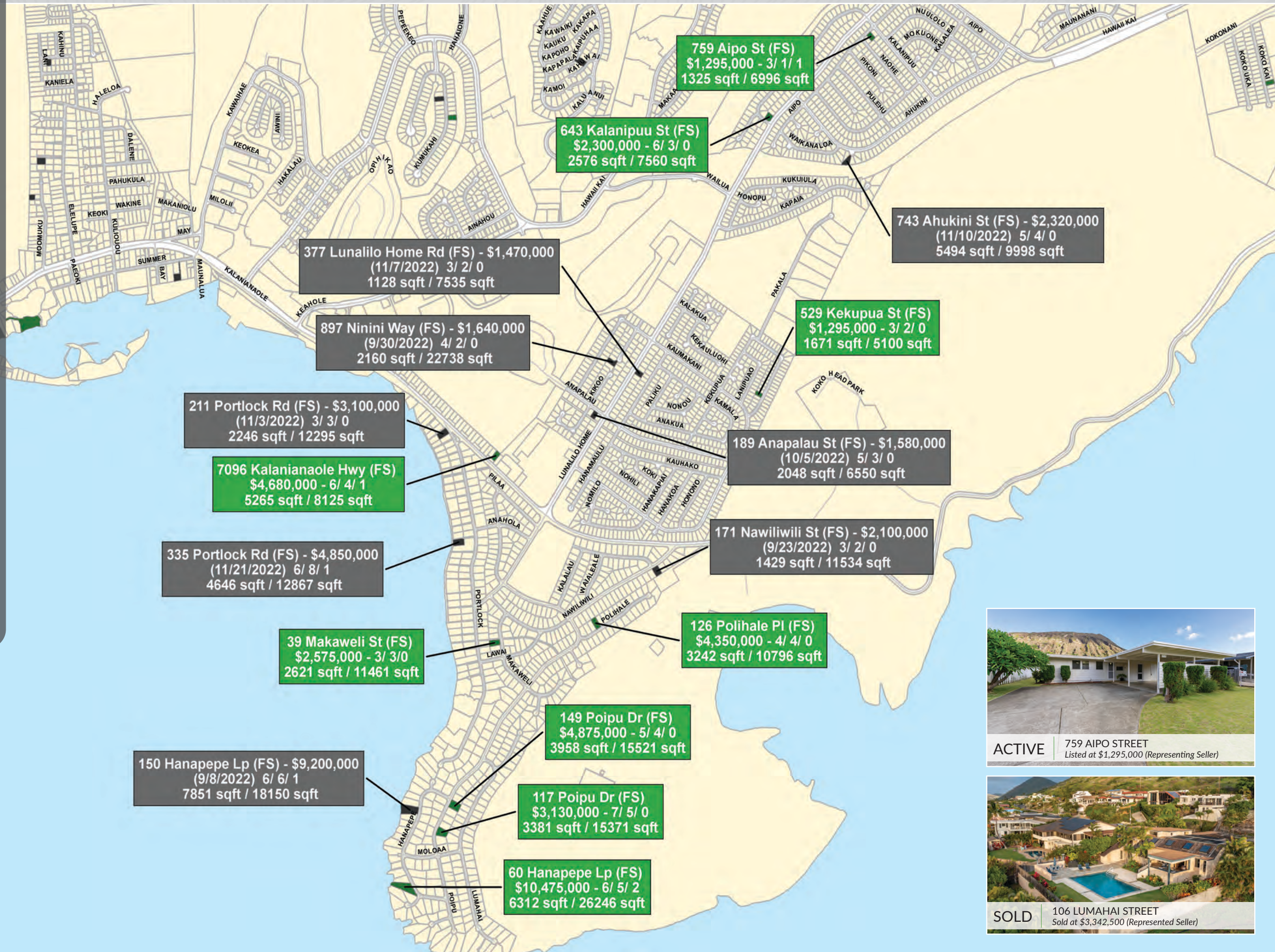
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ACTIVE 759 AIPO STREET
Listed at \$1,295,000 (Representing Seller)



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

ACTIVE & SOLD PROPERTY MAP

MAKIKI HEIGHTS
NUUANU

ACTIVE & SOLD LEGENDS

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

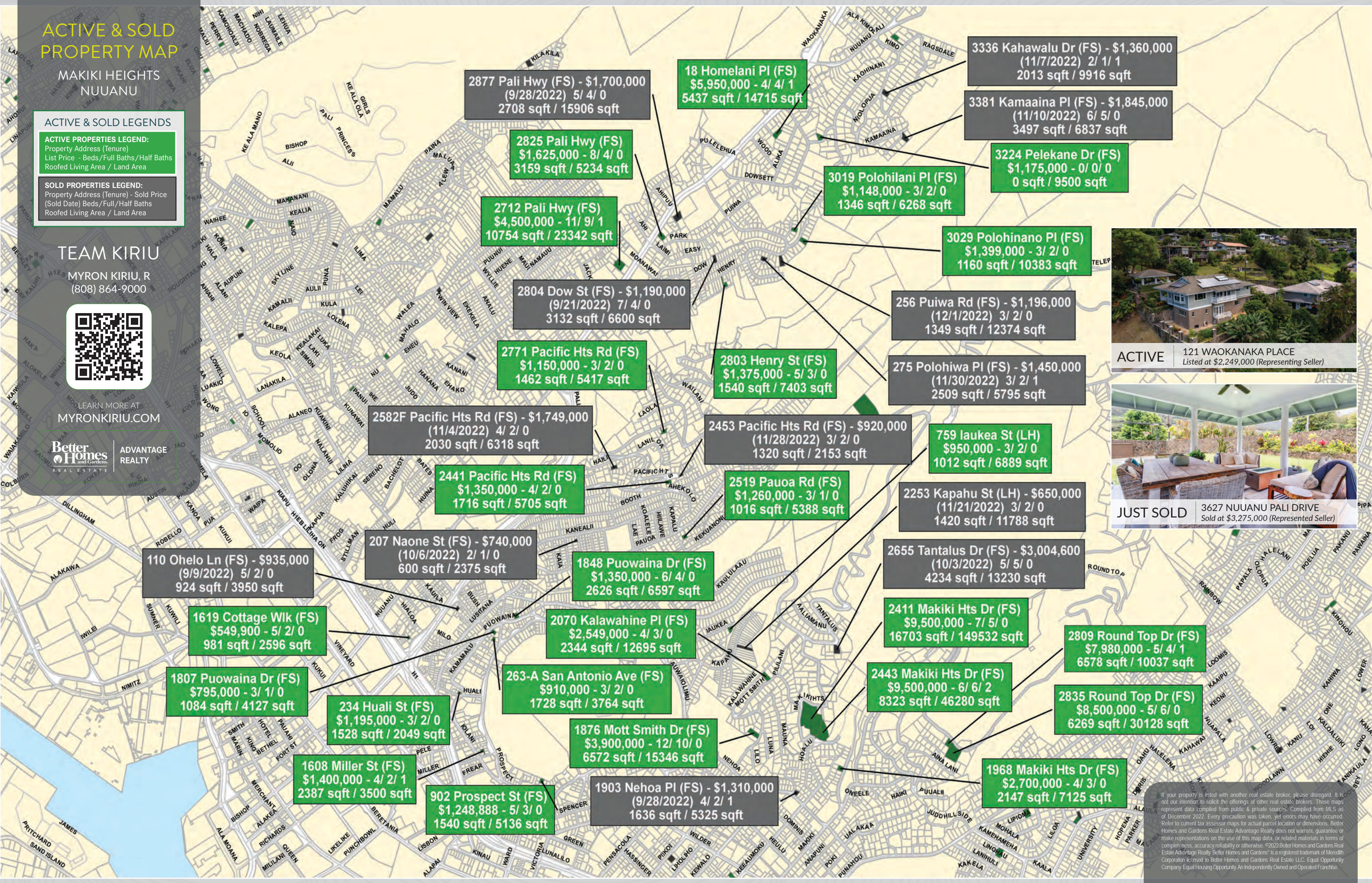
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(Sold Date) Beds/Full Baths
Roofed Living Area / Land Area

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2877 Pali Hwy (FS) - \$1,700,000
(9/28/2022) 5/ 4/ 0
2708 sqft / 15906 sqft

18 Homelani PI (FS)
\$5,950,000 - 4/ 4/ 1
5437 sqft / 14715 sqft

3336 Kahawalu Dr (FS) - \$1,360,000
(11/7/2022) 2/ 1/ 1
2013 sqft / 9916 sqft

3381 Kamaaina PI (FS) - \$1,845,000
(11/10/2022) 6/ 5/ 0
3497 sqft / 6837 sqft

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

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

3029 Polohinano PI (FS)
\$1,399,000 - 3/ 2/ 0
1160 sqft / 10383 sqft

2825 Pali Hwy (FS)
\$1,625,000 - 8/ 4/ 0
3159 sqft / 5234 sqft

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

2804 Dow St (FS) - \$1,190,000
(9/21/2022) 7/ 4/ 0
3132 sqft / 6600 sqft

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

2771 Pacific Hts Rd (FS)
\$1,150,000 - 3/ 2/ 0
1462 sqft / 5417 sqft

2803 Henry St (FS)
\$1,375,000 - 5/ 3/ 0
1540 sqft / 7403 sqft

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

2582F Pacific Hts Rd (FS) - \$1,749,000
(11/4/2022) 4/ 2/ 0
2030 sqft / 6318 sqft

2453 Pacific Hts Rd (FS) - \$920,000
(11/28/2022) 3/ 2/ 0
1320 sqft / 2153 sqft

759 laukea St (LH)
\$950,000 - 3/ 2/ 0
1012 sqft / 6889 sqft

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

2519 Pauoa Rd (FS)
\$1,260,000 - 3/ 1/ 0
1016 sqft / 5388 sqft

2253 Kapahu St (LH) - \$650,000
(11/21/2022) 3/ 2/ 0
1420 sqft / 11788 sqft

110 Ohelo Ln (FS) - \$935,000
(9/9/2022) 5/ 2/ 0
924 sqft / 3950 sqft

207 Naone St (FS) - \$740,000
(10/6/2022) 2/ 1/ 0
600 sqft / 2375 sqft

1848 Puowaina Dr (FS)
\$1,350,000 - 6/ 4/ 0
2626 sqft / 6597 sqft

2655 Tantalus Dr (FS) - \$3,004,600
(10/3/2022) 5/ 5/ 0
4234 sqft / 13230 sqft

1619 Cottage Wlk (FS)
\$549,900 - 5/ 2/ 0
981 sqft / 2596 sqft

2070 Kalawahine PI (FS)
\$2,549,000 - 4/ 3/ 0
2344 sqft / 12695 sqft

2411 Makiki Hts Dr (FS)
\$9,500,000 - 7/ 5/ 0
16703 sqft / 149532 sqft

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

1807 Puowaina Dr (FS)
\$795,000 - 3/ 1/ 0
1084 sqft / 4127 sqft

234 Huali St (FS)
\$1,195,000 - 3/ 2/ 0
1528 sqft / 2049 sqft

263-A San Antonio Ave (FS)
\$910,000 - 3/ 2/ 0
1728 sqft / 3764 sqft

2443 Makiki Hts Dr (FS)
\$9,500,000 - 6/ 6/ 2
8323 sqft / 46280 sqft

2835 Round Top Dr (FS)
\$8,500,000 - 5/ 6/ 0
6269 sqft / 30128 sqft

1608 Miller St (FS)
\$1,400,000 - 4/ 2/ 1
2387 sqft / 3500 sqft

902 Prospect St (FS)
\$1,248,888 - 5/ 3/ 0
1540 sqft / 5136 sqft

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

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

1903 Nehoa PI (FS) - \$1,310,000
(9/28/2022) 4/ 2/ 1
1636 sqft / 5325 sqft



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



JUST SOLD 3627 NUUANU PALI DRIVE
Sold at \$3,275,000 (Represented 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

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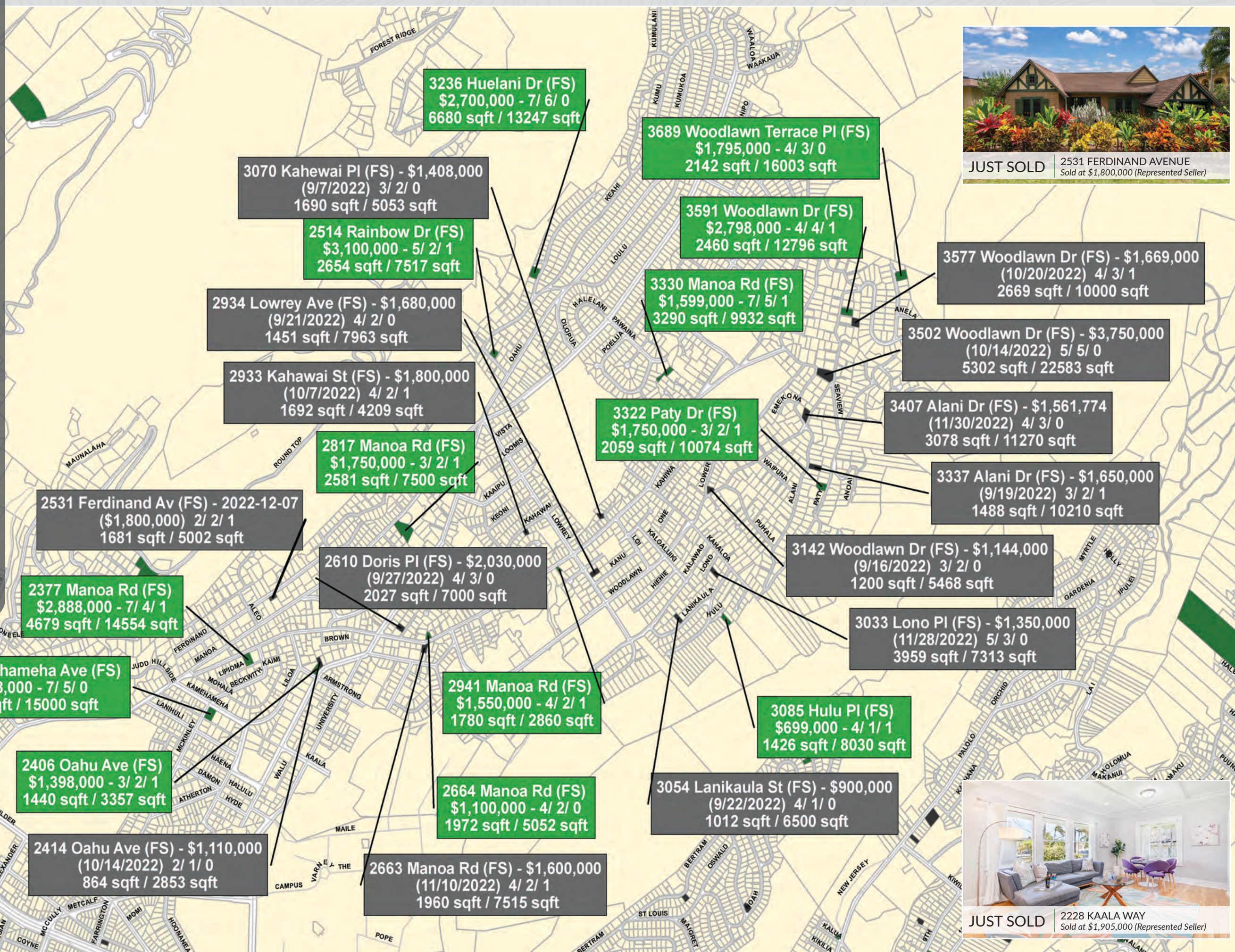
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3236 Huelani Dr (FS)
\$2,700,000 - 7/ 6/ 0
6680 sqft / 13247 sqft

3689 Woodlawn Terrace Pl (FS)
\$1,795,000 - 4/ 3/ 0
2142 sqft / 16003 sqft

3070 Kahawai Pl (FS) - \$1,408,000
(9/7/2022) 3/ 2/ 0
1690 sqft / 5053 sqft

2514 Rainbow Dr (FS)
\$3,100,000 - 5/ 2/ 1
2654 sqft / 7517 sqft

3591 Woodlawn Dr (FS)
\$2,798,000 - 4/ 4/ 1
2460 sqft / 12796 sqft

3577 Woodlawn Dr (FS) - \$1,669,000
(10/20/2022) 4/ 3/ 1
2669 sqft / 10000 sqft

2934 Lowrey Ave (FS) - \$1,680,000
(9/21/2022) 4/ 2/ 0
1451 sqft / 7963 sqft

3330 Manoa Rd (FS)
\$1,599,000 - 7/ 5/ 1
3290 sqft / 9932 sqft

3502 Woodlawn Dr (FS) - \$3,750,000
(10/14/2022) 5/ 5/ 0
5302 sqft / 22583 sqft

2933 Kahawai St (FS) - \$1,800,000
(10/7/2022) 4/ 2/ 1
1692 sqft / 4209 sqft

3322 Paty Dr (FS)
\$1,750,000 - 3/ 2/ 1
2059 sqft / 10074 sqft

3407 Alani Dr (FS) - \$1,561,774
(11/30/2022) 4/ 3/ 0
3078 sqft / 11270 sqft

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

3337 Alani Dr (FS) - \$1,650,000
(9/19/2022) 3/ 2/ 1
1488 sqft / 10210 sqft

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

2610 Doris Pl (FS) - \$2,030,000
(9/27/2022) 4/ 3/ 0
2027 sqft / 7000 sqft

3142 Woodlawn Dr (FS) - \$1,144,000
(9/16/2022) 3/ 2/ 0
1200 sqft / 5468 sqft

2377 Manoa Rd (FS)
\$2,888,000 - 7/ 4/ 1
4679 sqft / 14554 sqft

3033 Lono Pl (FS) - \$1,350,000
(11/28/2022) 5/ 3/ 0
3959 sqft / 7313 sqft

2105 Kamehameha Ave (FS)
\$2,928,000 - 7/ 5/ 0
3417 sqft / 15000 sqft

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

3085 Hulu Pl (FS)
\$699,000 - 4/ 1/ 1
1426 sqft / 8030 sqft

2406 Oahu Ave (FS)
\$1,398,000 - 3/ 2/ 1
1440 sqft / 3357 sqft

2664 Manoa Rd (FS)
\$1,100,000 - 4/ 2/ 0
1972 sqft / 5052 sqft

3054 Lanikaula St (FS) - \$900,000
(9/22/2022) 4/ 1/ 0
1012 sqft / 6500 sqft

2414 Oahu Ave (FS) - \$1,110,000
(10/14/2022) 2/ 1/ 0
864 sqft / 2853 sqft

2663 Manoa Rd (FS) - \$1,600,000
(11/10/2022) 4/ 2/ 1
1960 sqft / 7515 sqft



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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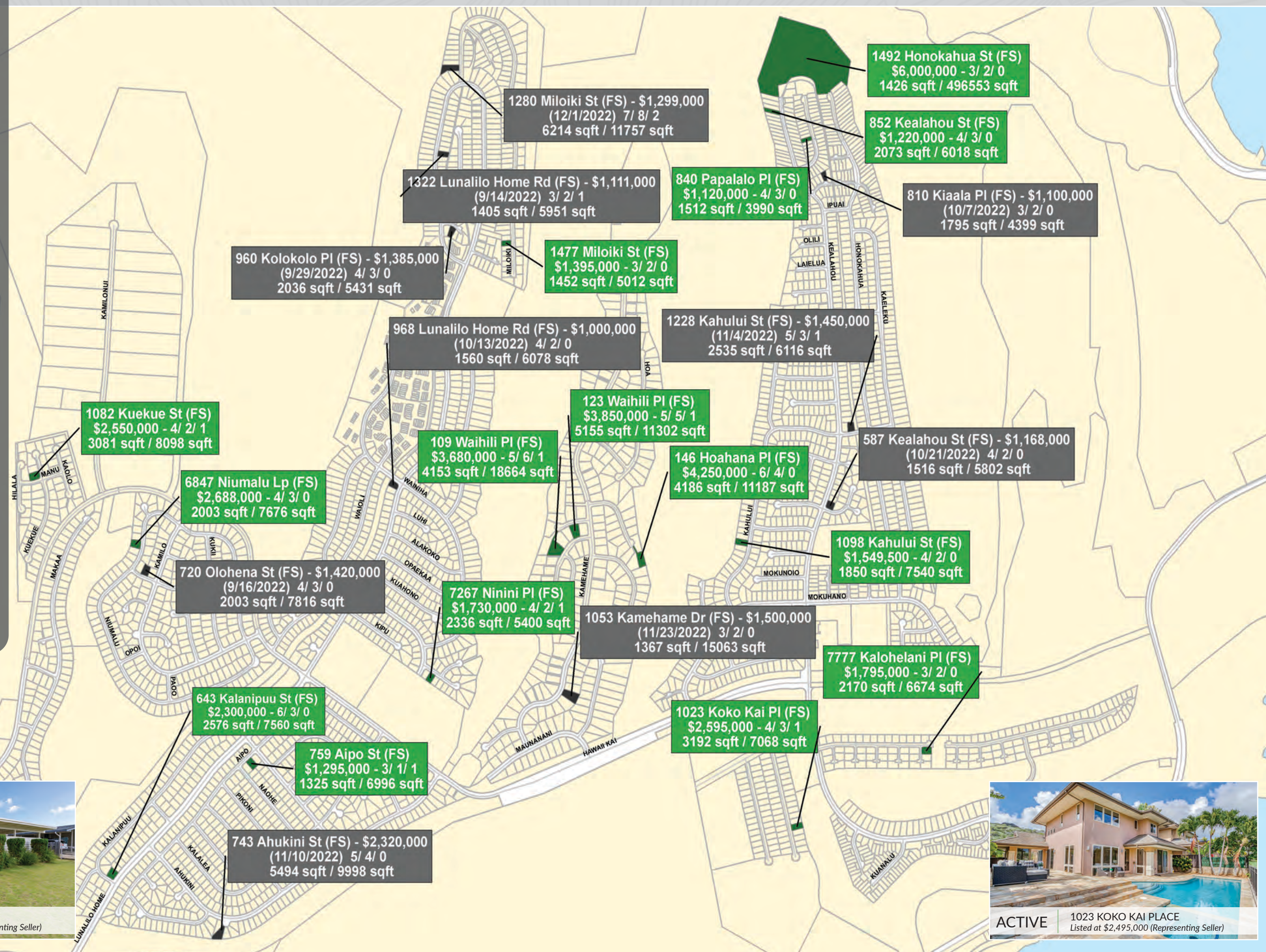
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ACTIVE 759 AIPO STREET
Listed at \$1,295,000 (Representing Seller)



ACTIVE 1023 KOKO KAI PLACE
Listed at \$2,495,000 (Representing Seller)

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
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SOLD PROPERTIES LEGEND:

Property Address (Tenure) - Sold Price
(Sold Date) Beds/Full/Half Baths
Roofed Living Area / Land Area



ADVANTAGE
REALTY

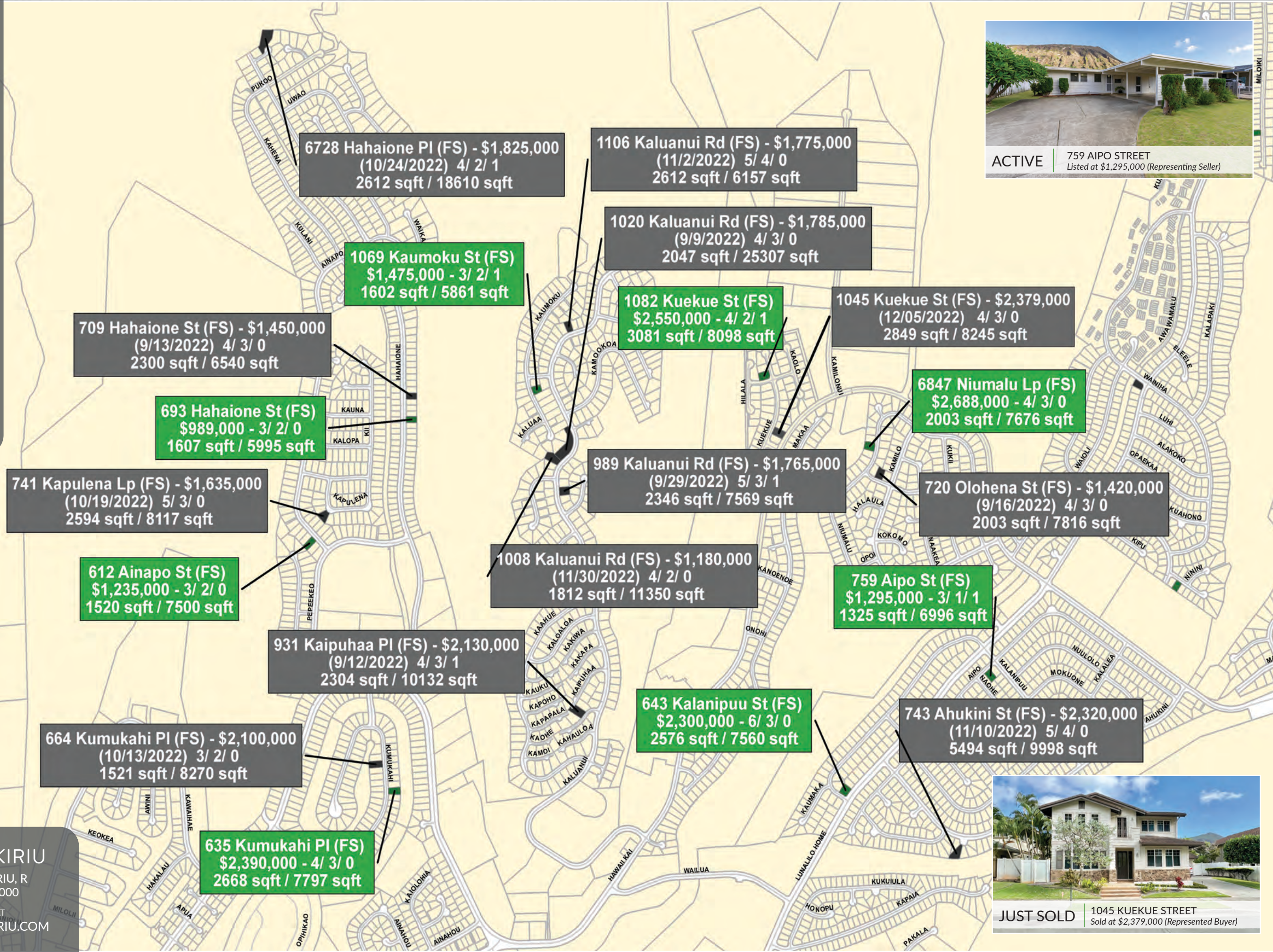
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ACTIVE 759 AIPO STREET
Listed at \$1,295,000 (Representing Seller)



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



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ACTIVE & SOLD PROPERTY MAP

WAIALAE NUI RIDGE
WAIALAE NUI VALLEY
WAIALAE IKI RIDGE

ACTIVE & SOLD LEGENDS

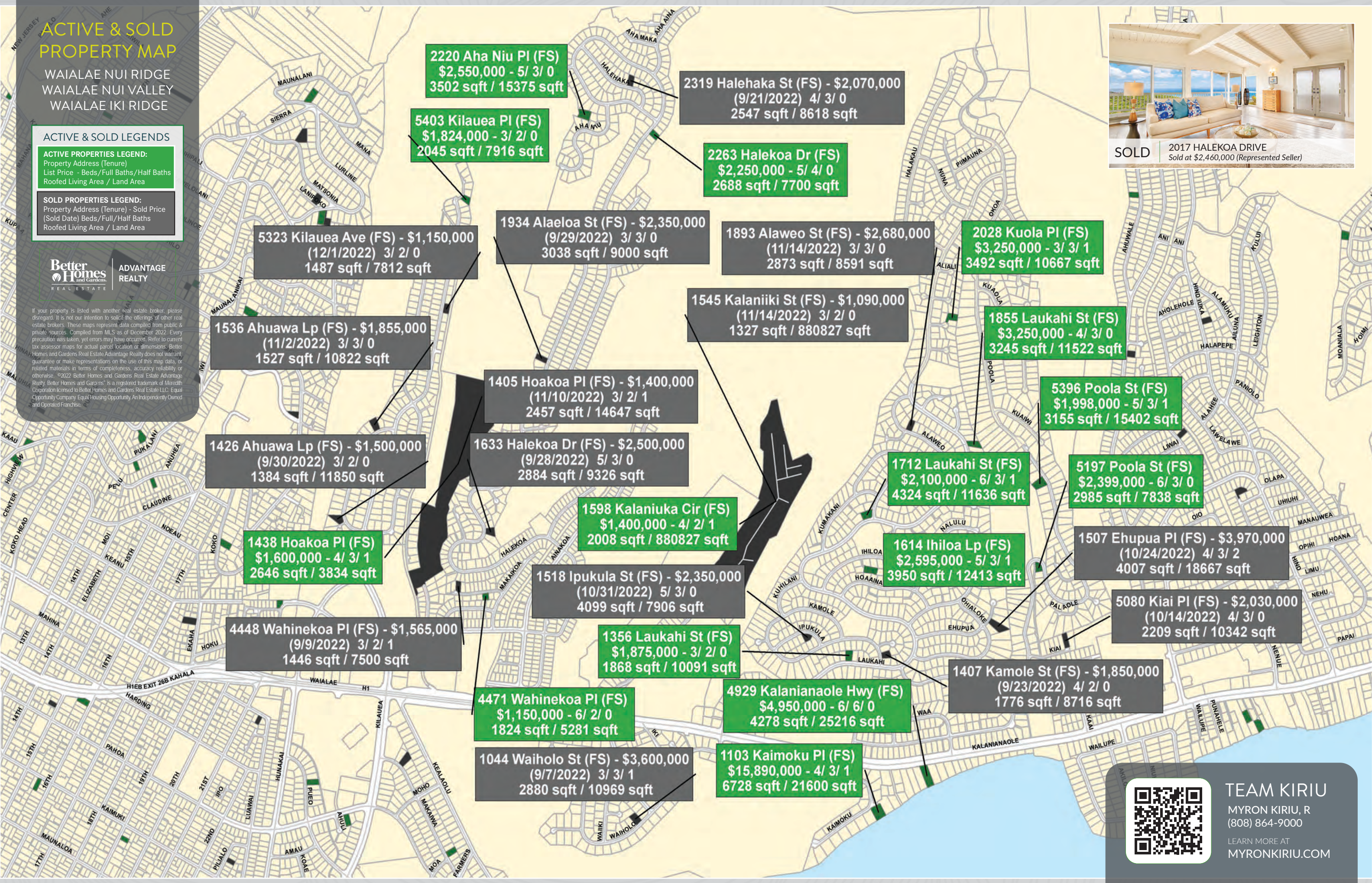
ACTIVE PROPERTIES LEGEND:
Property Address (Tenure)
List Price - Beds/Full Baths/Half Baths
Roofed Living Area / Land Area

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



ADVANTAGE REALTY

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2220 Aha Niu Pl (FS)
\$2,550,000 - 5/ 3/ 0
3502 sqft / 15375 sqft

5403 Kilauea Pl (FS)
\$1,824,000 - 3/ 2/ 0
2045 sqft / 7916 sqft

2319 Halehaka St (FS) - \$2,070,000
(9/21/2022) 4/ 3/ 0
2547 sqft / 8618 sqft

2263 Halekoa Dr (FS)
\$2,250,000 - 5/ 4/ 0
2688 sqft / 7700 sqft

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

1934 Alaeloa St (FS) - \$2,350,000
(9/29/2022) 3/ 3/ 0
3038 sqft / 9000 sqft

1893 Alaweo St (FS) - \$2,680,000
(11/14/2022) 3/ 3/ 0
2873 sqft / 8591 sqft

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

1536 Ahuawa Lp (FS) - \$1,855,000
(11/2/2022) 3/ 3/ 0
1527 sqft / 10822 sqft

1545 Kalaniiki St (FS) - \$1,090,000
(11/14/2022) 3/ 2/ 0
1327 sqft / 880827 sqft

1855 Laukahi St (FS)
\$3,250,000 - 4/ 3/ 0
3245 sqft / 11522 sqft

1405 Hoakoa Pl (FS) - \$1,400,000
(11/10/2022) 3/ 2/ 1
2457 sqft / 14647 sqft

5396 Poola St (FS)
\$1,998,000 - 5/ 3/ 1
3155 sqft / 15402 sqft

1426 Ahuawa Lp (FS) - \$1,500,000
(9/30/2022) 3/ 2/ 0
1384 sqft / 11850 sqft

1633 Halekoa Dr (FS) - \$2,500,000
(9/28/2022) 5/ 3/ 0
2884 sqft / 9326 sqft

1712 Laukahi St (FS)
\$2,100,000 - 6/ 3/ 1
4324 sqft / 11636 sqft

5197 Poola St (FS)
\$2,399,000 - 6/ 3/ 0
2985 sqft / 7838 sqft

1438 Hoakoa Pl (FS)
\$1,600,000 - 4/ 3/ 1
2646 sqft / 3834 sqft

1598 Kalaniuka Cir (FS)
\$1,400,000 - 4/ 2/ 1
2008 sqft / 880827 sqft

1614 Ihiloa Lp (FS)
\$2,595,000 - 5/ 3/ 1
3950 sqft / 12413 sqft

1507 Ehupua Pl (FS) - \$3,970,000
(10/24/2022) 4/ 3/ 2
4007 sqft / 18667 sqft

4448 Wahinekoa Pl (FS) - \$1,565,000
(9/9/2022) 3/ 2/ 1
1446 sqft / 7500 sqft

1518 Ipukula St (FS) - \$2,350,000
(10/31/2022) 5/ 3/ 0
4099 sqft / 7906 sqft

1614 Ihiloa Lp (FS)
\$2,595,000 - 5/ 3/ 1
3950 sqft / 12413 sqft

5080 Kiai Pl (FS) - \$2,030,000
(10/14/2022) 4/ 3/ 0
2209 sqft / 10342 sqft

1356 Laukahi St (FS)
\$1,875,000 - 3/ 2/ 0
1868 sqft / 10091 sqft

4929 Kalaniana'ole Hwy (FS)
\$4,950,000 - 6/ 6/ 0
4278 sqft / 25216 sqft

1407 Kamole St (FS) - \$1,850,000
(9/23/2022) 4/ 2/ 0
1776 sqft / 8716 sqft

4471 Wahinekoa Pl (FS)
\$1,150,000 - 6/ 2/ 0
1824 sqft / 5281 sqft

1044 Waiholo St (FS) - \$3,600,000
(9/7/2022) 3/ 3/ 1
2880 sqft / 10969 sqft

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



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



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ACTIVE & SOLD PROPERTY MAP

WAILUPE
KULIOUOU VALLEY
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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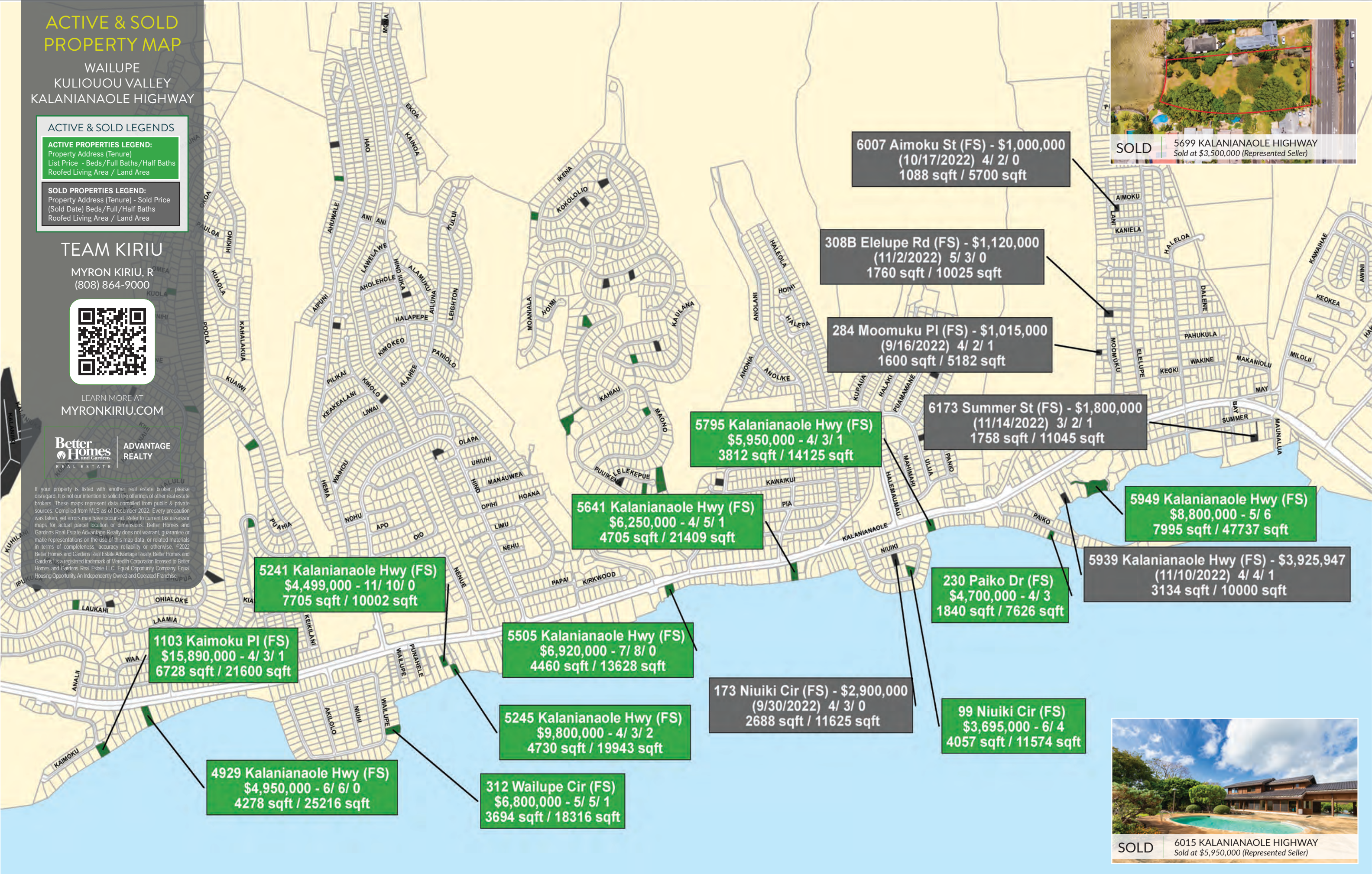
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1103 Kaimoku PI (FS)
\$15,890,000 - 4/ 3/ 1
6728 sqft / 21600 sqft

4929 Kalanianaole Hwy (FS)
\$4,950,000 - 6/ 6/ 0
4278 sqft / 25216 sqft

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

312 Wailupe Cir (FS)
\$6,800,000 - 5/ 5/ 1
3694 sqft / 18316 sqft

5245 Kalanianaole Hwy (FS)
\$9,800,000 - 4/ 3/ 2
4730 sqft / 19943 sqft

5505 Kalanianaole Hwy (FS)
\$6,920,000 - 7/ 8/ 0
4460 sqft / 13628 sqft

5641 Kalanianaole Hwy (FS)
\$6,250,000 - 4/ 5/ 1
4705 sqft / 21409 sqft

5795 Kalanianaole Hwy (FS)
\$5,950,000 - 4/ 3/ 1
3812 sqft / 14125 sqft

173 Niuike Cir (FS) - \$2,900,000
(9/30/2022) 4/ 3/ 0
2688 sqft / 11625 sqft

99 Niuike Cir (FS)
\$3,695,000 - 6/ 4
4057 sqft / 11574 sqft

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

284 Moomuku PI (FS) - \$1,015,000
(9/16/2022) 4/ 2/ 1
1600 sqft / 5182 sqft

308B Elelupe Rd (FS) - \$1,120,000
(11/2/2022) 5/ 3/ 0
1760 sqft / 10025 sqft

6007 Aimoku St (FS) - \$1,000,000
(10/17/2022) 4/ 2/ 0
1088 sqft / 5700 sqft

6173 Summer St (FS) - \$1,800,000
(11/14/2022) 3/ 2/ 1
1758 sqft / 11045 sqft

5939 Kalanianaole Hwy (FS) - \$3,925,947
(11/10/2022) 4/ 4/ 1
3134 sqft / 10000 sqft

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



SOLD 5699 KALANIANAOLE HIGHWAY
Sold at \$3,500,000 (Represented Seller)



SOLD 6015 KALANIANAOLE HIGHWAY
Sold at \$5,950,000 (Represented 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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JUST SOLD 1554 KANALUI STREET
Sold at \$1,960,000 (Represented Seller)

- 1637 Quincy PI (FS) \$1,200,000 - 2/ 2/ 0 1368 sqft / 5748 sqft
- 2340 Jasmine St (FS) - \$1,075,000 (10/3/2022) 3/ 2/ 0 1062 sqft / 5329 sqft
- 2075 Palolo Ave (FS) - \$1,340,000 (11/23/2022) 6/ 4/ 0 3680 sqft / 6633 sqft
- 1626 Quincy PI (FS) \$1,299,000 - 3/ 2/ 0 1422 sqft / 5847 sqft
- 2117 Palolo Ave (FS) - \$1,150,000 (10/7/2022) 5/ 3/ 0 2541 sqft / 2791 sqft
- 2339 Kaalani PI (FS) - \$900,000 (10/26/2022) 4/ 2/ 0 1007 sqft / 5000 sqft
- 2135 St Louis Dr (FS) - \$1,045,000 (11/14/2022) 3/ 2/ 0 1144 sqft / 6467 sqft
- 2020-B 9th Ave (FS) - \$1,000,000 (10/20/2022) 2/ 1/ 0 1002 sqft / 5000 sqft
- 2311 10th Ave (FS) - \$965,000 (11/30/2022) 3/ 2/ 0 1168 sqft / 4001 sqft
- 1677 Bertram St (FS) - \$1,200,000 (9/19/2022) 4/ 2/ 1 1001 sqft / 5257 sqft
- 3296 Kalua PI (FS) \$759,900 - 3/ 1/ 0 803 sqft / 3328 sqft
- 5140 Maunalani Cir (FS) \$2,880,000 - 4/ 3/ 1 3625 sqft / 14018 sqft
- 1922 9th Ave (FS) - \$895,000 (10/31/2022) 2/ 1/ 1 827 sqft / 2800 sqft
- 2061 10th Ave (FS) - \$1,195,000 (11/10/2022) 5/ 3/ 0 2187 sqft / 20334 sqft
- 4744 Matsonia Dr (FS) - \$2,750,000 (9/22/2022) 5/ 4/ 0 3011 sqft / 16968 sqft
- 1607 Alencastre St (FS) - \$960,000 (9/26/2022) 2/ 1/ 0 996 sqft / 6000 sqft
- 1989 9th Ave (FS) \$778,000 - 3/ 1/ 0 880 sqft / 5759 sqft
- 4825 Matsonia Dr (FS) - \$2,250,000 (11/4/2022) 6/ 5/ 0 3898 sqft / 10000 sqft
- 1919 10th Ave (FS) - \$1,000,000 (9/7/2022) 5/ 2/ 1 1424 sqft / 1717 sqft
- 3470 Kalua Rd (FS) \$1,098,000 - 3/ 2/ 0 1328 sqft / 4838 sqft
- 3829 Lurline Dr (FS) \$2,775,000 - 6/ 3/ 1 4177 sqft / 12898 sqft
- 1554 Kanalui St (FS) - \$1,960,000 (11/21/2022) 3/ 3/ 0 2201 sqft / 7952 sqft
- 1835 B 10th Ave (FS) \$1,060,000 - 3/ 1/ 1 1072 sqft / 5080 sqft
- 3831 Lurline Dr (FS) - \$1,300,000 (10/1/2022) 4/ 2/ 0 1672 sqft / 7962 sqft
- 1364 Frank St (FS) - \$850,000 (9/16/2022) 3/ 2/ 0 1390 sqft / 3989 sqft
- 4308 Sierra Dr (FS) - \$1,049,000 (9/12/2022) 3/ 2/ 0 1040 sqft / 64033 sqft
- 04425A Sierra Dr (FS) \$1,200,000 - 2/ 1/ 0 932 sqft / 5102 sqft
- 4243 Sierra Dr (FS) - \$1,300,000 (11/30/2022) 3/ 2/ 0 1112 sqft / 7000 sqft
- 2922 Dole St (FS) \$1,450,000 - 4/ 3/ 1 2088 sqft / 2732 sqft
- 1715 B 10th Ave (FS) - \$1,600,000 (11/28/2022) 7/ 4/ 0 2700 sqft / 23928 sqft
- 3904 Maunahilu PI (FS) \$1,199,000 - 3/ 1/ 0 1088 sqft / 15847 sqft
- 1368 Palolo Ave (FS) - \$1,200,000 (9/23/2022) 3/ 2/ 0 1264 sqft / 3954 sqft
- 1615 10th Ave (FS) \$1,350,000 - 5/ 2/ 1 2126 sqft / 4448 sqft
- 1618 Iwi Way (FS) - \$1,105,000 (11/2/2022) 2/ 2/ 0 736 sqft / 2859 sqft
- 1706 Paula Dr (FS) - \$1,350,000 (9/30/2022) 3/ 2/ 0 1026 sqft / 6942 sqft
- 1752 Mikahala Way (FS) - \$1,350,000 (9/14/2022) 4/ 3/ 1 2276 sqft / 4200 sqft
- 3514 Sierra Dr (FS) \$2,285,000 - 3/ 2/ 1 2872 sqft / 5085 sqft
- 3767 Pukalani PI (FS) \$1,375,000 - 3/ 2/ 0 1302 sqft / 5486 sqft
- 3737 Sierra Dr (FS) \$2,999,000 - 7/ 5/ 0 3884 sqft / 10287 sqft
- 4036 Koko Dr (FS) \$1,765,000 - 3/ 2/ 0 1726 sqft / 5549 sqft
- 1451 Mokuna PI (FS) - \$788,000 (9/20/2022) 3/ 1/ 0 720 sqft / 5000 sqft
- 1341 Highview PI (FS) \$1,749,000 - 4/ 3/ 0 2103 sqft / 8864 sqft
- 3795 Anuheha St (FS) \$1,489,000 - 3/ 2/ 1 1687 sqft / 5687 sqft
- 4161 Koko Dr (FS) \$1,299,000 - 6/ 4/ 0 1892 sqft / 10490 sqft
- 4036 Koko Dr (FS) - \$1,220,000 (9/16/2022) 3/ 2/ 0 1726 sqft / 5549 sqft
- 1252 Ekaha Ave (FS) - \$1,900,000 (9/30/2022) 8/ 4/ 0 2795 sqft / 13082 sqft
- 111 Kiionioni PI (FS) \$1,945,000 - 3/ 3/ 0 2237 sqft / 4010 sqft
- 1011 Kiionioni Lp (FS) \$1,950,000 - 3/ 3/ 0 2008 sqft / 5786 sqft
- 4108 Keanu St (FS) \$1,950,000 - 3/ 2/ 1 2146 sqft / 5404 sqft



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MEET TEAM KIRIU



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