

KAUAI'S

Real Aloha Team

Volume 2 Number 1

A Real Estate Newsletter

January - March 2015

ALOHA

With the start of a new year we look back to the past to predict the upcoming year's possible path.

In real estate we look at sales and trends of the past to hopefully predict what our market conditions will be in the upcoming year and years to follow.

On page two of this issue we took a look at the last four years of real estate sales and dollar volume for sales on the south shore of Kauai. In 2011 the total sales volume was \$206 million, we then averaged an increase of approximately 60 million in sales every year through 2014. This is pretty constant and if this trend continues, we can expect about \$460 million in sales for 2015.

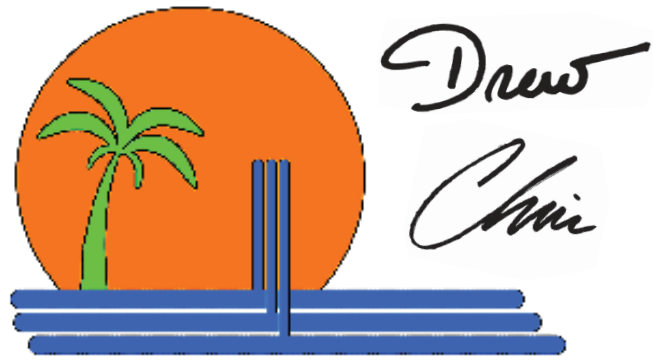
The average sales price in the breakout is for land, condominiums and residential properties. Within the four years we did fluctuate from a sales average of \$593,950 to a high in 2014 of \$821,630. The high average for 2014 is partly due to many high-end sales between \$4,000,000 and \$7,000,000 in the luxury market.

The number of property sales is from the low of 348 sales in 2011 to the high mark in 2013 of 583 sales. Hopefully the number of sales will continue to rise in 2015 and years to come. As a healthy real estate market is good for the Kauai economy, as it provides jobs for our local work force.

Enjoy this issue of The Real Aloha Team Newsletter and should you need the services of a professional Realtor, we would like the opportunity to represent you in your upcoming real estate decisions.

Mahalo,

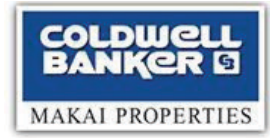
Drew & Chris, The Real Aloha Team



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YOU HAVE A CHOICE

Buyers and Sellers, you have a choice of whom you want to represent you in your real estate transactions. We at the Real Aloha Team would like to be that choice. We have the experience and knowledge to make your purchase or sale a reality. Our sales volume for years 2013 & 2014 was over \$43,000,000 with 68 closed transactions. All inquiries will be kept confidential.

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Contact the Real Aloha Team: Drew & Chris
email: info@realalohateam.com phone: 808-742-2244 www.realalohateam.com



MLS# 279882

Asking Price: \$949,000

**3755 Waha Road/Kalaheo
2 bedrooms, 2 Baths**

Seclusion and privacy with a quality 2-bedroom, 2-bath home on almost 7 acres of land. The home is located toward the back of the property with sweeping ocean and pasture views. High vaulted ceilings, lanai with views and, of course, plenty of space for all your animals and plantings.

How's the Market?

That's the million dollar question in Real Estate. Below is a breakout of the past four years as how they relate to number of sales (homes, condos & land) and the total dollar volume for the south shore of Kauai. Our data was taken from the Multiple Listing Service and does not include private non-Realtor sales.

Year	# of Sales	\$ Amt. of Sales	Avg. Sales Price
2011	348	\$206,843,874	\$594,378
2012	416	\$262,869,636	\$631,898
2013	583	\$346,273,148	\$593,950
2014	495	\$406,707,328	\$821,630



Drew and Chris reserve this space for your property!

What is Title Insurance?

Title insurance differs significantly from other forms of insurance in many respects. While the function of most other forms of insurance is risk assumption, the primary purpose of title insurance is to eliminate risks and prevent losses that can occur when a title is defective.

To achieve this protection, Title Guaranty first performs an extensive search of public records to determine whether any person other than the seller has any right, lien, claim, or encumbrance that may be taken into account. Once all the rights and claims are clearly determined, a title product may be issued.

Title insurance services are designed to afford homeowners, lenders, and others protection from adverse title claim or risks. The financial assurance offered by Title Guaranty, both in satisfying any valid claims and in defraying any attacks on the title, is the key aspect of title protection. This process also helps ensure that all parties have a clear understanding of their interests before the transaction is consummated. In this way, potential title claims can be resolved before financial losses are incurred.



With more branches in Hawai'i than any other title and escrow company, we are ready to help at a location near you.

KOLOA BRANCH: 3417 E Poipu Road, #106
Koloa, HI 96756

Phone: 808.742.8485 | koloa@tghawaii.com



MLS# 280371

Asking Price: \$519,000

**Lawai Beach Resort #A206
1 bedroom, 1 Bath**

Great ocean view unit overlooking Lawai Beach and all it has to offer. This 1-bedroom, 1-bath is completely furnished and ready for new ownership. A great place to relax, look for whales and catch Kauai's amazing sunsets. Amenities at the resort include three different pools with spas, fitness center, tennis courts, pool tables, BBQ area by the pool and a spa surrounded by lush tropical plants and palms.

Kauai Homes for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	2	1	0	3	0
\$351,000 - \$500,000	11	6	3	15	2
\$501,000 - \$750,000	11	20	3	17	16
\$751,000 - \$999,000	3	17	5	11	26
\$1,000,000 and up	1	54	7	32	84

Data gathered from MLS on 1/15/2015

Back in Time

*Poipu home for sale \$265,000
4 Bedroom, 3 Baths on a 6,604 square foot lot in Poipu Kai Resort.*

This was an actual listing in November of 1987. How about a Manualoha 2 bedroom, 2 bath condominium for \$205,000 or a lot at Kiahuna Golf Village for \$115,000. Check out these properties and more at the archived Drew's News newsletters at www.realalohateam.com.

Kauai Land for Sale

<u>Price Range</u>	West Shore	South Shore	Lihue Area	Wailua Kapaa	North Shore
Under - \$350,000	4	10	9	40	5
\$351,000 - \$500,000	0	30	2	25	12
\$501,000 - \$750,000	1	10	1	5	11
\$751,000 - \$999,000	4	9	1	5	6
\$1,000,000 and up	1	13	1	8	25

Data gathered from MLS on 1/15/2015

PiliMai at Poipu

Poipu's newest townhome condo project on the 9th fairway of the Kiahuna Golf Club, has commenced construction. The first foundation for Building 10 was poured on January 21st and the framed walls are currently being set in place. Completion and occupancy of the 13-unit building is slated for December of 2015. Developer incentive pricing and a \$10,000 credit at closing are still available for the limited number of unsold units within Building 10. Call the Real Aloha Team for availability and pricing.

TO BUY OR SELL REAL ESTATE ON KAUAI CALL REAL ALOHA TEAM
808-742-2244 | 888-742-3739 | info@realalohateam.com



MLS# 277161

Asking Price: \$699,000

**3660 Lolo Road
21,760 sq/ft**

A half-acre of vacant land with outstanding ocean & pastoral views. This is the ADU portion of a 2-unit CPR property in the hills of Kalaheo (above Kakela Makai Subdivision). The approved building plans are for a 3-bedroom, 3.5-bath home with approximately 2,800 sq/ft of living area. A water meter has been installed and septic design drawn and approved. This is a Realtor-owned property.



MLS# 274845

**Poipu Beach Estates #111
Approximately 13,064 sq/ft
Asking Price \$414,500**

Poipu's newest subdivision in the VDA. Two homes possible with County approval. Best value in Poipu.



MLS# 253851

**2376 Kanio Street, Lihue
Puako Subdivision
Approximately 13,544 sq/ft
Asking Price \$629,000**

Puakea Golf Course frontage lot with mountain and ocean views.

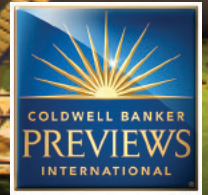
Top of Poipu!

"Hale Okika" is located on Hooahu Road in Poipu and has one of the best ocean, coastline and sunset views in all of Poipu. Three bedrooms, three baths, pool, fenced yard and completely furnished. Bring your suitcase and start living!



MLS# 273508

Asking Price: \$2,495,000



Kakela Makai Oceanview Subdivision



MLS# 270174
Asking Price: \$275,000
Approximately 12,007 sq/ft
Phase 1, Lot #24

Located next to clubhouse, with dynamic ocean & mountain views.



MLS# 264745
Asking Price: \$269,000
Approximately 10,212 sq/ft
Phase 1, Lot #79

Level parcel at the entrance to Kakela Makai with ocean and mountain views.



MLS# 276409
Asking Price: \$349,000
Approximately 10,226 sq/ft
Phase 1, Lot #32

2-level lot with ocean views with a quick 2-minute walk to the pool & clubhouse.



MLS# 274576
Asking Price: \$399,000
Approximately 11,088 sq/ft
Huge ocean and mountain views

Slightly sloping lot is a blank canvas ready for your creative mind.



MLS# 270130
Asking Price: \$454,000
Approximately 12,990 sq/ft
Phase 3, Lot 28

The best ocean and coastline view available in the subdivision.



MLS# 193964
Asking Price: \$375,000
Approximately 11,698 sq/ft
Phase 2, Lot #18

Corner 2-level parcel with ocean views. Perfect configuration for home and an "ADU".



**“Hale Halia”TM
2211 Pane Rd
4 bedrooms, 3 baths**

This is the perfect Poipu Beach resort home. Right across the street from Brennecke’s Beach and 100 yards to Poipu Beach Park. Play in the surf, relax on the beach or watch the turtles and whales play in the ocean.



MLS# 279310

Asking Price: \$2,499,000



TO BUY OR SELL REAL ESTATE ON KAUAI CALL REAL ALOHA TEAM
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MLS# 273017

Asking Price: \$879,000

2407 Kipuka Street
10,701 square feet of land, Approx. 3,500 sq/ft living area
5 bedrooms, 4 baths & guest house

Large home within walking distance to Poipu Beach, the property has four bedrooms, three baths in the main house with 1-bedroom and 1-bath in the guest house. Wonderful living arrangement to fit a large family or the space to fit a multi-generational family. Fenced front and back yards for pets. Owner financing available.



MLS# 270004

Asking Price: \$749,000

4381 Kai Ikena Drive
Approx. 8,424 sq/ft lot
3 bedrooms, 3 baths & 6 car garage/man cave

Ocean and mountain views from the main living area and the top floor master bedroom. Hardwood floors, large kitchen, wrap around lanai, high ceilings, access to lanai or deck from every bedroom. The garage is approximately 1,550 sq/ft with bath and can hold at least 6 cars. Could be the ultimate man cave. You’ve got to see this home!

South Shore Condominiums for Sale

RealAlohaTeam.com
Property Search Tips

<u>PROJECT</u>	BED	BATH	UNITS AVAIL	ASKING PRICE	
				LOW	HIGH
Honu Kai Villas	2	2	1	1,495,000	
Kahala @ PKR	1	1	7	399,000	675,000
Kalaheo Pali Kai	3	2	1	325,000	
Kiahuna Plantation	1	1	35 LH	59,000	1,075,000
Kiahuna Plantation	2	2	11 LH	229,000	700,000
Koloa Landing	2	2	3	899,000	1,100,000
Kuhio Shores	1	1	3	595,000	680,000
Kuhio Shores	2	2	1	1,100,000	
Makahuena	2	2	5	325,000	985,000
Makahuena	3	2	3	599,000	699,000
Makanui @ PKR	2	2	1	565,000	
Manualoha @ PKR	1	1	1	395,000	
Manualoha @ PKR	1	2	1	525,000	
Manualoha @ PKR	2	2	2	548,500	795,000
Nihi Kai Villas	2	2	3	697,500	895,000
Poipu Kapili	1	2	1	897,000	
Poipu Kapili	2	3	2	1,300,000	
Poipu Kapili	2	2	1	1,700,000	
Poipu Palms	2	2	2	745,007	885,000
Poipu Sands @ PKR	2	2	4	733,000	869,000
Poipu Shores	2	2	2	929,000	975,000
Prince Kuhio	0	1	3	279,000	320,000
Prince Kuhio	1	1	4	418,500	479,000
Regency @ PKR	3	2	2	715,000	717,000
Regency Villas @ PKR	3	3	1	739,000	
Sunset Kahili	1	1	3 LH	239,000	325,000
Sunset Kahili	2	2	1 LH	475,000	
Villas @ PKR	3	3	11	920,000	1,200,000
Villas @ PKR	4	3	4	1,425,000	2,200,000
Waikomo Stream Villas	2	2	2	379,900	499,000
Waikomo Stream Villas	1	1	2	410,000	439,000
Whalers Cove	2	2	2	1,250,000	1,400,000
Pili Mai	3	3	2	735,500	738,500
Pili Mai	3	3	4	650,500	735,500
Pili Mai	3	2	1	750,500	
Pili Mai	4	3	1	765,500	
Poipu Crater	2	2	1	558,000	
Kukui`ula Club Bungalows	1	1	1	1,575,000	
Kukui`ula Club Bungalows	2	2	1	3,195,000	
Kukui`ula Club Bungalows	3	3	1	2,840,000	

#1. Searching for Active Real Estate Listings: We made it simple. If you know the project or price range follow these simple steps:

Go to: www.realalohateam.com

Click on: Projects, Subdivision and Areas
 Now click on the type of property or project you have an interest in and let our website search for you. In just a few seconds all the active listings will appear. It's that easy!

#2. My Email Alert:

This search page is designed to deliver directly to your email address the properties you are most interested in. You personally control all the search parameters, including the price, type of property and location.

Go to: www.realalohateam.com

Click on: 4 Ways to Search

Click on: My Email Search

Simply fill in your Email Address, Name, Phone Number and other information.

Click the "View All" tab to select the areas that you are interested in. Click on the locations of interest (for Poipu use Koloa). Click close and you're done.

Our website will automatically send you the properties that fit your parameters. After the first list of properties, our website will send directly to your email address all properties in your selected area as they hit the market.

Remember the Trees. Go Green!

If you would like to receive our newsletter by email please let us know as we would like to save some trees in this newsletter process. You can also check our website www.realalohateam.com for our archived newsletter.

If you have your property listed for sale or you have a buyers representative agreement with another Realtor please seek your real estate information from them. It is not our intention to solicit parties with properties currently listed for sale, or those engaged in a Buyer's representation agreement with another Realtor with this newsletter or any of our professional brochures or advertisements.

Data gathered from MLS on 2/1/15 Project not Shown = Not Available LH= Lease Hold

Name _____

Address _____

City, State, Zip _____

Phone _____ Email _____

I am interested in following:

- The value of my property
- I am considering selling my property | Property location: _____

I am considering purchasing property

Location:

- Condominium
- Residential Property
- Land
- Other _____
- The West Side
- Poipu/South Shore
- Lihue Area
- Wailua/Kapaa
- North Shore

Property Information Request

We will be happy to answer any real estate questions you have and to provide information on real estate activity.

Simply call, email or fill out and return this information request form.

For immediate assistance send via Fax 808-742-7685 call us at 808-742-2244 email: info@realalohateam.com

**Mail to:
Real Aloha Team
1941-B Poipu Road,
Koloa, HI 96756**



Kauai Condominiums for Sale

Price Range	South Shore		Lihue Area		Wailua Kapaa		North Shore	
	FS	LH	FS	LH	FS	LH	FS	LH
Under -\$200,000	0	24	5	0	19	0	0	0
\$201,000 - \$400,000	8	16	11	2	14	0	15	0
\$401,000 - \$600,000	21	8	5	0	10	0	18	1
\$601,000 - \$800,000	22	2	1	0	4	0	22	0
\$801,000 - and up	38	1	0	0	12	0	13	0

FS = Fee simple ; LH = Lease Hold

Data gathered from MLS on 1/15/2015

**TO BUY OR SELL
A CONDOMINIUM
ON KAUAI,
CALL
REAL ALOHA TEAM
808-742-2244**

MLS# 274715 Asking Price: \$525,000

**Manualoha @ Poipu Kai Resort # 1102
1 bedroom, 2 baths**

Completely furnished condominium with a garden lanai. Manualoha pool has an ocean view, and ownership includes access to eight tennis courts, two pools and hot-tub. Short walk to Shipweck's and Poipu Beach.



Prince Kuhio #132

MLS# 280166

Asking Price: \$279,000

Approximately 421 sq/ft, 0 bedrooms, 1 bath

Furnished ground floor, studio unit only a few steps from the newly remodeled pool (2014), Koi Ponds & BBQ area.

MLS# 271715 Asking Price: \$585,000

**Makahuena Unit # 1-202
2 bedrooms, 2 baths**

Located close to the parking area and only seven steps up to the front door. Recently remodeled, tiled floor, completely furnished, ocean view from lanai, vacation rental or full-time living. The project is a full resort with rental office, pool, tennis and hot-tub. Good 2-bedroom value in Poipu!



Prince Kuhio #233

MLS# 279444

Asking Price: \$319,000

Approximately 338 sq/ft, 0 bedrooms, 1 bath

Ocean, Prince Kuhio Park and Mountain views! Unit #233 has been renovated to include all the custom touches that makes this unit a cut above all the rest.



Prince Kuhio #319

MLS# 278678

Asking Price: \$419,000

Approximately 720 sq/ft, 1 bedroom, 1 bath

1-bedroom 1-bath unit with ocean & park views. Unit is fully furnished.

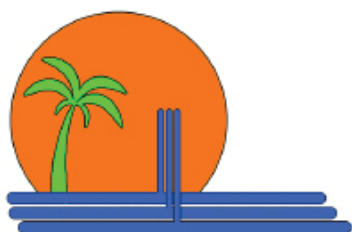
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Real Aloha Team
1941- B Poipu Road
Koloa, HI 96756



scan to view
our website



Real Estate Newsletter from the South Shore of Kauai



MLS# 274576

Asking Price: \$695,000

**3311 Uwila Pl
4 bedrooms, 2.5 baths**

This 4-bedroom, 2-bath, classic Hawaiian-style plantation home sits on a 20,000 sq ft lot includes a huge 2,400 sq ft workshop and potential for an ADU. Preserved to perfection, this 1,610 sq. ft., vintage home in Lawai Homesteads is perched on a gentle, sloping hillside with ocean and treetop views and tropical landscaping.



MLS# 273764

Asking Price: \$929,000

**Poipu Shores Unit #403-A
2 bedrooms, 2 baths**

Look no further, as this is the best oceanfront unit available on the south shore of Kauai under a million dollars. Totally remodeled from head to toe, with ocean and coastline views. Good rental returns makes this a top pick for anyone looking for an oceanfront condominium.