

KAUAI REAL ESTATE REPORT



KAUAI | OCTOBER 2024

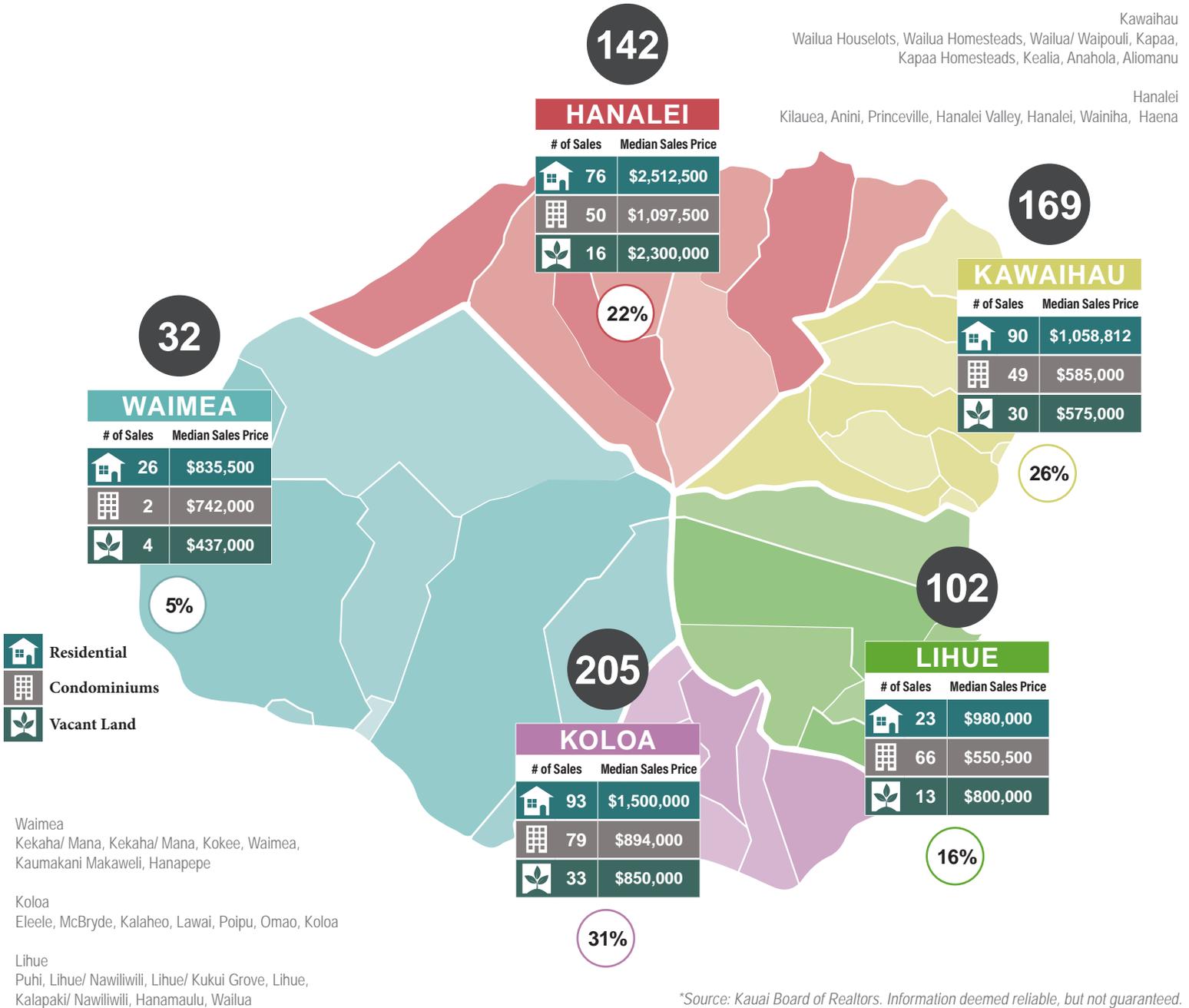
OCTOBER 2024 YTD VS. OCTOBER 2023 YTD

Kawaihau

Wailua Houselots, Wailua Homesteads, Wailua/ Waipouli, Kapaa, Kapaa Homesteads, Kealia, Anahola, Aliomanu

Hanalei

Kilauea, Anini, Princeville, Hanalei Valley, Hanalei, Wainiha, Haena



*Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS		# OF UNITS RECORDED		MEDIAN PRICE		
■ HOMES	47%		308	▲ 32%	\$1,384,000	▲ 26%	
■ CONDO	38%		246	▼ -4%	\$769,700	▲ 6%	
■ LAND	15%		96	▲ 3%	\$800,000	▼ -11%	

DISTRICT	YTD NUMBER OF UNITS RECORDED		YTD TOTAL DOLLAR VOLUME		
	2024	% Change	DISTRICT	2024	% Change
KOLOA	205	13%	HANALEI	\$366,744,331	64%
KAWAIHAU	169	24%	KOLOA	\$342,042,521	34%
HANALEI	142	21%	KAWAIHAU	\$171,601,645	30%
LIHUE	102	-18%	LIHUE	\$95,950,600	-11%
WAIMEA	32	45%	WAIMEA	\$25,642,000	58%
TOTAL	650	12%	TOTAL	\$1,001,981,097	36%

○ % of Closed Sales by Districts through October 31, 2024

● Number of Recorded Transactions from January 1, 2024 – October 31, 2024

KAUAI

YEAR-OVER-YEAR

650
TOTAL NUMBER OF SALES
2024

581
TOTAL NUMBER OF SALES
2023

12%

\$1,384,000
MEDIAN PRICE HOME

\$769,700
MEDIAN PRICE CONDO

\$800,000
MEDIAN PRICE LAND

26%
6%
-11%

\$1,001,981,097
TOTAL DOLLAR VOLUME
2024

\$735,251,294
TOTAL DOLLAR VOLUME
2023

36%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
RESIDENTIAL									
WAIMEA	26	19	37%	\$835,500	\$770,000	9%	\$21,754,000	\$15,152,902	44%
KOLOA	93	56	66%	\$1,500,000	\$1,212,000	24%	\$230,967,499	\$103,755,761	123%
LIHUE	23	30	-23%	\$980,000	\$952,500	3%	\$26,284,000	\$33,216,500	-21%
KAWAIHAU	90	80	13%	\$1,058,812	\$1,000,000	6%	\$111,779,125	\$88,812,753	26%
HANAIEI	76	48	58%	\$2,512,500	\$2,275,000	10%	\$255,359,697	\$133,987,500	91%
TOTAL	308	233	32%	\$1,384,000	\$1,100,000	26%	\$646,144,321	\$374,925,416	72%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
CONDOMINIUM									
WAIMEA	2	-	-	\$742,000	-	-	\$1,484,000	-	-
KOLOA	79	84	-6%	\$894,000	\$793,500	13%	\$80,138,717	\$85,697,553	-6%
LIHUE	66	75	-12%	\$550,500	\$535,000	3%	\$50,693,100	\$60,388,200	-16%
KAWAIHAU	49	42	17%	\$585,000	\$582,000	1%	\$37,937,020	\$32,062,975	18%
HANAIEI	50	54	-7%	\$1,097,500	\$1,199,500	-9%	\$63,854,636	\$66,219,900	-4%
TOTAL	246	255	-4%	\$769,700	\$725,000	6%	\$234,107,473	\$244,368,628	-4%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
VACANT LAND									
WAIMEA	4	3	33%	\$437,000	\$246,000	78%	\$2,404,000	\$1,046,000	130%
KOLOA	33	42	-21%	\$850,000	\$1,269,000	-33%	\$30,936,305	\$65,498,700	-53%
LIHUE	13	19	-32%	\$800,000	\$795,000	1%	\$18,973,500	\$14,657,250	29%
KAWAIHAU	30	14	114%	\$575,000	\$662,500	-13%	\$21,885,500	\$11,032,800	98%
HANAIEI	16	15	7%	\$2,300,000	\$1,250,000	84%	\$47,529,998	\$23,722,500	100%
TOTAL	96	93	3%	\$800,000	\$895,000	-11%	\$121,729,303	\$115,957,250	5%

*Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.



KAUAI REAL ESTATE REPORT



KAUAI | OCTOBER 2024

OCTOBER 2024 YTD VS. OCTOBER 2023 YTD

2024

HANALEI			
HOMES			
Number of Sales	76		58%
Total Dollar Transactions	\$255,359,697		91%
CONDOS			
Number of Sales	50	-7%	
Total Dollar Transactions	\$63,854,636	-4%	
LAND			
Number of Sales	16		7%
Total Dollar Transactions	\$47,529,998		100%

KAWAIHAU			
HOMES			
Number of Sales	90		13%
Total Dollar Transactions	\$111,779,125		26%
CONDOS			
Number of Sales	49		17%
Total Dollar Transactions	\$37,937,020		18%
LAND			
Number of Sales	30		114%
Total Dollar Transactions	\$21,885,500		98%

WAIMEA			
HOMES			
Number of Sales	26		37%
Total Dollar Transactions	\$21,754,000		44%
CONDOS			
Number of Sales	2	-	
Total Dollar Transactions	\$1,484,000		-
LAND			
Number of Sales	4		33%
Total Dollar Transactions	\$2,404,000		130%

LIHUE			
HOMES			
Number of Sales	23	-23%	
Total Dollar Transactions	\$26,284,000	-21%	
CONDOS			
Number of Sales	66	-12%	
Total Dollar Transactions	\$50,693,100	-16%	
LAND			
Number of Sales	13	-32%	
Total Dollar Transactions	\$18,973,500		29%

KOLOA			
HOMES			
Number of Sales	93		66%
Total Dollar Transactions	\$230,967,499		123%
CONDOS			
Number of Sales	79	-6%	
Total Dollar Transactions	\$80,138,717	-6%	
LAND			
Number of Sales	33	-21%	
Total Dollar Transactions	\$30,936,305	-53%	

Waimea
Kekaha/ Mana, Kekaha/ Mana, Kokee, Waimea,
Kaumakani Makaweli, Hanapepe

Koloa
Eleele, McBryde, Kalaheo, Lawai, Poipu, Omao, Koloa

Lihue
Puihi, Lihue/ Nawiliwili, Lihue/ Kukui Grove, Lihue,
Kalapaki/ Nawiliwili, Hanamaulu, Wailua

Kawaihau
Wailua Houselots, Wailua Homesteads, Wailua/ Waipouli,
Kapaa, Kapaa Homesteads, Kealia, Anahola, Aliomanu

Hanalei
Kilauea, Anini, Princeville, Hanalei Valley, Hanalei,
Wainiha, Haena

*Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.



RESIDENTIAL

▲ HOME SALES
VS 2023 (233)

308
UP 32%

\$1,384,000
UP 26%

MEDIAN SALES PRICE ▲
VS 2023 (\$1,100,000)

▲ TOTAL DOLLAR SALES
VS 2023
(\$374,925,416)

\$646,144,321
UP 72%

CONDOMINIUM

▼ CONDO SALES
VS 2023 (255)

246
DOWN 4%

\$769,700
UP 6%

MEDIAN SALES PRICE ▲
VS 2023 (\$725,000)

▼ TOTAL DOLLAR VOLUME
VS 2023
(\$244,368,628)

\$234,107,473
DOWN 4%

VACANT LAND

▲ LAND SALES
VS 2023 (93)

96
UP 3%

\$800,000
DOWN 11%

MEDIAN SALES PRICE ▼
VS 2023 (\$895,000)

▲ TOTAL DOLLAR VOLUME
VS 2023
(\$115,957,250)

\$121,729,303
UP 5%





Conveyance Tax Law

STATE OF HAWAII

The tax imposed by section 247-1 shall be based on the actual and full consideration (whether cash or otherwise, including any promise, act, forbearance, property interest, value, gain, advantage, benefit, or profit), paid or to be paid for all transfers or conveyance of realty or any interest therein, that shall include any liens or encumbrances thereon at the time of sale, lease, sublease, assignment, transfer, or conveyance, and shall be at the following rates:

BASIS AND RATE OF CONVEYANCE TAX			
CONSIDERATION PAID		Scale #1:	Scale #2:
At Least	But Less Than	Applies to all transfers or conveyance of realty or any interest therein, except for a sale of a condominium or single family residence where the purchaser is eligible for the county homeowners' exemption. (increments of \$100 of sale price will be added proportionately to tax)	Applies to sales of condominium or single family residence where the purchaser is not eligible for the county homeowner's exemption. (increments of \$100 of sale price will be added proportionately to tax)
\$0	\$600,000	10¢	15¢
\$600,000	\$1 Million	20¢	25¢
\$1 Million	\$2 Million	30¢	40¢
\$2 Million	\$4 Million	50¢	60¢
\$4 Million	\$6 Million	70¢	85¢
\$6 million	\$10 million	90¢	\$1.10
\$10 Million and Above		\$1.00	\$1.25

This information is presented for informational purposes only and is deemed reliable but is not guaranteed.





Buyer & Seller Portions

of Closing Costs

The standard purchase contract in Hawaii specifies closing costs split between Buyers & Sellers. The following is a list of customary closing costs and is NOT intended to be all-inclusive.

CLOSING COSTS	BUYER	SELLER
FIDELITY NATIONAL TITLE FEES:		
Standard Coverage for Title Insurance Premium*	40%	60%
Additional Premium for any Extended Coverage Policy (including ALTA Homeowners Policy and/or Lender's Policy)	X	
Lien Report* if applicable	X	
Financing Statement*, if applicable	X	
Escrow Fees*	X	X
THIRD PARTY FEES:		
Cost of Drafting Mortgage and Note or Agreement of Sale	X	
Cost of Drafting Conveyance Documents & Bills of Sale		X
Cost of Obtaining Buyer's Consents	X	
Cost of Obtaining Seller's Consents (e.g., Lessor's Consent)		X
Buyers Notary Fees, if applicable	X	
Seller's Notary Fees, if applicable		X
Recording Fees except Documents to Clear Seller's Title (e.g., Deed, Encroachment Agreements)	50%	50%
Recording Fees to Clear Seller's Title (e.g. Mortgage Release)		X
Required Staking or Survey		X
Homeowner's Condominium Documents, if applicable		X
Condominium and Association Ownership Transfer Fees	X	
FHA or VA Discount Points and any Mortgage Fees	X	
FHA or VA Mandatory Closing Fees		X
Conveyance Tax		X
FIRPTA (Federal Withholding, if applicable)		X
HARPTA (State Withholding, if applicable)		X

NOTE: *General excise tax (GET) will be charged on the fee

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

ANNOUNCEMENT UPDATE for HARPTA increase for Hawaii
Real Property occurring on or after September 15, 2018

HARPTA - Hawaii Real Property Tax Act

The **Hawaii Real Property Tax Act (HARPTA)** requires the buyer who purchases real property from a non-resident of Hawaii to withhold **7.25%⁺** of the amount realized (generally the sales price) and remit it to the Department of Taxation within 20 days of closing unless an exemption applies.

The 7.25% withholding represents an estimate of the Hawaii capital gains tax that may be owed by the non-resident when selling real property in Hawaii.

The standard Hawaii Association of Realtors Purchase Contract provides that escrow is to withhold and remit the HARPTA amount to the Department of Taxation unless the seller provides the buyer with a certificate of exemption or waiver from HARPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under Hawaii law, it is the buyer's responsibility to determine if the seller is a non-resident of Hawaii and that the proper withholding amount is remitted to the Department of Taxation on a timely basis.

FIRPTA - Foreign Investment Real Property Tax Act

The **Foreign Investment in Real Property Tax Act (FIRPTA)** requires the buyer who purchases real property from a foreign seller to withhold 10% or 15% of the amount realized (generally the sales price) and remit it to the IRS within 20 days of closing unless an exemption applies. The withholding percentage will depend upon the sales price and whether the buyer or buyer's family member intends to use the real property as a residence.*

The withholding percentage represents an estimate of the federal capital gains tax that may be owed by the foreign seller when selling real property in the United States.

The standard Hawaii Association of REALTORS® Purchase Contract provides that escrow is to withhold and remit the FIRPTA amount to the IRS unless the seller provides the buyer with a certificate of exemption or waiver from FIRPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under federal law, it is the buyer's responsibility to determine if the seller is a foreigner subject to FIRPTA withholding and that the proper withholding amount is remitted to the IRS on a timely basis.

*Buyer or member of buyer's family must have definite plans to reside in the property for at least 50% of the number of days the property is used by any person during each of the first two 12-month periods following the date of transfer.

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*FNT Internal Update July, 2018

REAL PROPERTY TAX RATES

Honolulu County

Classification	Tax Rate (Per \$1,000)	Rate
Residential		\$3.50
Hotel and Resort		\$13.90
Commercial		\$12.40
Industrial		\$12.40
Agricultural		\$5.70
Preservation		\$5.70
Public Service		\$0.00
Vacant Agricultural		\$8.50
Residential A Tier 1: Up to \$1,000,000		\$4.00
Residential A Tier 2: More than \$1,000,000		\$11.40
Bed and Breakfast Home		\$6.50
Transient VR Tier 1: Up to \$800,000		\$9.00
Transient VR Tier 2: More than \$800,000		\$11.50

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due
Sep 30, 2024 Deadline for filing exemption claims & ownership documents
Feb 20, 2025 2nd half of fiscal year tax payment due

For More Information Visit: www.realpropertyhonolulu.com

Hawai'i County

Classification	Tax Rate (Per \$1,000)	Rate
Affordable Rental Housing		\$5.95
Residential Tier 1: Up to \$2,000,000		\$11.10
Residential Tier 2: More than \$2,000,000		\$13.60
Apartment		\$11.70
Commercial		\$10.70
Industrial		\$10.70
Agricultural and Native Forest		\$9.35
Conservation		\$11.55
Hotel/Resort		\$11.55
Homeowner		\$5.95

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due
Dec 31, 2024 Deadline for filing exemption claims & ownership documents for August 20th real prop taxes the following year
Feb 20, 2025 2nd half of fiscal year tax payment due
June 30, 2025 Deadline for filing exemption claims & ownership documents for February 20th real prop taxes the following year

For More Information Visit: https://hawaiipropertytax.com/tax_rates.html



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FISCAL YEAR July 1, 2024 to June 30, 2025

Maui County

Classification	Tax Rate (Per \$1,000)	Rate
Owner-Occupied Tier 1: Up to \$1 Million		\$1.80
Owner-Occupied Tier 2: \$1,000,001 to \$3 Million		\$2.00
Owner-Occupied Tier 3: More Than \$3 Million		\$3.25
Non-Owner-Occupied Tier 1: Up to \$1 Million		\$5.87
Non-Owner-Occupied Tier 2: \$1,000,001 to \$3 Million		\$8.50
Non-Owner-Occupied Tier 3: More Than \$3 Million		\$14.00
Apartment		\$3.50
Hotel And Resort		\$11.75
Time Share		\$14.60
TVR-STRH Tier 1: Up to \$1,000,000		\$12.50
TVR-STRH Tier 2: \$1,000,001 to \$3,000,000		\$13.50
TVR-STRH Tier 3: More Than \$3,000,000		\$15.00
Long-Term Rental Tier 1: Up to \$1 Million		\$3.00
Long-Term Rental Tier 2: \$1,000,001 to \$3 Million		\$5.00
Long-Term Rental Tier 3: More Than \$3 Million		\$8.00
Agricultural		\$5.74
Conservation		\$6.43
Commercial		\$6.05
Industrial		\$7.05
Commercial Residential Tier 1: Up to \$1,000,000		\$4.00
Commercial Residential Tier 2: \$1,000,001 to \$3,000,000		\$5.00
Commercial Residential Tier 3: More Than \$3,000,000		\$8.00

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due
Dec 31, 2024 Deadline for filing exemption claims & ownership documents
Feb 20, 2025 2nd half of fiscal year tax payment due

For Info On Classifications Visit: www.mauicounty.gov/755/Classification-for-Tax-Rate-Purposes

Kauai County

Classification	Tax Rate (Per \$1,000)	Rate
Owner Occupied		\$2.59
Non-Owner Occupied Residential Tier 1: Up to \$1.3 mil		\$5.45
Non-Owner Occupied Residential Tier 2: \$1,300,001 to \$2 mil		\$6.05
Non-Owner Occupied Residential Tier 3: More than \$2 mil		\$9.40
Vacation Rental Tier 1: Up to \$1 mil		\$11.30
Vacation Rental Tier 2: \$1,000,001 to \$2.5		\$11.75
Vacation Rental Tier 3: \$ More than \$2.5 mil		\$12.20
Hotel and Resort		\$11.75
Commercial		\$8.10
Industrial		\$8.10
Agricultural		\$6.75
Conservation		\$6.75
Owner-Occupied Mixed-Use		\$5.05

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due
Sep 30, 2024 Deadline for filing exemption claims & ownership documents
Feb 20, 2025 2nd half of fiscal year tax payment due

For more information visit: www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax-Assessment

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