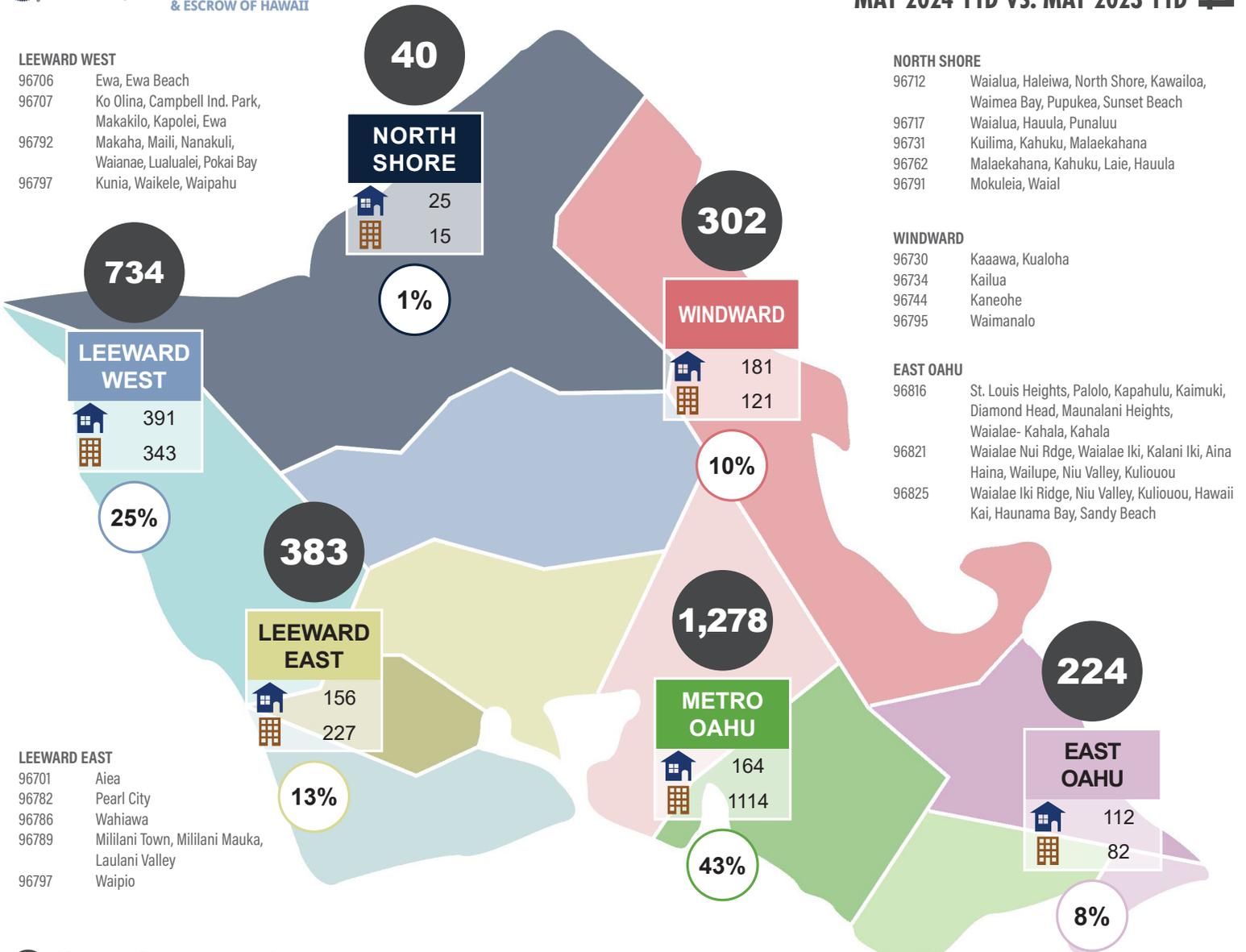


OAHU REAL ESTATE REPORT



OAHU | MAY 2024

MAY 2024 YTD VS. MAY 2023 YTD



LEEWARD WEST

- 96706 Ewa, Ewa Beach
- 96707 Ko Olina, Campbell Ind. Park, Makakilo, Kapolei, Ewa
- 96792 Makaha, Mailli, Nanakuli, Waianae, Luualalei, Pokai Bay
- 96797 Kunia, Waikele, Waipahu

NORTH SHORE

- 96712 Waialua, Haleiwa, North Shore, Kailoia, Waimea Bay, Pupukea, Sunset Beach
- 96717 Waialua, Hauula, Punaluu
- 96731 Kuiliima, Kahuku, Malaekahana
- 96762 Malaekahana, Kahuku, Laie, Hauula
- 96791 Mokuleia, Waial

WINDWARD

- 96730 Kaaawa, Kualoha
- 96734 Kailua
- 96744 Kaneohe
- 96795 Waimanalo

EAST OAHU

- 96816 St. Louis Heights, Palolo, Kapahulu, Kaimuki, Diamond Head, Maunalani Heights, Waialae- Kahala, Kahala
- 96821 Waialae Nui Rdge, Waialae Iki, Kalani Iki, Aina Haina, Wailupe, Niu Valley, Kuliouou
- 96825 Waialae Iki Ridge, Niu Valley, Kuliouou, Hawaii Kai, Haunama Bay, Sandy Beach

LEEWARD EAST

- 96701 Aiea
- 96782 Pearl City
- 96786 Wahiawa
- 96789 Mililani Town, Mililani Mauka, Laulani Valley
- 96797 Waipio

METRO OAHU

- 96813 Nuuanu, Chinatown, Downtown, Punchbowl, Pauoa, Makiki, Pacific Heights, Kinau, Ward, Kakaako, Ala Moana, Kapiolani, Moiliili, Waikiki
- 96814 McCully (Ward Ave. - Kalakaua Ave.), Punchbowl, Pawaa, Makiki, Kapio, Kinau, Ward, Kakaako, Holiday Mart, Ala Moana, Waikiki
- 96815 Holiday Mart, Ala Moana, Waikiki, Kapahulu, Diamond Head
- 96817 Kalihi, Dillingham, Palama, Chinatown, Downtown, Alewa, Kapalama, Liliha, Kuakini, Makiki, Nuuanu, Kamehameha Heights, Dowsett, Old Pali, Puunui
- 96818 Halawa, Salt Lake, Aliamanu, Foster Village
- 96819 Salt Lake, Moanalua, Moanalua Gardens, Moanalua Valley, Kalihi Valley, Kapalama
- 96822 Makiki, Punchbowl, Punahou, Manoa, Ala Moana, Kapiolani, Moiliili
- 96826 Makiki, Punahou, Kapiolani, Manoa, McCully, Pawaa, Moiliili, Kapahulu, St. Louis, University, Waikiki, Waialae Nui Valley, Diamond Head

● Number of Recorded transactions from January 1, 2024 – May 30, 2024

🏠 Single Family Homes

🏢 Condominiums

○ % of Closed Sales by Districts through May 30, 2024

*Source: <https://www.hicentral.com/market-press-releases.php>

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
🏠 SINGLE FAMILY HOMES	37%	1,029	▲	7%	\$1,074,500	▲	2%
🏢 CONDOMINIUM	63%	1,902	▼	-1%	\$505,000	▲	1%
OAHU TOTAL SALES		2,931	▲	2%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Darrelle Glushenko | Kalia Goulette | Liz Hughes | Jarvis Isa | Kurt Johnson | Mandy Marumoto | David Palk | Christine Parke | Kristina Piasecki | Daisy Su | Kai Li Woolworth | Charlene Valencia | Kerra Wong

KAHALA 808-380-6767 | DOWNTOWN 808-536-0404 | PEARLRIDGE 808-485-0505 | KAILUA 808-230-8080 | KAPOLEI 808-380-3640

OVER 150+ YEARS OF COMBINED EXPERIENCE

Oahu Escrow & Sales Team

SINGLE FAMILY HOMES May 2024 VS. May 2023

HOME SALES
249
DOWN 5%
VS 2023 (262)

MEDIAN SALES PRICE
\$1,085,000
DOWN 2%
VS 2023 (\$1,109,000)

MEDIAN DAY ON THE MARKET
14
DOWN 33%
VS 2023 (21)

TOP 10 # OF SALES BY NEIGHBORHOOD

Single Family Homes	2024	2023	% Change
Ewa Plain	64	72	-11%
Kailua - Waimanalo	23	40	-43%
Makaha - Nanakuli	20	27	-26%
Mililani	20	24	-17%
Pearl City - Aiea	16	16	0%
Waipahu	16	23	-30%
Kaneohe	14	17	-18%
Makakilo	13	12	8%
Hawaii Kai	11	13	-15%
Kapahulu - Diamond Head	11	15	-27%

SINGLE FAMILY HOMES

NEIGHBORHOOD	Number of Sales MAY 2024 vs. MAY 2023			Median Sales Price MAY 2024 vs. MAY 2023		
	2024	2023	% Change	2024	2023	% Change
Aina Haina - Kuliouou	6	7	-14%	\$2,014,500	\$2,330,000	-14%
Ala Moana - Kakaako	0	2	-100%	-	\$1,437,500	-
Downtown - Nuuanu	7	10	-30%	\$1,100,000	\$1,364,500	-19%
Ewa Plain	64	72	-11%	\$905,000	\$940,250	-4%
Hawaii Kai	11	13	-15%	\$1,600,000	\$1,485,000	8%
Kailua - Waimanalo	23	40	-43%	\$1,650,000	\$1,620,000	2%
Kalihi - Palama	6	11	-45%	\$892,500	\$1,050,000	-15%
Kaneohe	14	17	-18%	\$1,139,000	\$1,280,000	-11%
Kapahulu - Diamond Head	11	15	-27%	\$1,200,000	\$1,200,000	0%
Makaha - Nanakuli	20	27	-26%	\$732,500	\$740,000	-1%
Makakilo	13	12	8%	\$1,020,000	\$922,500	11%
Makiki - Moiliili	6	14	-57%	\$1,277,500	\$1,940,000	-34%
Mililani	20	24	-17%	\$1,025,000	\$1,110,000	-8%
Moanalua - Salt Lake	3	7	-57%	\$1,110,000	\$1,201,000	-8%
North Shore	3	8	-63%	\$1,700,000	\$2,075,000	-18%
Pearl City - Aiea	16	16	0%	\$1,152,500	\$1,162,500	-1%
Wahiawa	3	10	-70%	\$950,000	\$942,500	1%
Waialae - Kahala	11	10	10%	\$3,250,000	\$3,220,000	1%
Waikiki	0	0	-	-	-	-
Waipahu	16	23	-30%	\$930,000	\$1,050,000	-11%
Windward Coast	9	6	50%	\$1,199,000	\$1,435,000	-16%
SUMMARY	249	262	-5%	\$1,085,000	\$1,109,000	-2%

CONDOMINIUM May 2024 VS. May 2023

HOME SALES
478
UP 9%
VS 2023 (438)

MEDIAN SALES PRICE
\$495,000
DOWN 2%
VS 2023 (\$505,000)

MEDIAN DAY ON THE MARKET
25
UP 25%
VS 2023 (20)

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2024	2023	% Change
Waikiki	94	136	-31%
Ala Moana - Kakaako	54	70	-23%
Makiki - Moiliili	48	90	-47%
Ewa Plain	40	59	-32%
Mililani	24	38	-37%
Downtown - Nuuanu	23	62	-63%
Kailua - Waimanalo	18	13	38%
Moanalua - Salt Lake	18	34	-47%
Pearl City - Aiea	16	41	-61%
Waipahu	16	25	-36%

NEIGHBORHOOD

NEIGHBORHOOD	Number of Sales MAY 2024 vs. MAY 2023			Median Sales Price MAY 2024 vs. MAY 2023		
	2024	2023	% Change	2024	2023	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	54	70	-23%	\$610,000	\$800,000	-24%
Downtown - Nuuanu	23	62	-63%	\$585,000	\$629,950	-7%
Ewa Plain	40	59	-32%	\$682,500	\$715,000	-5%
Hawaii Kai	10	23	-57%	\$789,500	\$810,000	-3%
Kailua - Waimanalo	18	13	38%	\$682,000	\$840,000	-19%
Kalihi - Palama	13	14	-7%	\$370,000	\$457,500	-19%
Kaneohe	11	24	-54%	\$675,000	\$730,000	-8%
Kapahulu - Diamond Head	5	8	-38%	\$1,000,000	\$650,000	54%
Makaha - Nanakuli	15	18	-17%	\$312,500	\$257,500	21%
Makakilo	15	18	-17%	\$545,000	\$622,500	-12%
Makiki - Moiliili	48	90	-47%	\$415,000	\$399,500	4%
Mililani	24	38	-37%	\$485,000	\$536,250	-10%
Moanalua - Salt Lake	18	34	-47%	\$451,000	\$442,500	2%
North Shore	3	4	-25%	\$850,000	\$1,440,000	-41%
Pearl City - Aiea	16	41	-61%	\$461,500	\$515,000	-10%
Wahiawa	6	3	100%	\$337,000	\$285,000	18%
Waialae - Kahala	3	6	-50%	\$605,000	\$375,000	61%
Waikiki	94	136	-31%	\$402,500	\$420,000	-4%
Waipahu	16	25	-36%	\$541,000	\$530,000	2%
Windward Coast	6	2	200%	\$165,000	\$408,450	-60%
SUMMARY	478	438	9%	\$495,000	\$505,000	-2%

*Source: <https://www.hicentral.com/market-press-releases.php>

SINGLE FAMILY HOMES
YEAR-TO-DATE

1,104
HOMES SOLD
2024

1,029
HOMES SOLD
2023

7%

\$1,074,500
MEDIAN SALES PRICE
2024

\$1,049,500
MEDIAN SALES PRICE
2023

2%

21
MEDIAN DAYS ON THE MARKET
2024

27
MEDIAN DAYS ON THE MARKET
2023

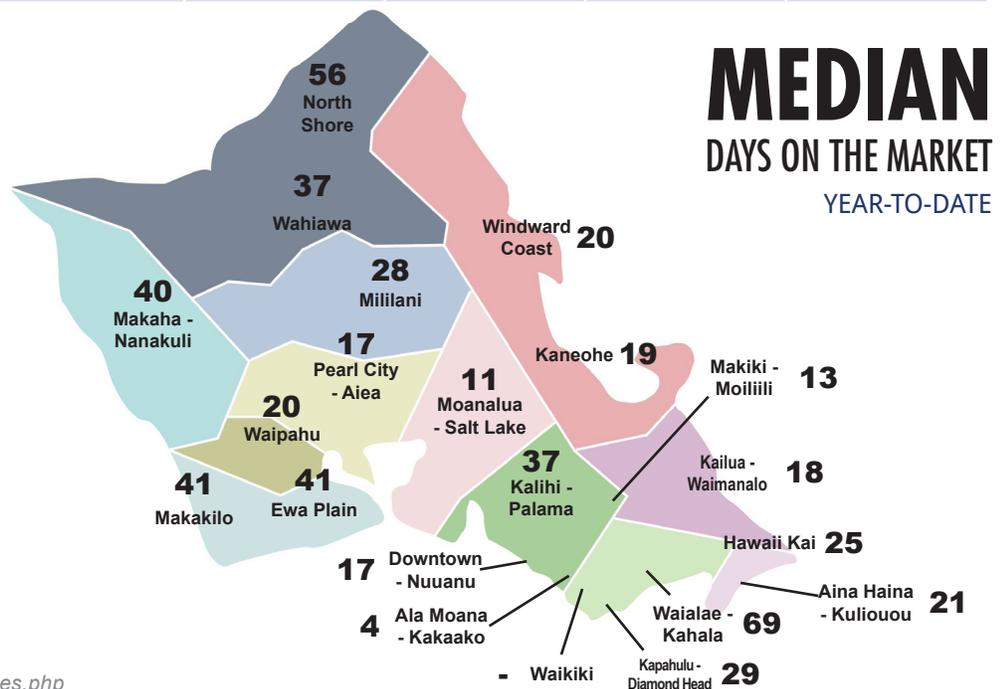
22%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2024	2023	% Change	2024	2023	% Change
Aina Haina - Kuliouou	30	37	-19%	\$2,002,500	\$1,900,000	5%
Ala Moana - Kakaako	2	4	-50%	\$1,010,000	\$1,290,000	-22%
Downtown - Nuuanu	21	38	-45%	\$1,100,000	\$1,266,500	-13%
Ewa Plain	184	339	-46%	\$900,000	\$935,000	-4%
Hawaii Kai	52	89	-42%	\$1,450,000	\$1,600,000	-9%
Kailua - Waimanalo	103	144	-28%	\$1,511,000	\$1,600,000	-6%
Kalihi - Palama	41	59	-31%	\$850,000	\$985,000	-14%
Kaneohe	60	90	-33%	\$1,100,000	\$1,262,500	-13%
Kapahulu - Diamond Head	50	86	-42%	\$1,267,000	\$1,430,000	-11%
Makaha - Nanakuli	102	137	-26%	\$665,000	\$720,000	-8%
Makakilo	41	69	-41%	\$980,000	\$990,000	-1%
Makiki - Moiliili	37	54	-31%	\$1,435,000	\$1,783,000	-20%
Mililani	56	85	-34%	\$1,057,000	\$1,080,000	-2%
Moanalua - Salt Lake	13	21	-38%	\$1,050,000	\$1,201,000	-13%
North Shore	25	49	-49%	\$1,389,000	\$1,790,000	-22%
Pearl City - Aiea	79	93	-15%	\$938,000	\$1,069,444	-12%
Wahiawa	21	33	-36%	\$840,000	\$930,000	-10%
Waialae - Kahala	30	38	-21%	\$2,497,500	\$2,419,000	3%
Waikiki	0	1	-100%	-	\$1,500,000	-
Waipahu	64	102	-37%	\$920,000	\$952,500	-3%
Windward Coast	18	29	-38%	\$1,157,000	\$1,312,000	-12%
SUMMARY	1,104	1,029	7%	\$1,074,500	\$1,049,500	2%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2024	2023	% Change
Ewa Plain	184	339	-46%
Kailua - Waimanalo	103	144	-28%
Makaha - Nanakuli	102	137	-26%
Pearl City - Aiea	79	93	-15%
Waipahu	64	102	-37%
Kaneohe	60	90	-33%
Mililani	56	85	-34%
Hawaii Kai	52	89	-42%
Kapahulu - Diamond Head	50	86	-42%
Kalihi - Palama	41	59	-31%



*Source: <https://www.hicentral.com/market-press-releases.php>

CONDOMINIUM
YEAR-TO-DATE

1,879
CONDOS SOLD
2024

1,902
CONDOS SOLD
2023

-1%

\$505,000
MEDIAN SALES PRICE
2024

\$500,000
MEDIAN SALES PRICE
2023

1%

30
MEDIAN DAYS ON THE MARKET
2024

23
MEDIAN DAYS ON THE MARKET
2023

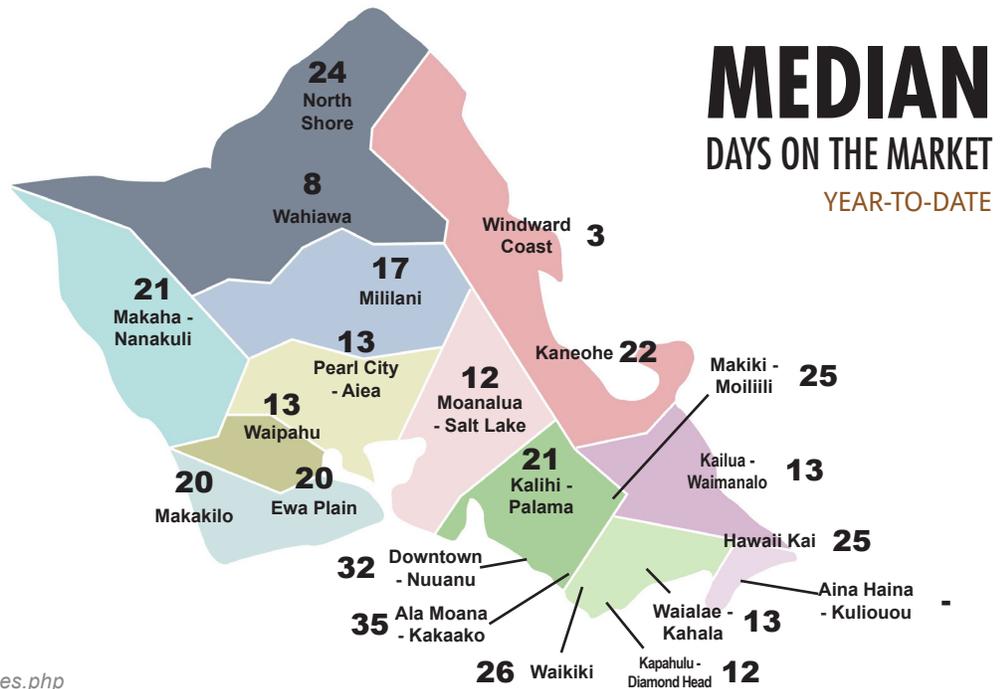
30%

CONDOMINIUM

	Number of Sales			Median Sales Price		
	2024	2023	% Change	2024	2023	% Change
Aina Haina - Kuliouou	-	1	-100%	-	\$808,000	-
Ala Moana - Kakaako	225	360	-38%	\$645,000	\$776,000	-17%
Downtown - Nuuanu	133	239	-44%	\$571,500	\$590,750	-3%
Ewa Plain	162	276	-41%	\$660,000	\$700,000	-6%
Hawaii Kai	68	91	-25%	\$827,000	\$840,000	-2%
Kailua - Waimanalo	54	50	8%	\$718,500	\$750,000	-4%
Kalihi - Palama	45	64	-30%	\$385,000	\$410,000	-6%
Kaneohe	56	102	-45%	\$646,000	\$710,000	-9%
Kapahulu - Diamond Head	25	52	-52%	\$637,000	\$590,000	8%
Makaha - Nanakuli	65	114	-43%	\$250,000	\$242,500	3%
Makakilo	55	79	-30%	\$550,000	\$585,000	-6%
Makiki - Moiliili	175	356	-51%	\$415,000	\$410,000	1%
Mililani	124	182	-32%	\$497,000	\$515,000	-3%
Moanalua - Salt Lake	62	126	-51%	\$432,500	\$449,500	-4%
North Shore	15	33	-55%	\$900,000	\$850,000	6%
Pearl City - Aiea	93	184	-49%	\$461,500	\$465,000	-1%
Wahiawa	10	12	-17%	\$332,500	\$167,500	99%
Waialae - Kahala	14	28	-50%	\$618,750	\$645,000	-4%
Waikiki	449	612	-27%	\$411,500	\$429,500	-4%
Waipahu	61	99	-38%	\$510,000	\$510,000	0%
Windward Coast	11	10	10%	\$150,000	\$399,950	-62%
SUMMARY	1,879	1,902	-1%	\$505,000	\$500,000	1%

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2024	2023	% Change
Waikiki	449	612	-27%
Ala Moana - Kakaako	225	360	-38%
Makiki - Moiliili	175	356	-51%
Ewa Plain	162	276	-41%
Downtown - Nuuanu	133	239	-44%
Mililani	124	182	-32%
Pearl City - Aiea	93	184	-49%
Hawaii Kai	68	91	-25%
Makaha - Nanakuli	65	114	-43%
Moanalua - Salt Lake	62	126	-51%



*Source: <https://www.hicentral.com/market-press-releases.php>

SINGLE FAMILY HOMES

▲ HOME SALES
VS 2023 (1,029)

1,104
UP 7%

\$1,074,500
UP 2%

MEDIAN SALES PRICE ▲
VS 2023 (\$1,049,500)

▼ MEDIAN
DAY ON THE MARKET
VS 2023 (27)

21
DOWN 22%

1,565
UP 12%

NEW LISTINGS ▲
VS 2023 (1,395)

▲ % OF ORIGINAL
LISTING PRICE RECEIVED
VS 2023 (98%)

99%
UP 1%

CONDOMINIUM

▼ HOME SALES
VS 2023 (1,902)

1,879
DOWN 1%

\$505,000
UP 1%

MEDIAN SALES PRICE ▲
VS 2023 (\$500,000)

▲ MEDIAN
DAY ON THE MARKET
VS 2023 (23)

30
UP 30%

3,075
UP 17%

NEW LISTINGS ▲
VS 2023 (2,630)

▼ % OF ORIGINAL
LISTING PRICE RECEIVED
VS 2023 (99%)

98%
DOWN 1%





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

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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		\$5.75
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		\$5.75

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

Trusted everywhere, every day.
www.FidelityHawaii.com

Hawaii Sales Team

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-Occipied Mixed-Use		\$5.05

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



Reta Chin | Kurt Johnson | Darrelle Glushenko | Mercy Palmer | Christine Parke