



Sept. 2022

Hawaiian Word of the Month

Makai *adverb Hawaii.*

toward or by the sea; seaward:

*"He agreed to purchase the land **makai** of Piilani Highway".*

(according to Dictionary.com)



Jeannie's "Featured Picks" for
Island of Maui Real Estate

Condominiums Click on the area of interest

- [South Maui \(Maalaea, Kihei, Wailea, Makena\)](#)
- [West Maui \(Lahaina, Kaanapali, Kahana, Honokowai, Napili, Kapalua\)](#)
- [Central \(Kahului, Wailuku and Waikapu areas\)](#)

All Condos under \$500,000 and Under

Single Family Homes

- [South Maui](#)
- [West Maui](#)
- [Upcountry \(Makawao, Pukalani, Kula, Keokea, Ulupalakua areas\)](#)
- [North Shore \(Haiku, Huelo, Paia, Sprecklesville\)](#)
- [Central](#)
- [Hana](#)

All Homes \$750,000 and Under

Oceanfront Maui Homes

All price ranges. What constitutes a "featured pick" is varied and is an "opinion". It is Not a guarantee of value. A "featured pick" is not based just on price but could be the condition, views, etc. Many varied factors go into a "featured pick". Due diligence is highly advised before making any buying and investing decisions. CALL ME IF YOU HAVE ANY INTEREST OR QUESTIONS. 808-276-1832. If you are represented by your own agent then please contact your realtor.

AUGUST 2022



HOMES

87 Units Sold
Down 28.7%
from 2021

119 Days on Market
Up 4.4%
from 2021



Median Price
\$953,575 Down 5.9%
from 2021

Dollar Volume
\$129,108,650 Down 37.9%
from 2021

CONDOS

103 Units Sold
Down 45.8%
from 2021

79 Days on Market
Down 21.8%
from 2021



Median Price
\$820,000 Up 26.6%
from 2021

Dollar Volume
\$127,254,679 Down 28.6%
from 2021

LAND

11 Units Sold
Down 63.3%
from 2021

114 Days on Market
Down 62.7%
from 2021



Median Price
\$662,500 Down 17.2%
from 2021

Dollar Volume
\$8,213,950 Down 73.5%
from 2021

Current as of September 1, 2022. All data from the REALTORS® Association Of Maui, Inc. Information deemed reliable, however not guaranteed. Full report available at www.ramaui.com/market-statistics/.

CHECK BELOW FOR FULL MAUI REAL ESTATE REPORT



National

Experts Forecast on
Mortgage Rates

[Read Here](#)



Maui Real Estate

August 2022 Market Report
and Statistics

[Read Here](#)



Local

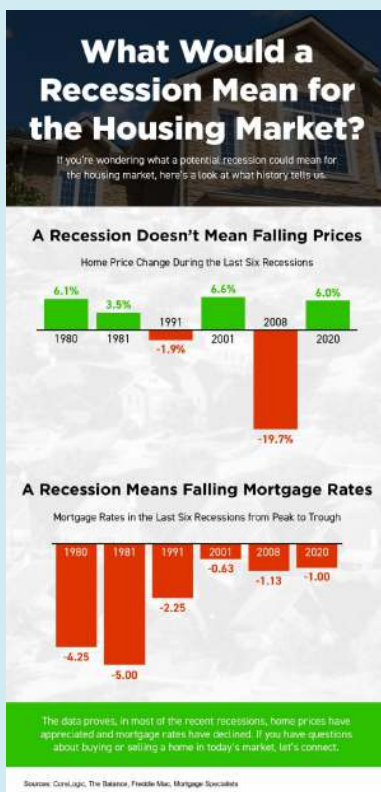
County Council considering
new methods for determining
sales price of affordable
housing

[Read Here](#)



Luxury Market Report: N. America

[Read Here](#)



[Click here](#)



Luxury Market Report: Maui

[Read Here](#)

7 Most Popular Bathroom Upgrades: Great article on what bathroom upgrades are desired and approx. range of costs. Good read! [Reach Here](#)

TAKE VIRTUAL TOURS OF AMAZING AREAS OF MAUI! There are so many areas of Maui to explore! But sometimes, the hike is too difficult and other times these areas are not allowed to enter! The Division of Forestry and Wildlife has put together a Virtual Tour! This is wonderful as you can do 360 degree tours and click on plants etc. It also features historical photos and oral history provided by a local expert. Dr. Baron Ching, who runs the non-profit stewardship group 'Ahahui Mālama O Kaniakapūpū.

CLICK HERE FOR YOUR FIRST VIRTUAL TOUR. This is the SACRED Site called KANIAKAPŪPŪ. This is a restricted area. According to the website: "Kaniakapūpū is a wahi pana, a place special to native Hawaiians and to anyone interested in Hawai'i's history or culture. The summer palace of King Kamehameha III is where some of the core components of the Kingdom of Hawai'i were developed, including the Declaration of Rights in 1839 and the first constitution in 1840. Kaniakapūpū was also the site of the Lā Ho'ihō'i Ea (Restoration Day) feast in 1847, and other important events you can learn about in the virtual tour below. The site is within a **restricted watershed** managed by the Department of Land and Natural Resources, Division of Forestry and Wildlife."

NEW MAUI PROPERTY TAX RATES ARE OUT FOR NEW FISCAL YEAR. SEE CHART BELOW. FOR MORE INFO GO TO MAUI COUNTY WEBSITE, [CLICK HERE](#).

Maui County REAL PROPERTY TAX RATES

All rates are per \$1,000 of net taxable assessed valuation.

Owner Occupied – Tier 1 up to \$1m	\$2.00
Owner Occupied – Tier 2 more than \$1,000,001 - \$3m	\$2.10
Owner Occupied – Tier 3 more than \$3m	\$2.71
Non-Owner Occupied – Tier 1 up to \$1m	\$5.85
Non-Owner Occupied – Tier 2 more than \$1,000,001 - \$4.5m	\$8.00
Non-Owner Occupied – Tier 3 more than \$4.5m	\$12.50
Apartment	\$3.50
Hotel and resort	\$11.75
Time share	\$14.60
Agricultural	\$5.74
Short-Term Rental - Tier 1 up to \$1m	\$11.85
Short-Term Rental - Tier 2 more than \$1,000,001 - \$3m	\$11.85
Short-Term Rental - Tier 3 more than \$3m	\$11.85
Conservation	\$6.43
Commercial	\$6.05
Industrial	\$7.05
Commercial residential	\$4.40
*Long-Term Rental – Tier 1 up to \$1m	\$3.00
*Long-Term Rental – Tier 2 more than \$1,000,001 - \$3m	\$5.00
*Long-Term Rental – Tier 3 more than \$3m	\$8.00

*NEW CLASSIFICATION

FISCAL YEAR

July 1, 2022 to June 30, 2023

Real Property Tax Due Dates:

Aug 20, 2022 1st half of fiscal year tax payment due
Dec 31, 2022 Deadline for filing exemption claims & ownership documents
Feb 20, 2023 2nd half of fiscal year tax payment due

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

Central 808-893-0556 | Upcountry 808-573-0110
 West Maui 808-661-4960 | South Maui 808-891-2404

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Not Intended to solicit Buyers/Sellers under contract. If you are being represented or under contract then please disregard. I am more than happy to work with your agent.

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