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March 1-14, 2019

**BRAND
NEW HOMES**

Starting from \$576,080 (FS)



THE NEW
WAINANI ESTATES
BY D.E. HORTON | RB18540

808.731.8329



Living the Best Island Life

Holualoa property appeals to
the peaceful Hawaii lifestyle

See page 4

Inside this Issue:

Featured Realtor: Corrie Gulsrud

Gulsrud can help find the perfect vacation rental

See more on page 3

Real Estate Statistics

Average sale price off from previous year in Kona

See more on page 6

Sold!

See a list of homes and condos sold recently throughout West Hawaii

See more on page 14



NEW LISTING



Keauhou Estates – 78-6809 Kuhinanui St

Amazing ocean and town views! Just remodeled in 2018 with upscale resort quality features. Current desirable vacation rental offered fully furnished. Expansive master with suite spa like bath plus extra space to sleep 13. Entertainment area downstairs featuring billiard table and movie room.
MLS#625438 **78-6809-Kuhinanui.com** **\$1,850,000**

Call Today 808-895-1364



Bayview Estates 78-7012 Mololani Street

Custom designed hand built gathering place home! Comfort, style and Kona sunset views. 3 bedroom suites with Koa hardwood floors and central a/c.
MLS#625566 **BayviewExecutiveHome.com** **\$1,695,000**

Kona Hills 73-4526 Hane Street

3 bedroom, 3.5 bath custom home with large great room design for family room and kitchen area. Fully landscaped gardens, impressive ocean and coast line views. large great room design for family room and kitchen area. Situated at a cool elevation. Fully paid net zero photo voltaic system!
MLS#621497 **73-4526-Hane.com** **\$1,475,000**

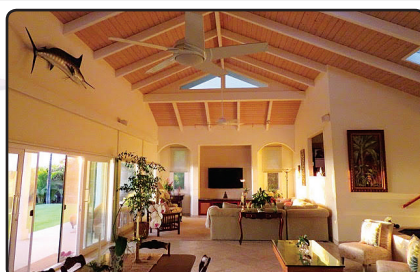


Bayview Estates – Coastal Classic, 78-7034 Ola Mau St.

Top quality contractor's own home with features and designs handcrafted for longevity and charm. 4 bedroom 3 bath custom design built by Greg Putman Construction. Courtyard floor plan with splash pool and sandy beach in the center of the home. Main house has 3 bedrooms and 2 baths. Guest Cottage is the 4th bedroom and is fully self contained. Perfect for long term guests or family visitors.
MLS#618330 **CoastalClassicHawaii.com** **\$1,450,000**

Holualoa – 75-5358 Old Mamalahoa Hwy

Incredible ocean view property and spacious home in Holualoa. Upstairs features master bedroom, great room and kitchen and covered lanai. Downstairs has 2 bedrooms plus den. Lots of fruit trees.
MLS#625713 **75-5358-OldMamalahoa.com** **\$999,500**



Keauhou Estates 78-6808 Kuhinanui Street

Keauhou Estates – Great Value! Contractor's own 3 bedroom 2 bath home with outdoor living. Quality, easy living! Excellent ocean, sunset and town views!
MLS#626283 **78-6808-Kuhinanui.com** **\$969,500**

Royal Sea Cliff #514

Highly desirable 2 bedroom 2 bath condo, close to town! Immaculate setting with amenities and activities. A/C costs included with HOA dues. Elevator, gated with covered parking. Registration desk on site!
MLS#626288 **RoyalSeaCliff-514.com** **\$399,500**

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NEW WEBSITE
KeauhouKonaRealEstate.com

Kristina R. Vaughn Hazard,
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**KEAUHOU KONA
 REAL ESTATE LLC**



Featured Realtor

Corrie Gulsrud



Gulsrud has been brought to the team because of her specialty in property management and hospitality manage-

ment on the Big Island. Currently, Coldwell Banker Island Vacations manages 100+ properties in Hawaii including Maui, Kauai and the Big Island. The curated portfolio includes luxury villas, private homes, condos and more.

“Growing up between California and Wisconsin allowed me to experience a little bit of small town and city life,” said Corrie. “After visiting the Big Island several times, I decided that Kailua-Kona was the best of both worlds with sunny skies year round.”

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Corrie brings more than 20 years of hospitality and management experience as well as an on-island property management background.

She looks forward to drawing on her knowledge to create lasting impressions on her clients and guests.

“Growing up between California and Wisconsin allowed me to experience a little bit of small town and city life,” said Corrie. “After visiting the Big Island several times, I decided that Kailua-Kona was the best of both worlds with sunny skies year round.”

Coldwell Banker recently launched a vacation rental management program for the Big Island. Corrie

ating cleaning, maintenance issues and requests, and accounting services including payment of GE & TA taxes. The agency ensures that its units have maximum exposure by marketing them each individually. The platform accesses hundreds of online platforms to market each home and generate reservations. Through marketing efforts, international exposure, and hands-on management programs, Coldwell Banker offers exceptional service at a competitive rate.

CONTACT:

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Vacation Rentals: www.cbislandvacations.com
Real Estate: www.islandproperties.com

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Real Estate “Live Big”

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Kathy J. Christiansen, Broker

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FABULOUS CUSTOM REMODEL

Step into this amazing remodeled condo in one of the most desirable complexes in Kailua-Kona. The beautiful kitchen and bathrooms have been redone to give a clean modern look. The ocean views from the kitchen, lanai, and living area are breathtaking and the amenities include a tennis court and a salt water/heated pool to enjoy.



MLS 625073 **\$319,000**

GRAND GATED ESTATE

Situated only minutes from Kailua Kona, this Gated 5 Bd / 5 Bath Hawaiian plantation estate is situated on 5.53 meticulously manicured acres. This property boasts 2 additional separate cottages, a pool, fruit trees, garden paths, and water features. Incredible Ocean and Bay views!



MLS 611052 **\$1,299,000**



LUXURY ON 5 ACRES

This 3 bedroom and 2.5 bathroom with a study area, is laced with stunning travertine flooring throughout and fine finishes in all directions! The expansive gourmet kitchen has high-end appliances including a gas stove and stunning slab granite counter tops! A luxurious gated home with gorgeous pool on 5.35 acres!



MLS 624180 **\$2,399,000**

CASA DEL SOL

An extraordinary fully furnished custom villa! Enter through one of two gates, into your own sanctuary of beauty with amazing ocean views! This home includes two separate mother-in-law quarters and captures the spectacular Lyman's Bay! 5 Bd/5.5 Baths.



MLS 288186 **\$1,890,000**



OCEANFRONT VACATION RENTAL

The eye catching oceanfront stunner on Ali'i Drive captures the essence of oceanfront living. Situated on the water's edge, this 4 bedroom, 4 bathroom oceanfront estate captures incredible ocean views in all directions! 4 Bd / 4 Baths.



MLS 622380 **\$1,900,000**

KONA PACIFIC JEWEL

Fabulous remodeled 1 Bed/2 Bath condo is perfect for anyone looking to be close to all the amenities Kona has to offer. great amenities and walking distance to Kailua-Kona village and beaches.



MLS 620295 **\$349,000**

STUNNING OCEAN VIEWS

Enter this wonderful estate residence of 4 bedrooms and 4.5 bathrooms. Tremendous ocean views from everywhere inside that flow directly out to the over sized lanai and pool area for continued entertainment and enjoyment! Loads of fun places to relax and take in the amazing views of the Big Island!



MLS 623599 **\$1,099,000**

KEAUHOU VIEW ESTATES

Step into this fabulous home in one of the most sought after locations, just off Ali'i Drive! This 3 bedroom, 2 bathroom home needs a little TLC to make it your perfect residence! Walking distance to fabulous Magic Sands Beach and more!



MLS 622977 **\$529,000**

HISTORIC HOLUALOA CHARM

Gorgeous views just a short walk from Historic Holualoa. 8 lots in the subdivision. 3 of the lots are available starting at \$379,000. Lot #8 is 2.152 acres, and available at \$499,000. Come see what we have to offer!



MLS 617638 **\$499,000**

KONA BAY BEACH FRONT

Have your breath taken away by this luxurious 4 Bed/4 Bath beachfront estate residence. With plenty of lanai space, this home is great for entertaining. Successful as a vacation rental, outstanding finishes throughout.



MLS 618244 **\$3,795,000**

Featured Property

Living the Best Island Life



Located in Holualoa in the peaceful neighborhood of Ohai Mauka, this fantastic, fully furnished single-level remodeled home features stunning coastline views that span for miles in both directions.

Lots of thought and attention to detail have been put into this great Hawaii property. From the moment you enter the home through the elegantly curved entry, dramatic views prevail in the open living room, which is replete with enormous picture windows and sliding-glass doors. The distinctive wood-plank ceiling extends to the covered lanai outside, the perfect place to enjoy sunset cocktail, family barbecues and morning coffee. A sparkling swimming pool offers a relaxing retreat. There's even a wet bar and barbecue area designed for entertaining.

The three-bedroom, two-bath home totals 1,712 square feet and

occupies a beautifully manicured 10,330-square-foot lot. The open layout of the kitchen, dining area and living room directs your attention to the ocean and blue-sky views beyond. Conveniently located adjacent to the garage and entry way, the kitchen is easily accessible and has recently been updated with new appliances, distinctive accents and a dual-level bar/prep area. Appliances include a disposal, dishwasher and gas grill.

The spacious master bedroom opens up to the lanai and pool area via French doors. The master suite includes a large walk-in closet and plenty of storage, as well as a beautiful master bathroom clad in ocean-blue tile. Conveying the feeling of a resort spa, the master suite showcases a dual-headed shower tiled in slate.

Family members and guests will appreciate the location and privacy of the second and third bedrooms. One of the bedrooms has its own separate entrance into the guest bathroom,

which is artfully accented with ili-ili pebble tiles. Outfitted with a Murphy bed, the second bedroom doubles as an office.

The home was built to last with aluminum studs and a new standing-seam metal roof. There's also wide, decorative concrete driveway, two-car garage and a laundry room with front-loading washer and dryer. Landscaped with tropical foliage, the property is easy to maintain.

This Big Island dream home is located just minutes from the historic artists' village of Holualoa, known for its many galleries, shops, cafés and landmarks. A short drive down the hill, Kailua-Kona presents all the conveniences of shopping, retail, services and entertainment. Nearby recreational opportunities abound, including surfing, kayaking, boating, fishing, tennis, golf, swimming, biking and more.

Now is your chance to live the quintessential Hawaii lifestyle in a

beautiful, architecturally distinctive home located at the ideal elevation that offers idyllic year-round temperatures and pleasant coastal breezes. ■

Featured Home

LISTED BY:

Kristine Berens, RS- 80985
Coldwell Banker Island Properties, Inc.
75-1000 Henry Street, Suite #203
Kailua-Kona, HI 96740
Office: (808) 331-8200
Cell: (808) 563-0855
www.kristineberens.com
kristine@kristineberens.com
kristineberens@gmail.com
MLS: 624958
Price: \$875,000



Now is your chance to live the quintessential Hawaii lifestyle in a beautiful, architecturally distinctive home located at the ideal elevation that offers idyllic year-round temperatures and pleasant coastal breezes.

MLS Statistics

Average sale price off from previous year in Kona

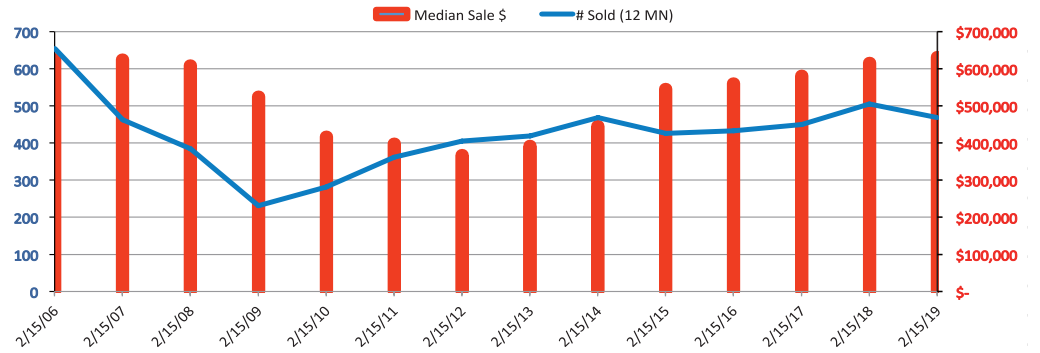
The North Kona residential market data indicates sales are off from the previous 12 months of 2017-18. The May 3 Rift Zone eruption undoubtedly played a role. The decline in affordability has had an effect of slowing sales and price growth nationwide. Median price for sales under \$4.0 million are a very sustainable +3 percent.

The island wide stats show average sale price for the last twelve months are off by about \$35,000 from the previous 12 months average price. The decline in West Hawaii is bringing down the island-wide average. East Hawaii prices are actually up slightly over the previous 12 months. A look at the N. Kona price range table shows the reason prices are down in West Hawaii. Ten fewer sales in the over \$4 million price range have a substantial impact on the overall average price for all of West Hawaii.

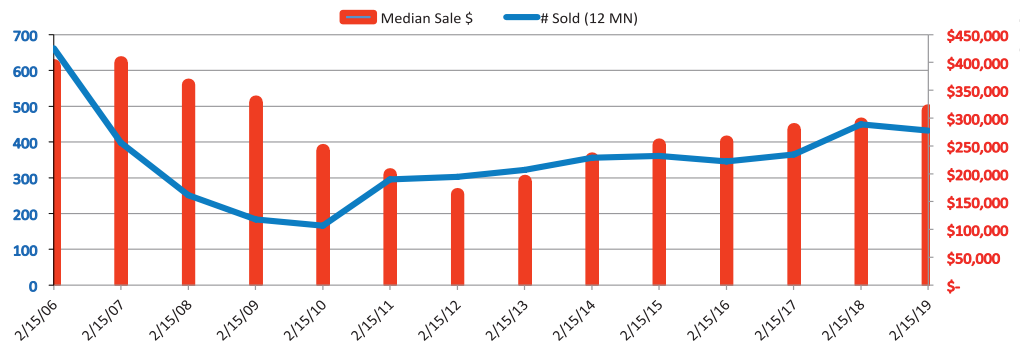
North Kona condo data is showing a much great year over year price increase than residential sales. Median prices for condos under \$1.5 million are up +8 percent over the previous (2017-18) prices. Chart 2 suggests that there is still a good amount of upside to condo prices. Current price level is well below peak prices of 2006.

Historically, sales data shows that in market cycles in Kona the previous peak prices are surpassed by a substantial amount at the next market cycles peak. The residential median price is slightly lower than where it was at peak in 2006. The condo median price is well below the previous peak. This suggests it is possible the current price growth trends will continue for the next several years. ■

North Kona Residential # Sold In Past 12 Months vs. Median Sale Price (thousands)



North Kona Condominium # Sold In Past 12 Months vs. Median Sale Price (thousands)



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North Kona Homes Priced to \$4.0M

	# For Sale	Sold Last 12 Mos.	Median Sale \$	Sold Last 30 Days
2/15/06	319	654	\$625,300	51
2/15/07	385	463	\$625,000	42
2/15/08	440	384	\$609,300	18
2/15/09	460	231	\$525,000	12
2/15/10	398	282	\$416,800	18
2/15/11	285	362	\$398,000	25
2/15/12	258	405	\$368,000	29
2/15/13	202	419	\$392,000	33
2/15/14	206	468	\$445,800	31
2/15/15	213	426	\$545,300	38
2/15/16	270	433	\$560,000	34
2/15/17	257	450	\$581,000	34
2/15/18	185	505	\$615,400	32
2/15/19	246	468	\$632,000	39
1 Year Change	33%	-7%	3%	22%

North Kona Condos Priced to \$1.5M

	# For Sale	Sold Last 12 Mos.	Median Sale \$	Sold Last 30 Days
2/15/06	279	662	\$395,000	44
2/15/07	407	398	\$400,000	29
2/15/08	413	251	\$360,000	12
2/15/09	367	184	\$330,000	10
2/15/10	300	166	\$242,500	21
2/15/11	234	295	\$199,000	23
2/15/12	176	303	\$163,500	33
2/15/13	147	322	\$187,300	23
2/15/14	139	356	\$227,300	32
2/15/15	149	361	\$252,500	37
2/15/16	223	346	\$258,000	33
2/15/17	200	365	\$280,000	29
2/15/18	143	449	\$290,000	18
2/15/19	154	432	\$313,700	19
18' vs 19'	8%	-4%	8%	6%

HAWAII ISLAND HOME SALES PRICES

	2017	2018
HAWAII ISLAND TOTAL	\$563,100	\$538,600
EAST HAWAII (3-1 TO 3-4)	\$298,700	\$300,100
WEST HAWAII (3-5 TO 3-9)	\$880,600	\$817,500

The data and charts are excerpts from the "Griggs Report". The report is a semi-monthly real estate market perspective compiled by Michael B. Griggs, PB, GRI. The data source is the Hawaii Information Service. If you would like to be added to the e-mailing list for the full report please email: 2mikegriggs@gmail.com.

Continued on pg. 10 >>>

	2017-2018	2018-2019	Gain/Loss
TO \$400,000	29	27	-2
\$401,000 to \$500,000	79	61	-18
\$501,000 to \$700,000	204	183	-21
\$701,000 to \$900,000	95	101	6
\$901,000 to \$1.5M	72	71	-1
\$1.5M to \$4.0M	28	30	2
Over \$4.0M	28	18	-10
TOTAL	535	491	-44



HAWAII BUSINESS TOP 100 REALTOR 2015/17

Cindy Griffey, R(S)
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Kailua Kona, HI 96740

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NEW LISTING

KEAUHOU RESORT

Beautiful remodeled and successful vacation rental unit in Keauhou Resort Condominiums. New paint and appliances in this gorgeous 1 bed 1 bath condo with 2 spacious lanais. Turnkey furnished with a beautiful pool area with sunset views year round. Much more to enjoy, come see for yourself!

\$339,000 MLS#625570



PRICE REDUCED

KEONELEHU HEIGHTS

Beautifully maintained by its original owners, this adorable 3 bedroom 2 bath home; minutes away from town at a cool elevation and quiet neighborhood is sure to impress! Its light and bright open floor plan allows for easy entertaining and relaxation. Enjoy Hawaiian sunsets from the covered lanai. Features include new flooring, appliances and much more. Well landscaped front yard with a large, private back yard for development. Must see!

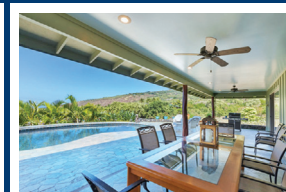
\$539,000 MLS#621392



MIDDLE KE'EI COFFEE FARM

Old Hawaiiana welcomes you with cool ocean breezes 850 feet above gorgeous Kealakekua Bay. Taste the coffee grown and harvested right beneath your feet. Two houses and a Yurt are featured on this 1.77-acre coffee farm. This property affords many living and income options. There are 800 coffee trees in production, avocados, mangoes, and bananas are grown in abundance; there's already a road-side stand!

\$795,000 MLS#623022



KEALAKEKUA BAY ESTATES

Totally remodeled and upgraded beautiful family home. Many quality features in this custom built home. 3 separate bedrooms with their own private en suite and entrance. Large covered lanai overlooking your tailored pool. Views of the Capt. Cook monument at Kealakekua Bay and sweeping stunning mountain views. Gated entrance in the front with stonewall and stone steps all in this prestigious gated community. Attached 2-car garage with storage and work area.

\$1,079,000 MLS#624207



ALI'I HEIGHTS

Single family home located in prestigious Ali'i Heights neighborhood. 180-degree ocean, sunset and whale watching views from your lanai. This 3 bedroom, 2 bath home with master on the ocean side, boasts a bright and spacious open floor plan with vaulted ceilings. Bonus room, off of the large 2-car garage, perfect for guest room, office, art studio. In-ground sprinkler system and hillside drip irrigation already in place. Usable flat yard and large driveway. Located a mile up from Magic Sands beach for swimming and close to restaurants, shopping and snorkeling. Come quick, this home is move in ready and a must see!

\$872,000 MLS#624002



NEW LISTING

OCEAN VIEW LOT

Located in a private gated community, this beautiful ocean view lot has sweeping views of the Bay and monument. Ready to build on one full acre at the top of the subdivision. Great elevation approx. 600 ft. Close to many beaches. County water and underground utilities. Must see to appreciate!

\$299,900 MLS#625562



KONA PARADISE ROAD E

Located in the upper part of Kona Paradise subdivision for adequate rain fall. This lot has fabulous ocean and coastline views. Beautiful beach below for all your favorite water sports.

\$62,500 MLS#619824



KANALOA AT KONA

Premier Keauhou area traveler's resort condominium complex with vintage styled Hawaiian Hales. Turn-key featuring 2 bedrooms, 2 baths plus a spacious loft and located very close to the shoreline with unobstructed shoreline views. Large covered lanai for entertaining and watching sunsets. Many amenities such as 3 swimming pools, lighted tennis courts, concierge and more. Perfect for oceanfront living, or rent it out as an investment property.

\$699,900 MLS#617181



IN ESCROW

KALOKO HILLS

Beautiful updated family home on 3 acres in lower Kaloko. Located at the end of a quiet cul-de-sac with a gated entrance. This very large house with private location was used as a second home. The farm has yearly coffee income and the house has a separate living area down below. The seller will include all furnishings with an acceptable offer. Easy to see.

\$1,074,000 MLS#623904



IN ESCROW

LYMAN KONA COFFEE FARM AND BnB

Breathe taking views of lush greenery with over 40 varieties of fruits and vegetables on this peaceful private 7 acre property. 2 houses with 9 bedrooms and 6 bathrooms with so much rental or family potential. This is a true compound with award winning estate organic coffee and an opportunity to own a piece of paradise.

\$1,549,000 MLS#625106

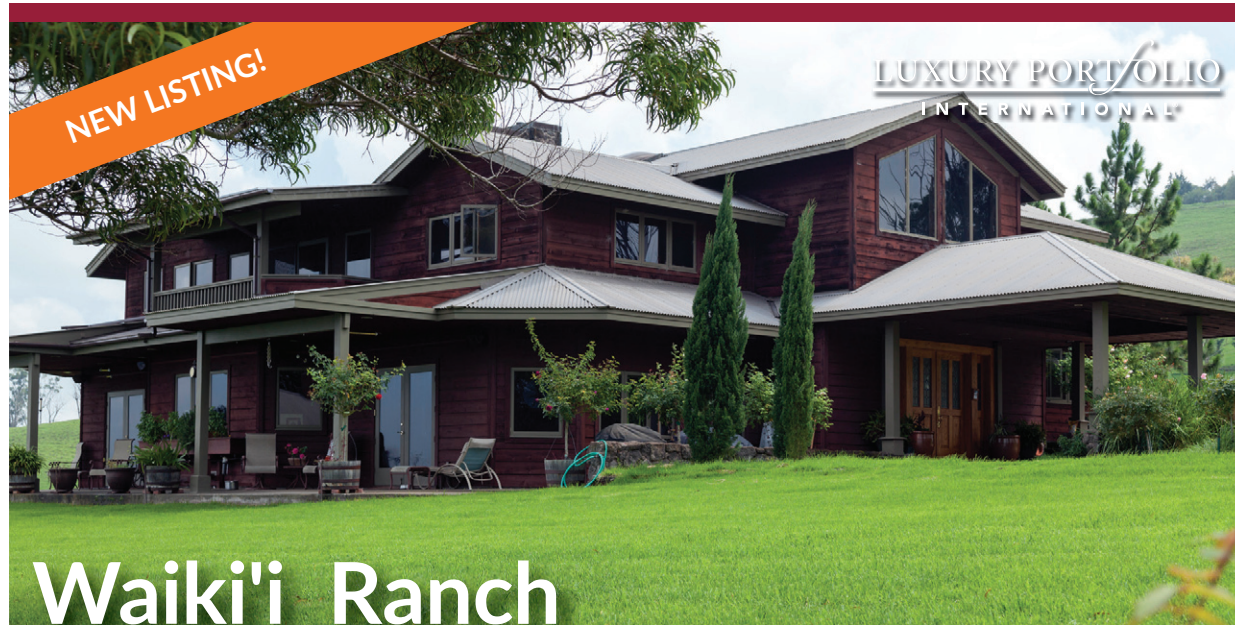
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LUXURY PORTFOLIO
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625258.clarkhawaii.com

MLS 625258 | This remarkable ranch home offers the comfort and convenience of a resort home with all the attributes of a country home. The first floor features the living room, large chef's kitchen, a library/media room, plus two bedrooms and two baths. On the second floor, you will find the master bedroom suite with a sitting room and fireplace for both, all featuring unbeatable ocean views. There are two other bedrooms upstairs along with a shared bathroom and an additional sitting room. **\$1,935,000**



Leslie M. Agorastos

RB-7038

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Waiki'i Ranch



LUXURY PORTFOLIO
INTERNATIONAL®

Iolani

\$1,265,000

624310.clarkhawaii.com

MLS 624310 | Enjoy gorgeous panoramic ocean views from Kailua Bay to Keauhou! 3BD/2BA + den space. Comfortable single level home with lovely courtyard plus a fully fenced yard that is convenient for pets.



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jlaplante@clarkhawaii.com



LUXURY PORTFOLIO
INTERNATIONAL®

Kahakai Estates

\$1,067,000

sellison.clarkhawaii.com/mls/622965

MLS 622965 | This immaculately kept 4BD/2.5BA home features stunning ocean views and room for a pool. Lots of extras including solar PV system, solar hot water, central A/C, engineered cherry flooring and tile throughout. The lower property is adorned with a manicured fruit orchard including mango, pineapple, variety of citrus, star fruit and banana grove.



Steven J. Ellison

RS-54260, CRS

808.936.3000

info@Kona-RealEstate.com

**Kona Bali Kai****\$535,000**[624374.clarkhawaii.com](https://www.sellison.clarkhawaii.com/624374)

MLS 624374 | Direct ocean-front, top floor furnished 2 bedroom/2 bath condo. Located next door to Banyans surf spot. Enjoy watching the surfers and amazing sunsets right from your lanai! This upgraded condo is a popular vacation rental.

**Cindy Whittemore**

RS-61689, ABR

808.989.1920cwhittemore@clarkhawaii.com**Gerry L. Rott**

RB-11563

808.937.1917grott@clarkhawaii.com**Kukuinui****\$879,000**[sellison.clarkhawaii.com/mls/624713](https://www.sellison.clarkhawaii.com/mls/624713)

MLS 624713 | This custom 4+ bedroom residence features great ocean views, custom tile work & mosaics from renowned Hawaii artist Alex Gupton, Belmont kitchen cabinetry, IPE engineered wood flooring, recessed lighting, plus a bonus art studio and media room on lower level. The open designed floor plan allows for easy flow between kitchen and living room.

**Steven J. Ellison**

RS-54260, CRS

808.936.3000info@Kona-RealEstate.com**Holualoa****\$889,000**[sellison.clarkhawaii.com/mls/624417](https://www.sellison.clarkhawaii.com/mls/624417)

MLS 624417 | Enjoy beautiful ocean views from this 3BD/3BA + office property that features a mature mango grove, 100+ coffee trees, citrus trees and rolling grass lawns plus a hard to find "Ohana" permit. The main lanai is perched in the tree tops—a great place for entertaining. The lower level walk out has a large 856 sq ft open living space, bathroom and lanai.

**Steven J. Ellison**

RS-54260, CRS

808.936.3000info@Kona-RealEstate.com**Waimea****\$63,000**[621642.clarkhawaii.com](https://www.sellison.clarkhawaii.com/621642)

MLS 621642 | Opelo Road Cottage is in an excellent location. This is a small office which is perfect for one or possibly two people to work in while being in a perfect spot in town with easy access to everything. Located right behind Merriman's Restaurant on the main road in Waimea Town.

**Leslie M. Agorastos**

RB-7038

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MLS Statistics

Continued from pg. 7

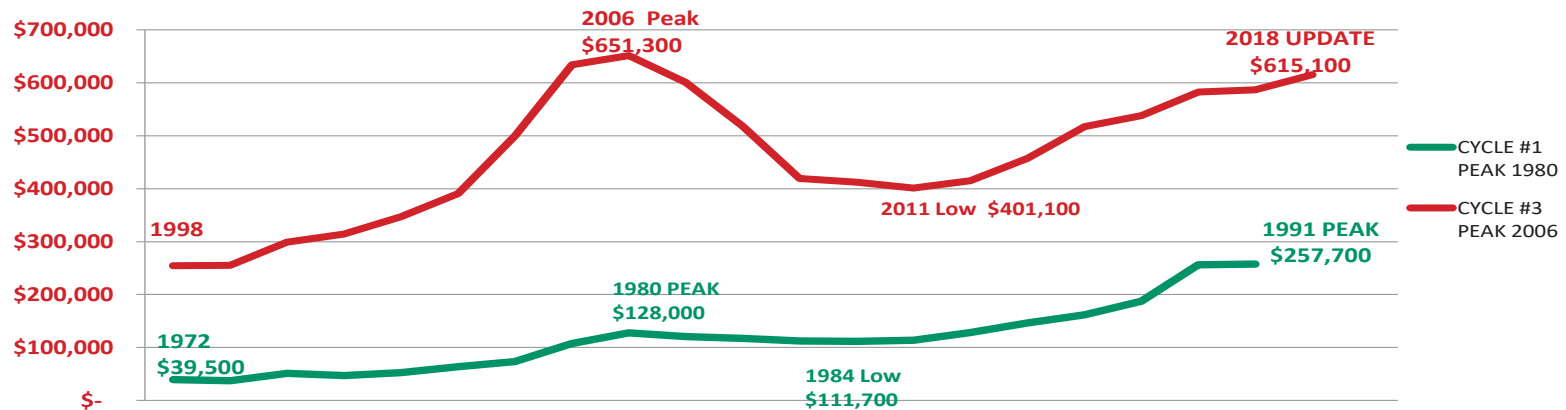
2018 UPDATE: The sales data for this Chart is from 20 subdivisions with total of over 3,997 lots. These were selected because they are representative of mid market housing and date

back into the 70's. These homes generally are similar in lot and home size. The price range in 2018 was from \$442,600 (SEAVIEW) to \$754,600 (Vistas I). The data totals over 7644 new

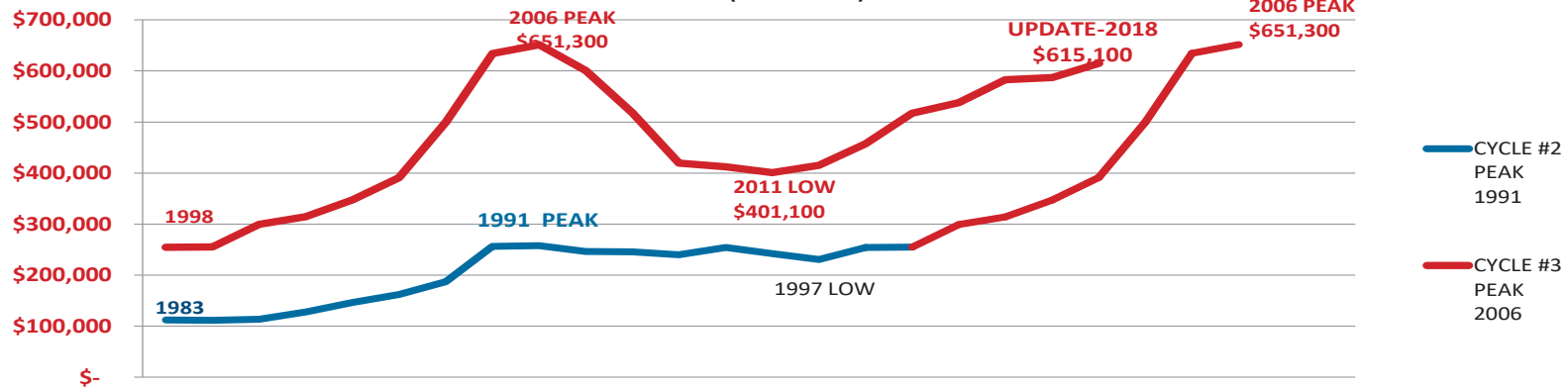
sales and resales in these subdivisions: Kona Highland, Wonder View, Coast View, Palisades, K. Heights, Aloha K., Hillcrest, Seaview, Sunset, Kilo Hana, Kailua view, Komohana

Kai, Kuakini Makai, Cho Cho Est, Malulani Gardens, Kealoha, Kona Vistas I, Keauhou View, Alii Heights I, Pualani Estates, Lokahi Makai. ■

KONA AVERAGE RESIDENTIAL PRICE TREND COMPARING REAL ESTATE CYCLE #1 (PEAK 1980) TO RECENT CYCLE #3 (PEAK 2006)



KONA AVERAGE RESIDENTIAL PRICE TREND COMPARING REAL ESTATE CYCLE #2 (PEAK 1991) TO RECENT CYCLE #3 (PEAK 2006) THROUGH 2018



KAILUA - KONA REAL ESTATE CYCLES, AVERAGE PRICE TREND 1972 TO 12/31/2018 BASED ON 7,644 RESIDENTIAL SALES AND RESALES IN 20 SUBDIVISIONS

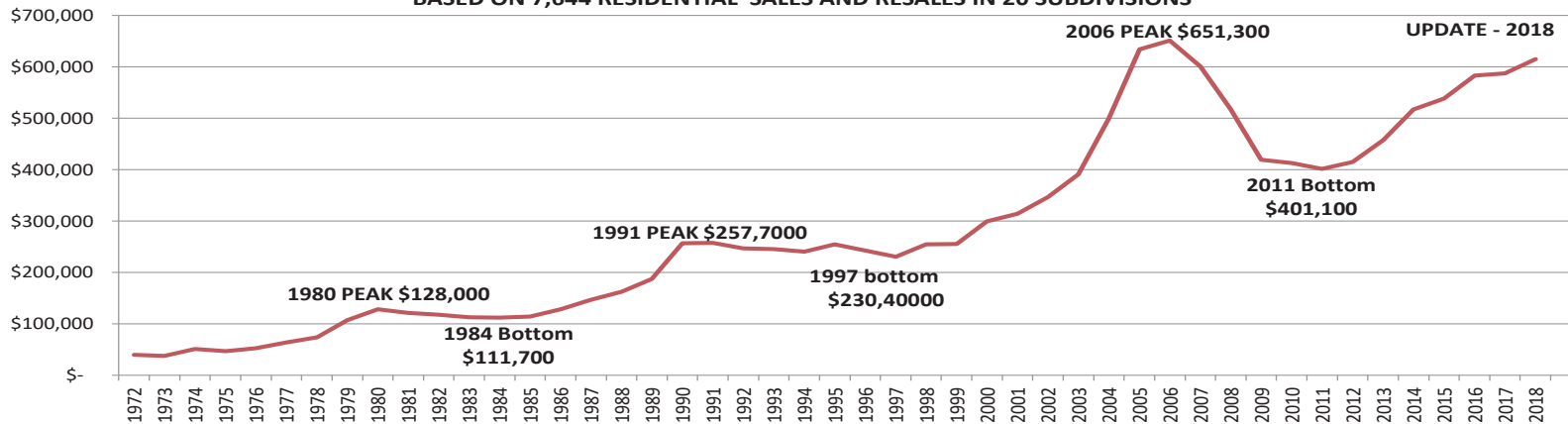


Chart and Data prepared by Michael B. Griggs, PB,GRI. The data source is Hawaii Information Service. If you would like to be added to the emailing list for the "Griggs Report" or have any suggestions or comments please email: 2mikegriggs@gmail.com.

CUSTOM-BUILT HOME IN KONA VISTAS SUBDIVISION



RESIDENTIAL
3 Beds 2 Baths
1966 SQFT
North Kona

REDUCED PRICE

Move-in ready, well-maintained home in Kona Vistas subdivision. This custom-built house has a formal dining room and breakfast nook. Other features are stucco exterior, upgraded asphalt shingles, 4-zone irrigation and low maintenance landscaping with artificial lawn in the backyard. The garage is an oversized two-car design with workbench area. The solar water system tank is in the garage, too. The house has an easy entry driveway and no interior steps. All doors are 36" with wide hallways. The lanai runs most of the length of the house and is a usable depth. The living room is vaulted with jalousie windows to vent the room. There are window A/C units in two of the bedrooms and shade screens along parts of the lanai. Kona Vistas has a recreation center, two tennis courts and a large attractive pavilion.

MLS#623559

\$890,000

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MANGO COTTAGE - KONA ORCHARDS

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NEW LISTING

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MLS #624704 • \$1,250,000



VACATION RENTAL

**BRAND NEW HOME -
HOLUA KAI**

Beautiful 3B/3B home in gated community w/inground pool & turnkey furnished. Stainless Appliances, Quartzite & Tiger Wood Floors - large soaking tub - 9' ceilings. Ready for full time or VACATION RENTALS.

MLS #621722 • \$1,150,000



REDUCED

LOKAHI MAKAI

Lovely 3B/2B single level home with central air & leased photovoltaic. FRUIT LOVERS DREAM - organic dwarf fruit trees and vegetables for the family. Tile & Wood floor. Close to Airport & University.

MLS #623343 • \$599,000



REDUCED

ALII VILLAS #328

Almost oceanfront - Top Floor - 2 Bedroom/2 Bath. Turnkey Furnished w/upgraded Kitchen and Baths & new appliances. VACATION RENTALS. Walk to town. Pet friendly for owner.

MLS #615179 • \$519,000



READY TO BUILD

KONA HILLS ESTATE

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MLS #617329 • \$349,000



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Changes looming for short-term vacation rentals

Bill 108 is a law that regulates un-hosted Short-Term Vacation Rentals (STVR's) of 30 days or less on Hawaii Island. After seven drafts and countless hours of public testimony, Bill 108 has become a law. It's now up to the Planning Department to determine how it will be implemented and enforced.

The bill has some serious limitations and consequences for STVR operators. Some property owners will be impacted more than others. For those who host a STVR, meaning they live on the property, Bill 108 will not apply, though this may change in the next few years.

Bill 108 is meant for STVR operators who do not live on-site. Some owners, with the correct zoning, or who operate in a Resort Node will simply have to register. Others, primarily in single-family residences, will need to complete

a lengthy, detailed, and costly application process. If the application is approved, they will be issued a 1-year non-conforming use certificate (NCUC). This certificate would need to be renewed annually. It's important to note that the NCUC will only apply to an existing STVR as of April 1, 2019. This process is referred to as "grandfathering." If a NCUC is not renewed, or it is denied, then that property is prohibited from being an un-hosted STVR in the future.

There are many ways to be denied a NCUC, such as too many STVR's in a neighborhood, open building permits, unpermitted additions, neighbors' testimony, incomplete documentation, insufficient onsite parking, among others.

Those in condominium associations with biennial registration will need to follow their association's rules and register with the county.



Bill 108 and the rules package regulating Bill 108 are very complex. Each owner may be impacted differently. If you want to know how you will be impacted, call the County

Planning Department, Kona office at 323-4770. ■

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MLS 620646

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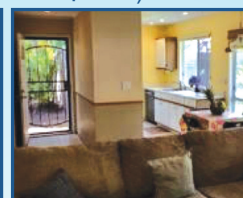


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UNDER \$500,000!



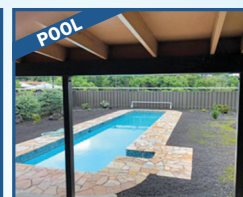
A rare treat! Great location at the top of Kamani Trees subdivision in Kailua-Kona. 3/2, attached garage & private back yard.

MLS# 621063 **\$469,000**



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4/3.5, large multi level home, w/ rec. room, laundry room, full basement, elevator, lap pool, PV & a 2 car garage on 22,835 sq.ft. of land.

MLS# 620880 **\$678,300**



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Metro home prices jump four percent in 2018's fourth quarter

Inventory increased and metro market prices rose at a slower pace in the fourth quarter of 2018, according to the latest quarterly report by the National Association of Realtors. The national median existing single-family home price in the quarter was \$257,600, up 4.0 percent from the fourth quarter of 2017 (\$247,800).

Single-family home prices increased in 92 percent of measured markets last quarter, with 163 out of 178 metropolitan statistical areas (MSAs) showing sales price gains in the fourth quarter compared to a year ago. Fourteen metro areas (8 percent) experienced double-digit increases, down from 18 in the third quarter.

Lawrence Yun, NAR chief economist, says in light of the various hurdles for 2018, the close of the fourth quarter was promising. "Home prices continued to rise in the vast majority of markets but with inventory steadily increasing, home prices are, on average, rising at a slower and healthier pace," he said.

Total existing-home sales, including single-family homes and condos, decreased 1.8 percent to a seasonally adjusted annual rate of 5.180 million in the fourth quarter, down from 5.273 million in the third quarter. That number is 7.4 percent lower than the 5.593 million-pace during the fourth quarter of 2017.

Yun said the West Coast needs more homes built. "The West region, where home prices have nearly doubled in six years, is undergoing the biggest shift with the slowest price gain and large buyer pullback."

At the end of the fourth quarter, there were 1.55 million existing homes available for sale, 6.2 percent above the 1.46 million homes for sale at the end of the fourth quarter in 2017. The average supply during the fourth quarter was 4.0 months – up from 3.5 months in the fourth quarter of 2017.

National family median income rose to \$77,392 in the fourth quarter, while overall affordability decreased from a year ago due to higher mortgage rates and home prices. To purchase a single-family home at the national median price, a buyer making a 5 percent down payment would need an income of \$62,954, while a 10 percent down payment would require an income of \$59,640, and \$53,013 would be necessary for a 20 percent down payment.

The five most expensive housing markets in the fourth quarter were the San Jose-Sunnyvale-Santa Clara, California metro area, where the median existing single-family price was \$1,250,000; San Francisco-Oakland-Hayward, California, \$952,400; Urban Honolulu, \$812,900; Anaheim-Santa

Ana-Irvine, California, \$799,000; and San Diego-Carlsbad, \$626,000.

The five lowest-cost metro areas in the fourth quarter were Decatur, Illinois, \$89,300; Youngstown-Warren-Boardman, Ohio, \$97,200; Cumberland, Maryland, \$109,100; Elmira, New York, \$111,400; and Erie, Pennsylvania, \$113,300.

Metro area condominium and cooperative prices – covering changes in 61 metro areas – showed the national median existing-condo price was \$237,900 in the fourth quarter, up 0.3 percent from the fourth quarter of 2017 (\$237,100). Seventy-five percent of metro areas showed gains in median condo prices from a year ago.

"Housing affordability will be the key to sustained healthy growth in the housing market in the upcoming years. That requires more homebuilding of moderately priced homes," Yun said. "Housing starts fell far short of historically normal levels, with only 9.6 million new housing units added in the past decade; compared to 15 to 16 million that would have been needed to meet our growing population and 20 million new job additions.

"Local zoning law changes, expanding construction worker training programs at trade schools and promoting the use of tax breaks for developers in the

designated Opportunity Zones will all play an important role in assuring an adequate future supply of housing," Yun said.

Regional breakdown

Total existing-home sales in the Northeast sat at an annual rate of 707,000 (up 3.9 percent from last quarter) and are down 5.4 percent from a year ago. The median existing single-family home price in the Northeast was \$286,000 in the fourth quarter, up 6.5 percent from a year ago.

In the Midwest, existing-home sales fell 0.3 percent in the fourth quarter and are 5.9 percent below a year ago. The median existing single-family home price in the Midwest set at \$196,900, a 1.6 percent increase from the fourth quarter of 2017.

Existing-home sales in the South declined 2 percent in the fourth quarter and were 5.4 percent lower than the fourth quarter of 2017. The median existing single-family home price in the South was \$228,200 in the fourth quarter, 3.3 percent above a year ago.

In the West, existing-home sales in the fourth quarter decreased by 6.5 percent and are 13.9 percent below a year ago. The median existing single-family home price in the West increased 1.8 percent year over year to \$383,100. ■

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SOLD!*February 5 through February 19, 2019*

LISTED AT	SOLD FOR	LOCATION	BED/BATH	DAYS ON MARKET
North Kona Condos				
\$2,300,000	\$2,150,000	Waiulu Villas #Unit C	3 bed / 3.5 bath	134
\$2,350,000	\$2,288,000	Hillside Villas at Hualalai Ph I #H1102	2 bed / 2 bath	7
\$3,450,000	\$3,100,000	73-4842 Maia Loop #8	4 bed / 4.5 bath	0
\$3,850,000	\$3,850,000	Hale Hinahina #5	3 bed / 3.5 bath	0
\$129,500	\$119,500	Kona Islander Inn #220	0 bed / 1 bath	134
\$189,999	\$164,000	Kona Mansions V #308	1 bed / 1 bath	4
\$249,000	\$245,000	Kona Plaza #111	1 bed / 1 bath	205
\$290,000	\$283,000	Alii Lani #BB102	2 bed / 2 bath	305
\$290,000	\$282,500	Alii Villas #305	1 bed / 1 bath	164
\$355,000	\$340,000	Alii Villas #308	1 bed / 1 bath	22
\$359,000	\$361,000	Kona Sea Ridge #F23	2 bed / 2 bath	2
\$399,000	\$395,000	Kona Pacific #E532	1 bed / 2 bath	70
\$629,000	\$610,000	Kona By The Sea #104	2 bed / 2 bath	31
\$1,800,000	1,800,000	Hale Kai Okona #5	4 bed / 3 bath	0
\$334,000	\$325,000	Keauhou Akahi #301	2 bed / 2 bath	154
\$385,000	\$375,000	Keauhou Kona Surf & Racquet Club #58	2 bed / 2 bath	43
\$395,000	\$360,000	Kanaloa at Kona #601	2 bed / 2 bath	44
\$425,000	\$425,000	Kanaloa at Kona #3503	1 bed / 2 bath	7
\$569,000	\$550,000	Country Club Villas #303	2 bed / 2.5 bath	33
\$689,000	\$639,400	Hale Kehau #305	3 bed / 2.5 bath	260
\$845,000	\$805,000	Kanaloa at Kona #3102	2 bed / 2 bath	60
\$279,500	\$275,000	Kona Coffee Villas #101	2 bed / 2 bath	10
North Kona Homes				
\$5,950,000	\$5,100,000	72-144 Kaelewa Pl	4 bed / 4.5 bath	181
\$29,500,000	\$27,500,000	72-126 Lei Kaunaoa Pl	5 bed / 5.5 bath	0
\$489,000	\$450,000	73-4189 Eluna St	3 bed / 2 bath	225
\$499,000	\$490,000	73-1395 Ihumoe St	3 bed / 2 bath	8
\$579,999	\$572,000	73-4158 Kaa Pl	4 bed / 2 bath	105
\$633,000	\$657,000	73-1207 Wainani St	3 bed / 2 bath	71
\$819,000	\$802,000	73-1257 Ilau St	4 bed / 3 bath	17
\$879,000	\$879,000	Mamalaho Ranch #1	3 bed / 2 bath	16
\$949,000	\$939,000	73-1179 Akaula St	3 bed / 2 bath	113
\$995,000	\$970,000	73-1641 Ala Imi Loa	4 bed / 3 bath	161
\$1,259,000	\$1,065,000	73-4664 Kahualani Road	4 bed / 5 bath	106
\$925,000	\$910,000	74-1503 Hao Kuni St	5 bed / 3.5 bath	129
\$439,000	\$412,000	75-5780 Waiola Pl	3 bed / 2 bath	0
\$610,000	\$575,000	75-6134 Haku Mele St	4 bed / 3 bath	27
\$625,000	\$620,000	75-639 Mea Lanakila Pl	4 bed / 3 bath	5
\$829,000	\$806,500	75-5616-C Hienaloli Rd	3 bed / 3 bath	193
\$899,000	\$750,000	75-311 Aloha Kona Dr	3 bed / 3.5 bath	6
\$422,500	\$430,000	Hale O Ke Kai #2	3 bed / 2 bath	47
\$825,000	\$800,000	76-6300 Mahuahua Pl	4 bed / 3 bath	0
\$1,249,000	\$1,184,000	76-6340 Kilohana St	3 bed / 2.5 bath	69
\$648,000	\$610,000	77-6484 Akai St	4 bed / 4 bath	144
\$725,000	\$710,000	77-362 Sunset Dr	3 bed / 2 bath	28
\$1,349,000	\$1,300,000	Estates at Holualoa	3 bed / 3.5 bath	49
\$2,288,800	\$2,056,000	Holua Kai at Keauhou	4 bed / 4.5 bath	52
\$835,000	\$797,000	Hookela Kohala Lot 9 #1	4 bed / 3 bath	8
\$1,200,000	\$1,200,000	59-491 Kanaloa Dr	3 bed / 2.5 bath	62
\$1,749,000	\$1,700,000	59-240 Koaie Pl	4 bed / 4 bath	84
\$175,000	\$167,000	Fairway Terrace #D208	2 bed / 2 bath	38

LISTED AT	SOLD FOR	LOCATION	BED/BATH	DAYS ON MARKET
South Kona Homes				
\$425,000	\$385,000	81-1169 Konawaena School Rd	3 bed / 1.5 bath	82
\$539,000	\$539,000	82-1030 Koa Rd	3 bed / 1 bath	28
\$929,000	\$901,000	82-1017-B Kalamalani Pl	3 bed / 3 bath	74
\$330,000	\$300,000	Milolii Heights Farm Lots Lot #10	1 bed / 1 bath	176
South Kohala Condos				
\$265,000	\$255,000	Makana Kai at Wehilani PH I #3704	2 bed / 2 bath	62
\$479,000	\$445,000	Palm Villas at Mauna Lani #A-2	3 bed / 2 bath	58
\$519,000	\$500,000	Golf Villas at Mauna Lani Resort #H3	2 bed / 2 bath	13
\$638,000	\$620,000	Fairways at Mauna Lani #1804	2 bed / 2.5 bath	18
\$649,950	\$638,000	Fairways at Mauna Lani #1703	N/A	0
\$700,000	\$675,000	Golf Villas at Mauna Lani Resort #12	3 bed / 3 bath	25
\$760,000	\$740,000	Golf Villas at Mauna Lani Resort #04	3 bed / 3 bath	0
\$1,250,000	\$1,200,000	Mauna Lani Point #A206	1 bed / 1.5 bath	21
\$1,850,000	\$1,795,000	Mauna Lani Point #D206	2 bed / 2.5 bath	13
\$2,850,000	\$2,618,750	Residences at Laulea #14B2	4 bed / 4.5 bath	843
\$397,000	\$391,000	Fairway Villas at Waikoloa Beach #G4	2 bed / 2 bath	283
\$399,000	\$387,500	Fairway Villas at Waikoloa Beach #B21	2 bed / 2 bath	56
\$469,500	\$469,000	Waikoloa Colony Villas #2803	2 bed / 2.5 bath	9
\$479,000	\$469,000	Waikoloa Colony Villas #803	2 bed / 2.5 bath	259
\$520,000	\$485,000	Vista Waikoloa #G202	2 bed / 2 bath	182
\$645,000	\$620,000	Fairway Villas at Waikoloa Beach #L1	3 bed / 3 bath	80
\$650,000	\$650,000	62-2003 Mahua St	3 bed / 3 bath	13
South Kohala Homes				
\$1,775,000	\$1,725,000	62-3998 Moani Pikake Pl.	3 bed / 3 bath	59
\$649,000	\$625,000	64-5245 Hohola Dr	4 bed / 3 bath	133
\$724,999	\$724,999	64-5307 Hohola Dr	5 bed / 3 bath	32
\$429,000	\$405,000	66-1750 Kawaihae Rd	3 bed / 1.5 bath	199
\$560,000	\$530,000	67-1227 Neleau Pl	4 bed / 2.5 bath	7
\$496,000	\$465,000	68-1888 Lina Poepoe St	3 bed / 3 bath	30
\$549,000	\$535,000	Haena St	3 bed / 2 bath	276
\$725,000	\$690,000	68-3684 Kamuela Pl	5 bed / 5 bath	19
\$1,875,000	\$1,940,910	KaMilo at Mauna Lani #339	4 bed / 4.5 bath	1
\$895,000	\$765,000	69-1735 Puako Beach Dr	1 bed / 1.5 bath	317
Ka'u Condos				
\$189,000	\$182,000	Colony I #56	1 bed / 1 bath	44
Ka'u Homes				
\$93,100	\$70,350	92-8837 Paradise Pkwy	3 bed / 2 bath	172
\$250,000	\$250,000	92-8201 Lono Ln	2 bed / 3 bath	261
\$47,500	\$43,000	Mark Twain Estates	N/A	367
\$225,000	\$225,000	94-6601 Kamaoa Rd	3 bed / 2.5 bath	106
\$269,000	\$260,000	94-1639 Lewa Lani St	3 bed / 2 bath	111
\$175,000	\$165,000	95-6074 Mission Rd	3 bed / 1.5 bath	101

Statistics compiled by Kathy Jensen, RB, of Clark Realty Corporation. A list of homes and condos sold in North Kona, South Kona, North Kohala, South Kohala and Ka'u February 5-19. Data is from the multiple listing system, Hawaii Information Service. Information has been provided by third parties and has not been independently verified by Hawaii Information Service and is not guaranteed.

Existing-home sales drop 1.2 percent in January

Existing-home sales experienced a minor drop for the third consecutive month in January, according to the National Association of Realtors®. Of the four major U.S. regions, only the Northeast saw an uptick in sales activity last month.

Total existing-home sales, transactions that include single-family homes, townhomes, condominiums and co-ops, decreased 1.2 percent from December to a seasonally adjusted annual rate of 4.94 million in January. Sales are now down 8.5 percent from a year ago (5.40 million in January 2018).

Lawrence Yun, NAR's chief economist, says last month's home sales of 4.94 million were the lowest since November 2015, but that he does not expect the numbers to decline further going forward. "Existing home sales in January were weak compared to historical norms; however, they are likely to have reached a cyclical low. Moderating home prices combined with gains in household income will boost housing affordability, bringing more buyers to the market in the coming months."

The median existing-home price for all housing types in January was \$247,500, up 2.8 percent from January 2018 (\$240,800). January's price increase marks the 83rd straight month of year-over-year gains.

Yun notes that this median home price growth is the slowest since February 2012, and cautions that the figures do not yet tell the full story for the month of January. "Lower mortgage rates from December 2018 had little impact on January sales, however, the lower rates will inevitably lead to more home sales."

Total housing inventory³ at the end of January increased to 1.59 million, up from 1.53 million existing homes available for sale in December, and represents an increase from 1.52 million a year ago. Unsold inventory is at a 3.9-month supply at the current sales pace, up from 3.7 months in December and from 3.4 months in January 2018.

Properties remained on the market for an average of 49 days in January, up from 46 days in December and 42 days a year ago.

Thirty-eight percent of homes sold in January were on the market for less than a month.

While total inventory grew (on a year-over-year basis) for the sixth straight month, Yun says the market is still suffering from an inventory shortage. "In particular, the lower end of the market is experiencing a greater shortage, and more home construction is needed," says Yun. "Taking steps to lower construction costs would be a tremendous help. Local zoning ordinances should also be reformed, while the housing permitting process must be expedited; these simple acts would immediately increase homeownership opportunities and boost local economies."

Realtor.com's Market Hotness Index, measuring time-on-the-market data and listing views per property, revealed that the hottest metro areas in January were Midland, Texas; Chico, California; San Francisco-Oakland-Hayward, California; Fort Wayne, Indiana; and Colorado Springs, Colorado.

According to Freddie Mac, the average commitment rate for a 30-year, conventional, fixed-rate mortgage decreased to 4.46 percent in January from 4.64 percent in December. The average commitment rate for all of 2018 was 4.54 percent.

"Decelerated sales and the increases in inventory will work in favor of potential homebuyers, putting them in a better negotiating position heading into the spring months," said NAR President John Smaby, a second-generation Realtor from Edina, Minnesota and broker at Edina Realty. "On top of that, low-interest rates will bring an additional \$80 per month savings compared to the rates of just a few months ago."

First-time buyers were responsible for 29 percent of sales in January, down from last month (32 percent), but the same as a year ago. NAR's 2018 Profile of Home Buyers and Sellers – released in late 2018 – revealed that the annual share of first-time buyers was 33 percent.

All-cash sales accounted for 23 percent of transactions in January, up from December and a year ago (22 percent in both cases). Individual investors, who account for many cash sales, purchased 16 percent of homes

in January, up from 15 percent in December, but down from a year ago (17 percent).

Distressed sales – foreclosures and short sales – represented 4 percent of sales in January, up from 2 percent last month and down from 5 percent a year ago. One percent of January sales were short sales.

Single-family and condo/co-op sales

Single-family home sales sit at a seasonally adjusted annual rate of 4.37 million in January, down from 4.45 million in December and 8.4 percent below the 4.77 million sales pace from a year ago. The median existing single-family home price was \$249,400 in January, up 3.1 percent from January 2018.

Existing condominium and co-op sales were recorded at a seasonally adjusted annual rate of 570,000 units in January, up 3.6 percent from last month and down 9.5 percent from a year ago. The median existing condo price was \$233,000 in January, which is up 0.1 percent from a year ago.

Regional breakdown

January existing-home sales in the Northeast increased 2.9 percent to an annual rate of 700,000, 1.4 percent below a year ago. The median price in the Northeast was \$270,000, which is up 0.4 percent from January 2018.

In the Midwest, existing-home sales fell 2.5 percent from last month to an annual rate of 1.16 million in January, down 7.9 percent overall from a year ago. The median price in the Midwest was \$189,700, which is up 1.4 percent from last year.

Existing-home sales in the South dropped 1.0 percent to an annual rate of 2.08 million in January, down 8.4 percent from last year. The median price in the

South was \$214,800, up 2.5 percent from a year ago.

Existing-home sales in the West dipped 2.9 percent to an annual rate of 1.00 million in January, 13.8 percent below a year ago. The median price in the West was \$374,600, up 2.9 percent from January 2018. ■

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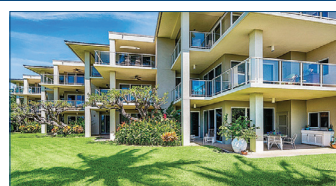
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PRIVATE, GATED 31 ACRE KONA COFFEE ESTATE - 2 HOMES

Guest quarters, pool, ocean & sunset views! The large main house features 5 bedrooms, 5.5 baths, library, laundry room, deck, lanai & garage. Great room with open beam ceilings, lava rock fireplace, a bay window, slate & oak floors. Must see to truly appreciate! Call Carla to schedule a showing!

Kona Carla Womack (808) 896-6768
RS-61019 \$1,250,000 / 611788



VISTA WAIKOLOA #E103

Very desirable 2 bedroom/2.5 bath unit with quality furnishings. Beautifully updated kitchen with mahogany cabinets, granite counter tops, & stainless appliances. Open floor plan with large sliding glass doors opening to an expansive, wrap-around lanai complete with a wet bar.

Kendall DiDonato (808) 345-5212
RS-74803 \$559,000 / 622334



Kendall DiDonato, RS-74803

(808) 345-5212

KendalDido@yahoo.com

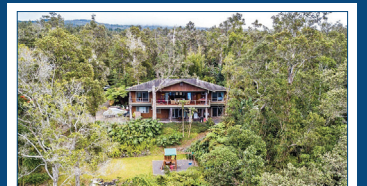
Call Kendall for all your
real estate needs!



ALII DRIVE OCEANFRONT HOME

Stunning location, right on the ocean - just a few hundred yards from Kahalu'u Beach. Oceanfront, 5 bedroom/5 bath custom-built home with lap pool & 3 car attached garage.

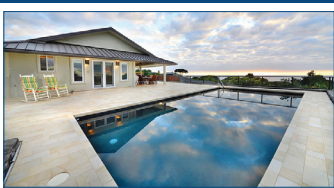
Beautiful oceanfront lanai - perfect for entertaining. Call Sona to schedule a showing!
Sona Aredjian (808) 936-2165
RS-79858 \$2,100,000 / 622218



KALOKO MAUKA CUSTOM-BUILT HOME

Charming custom home on 3.1 acres of land. Enjoy the privacy of upcountry living, still conveniently close to town. Gourmet chef's kitchen, large master suite, & great ocean & sunset views from the expansive lanai. Kid's playground & horse arena in lower area.

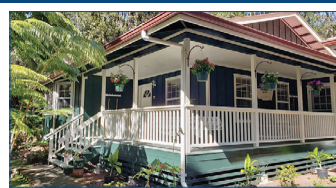
Kurtis Becker (808) 430-6785
RS-78042 \$995,000 / 625818



OHAI MAUKA ESTATES HOME

Fantastic fully furnished 3 bedroom/2 bath, single-level remodeled home in Holualoa. Perfect for entertaining - fenced-in oversized outdoor tiled lanai, a large pool, a wet bar and Kona coastline views. Lots of attention to detail in this great Hawaii property.

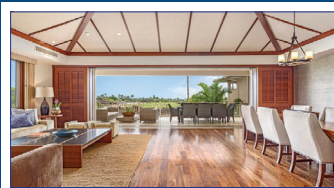
Kristine Berens (808) 563-0855
RS-80985 \$875,000 / 624958



CHARMING VOLCANO VILLAGE HOME

2 bedroom/2 bath fully-furnished home, currently used as a vacation rental. Just a 10 minute drive to the Volcano Golf Course, & 27 miles to Hilo. Secluded cottage perfect for private weekend getaways, or to live full-time. Unique, beautiful setting.

Buddy Norwood (808) 896-0144
RB-11909 \$289,000 / 612650



VILLAS AT KE ALAULA

Highly updated, 3 bedroom/3 bath, corner end-unit offers exceptional privacy & ocean views, while overlooking the third & fourth fairways of the members only Ke'olu Golf Course. AAA 5 Diamond rated Four Seasons Resort Hualalai with world class amenities.

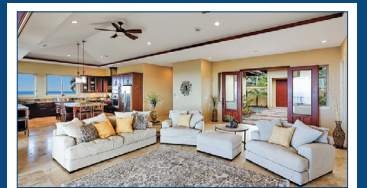
Marco Silva (808) 557-8921
RB-20599 \$2,675,000 / 621193



KONA HEIGHTS HOME WITH A POOL

Well-built home in a great location with gorgeous views & a pool. Perfect for a large family, vacation or long term rental. Upstairs is 3 bed/2 bath with a full kitchen, laundry, living & dining areas. Downstairs is a 2/1 guest quarters with separate entry.

Casey Kinney (808) 896-6155
RB-18611 \$759,000 / 619742



KONA VISTAS LUXURY HOME

Custom built, nearly new 3 bedroom/2.5 bath luxury home, perched at the very top of Kona Vistas with sweeping coastline & ocean views from every room. The entry courtyard is secured with majestic solid wood doors that welcome your guests as well as offer you extreme privacy.

Derinda Thatcher (808) 960-3433
RB-16450 \$1,799,888 / 624428

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