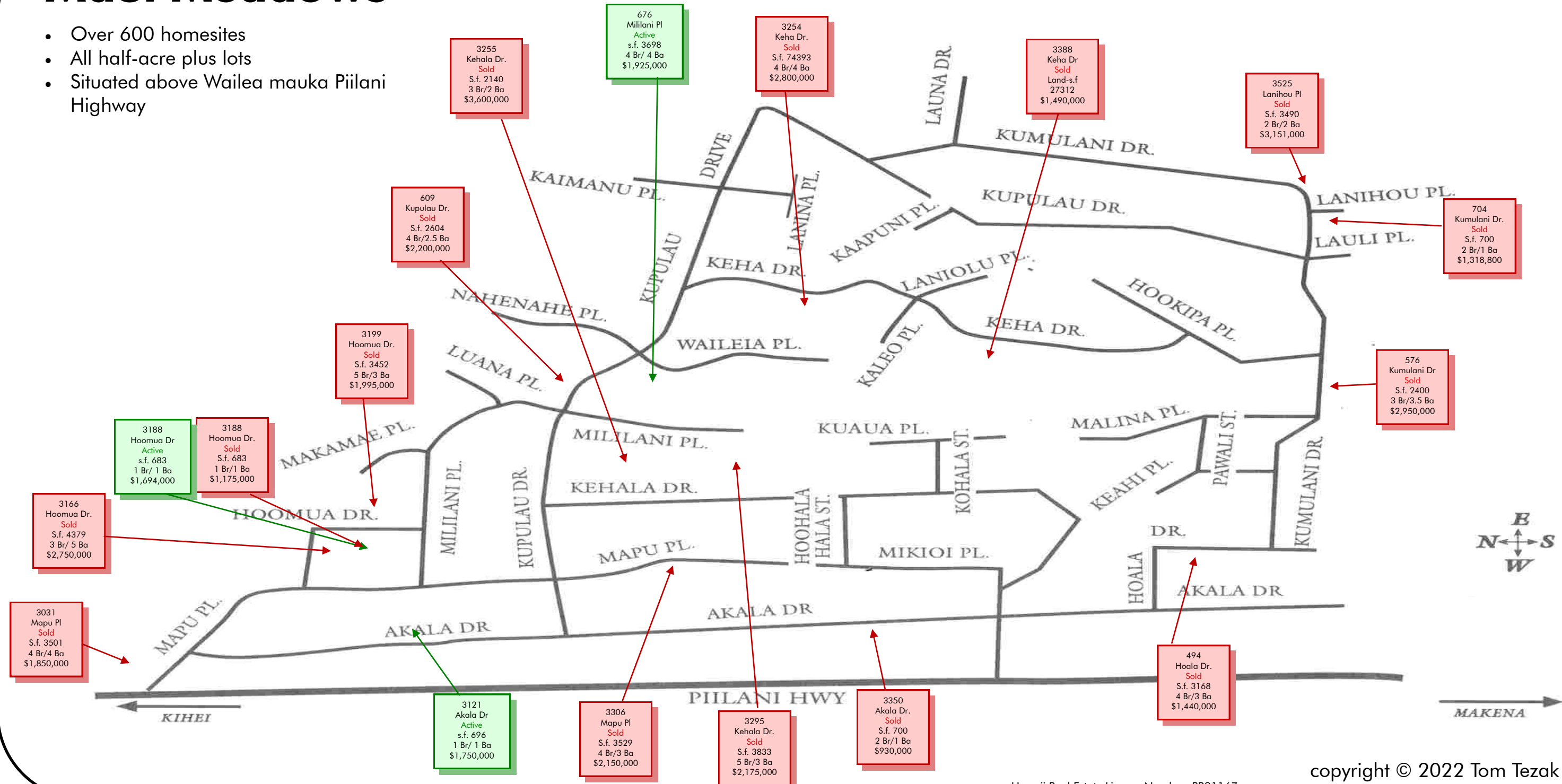


# Maui Meadows

- Over 600 homesites
- All half-acre plus lots
- Situated above Wailea mauka Piilani Highway



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Hawaii Real Estate License Number: RB21167



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**HAWAII LIFE**  
 REAL ESTATE BROKERS

The Shops at Wailea Office  
 3750 Wailea Alanui Dr SteB-16  
 Wailea, Maui 96753

**Knock...Knock...Knock  
Who's There?  
It's "Opportunity" ...Can I Come In?**

That's the question I am posing to my clients at the moment, I know it is a bit corny...BUT...We have been experiencing an unprecedented market in Maui (as is most of the US). I am asked regularly;

- How long will this real Estate surge last?
- When is the best time to list my property?
- How high will the Maui Real Estate prices go?
- Will the Maui market Crash?

And those are just some of the Million dollar or \$10 Million dollar questions...I wish I had the answer, but predicting the future is not something I try to do. However, understanding the past is something I specialize in, relying on my 30 years of experience is an invaluable asset. I use my extensive market knowledge to assist my clients in making the best decisions possible when it comes to real estate in **Maui Meadows**.

As you probably know, I have specialized in South Maui Real Estate for the last 20 years and have Guided over 700 families with their Maui real estate decisions. If you have been asking yourself if it's time to sell your Maui Property but you are not sure, I would love the opportunity to discuss your current situation and assist you in determining if now is the right time.

Please feel free to reach out to me via phone/text at 808-280-2055 or email me at [tom@tomtezak.com](mailto:tom@tomtezak.com) for a confidential consultation regarding your property.

Warmest Aloha,  
Tom Tezak  
Hawaii Life  
3750 Wailea Alanui, Wailea, HI 96753

**Maui Meadows - Visual Market Analysis - 12/2/2021 to 6/2/2022**

Status	Address	Sold Price	L Price	View	Bds	Bths	TTLSF	Lnd-SF	PrcSqft	DOM	MLS #
ACT	3121 Akala Dr		\$1,750,000	Mt/Oc	1	1	696	26049	\$2,514.37	121	394504
ACT	3188 Hoomua Dr		\$1,694,000	Ocean	1	1	683	26223	\$2,480.23	42	395735
ACT	676 Mililani Pl		\$1,925,000	Ocean	4	4	3,698	24001	\$520.55	0	395994
SOLD	3350 Akala Dr	\$930,000	\$1,090,000	Mt/Oc	2	1	700	22041	\$1,328.57	109	394564
SOLD	3255 Kehala Dr	\$3,600,000	\$3,750,000	Ocean	3	2	2,140	22346	\$1,682.24	87	394889
SOLD	3254 Keha Dr	\$2,800,000	\$1,999,900	Ocean	4	4	4,393	23217	\$637.38	32	395224
SOLD	576 Kumulani Dr	\$2,950,000	\$2,950,000	Mt/Oc	3	3.5	2,400	21780	\$1,229.17	1085	381492
SOLD	494 Hoala Dr	\$1,440,000	\$1,440,000	Ocean	4	3	3,168	21780	\$454.55	155	392539
SOLD	3188 Hoomua Dr	\$1,175,000	\$1,200,000	Ocean	1	1	683	26223	\$1,720.35	103	393155
SOLD	3199 Hoomua Dr	\$1,995,000	\$1,995,000	Ocean	5	3	3,452	24306	\$577.93	84	393368
SOLD	704 Kumulani Dr	\$1,318,800	\$1,275,000	Mt/Oc	2	1	700	25570	\$1,884.00	61	393546
SOLD	3525 Lanihou Pl	\$3,151,000	\$2,900,000	Mt/Oc	2	2	3,490	27007	\$902.87	36	393664
SOLD	3031 Mapu Pl	\$1,850,000	\$1,825,000	Mt/Oc	4	4	3,501	21780	\$528.42	131	393749
SOLD	3295 Kehala Dr	\$2,175,000	\$2,175,000	Mt/Oc	5	3	3,833	22346	\$567.44	34	393835
SOLD	609 Kupulau Dr	\$2,200,000	\$2,395,000	Mt	4	2.5	2,604	22913	\$844.85	98	393860
SOLD	3166 Hoomua Dr	\$2,750,000	\$2,750,000	Ocean	3	5	4,379	22085	\$628.00	60	394225
SOLD	3306 Mapu Pl	\$2,150,000	\$2,149,000	Ocean	4	3	3,529	22433	\$609.24	105	394361

**Maui Meadows - Vacant Land - 11/26/2021 to 5/26/2022**

Status	Address	Sold Price	L Price	Lnd-SF	Land Acres	View	DOM	MLS #
SOLD	3388 Keha Dr	\$1,490,000	\$1,495,000	27312	0.626997	Ocean	34	394733