

SINGLE FAMILY NEIGHBORHOODS	Built Years	Total Homes #	Homes Sold (Fee Simple Sale Price in Thousands & Number Sold)									
			2021		2022		2023		2024			
			\$	#	\$	#	\$	#	\$	#		
"very very expensive"												
Koko Kai (ocean-front)	'66-'77	201	3337	16	3559	6	3925	3	4100	7		
Portlock (ocean-front)	'36-'64	122	3275	15	4000	9	7775	4	5450	3		
Triangle	'61-'72	316	2175	11	2248	6	2650	7	2300	5		
Exec Residence Peninsula (mf)	'01-'02	27	2525	2	-		2865	1	2800	3		
Le'Olani	'03-'05	60	1905	2	2390	2	2350	1	-	-		
Na Pali Haweo	'92-'03	164	2850	11	2183	4	2875	2	2825	3		
<i>sub-total (13%)</i>		890	2839	57	3100	27	2882	18	3150	21		
"very expensive"												
Koko Villas (golf course)	'05-'06	70	1955	2	2495	6	2200	3	2600	1		
Queen's Gate (golf course)	'78-'80	147	1588	6	1635	1	1725	3	1735	4		
Mariner's Cove (marina-front)	'69-'71	414	1500	7	1655	12	1738	8	1715	7		
Carriageways Peninsula	'02-'03	69	1437	4	1550	4	1650	1	1727	2		
Anchorage (marina-front)	'79-'86	108	1642	4	2200	3	2650	5	1638	1		
Keaula Kai (marina-front)	'85-'87	64	2263	4	-		1680	3	2412	2		
Mariner's Ridge	'72-'86	429	1650	23	1880	13	1755	10	1800	9		
Kai Nui (marina-front)	'00-'01	37	1350	1	1718	1	1700	1	1700	3		
Marina West (marina-front)	'71-'80	114	2502	2	2600	1	1800	4	1781	2		
Spinnaker Isle (marina-front)	'68-'70	92	2481	3	2000	4	2025	1	-	-		
Hahaione Valley (upper)	'74-'88	278	1370	12	1858	4	1465	2	1615	4		
West Marina (marina-front)	'62-'71	184	1557	14	1750	4	1975	4	2388	2		
Luna Kai (marina-front)	'63-'70	195	1848	4	1528	2	1620	1	-	-		
<i>sub-total (31%)</i>		2201	1557	80	1850	55	1775	46	1700	37		
"expensive"												
Laulima (golf course)	'86-'88	115	1335	9	-		1299	3	-	-		
Kalama Ku'u	'01-'02	17	-	-	1250	1	-	-	-	-		
Kalama Valley	'73-'86	1088	1228	39	1375	30	1375	21	1250	9		
Kamehame Ridge	'81-'90	87	1328	2	1445	2	-	-	2150	1		
Kamiloiki	'80-'95	273	1050	3	1299	7	1205	6	1300	5		
Mariner's Valley	'69-'72	526	1365	12	1376	14	1299	11	1432	4		
Hahaione Valley (lower)	'63-'73	363	1218	5	1575	10	1150	5	1400	5		
Koko Head Terrace	'65-'72	1543	1101	29	1382	30	1220	19	1250	15		
<i>sub-total (56%)</i>		4012	1240	70	1390	94	1275	65	1300	39		
{MARINA-FRONT}			{527}		2270	23	2400	14	2443	16	2625	10
TOTAL			7103		1475	236	1623	176	1510	129	1675	97

NOTES: DAN developed this table to show all 26 *Hawaii Kai* single family neighborhoods: broken down by sale price into 6 "very very expensive" neighborhoods, 13 "very expensive," and 8 "expensive;" original year built; total number of homes; and the median fee simple sale prices and number sold in 2021 to 2024.

The 9 marina-front communities have 527 homes on the marina and 703 homes off-marina. *Hawaii Kai Marina Association* dues is \$525 per year; for details see www.hawaiikaimarina.com. Portlock and Koko Kai have 85 ocean-front homes. The 3 golf course communities, Queen's Gate, Laulima, and Koko Villas, have homes on & off golf course. Hahaione Valley has been broken down into two sub-groups. Upper Hahaione is generally newer and has larger lots and custom homes.

Some have association dues, as low as \$19 per month on *Mariner's Ridge*, up to around \$400 per month at the *Peninsula Executive Residences*. Sewer fee is \$79 per month for all *Hawaii Kai* single family homes. Taxes range from approximately \$200 to \$5000 per month, depending on size and home exemption; averaging around \$300 to \$400 per month.

CONDOMINIUMS & TOWNHOMES (On & Off Marina)	Year Built	Bed rooms	Total Homes	Homes Sold (Fee Simple Sale Price in Thousands & Number Sold)							
				2021		2022		2023		2024	
				\$	#	\$	#	\$	#	\$	#
Marina Front Townhomes	Year	#	#	\$	#	\$	#	\$	#	\$	#
Koko Isle (marina-front prices)	1968	2,3,4	124	1160	6	1508	10	1650	3	1636	8
Kaimala Marina	1972	1-5	90	883	6	890	5	885	8	-	-
The Cottages at Peninsula	2003	3,4	123	1062	4	1130	1	1000	1	1215	1
The Villas at Peninsula	2004	2,3	92	965	4	994	4	998	4	1053	1
Mawaena Kai	1988	2,3	104	951	6	1005	5	1143	6	1220	3
Kalele Kai Townhomes (marina)	1993	3	10	1825	3	1750	1	1900	1	-	-
Kuapa Isle (marina-front prices)	1970	3,4	234	1230	13	1320	5	1225	6	1500	7
Hale Makani Kai	1996	3	9	-	-	-	-	1429	2	-	-
Colony Marina	1969	4	26	1183	2	-	-	1175	1	1415	2
Hawaii Kai Condo Project	1964	2,3,4	138	970	1	1275	5	1433	2	775	1
Villa Marina	1970	3	19	755	1	1048	2	-	-	-	-
Marina Palms	1966	2,3	54	691	4	-	-	850	1	780	1
Koko Head Villas	1969	2,3	24	-	-	-	-	-	-	-	-
Gateway Peninsula	1972	3	39	939	5	1313	2	1225	1	1375	2
Moorings	1969	3	64	965	6	939	1	945	1	1300	1
Napua Point (ocean-front)	1980	2,3	18	-	-	1699	1	1700	1	1200	1
Off Marina Townhomes											
Kalama Kuu	2002	2,3,4	64	733	2	960	2	1050	1	-	-
Mariner's Village III	1973	2,3,4	291	670	11	815	14	785	1	810	5
Kaluanui	2001	2	29	790	1	799	1	-	-	790	2
Lalea	1998	1-4	289	680	17	697	5	910	4	935	3
Moana Kai	2005	2,3	84	955	3	1015	3	988	4	970	1
Nanea Kai	2003	2,3	87	813	5	905	1	852	2	960	2
Mariner's Village I & II	1972	2,3,4	74	-	-	624	4	750	3	699	3
Village Green	1970	3,4	56	670	5	725	3	765	1	750	3
Kawaihae Crescent (E&W)	1973	3	121	695	2	860	5	810	2	880	2
Condos (Mid & High Rise)											
Kalele Kai (marina-front)	1993	2,3	219	940	12	988	10	950	4	995	4
Hale Ka Lae	2016	1,2,3	269	750	116	899	7	960	7	720	3
Mt Terrace	1974	2	126	838	5	915	11	1000	4	990	1
Colony Peninsula (marina-front)	2005	1,2,3	319	699	19	835	17	895	17	930	14
Esplanade (marina-front)	1973	1,2,3	208	730	13	870	10	830	8	819	7
Plaza Hawaii Kai	1974	1,2,3	146	570	15	697	10	650	6	655	4
Naniwa Gardens	1974	1,2	111	650	9	715	11	700	7	748	2
Heritage House	1974	1,2	135	575	7	650	7	667	5	-	-
Mauna Luan	1975	1,2	434	645	30	735	18	625	18	647	14
Commodore	1982	1,2,3	114	630	12	655	22	663	8	674	4
Total			4,075	732	317	835	195	849	140	810	102

NOTES: DAN MADDEN developed this table to show all 36 *Hawaii Kai* condominiums and townhomes: 15 marina-front townhomes, 11 off-marina townhomes, and 10 high-rise or mid-rise condominiums; year built; number of bedrooms available; total number of homes; and the fee simple sale prices and number sold in 2021 to 2024. For *Kuapa Isle* and *Koko Isle*, only fee simple marina-front sale prices are used. For the High & Mid Rise CONDOMINIUMS only two bedroom sale prices are used. In all cases, number of sales includes all sales in the complex. Most of the marina-front communities also have off-marina homes, however, all are members of the Hawaii Kai Marina Association, pay dues of \$475 per year, have marina privileges, and many have boat dock access. See website for details www.hawaii.kaimarina.com. *Kalele Kai*, *Colony*, and *Esplanade* are also marina-front. *Napua Point* is ocean-front. Monthly maintenance fee for High & Mid Rise two bedrooms ranges from a low of approximately \$820 in *Heritage House* to a high of approximately \$1,670 in *Mt Terrace*; for Townhome three bedrooms from a low of approximately \$495 in *Nanea Kai* to a high of approximately \$1,561 in *Kalele Kai Townhomes*; averaging around \$750. Sewer fee is \$67 per month for all Hawaii Kai condos and townhomes; some include sewer in the maintenance fee. Taxes range from approximately \$125 to \$600 per month, depending on size and home exemption; averaging around \$175. Most communities are *pet-friendly* but requirements vary; see house rules.