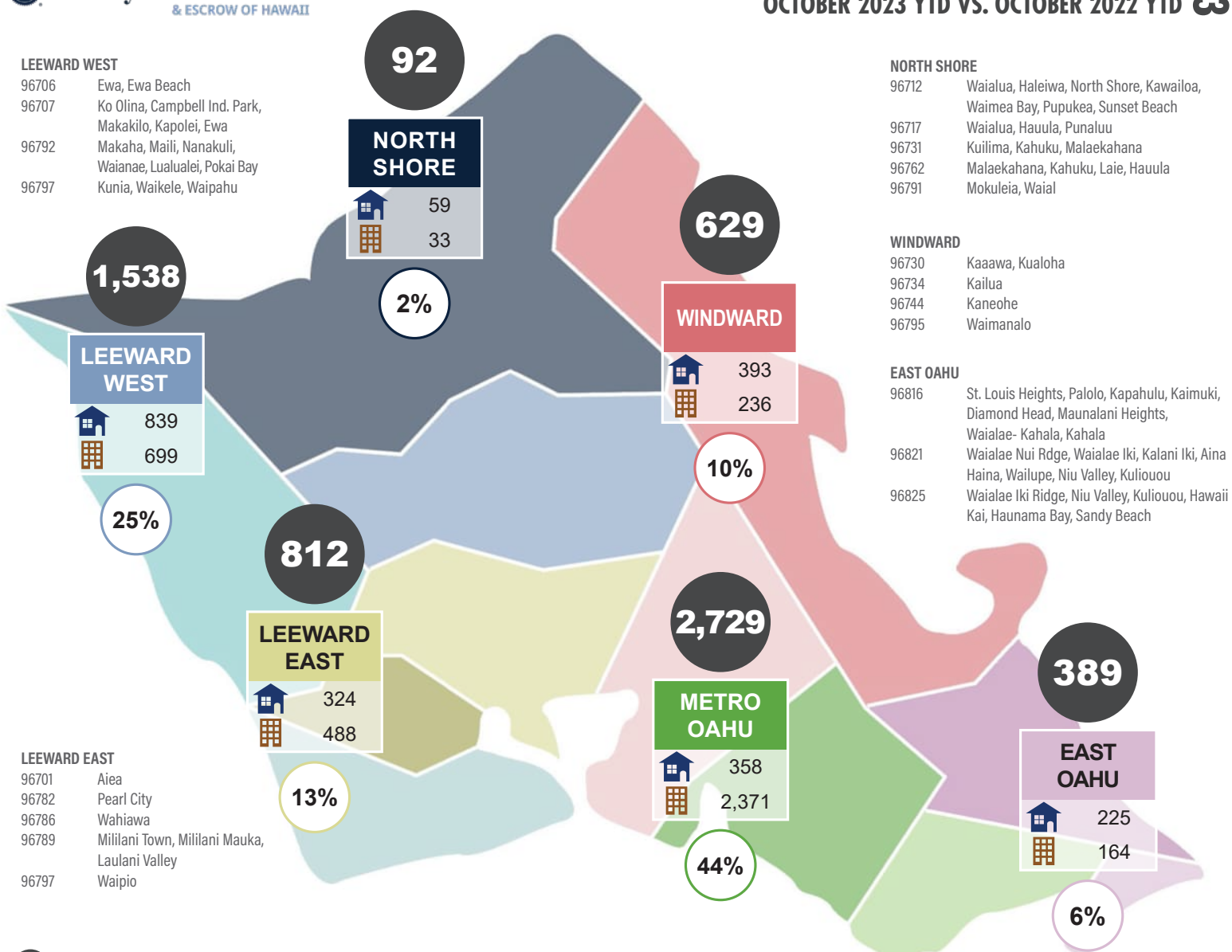


OAHU REAL ESTATE REPORT



OAHU | OCTOBER 2023

OCTOBER 2023 YTD VS. OCTOBER 2022 YTD



LEEWARD WEST

96706 Ewa, Ewa Beach
96707 Ko Olina, Campbell Ind. Park, Makakilo, Kapolei, Ewa
96792 Makaha, Maili, Nanakuli, Waianae, Lualualei, Pokai Bay
96797 Kunia, Waikale, Waipahu

NORTH SHORE

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

WINDWARD

96730 Kaaawa, Kualoa
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

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

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
SINGLE FAMILY HOMES	36%	2,198	▼	-29%	\$1,050,000	▼	-5%
CONDOMINIUM	64%	3,991	▼	-29%	\$507,000	▼	-1%
OAHU TOTAL SALES		6,189	▼	-29%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Darrelle Glushenko | Kalina Goulette | Kurt Johnson | Mandy Marumoto | Olivia Morikawa | 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

OAHU REAL ESTATE REPORT



SINGLE FAMILY HOMES October 2023 vs. October 2022

HOME
SALES
213
DOWN 4%
VS 2022 (222)

MEDIAN
SALES PRICE
\$1,100,000
UP 5%
VS 2022 (\$1,050,000)

MEDIAN
DAY ON THE
MARKET
18
DOWN 5%
VS 2022 (19)

TOP 10 # OF SALES BY NEIGHBORHOOD

Single Family Homes	2023	2022	% Change
Ewa Plain	31	37	-16%
Kailua - Waimanalo	20	23	-13%
Kaneohe	20	19	5%
Kapahulu - Diamond Head	17	14	21%
Makaha - Nanakuli	17	14	21%
Pearl City - Aiea	17	21	-19%
Hawaii Kai	12	7	71%
Mililani	11	16	-31%
Makakilo	9	10	-10%
Downtown - Nuuanu	8	4	100%

OAHU | OCTOBER 2023

OCTOBER 2023 VS. OCTOBER 2022

SINGLE FAMILY HOMES

	Number of Sales OCT 2023 vs. OCT 2022			Median Sales Price OCT 2023 vs. OCT 2022		
	2023	2022	% Change	2023	2022	% Change
Aina Haina - Kuliuouou	4	3	33%	\$2,427,500	\$1,496,625	62%
Ala Moana - Kakaako	1	1	0%	\$1,040,000	\$900,000	16%
Downtown - Nuuanu	8	4	100%	\$1,150,000	\$961,000	20%
Ewa Plain	31	37	-16%	\$857,000	\$890,000	-4%
Hawaii Kai	12	7	71%	\$1,386,500	\$1,580,000	-12%
Kailua - Waimanalo	20	23	-13%	\$1,650,000	\$1,505,000	10%
Kalihi - Palama	7	9	-22%	\$965,000	\$950,000	2%
Kaneohe	20	19	5%	\$1,215,000	\$1,180,000	3%
Kapahulu - Diamond Head	17	14	21%	\$1,110,000	\$1,250,000	-11%
Makaha - Nanakuli	17	14	21%	\$675,000	\$684,500	-1%
Makakilo	9	10	-10%	\$1,256,000	\$944,000	33%
Makiki - Moiliili	8	6	33%	\$1,312,500	\$1,734,500	-24%
Mililani	11	16	-31%	\$1,030,000	\$1,051,000	-2%
Moanalua - Salt Lake	6	5	20%	\$1,255,000	\$1,220,000	3%
North Shore	6	5	20%	\$1,625,000	\$1,580,000	3%
Pearl City - Aiea	17	21	-19%	\$1,100,000	\$1,060,000	4%
Wahiawa	2	6	-67%	\$1,399,500	\$880,500	59%
Waialae - Kahala	2	3	-33%	\$1,540,000	\$2,450,000	-37%
Waikiki	0	1	-100%	-	\$1,975,000	-
Waipahu	8	13	-38%	\$904,500	\$880,000	3%
Windward Coast	7	5	40%	\$1,100,000	\$1,260,000	-13%
SUMMARY	213	222	-4%	\$1,100,000	\$1,050,000	5%

CONDOMINIUM October 2023 vs. October 2022

HOME
SALES
399
DOWN 8%
VS 2022 (435)

MEDIAN
SALES PRICE
\$515,000
DOWN 1%
VS 2022 (\$520,000)

MEDIAN
DAY ON THE
MARKET
21
UP 11%
VS 2022 (19)

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2023	2022	% Change
Waikiki	110	96	15%
Ala Moana - Kakaako	59	59	0%
Makiki - Moiliili	42	54	-22%
Ewa Plain	27	32	-16%
Mililani	25	23	9%
Downtown - Nuuanu	24	37	-35%
Pearl City - Aiea	17	29	-41%
Waipahu	15	13	15%
Kaneohe	13	8	63%
Hawaii Kai	10	17	-41%

NEIGHBORHOOD

	Number of Sales OCT 2023 vs. OCT 2022			Median Sales Price OCT 2023 vs. OCT 2022		
	2023	2022	% Change	2023	2022	% Change
Aina Haina - Kuliuouou	-	-	-	-	-	-
Ala Moana - Kakaako	59	59	0%	\$685,000	\$880,000	-22%
Downtown - Nuuanu	24	37	-35%	\$572,500	\$630,000	-9%
Ewa Plain	27	32	-16%	\$707,000	\$734,000	-4%
Hawaii Kai	10	17	-41%	\$907,500	\$835,000	9%
Kailua - Waimanalo	5	4	25%	\$782,000	\$745,000	5%
Kalihi - Palama	10	10	0%	\$395,000	\$452,000	-13%
Kaneohe	13	8	63%	\$707,000	\$749,000	-6%
Kapahulu - Diamond Head	6	7	-14%	\$1,115,000	\$825,000	35%
Makaha - Nanakuli	9	15	-40%	\$270,000	\$220,000	23%
Makakilo	9	11	-18%	\$530,000	\$560,000	-5%
Makiki - Moiliili	42	54	-22%	\$402,000	\$409,500	-2%
Mililani	25	23	9%	\$509,000	\$565,000	-10%
Moanalua - Salt Lake	10	6	67%	\$470,000	\$508,500	-8%
North Shore	2	7	-71%	\$797,500	\$1,217,277	-34%
Pearl City - Aiea	17	29	-41%	\$468,000	\$472,500	-1%
Wahiawa	2	3	-33%	\$117,500	\$149,000	-21%
Waialae - Kahala	2	1	100%	\$669,800	\$685,000	-2%
Waikiki	110	96	15%	\$457,500	\$381,500	20%
Waipahu	15	13	15%	\$525,000	\$520,000	1%
Windward Coast	2	3	-33%	\$437,500	\$460,000	-5%
SUMMARY	399	435	-8%	\$515,000	\$520,000	-1%



SINGLE FAMILY HOMES

YEAR-TO-DATE

2,198

HOMES SOLD

2023

3,080

HOMES SOLD

2022


-29%
\$1,050,000

MEDIAN SALES PRICE

2023

\$1,106,000

MEDIAN SALES PRICE

2022


-5%
22

MEDIAN DAYS ON THE MARKET

2023

11

MEDIAN DAYS ON THE MARKET

2022

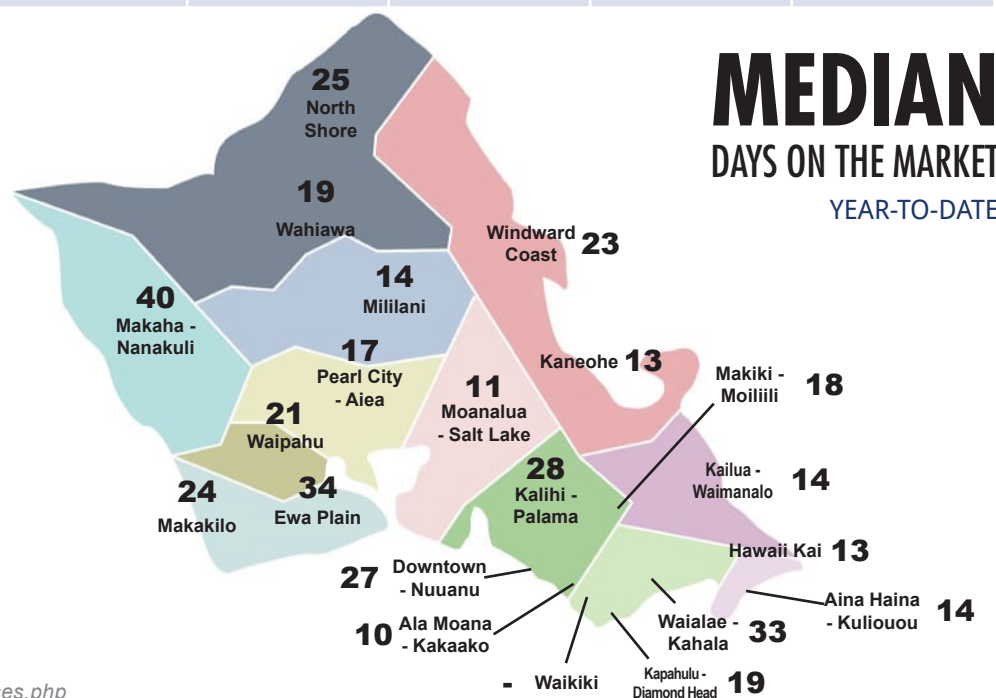

100%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2023	2022	% Change	2023	2022	% Change
Aina Haina - Kuliouou	58	72	-19%	\$1,735,000	\$1,700,000	2%
Ala Moana - Kakaako	7	7	0%	\$1,237,500	\$1,350,000	-8%
Downtown - Nuuanu	46	68	-32%	\$1,123,500	\$1,297,500	-13%
Ewa Plain	409	619	-34%	\$890,000	\$930,000	-4%
Hawaii Kai	107	153	-30%	\$1,450,000	\$1,635,000	-11%
Kailua - Waimanalo	214	289	-26%	\$1,600,000	\$1,575,000	2%
Kalihi - Palama	79	120	-34%	\$905,000	\$941,500	-4%
Kaneohe	141	181	-22%	\$1,165,000	\$1,250,000	-7%
Kapahulu - Diamond Head	117	182	-36%	\$1,305,000	\$1,356,500	-4%
Makaha - Nanakuli	207	249	-17%	\$670,000	\$705,000	-5%
Makakilo	84	132	-36%	\$1,030,000	\$988,000	4%
Makiki - Moiliili	77	108	-29%	\$1,500,000	\$1,600,000	-6%
Mililani	119	176	-32%	\$1,060,000	\$1,085,000	-2%
Moanalua - Salt Lake	32	47	-32%	\$1,260,000	\$1,201,000	5%
North Shore	59	96	-39%	\$1,400,000	\$1,685,000	-17%
Pearl City - Aiea	157	193	-19%	\$970,000	\$1,070,000	-9%
Wahiawa	48	70	-31%	\$840,000	\$900,000	-7%
Waialae - Kahala	60	76	-21%	\$2,428,500	\$2,480,000	-2%
Waikiki	0	2	-100%	-	\$1,737,500	-
Waipahu	139	191	-27%	\$910,000	\$950,000	-4%
Windward Coast	38	49	-22%	\$1,149,500	\$1,225,000	-6%
SUMMARY	2,198	3,080	-29%	\$1,050,000	\$1,106,000	-5%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2023	2022	% Change
Ewa Plain	409	619	-34%
Kailua - Waimanalo	214	289	-26%
Makaha - Nanakuli	207	249	-17%
Pearl City - Aiea	157	193	-19%
Kaneohe	141	181	-22%
Waipahu	139	191	-27%
Mililani	119	176	-32%
Kapahulu - Diamond Head	117	182	-36%
Hawaii Kai	107	153	-30%
Makakilo	84	132	-36%



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



CONDOMINIUM

YEAR-TO-DATE

3,991

CONDOS SOLD

2023

5,653

CONDOS SOLD

2022

-29%**\$507,000**

MEDIAN SALES PRICE

2023

\$510,000

MEDIAN SALES PRICE

2022

-1%**21**

MEDIAN DAYS ON THE MARKET

2023

12

MEDIAN DAYS ON THE MARKET

2022

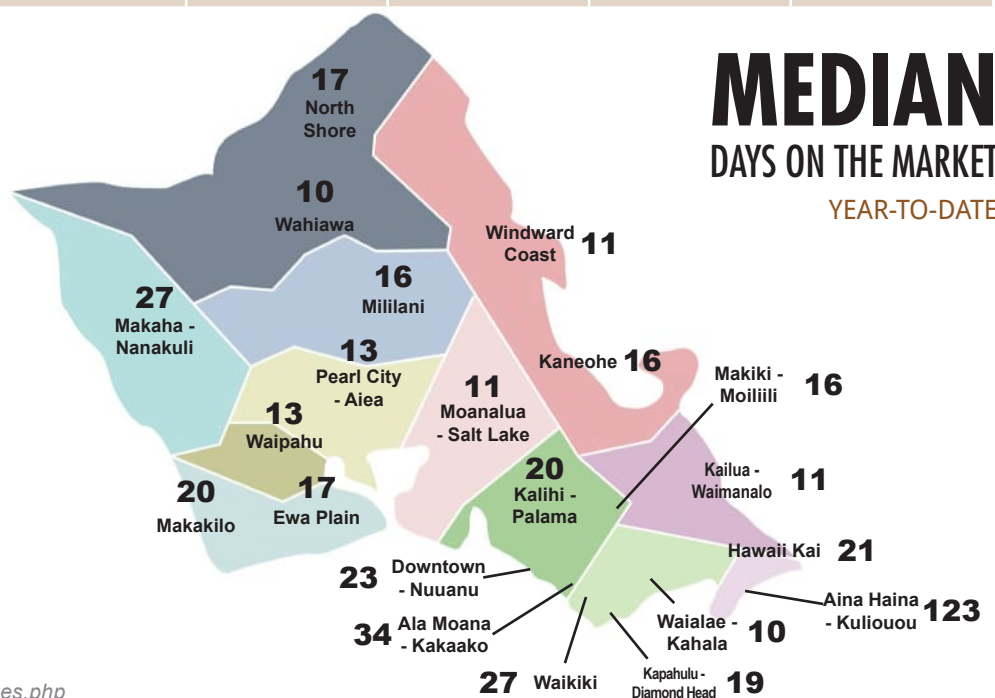
75%

CONDOMINIUM

	Number of Sales			Median Sales Price		
	2023	2022	% Change	2023	2022	% Change
Aina Haina - Kuliouou	1	3	-67%	\$655,000	\$808,000	-19%
Ala Moana - Kakaako	471	659	-29%	\$690,000	\$760,000	-9%
Downtown - Nuuanu	274	451	-39%	\$560,000	\$545,000	3%
Ewa Plain	337	520	-35%	\$678,500	\$695,000	-2%
Hawaii Kai	129	177	-27%	\$850,000	\$835,000	2%
Kailua - Waimanalo	92	87	6%	\$759,000	\$760,000	0%
Kalihi - Palama	94	119	-21%	\$400,000	\$420,000	-5%
Kaneohe	123	184	-33%	\$675,000	\$710,000	-5%
Kapahulu - Diamond Head	54	86	-37%	\$1,015,000	\$650,000	56%
Makaha - Nanakuli	134	196	-32%	\$252,500	\$245,000	3%
Makakilo	95	136	-30%	\$550,000	\$555,250	-1%
Makiki - Moiliili	420	637	-34%	\$408,000	\$410,000	0%
Mililani	253	338	-25%	\$510,000	\$530,000	-4%
Moanalua - Salt Lake	130	222	-41%	\$440,000	\$449,500	-2%
North Shore	33	64	-48%	\$810,000	\$850,000	-5%
Pearl City - Aiea	215	344	-38%	\$468,000	\$470,000	0%
Wahiawa	20	29	-31%	\$319,500	\$260,000	23%
Waialae - Kahala	34	50	-32%	\$631,250	\$620,000	2%
Waikiki	928	1,140	-19%	\$421,400	\$425,000	-1%
Waipahu	133	188	-29%	\$499,500	\$510,000	-2%
Windward Coast	21	23	-9%	\$169,000	\$424,000	-60%
SUMMARY	3,991	5,653	-29%	\$507,000	\$510,000	-1%

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2023	2022	% Change
Waikiki	928	1,140	-19%
Ala Moana - Kakaako	471	659	-29%
Makiki - Moiliili	420	637	-34%
Ewa Plain	337	520	-35%
Downtown - Nuuanu	274	451	-39%
Mililani	253	338	-25%
Pearl City - Aiea	215	344	-38%
Makaha - Nanakuli	134	196	-32%
Waipahu	133	188	-29%
Moanalua - Salt Lake	130	222	-41%



SINGLE FAMILY HOMES

▼ HOME SALES
VS 2022 (3,080)

2,198
DOWN 29%

\$1,050,000
DOWN 5%

MEDIAN SALES PRICE ▼
VS 2022 (\$1,106,000)

▲ MEDIAN
DAY ON THE MARKET
VS 2022 (11)

22
UP 100%

2,877
DOWN 23%

NEW LISTINGS ▼
VS 2022 (3,715)

▼ % OF ORIGINAL
LISTING PRICE RECEIVED
VS 2022
(100%)

98%
DOWN 2%

CONDOMINIUM

▼ HOME SALES
VS 2022 (5,653)

3,991
DOWN 29%

\$507,000
DOWN 1%

MEDIAN SALES PRICE ▼
VS 2022 (\$510,000)

▲ MEDIAN
DAY ON THE MARKET
VS 2022 (12)

21
UP 75%

5,317
DOWN 19%

NEW LISTINGS ▼
VS 2022 (6,571)

▼ % OF ORIGINAL
LISTING PRICE RECEIVED
VS 2022
(100%)

99%
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

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

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.

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

*FNT Internal Update July, 2018

STATE OF HAWAII | ALL COUNTIES
REAL PROPERTY TAX
 FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024

Honolulu County

CLASS	Taxable Building per/\$1,000
Residential Principal Residence	\$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 Tax rate applied to the net taxable value of the property up to \$1,000,000.	\$4.50
Residential A - Tier 2 Tax rate applied to the net taxable value of the property in excess of \$1,000,000.	\$10.50
Bed and breakfast home	\$6.50

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due

Sep 30, 2023 Deadline for filing exemption claims & ownership documents

Feb 20, 2024 2nd half of fiscal year tax payment due

For More Information Visit: www.realpropertyhonolulu.com

Hawai'i County

CLASS	Tax Rate per/\$1,000
Affordable Rental Housing	\$6.15
Residential *Portion valued less than \$2 million	\$11.10
Residential *Portion valued at \$2 million and more	\$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	\$6.15

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due

Dec 31, 2023 Deadline for filing exemption claims & ownership documents for August 20th real prop taxes the following year

Feb 20, 2024 2nd half of fiscal year tax payment due

June 30, 2024 Deadline for filing exemption claims & ownership documents for February 20th real prop taxes the following year

For More Information Visit: https://hawaiipropertytax.com/tax_rates.html

Maui County

2023-2024

CLASS		All rates are per \$1,000 of net taxable assessed valuation
Owner-Occupied		
Tier 1, Up to \$1 Million		\$1.90
Tier 2, \$1,000,001 to \$3 Million		\$2.00
Tier 3, More Than \$3 Million		\$2.75
Non-Owner-Occupied		
Tier 1, Up to \$1 Million		\$5.85
Tier 2, \$1,000,001 to \$4.5 Million		\$8.00
Tier 3, More Than \$4.5 Million		\$12.50
Apartment		\$3.50
Hotel And Resort		\$11.75
Time Share		\$14.60
Transient Vacation Rental/Short-Term Rental Home		\$11.85
Long-Term Rental		
Tier 1, Up to \$1 Million		\$3.00
Tier 2, \$1,000,001 to \$3 Million		\$5.00
Tier 3, More Than \$3 Million		\$8.00
Agricultural		\$5.74
Conservation		\$6.43
Commercial		\$6.05
Industrial		\$7.05
Commercialized Residential		\$4.40

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due

Dec 31, 2023 Deadline for filing exemption claims & ownership documents

Feb 20, 2024 2nd half of fiscal year tax payment due

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

Kauai County

CLASS	Tax Rate per/\$1,000
Homestead	\$2.59
Residential	\$5.45
Vacation Rental	\$9.85
Hotel and Resort	\$10.85
Commercial	\$8.10
Industrial	\$8.10
Agricultural	\$6.75
Conservation	\$6.75
Residential Investor	\$9.40
Commercialized Home Use	\$5.05

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due

Sep 30, 2023 Deadline for filing exemption claims & ownership documents

Feb 20, 2024 2nd half of fiscal year tax payment due

For more information visit: www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax/Assessment

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