

Bay Villas
Kapalua Resort, Maui
Annual MLS Comparisons
2000-2011



YEAR	Number of Sales	AVG LP	AVG SP	Low SP	High SP	Sales Volume	AVG DOM	SP/ SQ. FT.
2000	29	\$563,362	\$524,310	\$300,000	\$900,000	\$15,205,000	310	\$434
2001	13	\$565,923	\$526,153	\$425,000	\$750,000	\$6,840,000	267	\$485
2002	16	\$752,687	\$711,500	\$448,000	\$1,135,000	\$11,384,000	335	\$565
2003	28	\$885,232	\$834,375	\$470,000	\$1,850,000	\$23,362,500	342	\$615
2004	28	\$1,002,928	\$911,000	\$600,000	\$1,600,000	\$25,508,000	175	\$734
2005	21	\$1,299,238	\$1,257,746	\$750,000	\$2,400,000	\$26,412,667	159	\$1,032
2006	8	\$1,422,500	\$1,348,125	\$1,000,000	\$1,900,000	\$10,785,000	312	\$1,246
2007	9	\$1,660,388	\$1,493,888	\$950,000	\$2,100,000	\$13,445,000	235	\$1,167
2008	6	\$1,614,166	\$1,429,166	\$775,000	\$1,875,000	\$8,575,000	254	\$1,210
2009	6	\$1,076,500	\$984,000	\$700,000	\$1,505,000	\$5,904,000	498	\$869
2010	5	\$1,228,600	\$1,033,000	\$600,000	\$1,700,000	\$5,165,000	275	\$752
2011	8	\$943,100	\$846,787	\$525,000	\$1,333,300	\$6,774,300	314	\$734

Percent Change over Prior Year with Sales									
YEAR	Number of Sales	AVG LP	AVG SP	Low SP	High SP	Sales Volume	AVG DOM	SP/ SQ. FT.	
2001	-55%	0%	0%	42%	-17%	-55%	-14%	12%	
2002	23%	33%	35%	5%	51%	66%	25%	16%	
2003	75%	18%	17%	5%	63%	105%	2%	9%	
2004	0%	13%	9%	28%	-14%	9%	-49%	19%	
2005	-25%	30%	38%	25%	50%	4%	-9%	41%	
2006	-62%	9%	7%	33%	-21%	-59%	96%	21%	
2007	13%	17%	11%	-5%	11%	25%	-25%	-6%	
2008	-33%	-3%	-4%	-18%	-11%	-36%	8%	4%	
2009	0%	-33%	-31%	-10%	-20%	-31%	96%	-28%	
2010	-17%	14%	5%	-14%	13%	-13%	-45%	-13%	
2011	60%	-23%	-18%	-13%	-22%	31%	14%	-2%	

Percent Change: 2011 compared with the market in that year									
YEAR	Number of Sales	AVG LP	AVG SP	Low SP	High SP	Sales Volume	AVG DOM	SP/ SQ. FT.	
vs. 2000	-72%	67%	62%	75%	48%	-55%	1%	69%	
vs. 2001	-38%	67%	61%	24%	78%	-1%	18%	51%	
vs. 2002	-50%	25%	19%	17%	17%	-40%	-6%	30%	
vs. 2003	-71%	7%	1%	12%	-28%	-71%	-8%	19%	
vs. 2004	-71%	-6%	-7%	-13%	-17%	-73%	79%	0%	
vs. 2005	-62%	-27%	-33%	-30%	-44%	-74%	97%	-29%	
vs. 2006	0%	-34%	-37%	-48%	-30%	-37%	1%	-41%	
vs. 2007	-11%	-43%	-43%	-45%	-37%	-50%	34%	-37%	
vs. 2008	33%	-42%	-41%	-32%	-29%	-21%	24%	-39%	
vs. 2009	33%	-12%	-14%	-25%	-11%	15%	-37%	-16%	
vs. 2010	60%	-23%	-18%	-13%	-22%	31%	14%	-2%	

Percent Change: 2011 Compared with Peak				
	No. of Sales	AVG SP	Sales Volume	SP/SQ. FT.
Peak	29	\$1,493,888	\$26,412,667	\$1,246
2011	8	\$846,787	\$6,774,300	\$734
% Change	-72%	-43%	-74%	-41%

Market Peak is Highlighted in Blue
 LP = List Price
 SP = Sales Price
 DOM = Days on Market

All information is believed to be accurate,
 but should not be relied upon without verification.
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