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Pineapple Hill Estates Homes
Kapalua Resort, Maui
Annual MLS Comparisons
2004-2011



YEAR	Number of Sales	AVG LP	AVG SP	Low SP	High SP	Sales Volume	AVG DOM	SP/SQ. FT.
2004	3	\$3,248,333	\$3,093,333	\$3,000,000	\$3,200,000	\$9,280,000	453	\$763
2005	1	\$4,900,000	\$4,900,000	\$4,900,000	\$4,900,000	\$4,900,000	0	\$1,180
2006	1	\$5,400,000	\$4,800,000	\$4,800,000	\$4,800,000	\$4,800,000	274	\$1,146
2007	1	\$4,550,000	\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000	0	\$1,036
2008	4	\$5,086,250	\$4,693,125	\$3,850,000	\$6,100,000	\$18,772,500	163	\$1,032
2009	0							
2010	3	\$3,548,333	\$2,991,666	\$2,800,000	\$3,175,000	\$8,975,000	545	\$678
2011	2	\$3,597,500	\$3,050,000	\$2,850,000	\$3,250,000	\$6,100,000	392	\$800

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.
2005	-67%	51%	58%	63%	53%	-47%	-100%	55%
2006	0%	10%	-2%	-2%	-2%	-2%	NA	-3%
2007	0%	-16%	-14%	-14%	-14%	-14%	-100%	-10%
2008	300%	12%	13%	-7%	47%	352%	NA	0%
2009	NA	NA	NA	NA	NA	NA	NA	NA
2010	-25%	-30%	-36%	-27%	-48%	-52%	234%	-34%
2011	-33%	1%	2%	2%	2%	-32%	-28%	18%

Percent Change: 2011 compared with the market in that year

2011	Number of Sales	AVG LP	AVG SP	Low SP	High SP	Sales Volume	AVG DOM	SP/SQ. FT.
vs. 2004	-33%	11%	-1%	-5%	2%	-34%	-13%	5%
vs. 2005	100%	-27%	-38%	-42%	-34%	24%		-32%
vs. 2006	100%	-33%	-36%	-41%	-32%	27%	43%	-30%
vs. 2007	100%	-21%	-27%	-31%	-22%	47%		-23%
vs. 2008	-50%	-29%	-35%	-26%	-47%	-68%	140%	-23%
vs. 2009	NA	NA	NA	NA	NA	NA	NA	NA
vs. 2010	-33%	1%	2%	2%	2%	-32%	-28%	18%

Percent Change: 2011 Compared with Peak

	No. of Sales	AVG SP	Sales Volume	SP/SQ. FT.
Peak	4	\$4,900,000	\$18,772,500	\$1,180
2011	2	\$3,050,000	\$6,100,000	\$800
% Change	-50%	-38%	-68%	-32%

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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