

Ridge 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	16	\$526,250	\$505,343	\$330,000	\$798,000	\$8,085,500	165	\$347
2001	12	\$555,166	\$514,916	\$380,000	\$785,000	\$6,179,000	253	\$399
2002	16	\$535,562	\$515,656	\$399,000	\$750,000	\$8,250,500	213	\$381
2003	12	\$661,458	\$639,537	\$485,000	\$919,450	\$7,674,450	183	\$470
2004	14	\$766,000	\$751,428	\$580,000	\$1,100,000	\$10,520,000	134	\$558
2005	14	\$976,142	\$959,071	\$715,000	\$1,700,000	\$13,427,000	126	\$775
2006	5	\$1,256,400	\$1,130,600	\$980,000	\$1,275,000	\$5,653,000	177	\$799
2007	5	\$1,229,800	\$1,094,999	\$725,000	\$1,500,000	\$5,474,999	211	\$754
2008	4	\$1,113,750	\$1,040,000	\$935,000	\$1,250,000	\$4,160,000	229	\$910
2009	1	\$899,900	\$725,000	\$725,000	\$725,000	\$725,000	59	\$624
2010	5	\$742,790	\$687,600	\$500,000	\$950,000	\$3,238,000	369	\$543
2011	3	\$723,000	\$711,666	\$550,000	\$1,025,000	\$2,135,000	336	\$516

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	-25%	5%	2%	15%	-2%	-24%	53%	15%	
2002	33%	-4%	0%	5%	-4%	34%	-16%	-5%	
2003	-25%	24%	24%	22%	23%	-7%	-14%	23%	
2004	17%	16%	17%	20%	20%	37%	-27%	19%	
2005	0%	27%	28%	23%	55%	28%	-6%	39%	
2006	-64%	29%	18%	37%	-25%	-58%	40%	3%	
2007	0%	-2%	-36%	53%	18%	-3%	19%	-6%	
2008	-20%	-9%	43%	-38%	-17%	-24%	9%	21%	
2009	-75%	-19%	-30%	-22%	-42%	-83%	-74%	-31%	
2010	400%	-17%	-5%	-31%	31%	347%	525%	-13%	
2011	-40%	-3%	4%	10%	8%	-34%	-9%	-5%	

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	-81%	37%	41%	67%	28%	-74%	104%	49%	
vs. 2001	-75%	30%	38%	45%	31%	-65%	33%	29%	
vs. 2002	-81%	35%	38%	38%	37%	-74%	58%	35%	
vs. 2003	-75%	9%	11%	13%	11%	-72%	84%	10%	
vs. 2004	-79%	-6%	-5%	-5%	-7%	-80%	151%	-8%	
vs. 2005	-79%	-26%	-26%	-23%	-40%	-84%	167%	-33%	
vs. 2006	-40%	-42%	-37%	-44%	-20%	-62%	90%	-35%	
vs. 2007	-40%	-41%	-35%	-24%	-32%	-61%	59%	-32%	
vs. 2008	-25%	-35%	-32%	-41%	-18%	-49%	47%	-43%	
vs. 2009	200%	-20%	-2%	-24%	41%	194%	469%	-17%	
vs. 2010	-40%	-3%	4%	10%	8%	-34%	-9%	-5%	

Percent Change: 2011 Compared with Peak				
	No. of Sales	AVG SP	Sales Volume	SP/SQ. FT.
Peak	16	\$1,130,600	\$13,427,000	\$910
2011	3	\$711,666	\$2,135,000	\$516
% Change	-81%	-37%	-84%	-43%

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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