

Kauai Foreclosure and Short Sale Closed Sales MLS Summary - June to December, 2009

North Shore (Kilauea to Haena):

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Assessed values reflect tax year 2009 for all islands. Taxes reflect tax year 2009.

| North Shore REO / Short Sale Residential Summary | | | | | | |
|--|---|-----------|-----------|-----------|-----------|------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 8 | \$314,900 | \$899,000 | \$524,625 | \$445,900 | N/A |
| MLS Sale \$ | 8 | \$362,500 | \$830,000 | \$501,812 | \$431,500 | N/A |
| DOM to sale | 8 | 4 | 692 | 147 | 66 | N/A |
| SP to LP % | 8 | 89.5% | 115.1% | 97.3% | 96.1% | N/A |
| TMK SALES | 8 | \$362,500 | \$830,000 | | | |
| - DEED | 8 | \$362,500 | \$830,000 | \$537,614 | \$510,000 | N/A |

| North Shore REO / Short Sale Condo Summary | | | | | | |
|--|----|-----------|-----------|-----------|-----------|--------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 11 | \$209,000 | \$678,999 | \$376,418 | \$335,000 | N/A |
| MLS Sale \$ | 11 | \$184,900 | \$600,000 | \$357,540 | \$349,000 | N/A |
| DOM to sale | 11 | 25 | 376 | 157 | 131 | N/A |
| SP to LP % | 11 | 88.1% | 107.7% | 95.3% | 95.2% | 100.0% |
| TMK SALES | 11 | \$184,900 | \$600,000 | | | |
| - DEED | 11 | \$184,900 | \$600,000 | \$357,540 | \$349,000 | N/A |

Information compiled as a courtesy by:
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East Side / Kapaa:

| Kapaa REO / Short Sale Residential Summary | | | | | | |
|--|---|-----------|-----------|-----------|-----------|--------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 8 | \$299,000 | \$600,000 | \$401,775 | \$351,000 | N/A |
| MLS Sale \$ | 8 | \$286,500 | \$600,000 | \$400,737 | \$349,000 | N/A |
| DOM to sale | 8 | 8 | 717 | 175 | 43 | N/A |
| SP to LP % | 8 | 93.6% | 103.0% | 99.4% | 100.0% | 100.0% |
| TMK SALES | 7 | \$320,000 | \$600,000 | | | |
| - DEED | 7 | \$320,000 | \$600,000 | \$409,271 | \$361,000 | N/A |

| Kapaa REO / Short Sale Condo Summary | | | | | | |
|--------------------------------------|---|-----------|-----------|-----------|-----------|------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 3 | \$145,000 | \$424,900 | \$321,633 | \$395,000 | N/A |
| MLS Sale \$ | 3 | \$105,000 | \$380,000 | \$251,666 | \$270,000 | N/A |
| DOM to sale | 3 | 154 | 225 | 182 | 168 | N/A |
| SP to LP % | 3 | 68.4% | 89.4% | 76.7% | 72.4% | N/A |
| TMK SALES | 3 | \$129,900 | \$375,000 | | | |
| - DEED | 3 | \$129,900 | \$375,000 | \$258,300 | \$270,000 | N/A |

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Lihue (including Kauai Beach Resort, aka Hilton):

| Lihue REO / Short Sale Residential Summary | | | | | | |
|--|---|-----------|-----------|-----------|-----------|-----------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 4 | \$445,000 | \$559,900 | \$475,450 | \$448,450 | N/A |
| MLS Sale \$ | 4 | \$396,000 | \$561,000 | \$459,250 | \$440,000 | \$440,000 |
| DOM to sale | 4 | 17 | 175 | 98 | 101 | N/A |
| SP to LP % | 4 | 88.4% | 100.2% | 96.3% | 98.4% | N/A |
| TMK SALES | 4 | \$396,000 | \$600,000 | | | |
| - DEED | 4 | \$396,000 | \$600,000 | \$499,250 | \$500,500 | N/A |

| Lihue REO / Short Sale Condo Summary | | | | | | |
|--------------------------------------|----|----------|-----------|-----------|-----------|----------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 11 | \$79,000 | \$353,600 | \$165,927 | \$150,000 | \$93,900 |
| MLS Sale \$ | 11 | \$79,000 | \$360,000 | \$162,059 | \$150,000 | N/A |
| DOM to sale | 11 | 3 | 384 | 122 | 49 | 19 |
| SP to LP % | 11 | 90.7% | 101.8% | 97.6% | 100.0% | 100.0% |
| TMK SALES | 11 | \$79,000 | \$369,000 | | | |
| - DEED | 10 | \$79,000 | \$369,000 | \$185,000 | \$151,000 | N/A |
| - LEASE | 1 | \$96,650 | \$96,650 | \$96,650 | \$96,650 | N/A |

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South Shore / Poipu (Poipu to Ele'Ele):

| South Shore REO / Short Sale Residential Summary | | | | | | |
|--|---|-----------|-----------|-----------|-----------|------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 6 | \$290,000 | \$982,900 | \$620,150 | \$587,000 | N/A |
| MLS Sale \$ | 6 | \$280,000 | \$916,000 | \$552,833 | \$478,000 | N/A |
| DOM to sale | 6 | 17 | 521 | 251 | 235 | N/A |
| SP to LP % | 6 | 67.3% | 100.0% | 89.2% | 92.5% | N/A |
| TMK SALES | 6 | \$290,000 | \$916,000 | | | |
| - DEED | 6 | \$290,000 | \$916,000 | \$565,250 | \$487,250 | N/A |

| South Shore REO / Short Sale Condo Summary | | | | | | |
|--|---|-----------|-----------|-----------|-----------|------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 2 | \$319,900 | \$523,900 | \$421,900 | \$421,900 | N/A |
| MLS Sale \$ | 2 | \$312,000 | \$523,900 | \$417,950 | \$417,950 | N/A |
| DOM to sale | 2 | 4 | 83 | 43 | 43 | N/A |
| SP to LP % | 2 | 97.5% | 100.0% | 98.7% | 98.7% | N/A |
| TMK SALES | 2 | \$312,000 | \$523,900 | | | |
| - DEED | 2 | \$312,000 | \$523,900 | \$417,950 | \$417,950 | N/A |

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Westside (Hanapepe to Kekaha):

| Westside REO / Short Sale Residential Summary | | | | | | |
|---|---|-----------|-----------|-----------|-----------|------|
| | # | Lowest | Highest | Average | Median | Mode |
| Listings | 4 | \$323,730 | \$435,000 | \$356,407 | \$333,450 | N/A |
| MLS Sale \$ | 4 | \$325,000 | \$434,500 | \$357,625 | \$335,500 | N/A |
| DOM to sale | 4 | 9 | 325 | 90 | 14 | N/A |
| SP to LP % | 4 | 97.0% | 102.7% | 100.3% | 100.9% | N/A |
| TMK SALES | 4 | \$325,000 | \$438,000 | | | |
| - DEED | 4 | \$325,000 | \$438,000 | \$358,500 | \$335,500 | N/A |

No Westside Foreclosure or Short Sale condo sales June – Dec. 2009

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