

Corcoran Pacific Princeville Office
5-4280 Kuhio Hwy Ste. B103
Princeville, HI 96722



Highest Sold Condo Princeville

Kaiulani of Princeville

Sold at \$2,800,000 after 87 DOM
3 BD / 3.5 BA | 2,864 sqft living | MLS # 656389

Why this property: Perched on a peninsula, the location offers spectacular views of the Pacific Ocean and surrounding valley. Kaiulani is one of the most prestigious areas of Princeville, tucked away for a peaceful environment yet walkable to the Princeville center and park. Elegantly furnished, abalone glass tile fireplace wall, floor-to-ceiling windows, sanctuary garden with two-story waterfall feature, and high-end finishes throughout. Two-car garage.



Highest Sold Home Princeville

Hanalei Bison Ranch

4BD/2 full/2 3Qtr bath | 2553 sqft living |
225.98 acres | MLS # 652411

Why this property: The property is located on the bluff of Princeville and descends to the Hanalei River plateau, including over 225 acres of riverfront land made up of 4 individual parcels. Views from the existing home overlook the iconic Hanalei Valley, with its meandering Hanalei River, taro fields, roaming bison, Hanalei mountains, and views of Hanalei Bay. There is one dwelling with the opportunity to build 4 additional homes and guest houses, multiple barns, plus it is an active bison ranch.

Traditionally the Princeville and Hanalei District markets pick up in winter/spring as the visitor numbers increase and buyers want to make the north shore their home or investment dream. If you are in the market to sell or buy, 2023 will be a year of interest and deals to be made. With over 25 years in the market, I am here to provide you with the best resources to meet your buying or selling goals.



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Hanalei District

(North Shore)

No one at this time last year predicted that the market would take such a wild and crazy ride with the dramatic highs and lows of mortgage interest rates and continual lack of inventory. At the end of 2021 the market was superheated, sellers enjoying quick sells and multiple offers and buyers enjoying low interest rates. That all changed in June with mortgage rates going over 7% putting the brakes on quickly with buyers holding back. Inventory continued to remain low pushing prices higher for those buyers still in the market. As Dave Gallagher stated “2022 was a year with all the excitement, anxiety and drama of blockbuster action movie – but without an obvious hero.” What will emerge in 2023 is still yet to be seen but what we know now is that number of sales have fallen, median prices continue to rise and interest rates are coming down, somewhat. 2023 should be another interesting ride but should be a bit smoother.

SINGLE FAMILY HOMES

Total Solds
2022 2021
102 212
-51.88% ▼

Median Price
2022 2021
\$2,598,225 \$1,925,000
32.34% ▲

Days On Market
2022 2021
88 92

Current Listing / Sold Ratio
2022 2021
98.90 % 97.90%

% sold at or above asking
49%

CONDOMINIUMS

Total Solds
2022 2021
92 168
45.24% ▲

Median Price
2022 2021
\$995,000 \$830,000
19.88% ▲

Days On Market
2022 2021
35 76

Current Listing / Sold Ratio
2022 2021
100% 98.90%

% sold at or above asking
57.6%



Highest Sold Home | Hanalei District

Point at Anini Vista, Kilauea

Sold at \$31,500,000 after 0 DOM

6 BD / 5 full / 3 half bath | 10,320 sqft living | 6.87 ac land | MLS # 659368

Why this property: Elegant contemporary design by Gary Tobey and Stephen Devery using a pod design to maximize the sweeping views and beauty from every room. Perched on the ocean bluff overlooking the Anini Reef and Pacific Ocean this house offers the ultimate in luxury living. Property includes 14 pod compound, two guest cottages, wine cellar, media room, office, pool & spa, air conditioning throughout and unbelievable views.

	PRINCEVILLE HOMES	PRINCEVILLE CONDOS
Highest Sold	\$18,100,000	\$2,800,000
Median Sale Price	\$2,025,000	\$995,000
Closed Sales	36	90
Price/sqft/90-Day Avg.:	\$1,177	\$815
DOM:	44	10
Avg. Listing / Sold Ratio	99.45%	100.37%
Price/sqft:	\$1,281	\$898