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Aloha!

News from Maui

MAUI REAL ESTATE...

As a homeowner thinking about making a change, or a buyer looking for a great investment you may have a unique window of opportunity right now.

- Interest rates remain at historic lows.
- In some areas inventory has actually dipped. There is a lot of Buyer demand out there. We're seeing multiple offers on well-priced, well-positioned properties even those that are not short sales or bank owned properties.

Short Sales and bank owned property are still driving the market but they are being introduced into the market gradually so they won't flood the market and cause a crash. Predictions are this could last another 3 to 5 years.

2011 may be your Window of Opportunity! If you have been thinking of selling, please give me a call to discuss how to take advantage of these unique market conditions and position your property to sell.

Maui Finishes First... Conde Nast Traveler Magazine names Maui tourists' top stop again finishing first 16 times out of 20 for the best Island in the World. Maui has never finished less than first within the Pacific islands.

Hotel Industry continues to recover... Revenues in Hawaii have risen 7.1% so far this year, equaling \$1.9 billion for nine months. Even though that was 20.6 percent lower than for the first nine months of 2006 and increase is good news for the economy. Maui is leading statewide, room rates have been reduced substantially to encourage visitors to choose Maui, seems to be working.

Condominium Sales for 2010		Residential Sales for 2010	
REO Properties	162	REO Properties	166
Short Sales	123	Short Sales	95
Others	743	Others	463
Total	1028	Total	724

MAALAEA... Jesse Spencer's proposed affordable housing Ohana Kai is still causing quite a stir in the community, this is the project getting under way on Honoapiilani Hwy across from Carl's Jr. The MCA (Maalaea Community Association) has always maintained a strong opposition against building on that land because of the additional traffic issues, water etc. With the election getting response from the council has been a painful process. Spencer had started some of the preliminary preparation of the land but as often happens an inch became two inches, then three etc. Spencer is back at it again, he appears to be digging retention basins. For much more on the community check out the Maalaea Community Association web site at <http://www.mcamaui.org> Full article on events at Spencer's presentation. [Workers & Buyers flood Ohana Kai Presentation!](#)

CONGRATULATIONS ALAN ARAKAWA! Maui has a new mayor for the next four years. In the last election the race was very close between Arakawa and Tavares, this time however that was not the case the voters voted overwhelmingly to re-elect Arakawa. Congratulations to **Don Couch** for handily beating Wayne Nishiki for Maui County Council...finally! **Neil Abercrombie** is the new Governor beating out Lingles side kick Aiona. One of the few Democrats to win in the past election.

Hanzawa's Variety Store in Haiku is having a change of management, after 95 years of running the Haiku legendary location we bid Aloha to Hanzawa's family ties. Neighbors Dana and Sue Klingman and Dana's sister Mollie will take over the store Dec. 1st.

Aloha!

"A life spent in making mistakes is not only more honorable, but more useful than a life spent doing nothing." George Bernard Shaw

News from Maui continued...

Wind Farm...The State Board of Land and Natural Resources grants Kaheawa Wind Power II the land lease it needs to make way for 14 additional wind turbines along the Lahaina pali. Kaheawa already has 20 wind turbines above Maalaea. For more check out the [Maui News](http://www.mauinews.com/page/content.detail/id/542846/BLNR-grants-wind-farm-lease.html).
<http://www.mauinews.com/page/content.detail/id/542846/BLNR-grants-wind-farm-lease.html>

WAILEA...Hyatt and Starwood Capital Group have announced the formation of a joint venture to acquire an existing Wailea property and redevelop it into Andaz Wailea Resort and Residences. It is believed to be Renaissance Wailea Beach Resort although that has not been made public yet. The Andz project would feature 255 rooms, 35 suites ranging in size of 456 to 2321 sq. ft. as well as six four bedroom villas averaging about 3,500 sq. ft. According to the statement from Business Wire the project is estimated to cost \$90 million and is expected to open in the fourth quarter of 2012. Excerpt from Maui News 10-16-10

OVERALL TREND UPWARD...Not that I believe everything that I read but the Maui Real Estate market is not black and white. While I don't see prices going up; I do see a move toward leveling. Prices are stabilizing a bit and that is always a good thing.

Terry Tolman, chief staff executive of the Realtors Association, said that the absorption rate for houses and condominiums is about 14 to 15 months; that is, the number of properties already listed would suffice to supply buyers for more than a year. Click here for full article: [Market not black and white](#). Maui News, Harry Eagar

Maui Mall renovations...

they are adding an outdoor foot level fountain with nozzle's shooting streams of water. I have seen these in Las Vegas, the kids can run through the fountains, they love it. In addition the mall is getting a new logo and color scheme and they have already added new, large and comfy furniture to the common area. All the renovations were initiated in part because of the opening of Whole Foods, should be completed around Thanksgiving.



Aloha!

Photo by SkyShaeds Hawaii inc. and Maui News Mathew Thayer

The Mo'okiha O Pi'ilani—"Her heart is beating"

Voyaging canoe almost ready to set sail, the Lahaina based group Hui O Wa'a Kaulua is putting the finishing touches this 62 foot double-hulled canoe that like a baby in gestation will make its debut in about 9 months. "Her day's coming; she'll be a floating classroom, is our ultimate goal," said Gilliom, a fisherman and shipwright, who is as devoted to Mo'okiha O Pi'ilani as a doting parent. This is an amazing story. Click here for the full article [Mo'okiha O Pi'ilani](#)



Photo by Kamokeo Kapahulehua

Maui Island Plan on hold until next year...The Maui County Council missed the October deadline to have plan review finished. There were differing opinions as to what could be accomplished before the end of the year and with the new council members coming in some thought it would be better to wait until the first of the year and take it up again. Others felt they should continue moving the plan along. Essentially the Maui Island Plan will create more specific planning policies as well as maps creating boundaries for future growth on the island of Maui. Click here for the full story: [Maui Island Plan on hold...](#) Maui News, Ilima Loomis

Halloween...Thousands flock to Front Street even though restrictions have taken their toll. One of Maui's highlights for over 30 years has been the celebration of Halloween. The Lahaina Historic Society has been fighting the tradition and making it as difficult as possible for the merchants. The celebration's proponents, who are still working with Mayor Charmaine Tavares' administration to bring it back next year as it used to be, said the event once drew up to 30,000 people and brought in \$3 million to Lahaina businesses. Excerpt from Maui News Chris Hamilton

Parking fees at Iao Valley...Sign of the times to ensure the state park can remain open the state has started charging visitors and commercial tour vehicles to park at Iao Valley State Monument. Residents with local ID are not charged for admission. Sometime ago they started charging \$10.00 for parking at Haleakala and The Seven Pools in Kipahulu/Hana.

"One of the saddest lines in the world is, 'Oh come now - be realistic.' The best parts of this world were not fashioned by those who were realistic. They were fashioned by those who dared to look hard at their wishes and gave them horses to ride." -- Richard Nelson Bolles

Maui's Resort Condominium Specialist!

FOX & FOX
MAUI REAL ESTATE

Century 21
All Islands
Shops at Wailea

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INTRODUCING OUR NEW HIGH TECH WEB SITE!

This site is chock full of information about Maui everything you want or need to know can be found right here. From [animal quarantine](#) to [population](#) you will find it all including Maui's famous [Parks and Beaches](#). My focus was designing a user friendly site. Please feel free to contact me if you have any questions, I would love to be of assistance to you and your friends.

[Search Maui](#) properties in various ways, either by [Map](#), [New Listings](#) or Customize your own choices by size, type, area or price in the convenient and easy to navigate search form.

[NEW FEATURE DESIGN YOUR OWN SEARCH](#)...In addition to being user friendly you have the ability to create your own real estate search, just click on [Client Login](#) and set up the parameters for whatever fits your criteria.

You can also find information about Maui Real Estate Under [Maui Condo Info](#), you will find every condo on Maui by area and under each condo you can find building information, nearby [schools](#) and [churches](#) (area) units currently listed and units sold. Maui Information includes weather, recreation, events, photo gallery and what is happening this week on Maui.

Are you a first time buyer or investor? Check out the latest [Real Estate Stats](#) on Maui year to date. Looking for [REO's](#) (bank owned properties) or Short Sales, just click on the convenient links and choose between Home's, Condo's or Land.

If you are confused by all the terms used in real estate today be sure to check out the [Real Estate Glossary](#) for all the definitions.

Whether you are looking for information on [Maui Real Estate](#), [Kihei Real Estate](#), [Maalaea Real Estate](#) or [Wailea Real Estate](#), we are condominium experts here to take care of you. Specializing in Maui Resort Condominiums and second homes.

Let [us](#) help you make an informed real estate decision in today's real estate market. So whether you're buying or selling, feel free to contact me and I will be happy to help you with all your real estate needs.

We offer Quality Service with Aloha!

[Www.FoxMaui.com](#)...Check it out you will be glad you did!!!

"Being deeply loved by someone gives you strength while loving someone deeply gives you courage." Lao Tzu

Maui Tid Bits...

Walgreens opens in Kahului...This has been great for us, easy in and out without walking miles at WalMart when you know exactly what you want! Plus it is home to the first drive-through pharmacy on Maui.

Boardwalk at Kealia Refuge has added 57 interpretive panels to help educate visitors. The 2,200 foot boardwalk and its 14 stall parking lot finally opened for public use in September.

Movie Buff's...Take a close look shortly before the Tsunami hits in the new movie by Clint Eastwood, "Hereafter" starring Matt Damon if the street looks familiar that is because it is none other than Maui's own Front Street in Lahaina. Talk about movie magic.

2nd segment of Lahaina bypass launched..."The \$24 million project, funded 80 percent by the Federal Highway Administration will begin in Puamana in the south and build a new two lane road 1.7 miles mauka to Lahainaluna Rd, where work on the bypass's first phase began December 2008". This project has been 3 decades in planning that in 2011 could finally bring traffic relief to West Maui residents and visitors.

Brian Perry, City Editor, Maui News

Transient accommodations tax...In case you haven't heard the TAT short for Transient Accommodations Tax increased as of July 1, 2010 to 9.25%, that makes a 30% increase in two years. Supposedly stats show total lodging taxes are still lower in Hawaii compared to the Mainland.

Restaurant updates...Waterfront in Maalaea celebrated 20 years in business this year and offered two for one specials to thank its faithful supporters. **Café O'Lei** opened its fifth Maui location at Napili Shores in the former Maui Grill location serving dinner only from 5 to 9 pm. **Gannon's** well known chef Bev took over SeaWatch in Wailea and turned it into Gannon's open for Breakfast, Lunch & Dinner. **Starbucks**...Wailea welcomes the first Starbucks Coffee store located in the lobby level of the Wailea Beach Marriott Resort & Spa.

Hawaiian Airlines has started direct flights from Maui to Las Vegas departing Maui on Mondays and Thursdays and returning on Sunday's and Friday's

FOX & FOX Flyers can be found at...

CENTURY 21 All Islands at the Shops in Wailea, second floor!!! Beach Bums Bar & Grill, Maalaea and Sugar Beach Resort General Store!!!

One change you will note in Maalaea is the absence of our Fox & Fox/CENTURY 21 sign with all of the great information on the corner of Hauoli St. and Maalaea Rd. We have had an agreement with the Harbor for years, unfortunately the county has a new inspector who is strictly enforcing the county sign code making REALTORS remove their signs. In any case just to let you know we are still in business. The best way to keep in touch is for you and your friends to make sure and subscribe to this newsletter via email or mail me the preferred USPS mailing address. We do mail out newsletters about 4 times a year. All others go by email.

You can reach us via EMAIL:Susan@FoxMaui.com
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CELL PHONE BAN Officially went into effect on Maui!!
Be sure and bring your ear pieces/headsets with you!!!

We have a team of professionals to meet your needs!

- Prospect Mortgagel for all of your lending needs.
- Pillar to Post for property inspections.
- Several Escrow Companies
- OREXCO for 1031 Exchanges
- Appraisers-Property Analysts Hawaii
- Photography by Mark Middleton of Maui 360 Tours...www.maui360tours.com
- Our Marketing includes Extensive internet exposure, Online Media, Magazines and Television.

If you or your friends are interested in receiving this News from Maui via email please eMail or Mail me the following information.

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