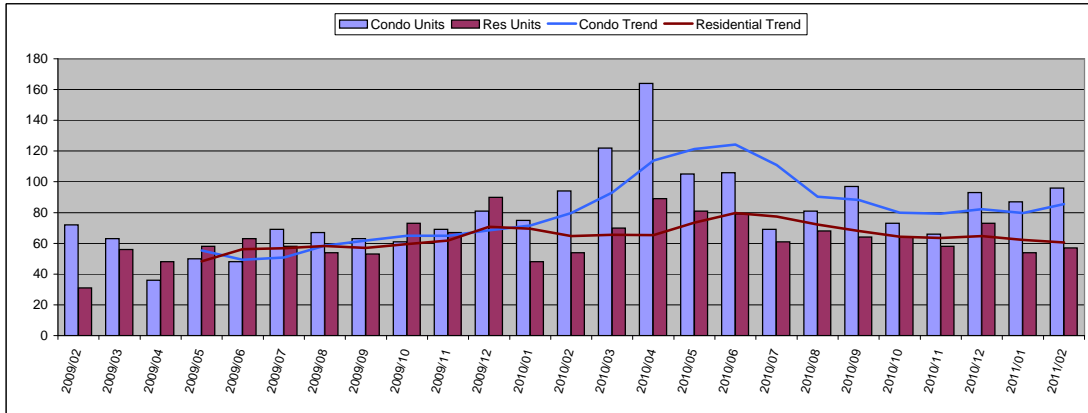


All Maui

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	96	2%
Moving Trend	86	7%

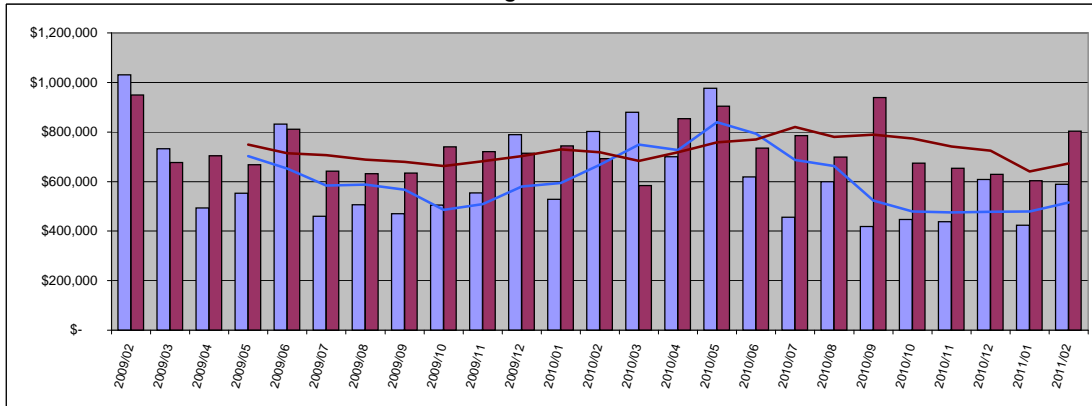
	Units	Inventory
Current Active	1166	14
Pending	266	3

Residential	Units	Year Delta
Units Sold	57	6%
Moving Trend	61	-7%

	Units	Inventory *
Current Active	773	13
Pending	265	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 589,570	-27%
Moving Trend	\$ 514,815	-23%

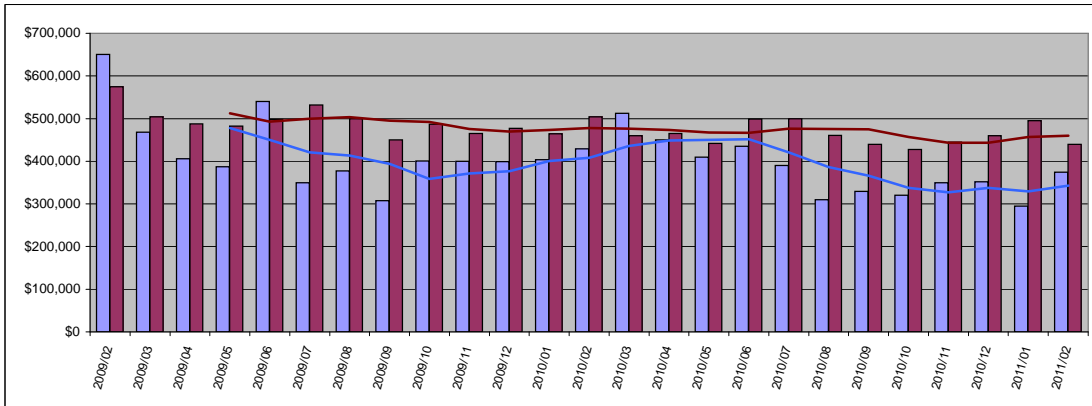
	Average	Ratio
Current Active	\$805,620	156%
Pending	\$407,901	79%

Residential	Average	Year Delta
Sold Price	\$ 602,978	16%
Moving Trend	\$ 672,495	-6%

	Average	Ratio **
Current Active	\$1,851,886	275%
Pending	\$660,090	98%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 374,250	-13%
Moving Trend	\$ 342,810	-16%

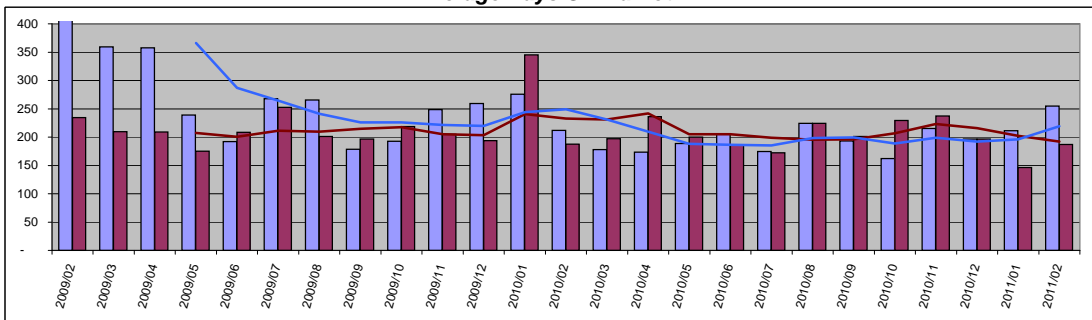
	Median	Ratio
Current Active	\$495,000	144%
Pending	\$261,750	76%

Residential	Median	Year Delta
Sold Price	\$ 440,000	-13%
Moving Trend	\$ 460,104	-4%

	Median	Ratio **
Current Active	\$829,000	180%
Pending	\$427,500	93%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market

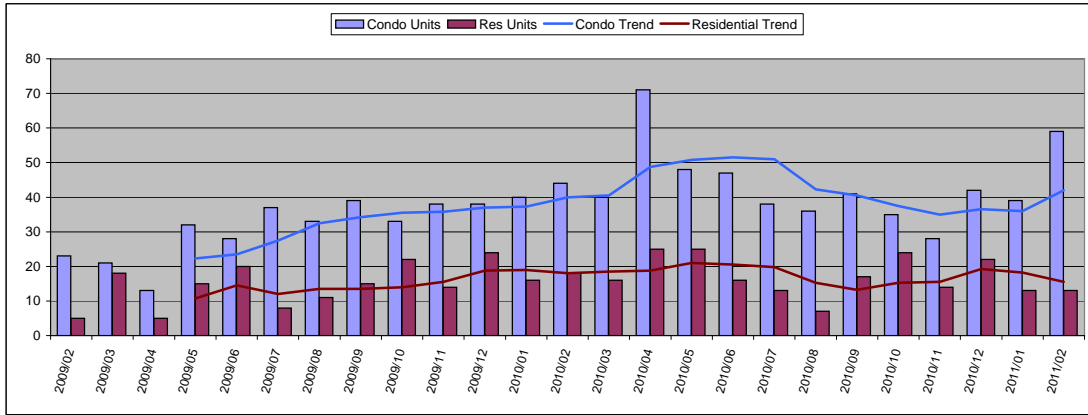


Condo	Value	Year Delta
Days On Mkt	255	20%
Moving Trend	219	-12%
Current Active	238	
Pending	227	

Residential	Value	Year Delta
Days On Mkt	187	0%
Moving Trend	192	-18%
Current Active	218	
Pending	204	

South Maui

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	59	34%
Moving Trend	42	5%

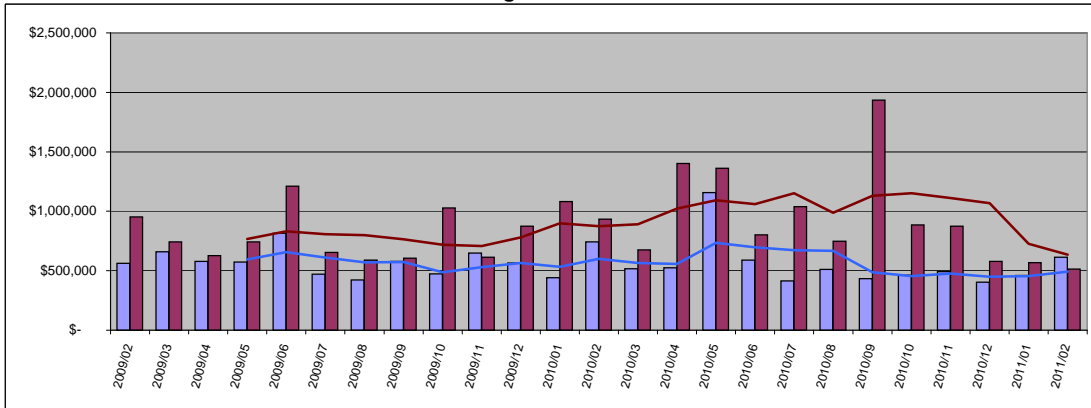
	Units	Inventory
Current Active	465	11
Pending	145	3

Residential	Units	Year Delta
Units Sold	13	-28%
Moving Trend	16	-14%

	Units	Inventory *
Current Active	171	11
Pending	61	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 613,298	-17%
Moving Trend	\$ 492,451	-18%

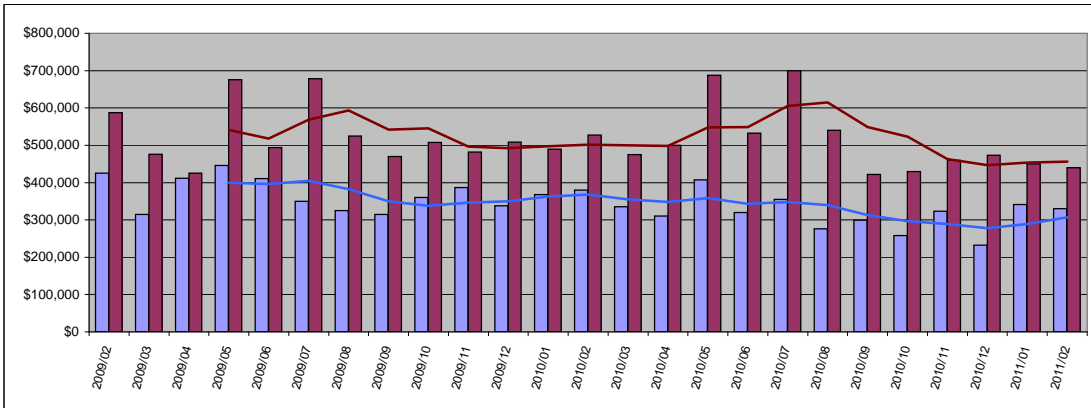
	Average	Ratio
Current Active	\$973,398	198%
Pending	\$434,568	88%

Residential	Average	Year Delta
Sold Price	\$ 567,692	-45%
Moving Trend	\$ 634,257	-28%

	Average	Ratio **
Current Active	\$2,435,853	384%
Pending	\$740,847	117%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 330,000	-13%
Moving Trend	\$ 306,675	-17%

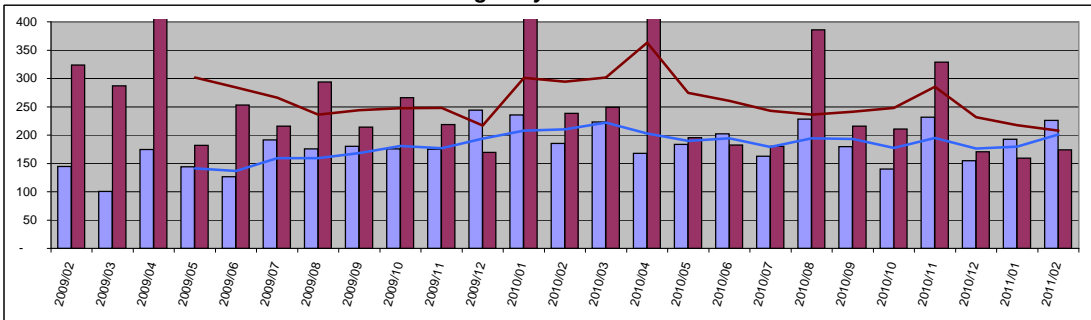
	Median	Ratio
Current Active	\$525,000	171%
Pending	\$250,000	82%

Residential	Median	Year Delta
Sold Price	\$ 440,000	-17%
Moving Trend	\$ 455,813	-9%

	Median	Ratio **
Current Active	\$970,000	213%
Pending	\$486,106	107%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market

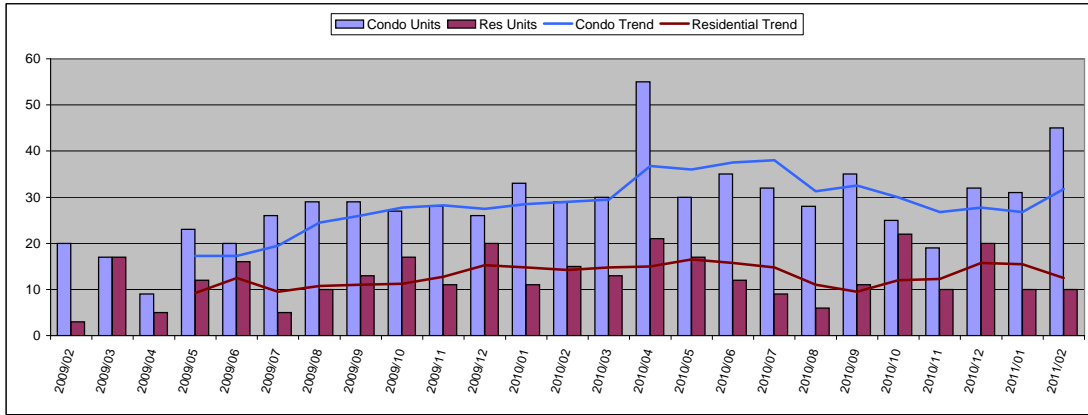


Condo	Value	Year Delta
Days On Mkt	226	22%
Moving Trend	201	-4%
Current Active	195	
Pending	210	

Residential	Value	Year Delta
Days On Mkt	174	-27%
Moving Trend	208	-29%
Current Active	199	
Pending	190	

Kihei

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	45	55%
Moving Trend	32	9%

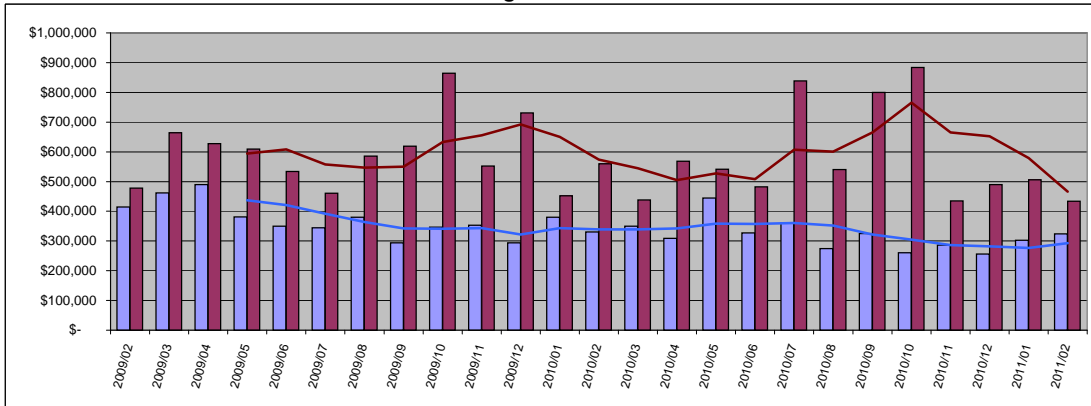
	Units	Inventory
Current Active	284	9
Pending	119	4

Residential	Units	Year Delta
Units Sold	10	-33%
Moving Trend	13	-12%

	Units	Inventory *
Current Active	101	8
Pending	49	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 324,369	-2%
Moving Trend	\$ 292,508	-14%

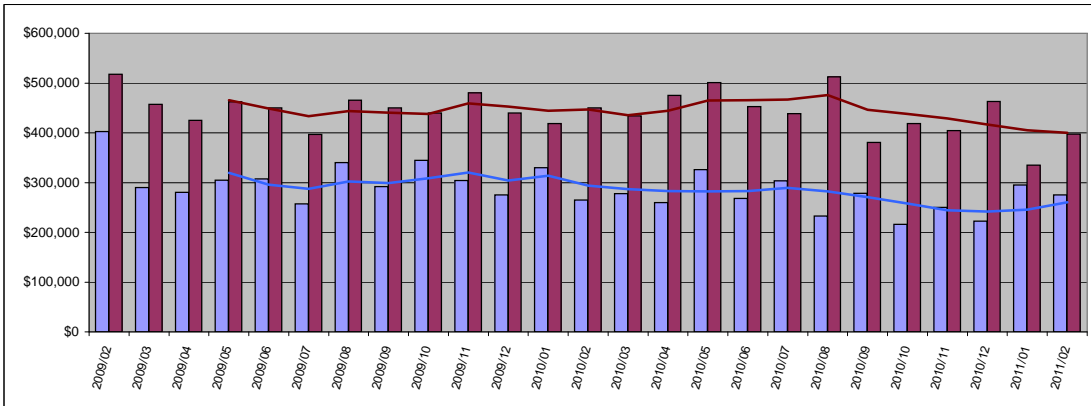
	Average	Ratio
Current Active	\$470,850	161%
Pending	\$295,731	101%

Residential	Average	Year Delta
Sold Price	\$ 505,600	-22%
Moving Trend	\$ 466,195	-19%

	Average	Ratio **
Current Active	\$1,079,992	232%
Pending	\$560,723	120%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 275,500	4%
Moving Trend	\$ 260,750	-11%

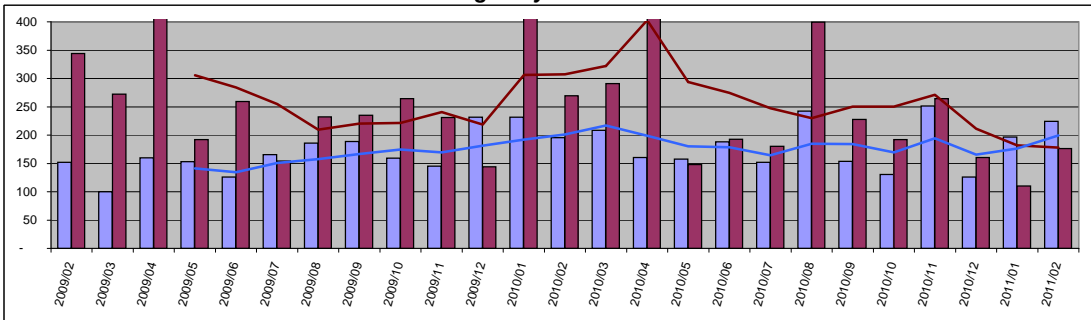
	Median	Ratio
Current Active	\$399,000	153%
Pending	\$194,900	75%

Residential	Median	Year Delta
Sold Price	\$ 397,295	-12%
Moving Trend	\$ 399,999	-11%

	Median	Ratio **
Current Active	\$680,000	170%
Pending	\$419,900	105%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market



Condo	Value	Year Delta
Days On Mkt	224	15%
Moving Trend	200	-1%

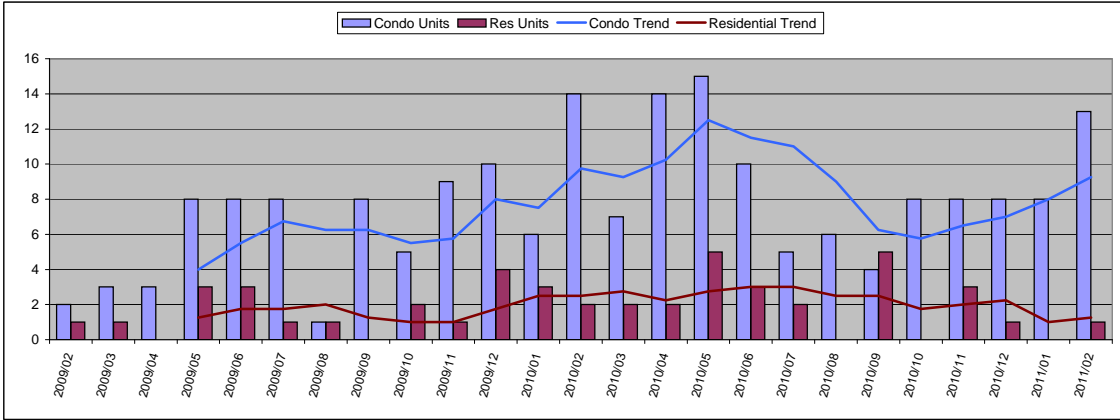
Current Active	185
Pending	191

Residential	Value	Year Delta
Days On Mkt	177	-34%
Moving Trend	178	-42%

Current Active	179
Pending	208

Wailea

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	13	-7%
Moving Trend	9	-5%

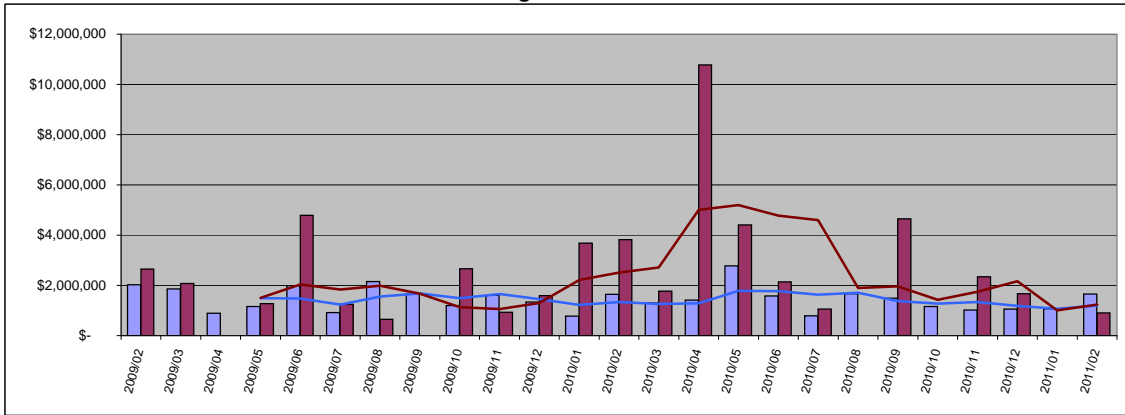
	Units	Inventory
Current Active	143	15
Pending	18	2

Residential	Units	Year Delta
Units Sold	1	-50%
Moving Trend	1	-50%

	Units	Inventory *
Current Active	52	42
Pending	5	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 1,650,615	1%
Moving Trend	\$ 1,200,294	-10%

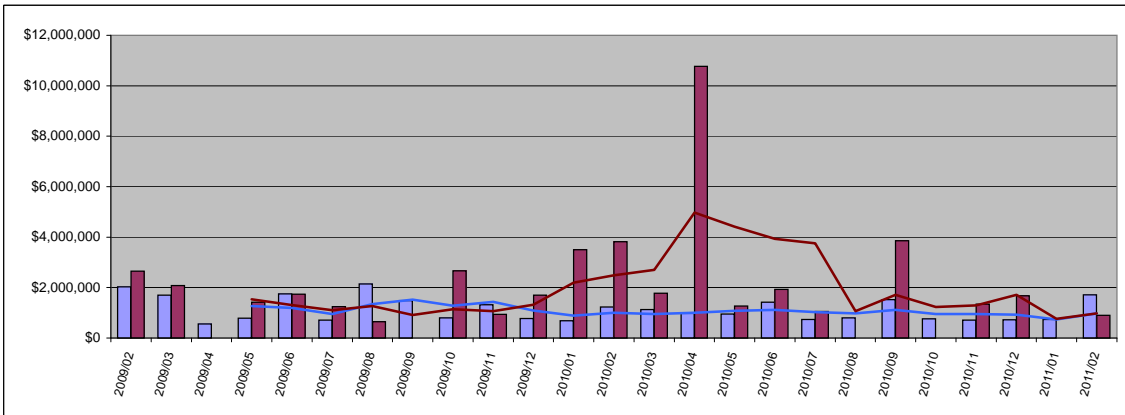
	Average	Ratio
Current Active	\$2,133,318	178%
Pending	\$1,407,933	117%

Residential	Average	Year Delta
Sold Price	\$ -	-76%
Moving Trend	\$ 1,231,117	-51%

	Average	Ratio **
Current Active	\$5,434,727	441%
Pending	\$1,585,000	129%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 1,710,000	39%
Moving Trend	\$ 970,500	-3%

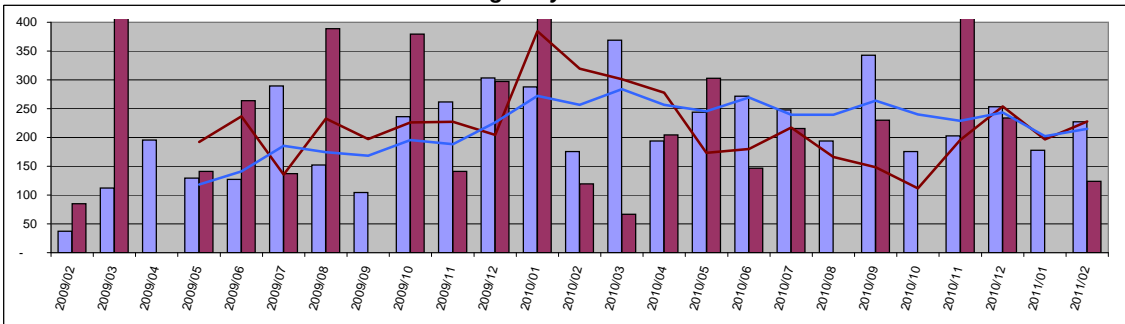
	Median	Ratio
Current Active	\$1,595,000	164%
Pending	\$824,500	85%

Residential	Median	Year Delta
Sold Price	\$ 905,000	-76%
Moving Trend	\$ 981,950	-61%

	Median	Ratio **
Current Active	\$3,622,500	369%
Pending	\$1,450,000	148%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market



Condo	Value	Year Delta
Days On Mkt	228	30%
Moving Trend	215	-16%

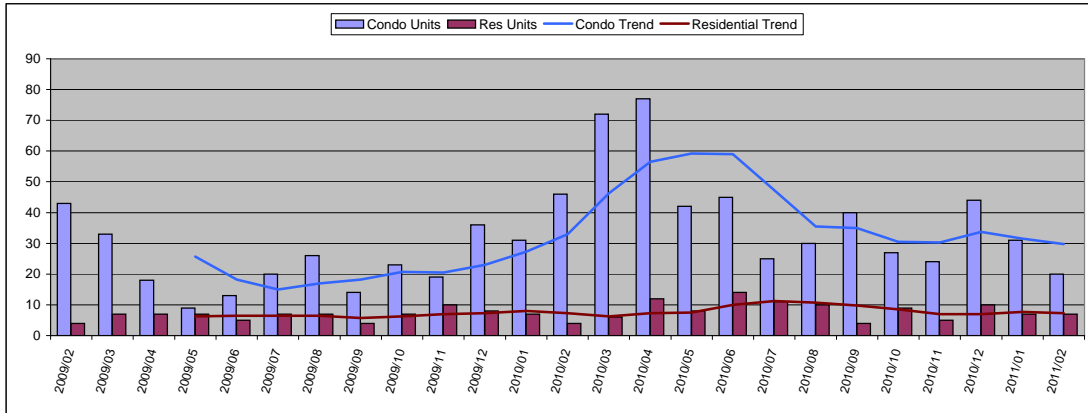
	Value	Year Delta
Current Active	208	
Pending	372	

Residential	Value	Year Delta
Days On Mkt	124	4%
Moving Trend	228	-29%

	Value	Year Delta
Current Active	233	
Pending	169	

West Maui

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	20	-57%
Moving Trend	30	-10%

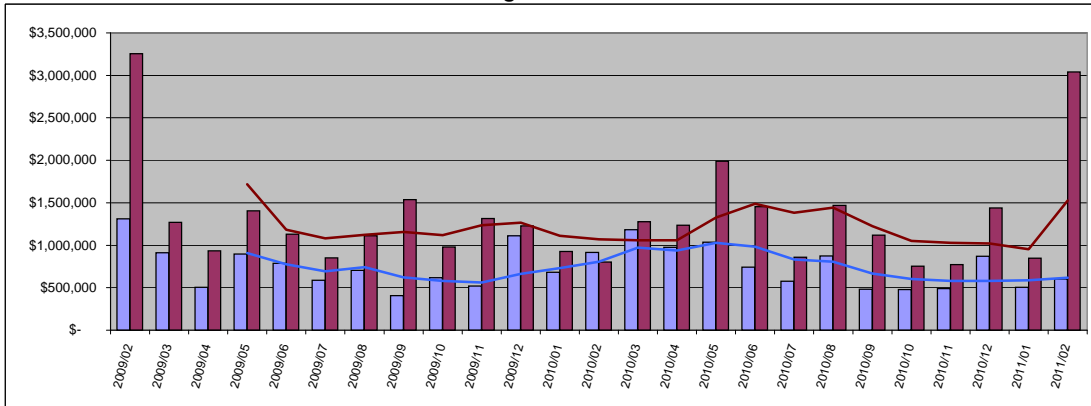
	Units	Inventory
Current Active	578	19
Pending	79	3

Residential	Units	Year Delta
Units Sold	7	75%
Moving Trend	7	0%

	Units	Inventory *
Current Active	164	23
Pending	41	6

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 604,470	-34%
Moving Trend	\$ 617,727	-23%

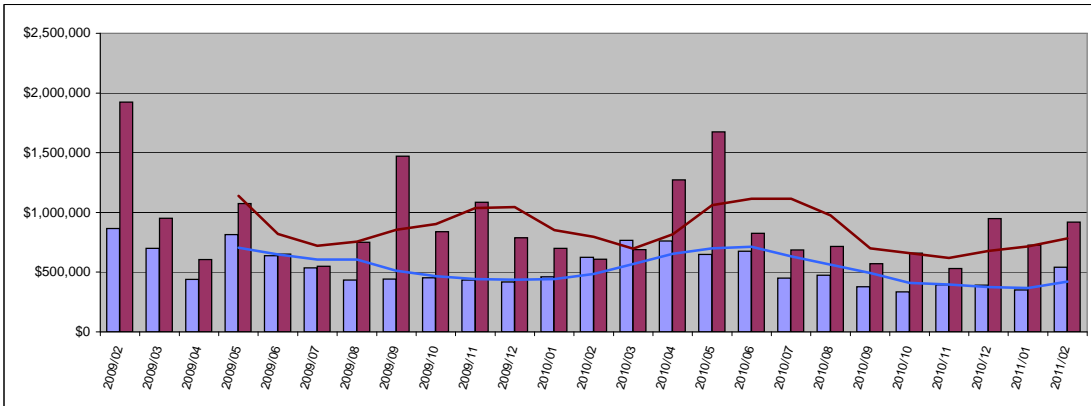
	Average	Ratio
Current Active	\$772,427	125%
Pending	\$464,417	75%

Residential	Average	Year Delta
Sold Price	\$ 846,714	278%
Moving Trend	\$ 1,524,163	43%

	Average	Ratio **
Current Active	\$2,828,790	186%
Pending	\$1,088,552	71%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 542,450	-13%
Moving Trend	\$ 419,738	-13%

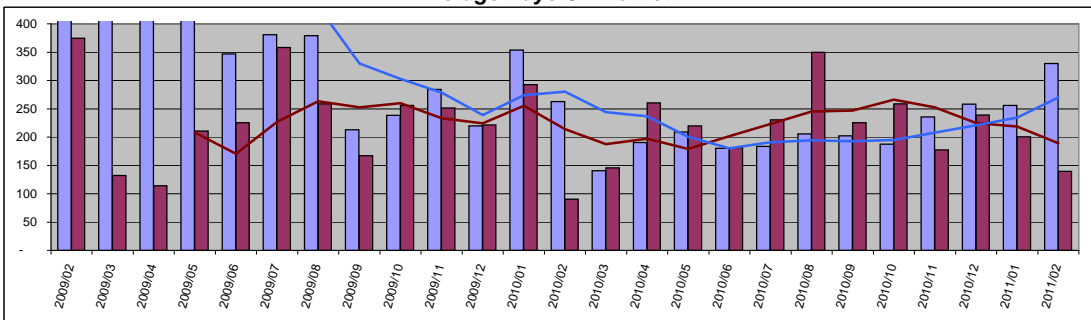
	Median	Ratio
Current Active	\$549,000	131%
Pending	\$293,900	70%

Residential	Median	Year Delta
Sold Price	\$ 919,000	51%
Moving Trend	\$ 781,125	-2%

	Median	Ratio **
Current Active	\$1,797,500	230%
Pending	\$845,000	108%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market

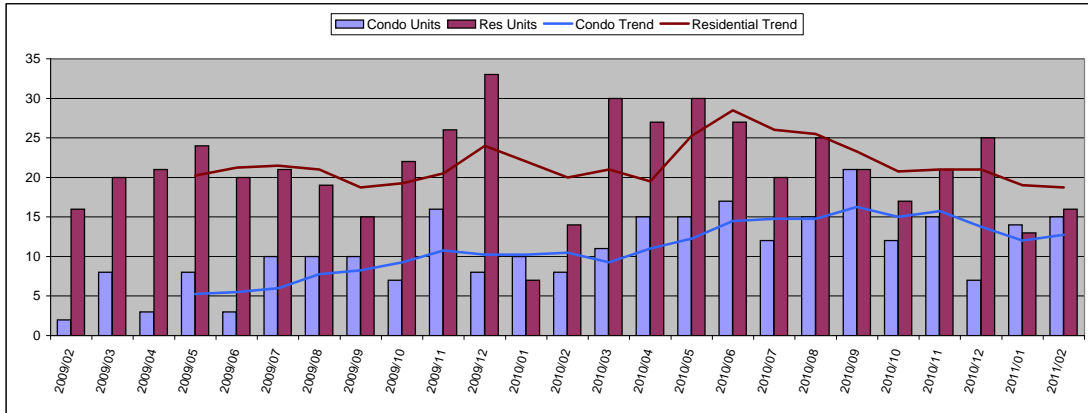


Condo	Value	Year Delta
Days On Mkt	330	26%
Moving Trend	270	-4%
Current Active	263	
Pending	249	

Residential	Value	Year Delta
Days On Mkt	139	54%
Moving Trend	189	-12%
Current Active	270	
Pending	231	

Central Maui

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	15	88%
Moving Trend	13	21%

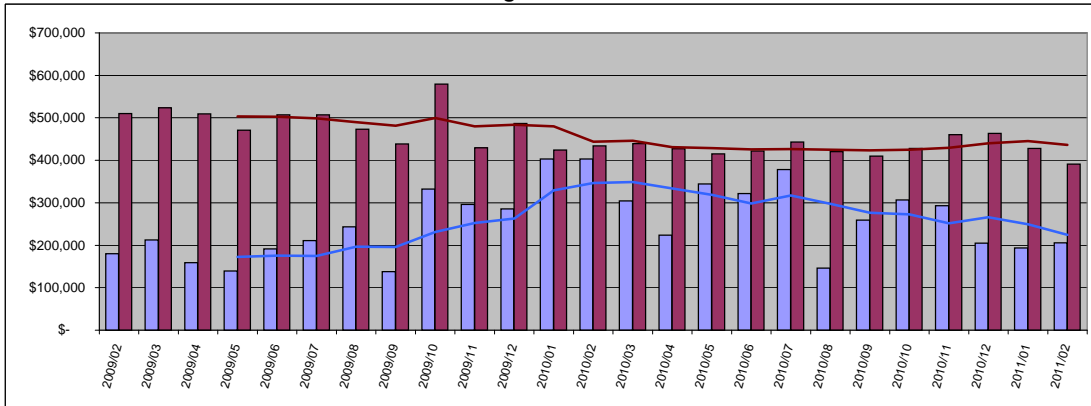
	Units	Inventory
Current Active	117	9
Pending	49	4

Residential	Units	Year Delta
Units Sold	16	14%
Moving Trend	19	-6%

	Units	Inventory *
Current Active	148	8
Pending	79	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price	\$ 205,479	-49%
Moving Trend	\$ 224,413	-35%

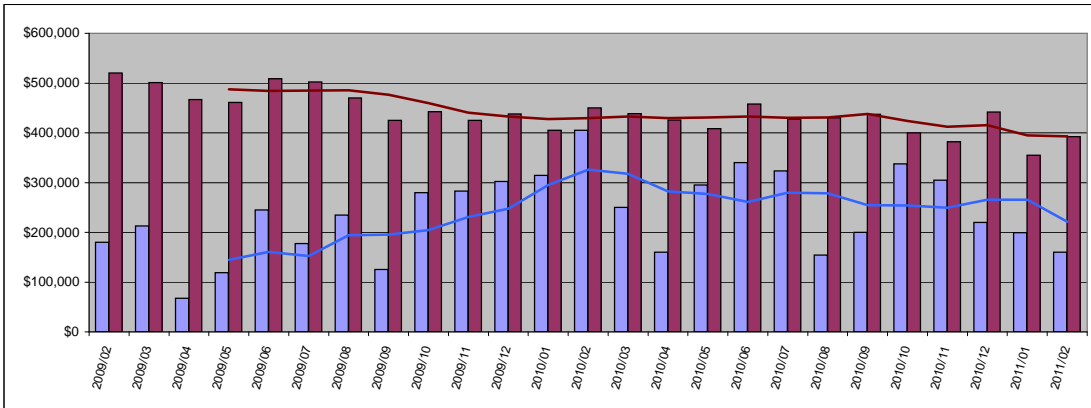
	Average	Ratio
Current Active	\$347,040	155%
Pending	\$276,817	123%

Residential	Average	Year Delta
Sold Price	\$ 428,348	-10%
Moving Trend	\$ 435,908	-2%

	Average	Ratio **
Current Active	\$709,639	163%
Pending	\$407,306	93%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price	\$ 160,000	-60%
Moving Trend	\$ 221,075	-32%

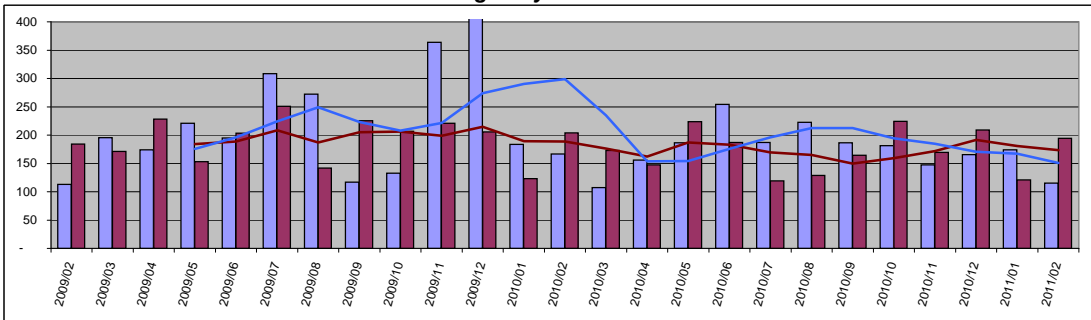
	Median	Ratio
Current Active	\$307,000	139%
Pending	\$234,500	106%

Residential	Median	Year Delta
Sold Price	\$ 392,500	-13%
Moving Trend	\$ 392,875	-9%

	Median	Ratio **
Current Active	\$485,000	123%
Pending	\$379,000	96%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market

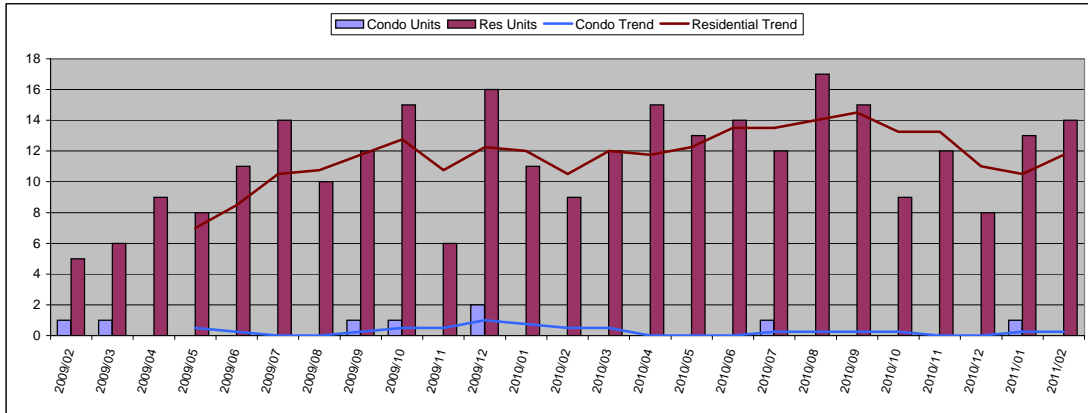


Condo	Value	Year Delta
Days On Mkt	115	-31%
Moving Trend	151	-50%
Current Active	222	
Pending	242	

Residential	Value	Year Delta
Days On Mkt	194	-5%
Moving Trend	173	-8%
Current Active	197	
Pending	166	

Upcountry

Number of Units Sold



February 2011

Condo	Units	Year Delta
Units Sold	0	-
Moving Trend	0	-50%

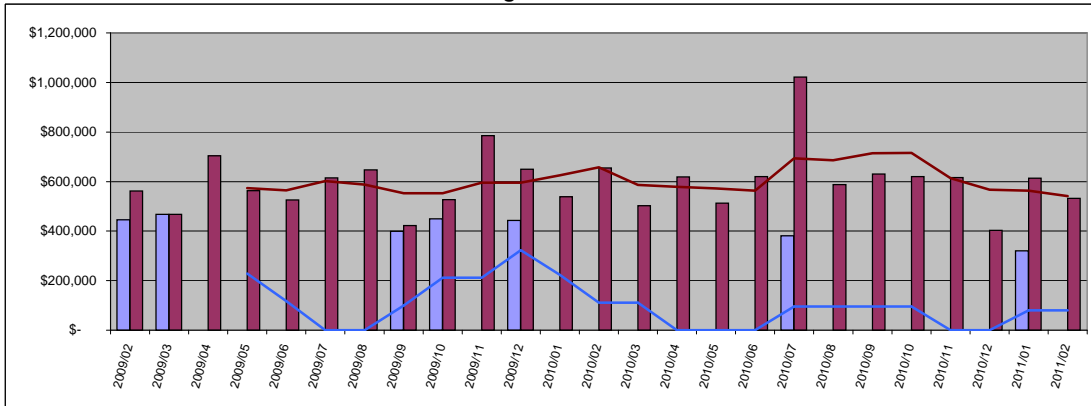
	Units	Inventory
Current Active	4	16
Pending	5	20

Residential	Units	Year Delta
Units Sold	14	56%
Moving Trend	12	12%

	Units	Inventory *
Current Active	128	11
Pending	48	4

* Inventory is in months and is based on moving trend

Average Sold Price



Condo	Average	Year Delta
Sold Price \$	-	-
Moving Trend \$	80,000	-28%

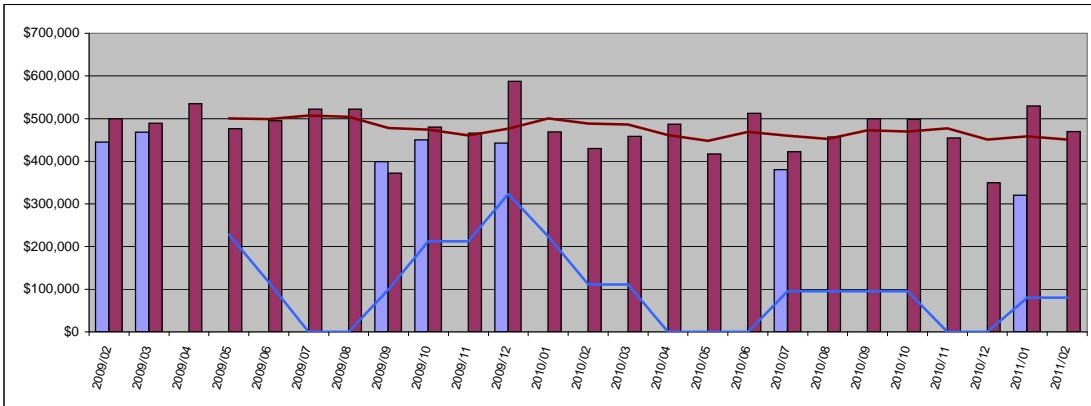
	Average	Ratio
Current Active	\$372,250	465%
Pending	\$286,500	358%

Residential	Average	Year Delta
Sold Price \$	614,101	-19%
Moving Trend \$	541,457	-18%

	Average	Ratio **
Current Active	\$1,020,003	188%
Pending	\$579,019	107%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price



Condo	Median	Year Delta
Sold Price \$	-	-
Moving Trend \$	80,000	-28%

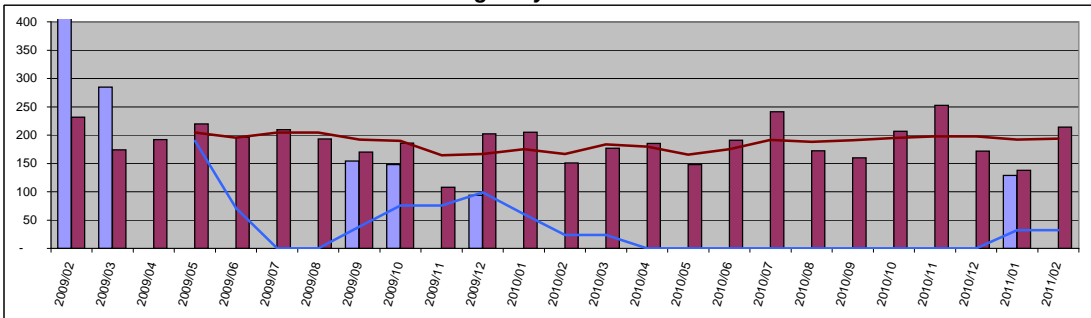
	Median	Ratio
Current Active	\$364,000	455%
Pending	\$299,500	374%

Residential	Median	Year Delta
Sold Price \$	470,000	9%
Moving Trend \$	451,188	-8%

	Median	Ratio **
Current Active	\$696,250	154%
Pending	\$399,500	89%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market



Condo	Value	Year Delta
Days On Mkt	0	-
Moving Trend	32	37%

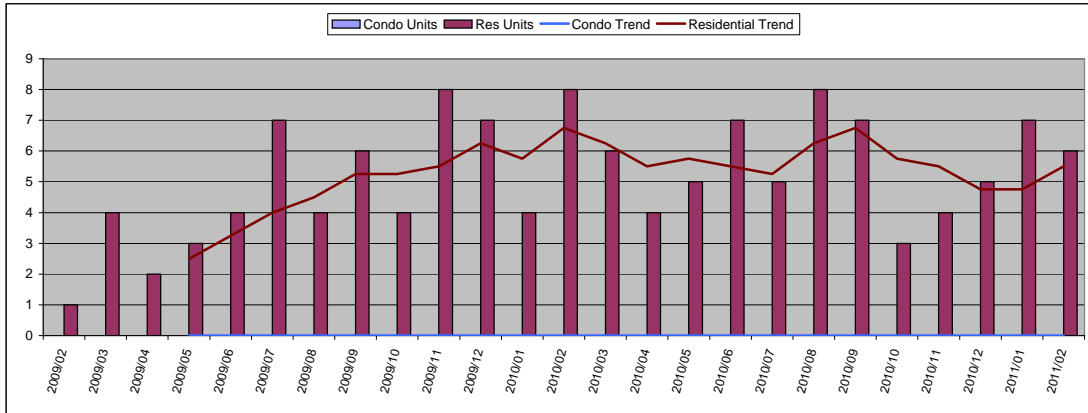
Current Active	109	
Pending	108	

Residential	Value	Year Delta
Days On Mkt	214	42%
Moving Trend	194	17%

Current Active	184	
Pending	200	

North Shore Maui

Number of Units Sold



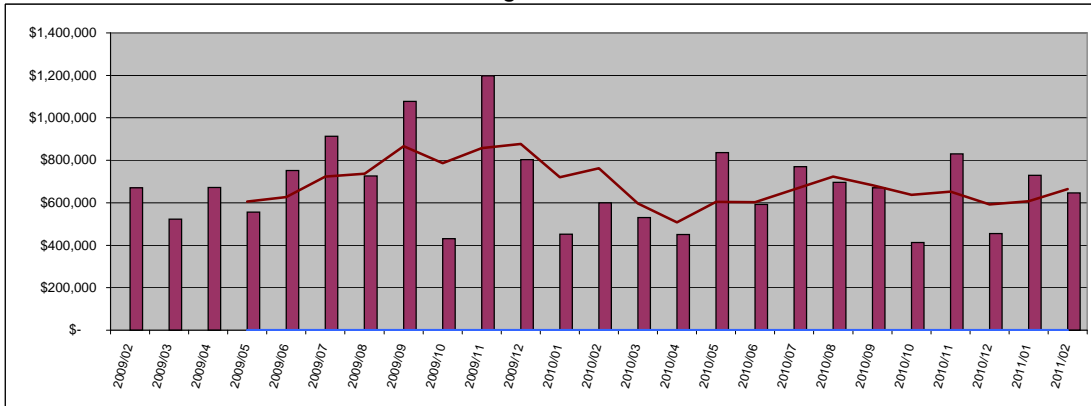
February 2011

Condo	Units	Year Delta
Units Sold	0	-
Moving Trend	0	-
	Units	Inventory
Current Active	4	
Pending	0	

Residential	Units	Year Delta
Units Sold	6	-25%
Moving Trend	6	-19%
	Units	Inventory *
Current Active	85	15
Pending	22	4

* Inventory is in months and is based on moving trend

Average Sold Price

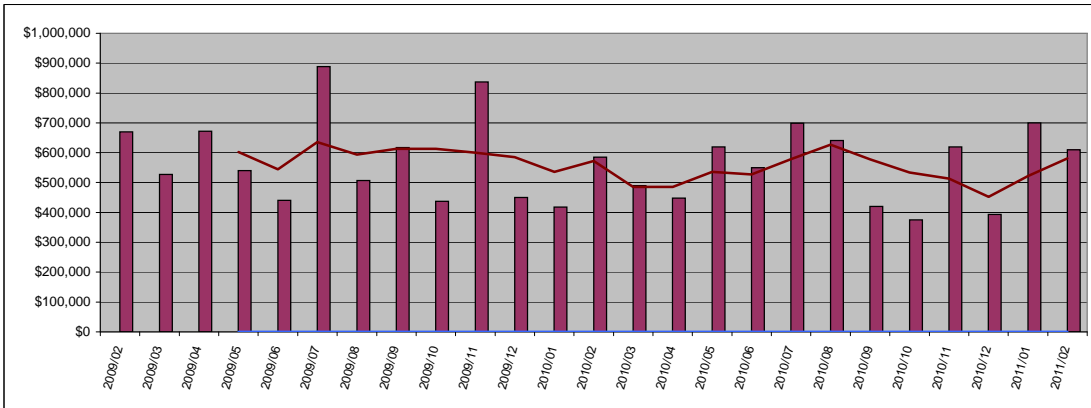


Condo	Average	Year Delta
Sold Price	\$ -	-
Moving Trend	\$ -	-
	Average	Ratio
Current Active	\$297,000	
Pending	\$0	

Residential	Average	Year Delta
Sold Price	\$ 728,857	8%
Moving Trend	\$ 665,037	-13%
	Average	Ratio **
Current Active	\$2,030,714	305%
Pending	\$936,964	141%

** Ratio is average list price divided by moving trend of average sales price

Median Sold Price

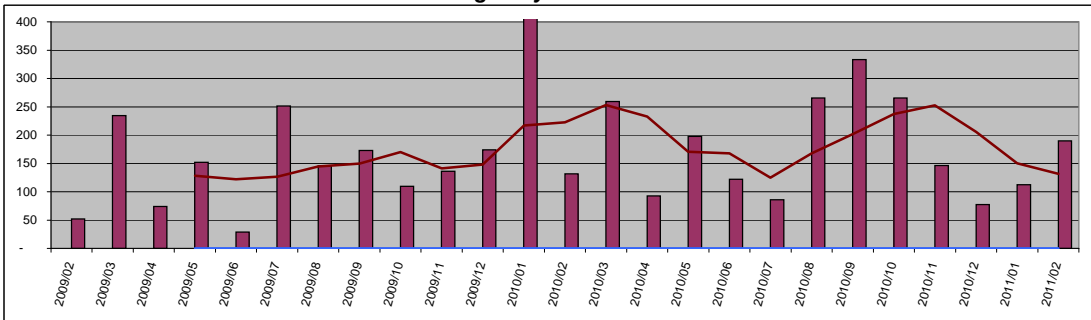


Condo	Median	Year Delta
Sold Price	\$ -	-
Moving Trend	\$ -	-
	Median	Ratio
Current Active	\$302,000	
Pending	\$0	

Residential	Median	Year Delta
Sold Price	\$ 610,100	4%
Moving Trend	\$ 580,763	1%
	Median	Ratio **
Current Active	\$995,000	171%
Pending	\$574,500	99%

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market

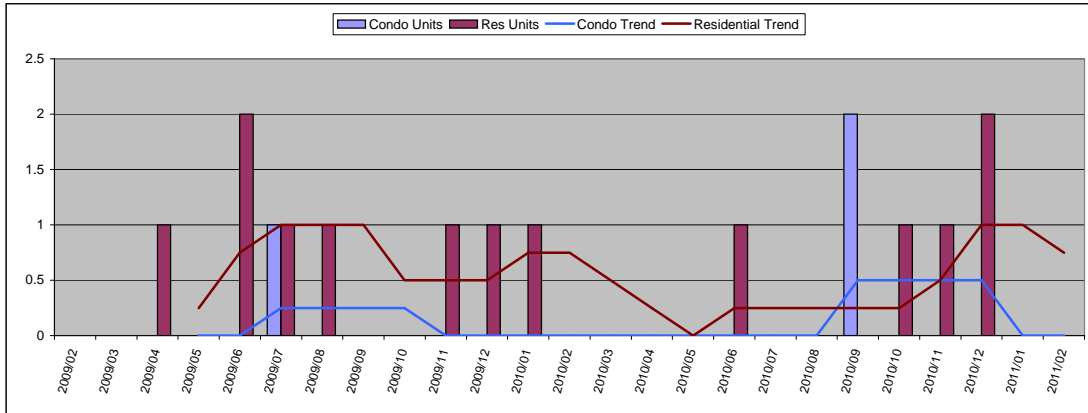


Condo	Value	Year Delta
Days On Mkt	0	-
Moving Trend	0	-
Current Active	321	
Pending	0	

Residential	Value	Year Delta
Days On Mkt	190	44%
Moving Trend	131	-41%
Current Active	228	
Pending	302	

East Maui

Number of Units Sold

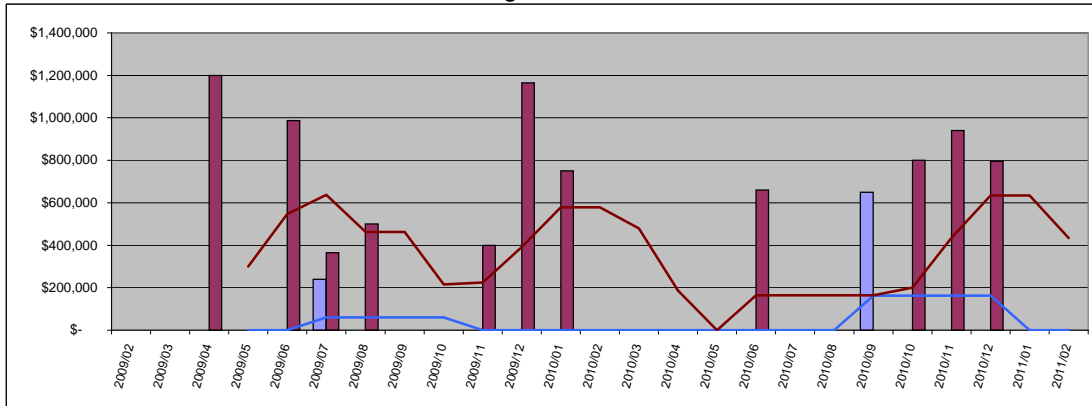


February 2011

Condo		
Units	Year Delta	
Units Sold	0	-
Moving Trend	0	-
Units Inventory		
Current Active	2	
Pending	0	
Residential		
Units	Year Delta	
Units Sold	0	-
Moving Trend	1	0%
Units Inventory *		
Current Active	18	24
Pending	0	

* Inventory is in months and is based on moving trend

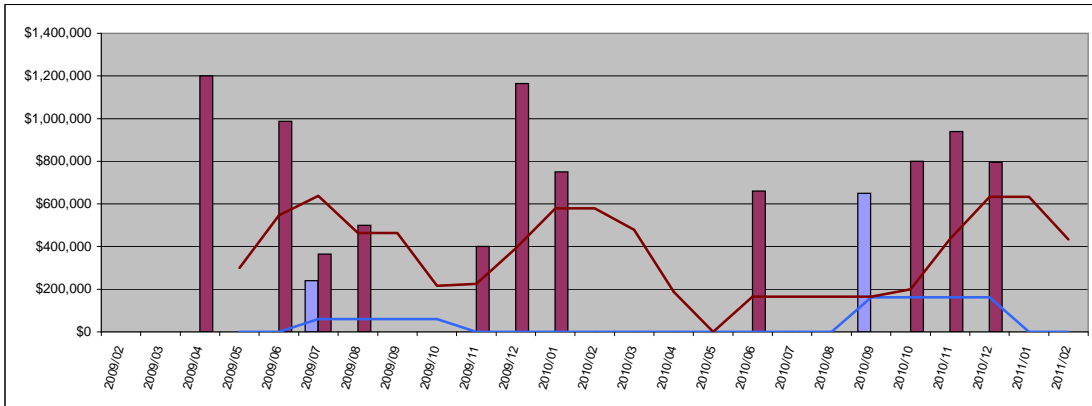
Average Sold Price



Condo		
Average	Year Delta	
Sold Price \$	-	-
Moving Trend \$	-	-
Average Ratio		
Current Active	\$662,500	
Pending	\$0	
Residential		
Average	Year Delta	
Sold Price \$	-	-
Moving Trend \$	433,750	-25%
Average Ratio **		
Current Active	\$4,341,036	1001%
Pending	\$0	

** Ratio is average list price divided by moving trend of average sales price

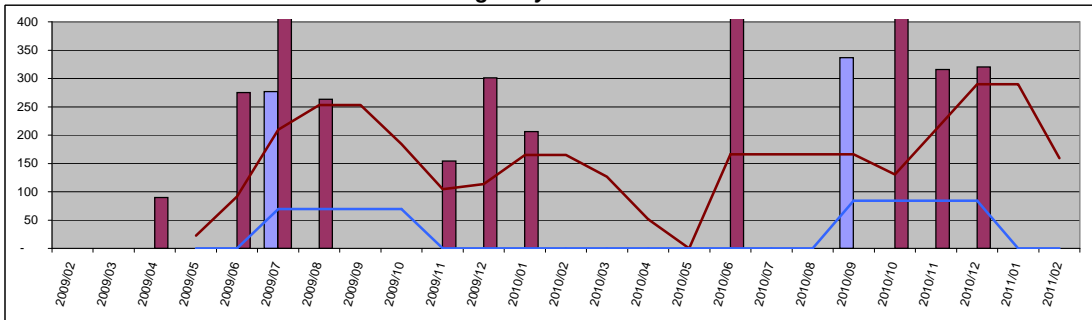
Median Sold Price



Condo		
Median	Year Delta	
Sold Price \$	-	-
Moving Trend \$	-	-
Median Ratio		
Current Active	\$662,500	
Pending	\$0	
Residential		
Median	Year Delta	
Sold Price \$	-	-
Moving Trend \$	433,750	-25%
Median Ratio **		
Current Active	\$869,500	200%
Pending	\$0	

** Ratio is median list price divided by moving trend of a median sales price

Average Days On Market



Condo		
Value	Year Delta	
Days On Mkt	0	-
Moving Trend	0	-
Current Active	340	
Pending	0	
Residential		
Value	Year Delta	
Days On Mkt	0	-
Moving Trend	159	-4%
Current Active	250	
Pending	0	