

*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

		% OF CLOSINGS		# OF UNITS RECORDED		MEDIAN PRICE			MEDIAN DAYS ON MARKET	
	HOMES	46%		107	▼ -10%	\$1,295,000	=	0%	99	▲ 3%
	CONDO	45%		105	▼ -34%	\$775,000	▼	-1%	113	▲ 79%
	LAND	9%		22	▼ -52%	\$837,500	▼	-58%	103	▲ 10%

2025 VS 2024 YTD NUMBER OF UNITS			2025 VS 2024 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2025	% Change	DISTRICT	2025	% Change
SOUTH	75	-46%	SOUTH	\$110,551,500	-66%
WEST	53	-27%	WEST	\$95,926,500	16%
CENTRAL	42	-28%	CENTRAL	\$42,817,415	-24%
UPCOUNTRY	27	-4%	NORTH SHORE	\$38,358,100	55%
NORTH SHORE	18	13%	UPCOUNTRY	\$37,639,100	17%
LANAI/MOLOKAI	15	150%	EAST	\$6,702,500	304%
EAST	4	33%	LANAI/MOLOKAI	\$6,248,975	135%
TOTAL	234	-28%	TOTAL	\$338,244,090	-35%

% of Closed Sales by Districts through February 28, 2025

Number of Recorded transactions from January 1, 2025 – February 28, 2025



RESIDENTIAL
YEAR-OVER-YEAR

107
TOTAL NUMBER OF SALES
2025

119
TOTAL NUMBER OF SALES
2024

-10%

\$1,295,000
MEDIAN SALES PRICE
2025

\$1,300,000
MEDIAN SALES PRICE
2024

0%

\$175,655,195
TOTAL DOLLAR VOLUME
2025

\$196,824,070
TOTAL DOLLAR VOLUME
2024

-11%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2025	2024	%Change	2025	2024	%Change	2025	2024	%Change
CENTRAL									
Kahakuloa	1	-	-	\$1,100,000	-	-	\$1,100,000	-	-
Kahului	11	15	-27%	\$985,000	\$1,195,600	-18%	\$11,395,000	\$18,477,620	-38%
Wailuku	21	23	-9%	\$1,175,000	\$1,300,000	-10%	\$25,014,515	\$28,546,803	-12%
EAST									
Hana	3	-	-	\$997,500	-	-	\$4,827,500	-	-
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	14	9	56%	\$1,598,500	\$1,400,000	14%	\$22,393,100	\$14,040,000	60%
Sprecks/Paia/Kuau	3	3	0%	\$5,900,000	\$3,100,000	90%	\$15,150,000	\$8,150,000	86%
SOUTH									
Kihei	13	18	-28%	\$1,400,000	\$1,210,000	16%	\$21,613,480	\$24,340,000	-11%
Maalaea	-	1	-100%	-	\$2,933,006	-	-	\$2,933,006	-100%
Maui Meadows	3	4	-25%	\$2,690,000	\$2,480,000	9%	\$7,045,000	\$9,810,000	-28%
Wailea/Makena	-	7	-100%	-	\$4,350,000	-	-	\$38,522,950	-100%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	2	1	100%	\$690,000	\$3,300,000	-79%	\$1,380,000	\$3,300,000	-58%
Makawao/Olinda/Haliimaile	5	4	25%	\$1,295,000	\$947,500	37%	\$6,815,000	\$3,848,000	77%
Pukalani	1	3	-67%	\$900,000	\$905,000	-1%	\$900,000	\$3,330,000	-73%
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	5	3	67%	\$4,400,000	\$2,700,000	63%	\$21,395,000	\$7,950,000	169%
Kapalua	-	-	-	-	-	-	-	-	-
Lahaina	1	1	0%	\$3,600,000	\$855,750	321%	\$3,600,000	\$855,750	321%
Napili/Kahana/Honokowai	5	7	-29%	\$1,805,000	\$1,700,000	6%	\$8,780,000	\$11,869,216	-26%
Olowalu	-	-	-	-	-	-	-	-	-
LANAI - MOLOKAI									
Lanai	2	1	100%	\$440,000	\$905,000	-51%	\$880,000	\$905,000	-3%
Molokai	4	3	33%	\$460,000	\$375,000	23%	\$1,845,000	\$1,202,000	54%
MAUI SUMMARY	107	119	-10%	\$1,295,000	\$1,300,000	0%	\$175,655,195	\$196,824,070	-11%

FEBRUARY 2025 YTD NUMBER OF SALES			
DISTRICT	2025	2024	% Change
CENTRAL	33	38	-13%
UPCOUNTRY	21	24	-13%
NORTH SHORE	17	12	42%
SOUTH	16	30	-47%
WEST	11	11	0%
LANAI/MOLOKAI	6	4	50%
EAST	3	-	-
TOTAL	107	119	-10%

FEBRUARY 2025 YTD TOTAL DOLLAR VOLUME			
DISTRICT	2025	2024	% Change
NORTH SHORE	\$37,543,100	\$22,190,000	69%
CENTRAL	\$37,509,515	\$47024423	-20%
WEST	\$33775000	\$20674966	63%
UPCOUNTRY	\$30,616,600	\$29,221,725	5%
SOUTH	\$28,658,480	\$75,605,956	-62%
EAST	\$4,827,500	-	-
LANAI/MOLOKAI	\$2,725,000	\$2,107,000	29%
TOTAL	\$175,655,195	\$196,824,070	-11%

Source: Realtors Association of Maui
- www.RAMaui.com



CONDOMINIUM
YEAR-OVER-YEAR

105
TOTAL NUMBER OF SALES
2025

158
TOTAL NUMBER OF SALES
2024

-34%

\$775,000
MEDIAN SALES PRICE
2025

\$782,500
MEDIAN SALES PRICE
2024

-1%

\$125,304,145
TOTAL DOLLAR VOLUME
2025

\$177,679,633
TOTAL DOLLAR VOLUME
2024

-30%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2025	2024	%Change	2025	2024	%Change	2025	2024	%Change
CENTRAL									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	-	11	-100%	-	\$251,500	-	-	\$3,053,500	-100%
Wailuku	8	8	0%	\$524,950	\$422,500	24%	\$4,357,900	\$4,676,000	-7%
EAST									
Hana	1	-	-	\$1,875,000	-	-	\$1,875,000	-	-
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	-	-	-	-	-	-	-	-	-
Sprecks/Paia/Kuau	-	1	-100%	-	\$838,500	-	-	\$838,500	-100%
SOUTH									
Kihei	41	63	-35%	\$675,000	\$770,000	-12%	\$34,315,270	\$56,276,234	-39%
Maalaea	2	5	-60%	\$518,500	\$945,000	-45%	\$1,037,000	\$4,289,000	-76%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	13	16	-19%	\$2,800,000	\$2,902,500	-4%	\$35,542,500	\$58,345,899	-39%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	-	-	-	-	-	-	-	-	-
Makawao/Olinda/Haliimaile	-	-	-	-	-	-	-	-	-
Pukalani	-	1	-100%	-	\$926,000	-	-	\$926,000	-100%
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	17	14	21%	\$1,152,500	\$1,562,500	-26%	\$29,552,500	\$20,985,000	41%
Kapalua	1	1	0%	\$5,500,000	\$2,950,000	86%	\$5,500,000	\$2,950,000	86%
Lahaina	2	1	100%	\$525,000	\$95,000	453%	\$1,050,000	\$95,000	1005%
Napili/Kahana/Honokowai	15	35	-57%	\$610,000	\$675,000	-10%	\$10,795,000	\$24,695,000	-56%
Olowalu	-	-	-	-	-	-	-	-	-
LANAI - MOLOKAI									
Lanai	1	-	-	\$188,000	-	-	\$188,000	-	-
Molokai	4	2	100%	\$244,488	\$274,750	-11%	\$1,090,975	\$549,500	99%
MAUI SUMMARY	105	158	-34%	\$775,000	\$782,500	-1%	\$125,304,145	\$177,679,633	-30%

FEBRUARY 2025 YTD NUMBER OF SALES			
DISTRICT	2025	2024	% Change
SOUTH	56	84	-33%
WEST	35	51	-31%
CENTRAL	8	19	-58%
LANAI/MOLOKAI	5	2	150%
EAST	1	-	-
NORTH SHORE	-	1	-100%
UPCOUNTRY	-	1	-100%
TOTAL	105	158	-34%

FEBRUARY 2025 YTD TOTAL DOLLAR VOLUME			
DISTRICT	2025	2024	% Change
SOUTH	\$70,894,770	\$118,911,133	-40%
WEST	\$46,897,500	\$48,725,000	-4%
CENTRAL	\$4,357,900	\$7,729,500	-44%
EAST	\$1,875,000	-	-
LANAI/MOLOKAI	\$1,278,975	\$549,500	133%
NORTH SHORE	-	\$838,500	-100%
UPCOUNTRY	-	\$926,000	-100%
TOTAL	\$125,304,145	\$177,679,633	-30%

Source: Realtors Association of Maui
- www.RAMaui.com



VACANT LAND
YEAR-OVER-YEAR

22
TOTAL NUMBER OF SALES
2025

46
TOTAL NUMBER OF SALES
2024

-42%

\$837,500
MEDIAN SALES PRICE
2025

\$2,000,000
MEDIAN SALES PRICE
2024

-58%

\$37,284,750
TOTAL DOLLAR VOLUME
2025

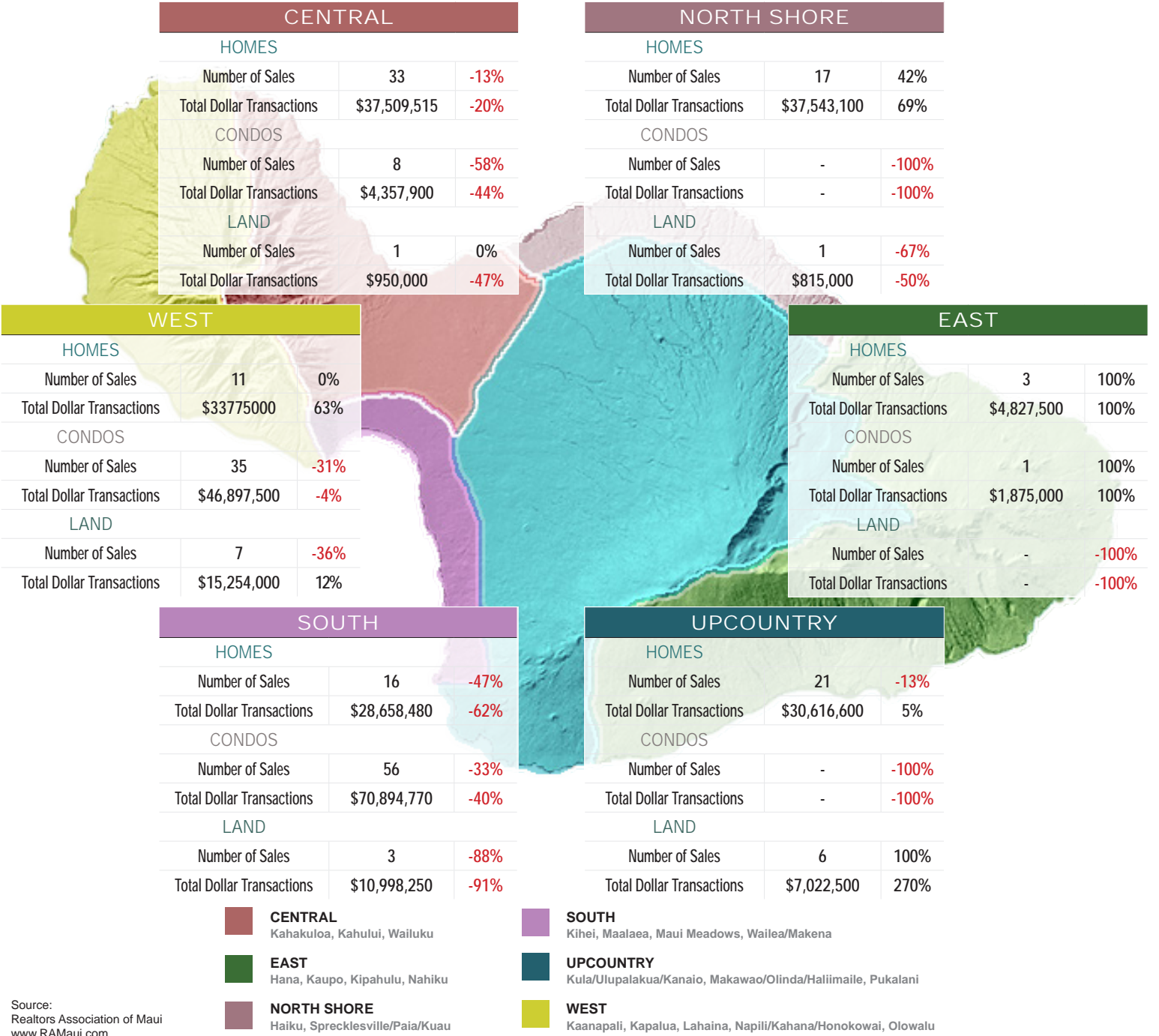
\$149,131,001
TOTAL DOLLAR VOLUME
2024

-75%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2025	2024	%Change	2025	2024	%Change	2025	2024	%Change
CENTRAL									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	-	-	-	-	-	-	-	-	-
Wailuku	1	1	0%	\$950,000	\$1,800,000	-47%	\$950,000	\$1,800,000	-47%
EAST									
Hana	-	1	-100%	-	\$365,000	-	-	\$365,000	-100%
Kaupo	-	1	-100%	-	\$630,000	-	-	\$630,000	-100%
Keanae	-	1	-100%	-	\$665,000	-	-	\$665,000	-100%
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	1	3	-67%	\$815,000	\$320,000	155%	\$815,000	\$1,645,000	-51%
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-
SOUTH									
Kihei	1	-	-	\$860,000	-	-	\$860,000	-	-
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	2	25	-92%	\$5,069,125	\$4,500,000	13%	\$10,138,250	\$128,550,000	-92%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	2	3	-33%	\$457,500	\$775,000	-41%	\$915,000	\$1,900,000	-52%
Makawao/Olinda/Haliimaile	3	-	-	\$2,150,000	-	-	\$5,625,000	-	-
Pukalani	1	-	-	\$482,500	-	-	\$482,500	-	-
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	2	2	0%	\$6,012,500	\$895,000	572%	\$12,025,000	\$1,790,000	572%
Kapalua	-	2	-100%	-	\$1,700,000	-	-	\$3,125,000	-100%
Lahaina	4	6	-33%	\$642,000	\$700,001	-8%	\$3,209,000	\$4,461,001	-28%
Napili/Kahana/Honokowai	1	1	0%	\$20,000	\$4,200,000	-100%	\$20,000	\$4,200,000	-100%
Olowalu	-	-	-	-	-	-	-	-	-
LANAI - MOLOKAI									
Lanai	-	-	-	-	-	-	-	-	-
Molokai	4	-	-	\$336,500	-	-	\$2,245,000	-	-
MAUI SUMMARY	22	46	-52%	\$837,500	\$2,000,000	-58%	\$37,284,750	\$149,131,001	-75%

FEBRUARY 2025 YTD NUMBER OF SALES				FEBRUARY 2025 YTD TOTAL DOLLAR VOLUME			
DISTRICT	2025	2024	% Change	DISTRICT	2025	2024	% Change
WEST	7	11	-36%	WEST	\$15,254,000	\$13,576,001	12%
UPCOUNTRY	6	3	100%	SOUTH	\$10,998,250	\$128,550,000	-91%
LANAI/MOLOKAI	4	0	#DIV/0!	UPCOUNTRY	\$7,022,500	\$1,900,000	270%
SOUTH	3	25	-88%	LANAI/MOLOKAI	\$2,245,000	-	-
CENTRAL	1	1	0%	CENTRAL	\$950,000	\$1,800,000	-47%
NORTH SHORE	1	3	-67%	NORTH SHORE	\$815,000	\$1,645,000	-50%
EAST	-	3	-100%	EAST	-	\$1,660,000	-100%
TOTAL	22	46	-52%	TOTAL	\$37,284,750	\$149,131,001	-75%

Source: Realtors Association of Maui
- www.RAMaui.com

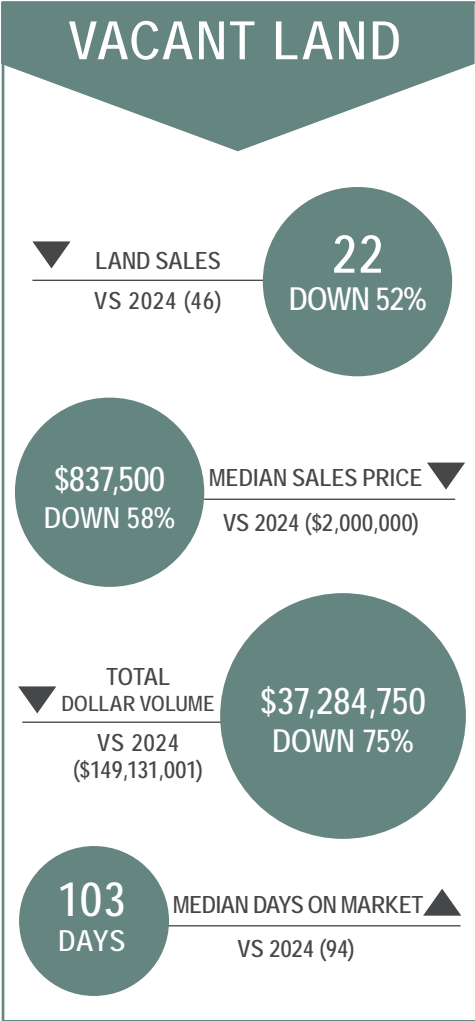
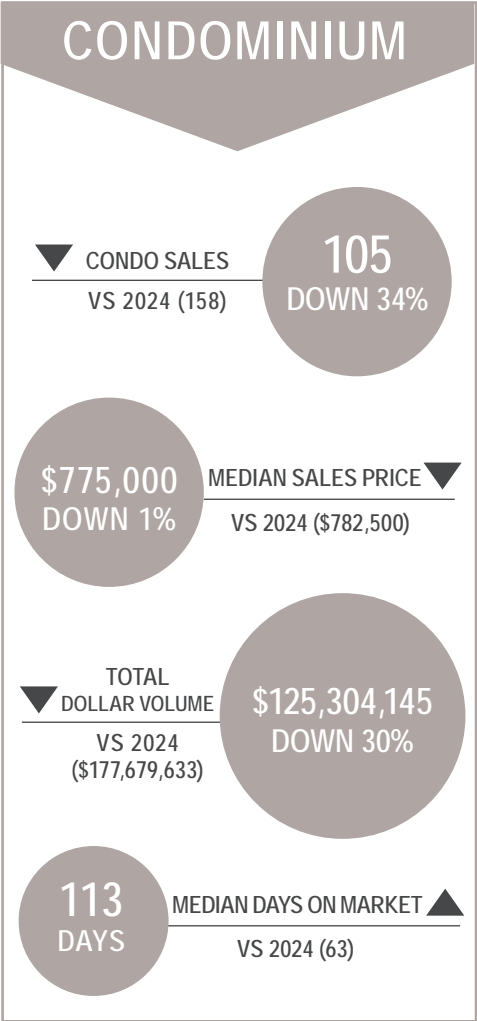
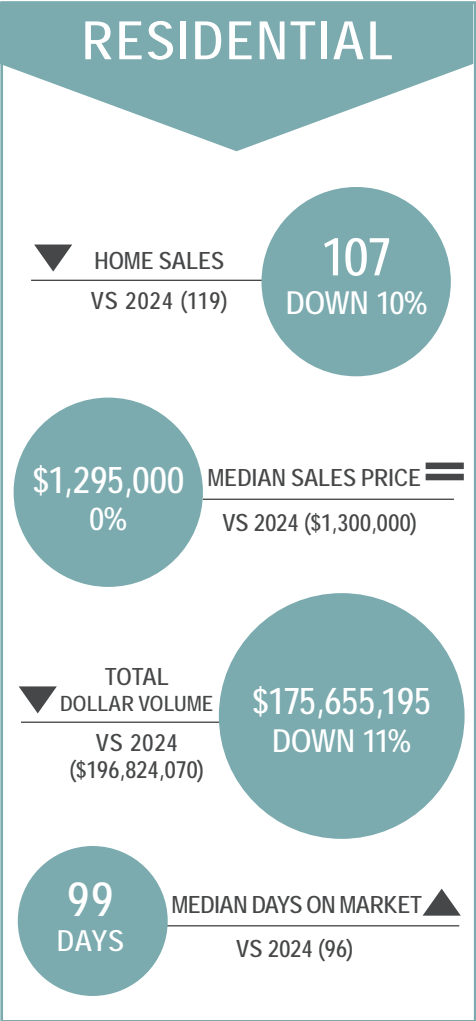


Source:
Realtors Association of Maui
www.RAMaui.com

RESIDENTIAL	
TOP 10 AREAS	
Total Dollar Volume	
Wailuku	\$25,014,515
Haiku	\$22,393,100
Kihei	\$21,613,480
Kaanapali	\$21,395,000
Makawao/Olinda/Haliimaile	\$15,540,100
Spreckelsville/Paia/Kuau	\$15,150,000
Kula/Ulupalakua/Kanaio	\$11,961,500
Kahului	\$11,395,000
Napili/Kahana/Honokowai	\$8,780,000
Maui Meadows	\$7,045,000

CONDOMINIUM	
TOP 10 AREAS	
Total Dollar Volume	
Wailea/Makena	\$35,542,500
Kihei	\$34,315,270
Kaanapali	\$29,552,500
Napili/Kahana/Honokowai	\$10,795,000
Kapalua	\$5,500,000
Wailuku	\$4,357,900
Hana	\$1,875,000
Molokai	\$1,090,975
Lahaina	\$1,050,000
Maalaea	\$1,037,000

VACANT LAND	
TOP 10 AREAS	
Total Dollar Volume	
Kaanapali	\$12,025,000
Wailea/Makena	\$10,138,250
Makawao/Olinda/Haliimaile	\$5,625,000
Lahaina	\$3,209,000
Molokai	\$2,245,000
Wailuku	\$950,000
Kula/Ulupalakua/Kanaio	\$915,000
Kihei	\$860,000
Haiku	\$815,000
Pukalani	\$482,500



Source: Realtors Association of Maui – www.RAMaui.com

State of Hawaii Conveyance Tax Law

The tax imposed by section 247-1 shall be based on the actual and full consideration (whether cash or otherwise, including any promise, act, forbearance, property interest, value, gain, advantage, benefit, or profit), paid or to be paid for all transfers or conveyance of realty or any interest therein, that shall include any liens or encumbrances thereon at the time of sale, lease, sublease, assignment, transfer, or conveyance, and shall be at the following rates:

BASIS AND RATE OF CONVEYANCE TAX			
CONSIDERATION PAID		Scale #1:	Scale #2:
At Least	But Less Than	Applies to all transfers or conveyance of realty or any interest therein, for a sale of a condominium or single family residence where the purchaser is eligible for the county homeowner's exemption. (increments of \$100 of sale price will be added proportionately to tax)	Applies to sales of condominium or single family residence where the purchaser is not eligible for the county homeowner's exemption. (increments of \$100 of sale price will be added proportionately to tax)
\$0	\$600,000	10¢	15¢
\$600,000	\$1 Million	20¢	25¢
\$1 Million	\$2 Million	30¢	40¢
\$2 Million	\$4 Million	50¢	60¢
\$4 Million	\$6 Million	70¢	85¢
\$6 million	\$10 million	90¢	\$1.10
\$10 Million and Above		\$1.00	\$1.25



HARPTA - Hawaii Real Property Tax Act

The Hawaii Real Property Tax Act (HARPTA) requires the buyer who purchases real property from a non-resident of Hawaii to withhold **7.25%*** of the amount realized (generally the sales price) and remit it to the Department of Taxation within 20 days of closing unless an exemption applies.

The 7.25% withholding represents an estimate of the Hawaii capital gains tax that may be owed by the non-resident when selling real property in Hawaii.

The standard Hawaii Association of Realtors Purchase Contract provides that escrow is to withhold and remit the HARPTA amount to the Department of Taxation unless the seller provides the buyer with a certificate of exemption or waiver from HARPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under Hawaii law, it is the buyer's responsibility to determine if the seller is a non-resident of Hawaii and that the proper withholding amount is remitted to the Department of Taxation on a timely basis.

FIRPTA - Foreign Investment Real Property Tax Act

The Foreign Investment in Real Property Tax Act (FIRPTA) requires the buyer who purchases real property from a foreign seller to withhold 10% or 15% of the amount realized (generally the sales price) and remit it to the IRS within 20 days of closing unless an exemption applies. The withholding percentage will depend upon the sales price and whether the buyer or buyer's family member intends to use the real property as a residence.*

The withholding percentage represents an estimate of the federal capital gains tax that may be owed by the foreign seller when selling real property in the United States.

The standard Hawaii Association of REALTORS® Purchase Contract provides that escrow is to withhold and remit the FIRPTA amount to the IRS unless the seller provides the buyer with a certificate of exemption or waiver from FIRPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under federal law, it is the buyer's responsibility to determine if the seller is a foreigner subject to FIRPTA withholding and that the proper withholding amount is remitted to the IRS on a timely basis.

*Buyer or member of buyer's family must have definite plans to reside in the property for at least 50% of the number of days the property is used by any person during each of the first two 12-month periods following the date of transfer.

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

*FNT Internal Update July, 2018

REAL PROPERTY TAX RATES

Honolulu County

Classification	Tax Rate (Per \$1,000)	Rate
Residential		\$3.50
Hotel and Resort		\$13.90
Commercial		\$12.40
Industrial		\$12.40
Agricultural		\$5.70
Preservation		\$5.70
Public Service		\$0.00
Vacant Agricultural		\$8.50
Residential A Tier 1: Up to \$1,000,000		\$4.00
Residential A Tier 2: More than \$1,000,000		\$11.40
Bed and Breakfast Home		\$6.50
Transient VR Tier 1: Up to \$800,000		\$9.00
Transient VR Tier 2: More than \$800,000		\$11.50

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due

Sep 30, 2024 Deadline for filing exemption claims & ownership documents

Feb 20, 2025 2nd half of fiscal year tax payment due

For More Information Visit: www.realpropertyhonolulu.com

Hawai'i County

Classification	Tax Rate (Per \$1,000)	Rate
Affordable Rental Housing		\$5.95
Residential Tier 1: Up to \$2,000,000		\$11.10
Residential Tier 2: More than \$2,000,000		\$13.60
Apartment		\$11.70
Commercial		\$10.70
Industrial		\$10.70
Agricultural and Native Forest		\$9.35
Conservation		\$11.55
Hotel/Resort		\$11.55
Homeowner		\$5.95

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due

Dec 31, 2024 Deadline for filing exemption claims & ownership documents for August 20th real prop taxes the following year

Feb 20, 2025 2nd half of fiscal year tax payment due

June 30, 2025 Deadline for filing exemption claims & ownership documents for February 20th real prop taxes the following year

For More Information Visit: https://hawaiiipropertytax.com/tax_rates.html



Rose Bento - Quinn Brown - Debra Cabradilla - Mary Jo Cabral - Reta Chin - Wendy Gomes - Deni Kawauchi - Tori Lapolla - Kosei Nagata - Mercy Palmer - Trisha Spencer - Kitayama

8 Experienced Officers | 1 Sales Executive | 298 Years of Combined Experience

Central 808-893-0556 | Upcountry 808-573-0110 | West Maui 808-661-4960 | South Maui 808-891-2404

Trusted everywhere, every day.

FISCAL YEAR July 1, 2024 to June 30, 2025

Maui County

Classification	Tax Rate (Per \$1,000)	Rate
Owner-Occupied Tier 1: Up to \$1 Million		\$1.80
Owner-Occupied Tier 2: \$1,000,001 to \$3 Million		\$2.00
Owner-Occupied Tier 3: More Than \$3 Million		\$3.25
Non-Owner-Occupied Tier 1: Up to \$1 Million		\$5.87
Non-Owner-Occupied Tier 2: \$1,000,001 to \$3 Million		\$8.50
Non-Owner-Occupied Tier 3: More Than \$3 Million		\$14.00
Apartment		\$3.50
Hotel And Resort		\$11.75
Time Share		\$14.60
TVR-STRH Tier 1: Up to \$1,000,000		\$12.50
TVR-STRH Tier 2: \$1,000,001 to \$3,000,000		\$13.50
TVR-STRH Tier 3: More Than \$3,000,000		\$15.00
Long-Term Rental Tier 1: Up to \$1 Million		\$3.00
Long-Term Rental Tier 2: \$1,000,001 to \$3 Million		\$5.00
Long-Term Rental Tier 3: More Than \$3 Million		\$8.00
Agricultural		\$5.74
Conservation		\$6.43
Commercial		\$6.05
Industrial		\$7.05
Commercial Residential Tier 1: Up to \$1,000,000		\$4.00
Commercial Residential Tier 2: \$1,000,001 to \$3,000,000		\$5.00
Commercial Residential Tier 3: More Than \$3,000,000		\$8.00

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due

Dec 31, 2024 Deadline for filing exemption claims & ownership documents

Feb 20, 2025 2nd half of fiscal year tax payment due

For Info On Classifications Visit: www.mauicounty.gov/755/Classification-for-Tax-Rate-Purposes

Kauai County

Classification	Tax Rate (Per \$1,000)	Rate
Owner Occupied		\$2.59
Non-Owner Occupied Residential Tier 1: Up to \$1.3 mil		\$5.45
Non-Owner Occupied Residential Tier 2: \$1,300,001 to \$2 mil		\$6.05
Non-Owner Occupied Residential Tier 3: More than \$2 mil		\$9.40
Vacation Rental Tier 1: Up to \$1 mil		\$11.30
Vacation Rental Tier 2: \$1,000,001 to \$2.5		\$11.75
Vacation Rental Tier 3: \$ More than \$2.5 mil		\$12.20
Hotel and Resort		\$11.75
Commercial		\$8.10
Industrial		\$8.10
Agricultural		\$6.75
Conservation		\$6.75
Owner-Occipied Mixed-Use		\$5.05

REAL PROPERTY TAX DUE DATES:

Aug 20, 2024 1st half of fiscal year tax payment due

Sep 30, 2024 Deadline for filing exemption claims & ownership documents

Feb 20, 2025 2nd half of fiscal year tax payment due

For more information visit: www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax-Assessment

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