



Association Executive Newsletter

AUGUST 2026

MEMBERSHIP UPDATE			AS OF JULY 2026
625	REALTOR® MEMBERS	20	AFFILIATE MEMBERS
CURRENT MEMBERSHIP AS OF JULY 2026		PREVIOUS REPORT (AT LAST REPORTING)	CHANGE SINCE LAST REPORT
REALTOR® MEMBERS	625	619	▲ +6
AFFILIATE MEMBERS	20	19	▲ +1

ALOHA KBR and Affiliates Members!

KEEPING YOU INFORMED:



Exemptions & Tax Relief Programs for Homeowners

Join us for an in-person educational presentation hosted by Kauai Board of Realtors and affiliate members!

The County of Kauai Real Property Division and Council member Arryl Kaneshiro will share important information on exemptions and tax relief programs for homeowners.

Tuesday, August 18
11:00 A.M. Lunch & Networking
11:30 A.M. - 12:30 P.M. Presentation

CMG Home Loans
4365 Kukui Grove Street Ste. 101
Lihue, HI 96766

RSVP

<https://bit.ly/KauaiEPT26>

Refreshments will be provided.

If you require an auxiliary aid or service, an interpreter for non-English speakers, or another accommodation due to a disability, please contact Randon Valenciano at (808) 241-4234 or rvalenciano@kai.gov as soon as possible. Early requests are encouraged to ensure adequate time to meet your needs. Upon request, this notice is available in alternate formats, including large print, Braille, or electronic copy.

PRESENTERS

Scott Teruya
Real Property Tax Manager

Megan Shimamoto
Real Property Program Manager

Randon Valenciano
Valuation Analyst

Arryl Kaneshiro
Council Member



SPONSORS



Old Republic Title



CMG HOME LOANS

UPCOMING EVENT:

Register Today!

Tuesday, August 18, 2026
11:00am-11:30am - Networking
11:30am-12:30pm - Lunch

LOCATION:

CMG Home Loans
[4365 Kukui Grove Street Ste 101](#)
Lihue, HI

Join us for important information on exemptions and tax relief for homeowners presented by County of Kauai Real Property Division and Councilmember Arryl Kaneshiro.

[Click to REGISTER](#)

MISSION STATEMENT: "Our mission is to elevate professionalism in our members and to advocate real property rights for all."

The Standard Forms Committee would like your comments on its proposed changes to three standard forms.



Click the links below to review the proposed changes and offer your comments.

Commercial Exclusive Right to Sell Listing Contract (Proposed New Form)

- [View Draft](#)
- [Offer Comments](#) on Commercial Exclusive Right to Sell Listing Contract

Purchase Contract (Proposed Revisions)

- [View Draft \(REDLINE\)](#)
- [View Draft \(CLEAN\)](#)
- [Offer Comments](#) on Purchase Contract

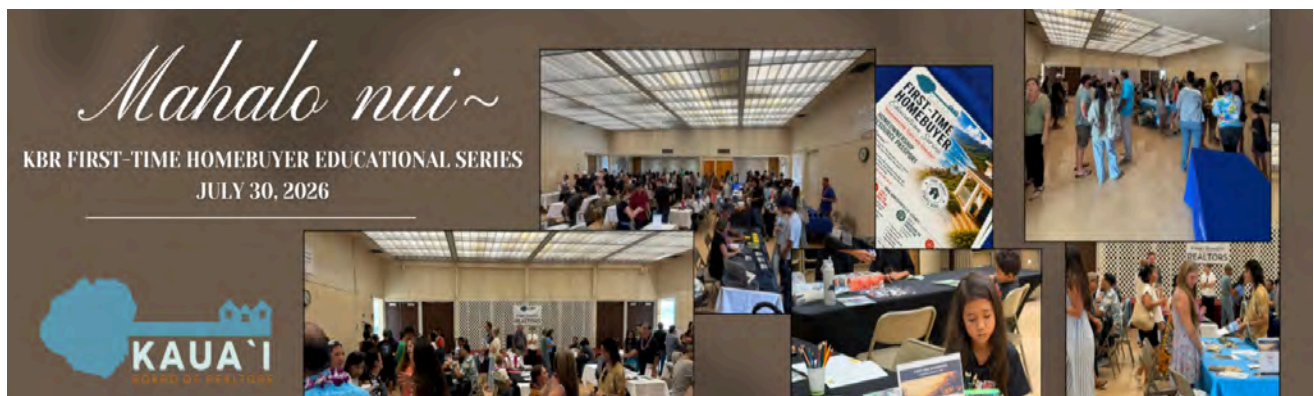
Rental Agreement Renewal (Proposed Revisions)

- [View Draft \(REDLINE\)](#)
- [View Draft \(CLEAN\)](#)
- [Offer Comments](#) on Rental Agreement Renewal

Comments must be received before August 13, 2026

WE ARE SO PLEASED WITH THE TURNOUT!

KBR brought back its **First-Time Homebuyer Education Series** and what a great way to relaunch this important community program!



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To everyone who attended mahalo for taking the time to invest in your homeownership journey. We hope the information, resources, and connections shared throughout the evening provide valuable guidance on the next steps towards homeownership.

Special mahalo to our County of Kaua'i, and KWMCH for our event space and to our partners for helping us share the importance of homebuyer education:

BROKERAGE, AFFILIATE & COMMUNITY RESOURCE PARTNERS:

- County of Kauai Housing Agency (Resource)
- County of Kauai Real Property (Resource)
- Security National Mortgage Company (Lender)
- Hawaii Homeownership Center (Resource)
- Rochelle Keoho with Old Republic Title (Escrow)
- Title Guaranty (Escrow)
- Allstate Insurance (Insurance)
- C2 Hawaii (Lender)
- EXP Realty (Brokerage)
- Aloha Sotheby's International Realty (Brokerage)
- Hawaii Life (Brokerage)
- Child and Family Services – (Resource)
- Rocket Mortgage (Lender)
- Hawaiian Community Assets (Resource)
- Grady Pest Solutions, Inc (Pest Control Resource)
- Kauai Habitat for Humanity (Resource)
- First Hawaiian Bank (Lender)
- Hokualea Real Estate Team Hosting our Keiki Corner

We invite you to view highlights from the evening by visiting our [First-Time HomeBuyer - Photo Gallery](#)

Mahalo for being part of it. We can't wait to see you at the next session of this First-Time Homebuyer Education Series!

FREE MEMBER BENEFIT. [Activate Your Account Today.](#)

FOREWARN | **SAFER SHOWINGS SMARTER ENGAGEMENTS**

Now Available ... **FREE FOREWARN REALTOR® Safety Benefit**
for all Members of **Hawai'i REALTORS®**!
Courtesy via partnership with HAR, HBR, RAM, WHAR, HIR and KBR

Know your prospect... in seconds

- Reverse incoming call to verify prospect**
(name, phone, and address)
- Instantly search for criminal history**
(criminal records)
- Verify financial risks**
(bankruptcies, liens, judgments, and foreclosures)
- Verify current assets**
(properties and vehicles)

KNOW BEFORE YOU SHOW!!

HAWAII REALTORS
Honolulu Board of REALTORS®

KAWAII REALTORS
Kauai Board of REALTORS®

WEST HAWAII REALTORS
West Hawaii Board of REALTORS®

FOREWARN
A real estate company since 1973

MISSION STATEMENT: "Our mission is to elevate professionalism in our members and to advocate real property rights for all."

FOREWARN is a proactive safety and lead intelligence service for the real estate industry to help ensure safer engagements and smarter interactions.

[Learn More. IMPORTANT - COMPLIANCE.](#)

FOREWARN TRAINING SESSIONS (via Zoom)

- August 26, 10:00 a.m.: [REGISTER NOW](#)
- September 3, 10:00 a.m.: [REGISTER NOW](#)
- September 16, 10:00 a.m.: [REGISTER NOW](#)
- October 5, 10:00 a.m.: [REGISTER NOW](#)
- October 26, 10:00 a.m.: [REGISTER NOW](#)



In case you missed last month's update. The 2026 state legislative session ended in May, with Hawai'i REALTORS®.

[Watch video](#) highlights Hawaii REALTORS Legislative Recap.

Please don't forget to **vote Yes for RISE Bonds** coming to your General Election Ballots. [Refer to page 3 of the Legislative Recap \(below\) for more information.](#)

[CLICK](#) to read LEGISLATIVE RECAP

AFFILIATE SPOTLIGHT:



Hawaii Division 



Aloha! Living on Kaua'i and calling this island home is a true gift, and there's nothing more rewarding to me than helping our local community achieve their dreams of homeownership. Whether you're buying your first home, investing in property, or exploring options like renovation financing or qualifying by assets, I'm dedicated to guiding you through a smooth, transparent process every step of the way.

Blaze Zeilman
Sr. Loan Officer

P: (808) 482-7853 | E: blaze@c2hawaii.com

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KAUAI BOARD OF REALTORS® (KBR) BUSINESS:

[July 2026 Kauai Market Statistics](#) (provided by Affiliate partner Old Republic Title.)

STAY INFORMED:

THIS YEAR IS A CE YEAR

- **NAR CODE OF ETHICS**

NAR Code of Ethics Resources:

[Check Your Code of Ethics Status](#)

[The Code of Ethics](#)

[Code of Ethics Training](#)

- **NAR FAIR HOUSING (NEW CE REQUIREMENT)**

NAR Fair Housing Resources:

[NAR Fair Housing Training](#)

[Fairhaven](#)

[NAR Fair Housing Information](#)

CARAVANS SCHEDULE:

Princeville, August 12, 2026 - Coordinator [Nancy Miller](#).

Southshore, August 13, 2026 - Coordinator [Viora Yamamoto](#)

[Caravan Policies](#)

Contact the KBR office if you are interested in being a Caravan Coordinator.

EDUCATION & CONTINUING EDUCATION:

- **Strategies of Finance: Loan Choices**; Three (3) hours ELECTIVE continuing education credits via Zoom; Date: Wednesday, August 12, 2026; Time: 9:00 a.m. to 12:15 p.m.; Instructor: Milo Spindt; Cost: \$65.00 members/\$130.00 non-members.
- **Strategies of the Purchase Contract**; Six (6) hours ELECTIVE continuing education credits via Zoom; Date: Wednesday, September 16 th and Thursday,

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September 17, 2026; Time: 9:00 a.m. to 12:15 p.m. BOTH days; Instructor: Milo Spindt; Cost: \$125.00 member/\$250.00 non-member

- **A Comprehensive Overview of the IRC 1031 Tax Deferred Exchange:** Three (3) hours ELECTIVE continuing education credits via Zoom; Date: Tuesday, September 22, 2026; Time: 9:00 a.m. to 12:15 p.m.; Instructor: Julie Bratton; Cost: \$65.00 members/\$130.00 non-members

- **Core B: Get Real: Manage/Mismanage!;** Thursday, September 10, 2026 Instructor: James Kimo Stone; Cost \$65.00/\$130.00 non-members

- **Strategies of the Purchase Contract;** Wednesday, September 16, 2026 and Thursday, September 17, 2026; Instructor, Milo Spindt; Cost \$125.00 members/\$250.00 non-member

- **A Comprehensive Overview of the IRC 1031 Tax Deferred Exchange:** Tuesday, September 22, 2026; Instructor, Julie Bratton; Cost \$65.00 members/\$130.00 non-members



NAR RESOURCES: [Brokers](#) | [Small Brokers](#) (25 agents or less)

HAWAII INFORMATION SERVICE (HIS):

Training Schedule :

[Click](#) for Details.

HAWAII REALTORS® (HAR):

UPCOMING COURSES:

- CRS course designed to help agents organize their real estate career like a business using a proven business system. Participants will

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learn how to leverage market statistics, improve organization, and plan for long-term success and retirement.

Wednesday, August 12, 2026: 7:30 a.m. – 12:00 p.m. (Zoom)

Thursday, August 13, 2026: 7:30 a.m. – 12:00 p.m. (Zoom)

- Gain valuable insight into the insurance issues affecting the real estate marketplace in 2026. This webinar examines current trends, evolving risks, and practical consideration influencing real estate professionals and their clients.

Tuesday, August 18, 2026

11:00 a.m. - 12 p.m.

Virtual on Zoom

NATIONAL ASSOCIATION OF REALTORS® (NAR):



[New Advocacy Scoop Episode: The Road to ROAD and No Recess for the Weary.](#)

How nearly two years of advocacy helped move the ROAD to Housing Act across the finish line

What the law's nearly 50 housing provisions mean for housing supply, affordability and homeownership

Why implementation is the next critical phase and what NAR advocacy is focused on during Congress's August district work period.

The ROAD to Housing Act marks one of the most significant federal housing achievements in decades. In the latest episode of Advocacy Scoop, Shannon McGahn and Patrick Newton take listeners behind the advocacy effort that helped make it happen, explain what the law means for housing supply and affordability, and discuss what's next as implementation begins. [Listen now.](#)



Economists' Outlook By Lawrence Yun.

July employment slipped by 23,000 as public education jobs fell, while private hiring and low unemployment persisted.

[Instant Reaction: Jobs, August 7, 2026.](#)

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NAR UPDATE: CEO Nykia Wright and 2026 President Kevin Brown [spoke](#) at Inman Connect San Diego about [the work NAR is doing](#) to:

- **Rebuild trust:** “We are in a listening mode that we have not been in, I would argue, in the last 10, 15-plus years,” Wright said. “We are also understanding what their biggest pain points are to help turn that into something that can be less of a pain point.”
- **Lobby for members:** “The legislation just passed, and that was the result of two years of work and thousands of hours invested on behalf of REALTORS®,” Wright said. “We did the work.”
- **Support members' business success:** “My focus is getting NAR back to business,” he said. “Getting back to business, focusing on the issues that are impeding or stopping our members from getting to and executing their next transaction.”



NAR's latest consumer guide: "10 Tips for Unpacking Smartly After a Move," was developed to help ease the burden buyers may feel when surrounded by boxes.

For your clients on the cusp of a move, the guide suggests establishing a priority unpacking order, wiping down each room before unpacking, discarding boxes quickly, having garbage and donation bags at the ready, and more.

Share the [new guide](#) along with the companion guide ["10 Tips for Packing Smartly for a Move."](#)

NAR's latest consumer guide, "Condominium Insurance," was developed to give condo buyers the basics on insuring their unit and their building.

Buying a condominium often means navigating two insurance policies: one purchased by the condo association and one purchased by the unit owner. Using NAR's newest consumer guide, "Condominium Insurance," you can help your buyer clients understand the purpose behind these policies, how they work together, and how to avoid coverage gaps and unexpected costs.

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As a reminder, all guides in this series are available for download—in both English and Spanish—on facts.realtor. Please allow up to two weeks for the Spanish version of the latest resource to be translated and uploaded.

For ease of reference, below is a list of the most recent guides:

[NEW: Condominium Insurance](#)

[Seller Handoff Checklist](#)

[Defining Home Buying Needs vs. Wants](#)

[10 Tips For Unpacking Smartly After A Move](#)

UPDATED: [Multiple Listing Services](#)

Mahalo nui,

Nani Sadora

Association Executive



COMMUNITY CORNER:

Click [here](#) for current community events happening throughout Kauai`i.

“Olelo Hawai`i”- Word of the Month

Waiwai

Translation: Value • Worth • Importance

Honoring the value of membership and the importance of serving our community.

(KBR Reflection. Each month, a Hawaiian word will be shared with our members along with its meaning and relevance to the association’s mission, leadership, and service to our community)

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July 2026

Kauai Market Statistics



SINGLE-FAMILY HOMES

Median Sales Price Compared to June 2026

Days On Market: 50 ↓ \$1,195,000 ↓

Active Listings: 220

New Listings ↑

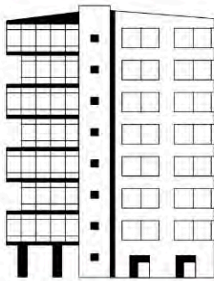
2025 2026

47 50

Sold Listings ↑

2025 2026

34 35



CONDOMINIUMS

Median Sales Price Compared to June 2026

Days On Market: 112 ↓ \$901,937 ↓

Active Listings: 199

New Listings ↑

2025 2026

31 32

Sold Listings ↓

2025 2026

19 18



LAND

Median Sales Price Compared to June 2026

Days On Market: 51 ↓ \$1,600,000 ↑

Active Listings: 114

New Listings ↑

2025 2026

7 17

Sold Listings ↓

2025 2026

5 3