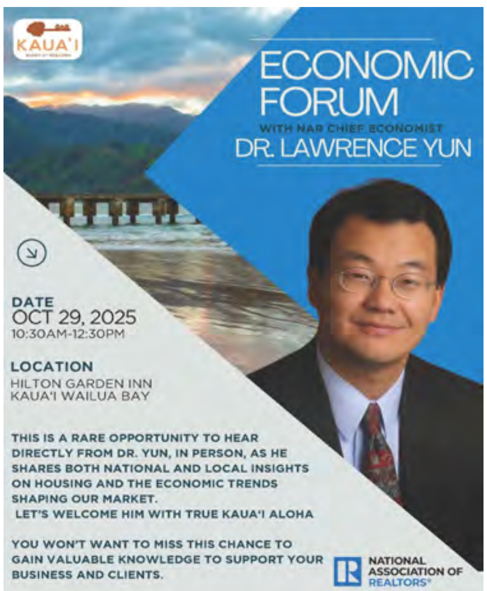
Association Executive Newsletter

OCTOBER 2025

Aloha KBR Members and Affiliates!

KBR HAPPENINGS:



Economic Forum with Dr. Lawrence Yun, NAR Chief Economist

WE ARE EXCITED *to share this rare opportunity to hear directly from Dr. Lawrence Yun, NAR Chief Economist, live and in person on Wednesday, October 29, 2025, at the Hilton Garden Inn Kauai Wailua Bay.*

Dr. Yun will share both national and local insights on housing and economic trends shaping our market. Let's show him true Kaua'i ALOHA with a strong KBR turnout!

Also Featuring guest speakers:

- *Adam Roversi, Housing Director - County of Kaua`i*
- *Palo Luckett, KBR 2025 President*
- *Jenai Hart, KBR 2025 President-Elect*

Registration: Early Bird: *$45 — by October 17;* ***Regular:*** *$60 — by October 24;* ***Thereafter / At the Door:*** *$75*

KEEPING YOU INFORMED:

SHUTDOWN! [What a Government Shutdown Means for REALTORS®]
The Oct. 1 deadline for Congress to pass a stopgap spending measure or reach a larger spending agreement has come and gone, and a government shutdown has officially begun. The shutdown will affect housing, mortgage and other programs critical to the real estate economy. Services deemed essential, such as the U.S. Postal Service, will continue to operate.

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The shutdown means a lapse in authority for the National Flood Insurance Program. During the lapse, Americans will be unable to purchase new NFIP policies, and current policyholders will be unable to renew their coverage. On Sept. 29, the National Association of REALTORS® issued a targeted Call for Action, asking Federal Political Coordinators to reach out to their members of Congress and highlight the importance of NFIP to homeowners.

In addition to the Call for Action, NAR sent a letter to congressional leadership urging them to find a path forward and end the shutdown as soon as possible, whether that be in the continuing resolution or as a standalone extension. NAR also issued guidance to its members on how a government shutdown could impact real estate. *Attached is the most recent guidance document.*

What Happens in a Shutdown?
Since 1980, there have been 14 government shutdowns, with the most recent lasting 34 days from December 2018 to January 2019. According to the Congressional Budget Office report, the last government shutdown, which was a partial shutdown, cost the economy $11 billion, and $3 billion of that money was never recovered.

Every agency has its own plan for shutdowns. Many federal departments and agencies furlough workers until the shutdown ends. Those agencies will stop or reduce the services they provide. Their help desks may have little or no staffing. Employees deemed essential must keep working without pay until funding is passed.

In a previous NAR survey of members on the impact of government shutdowns on their business, 75% said the shutdown had no impact on their contract signings or closings. However, 11% reported an impact on current clients, and 11% reported an impact on potential clients.

How Does a Shutdown End?
To end a government shutdown, Congress must either pass appropriations bills for the fiscal year or pass temporary spending bills known as continuing resolutions that fund government operations until a specified date. Although the House passed a continuing resolution to fund the government through Nov. 21, that measure failed in the Senate. Negotiations on a spending bill will continue in the Senate until an agreement is made. “NAR is committed to working with lawmakers on both sides of the aisle to reopen the government and reauthorize NFIP without delay,” says NAR Executive Vice President and Chief Advocacy Officer Shannon McGahn. “This is about keeping real estate transactions moving and ensuring families have the stability and protection they deserve.”

“According to NAR research, the NFIP supports roughly half a million home sales annually, generating 1 million jobs and contributing $70 billion to the U.S. economy,” McGahn says. “Each day that passes during the shutdown, potential real-life impacts will be felt in America’s housing market, which accounts for nearly 20% of the U.S. economy.”

Also check out the latest episode of - A federal government shutdown can disrupt everything from flood insurance to FHA condo approvals. In this episode of the *Advocacy Scoop*, A federal government shutdown can disrupt everything from flood insurance to FHA condo approvals. In this episode of the *Advocacy Scoop*, Shannon

McGahn and Patrick Newton explain what a shutdown means for real estate, and how NAR's Advocacy team is responding in real time. Listen today!

The Three- Way Agreement. The power of our partnership—connecting local, state, and national associations through the three-way agreement—creates NAR's unique and highly effective structure that delivers value at every level.

NAR is pleased to share the latest consumer guide that explains why real estate transactions are targets for wire fraud, how scammers work, and ways buyers can protect themselves against fraud.
Also, note that updates have been made to the "Home Selling Tips for Privacy and Safety" to reflect the input of MLSs and NAR's appraiser members. A link to the updated guide is below.
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: How to Protect Against Real Estate Wire Fraud
- Home Selling Tips for Privacy and Safety
- Do You Need Private Mortgage Insurance?
- What Is the VA Home Loan Guaranty?
- 10 Tips for Packing Smartly for a Move
- State and Local Tax (SALT) Deductions

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NAR continues to develop new tools and guides to help members and consumers navigate the practice changes, click the image above for information.

KAUA`I BOARD OF REALTORS® (KBR) BUSINESS:

Membership Count as of September - 627 REALTOR Members and 23 Affiliates (616 REALTOR Members and 23 Affiliates at last reporting)

September 2025 Kaua`i Market Statistics (provided by Affiliate partner Old Republic Title.)

CARAVAN SCHEDULE:

- Wednesday, October 22 , 2025 - Kapaa to Wailua - REALTOR® Coordinator, Dinka Bojanova.

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

EDUCATION/CONTINUING EDUCATION:

Kaua`i Board of REALTORS®:

- **Thursday, October 2 & Friday October 3, 2025** - Property Management & Landlord/Tenant - Instructor Lurline Johnson & Berton Hamamoto - Cost: $125 member $250 non-member.
- **CANCELLED LOW ENROLLMENT!** **Thursday, October 9, 2025** - 2025-2026 Core A: Advertising, Agency & Accountability - it's your kuleana! - Instructor Kimo Stone - Instructor Kimo Stone - Cost: $125 member $250 non-member.
- new **Wednesday, October 29, 2025** - 10:30am-12:30pm - Economic Forum - Hilton Garden Inn Kauai Wailua Bay - SPEAKERS: Dr. Lawrence Yun, NAR Chief Economic Strategist -Adam Roversi, Housing Director, County of Kauai, KBR Leadership.
- new **Thursday, November 6, 2025** - 2025-2026 Core A: Advertising, Agency & Accountability - it's your kuleana! - Instructor Kimo Stone - Instructor Kimo Stone - Cost: $125 member $250 non-member.

Hawaii REALTORS:

October 13 @ 9:00 am

10/13/25 One Big Beautiful Bill - Tax Strategies: Profits, Deductions & POWER MOVES!

October 16 @ 10:00 am

10/16/25 Hawaii RRC Mastermind808 - The Pathways To Affordable Affordable

October 24 @ 11:30 am

10/24/25 HIREC GMM - Trump Administration Foreign Policy Priorities: How Important is the Indo-Pacific and Hawaii

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Hawaii Information Services (HIS):

- IMPORTANT: As a follow-up to our recent education on NAR's Multiple Listing Options for Sellers (MLOS), we want to announce Section 3.03 – Office Exclusive Listings is now published and takes effect September 30, 2025.
  A revised form is being finalized and we'll notify you as soon as it is available. In the meantime, please continue to use the Certification to Withhold Property Listing form if documentation is needed.
  You can download a copy of the updated MLS Rules and Regulations, which are also always linked on the HIMLS login page for easy reference.
  To review an annotated version of the updated MLS Rules and Regulations, click here.

  HIMLS Training Schedule for March - **Click** for training dates.

- **Ready to tell your story?** Let's make it beautiful. **What are Stories?**

  Stories isn't just another marketing tool—it's an experience designed to captivate, connect, and convert. With its interactive design and seamless navigation, your audience will be drawn in from the first page.

  - Tell your professional story with a custom agent bio.
  - Highlight featured listings with photos, videos, and key details.
  - Guide clients through the buying or selling journey with an interactive, step-by-step guide.

Contact HIS Sales Team for more information sales@hiinfo.com or (808) 599-4224 ext. 4

NATIONAL ASSOCIATION OF REALTORS® (NAR)

NAR continues to develop new tools and guides to help members and consumers, click the link for more information.

Mahalo nui,

Nani Sadora
Association Executive

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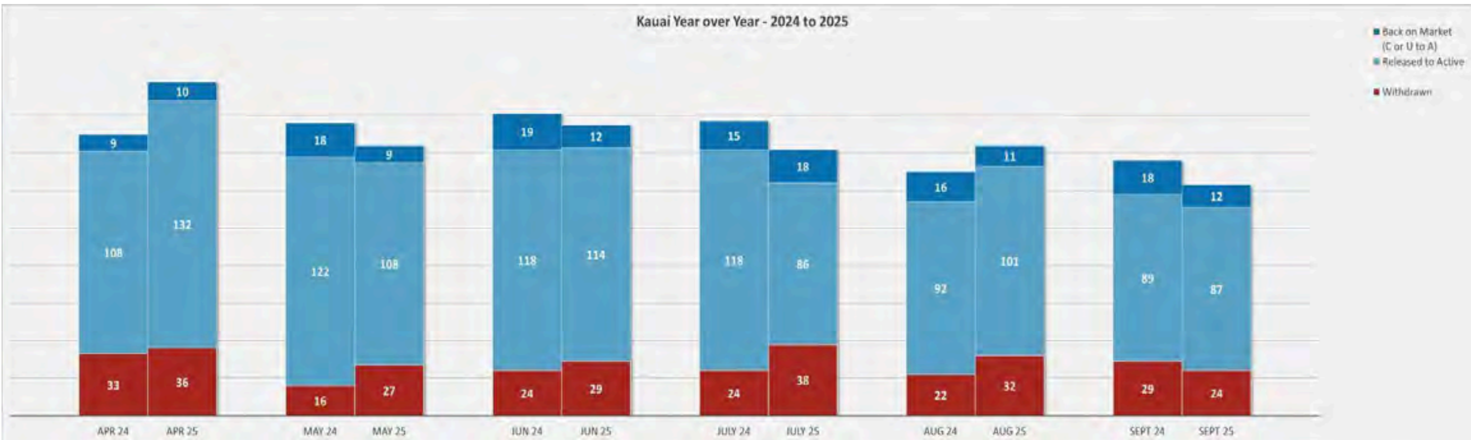

COMMUNITY CORNER:

Click here for current community events happening throughout Kauai`i.

"Olelo Hawai`i"- Words of the Month

"Akahai" *- kindness, gentleness, and grace, often expressed with tenderness. It is the first of the ALOHA (Akahai, Lokahi, Oluolu, Haahaa, Ahonui) values, which embody the native Hawaiian philosophy of mutual regard and affection.*

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September 2025

Kauai Market Statistics

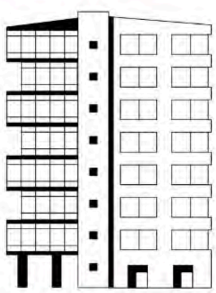
SINGLE-FAMILY HOMES

Median Sales Price Compared to August 2025

Days On Market: **72** ↑ **$1,370,000** ↑

Active Listings: **166**

	New Listings ↑		Sold Listings ↑	
	2024	2025	2024	2025
	39	**44**	**26**	**36**



CONDOMINIUMS

Median Sales Price Compared to August 2025

Days On Market: **125** ↑ **$820,000** ↑

Active Listings: **194**

	New Listings ↑		Sold Listings ↓	
	2024	2025	2024	2025
	31	**32**	**23**	**17**

LAND

Median Sales Price Compared to August 2025

Days On Market: **87** ↓ **$820,007** ↓

Active Listings: **99**

	New Listings ↓		Sold Listings ↓	
	2024	2025	2024	2025
	17	**10**	**14**	**5**