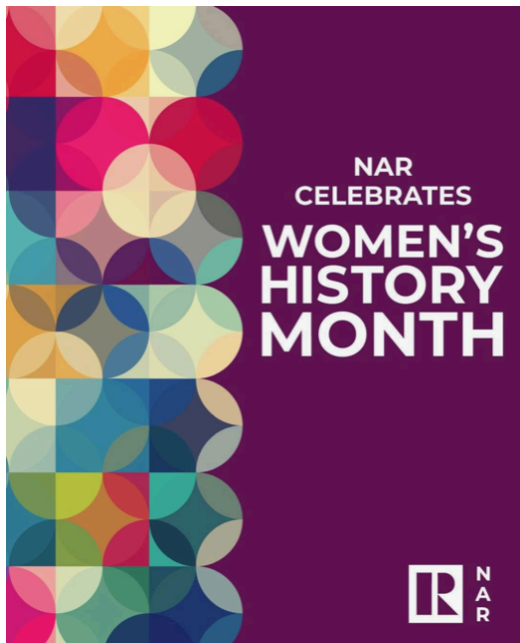




Association Executive Newsletter

MARCH 2025



Mahalo to our KBR Members & Affiliates!

We want to extend our appreciation for your support during our office move and renovations to our new location at [4357 Rice Street Unit 101](#).

KBR's office is **BACK IN BUSINESS!** Feel free to stop by for any member service needs, or simply to check out our new space and say **HELLO!**

We'll be hosting a **Re-Opening/Blessing and Open House** coming your way soon, so stay tuned for more details!

As many of you know, Rice Street can be tricky when it comes to parking, we do have designated parking stalls in the aisle beside the building, at the rear, and along Rice Street. While parking can be a challenge at times, we absolutely love our new location, with its close proximity to the County of Kauai Historical Building, the County Council, all County government offices, and the **Kauai Museum**—a true island treasure!

Updates:

REMINDERS:

DUES:

- Association Dues - late payments are now subject to \$100 late fee.

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

KEEPING YOU INFORMED:



NAR's Good Neighbor Award

Do you have an unsung member doing extraordinary volunteer work to make the world a better place?

Acknowledge their impact by encouraging them to apply for **NAR's Good Neighbor Award**. Winners receive \$10,000 grants and national publicity to benefit their cause. Entries are due April 18.

Learn more at nar.realtor/gna or click the [link](#).

NAR is pleased to share the latest consumer guide focused on preparing for homeownership. This guide covers what prospective buyers should consider as they kick off the home purchase process, including the importance of credit scores, mortgage pre-approval, down payments, budgeting, and educational resources.

[NEW: Property Taxes](#)
[Preparing for Homeownership](#)
[Escrow and Earnest Money](#)
[Pricing Your Home](#)
[Preparing to Sell Your Home](#)
[Fire Damage and Policy Coverage](#)
[Flood Insurance](#)



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

EDUCATION/CONTINUING EDUCATION:

Kaua`i Board of REALTORS®:

- Thursday, March 13, 2025 - Strategies of Listing: Getting the Listing - Instructor: Milo Spindt.

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- Thursday, April 3 & Friday, April 4, 2025 - Run Your Business Like a Business - Instructor Beth Holiday.

Hawaii REALTORS:

- April 16 @ 8:00 am
[4/16-17/2025 Cyber Security: Protecting Your Business and Your Clients](#)
- April 28
[4/28-29/2025 Seller Representative Specialist \(SRS\)](#)

Hawaii Information Services (HIS):

- HIMLS Training Schedule for March - [Click](#) for training dates.

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

Membership Count as of February - 613 REALTOR Members and 22 Affiliates (613 REALTOR Members and 22 Affiliates at last reporting)

[February 2025 Kaua`i Market Statistics](#) (provided by Affiliate partner Old Republic Title.)

WHAT'S NEW THIS MONTH:

2025 SCHOLARSHIP PROGRAM - The Kauai Board of REALTORS® scholarship program is now open and accepting applications for seniors, planning to attend a college or university in the fall of 2025. Application deadline is May 23, 2025. Please visit our website kbr@kauaiboard.com or call our office at (808) 245-4049 for further information.

The Kauai Board of REALTORS® GREAT TEAM Green Real Estate & Sustainability Subcommittee

- We are excited to share the launch of a Green Real Estate & Sustainability subcommittee (GSC).

#1 - Our industry could use some good news. By launching we show we are serious about this and sharing how folks can save more money and the aina is very good news. Members of these GSC say "It feels great to be part of something good right now with some of the negative press as of late".

#2 - Be a strong resource for our members and help them filter news around new green innovations, like heat pump hot water heater and clothes dyers, EVs, Solar so they are empowered to share with their Clients. The same is true with keeping up with the current and projected impacts of Climate Change and how to discuss/disclose with clients while simultaneously sharing with them how they can save money while greening up their home and be part of the solution at the same time.

#3 - The GSC sub-committee can advise other committees on all things green. For example, many green money saving technologies can be shared with the affordable

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housing committee so they can make more informed decisions and be more effective advocates. And many more...

Please [click](#) for information and a complete description of the mission and purpose of the GSC Team.

CARAVAN SCHEDULE:

- [Monday, March 3, 2025](#) - Koloa-Poipu-Kalaheo Caravan
- [Wednesday, March 5, 2025](#) - Hanalei - Haena Caravan
- [Thursday, March 6, 2025](#) - Princeville-Kilauea Caravan
- [Wednesday, March 12, 2025](#) - Lihue Caravan

Caravan Policies

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

NATIONAL ASSOCIATION OF REALTORS® (NAR)

NAR continues to develop new tools and guides to help members and consumers navigate the practice changes, [click](#) the link for more information.

HAWAII ASSOCIATION OF REALTORS® (HAR):

HAR UPDATES:

- [Sunsetting HAR Standard Form Cooperating Brokerage Firm's Separate Contract](#)
- [Request for Member Comments on New and Revised Standard Forms](#)
-  [NEW Podcast Episode: Bitter Reckoning](#)
- [FinCEN Beneficial Ownership Information Reporting Rule Back in Effect](#)
- [Legislative Update: Sealing Eviction Records; Contractor Repair Act](#)
- [NEW Consumer Guide: Preparing for Homeownership](#)
- [30% Off New Marketing Tools](#)

Member Comments Needed on New and revised Standard Forms

The Standard Forms Committee invites your comments on its proposed revisions to the standard forms **Post Closing Occupancy Contract** and on its proposed new standard form, the **Photovoltaic Addendum to the Purchase Contract**. Click the links below to view and provide your comments on the proposed forms.

POST CLOSING OCCUPANCY CONTRACT

- [REVIEW: Post Closing Occupancy Contract \(ANNOTATED\)](#)
- [REVIEW: Post Closing Occupancy Contract \(CLEAN\)](#)
- [Submit Comments on Post Closing Occupancy Contract](#)

PHOTOVOLTAIC ADDENDUM TO THE PURCHASE CONTRACT

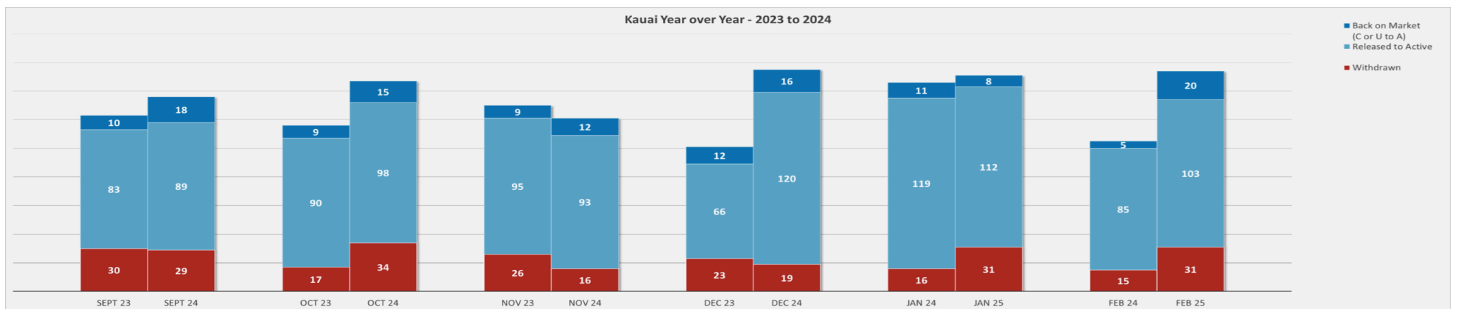
- [REVIEW: Photovoltaic Addendum to the Purchase Contract](#)
- [Submit Comments on Photovoltaic Addendum to the Purchase Contract](#)

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The comment period will remain open until March 21, 2025. NOTE: HAR member login is required for forms review.

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

Kūlia -to stand, halt; To try, strive; Outstanding, fortunate, lucky

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February 2025

Kauai Market Statistics



SINGLE-FAMILY HOMES

Median Sales Price Compared to January 2025

Days On Market: 49 ↓ \$1,059,000 ↓

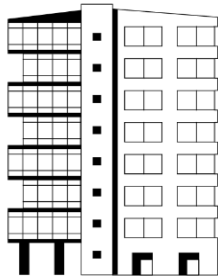
Active Listings: 160

New Listings ↑

2024	2025
44	44

Sold Listings ↑

2024	2025
28	32



CONDOMINIUMS

Median Sales Price Compared to January 2025

Days On Market: 49 ↑ \$977,000 ↑

Active Listings: 191

New Listings ↑

2024	2025
24	36

Sold Listings ↓

2024	2025
22	18



LAND

Median Sales Price Compared to January 2025

Days On Market: 77 ↓ \$1,389,000 ↓

Active Listings: 111

New Listings ↑

2024	2025
16	19

Sold Listings ↓

2024	2025
10	7