

Single Family Monthly Sales Volume

For Month Ending 12/31/1999

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	13	\$2,668,000	\$209,000	13	\$2,748,400	\$195,000	18	\$3,502,450	\$194,950
Haiku	3	\$782,000	\$290,000	3	\$1,550,000	\$500,000	6	\$1,830,000	\$297,500
Hana	0	\$0	\$0	1	\$620,000	\$620,000	0	\$0	\$0
Kaanapali	1	\$877,000	\$877,000	2	\$1,920,000	\$960,000	1	\$390,000	\$390,000
Kapalua	0	\$0	\$0	1	\$1,200,000	\$1,200,000	1	\$1,365,000	\$1,365,000
Kihei	13	\$4,118,875	\$305,000	14	\$7,790,482	\$260,525	11	\$3,206,273	\$239,000
Kula/Ulupalakua/Kanaio	3	\$1,280,000	\$390,000	15	\$4,620,085	\$290,000	4	\$2,080,000	\$247,000
Lahaina	0	\$0	\$0	2	\$785,000	\$392,500	3	\$687,000	\$242,000
Lanai	1	\$110,000	\$110,000	1	\$168,000	\$168,000	0	\$0	\$0
Makawao/Olinda/Haliimaile	9	\$2,221,000	\$197,000	6	\$1,512,600	\$207,500	5	\$982,016	\$178,000
Maui Meadows	2	\$910,000	\$455,000	5	\$2,163,400	\$428,900	3	\$1,520,000	\$515,000
Molokai	0	\$0	\$0	1	\$45,000	\$45,000	0	\$0	\$0
Napili/Kahana/Honokowai	0	\$0	\$0	2	\$511,000	\$255,500	3	\$945,000	\$200,000
Pukalani	4	\$1,104,000	\$267,500	6	\$1,490,750	\$247,625	6	\$1,399,000	\$265,000
Sprecklesville/Paia/Kuau	3	\$647,000	\$242,000	2	\$390,920	\$195,460	8	\$5,336,844	\$204,047
Wailea/Makena	1	\$720,000	\$720,000	3	\$3,260,000	\$750,000	1	\$500,000	\$500,000
Maui Summary :	53	\$15,437,875	\$245,000	77	\$30,775,637	\$255,000	70	\$23,743,583	\$220,200

Condominium Monthly Sales Volume

For Month Ending 12/31/1999

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	6	\$706,400	\$117,000	3	\$368,000	\$125,000	10	\$798,700	\$81,000
Kaanapali	5	\$1,785,000	\$325,000	5	\$1,487,000	\$250,000	5	\$1,075,000	\$160,000
Kapalua	7	\$3,274,500	\$402,000	6	\$2,115,500	\$317,500	3	\$1,020,000	\$295,000
Kihei	48	\$6,176,201	\$120,000	41	\$4,714,601	\$98,000	35	\$4,863,850	\$133,000
Kula/Ulupalakua/Kanaio	0	\$0	\$0	0	\$0	\$0	1	\$320,000	\$320,000
Lahaina	9	\$4,181,500	\$177,500	3	\$454,500	\$119,500	3	\$1,362,000	\$470,000
Lanai	1	\$785,000	\$785,000	0	\$0	\$0	1	\$1,050,000	\$1,050,000
Maalaea	3	\$501,000	\$160,000	3	\$792,000	\$295,000	4	\$1,405,000	\$357,000
Napili/Kahana/Honokowai	28	\$5,696,100	\$157,500	32	\$5,719,250	\$167,375	25	\$4,029,050	\$163,750
Pukalani	2	\$453,500	\$226,750	0	\$0	\$0	0	\$0	\$0
Sprecklesville/Paia/Kuau	0	\$0	\$0	1	\$50,000	\$50,000	0	\$0	\$0
Wailea/Makena	11	\$4,592,200	\$385,000	13	\$6,294,500	\$298,000	17	\$6,846,000	\$291,000
Maui Summary :	120	\$28,151,401	\$157,500	107	\$21,995,351	\$147,900	104	\$22,769,600	\$164,875

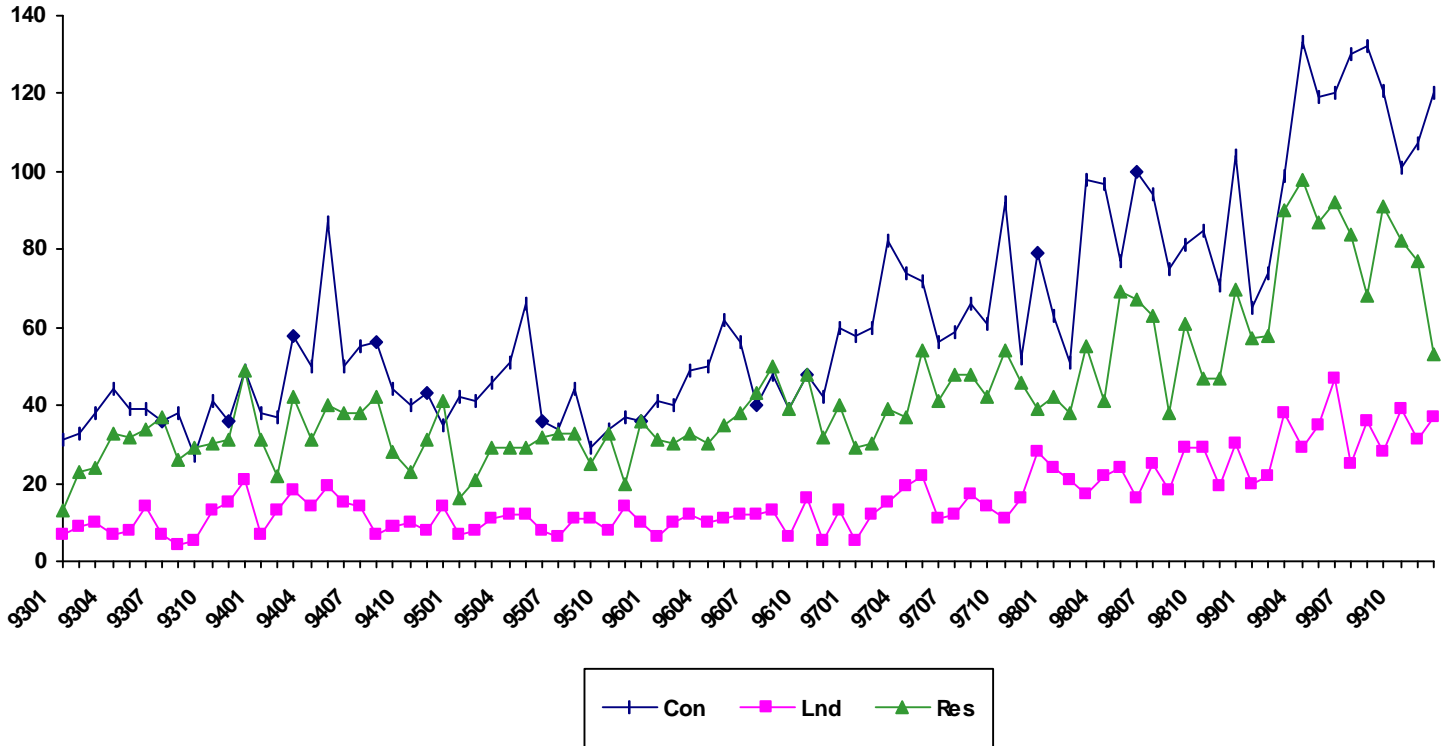
Land Monthly Sales Volume

For Month Ending 12/31/1999

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	3	\$995,000	\$260,000	4	\$403,000	\$89,250	4	\$604,414	\$127,207
Haiku	10	\$2,116,000	\$162,000	5	\$971,000	\$195,000	2	\$422,000	\$211,000
Hana	0	\$0	\$0	1	\$225,000	\$225,000	0	\$0	\$0
Kaanapali	2	\$837,000	\$418,500	1	\$4,500,000	\$4,500,000	0	\$0	\$0
Kahakuloa	3	\$665,000	\$230,000	5	\$947,500	\$175,000	0	\$0	\$0
Kapalua	0	\$0	\$0	3	\$1,885,000	\$615,000	2	\$630,000	\$315,000
Kihei	2	\$326,000	\$163,000	0	\$0	\$0	2	\$240,000	\$120,000
Kula/Ulupalakua/Kanaio	3	\$1,191,500	\$296,500	1	\$112,500	\$112,500	3	\$620,001	\$206,667
Makawao/Olinda/Haliimaile	0	\$0	\$0	1	\$170,000	\$170,000	1	\$130,000	\$130,000
Maui Meadows	3	\$640,000	\$245,000	0	\$0	\$0	0	\$0	\$0
Napili/Kahana/Honokowai	3	\$507,050	\$178,000	1	\$151,050	\$151,050	10	\$1,473,000	\$146,000
Pukalani	1	\$110,000	\$110,000	1	\$98,000	\$98,000	2	\$269,000	\$134,500
Sprecklesville/Paia/Kuau	1	\$178,000	\$178,000	3	\$774,400	\$87,600	1	\$87,000	\$87,000
Wailea/Makena	6	\$2,600,000	\$232,500	5	\$11,015,000	\$2,300,000	3	\$890,000	\$345,000
Maui Summary :	37	\$10,165,550	\$210,000	31	\$21,252,450	\$185,000	30	\$5,365,415	\$159,000

Sales Volume By Month

For Month Ending 12/31/1999

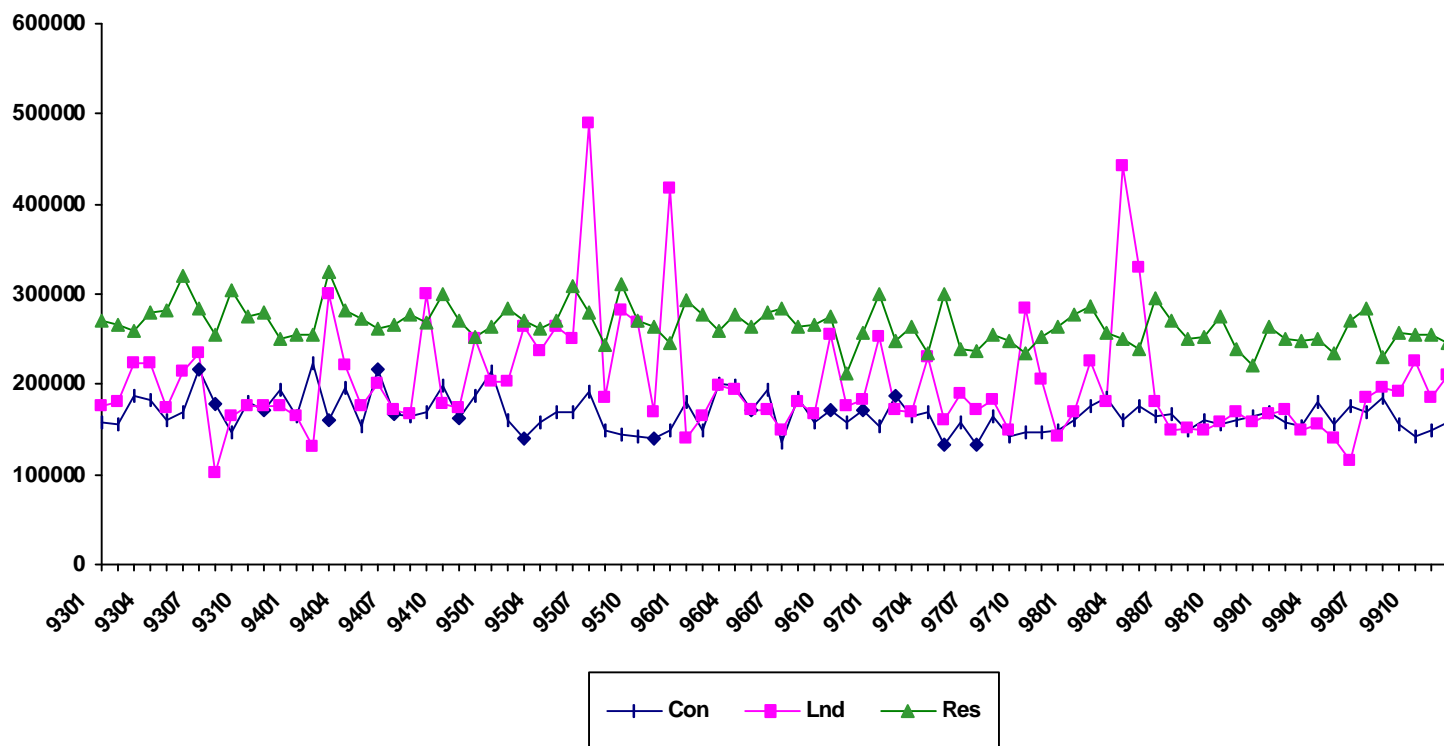


Month	1994			1995			1996			1997			1998			1999		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	31	38	7	16	42	7	31	41	6	29	58	5	42	63	24	57	65	20
Feb	22	37	13	21	41	8	30	40	10	30	60	12	38	51	21	58	74	22
Mar	42	58	18	29	46	11	33	49	12	39	82	15	55	98	17	90	99	38
Apr	31	50	14	29	51	12	30	50	10	37	74	19	41	97	22	98	133	29
May	40	87	19	29	66	12	35	62	11	54	72	22	69	77	24	87	119	35
Jun	38	50	15	32	36	8	38	56	12	41	56	11	67	100	16	92	120	47
Jul	38	55	14	33	34	6	43	40	12	48	59	12	63	94	25	84	130	25
Aug	42	56	7	33	44	11	50	48	13	48	66	17	38	75	18	68	132	36
Sep	28	44	9	25	29	11	39	39	6	42	61	14	61	81	29	91	121	28
Oct	23	40	10	33	34	8	48	48	16	54	92	11	47	85	29	82	101	39
Nov	31	43	8	20	37	14	32	42	5	46	52	16	47	71	19	77	107	31
Dec	41	35	14	36	36	10	40	60	13	39	79	28	70	104	30	53	120	37

SOURCE: Maui Board of REALTORS
MLS Resale data

Sales Median By Month

For Month Ending 12/31/1999

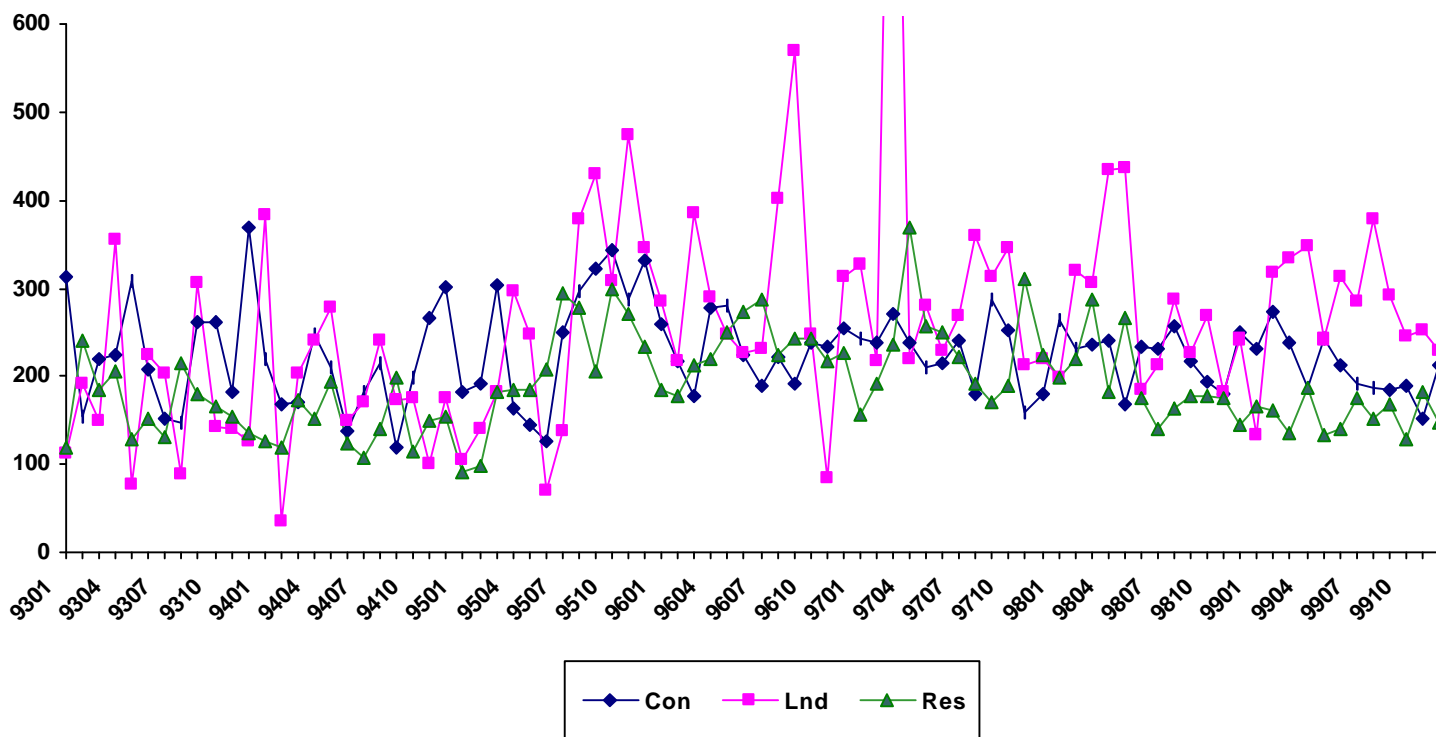


Month	1994			1995			1996			1997			1998			1999		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	255000	165000	165000	265000	215000	203000	293000	180000	138750	300750	154000	252500	277500	160000	168500	264000	170000	168000
Feb	255000	222500	130000	285000	160050	203750	276500	148000	165500	248750	188000	172500	287500	175000	225000	251209	158050	172500
Mar	325000	161200	299000	270000	140000	265000	260000	200000	197500	265000	165000	170000	257500	184250	180000	247500	152500	150000
Apr	283000	195500	221500	262500	157000	237500	277500	198750	193750	234000	169750	230000	250000	161000	442500	250000	180000	155000
May	273000	154000	175000	270000	170000	265000	265000	172500	172500	300000	133050	161250	239000	175000	330000	235000	155000	139000
Jun	261750	217500	200000	309000	170000	250000	279125	195000	172000	240000	157500	190000	295000	165750	181500	270250	175000	115000
Jul	266500	167000	171500	280000	192500	490000	285000	135500	148000	237000	132500	170750	270000	167500	150000	283500	169000	185000
Aug	277500	164500	167500	242500	150000	185000	264500	185000	180000	255500	165750	182500	249750	150000	151700	231100	184950	197000
Sep	267500	170000	300000	311000	144950	282000	267000	158000	167500	249000	142500	148500	252000	159900	149000	257000	155000	192500
Oct	300000	198750	178750	270000	142500	267500	275000	171000	255000	235100	147500	285000	276300	155000	159000	253915	142000	225000
Nov	270000	162500	173600	265000	139600	170000	212500	157500	175000	252450	147000	204500	240000	160000	169000	255000	147900	185000
Dec	252000	187500	251250	245500	150000	417500	257500	172500	183000	265000	150000	141900	220200	164875	159000	245000	157500	210000

SOURCE: Maui Board of REALTORS
MLS Resale data

Sales Days on Market By Month

For Month Ending 12/31/1999

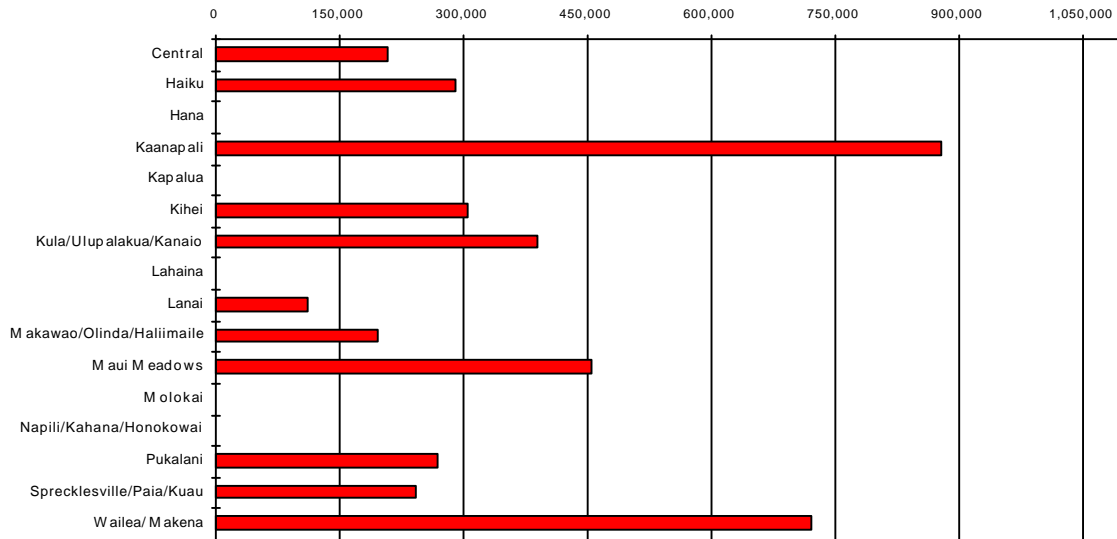


Month	1994			1995			1996			1997			1998			1999		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	125	219	382	92	183	104	185	259	285	156	243	327	199	263	198	165	232	134
Feb	118	169	34	99	191	140	178	218	216	191	239	218	219	231	321	162	273	318
Mar	172	172	203	183	303	183	213	178	385	235	271	1179	286	235	307	135	237	334
Apr	152	247	240	184	164	297	219	279	291	368	237	219	181	241	434	186	186	348
May	193	210	278	185	144	247	250	279	248	258	210	280	266	168	437	134	242	243
Jun	124	137	149	209	126	71	274	225	227	250	214	229	175	234	184	141	213	314
Jul	107	183	171	295	250	137	287	189	231	222	240	268	139	230	214	174	192	284
Aug	140	215	241	277	296	378	224	223	401	193	179	359	164	257	287	151	187	378
Sep	199	118	172	205	322	429	242	192	570	171	288	313	178	218	228	168	184	291
Oct	115	198	176	300	343	308	242	237	248	189	251	345	178	193	268	129	190	245
Nov	150	266	101	271	287	473	218	233	83	310	159	214	176	180	183	182	152	253
Dec	154	302	176	234	333	345	226	254	314	225	179	220	145	249	244	146	212	228

Single Family Median Prices by Area

For Month Ending 12/31/1999

Current Month Information

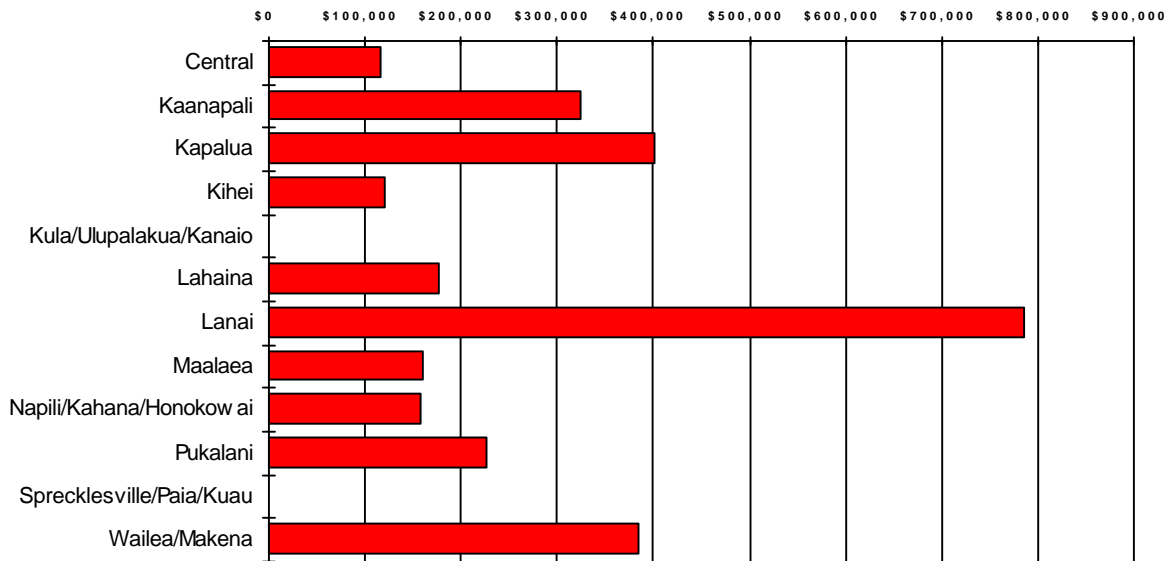


Area	Current Month	Previous Month	Year Ago Month
Central	\$209,000	\$195,000	\$194,950
Haiku	\$290,000	\$500,000	\$297,500
Hana	\$0	\$620,000	\$0
Kaanapali	\$877,000	\$960,000	\$390,000
Kapalua	\$0	\$1,200,000	\$1,365,000
Kihei	\$305,000	\$260,525	\$239,000
Kula/Ulupalakua/Kanaio	\$390,000	\$290,000	\$247,000
Lahaina	\$0	\$392,500	\$242,000
Lanai	\$110,000	\$168,000	\$0
Makawao/Olinda/Haliimaile	\$197,000	\$207,500	\$178,000
Maui Meadows	\$455,000	\$428,900	\$515,000
Molokai	\$0	\$45,000	\$0
Napili/Kahana/Honokowai	\$0	\$255,500	\$200,000
Pukalani	\$267,500	\$247,625	\$265,000
Sprecklesville/Paia/Kuau	\$242,000	\$195,460	\$204,047
Wailea/Makena	\$720,000	\$750,000	\$500,000

Condominium Median Prices by Area

For Month Ending 12/31/1999

Current Month Information

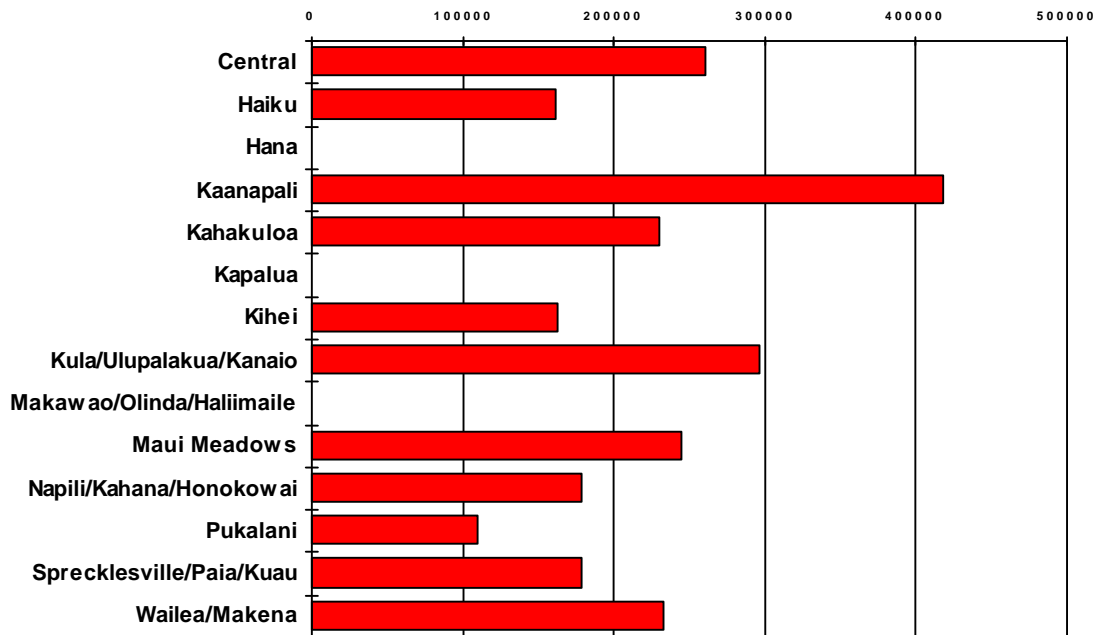


Area	Current Month	Previous Month	Year Ago Month
Central	\$117,000	\$125,000	\$81,000
Kaanapali	\$325,000	\$250,000	\$160,000
Kapalua	\$402,000	\$317,500	\$295,000
Kihei	\$120,000	\$98,000	\$133,000
Kula/Ulupalakua/Kanaio	\$0	\$0	\$320,000
Lahaina	\$177,500	\$119,500	\$470,000
Lanai	\$785,000	\$0	\$1,050,000
Maalaea	\$160,000	\$295,000	\$357,000
Napili/Kahana/Honokowai	\$157,500	\$167,375	\$163,750
Pukalani	\$226,750	\$0	\$0
Sprecklesville/Paia/Kuau	\$0	\$50,000	\$0
Wailea/Makena	\$385,000	\$298,000	\$291,000

Land Median Prices by Area

For Month Ending 12/31/1999

Current Month Information



Area	Current Month	Previous Month	Year Ago Month
Central	\$260,000	\$89,250	\$127,207
Haiku	\$162,000	\$195,000	\$211,000
Hana	\$0	\$225,000	\$0
Kaanapali	\$418,500	\$4,500,000	\$0
Kahakuloa	\$230,000	\$175,000	\$0
Kapalua	\$0	\$615,000	\$315,000
Kihei	\$163,000	\$0	\$120,000
Kula/Ulupalakua/Kanaio	\$296,500	\$112,500	\$206,667
Makawao/Olinda/Haliimaile	\$0	\$170,000	\$130,000
Maui Meadows	\$245,000	\$0	\$0
Napili/Kahana/Honokowai	\$178,000	\$151,050	\$146,000
Pukalani	\$110,000	\$98,000	\$134,500
Sprecklesville/Paia/Kuau	\$178,000	\$87,600	\$87,000
Wailea/Makena	\$232,500	\$2,300,000	\$345,000

Single Family Year To Date Resale Information

Comparing 01/01/1999 thru 12/31/1999 with 01/01/1998 thru 12/31/1998

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	189	120	69	57%	\$216,891	\$217,749	0%	\$202,288	\$195,130	4%	\$40,992,368	\$26,129,878	57%
Haiku	69	52	17	33%	\$416,540	\$321,385	30%	\$325,000	\$307,500	6%	\$28,741,265	\$16,712,000	72%
Hana	4	5	-1	-20%	\$641,250	\$251,580	155%	\$707,500	\$227,900	210%	\$2,565,000	\$1,257,900	104%
Kaanapali	27	13	14	108%	\$762,574	\$672,615	13%	\$650,000	\$560,000	16%	\$20,589,500	\$8,744,000	135%
Kapalua	4	5	-1	-20%	\$1,241,875	\$1,105,000	12%	\$1,287,500	\$1,000,000	29%	\$4,967,500	\$5,525,000	-10%
Keanae	0	1	-1	-100%	\$0	\$325,000	-100%	\$0	\$325,000	-100%	\$0	\$325,000	-100%
Kihei	181	101	80	79%	\$297,251	\$276,339	8%	\$248,000	\$232,000	7%	\$53,802,366	\$27,910,288	93%
Kipahulu	1	2	-1	-50%	\$700,000	\$975,000	-28%	\$700,000	\$975,000	-28%	\$700,000	\$1,950,000	-64%
Kula/Ulupalakua/Kanaio	99	65	34	52%	\$363,600	\$424,065	-14%	\$315,440	\$360,000	-12%	\$35,996,370	\$27,564,250	31%
Lahaina	29	25	4	16%	\$346,897	\$424,720	-18%	\$270,000	\$250,000	8%	\$10,060,000	\$10,618,000	-5%
Lanai	9	11	-2	-18%	\$124,333	\$272,333	-54%	\$140,000	\$160,000	-13%	\$1,119,000	\$2,995,668	-63%
Maalaea	0	1	-1	-100%	\$0	\$1,150,000	-100%	\$0	\$1,150,000	-100%	\$0	\$1,150,000	-100%
Makawao/Olinda/Haliimaile	88	69	19	28%	\$240,654	\$244,060	-1%	\$213,000	\$229,090	-7%	\$21,177,550	\$16,840,126	26%
Maui Meadows	45	35	10	29%	\$458,080	\$446,526	3%	\$420,000	\$400,000	5%	\$20,613,600	\$15,628,400	32%
Molokai	1	0	1	N/A	\$45,000	\$0	N/A	\$45,000	\$0	N/A	\$45,000	\$0	N/A
Nahiku	1	0	1	N/A	\$179,000	\$0	N/A	\$179,000	\$0	N/A	\$179,000	\$0	N/A
Napili/Kahana/Honokowai	34	20	14	70%	\$450,274	\$542,575	-17%	\$246,750	\$350,000	-30%	\$15,309,300	\$10,851,500	41%
Olowalu	2	0	2	N/A	\$475,000	\$0	N/A	\$475,000	\$0	N/A	\$950,000	\$0	N/A
Pukalani	63	45	18	40%	\$251,535	\$251,050	0%	\$253,000	\$251,500	1%	\$15,846,700	\$11,297,250	40%
Sprecklesville/Paia/Kuau	48	37	11	30%	\$322,043	\$505,457	-36%	\$234,400	\$275,000	-15%	\$15,458,087	\$18,701,897	-17%
Wailea/Makena	43	31	12	39%	\$1,046,812	\$1,070,597	-2%	\$695,000	\$900,000	-23%	\$45,012,899	\$33,188,500	36%
Maui Summary:	937	638	299	47%	\$356,591	\$372,084	-4%	\$250,000	\$255,000	-2%	\$334,125,505	\$237,389,657	41%

Condominium Year To Date Resale Information

Comparing 01/01/1999 thru 12/31/1999 with 01/01/1998 thru 12/31/1998

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	68	34	34	100%	\$71,157	\$82,872	-14%	\$58,500	\$83,250	-30%	\$4,838,697	\$2,817,650	72%
Hana	0	1	-1	-100%	\$0	\$150,000	-100%	\$0	\$150,000	-100%	\$0	\$150,000	-100%
Kaanapali	116	100	16	16%	\$431,292	\$366,627	18%	\$395,000	\$346,000	14%	\$50,029,925	\$36,662,700	36%
Kapalua	50	34	16	47%	\$413,090	\$439,324	-6%	\$385,000	\$367,500	5%	\$20,654,500	\$14,937,000	38%
Kihei	470	325	145	45%	\$141,239	\$132,180	7%	\$120,500	\$120,000	0%	\$66,382,402	\$42,958,355	55%
Kula/Ulupalakua/Kanaio	0	1	-1	-100%	\$0	\$320,000	-100%	\$0	\$320,000	-100%	\$0	\$320,000	-100%
Lahaina	41	29	12	41%	\$238,239	\$195,374	22%	\$165,000	\$115,000	43%	\$9,767,783	\$5,665,850	72%
Lanai	8	5	3	60%	\$1,051,875	\$1,507,000	-30%	\$1,010,000	\$1,725,000	-41%	\$8,415,000	\$7,535,000	12%
Maalaea	76	60	16	27%	\$167,319	\$193,873	-14%	\$160,900	\$165,000	-2%	\$12,716,250	\$11,632,400	9%
Makawao/Olinda/Haliimaile	0	5	-5	-100%	\$0	\$140,800	-100%	\$0	\$142,000	-100%	\$0	\$704,000	-100%
Napili/Kahana/Honokowai	345	272	73	27%	\$176,811	\$172,085	3%	\$155,000	\$158,000	-2%	\$60,999,667	\$46,807,000	30%
Pukalani	4	0	4	N/A	\$209,125	\$0	N/A	\$208,500	\$0	N/A	\$836,500	\$0	N/A
Sprecklesville/Paia/Kuau	3	0	3	N/A	\$64,667	\$0	N/A	\$72,000	\$0	N/A	\$194,000	\$0	N/A
Wailea/Makena	140	130	10	8%	\$467,472	\$454,407	3%	\$330,000	\$316,000	4%	\$65,446,100	\$59,072,900	11%
Maui Summary:	1321	996	325	33%	\$227,313	\$230,184	-1%	\$160,000	\$162,500	-2%	\$300,280,824	\$229,262,855	31%

Fee Simple Condominium Year To Date Resale Information

Comparing 01/01/1999 thru 12/31/1999 with 01/01/1998 thru 12/31/1998

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	68	34	34	100%	\$71,157	\$82,872	-14%	\$58,500	\$83,250	-30%	\$4,838,697	\$2,817,650	72%
Hana	0	1	-1	-100%	\$0	\$150,000	-100%	\$0	\$150,000	-100%	\$0	\$150,000	-100%
Kaanapali	93	76	17	22%	\$458,056	\$360,720	27%	\$420,000	\$353,500	19%	\$42,599,175	\$27,414,750	55%
Kapalua	48	33	15	45%	\$418,573	\$445,697	-6%	\$401,000	\$370,000	8%	\$20,091,500	\$14,708,000	37%
Kihei	443	305	138	45%	\$143,707	\$134,221	7%	\$122,000	\$120,000	2%	\$63,662,252	\$40,937,255	56%
Kula/Ulupalakua/Kanaio	0	1	-1	-100%	\$0	\$320,000	-100%	\$0	\$320,000	-100%	\$0	\$320,000	-100%
Lahaina	36	23	13	57%	\$260,109	\$220,370	18%	\$172,000	\$165,000	4%	\$9,363,933	\$5,068,500	85%
Lanai	8	5	3	60%	\$1,051,875	\$1,507,000	-30%	\$1,010,000	\$1,725,000	-41%	\$8,415,000	\$7,535,000	12%
Maalaea	45	34	11	32%	\$195,496	\$228,379	-14%	\$199,000	\$220,500	-10%	\$8,797,300	\$7,764,900	13%
Makawao/Olinda/Haliimaile	0	5	-5	-100%	\$0	\$140,800	-100%	\$0	\$142,000	-100%	\$0	\$704,000	-100%
Napili/Kahana/Honokowai	144	101	43	43%	\$177,983	\$169,745	5%	\$160,000	\$159,900	0%	\$25,629,550	\$17,144,250	49%
Pukalani	4	0	4	N/A	\$209,125	\$0	N/A	\$208,500	\$0	N/A	\$836,500	\$0	N/A
Sprecklesville/Paia/Kuau	3	0	3	N/A	\$64,667	\$0	N/A	\$72,000	\$0	N/A	\$194,000	\$0	N/A
Wailea/Makena	140	130	10	8%	\$467,472	\$454,407	3%	\$330,000	\$316,000	4%	\$65,446,100	\$59,072,900	11%
Maui Summary:	1032	748	284	38%	\$242,126	\$245,504	-1%	\$167,250	\$166,125	1%	\$249,874,007	\$183,637,205	36%

Leasehold Condominium Year To Date Resale Information

Comparing 01/01/1999 thru 12/31/1999 with 01/01/1998 thru 12/31/1998

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Kaanapali	23	24	-1	-4%	\$323,076	\$385,331	-16%	\$204,000	\$310,000	-34%	\$7,430,750	\$9,247,950	-20%
Kapalua	2	1	1	100%	\$281,500	\$229,000	23%	\$281,500	\$229,000	23%	\$563,000	\$229,000	146%
Kihei	27	20	7	35%	\$100,746	\$101,055	0%	\$118,000	\$110,950	6%	\$2,720,150	\$2,021,100	35%
Lahaina	5	6	-1	-17%	\$80,770	\$99,558	-19%	\$69,350	\$80,750	-14%	\$403,850	\$597,350	-32%
Maalaea	31	26	5	19%	\$126,418	\$148,750	-15%	\$129,000	\$157,500	-18%	\$3,918,950	\$3,867,500	1%
Napili/Kahana/Honokowai	201	171	30	18%	\$175,971	\$173,466	1%	\$148,000	\$150,000	-1%	\$35,370,117	\$29,662,750	19%
Maui Summary:	289	248	41	17%	\$174,418	\$183,974	-5%	\$145,000	\$151,250	-4%	\$50,406,817	\$45,625,650	10%

Land Year To Date Resale Information

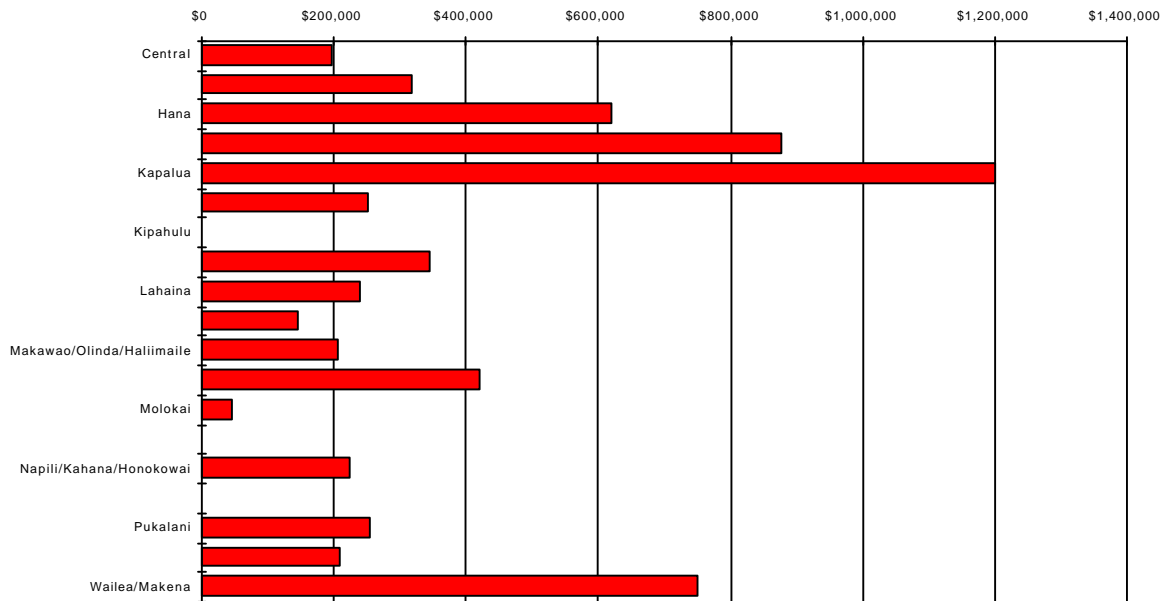
Comparing 01/01/1999 thru 12/31/1999 with 01/01/1998 thru 12/31/1998

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	24	21	3	14%	\$181,774	\$221,239	-18%	\$118,500	\$153,200	-23%	\$4,362,570	\$4,646,014	-6%
Haiku	64	28	36	129%	\$237,827	\$183,348	30%	\$185,000	\$167,250	11%	\$15,220,900	\$5,133,750	196%
Hana	7	3	4	133%	\$244,571	\$168,333	45%	\$225,000	\$160,000	41%	\$1,712,000	\$505,000	239%
Kaanapali	15	23	-8	-35%	\$541,625	\$196,870	175%	\$197,500	\$168,000	18%	\$8,124,375	\$4,528,000	79%
Kahakuloa	18	1	17	1700%	\$223,778	\$180,000	24%	\$207,500	\$180,000	15%	\$4,028,000	\$180,000	2138%
Kapalua	20	19	1	5%	\$480,650	\$485,816	-1%	\$435,000	\$350,000	24%	\$9,613,000	\$9,230,500	4%
Kaupo	0	1	-1	-100%	\$0	\$75,000	-100%	\$0	\$75,000	-100%	\$0	\$75,000	-100%
Kihei	52	14	38	271%	\$215,141	\$215,314	0%	\$135,000	\$139,000	-3%	\$11,187,350	\$3,014,400	271%
Kipahulu	0	1	-1	-100%	\$0	\$140,000	-100%	\$0	\$140,000	-100%	\$0	\$140,000	-100%
Kula/Ulupalakua/Kanaio	38	34	4	12%	\$279,957	\$358,056	-22%	\$237,500	\$236,250	1%	\$10,638,350	\$12,173,901	-13%
Lahaina	4	2	2	100%	\$166,000	\$117,500	41%	\$150,000	\$117,500	28%	\$664,000	\$235,000	183%
Lanai	0	1	-1	-100%	\$0	\$2,695,000	-100%	\$0	\$2,695,000	-100%	\$0	\$2,695,000	-100%
Maalaea	0	1	-1	-100%	\$0	\$1,150,000	-100%	\$0	\$1,150,000	-100%	\$0	\$1,150,000	-100%
Makawao/Olinda/Haliimaile	6	10	-4	-40%	\$147,583	\$173,000	-15%	\$147,250	\$112,500	31%	\$885,500	\$1,730,000	-49%
Maui Meadows	8	6	2	33%	\$212,563	\$228,750	-7%	\$215,250	\$225,000	-4%	\$1,700,500	\$1,372,500	24%
Molokai	1	0	1	N/A	\$200,000	\$0	N/A	\$200,000	\$0	N/A	\$200,000	\$0	N/A
Nahiku	2	1	1	100%	\$159,250	\$330,000	-52%	\$159,250	\$330,000	-52%	\$318,500	\$330,000	-3%
Napili/Kahana/Honokowai	31	35	-4	-11%	\$188,644	\$188,483	0%	\$167,000	\$164,000	2%	\$5,847,950	\$6,596,900	-11%
Pukalani	8	6	2	33%	\$125,125	\$125,250	0%	\$124,000	\$113,750	9%	\$1,001,000	\$751,500	33%
Sprecklesville/Paia/Kuau	48	39	9	23%	\$156,879	\$115,313	36%	\$88,000	\$88,000	0%	\$7,530,200	\$4,497,225	67%
Wailea/Makena	41	28	13	46%	\$1,320,435	\$511,857	158%	\$620,000	\$475,000	31%	\$54,137,830	\$14,332,000	278%
Maui Summary:	387	274	113	41%	\$354,450	\$267,579	32%	\$175,000	\$168,000	4%	\$137,172,025	\$73,316,690	87%

Single Family Median Prices by Area

For Quarter Ending 12/31/1999

Current Quarter Information

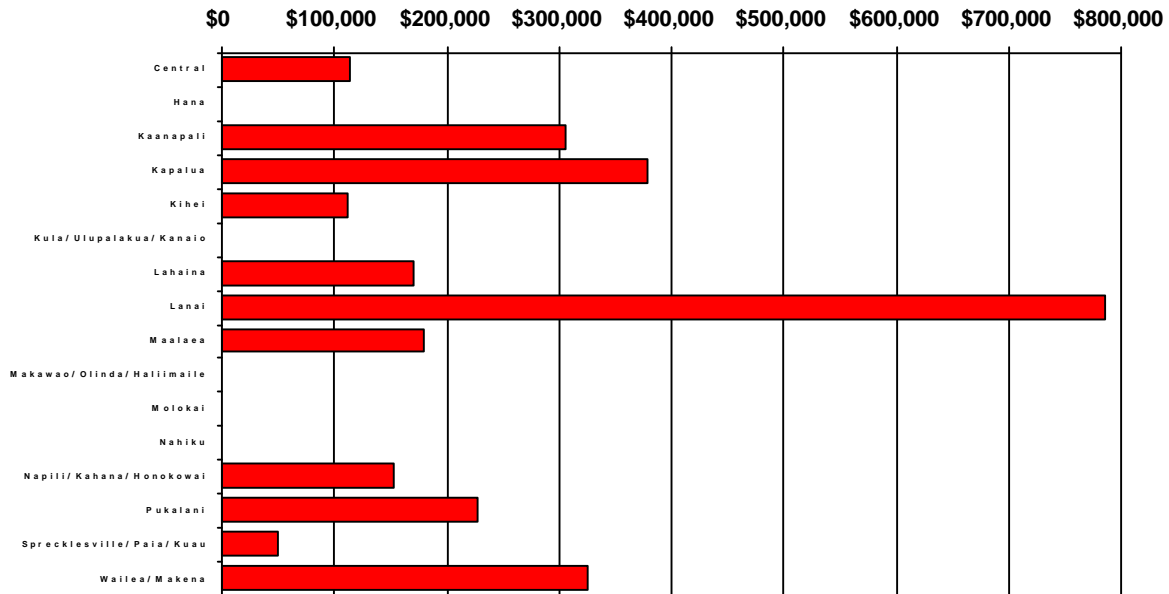


Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$199,900	\$199,500	\$199,900
Haiku	\$319,000	\$311,000	\$307,000
Hana	\$620,000	\$0	\$0
Kaanapali	\$877,000	\$625,000	\$642,500
Kapalua	\$1,200,000	\$1,401,250	\$1,132,500
Kihei	\$251,850	\$239,650	\$251,500
Kipahulu	\$0	\$700,000	\$0
Kula/Ulupalakua/Kanaio	\$345,000	\$264,000	\$412,500
Lahaina	\$240,000	\$270,000	\$243,500
Lanai	\$145,000	\$149,000	\$135,500
Makawao/Olinda/Haliimaile	\$206,000	\$214,000	\$205,000
Maui Meadows	\$420,000	\$420,000	\$445,000
Molokai	\$45,000	\$0	\$0
Nahiku	\$0	\$179,000	\$0
Napili/Kahana/Honokowai	\$225,000	\$240,000	\$380,000
Olowalu	\$0	\$430,000	\$0
Pukalani	\$255,000	\$266,500	\$253,250
Sprecklesville/Paia/Kuau	\$208,750	\$227,637	\$199,700
Wailea/Makena	\$750,000	\$649,900	\$625,000

Condominium Median Prices by Area

For Quarter Ending 12/31/1999

Current Quarter Information

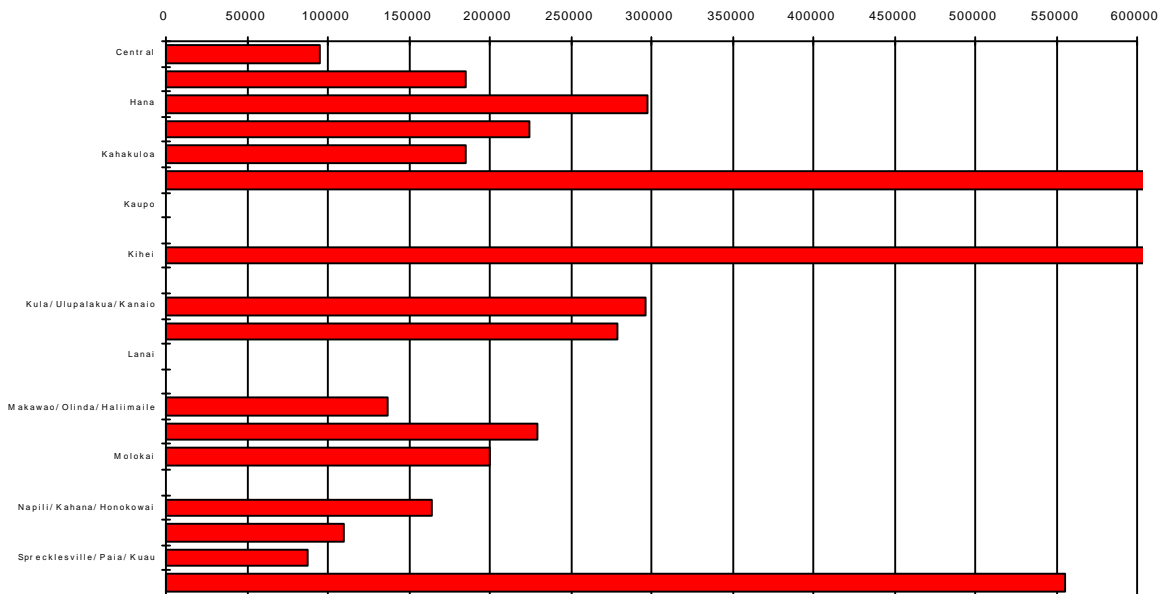


Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$114,000	\$80,000	\$116,500
Hana	\$0	\$0	\$0
Kaanapali	\$305,000	\$360,500	\$282,000
Kapalua	\$378,500	\$377,500	\$386,500
Kihei	\$112,500	\$135,250	\$118,500
Kula/Ulupalakua/Kanaio	\$0	\$0	\$320,000
Lahaina	\$171,250	\$175,000	\$205,500
Lanai	\$785,000	\$1,425,000	\$1,150,000
Maalaea	\$180,000	\$175,000	\$165,000
Makawao/Olinda/Haliimaile	\$0	\$0	\$0
Molokai	\$0	\$0	\$0
Nahiku	\$0	\$0	\$0
Napili/Kahana/Honokowai	\$153,250	\$159,900	\$158,900
Pukalani	\$226,750	\$191,500	\$0
Sprecklesville/Paia/Kuau	\$50,000	\$72,000	\$0
Wailea/Makena	\$325,000	\$305,000	\$280,500

Land Median Prices by Area

For Quarter Ending 12/31/1999

Current Quarter Information



Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$95,000	\$242,250	\$159,500
Haiku	\$185,000	\$170,000	\$164,000
Hana	\$297,500	\$0	\$177,500
Kaanapali	\$225,000	\$183,000	\$156,000
Kahakuloa	\$185,000	\$232,500	\$180,000
Kapalua	\$615,000	\$375,000	\$280,000
Kaupo	\$0	\$0	\$75,000
Keanae	\$0	\$0	\$0
Kihei	\$1,135,000	\$135,000	\$124,000
Kipahulu	\$0	\$0	\$0
Kula/Ulupalakua/Kanaio	\$296,500	\$340,000	\$228,334
Lahaina	\$279,000	\$150,000	\$110,000
Lanai	\$0	\$0	\$0
Maalaea	\$0	\$0	\$0
Makawao/Olinda/Haliimaile	\$137,000	\$163,000	\$115,000
Maui Meadows	\$230,000	\$215,500	\$232,250
Molokai	\$200,000	\$0	\$0
Nahiku	\$0	\$195,000	\$0
Napili/Kahana/Honokowai	\$164,525	\$183,350	\$159,000
Pukalani	\$110,000	\$118,000	\$134,500
Sprecklesville/Paia/Kuau	\$87,600	\$88,000	\$87,000
Wailea/Makena	\$555,000	\$2,425,000	\$345,000