HAWAII LUX
OF EXP REALTY RB-21841

COMPARATIVE MARKET ANALYSIS

57-101 Kuilima Drive #112

KUILIMA ESTATES WEST · KAHUKU, HI 96731

Prepared with aloha for **John & Ann Crawford**
by **Renee Webb-Ehni** · October 17, 2026

2	2	1,072	Fee	1973	$1,539–1,645
BEDS	BATHS	LIVING SQFT	SIMPLE	YEAR BUILT	PER SQFT (RANGE)

MARKET EVIDENCE Comparable Properties

PROPERTY	STATUS	BD/BA	LIVING	$/SQFT	FEE/MO	BUILT	PRICE
57-101 Kuilima Dr #112 SUBJECT Kuilima Estates West · Bldg 15 · 2-bed C-plan	—	2/2	1,072	—	—	1973	—
57-101 Kuilima Dr #12 Photos ↗ Kuilima Estates West · Sold Oct 5, 2026 · 120 DOM	SOLD	2/2	1,072	$1,600	$1,244	1973	$1,715,000
57-101 Kuilima Dr #111C Photos ↗ Kuilima Estates West · Sold Oct 2, 2026 · 284 DOM · next door, Bldg 15	SOLD	2/2	1,200	$1,433	$1,059	1976	$1,720,000
57-101 Kuilima Dr #321C Kuilima Estates West · Recorded Nov 8, 2024 · county record	SOLD	2/2	1,072	$1,539	—	1973	$1,650,000
57-101 Kuilima Dr #108C Kuilima Estates West · Recorded Oct 7, 2024 · county record	SOLD	2/2	1,072	$1,606	—	1973	$1,721,104

All sales are in Kuilima Estates West, October 2024 – October 2026. Tap "Photos" to see a sale's MLS photos; it opens in a new tab. Sizes are from HiCentral MLS; #111C is 1,200 sq ft in the MLS and 1,072 sq ft in county records. Sales marked "county record" were recorded with the City & County of Honolulu; their prices are the recorded deed prices.

CMA Summary

OPINION OF VALUE

RECOMMENDED RANGE

$1,650,000 – $1,763,000

Based on 4 sales in Kuilima Estates West

$1,721,104	$1,650,000	$1,701,526	$1,717,500
HIGH SOLD	LOW SOLD	AVERAGE SOLD	MEDIAN SOLD

Statistics across the 4 selected Kuilima Estates West sales. Subject $/sqft across the recommended range: $1,539 – $1,645.

Our Recommendation

Unit 112 is a two-bedroom, two-bath C-plan townhouse of 1,072 square feet in building 15 of Kuilima Estates West at Turtle Bay, held in fee simple. This analysis uses only sales inside Kuilima Estates West and leaves out recently remodeled units so the comparison stays like-for-like.

The two most recent sales are the strongest guides: **#12** closed at **$1,715,000** on October 5, 2026, and **#111C**, the unit next door in building 15, closed at **$1,720,000** on October 2, 2026. County records add **#321C** at $1,650,000 and **#108C** at $1,721,104. Across the four sales, prices run from **$1,650,000** to **$1,721,104** ($1,433 to $1,606 per square foot), with an average of **$1,701,526** and a median of **$1,717,500**.

We recommend a range of **$1,650,000** to **$1,763,000**. The low end matches the lowest recorded sale, and the top leaves room above this month's two closings. The final list price is a decision we'll make together.

With Aloha,

Renee Webb-Ehni (B)

RB-16803

(808) 783-1997 · Renee@HawaiiLuxHomes.com

Hawaii LUX Team of eXp Realty · RB-21841

This Comparative Market Analysis is a broker's opinion of value based on current market data (HiCentral MLS and public records, deemed reliable but not guaranteed) and is not an appraisal. Actual sale price depends on market conditions, property condition, terms, and buyer demand. Prepared October 17, 2026.