


HOW TO READ THE UPDATE:

The UPdate is separated into four property categories: RESIDENCE, CONDOMINIUM, LAND and BUSINESS & COMMERCIAL. These categories are in turn broken down into six additional listing categories: NEW LISTINGS, BACK ON THE MARKET, CONTINGENT SALES (in escrow with a contingency), SALES (closed escrow), UNDER CONTRACT (in escrow with no contingencies) and PRICE CHANGES. Those under "SALES" (status "S") are sold and no longer available. Under "PRICE CHANGES": a red minus sign (-) indicates a decrease in price. A green plus sign (+) indicates an increase in price.


On the daily UPdate, the listings appear as separate lines, one after the other called the "One-Line Display" (click on "Sample UPdate" button). The items below are included in the one-line listing format.

 Clicking the globe should bring up a small map of the property.

 Clicking the folder should bring up the "brochure" format of the listing.

 Clicking the camera will bring up all the photos. Double clicking a photo will enlarge the photo.

 For condominiums, clicking this button will link you to any available condominiums documents.

Some listings will have various links to panoramic photos using buttons like this  , this  or this  .

"MLS#" : The MLS number is a properties individual identification number. On the UPdate, clicking on the MLS# will link to the properties Multiple Listing Service Data Sheet.

"TP" stands for "Type", the type of property. The types are: "RS" for residences, "RC" for residential-condominiums, "T" for normal condominiums, "LN" for land and "LC" for land-condos. Res condos and land condos are somewhat confusing to non-Hawaiians. Email me for a detailed explanation.

"ST" stands for "Status", the status of the listing. "A" is an "Active" listing, "S" is a sold listing, "C" means the listing is under contract (in escrow) with a contingency and "U" means the listing is under contract (in escrow) with no contingencies.

"DOM" stands for "Days On the Market". This is how long the listing has been Active, or the time between the day it went Active and the day it went Under Contract.

"TaxKey" The TaxKey (or TMK) number is the set of five or six numbers separated by dashes (condos have six numbers). The first two numbers will give you an approximate location of the property on the island. For a detailed explanation of how to use the Taxkeys, and a map of their locations, please go to my website and click on the "Big Island Tax Key Explanation & Map" button. On the daily UPdate, clicking on the Taxkey number will link to the properties Real Property Tax information.

"Tnr" stands for "Land Tenure". Leasehold (LH) is a form of ownership where you own the leasehold interest to the land. Fee Simple (FS) is where you own the land outright. Together, these two forms of ownership are called "Land Tenure". For a detailed explanation of Leasehold, please go to my website and click on the "Leasehold vs. Fee Simple" button.

At the far right of the one-line listing you will see some numbers under the headings "Land area" and "Details". For residences and land, the number under "Land area", is the land area in square feet. Condos have no numbers listed under "Land Area". Under "Details", for residences and condominiums, the first number is the living area and the next numbers are the number of bedrooms and baths. Land has no numbers under "Details".