

# Monthly Indicators



## March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings decreased 0.9 percent for Single Family homes and 15.3 percent for Condominium homes. Pending Sales decreased 5.8 percent for Single Family homes and 2.5 percent for Condominium homes. Inventory increased 54.8 percent for Single Family homes and 72.1 percent for Condominium homes.

Median Sales Price decreased 0.3 percent to \$1,295,000 for Single Family homes and 36.8 percent to \$822,500 for Condominium homes. Days on Market decreased 17.8 percent for Single Family homes but increased 70.6 percent for Condominium homes. Months Supply of Inventory increased 70.5 percent for Single Family homes and 131.3 percent for Condominium homes.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

## Quick Facts

**- 36.4%**

Change in Number of  
**Closed Sales**  
All Properties

**- 14.0%**

Change in Number of  
**Median Sales Price**  
All Properties

**+ 55.7%**

Change in Number of  
**Homes for Sale**  
All Properties

This is a research tool provided by the REALTORS® Association of Maui, Inc. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		106	<b>105</b>	- 0.9%	310	<b>309</b>	- 0.3%
<b>Pending Sales</b>		69	<b>65</b>	- 5.8%	207	<b>167</b>	- 19.3%
<b>Closed Sales</b>		76	<b>49</b>	- 35.5%	195	<b>156</b>	- 20.0%
<b>Days on Market Until Sale</b>		152	<b>125</b>	- 17.8%	134	<b>124</b>	- 7.5%
<b>Median Sales Price</b>		\$1,299,346	<b>\$1,295,000</b>	- 0.3%	\$1,300,000	<b>\$1,295,000</b>	- 0.4%
<b>Average Sales Price</b>		\$1,898,973	<b>\$2,529,146</b>	+ 33.2%	\$1,749,467	<b>\$1,920,406</b>	+ 9.8%
<b>Percent of List Price Received</b>		96.6%	<b>96.0%</b>	- 0.6%	97.2%	<b>96.4%</b>	- 0.8%
<b>Housing Affordability Index</b>		31	<b>31</b>	0.0%	31	<b>31</b>	0.0%
<b>Inventory of Homes for Sale</b>		279	<b>432</b>	+ 54.8%	—	<b>—</b>	—
<b>Months Supply of Inventory</b>		4.4	<b>7.5</b>	+ 70.5%	—	<b>—</b>	—

# Condominium Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.



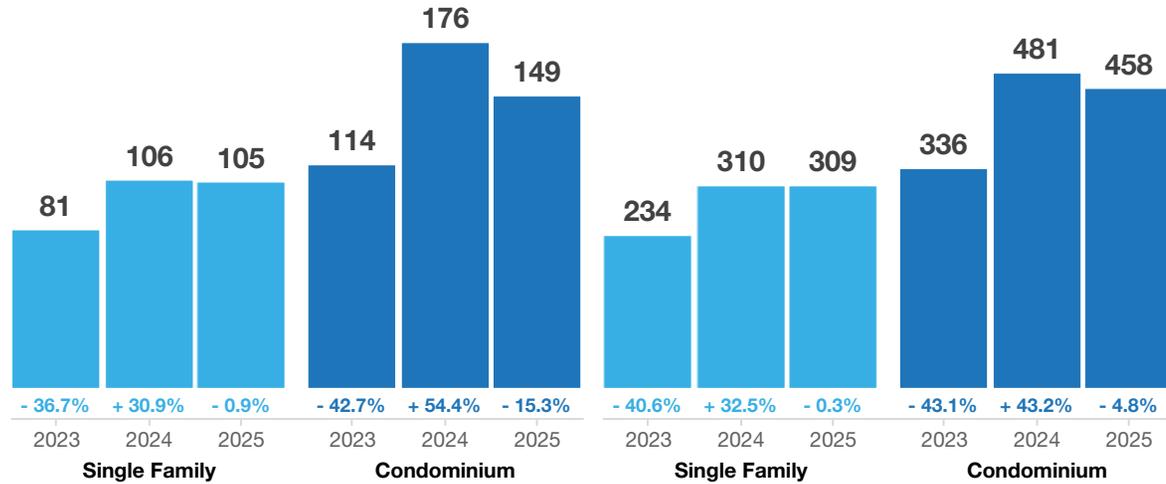
Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		176	<b>149</b>	- 15.3%	481	<b>458</b>	- 4.8%
<b>Pending Sales</b>		79	<b>77</b>	- 2.5%	266	<b>192</b>	- 27.8%
<b>Closed Sales</b>		94	<b>60</b>	- 36.2%	252	<b>165</b>	- 34.5%
<b>Days on Market Until Sale</b>		85	<b>145</b>	+ 70.6%	78	<b>139</b>	+ 78.2%
<b>Median Sales Price</b>		\$1,301,250	<b>\$822,500</b>	- 36.8%	\$831,000	<b>\$795,000</b>	- 4.3%
<b>Average Sales Price</b>		\$1,591,871	<b>\$1,521,763</b>	- 4.4%	\$1,298,871	<b>\$1,312,788</b>	+ 1.1%
<b>Percent of List Price Received</b>		98.2%	<b>96.3%</b>	- 1.9%	97.7%	<b>95.2%</b>	- 2.6%
<b>Housing Affordability Index</b>		31	<b>49</b>	+ 58.1%	48	<b>51</b>	+ 6.3%
<b>Inventory of Homes for Sale</b>		491	<b>845</b>	+ 72.1%	—	—	—
<b>Months Supply of Inventory</b>		6.4	<b>14.8</b>	+ 131.3%	—	—	—

# New Listings

A count of the properties that have been newly listed on the market in a given month.

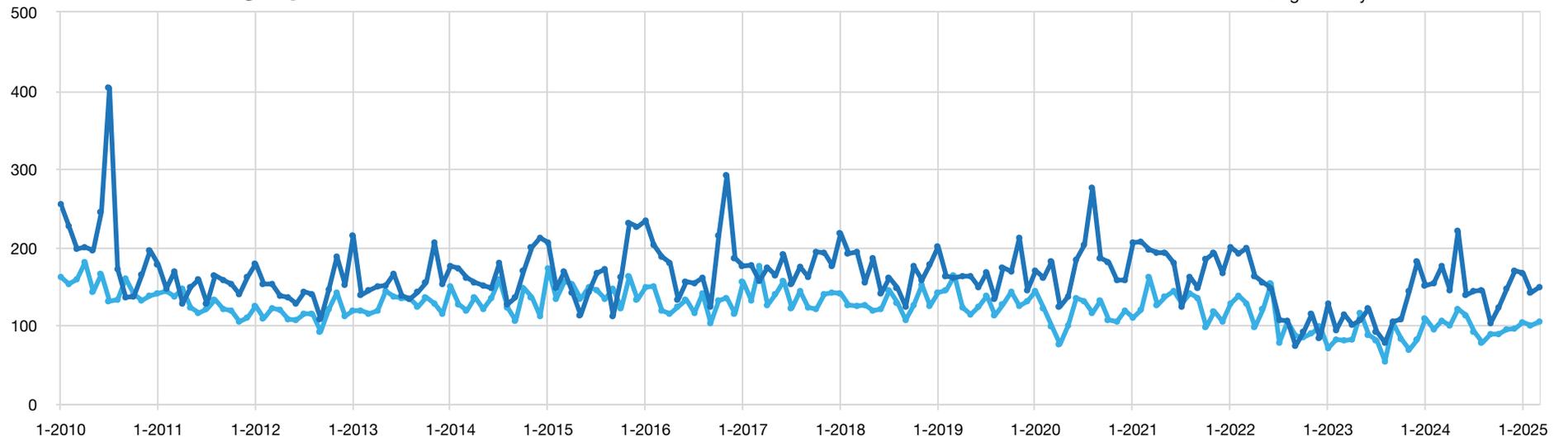


## March



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	100	+ 22.0%	145	+ 43.6%
May-2024	121	+ 4.3%	221	+ 106.5%
Jun-2024	113	+ 28.4%	139	+ 13.9%
Jul-2024	92	+ 13.6%	144	+ 56.5%
Aug-2024	78	+ 44.4%	145	+ 85.9%
Sep-2024	89	- 13.6%	103	- 1.9%
Oct-2024	89	+ 7.2%	123	+ 13.9%
Nov-2024	95	+ 37.7%	147	+ 2.1%
Dec-2024	96	+ 17.1%	170	- 6.6%
Jan-2025	104	- 4.6%	167	+ 10.6%
Feb-2025	100	+ 5.3%	142	- 7.8%
<b>Mar-2025</b>	<b>105</b>	<b>- 0.9%</b>	<b>149</b>	<b>- 15.3%</b>
12-Month Avg	99	+ 11.2%	150	+ 18.1%

## Historical New Listings by Month

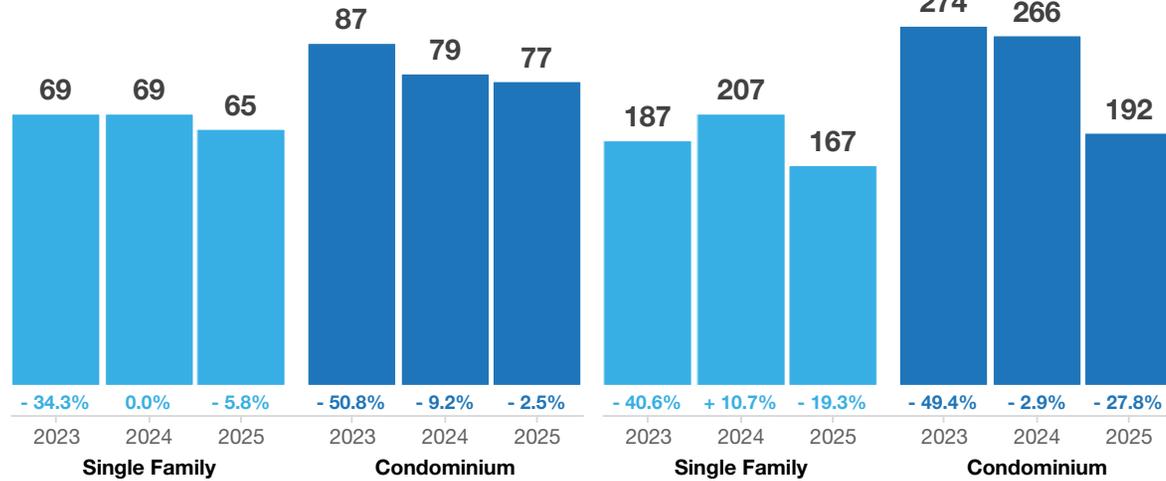


# Pending Sales

A count of the properties on which offers have been accepted in a given month.

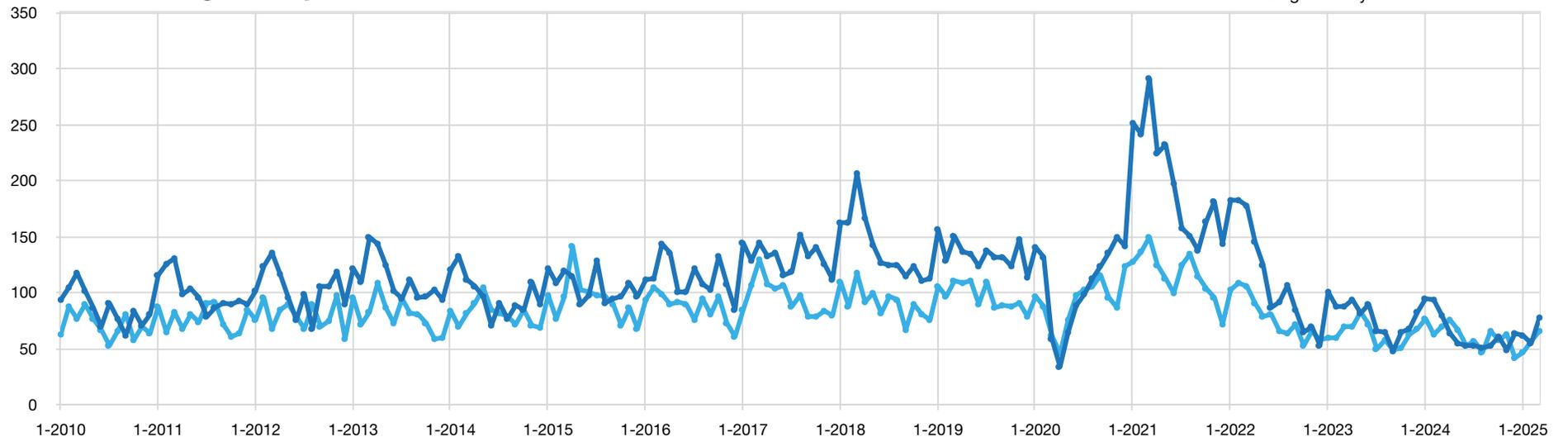


## March



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	75	+ 8.7%	63	- 32.3%
May-2024	66	- 19.5%	54	- 33.3%
Jun-2024	52	- 26.8%	52	- 41.6%
Jul-2024	56	+ 14.3%	52	- 20.0%
Aug-2024	46	- 19.3%	50	- 21.9%
Sep-2024	65	+ 35.4%	52	+ 10.6%
Oct-2024	57	+ 14.0%	60	- 6.3%
Nov-2024	62	0.0%	48	- 28.4%
Dec-2024	41	- 38.8%	63	- 23.2%
Jan-2025	46	- 39.5%	61	- 35.1%
Feb-2025	56	- 9.7%	54	- 41.9%
<b>Mar-2025</b>	<b>65</b>	<b>- 5.8%</b>	<b>77</b>	<b>- 2.5%</b>
12-Month Avg	57	- 10.9%	57	- 26.0%

## Historical Pending Sales by Month

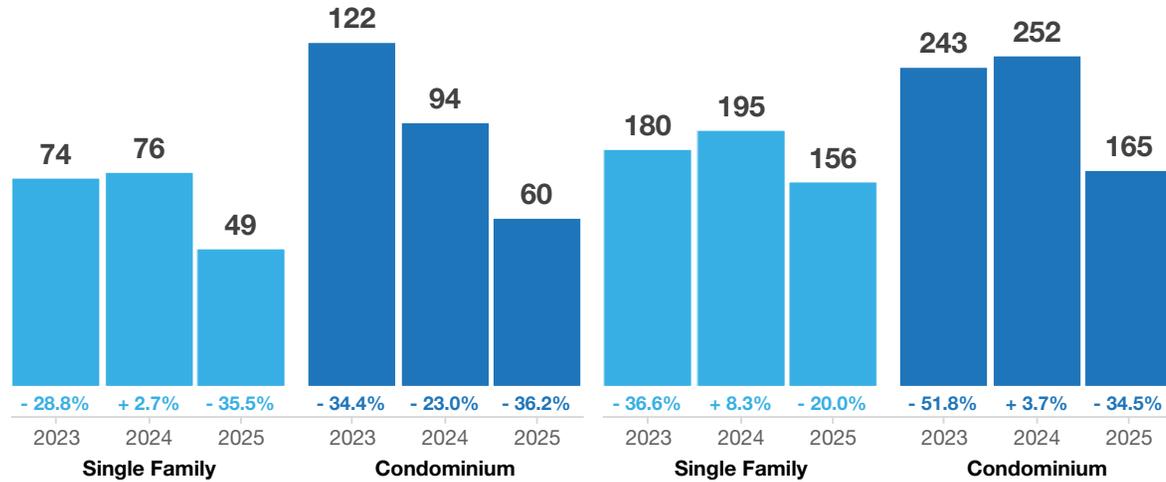


# Closed Sales

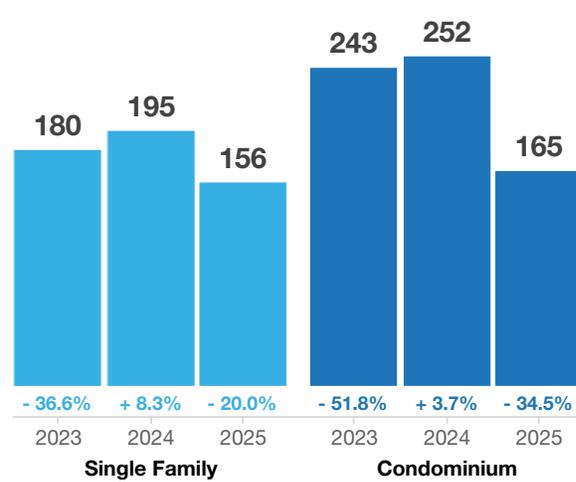
A count of the actual sales that closed in a given month.



## March

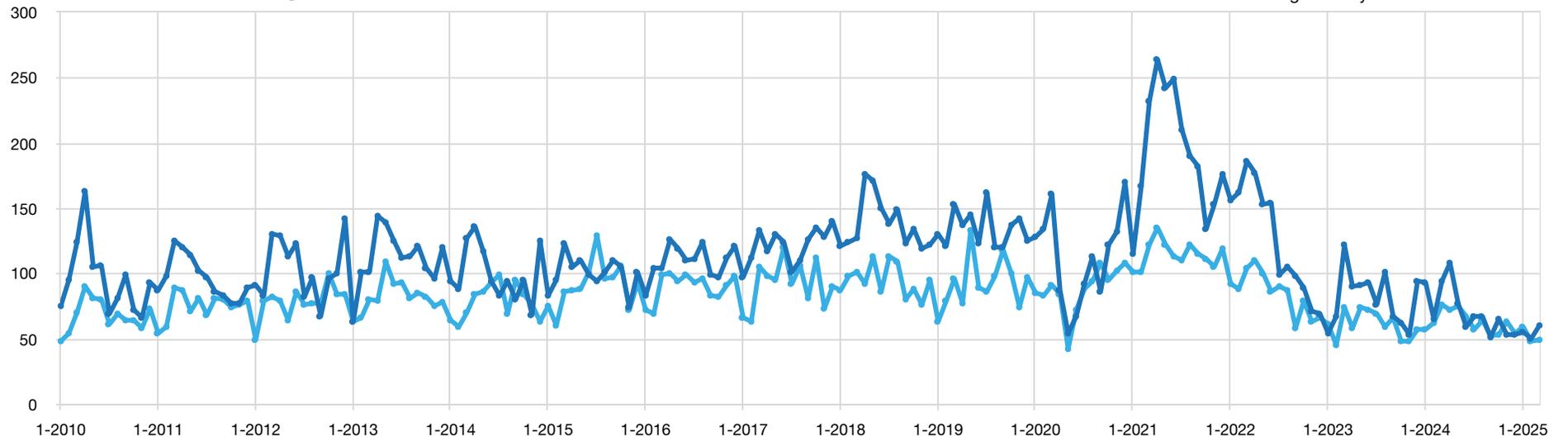


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	72	+ 24.1%	108	+ 20.0%
May-2024	75	+ 1.4%	77	- 15.4%
Jun-2024	67	- 6.9%	59	- 36.6%
Jul-2024	57	- 17.4%	67	- 11.8%
Aug-2024	64	+ 8.5%	67	- 33.7%
Sep-2024	52	- 21.2%	51	- 23.9%
Oct-2024	53	+ 10.4%	65	+ 4.8%
Nov-2024	63	+ 31.3%	53	0.0%
Dec-2024	54	- 5.3%	53	- 43.6%
Jan-2025	59	+ 3.5%	55	- 40.9%
Feb-2025	48	- 22.6%	50	- 23.1%
<b>Mar-2025</b>	<b>49</b>	<b>- 35.5%</b>	<b>60</b>	<b>- 36.2%</b>
12-Month Avg	59	- 4.8%	64	- 22.0%

## Historical Closed Sales by Month

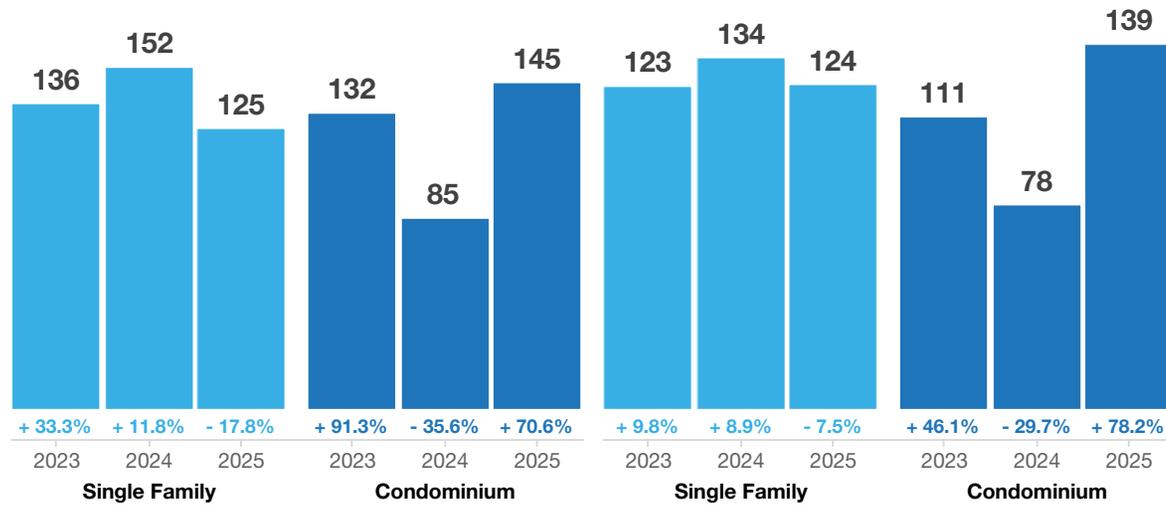


# Days on Market Until Sale

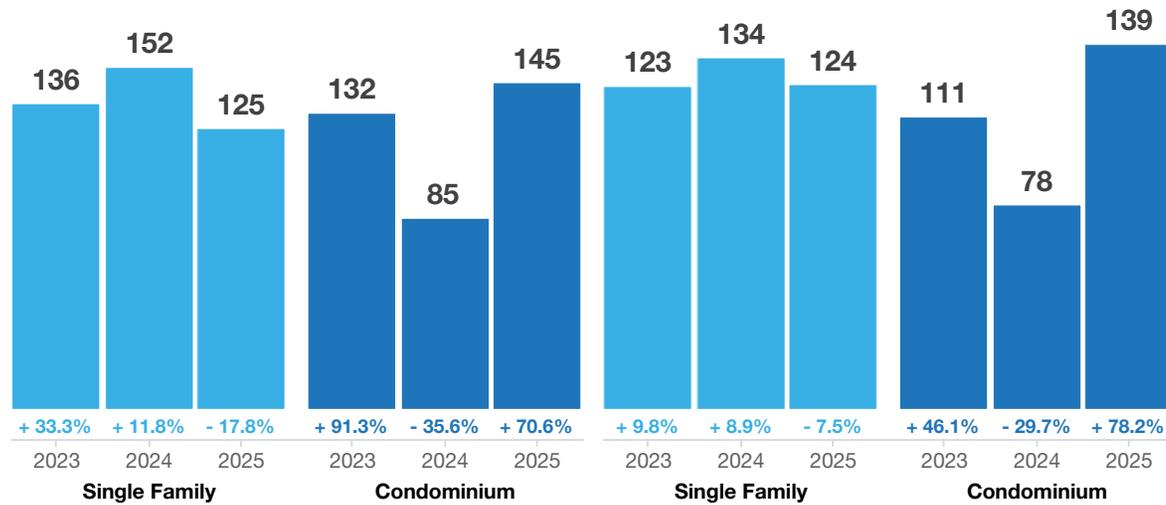
Average number of days between when a property is listed and when it closed in a given month.



## March



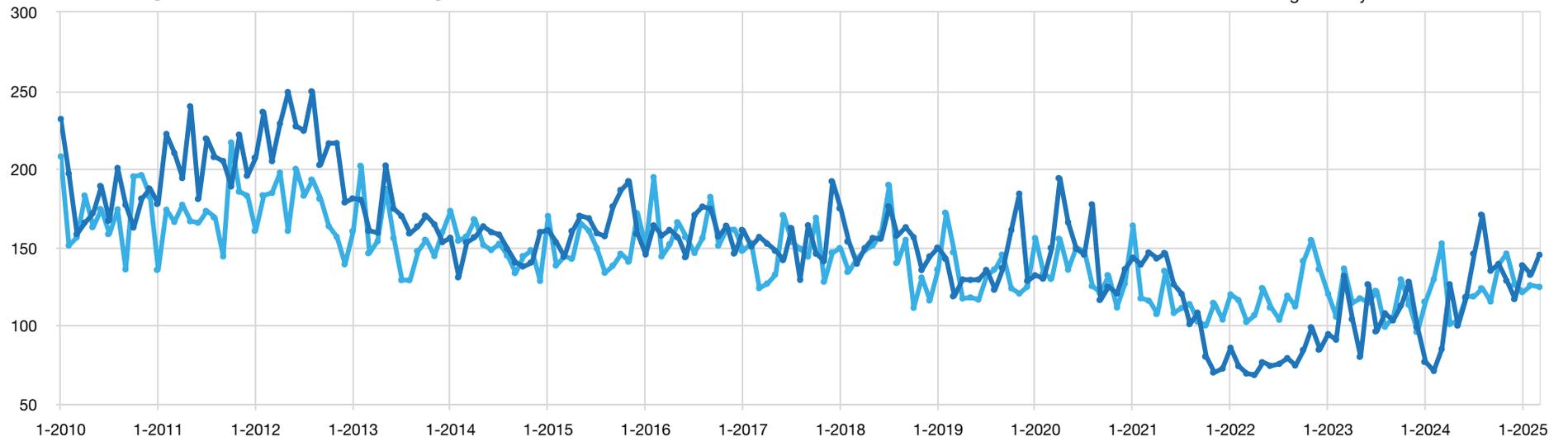
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	101	- 11.4%	126	+ 21.2%
May-2024	103	- 12.0%	100	+ 25.0%
Jun-2024	118	+ 3.5%	118	- 6.3%
Jul-2024	119	- 2.5%	146	+ 52.1%
Aug-2024	124	+ 25.3%	171	+ 58.3%
Sep-2024	115	+ 9.5%	135	+ 31.1%
Oct-2024	139	+ 7.8%	139	+ 23.0%
Nov-2024	146	+ 29.2%	129	+ 0.8%
Dec-2024	126	+ 31.3%	117	+ 18.2%
Jan-2025	121	+ 5.2%	138	+ 79.2%
Feb-2025	126	- 3.1%	132	+ 85.9%
<b>Mar-2025</b>	<b>125</b>	<b>- 17.8%</b>	<b>145</b>	<b>+ 70.6%</b>
12-Month Avg*	121	+ 2.3%	132	+ 34.9%

\* Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

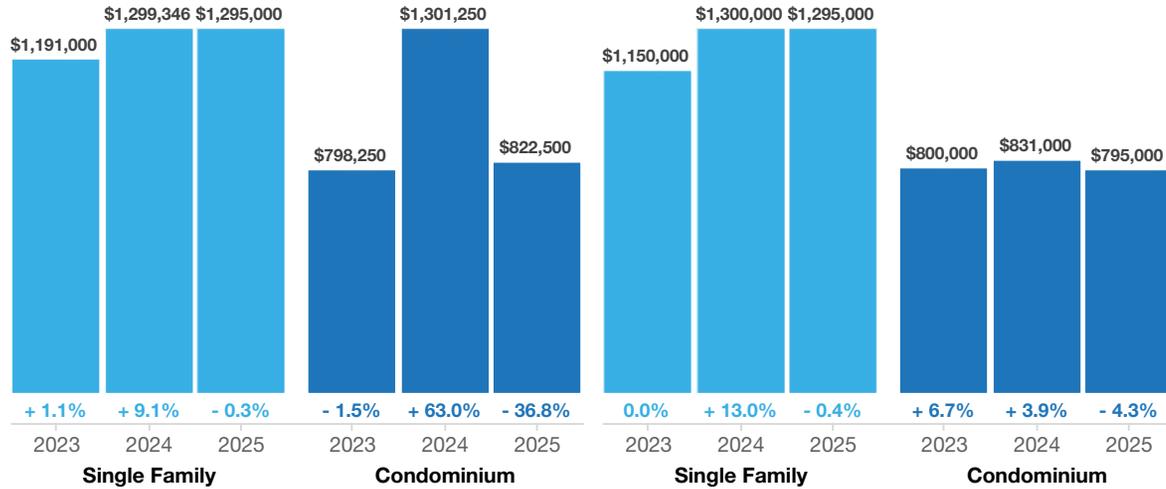


# Median Sales Price

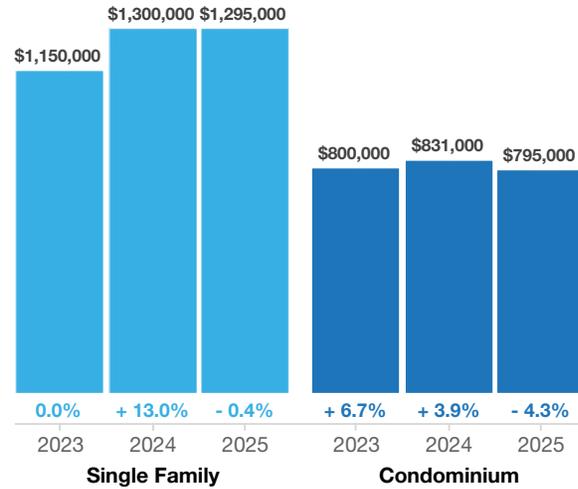
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



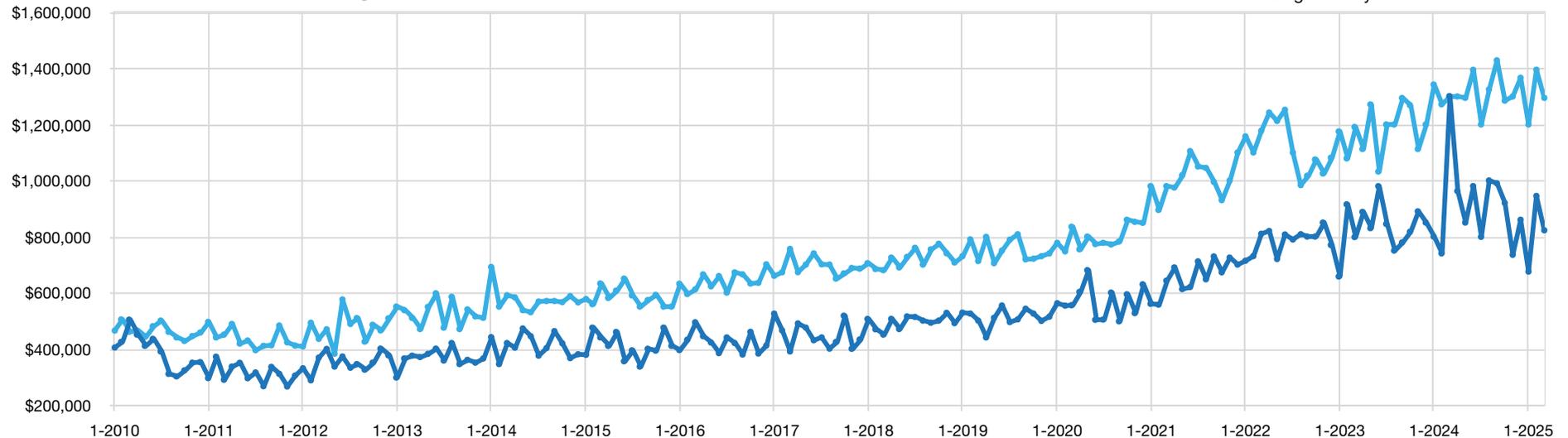
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	\$1,300,000	+ 16.9%	\$962,500	+ 8.4%
May-2024	\$1,295,000	+ 1.8%	\$850,000	+ 2.4%
Jun-2024	\$1,395,000	+ 35.2%	\$980,000	+ 0.0%
Jul-2024	\$1,200,000	0.0%	\$799,000	- 5.4%
Aug-2024	\$1,325,000	+ 10.4%	\$1,000,000	+ 33.3%
Sep-2024	\$1,428,894	+ 10.4%	\$990,000	+ 27.1%
Oct-2024	\$1,285,000	+ 1.3%	\$920,000	+ 12.6%
Nov-2024	\$1,300,000	+ 16.9%	\$735,000	- 17.4%
Dec-2024	\$1,366,738	+ 13.9%	\$860,000	+ 1.2%
Jan-2025	\$1,200,000	- 10.6%	\$675,000	- 15.6%
Feb-2025	\$1,395,319	+ 9.7%	\$945,000	+ 27.7%
<b>Mar-2025</b>	<b>\$1,295,000</b>	<b>- 0.3%</b>	<b>\$822,500</b>	<b>- 36.8%</b>
12-Month Avg*	\$1,300,000	+ 6.5%	\$892,500	+ 6.3%

\* Median Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

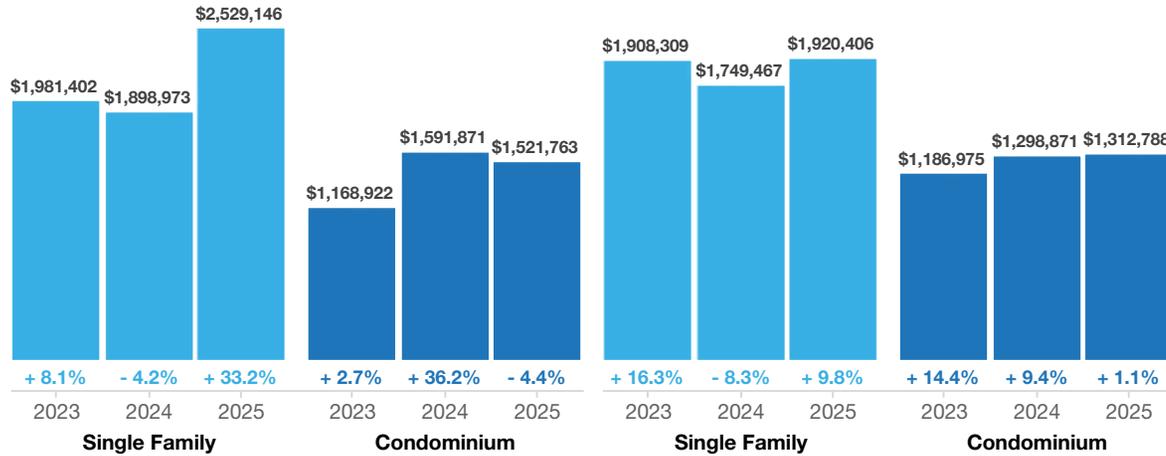


# Average Sales Price

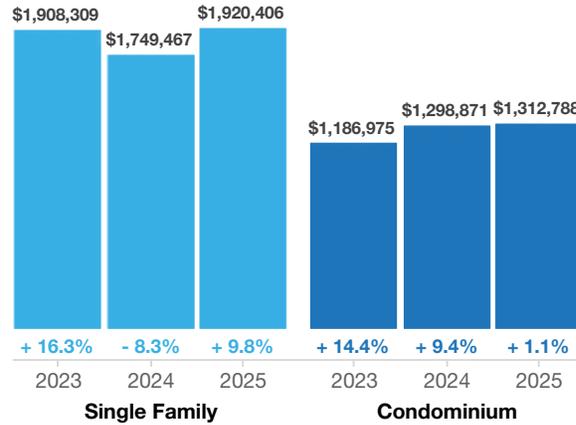
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



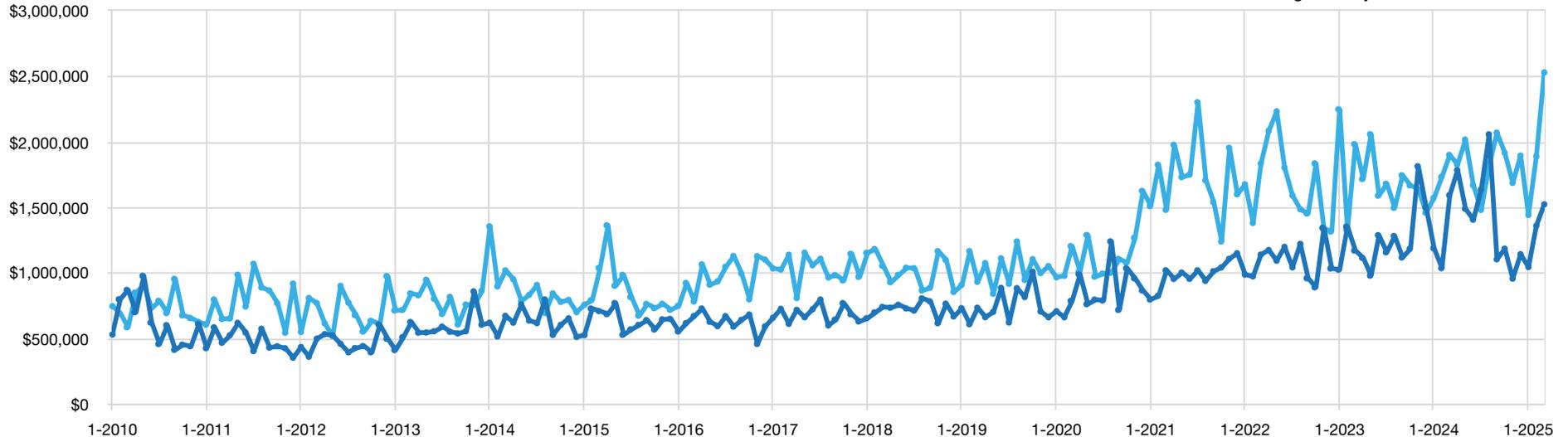
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	\$1,826,145	+ 6.5%	\$1,783,769	+ 60.2%
May-2024	\$2,015,742	- 2.0%	\$1,487,967	+ 52.2%
Jun-2024	\$1,667,558	+ 5.0%	\$1,404,586	+ 9.2%
Jul-2024	\$1,479,353	- 11.9%	\$1,634,010	+ 41.4%
Aug-2024	\$1,817,737	+ 21.6%	\$2,056,276	+ 60.6%
Sep-2024	\$2,068,796	+ 18.6%	\$1,102,084	- 1.3%
Oct-2024	\$1,914,306	+ 14.9%	\$1,183,555	+ 0.1%
Nov-2024	\$1,685,331	+ 2.9%	\$954,885	- 47.3%
Dec-2024	\$1,893,769	+ 29.8%	\$1,140,997	- 23.8%
Jan-2025	\$1,441,029	- 8.2%	\$1,043,094	- 12.2%
Feb-2025	\$1,888,218	+ 9.1%	\$1,358,680	+ 31.3%
<b>Mar-2025</b>	<b>\$2,529,146</b>	<b>+ 33.2%</b>	<b>\$1,521,763</b>	<b>- 4.4%</b>
12-Month Avg*	\$1,840,261	+ 8.3%	\$1,436,144	+ 13.6%

\* Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



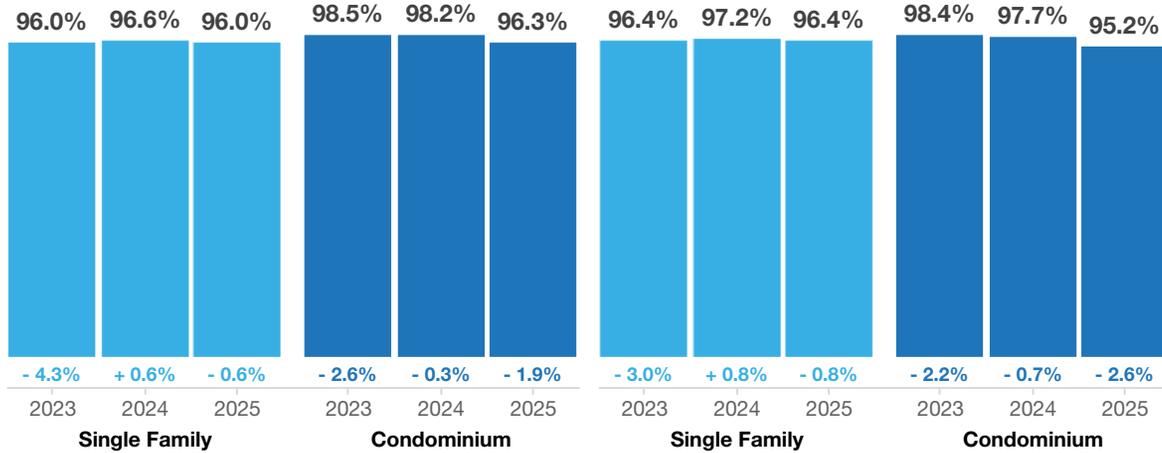
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March

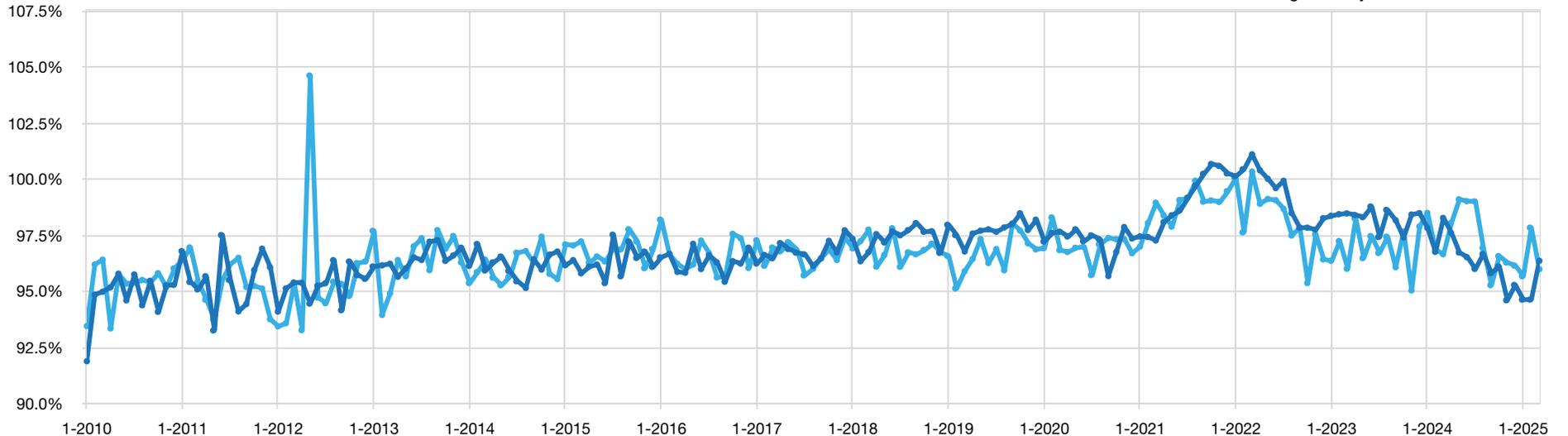
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	98.0%	-0.2%	97.6%	-0.8%
May-2024	99.1%	+2.7%	96.7%	-1.6%
Jun-2024	99.0%	+1.6%	96.5%	-2.3%
Jul-2024	99.0%	+2.4%	96.0%	-1.4%
Aug-2024	96.9%	-0.5%	96.6%	-2.0%
Sep-2024	95.2%	-0.8%	95.8%	-2.3%
Oct-2024	96.5%	-1.1%	96.1%	-1.3%
Nov-2024	96.3%	+1.4%	94.6%	-3.9%
Dec-2024	96.1%	-1.8%	95.3%	-3.2%
Jan-2025	95.6%	-2.9%	94.6%	-3.3%
Feb-2025	97.8%	+1.0%	94.6%	-2.2%
<b>Mar-2025</b>	<b>96.0%</b>	<b>-0.6%</b>	<b>96.3%</b>	<b>-1.9%</b>
12-Month Avg*	97.2%	+0.2%	96.1%	-2.1%

\* Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



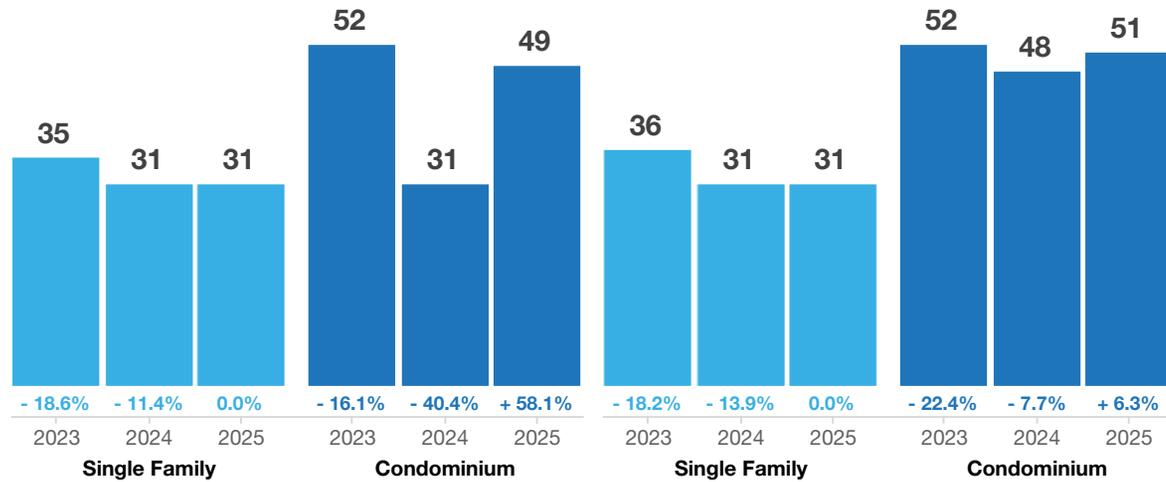
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



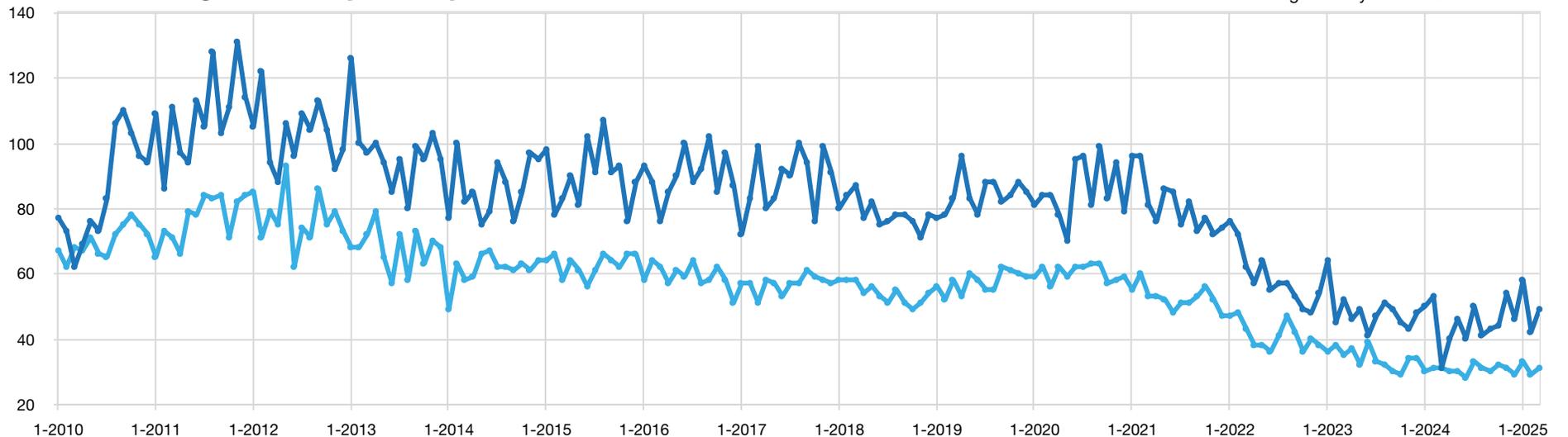
## March

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	30	-18.9%	40	-13.0%
May-2024	30	-6.3%	46	-6.1%
Jun-2024	28	-28.2%	40	-2.4%
Jul-2024	33	0.0%	50	+6.4%
Aug-2024	31	-3.1%	41	-19.6%
Sep-2024	30	0.0%	43	-12.2%
Oct-2024	32	+10.3%	44	-2.2%
Nov-2024	31	-8.8%	54	+25.6%
Dec-2024	29	-14.7%	46	-4.2%
Jan-2025	33	+10.0%	58	+16.0%
Feb-2025	29	-6.5%	42	-20.8%
<b>Mar-2025</b>	<b>31</b>	<b>0.0%</b>	<b>49</b>	<b>+58.1%</b>
12-Month Avg	31	-6.1%	46	0.0%

## Historical Housing Affordability Index by Month

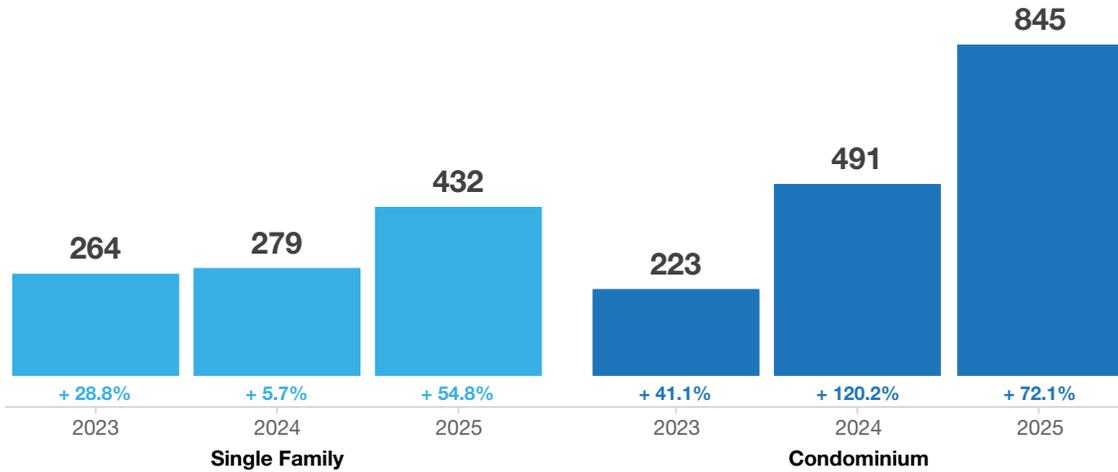


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



## March



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	282	+ 9.3%	536	+ 158.9%
May-2024	314	+ 21.2%	638	+ 188.7%
Jun-2024	351	+ 36.6%	680	+ 203.6%
Jul-2024	358	+ 34.6%	726	+ 214.3%
Aug-2024	364	+ 75.0%	757	+ 282.3%
Sep-2024	356	+ 53.4%	716	+ 210.0%
Oct-2024	350	+ 43.4%	692	+ 172.4%
Nov-2024	366	+ 57.1%	729	+ 139.8%
Dec-2024	389	+ 67.7%	776	+ 106.4%
Jan-2025	408	+ 68.6%	814	+ 110.9%
Feb-2025	425	+ 60.4%	847	+ 98.8%
<b>Mar-2025</b>	<b>432</b>	<b>+ 54.8%</b>	<b>845</b>	<b>+ 72.1%</b>
12-Month Avg	366	+ 47.6%	730	+ 146.6%

## Historical Inventory of Homes for Sale by Month

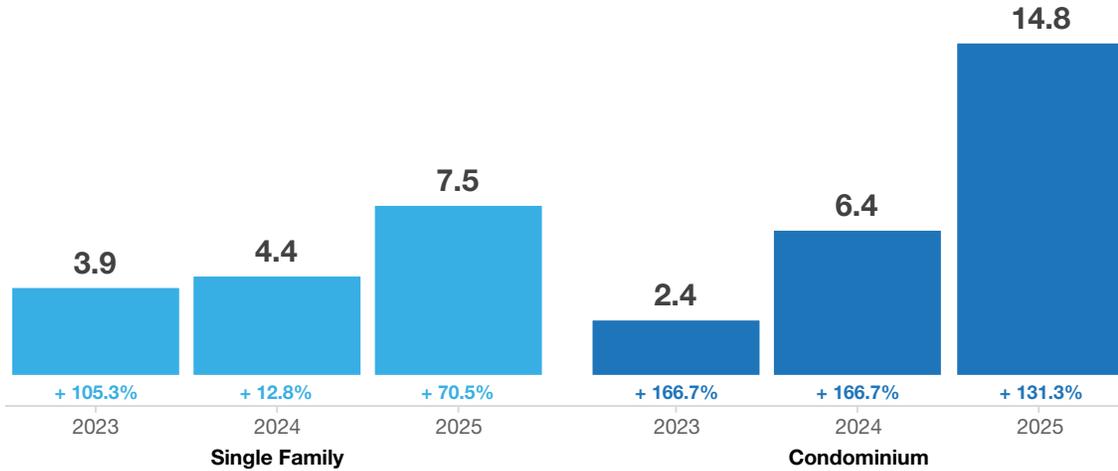


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



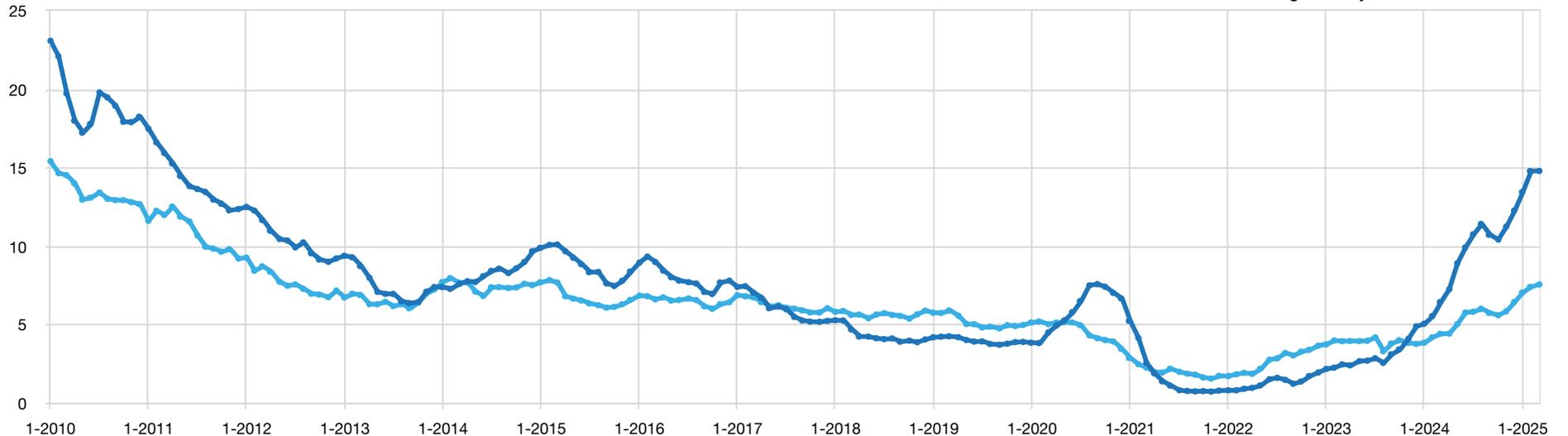
## March



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Apr-2024	4.4	+ 12.8%	7.2	+ 200.0%
May-2024	5.0	+ 28.2%	8.9	+ 229.6%
Jun-2024	5.7	+ 46.2%	9.9	+ 266.7%
Jul-2024	5.8	+ 38.1%	10.7	+ 282.1%
Aug-2024	6.0	+ 81.8%	11.4	+ 356.0%
Sep-2024	5.7	+ 50.0%	10.7	+ 245.2%
Oct-2024	5.6	+ 40.0%	10.4	+ 205.9%
Nov-2024	5.8	+ 52.6%	11.2	+ 173.2%
Dec-2024	6.4	+ 68.4%	12.3	+ 151.0%
Jan-2025	7.0	+ 84.2%	13.4	+ 168.0%
Feb-2025	7.4	+ 76.2%	14.8	+ 169.1%
<b>Mar-2025</b>	<b>7.5</b>	<b>+ 70.5%</b>	<b>14.8</b>	<b>+ 131.3%</b>
12-Month Avg*	6.0	+ 54.2%	11.3	+ 198.5%

\* Months Supply for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		305	<b>275</b>	- 9.8%	879	<b>836</b>	- 4.9%
<b>Pending Sales</b>		161	<b>156</b>	- 3.1%	514	<b>391</b>	- 23.9%
<b>Closed Sales</b>		187	<b>119</b>	- 36.4%	510	<b>353</b>	- 30.8%
<b>Days on Market Until Sale</b>		114	<b>134</b>	+ 17.5%	104	<b>131</b>	+ 26.0%
<b>Median Sales Price</b>		\$1,250,000	<b>\$1,075,000</b>	- 14.0%	\$1,125,000	<b>\$1,075,000</b>	- 4.4%
<b>Average Sales Price</b>		\$1,674,879	<b>\$1,974,941</b>	+ 17.9%	\$1,641,281	<b>\$1,623,972</b>	- 1.1%
<b>Percent of List Price Received</b>		97.6%	<b>95.7%</b>	- 1.9%	97.5%	<b>95.7%</b>	- 1.8%
<b>Housing Affordability Index</b>		32	<b>38</b>	+ 18.8%	35	<b>38</b>	+ 8.6%
<b>Inventory of Homes for Sale</b>		943	<b>1,468</b>	+ 55.7%	—	—	—
<b>Months Supply of Inventory</b>		6.1	<b>11.5</b>	+ 88.5%	—	—	—

# Single Family Monthly Sales Volume

March 2025



Area Name	March 2025			February 2025			March 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	2	\$4,500,000	\$2,250,000	6	\$11,856,100	\$2,127,500	7	\$16,348,000	\$1,500,000
Hana	0	--	--	0	--	--	1	\$1,650,000	\$1,650,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	\$6,400,000	\$6,400,000	3	\$13,200,000	\$4,700,000	0	--	--
Kahakuloa	0	--	--	0	--	--	1	\$1,415,000	\$1,415,000
Kahului	7	\$7,395,000	\$1,100,000	4	\$3,436,000	\$842,000	8	\$9,639,000	\$1,195,000
Kapalua	2	\$13,625,000	\$6,812,500	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	7	\$10,241,000	\$1,205,000	4	\$5,230,000	\$1,282,500	9	\$15,326,000	\$1,490,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	3	\$4,205,000	\$1,500,000	4	\$10,581,500	\$2,665,750	4	\$7,342,775	\$1,367,688
Lahaina	2	\$6,788,000	\$3,394,000	1	\$3,600,000	\$3,600,000	6	\$19,932,500	\$3,503,750
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	8	\$12,865,000	\$1,447,500	7	\$8,725,100	\$1,250,000	6	\$6,380,000	\$1,075,000
Maui Meadows	1	\$1,750,000	\$1,750,000	1	\$1,455,000	\$1,455,000	1	\$1,700,000	\$1,700,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	2	\$2,485,000	\$1,242,500	2	\$3,675,000	\$1,837,500	4	\$5,130,000	\$1,190,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	2	\$2,050,000	\$1,025,000	2	\$2,215,000	\$1,107,500	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	3	\$15,150,000	\$5,900,000	2	\$8,990,000	\$4,495,000
Wailea/Makena	4	\$43,310,000	\$10,685,000	0	--	--	4	\$28,825,000	\$3,812,500
Wailuku	7	\$7,733,143	\$1,150,000	8	\$10,165,782	\$1,395,319	16	\$17,160,692	\$1,088,000
Lanai	0	--	--	1	\$525,000	\$525,000	0	--	--
Molokai	1	\$581,000	\$581,000	2	\$820,000	\$410,000	7	\$4,483,000	\$510,000
<b>All MLS</b>	<b>49</b>	<b>\$123,928,143</b>	<b>\$1,295,000</b>	<b>48</b>	<b>\$90,634,482</b>	<b>\$1,395,319</b>	<b>76</b>	<b>\$144,321,967</b>	<b>\$1,299,346</b>

# Condominium Monthly Sales Volume

March 2025



Area Name	March 2025			February 2025			March 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	0	--	--	0	--	--
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	6	\$6,492,000	\$1,102,000	10	\$20,392,500	\$1,262,500	9	\$16,120,000	\$1,350,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	2	\$459,000	\$229,500	0	--	--	2	\$455,000	\$227,500
Kapalua	4	\$9,009,000	\$1,339,500	1	\$5,500,000	\$5,500,000	1	\$2,795,000	\$2,795,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	15	\$11,157,800	\$692,500	20	\$16,914,000	\$670,000	28	\$28,564,999	\$825,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	3	\$3,300,000	\$600,000	0	--	--	0	--	--
Maalaea	1	\$415,000	\$415,000	0	--	--	1	\$599,000	\$599,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	9	\$4,870,000	\$550,000	5	\$3,565,000	\$560,000	13	\$9,890,750	\$700,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	2	\$1,994,000	\$997,000
Spreckelsville/Paia/Kuau	1	\$675,000	\$675,000	0	--	--	0	--	--
Wailea/Makena	11	\$49,200,000	\$4,690,000	8	\$19,032,500	\$2,262,500	28	\$81,380,100	\$2,502,275
Wailuku	6	\$5,078,000	\$915,000	3	\$1,853,000	\$630,000	7	\$4,367,000	\$637,000
Lanai	0	--	--	1	\$188,000	\$188,000	1	\$3,055,000	\$3,055,000
Molokai	2	\$650,000	\$325,000	2	\$488,975	\$244,488	2	\$415,000	\$207,500
<b>All MLS</b>	<b>60</b>	<b>\$91,305,800</b>	<b>\$822,500</b>	<b>50</b>	<b>\$67,933,975</b>	<b>\$945,000</b>	<b>94</b>	<b>\$149,635,849</b>	<b>\$1,301,250</b>

# Land Monthly Sales Volume

## March 2025



Area Name	March 2025			February 2025			March 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	1	\$815,000	\$815,000	3	\$2,125,500	\$555,000
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	0	--	--	0	--	--	1	\$1,075,000	\$1,075,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	0	--	--	1	\$860,000	\$860,000	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	1	\$760,000	\$760,000	0	--	--	1	\$677,000	\$677,000
Lahaina	1	\$650,000	\$650,000	2	\$1,925,000	\$962,500	4	\$2,790,000	\$782,500
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	1	\$500,000	\$500,000	2	\$4,550,000	\$2,275,000	1	\$1,550,000	\$1,550,000
Maui Meadows	1	\$1,050,000	\$1,050,000	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	1	\$465,000	\$465,000	0	--	--	0	--	--
Pukalani	1	\$459,000	\$459,000	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	1	\$2,350,000	\$2,350,000
Wailea/Makena	3	\$15,775,000	\$5,650,000	1	\$8,250,000	\$8,250,000	2	\$7,700,000	\$3,850,000
Wailuku	0	--	--	1	\$950,000	\$950,000	1	\$357,000	\$357,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	\$125,000	\$125,000	1	\$72,000	\$72,000	3	\$620,000	\$67,500
<b>All MLS</b>	<b>10</b>	<b>\$19,784,000</b>	<b>\$705,000</b>	<b>9</b>	<b>\$17,422,000</b>	<b>\$950,000</b>	<b>17</b>	<b>\$19,244,500</b>	<b>\$677,000</b>

# Single Family Sales – Year to Date

March 2025 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Mar-25 YTD Sales	Mar-24 YTD Sales	Unit Change	Percent Change	Mar-25 YTD Average	Mar-24 YTD Average	Dollar Change	Percent Change	Mar-25 YTD Median	Mar-24 YTD Median	Dollar Change	Percent Change	Mar-25 YTD Volume	Mar-24 YTD Volume	Dollar Change	Percent Change
Haiku	16	16	0	0.0%	\$1,680,819	\$1,899,250	-\$218,431	-11.5%	\$1,700,000	\$1,425,000	+\$275,000	+19.3%	\$26,893,100	\$30,388,000	-\$3,494,900	-11.5%
Hana	3	1	+2	+200.0%	\$1,609,167	\$1,650,000	-\$40,833	-2.5%	\$997,500	\$1,650,000	-\$652,500	-39.5%	\$4,827,500	\$1,650,000	+\$3,177,500	+192.6%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	6	3	+3	+100.0%	\$4,632,500	\$2,650,000	+\$1,982,500	+74.8%	\$4,550,000	\$2,700,000	+\$1,850,000	+68.5%	\$27,795,000	\$7,950,000	+\$19,845,000	+249.6%
Kahakuloa	1	1	0	0.0%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%
Kahului	18	23	-5	-21.7%	\$1,043,889	\$1,222,462	-\$178,573	-14.6%	\$1,012,500	\$1,195,600	-\$183,100	-15.3%	\$18,790,000	\$28,116,620	-\$9,326,620	-33.2%
Kapalua	2	0	+2	--	\$6,812,500	--	--	--	\$6,812,500	--	--	--	\$13,625,000	\$0	+\$13,625,000	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	20	27	-7	-25.9%	\$1,592,724	\$1,469,111	+\$123,613	+8.4%	\$1,361,500	\$1,280,000	+\$81,500	+6.4%	\$31,854,480	\$39,666,000	-\$7,811,520	-19.7%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	9	9	0	0.0%	\$1,796,278	\$1,679,753	+\$116,525	+6.9%	\$1,500,000	\$1,170,000	+\$330,000	+28.2%	\$16,166,500	\$15,117,775	+\$1,048,725	+6.9%
Lahaina	3	7	-4	-57.1%	\$3,462,667	\$2,969,750	+\$492,917	+16.6%	\$3,600,000	\$3,500,000	+\$100,000	+2.9%	\$10,388,000	\$20,788,250	-\$10,400,250	-50.0%
Maalaea	0	1	-1	-100.0%	--	\$2,933,006	--	--	--	\$2,933,006	--	--	\$0	\$2,933,006	-\$2,933,006	-100.0%
Makawao/Olinda/Haliimaile	20	21	-1	-4.8%	\$1,420,255	\$1,123,654	+\$296,601	+26.4%	\$1,295,000	\$1,050,000	+\$245,000	+23.3%	\$28,405,100	\$23,596,725	+\$4,808,375	+20.4%
Maui Meadows	4	5	-1	-20.0%	\$2,198,750	\$2,302,000	-\$103,250	-4.5%	\$2,220,000	\$2,200,000	+\$20,000	+0.9%	\$8,795,000	\$11,510,000	-\$2,715,000	-23.6%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	7	11	-4	-36.4%	\$1,609,286	\$1,545,383	+\$63,902	+4.1%	\$1,675,000	\$1,690,000	-\$15,000	-0.9%	\$11,265,000	\$16,999,216	-\$5,734,216	-33.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	5	4	+1	+25.0%	\$1,033,000	\$1,057,500	-\$24,500	-2.3%	\$1,075,000	\$902,500	+\$172,500	+19.1%	\$5,165,000	\$4,230,000	+\$935,000	+22.1%
Spreckelsville/Paia/Kuau	3	5	-2	-40.0%	\$5,050,000	\$3,428,000	+\$1,622,000	+47.3%	\$5,900,000	\$3,175,000	+\$2,725,000	+85.8%	\$15,150,000	\$17,140,000	-\$1,990,000	-11.6%
Wailea/Makena	4	11	-7	-63.6%	\$10,827,500	\$6,122,541	+\$4,704,959	+76.8%	\$10,685,000	\$4,350,000	+\$6,335,000	+145.6%	\$43,310,000	\$67,347,950	-\$24,037,950	-35.7%
Wailuku	28	39	-11	-28.2%	\$1,169,559	\$1,171,987	-\$2,428	-0.2%	\$1,150,000	\$1,284,000	-\$134,000	-10.4%	\$32,747,658	\$45,707,495	-\$12,959,837	-28.4%
Lanai	2	1	+1	+100.0%	\$440,000	\$905,000	-\$465,000	-51.4%	\$440,000	\$905,000	-\$465,000	-51.4%	\$880,000	\$905,000	-\$25,000	-2.8%
Molokai	5	10	-5	-50.0%	\$485,200	\$568,500	-\$83,300	-14.7%	\$520,000	\$448,500	+\$71,500	+15.9%	\$2,426,000	\$5,685,000	-\$3,259,000	-57.3%
All MLS	156	195	-39	-20.0%	\$1,920,406	\$1,749,467	+\$170,939	+9.8%	\$1,295,000	\$1,300,000	-\$5,000	-0.4%	\$299,583,338	\$341,146,037	-\$41,562,699	-12.2%

# Total Condominium Sales – Year to Date

March 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Mar-25 YTD Sales	Mar-24 YTD Sales	Unit Change	Percent Change	Mar-25 YTD Average	Mar-24 YTD Average	Dollar Change	Percent Change	Mar-25 YTD Median	Mar-24 YTD Median	Dollar Change	Percent Change	Mar-25 YTD Volume	Mar-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	1	0	+1	--	\$1,875,000	--	--	--	\$1,875,000	--	--	--	\$1,875,000	\$0	+\$1,875,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	23	23	0	0.0%	\$1,567,152	\$1,613,261	-\$46,109	-2.9%	\$1,152,500	\$1,550,000	-\$397,500	-25.6%	\$36,044,500	\$37,105,000	-\$1,060,500	-2.9%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	13	-11	-84.6%	\$229,500	\$269,885	-\$40,385	-15.0%	\$229,500	\$251,000	-\$21,500	-8.6%	\$459,000	\$3,508,500	-\$3,049,500	-86.9%
Kapalua	5	2	+3	+150.0%	\$2,901,800	\$2,872,500	+\$29,300	+1.0%	\$1,630,000	\$2,872,500	-\$1,242,500	-43.3%	\$14,509,000	\$5,745,000	+\$8,764,000	+152.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	56	91	-35	-38.5%	\$812,019	\$932,321	-\$120,302	-12.9%	\$675,000	\$785,000	-\$110,000	-14.0%	\$45,473,070	\$84,841,233	-\$39,368,163	-46.4%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	5	1	+4	+400.0%	\$870,000	\$95,000	+\$775,000	+815.8%	\$600,000	\$95,000	+\$505,000	+531.6%	\$4,350,000	\$95,000	+\$4,255,000	+4,478.9%
Maalaea	3	6	-3	-50.0%	\$484,000	\$814,667	-\$330,667	-40.6%	\$500,000	\$792,000	-\$292,000	-36.9%	\$1,452,000	\$4,888,000	-\$3,436,000	-70.3%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	24	48	-24	-50.0%	\$652,708	\$720,536	-\$67,828	-9.4%	\$595,000	\$687,500	-\$92,500	-13.5%	\$15,665,000	\$34,585,750	-\$18,920,750	-54.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	3	-3	-100.0%	--	\$973,333	--	--	--	\$969,000	--	--	\$0	\$2,920,000	-\$2,920,000	-100.0%
Spreckelsville/Paia/Kuau	1	1	0	0.0%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%
Wailea/Makena	24	44	-20	-45.5%	\$3,530,938	\$3,175,591	+\$355,347	+11.2%	\$2,850,000	\$2,614,275	+\$235,725	+9.0%	\$84,742,500	\$139,725,999	-\$54,983,499	-39.4%
Wailuku	14	15	-1	-6.7%	\$673,993	\$602,867	+\$71,126	+11.8%	\$605,000	\$615,000	-\$10,000	-1.6%	\$9,435,900	\$9,043,000	+\$392,900	+4.3%
Lanai	1	1	0	0.0%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%
Molokai	6	4	+2	+50.0%	\$290,163	\$241,125	+\$49,038	+20.3%	\$274,500	\$267,250	+\$7,250	+2.7%	\$1,740,975	\$964,500	+\$776,475	+80.5%
All MLS	165	252	-87	-34.5%	\$1,312,788	\$1,298,871	+\$13,917	+1.1%	\$795,000	\$831,000	-\$36,000	-4.3%	\$216,609,945	\$327,315,482	-\$110,705,537	-33.8%

# Fee Simple Condominium Sales – Year to Date

March 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Mar-25 YTD Sales	Mar-24 YTD Sales	Unit Change	Percent Change	Mar-25 YTD Average	Mar-24 YTD Average	Dollar Change	Percent Change	Mar-25 YTD Median	Mar-24 YTD Median	Dollar Change	Percent Change	Mar-25 YTD Volume	Mar-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	1	0	+1	--	\$1,875,000	--	--	--	\$1,875,000	--	--	--	\$1,875,000	\$0	+\$1,875,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	23	22	+1	+4.5%	\$1,567,152	\$1,662,955	-\$95,802	-5.8%	\$1,152,500	\$1,557,500	-\$405,000	-26.0%	\$36,044,500	\$36,585,000	-\$540,500	-1.5%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	13	-11	-84.6%	\$229,500	\$269,885	-\$40,385	-15.0%	\$229,500	\$251,000	-\$21,500	-8.6%	\$459,000	\$3,508,500	-\$3,049,500	-86.9%
Kapalua	5	2	+3	+150.0%	\$2,901,800	\$2,872,500	+\$29,300	+1.0%	\$1,630,000	\$2,872,500	-\$1,242,500	-43.3%	\$14,509,000	\$5,745,000	+\$8,764,000	+152.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	56	87	-31	-35.6%	\$812,019	\$958,106	-\$146,087	-15.2%	\$675,000	\$790,000	-\$115,000	-14.6%	\$45,473,070	\$83,355,233	-\$37,882,163	-45.4%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	5	1	+4	+400.0%	\$870,000	\$95,000	+\$775,000	+815.8%	\$600,000	\$95,000	+\$505,000	+531.6%	\$4,350,000	\$95,000	+\$4,255,000	+4,478.9%
Maalaea	0	3	-3	-100.0%	--	\$1,090,000	--	--	--	\$1,000,000	--	--	\$0	\$3,270,000	-\$3,270,000	-100.0%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	24	38	-14	-36.8%	\$652,708	\$744,092	-\$91,384	-12.3%	\$595,000	\$705,000	-\$110,000	-15.6%	\$15,665,000	\$28,275,500	-\$12,610,500	-44.6%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	3	-3	-100.0%	--	\$973,333	--	--	--	\$969,000	--	--	\$0	\$2,920,000	-\$2,920,000	-100.0%
Spreckelsville/Paia/Kuau	1	1	0	0.0%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%
Wailea/Makena	24	44	-20	-45.5%	\$3,530,938	\$3,175,591	+\$355,347	+11.2%	\$2,850,000	\$2,614,275	+\$235,725	+9.0%	\$84,742,500	\$139,725,999	-\$54,983,499	-39.4%
Wailuku	14	15	-1	-6.7%	\$673,993	\$602,867	+\$71,126	+11.8%	\$605,000	\$615,000	-\$10,000	-1.6%	\$9,435,900	\$9,043,000	+\$392,900	+4.3%
Lanai	1	1	0	0.0%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%	\$188,000	\$3,055,000	-\$2,867,000	-93.8%
Molokai	6	3	+3	+100.0%	\$290,163	\$274,833	+\$15,329	+5.6%	\$274,500	\$275,000	-\$500	-0.2%	\$1,740,975	\$824,500	+\$916,475	+111.2%
<b>All MLS</b>	<b>162</b>	<b>233</b>	<b>-71</b>	<b>-30.5%</b>	<b>\$1,328,135</b>	<b>\$1,361,550</b>	<b>-\$33,415</b>	<b>-2.5%</b>	<b>\$817,500</b>	<b>\$900,000</b>	<b>-\$82,500</b>	<b>-9.2%</b>	<b>\$215,157,945</b>	<b>\$317,241,232</b>	<b>-\$102,083,287</b>	<b>-32.2%</b>

# Leasehold Condominium Sales – Year to Date

March 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Mar-25 YTD Sales	Mar-24 YTD Sales	Unit Change	Percent Change	Mar-25 YTD Average	Mar-24 YTD Average	Dollar Change	Percent Change	Mar-25 YTD Median	Mar-24 YTD Median	Dollar Change	Percent Change	Mar-25 YTD Volume	Mar-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	0	1	-1	-100.0%	--	\$520,000	--	--	--	\$520,000	--	--	\$0	\$520,000	-\$520,000	-100.0%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	0	4	-4	-100.0%	--	\$371,500	--	--	--	\$386,000	--	--	\$0	\$1,486,000	-\$1,486,000	-100.0%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maalaea	3	3	0	0.0%	\$484,000	\$539,333	-\$55,333	-10.3%	\$500,000	\$599,000	-\$99,000	-16.5%	\$1,452,000	\$1,618,000	-\$166,000	-10.3%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	0	10	-10	-100.0%	--	\$631,025	--	--	--	\$432,500	--	--	\$0	\$6,310,250	-\$6,310,250	-100.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Spreckelsville/Paia/Kuau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailea/Makena	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailuku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	0	1	-1	-100.0%	--	\$140,000	--	--	--	\$140,000	--	--	\$0	\$140,000	-\$140,000	-100.0%
All MLS	3	19	-16	-84.2%	\$484,000	\$530,224	-\$46,224	-8.7%	\$500,000	\$475,000	+\$25,000	+5.3%	\$1,452,000	\$10,074,250	-\$8,622,250	-85.6%

# Land Sales – Year to Date

March 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Mar-25 YTD Sales	Mar-24 YTD Sales	Unit Change	Percent Change	Mar-25 YTD Average	Mar-24 YTD Average	Dollar Change	Percent Change	Mar-25 YTD Median	Mar-24 YTD Median	Dollar Change	Percent Change	Mar-25 YTD Volume	Mar-24 YTD Volume	Dollar Change	Percent Change
Haiku	1	6	-5	-83.3%	\$815,000	\$628,417	+\$186,583	+29.7%	\$815,000	\$500,250	+\$314,750	+62.9%	\$815,000	\$3,770,500	-\$2,955,500	-78.4%
Hana	0	1	-1	-100.0%	--	\$365,000	--	--	--	\$365,000	--	--	\$0	\$365,000	-\$365,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	2	3	-1	-33.3%	\$6,012,500	\$955,000	+\$5,057,500	+529.6%	\$6,012,500	\$1,075,000	+\$4,937,500	+459.3%	\$12,025,000	\$2,865,000	+\$9,160,000	+319.7%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	0	2	-2	-100.0%	--	\$1,700,000	--	--	--	\$1,700,000	--	--	\$0	\$3,125,000	-\$3,125,000	-100.0%
Kaupo	0	1	-1	-100.0%	--	\$630,000	--	--	--	\$630,000	--	--	\$0	\$630,000	-\$630,000	-100.0%
Keanae	0	1	-1	-100.0%	--	\$665,000	--	--	--	\$665,000	--	--	\$0	\$665,000	-\$665,000	-100.0%
Kihei	1	0	+1	--	\$860,000	--	--	--	\$860,000	--	--	--	\$860,000	\$0	+\$860,000	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	3	4	-1	-25.0%	\$558,333	\$644,250	-\$85,917	-13.3%	\$510,000	\$726,000	-\$216,000	-29.8%	\$1,675,000	\$2,577,000	-\$902,000	-35.0%
Lahaina	5	10	-5	-50.0%	\$771,800	\$725,100	+\$46,700	+6.4%	\$650,000	\$750,001	-\$100,001	-13.3%	\$3,859,000	\$7,251,001	-\$3,392,001	-46.8%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	4	1	+3	+300.0%	\$1,531,250	\$1,550,000	-\$18,750	-1.2%	\$1,612,500	\$1,550,000	+\$62,500	+4.0%	\$6,125,000	\$1,550,000	+\$4,575,000	+295.2%
Maui Meadows	1	0	+1	--	\$1,050,000	--	--	--	\$1,050,000	--	--	--	\$1,050,000	\$0	+\$1,050,000	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	1	1	0	0.0%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%
Olowalu	1	0	+1	--	\$465,000	--	--	--	\$465,000	--	--	--	\$465,000	\$0	+\$465,000	--
Pukalani	2	0	+2	--	\$470,750	--	--	--	\$470,750	--	--	--	\$941,500	\$0	+\$941,500	--
Spreckelsville/Paia/Kuau	0	1	-1	-100.0%	--	\$2,350,000	--	--	--	\$2,350,000	--	--	\$0	\$2,350,000	-\$2,350,000	-100.0%
Wailea/Makena	5	27	-22	-81.5%	\$5,182,650	\$5,046,296	+\$136,354	+2.7%	\$5,650,000	\$4,500,000	+\$1,150,000	+25.6%	\$25,913,250	\$136,250,000	-\$110,336,750	-81.0%
Wailuku	1	2	-1	-50.0%	\$950,000	\$1,078,500	-\$128,500	-11.9%	\$950,000	\$1,078,500	-\$128,500	-11.9%	\$950,000	\$2,157,000	-\$1,207,000	-56.0%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	5	3	+2	+66.7%	\$474,000	\$206,667	+\$267,333	+129.4%	\$295,000	\$67,500	+\$227,500	+337.0%	\$2,370,000	\$620,000	+\$1,750,000	+282.3%
<b>All MLS</b>	<b>32</b>	<b>63</b>	<b>-31</b>	<b>-49.2%</b>	<b>\$1,783,398</b>	<b>\$2,692,750</b>	<b>-\$909,352</b>	<b>-33.8%</b>	<b>\$787,500</b>	<b>\$1,375,000</b>	<b>-\$587,500</b>	<b>-42.7%</b>	<b>\$57,068,750</b>	<b>\$168,375,501</b>	<b>-\$111,306,751</b>	<b>-66.1%</b>

# Local Market Update – March 2025

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## All MLS

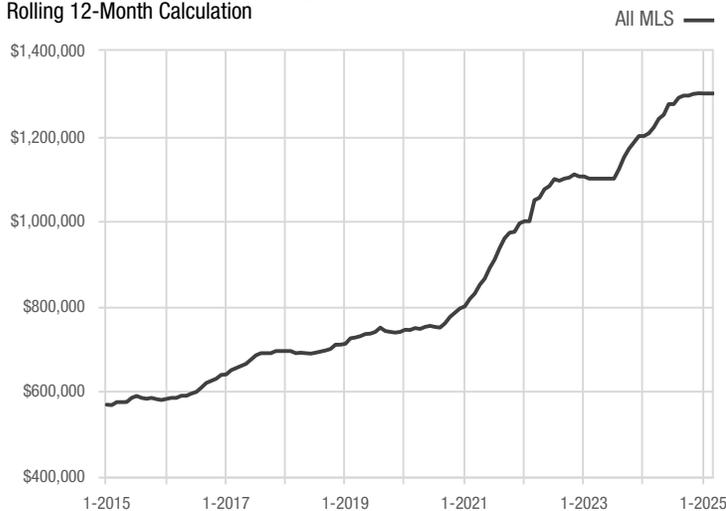
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	106	<b>105</b>	- 0.9%	310	<b>309</b>	- 0.3%
Pending Sales	69	<b>65</b>	- 5.8%	207	<b>167</b>	- 19.3%
Closed Sales	76	<b>49</b>	- 35.5%	195	<b>156</b>	- 20.0%
Days on Market Until Sale	152	<b>125</b>	- 17.8%	134	<b>124</b>	- 7.5%
Median Sales Price*	\$1,299,346	<b>\$1,295,000</b>	- 0.3%	\$1,300,000	<b>\$1,295,000</b>	- 0.4%
Average Sales Price*	\$1,898,973	<b>\$2,529,146</b>	+ 33.2%	\$1,749,467	<b>\$1,920,406</b>	+ 9.8%
Percent of List Price Received*	96.6%	<b>96.0%</b>	- 0.6%	97.2%	<b>96.4%</b>	- 0.8%
Inventory of Homes for Sale	279	<b>432</b>	+ 54.8%	—	—	—
Months Supply of Inventory	4.4	<b>7.5</b>	+ 70.5%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	176	<b>149</b>	- 15.3%	481	<b>458</b>	- 4.8%
Pending Sales	79	<b>77</b>	- 2.5%	266	<b>192</b>	- 27.8%
Closed Sales	94	<b>60</b>	- 36.2%	252	<b>165</b>	- 34.5%
Days on Market Until Sale	85	<b>145</b>	+ 70.6%	78	<b>139</b>	+ 78.2%
Median Sales Price*	\$1,301,250	<b>\$822,500</b>	- 36.8%	\$831,000	<b>\$795,000</b>	- 4.3%
Average Sales Price*	\$1,591,871	<b>\$1,521,763</b>	- 4.4%	\$1,298,871	<b>\$1,312,788</b>	+ 1.1%
Percent of List Price Received*	98.2%	<b>96.3%</b>	- 1.9%	97.7%	<b>95.2%</b>	- 2.6%
Inventory of Homes for Sale	491	<b>845</b>	+ 72.1%	—	—	—
Months Supply of Inventory	6.4	<b>14.8</b>	+ 131.3%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

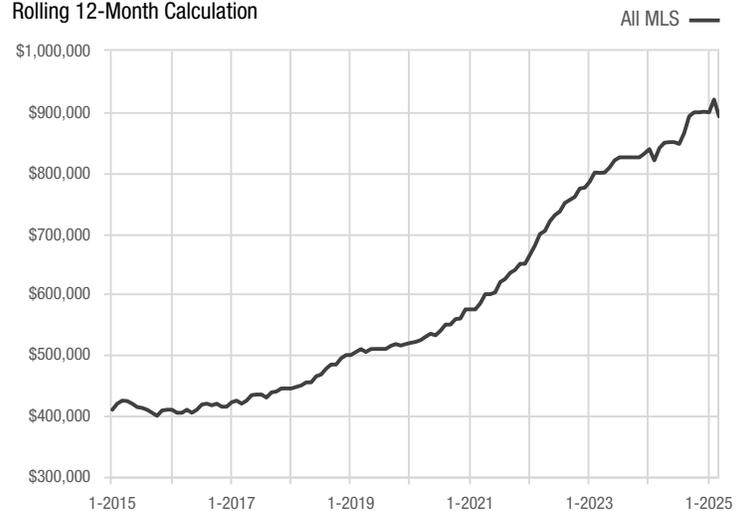
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – March 2025

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## Haiku

North Shore

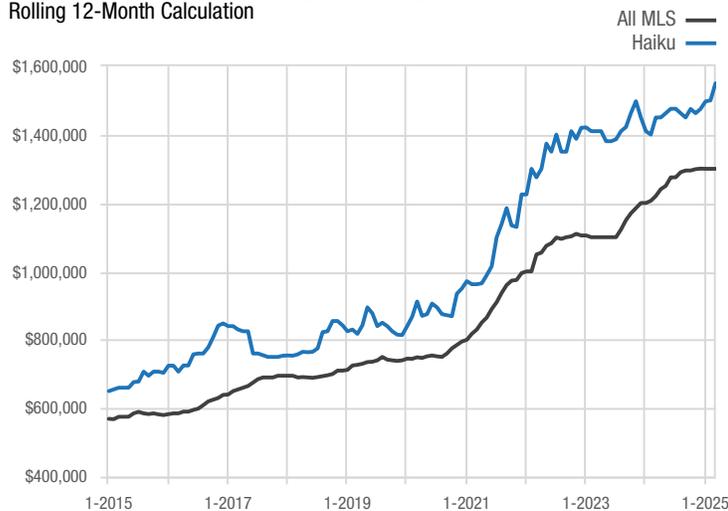
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	12	11	- 8.3%	21	25	+ 19.0%
Pending Sales	6	7	+ 16.7%	10	14	+ 40.0%
Closed Sales	7	2	- 71.4%	16	16	0.0%
Days on Market Until Sale	202	52	- 74.3%	171	83	- 51.5%
Median Sales Price*	\$1,500,000	<b>\$2,250,000</b>	+ 50.0%	\$1,425,000	<b>\$1,700,000</b>	+ 19.3%
Average Sales Price*	\$2,335,429	<b>\$2,250,000</b>	- 3.7%	\$1,899,250	<b>\$1,680,819</b>	- 11.5%
Percent of List Price Received*	97.4%	<b>98.9%</b>	+ 1.5%	97.2%	<b>96.8%</b>	- 0.4%
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	3.7	5.0	+ 35.1%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

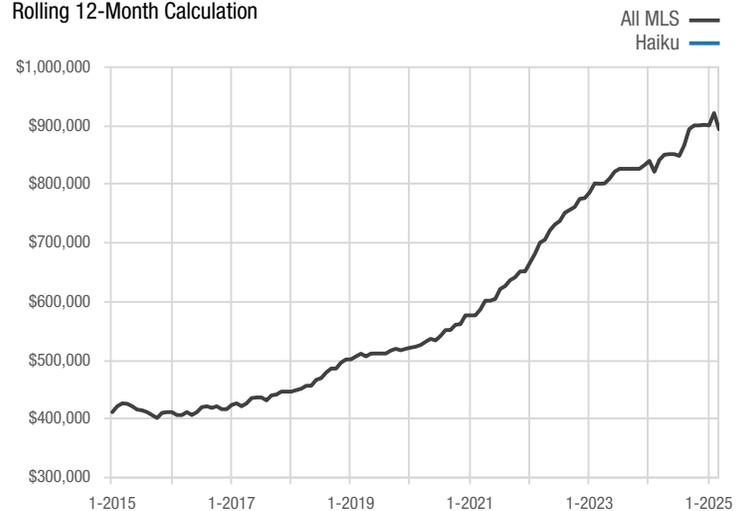
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – March 2025

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## Hana

East Maui

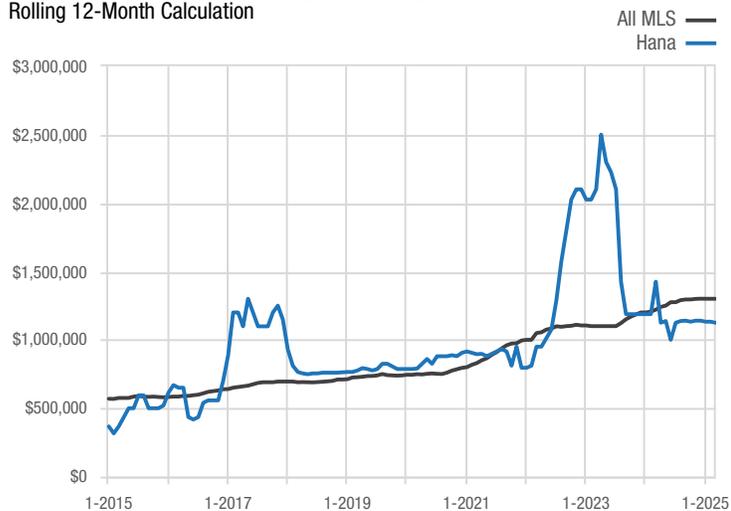
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	6	5	- 16.7%
Pending Sales	3	2	- 33.3%	4	4	0.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	346	—	—	346	185	- 46.5%
Median Sales Price*	\$1,650,000	—	—	\$1,650,000	<b>\$997,500</b>	- 39.5%
Average Sales Price*	\$1,650,000	—	—	\$1,650,000	<b>\$1,609,167</b>	- 2.5%
Percent of List Price Received*	91.7%	—	—	91.7%	<b>91.0%</b>	- 0.8%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	9.3	8.4	- 9.7%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	77	—
Median Sales Price*	—	—	—	—	<b>\$1,875,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$1,875,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>100.0%</b>	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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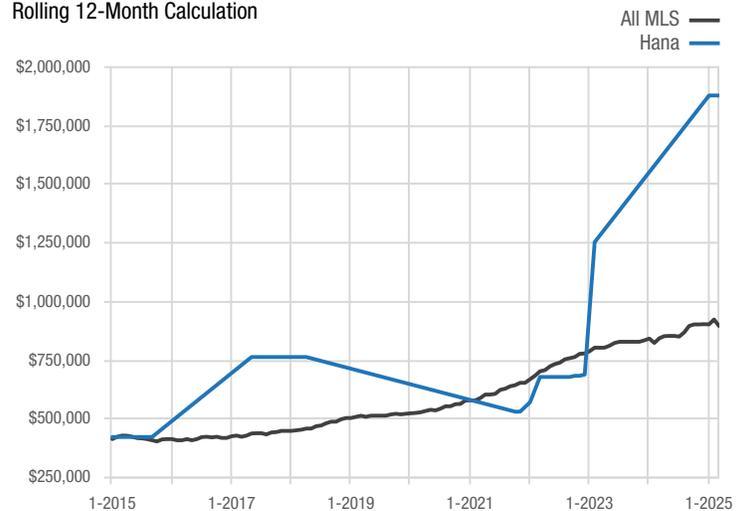
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – March 2025

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Honokohau

West Maui

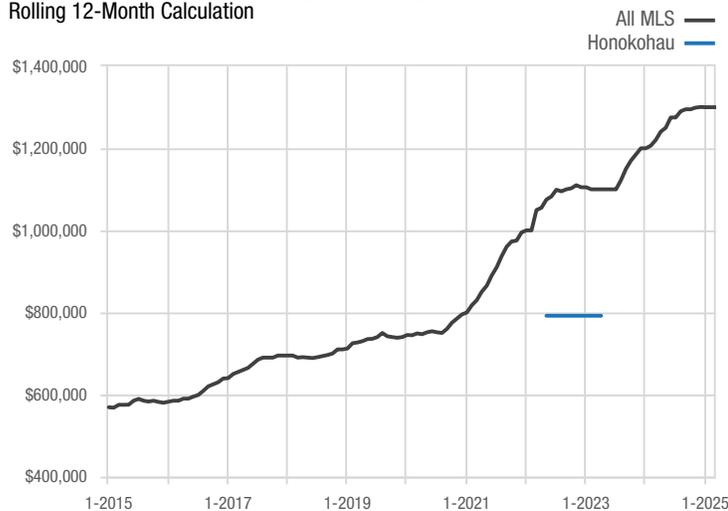
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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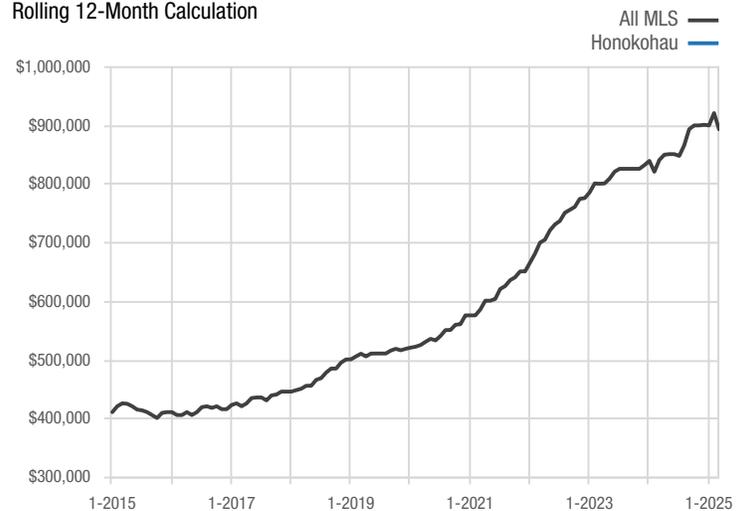
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### Median Sales Price - Condominium

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A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Kaanapali

West Maui

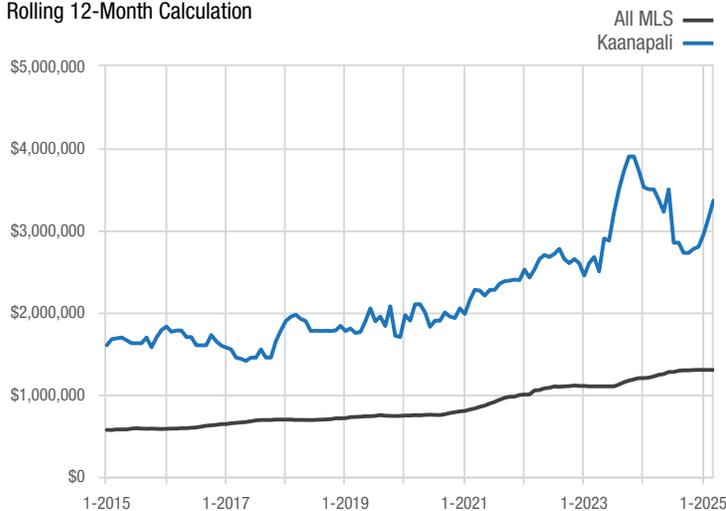
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	4	4	0.0%	13	11	- 15.4%
Pending Sales	0	0	—	4	6	+ 50.0%
Closed Sales	0	1	—	3	6	+ 100.0%
Days on Market Until Sale	—	242	—	148	148	0.0%
Median Sales Price*	—	\$6,400,000	—	\$2,700,000	\$4,550,000	+ 68.5%
Average Sales Price*	—	\$6,400,000	—	\$2,650,000	\$4,632,500	+ 74.8%
Percent of List Price Received*	—	94.1%	—	96.9%	92.5%	- 4.5%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	7.6	11.6	+ 52.6%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	21	20	- 4.8%	43	55	+ 27.9%
Pending Sales	7	11	+ 57.1%	28	24	- 14.3%
Closed Sales	9	6	- 33.3%	23	23	0.0%
Days on Market Until Sale	130	240	+ 84.6%	99	181	+ 82.8%
Median Sales Price*	\$1,350,000	\$1,102,000	- 18.4%	\$1,550,000	\$1,152,500	- 25.6%
Average Sales Price*	\$1,791,111	\$1,082,000	- 39.6%	\$1,613,261	\$1,567,152	- 2.9%
Percent of List Price Received*	97.5%	95.4%	- 2.2%	97.0%	94.8%	- 2.3%
Inventory of Homes for Sale	73	105	+ 43.8%	—	—	—
Months Supply of Inventory	10.1	15.8	+ 56.4%	—	—	—

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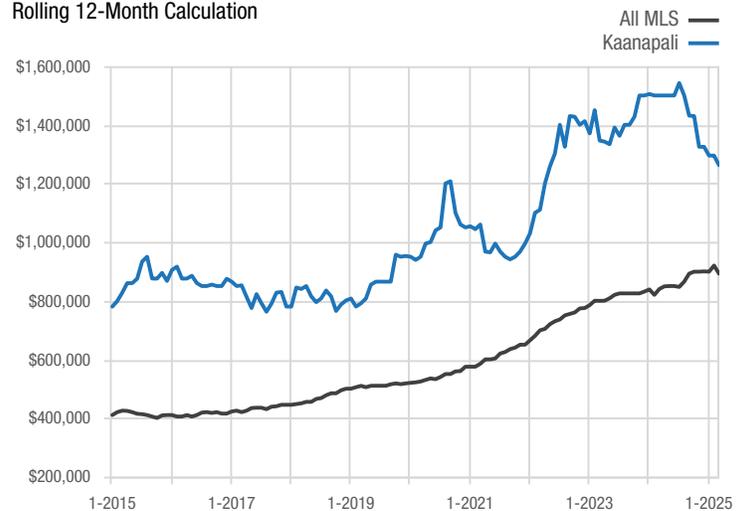
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Kahakuloa

Central Maui

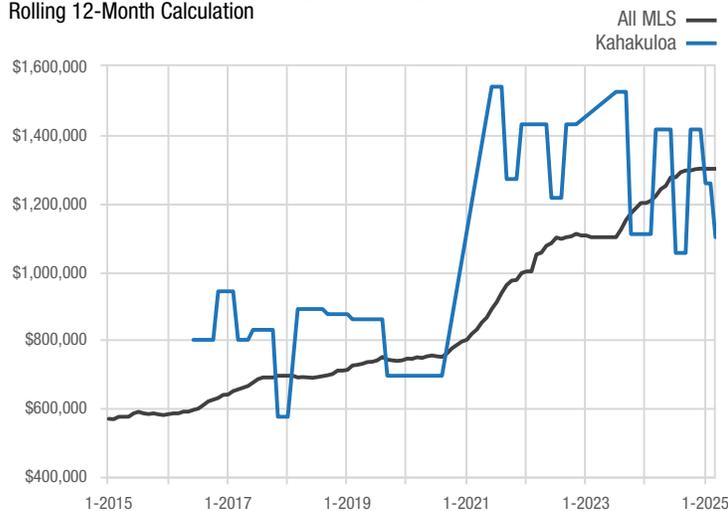
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	207	—	—	207	413	+ 99.5%
Median Sales Price*	\$1,415,000	—	—	\$1,415,000	\$1,100,000	- 22.3%
Average Sales Price*	\$1,415,000	—	—	\$1,415,000	\$1,100,000	- 22.3%
Percent of List Price Received*	97.7%	—	—	97.7%	88.0%	- 9.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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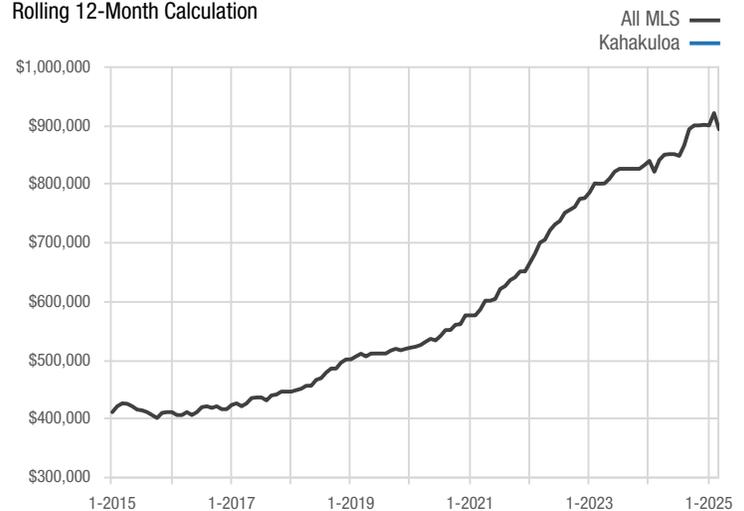
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## Kahului

### Central Maui

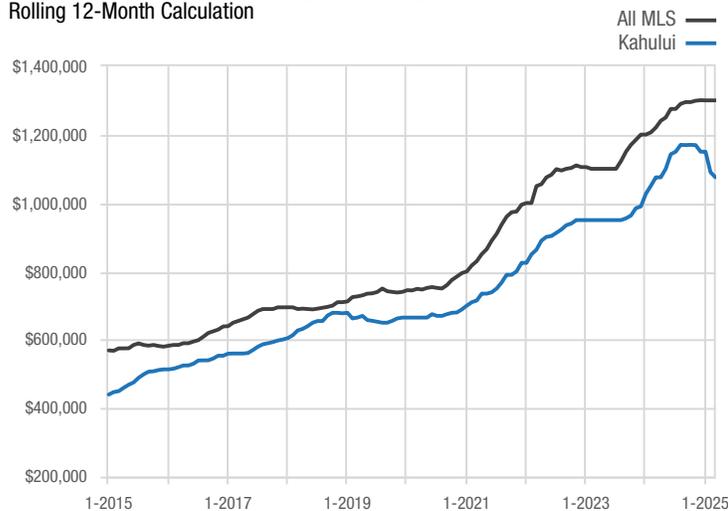
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	7	<b>11</b>	+ 57.1%	21	<b>33</b>	+ 57.1%
Pending Sales	5	<b>12</b>	+ 140.0%	19	<b>24</b>	+ 26.3%
Closed Sales	8	<b>7</b>	- 12.5%	23	<b>18</b>	- 21.7%
Days on Market Until Sale	62	<b>114</b>	+ 83.9%	75	<b>93</b>	+ 24.0%
Median Sales Price*	\$1,195,000	<b>\$1,100,000</b>	- 7.9%	\$1,195,600	<b>\$1,012,500</b>	- 15.3%
Average Sales Price*	\$1,204,875	<b>\$1,056,429</b>	- 12.3%	\$1,222,462	<b>\$1,043,889</b>	- 14.6%
Percent of List Price Received*	100.9%	<b>99.0%</b>	- 1.9%	99.5%	<b>99.0%</b>	- 0.5%
Inventory of Homes for Sale	6	<b>21</b>	+ 250.0%	—	—	—
Months Supply of Inventory	0.9	<b>3.2</b>	+ 255.6%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	2	<b>6</b>	+ 200.0%	16	<b>15</b>	- 6.3%
Pending Sales	1	<b>0</b>	- 100.0%	11	<b>2</b>	- 81.8%
Closed Sales	2	<b>2</b>	0.0%	13	<b>2</b>	- 84.6%
Days on Market Until Sale	48	<b>153</b>	+ 218.8%	38	<b>153</b>	+ 302.6%
Median Sales Price*	\$227,500	<b>\$229,500</b>	+ 0.9%	\$251,000	<b>\$229,500</b>	- 8.6%
Average Sales Price*	\$227,500	<b>\$229,500</b>	+ 0.9%	\$269,885	<b>\$229,500</b>	- 15.0%
Percent of List Price Received*	97.1%	<b>94.1%</b>	- 3.1%	99.0%	<b>94.1%</b>	- 4.9%
Inventory of Homes for Sale	9	<b>19</b>	+ 111.1%	—	—	—
Months Supply of Inventory	2.7	<b>9.5</b>	+ 251.9%	—	—	—

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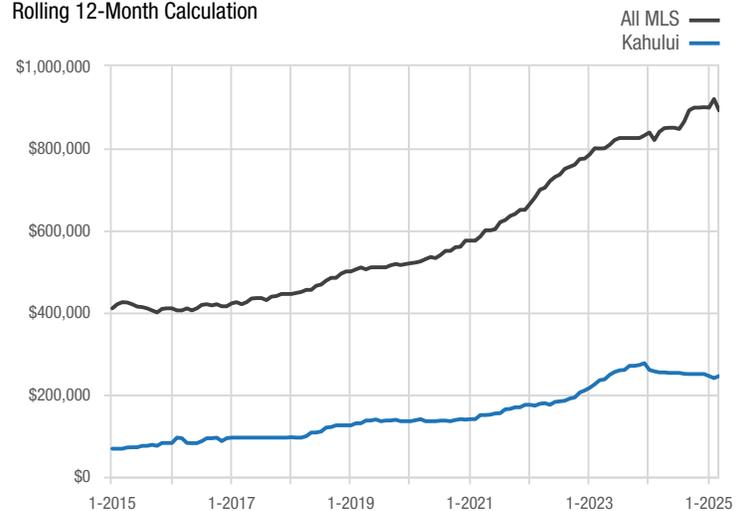
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Rolling 12-Month Calculation



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## Kapalua

West Maui

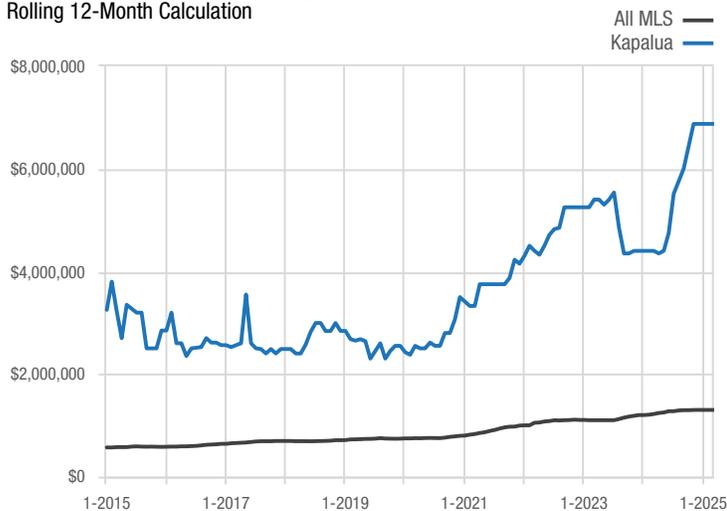
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	0	- 100.0%	11	4	- 63.6%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	437	—	—	437	—
Median Sales Price*	—	\$6,812,500	—	—	\$6,812,500	—
Average Sales Price*	—	\$6,812,500	—	—	\$6,812,500	—
Percent of List Price Received*	—	94.7%	—	—	94.7%	—
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	7.8	7.8	0.0%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	5	+ 66.7%	17	22	+ 29.4%
Pending Sales	2	3	+ 50.0%	7	9	+ 28.6%
Closed Sales	1	4	+ 300.0%	2	5	+ 150.0%
Days on Market Until Sale	76	108	+ 42.1%	80	94	+ 17.5%
Median Sales Price*	\$2,795,000	\$1,339,500	- 52.1%	\$2,872,500	\$1,630,000	- 43.3%
Average Sales Price*	\$2,795,000	\$2,252,250	- 19.4%	\$2,872,500	\$2,901,800	+ 1.0%
Percent of List Price Received*	96.5%	95.9%	- 0.6%	97.8%	95.5%	- 2.4%
Inventory of Homes for Sale	29	43	+ 48.3%	—	—	—
Months Supply of Inventory	15.3	16.9	+ 10.5%	—	—	—

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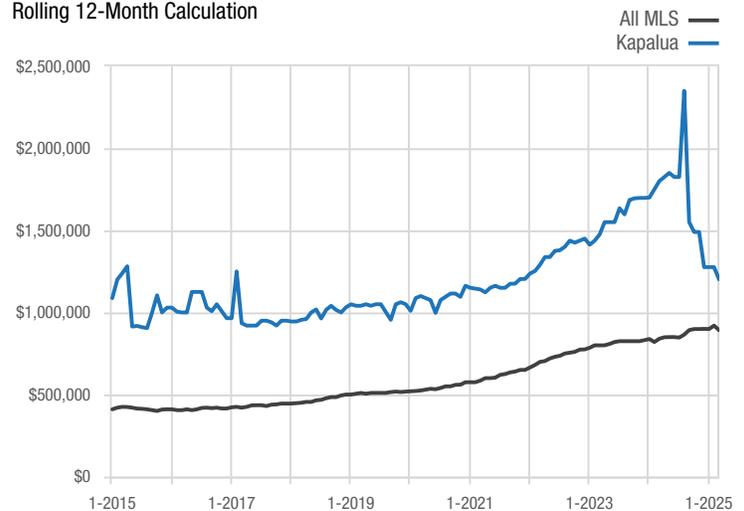
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Rolling 12-Month Calculation



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A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Kaupo East Maui

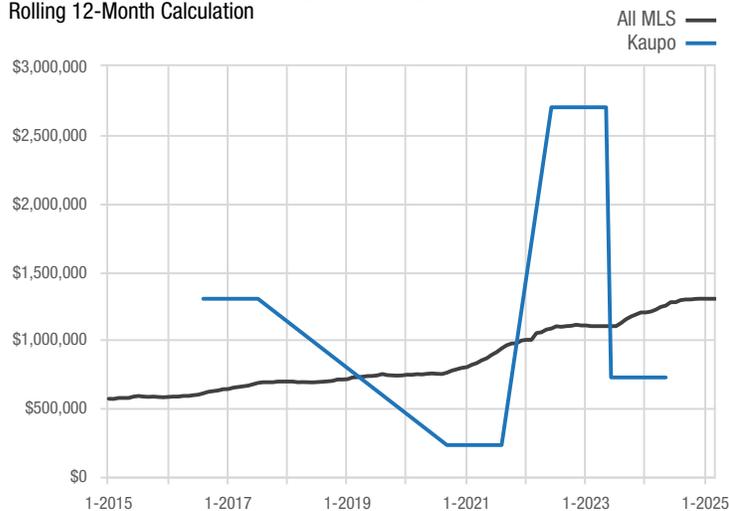
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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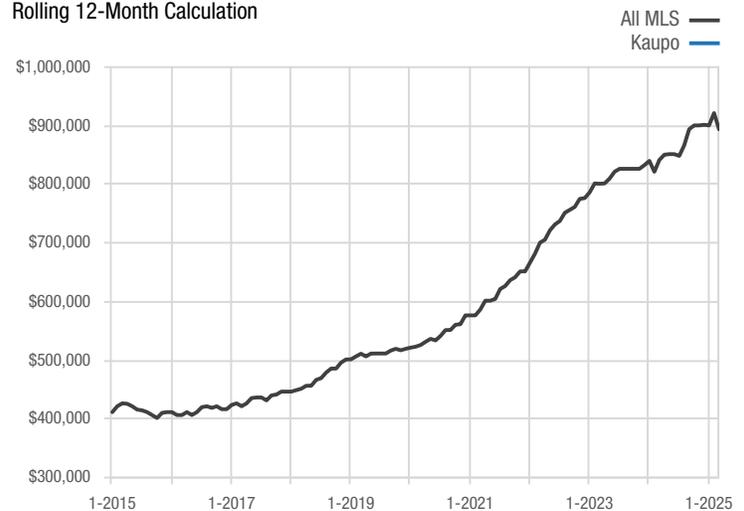
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## Keanae

East Maui

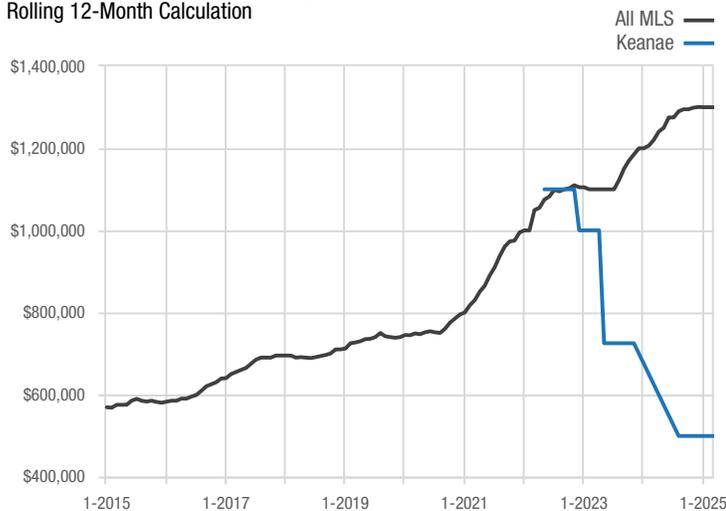
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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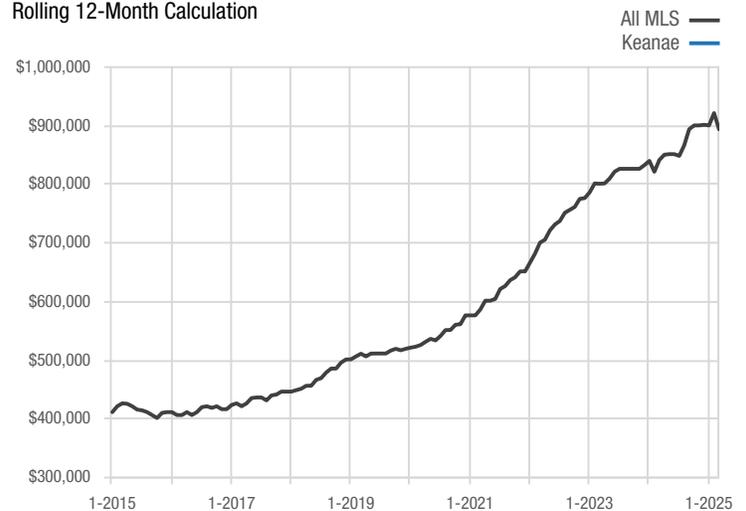
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Rolling 12-Month Calculation



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## Kihei

South Maui

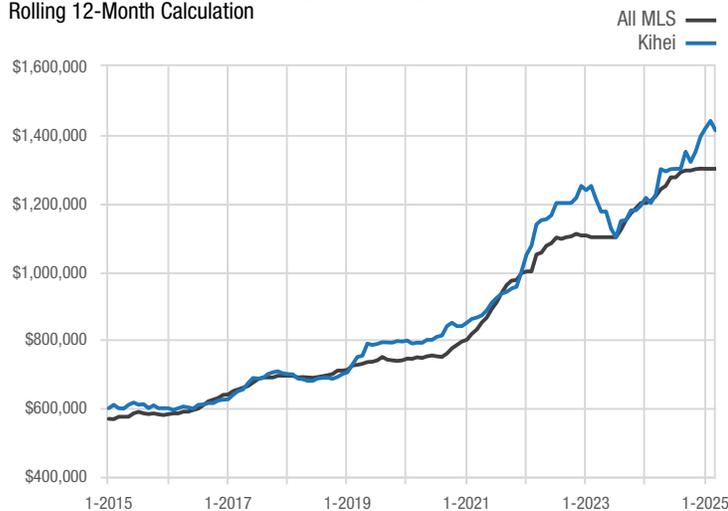
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	16	<b>25</b>	+ 56.3%	44	<b>61</b>	+ 38.6%
Pending Sales	9	<b>12</b>	+ 33.3%	25	<b>23</b>	- 8.0%
Closed Sales	9	<b>7</b>	- 22.2%	27	<b>20</b>	- 25.9%
Days on Market Until Sale	88	<b>106</b>	+ 20.5%	99	<b>145</b>	+ 46.5%
Median Sales Price*	\$1,490,000	<b>\$1,205,000</b>	- 19.1%	\$1,280,000	<b>\$1,361,500</b>	+ 6.4%
Average Sales Price*	\$1,702,889	<b>\$1,463,000</b>	- 14.1%	\$1,469,111	<b>\$1,592,724</b>	+ 8.4%
Percent of List Price Received*	98.8%	<b>93.9%</b>	- 5.0%	97.8%	<b>94.8%</b>	- 3.1%
Inventory of Homes for Sale	32	<b>76</b>	+ 137.5%	—	—	—
Months Supply of Inventory	3.5	<b>10.0</b>	+ 185.7%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	64	<b>50</b>	- 21.9%	177	<b>166</b>	- 6.2%
Pending Sales	32	<b>24</b>	- 25.0%	104	<b>56</b>	- 46.2%
Closed Sales	28	<b>15</b>	- 46.4%	91	<b>56</b>	- 38.5%
Days on Market Until Sale	77	<b>143</b>	+ 85.7%	78	<b>150</b>	+ 92.3%
Median Sales Price*	\$825,000	<b>\$692,500</b>	- 16.1%	\$785,000	<b>\$675,000</b>	- 14.0%
Average Sales Price*	\$1,020,179	<b>\$743,853</b>	- 27.1%	\$932,321	<b>\$812,019</b>	- 12.9%
Percent of List Price Received*	97.6%	<b>96.6%</b>	- 1.0%	97.9%	<b>95.2%</b>	- 2.8%
Inventory of Homes for Sale	147	<b>285</b>	+ 93.9%	—	—	—
Months Supply of Inventory	4.7	<b>13.8</b>	+ 193.6%	—	—	—

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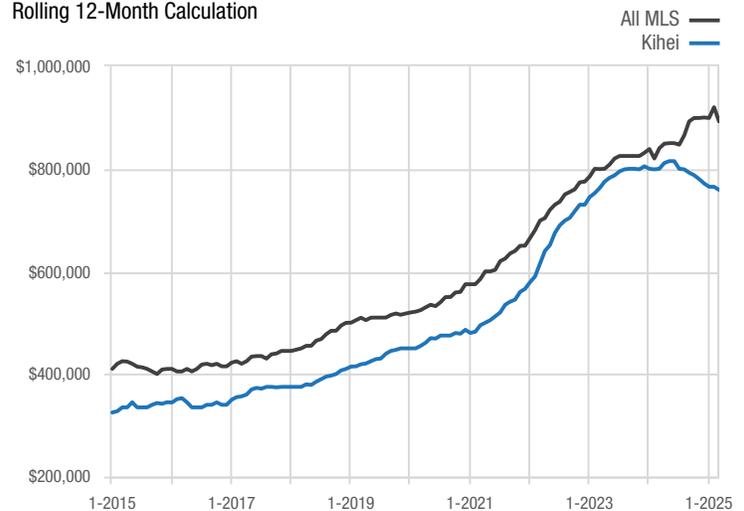
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## Kipahulu

East Maui

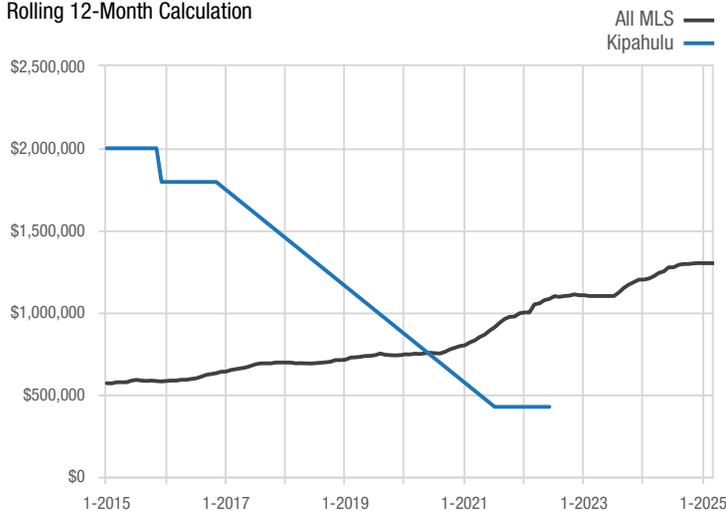
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

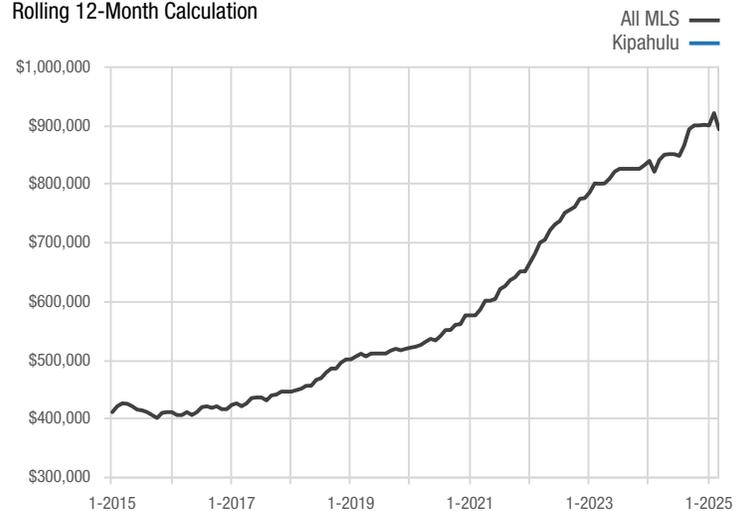
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – March 2025

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Kula / Ulupalakua / Kanaio

Up Country

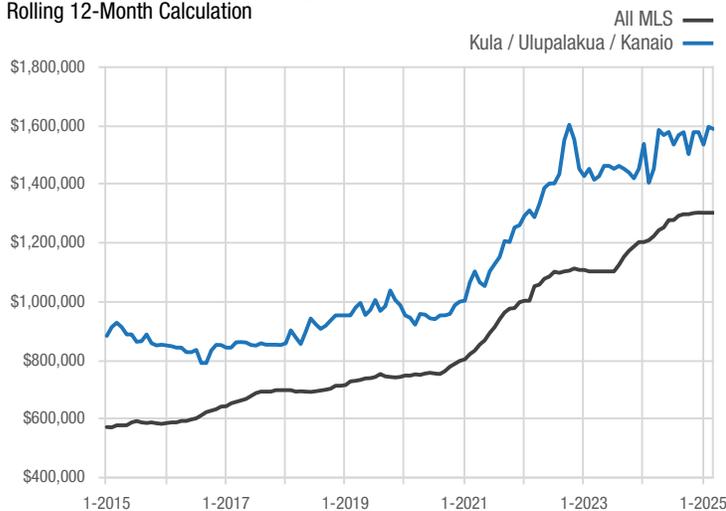
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	7	+ 40.0%	23	22	- 4.3%
Pending Sales	4	5	+ 25.0%	14	13	- 7.1%
Closed Sales	4	3	- 25.0%	9	9	0.0%
Days on Market Until Sale	121	145	+ 19.8%	141	125	- 11.3%
Median Sales Price*	\$1,367,688	\$1,500,000	+ 9.7%	\$1,170,000	\$1,500,000	+ 28.2%
Average Sales Price*	\$1,835,694	\$1,401,667	- 23.6%	\$1,679,753	\$1,796,278	+ 6.9%
Percent of List Price Received*	89.1%	95.6%	+ 7.3%	91.5%	95.4%	+ 4.3%
Inventory of Homes for Sale	22	28	+ 27.3%	—	—	—
Months Supply of Inventory	6.3	6.5	+ 3.2%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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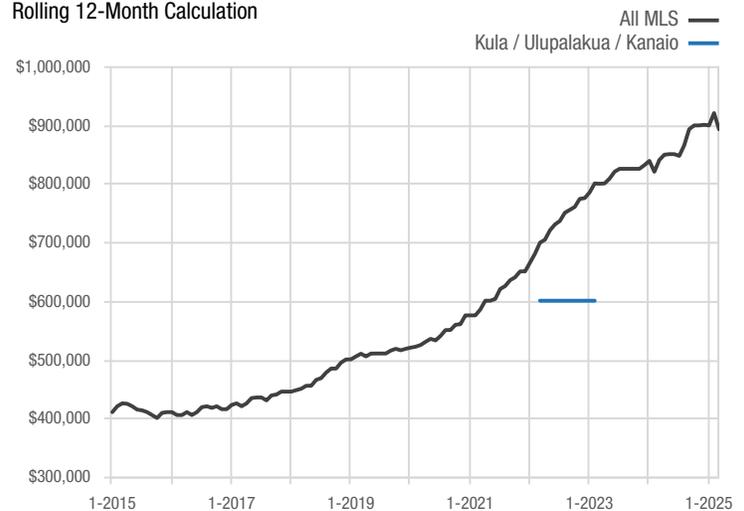
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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# Local Market Update – March 2025

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Lahaina

West Maui

Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	7	1	- 85.7%	24	6	- 75.0%
Pending Sales	3	1	- 66.7%	10	4	- 60.0%
Closed Sales	6	2	- 66.7%	7	3	- 57.1%
Days on Market Until Sale	218	113	- 48.2%	203	145	- 28.6%
Median Sales Price*	\$3,503,750	<b>\$3,394,000</b>	- 3.1%	\$3,500,000	<b>\$3,600,000</b>	+ 2.9%
Average Sales Price*	\$3,322,083	<b>\$3,394,000</b>	+ 2.2%	\$2,969,750	<b>\$3,462,667</b>	+ 16.6%
Percent of List Price Received*	95.5%	<b>90.9%</b>	- 4.8%	95.3%	<b>90.6%</b>	- 4.9%
Inventory of Homes for Sale	25	21	- 16.0%	—	—	—
Months Supply of Inventory	8.6	12.9	+ 50.0%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	1	6	+ 500.0%	2	14	+ 600.0%
Pending Sales	0	3	—	0	7	—
Closed Sales	0	3	—	1	5	+ 400.0%
Days on Market Until Sale	—	81	—	111	60	- 45.9%
Median Sales Price*	—	<b>\$600,000</b>	—	\$95,000	<b>\$600,000</b>	+ 531.6%
Average Sales Price*	—	<b>\$1,100,000</b>	—	\$95,000	<b>\$870,000</b>	+ 815.8%
Percent of List Price Received*	—	<b>92.6%</b>	—	100.0%	<b>90.5%</b>	- 9.5%
Inventory of Homes for Sale	1	18	+ 1,700.0%	—	—	—
Months Supply of Inventory	0.3	7.5	+ 2,400.0%	—	—	—

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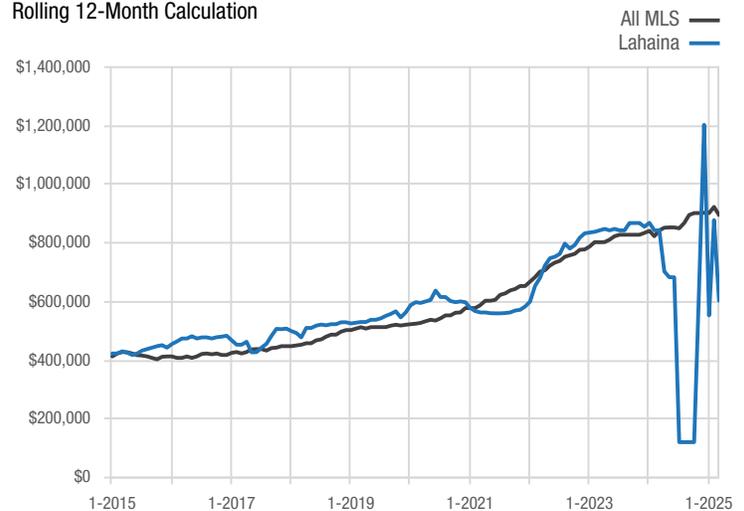
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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# Local Market Update – March 2025

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Maalaea

South Maui

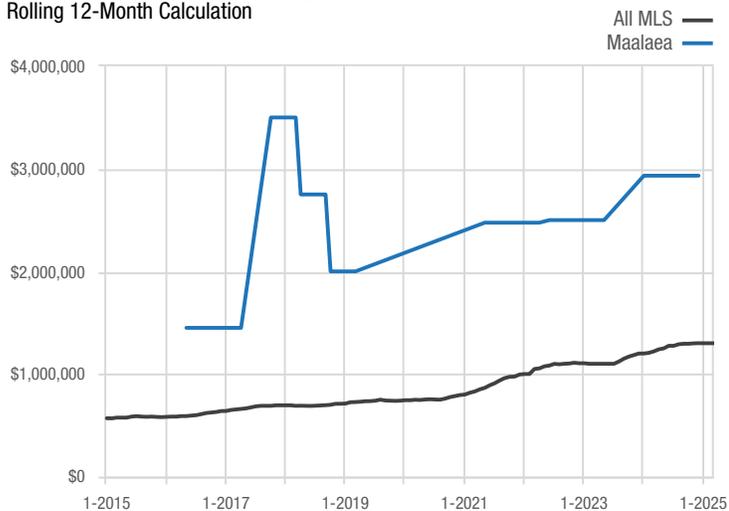
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	0	—	—
Median Sales Price*	—	—	—	\$2,933,006	—	—
Average Sales Price*	—	—	—	\$2,933,006	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	3	- 62.5%	18	7	- 61.1%
Pending Sales	3	3	0.0%	10	5	- 50.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Days on Market Until Sale	110	353	+ 220.9%	68	206	+ 202.9%
Median Sales Price*	\$599,000	\$415,000	- 30.7%	\$792,000	\$500,000	- 36.9%
Average Sales Price*	\$599,000	\$415,000	- 30.7%	\$814,667	\$484,000	- 40.6%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	97.4%	93.6%	- 3.9%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	3.9	8.6	+ 120.5%	—	—	—

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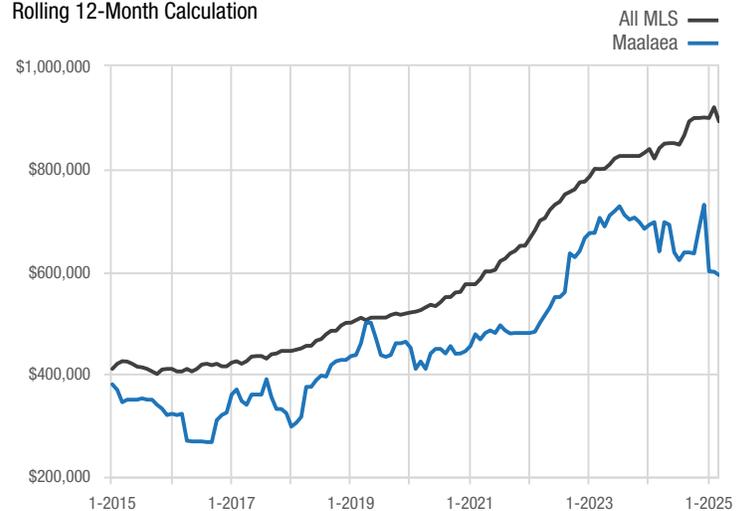
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A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



## Makawao / Olinda / Haliimaile

Up Country

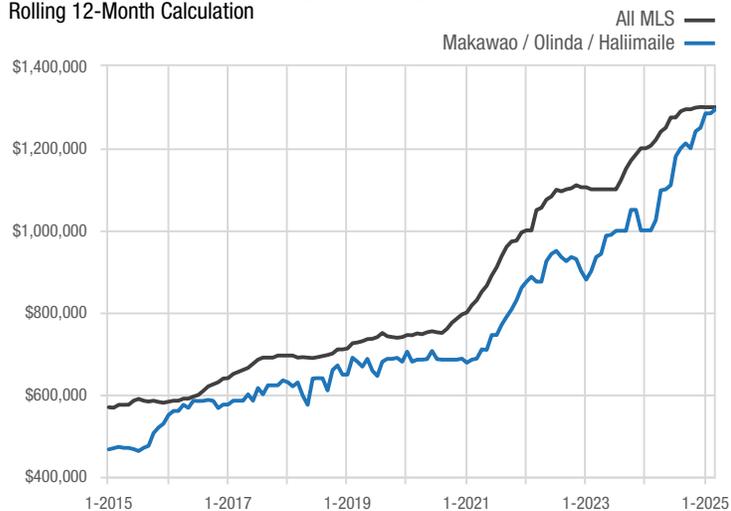
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	10	6	- 40.0%	20	22	+ 10.0%
Pending Sales	9	4	- 55.6%	24	15	- 37.5%
Closed Sales	6	8	+ 33.3%	21	20	- 4.8%
Days on Market Until Sale	353	53	- 85.0%	233	104	- 55.4%
Median Sales Price*	\$1,075,000	<b>\$1,447,500</b>	+ 34.7%	\$1,050,000	<b>\$1,295,000</b>	+ 23.3%
Average Sales Price*	\$1,063,333	<b>\$1,608,125</b>	+ 51.2%	\$1,123,654	<b>\$1,420,255</b>	+ 26.4%
Percent of List Price Received*	95.2%	<b>98.2%</b>	+ 3.2%	97.9%	<b>97.6%</b>	- 0.3%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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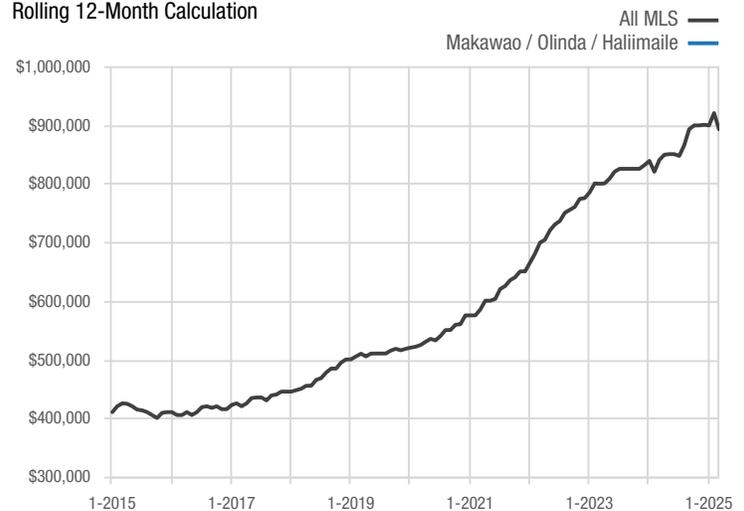
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Maui Meadows

South Maui

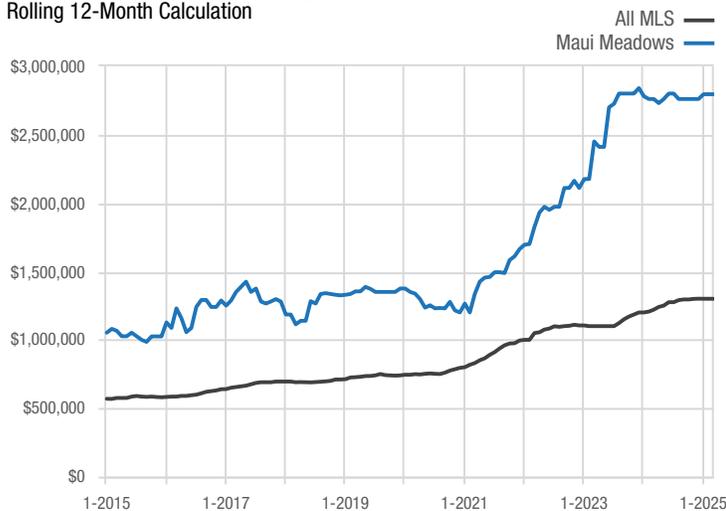
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	3	3	0.0%	3	9	+ 200.0%
Pending Sales	0	4	—	1	9	+ 800.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Days on Market Until Sale	94	76	- 19.1%	141	66	- 53.2%
Median Sales Price*	\$1,700,000	<b>\$1,750,000</b>	+ 2.9%	\$2,200,000	<b>\$2,220,000</b>	+ 0.9%
Average Sales Price*	\$1,700,000	<b>\$1,750,000</b>	+ 2.9%	\$2,302,000	<b>\$2,198,750</b>	- 4.5%
Percent of List Price Received*	97.2%	<b>76.3%</b>	- 21.5%	94.7%	<b>99.1%</b>	+ 4.6%
Inventory of Homes for Sale	5	15	+ 200.0%	—	—	—
Months Supply of Inventory	3.2	6.0	+ 87.5%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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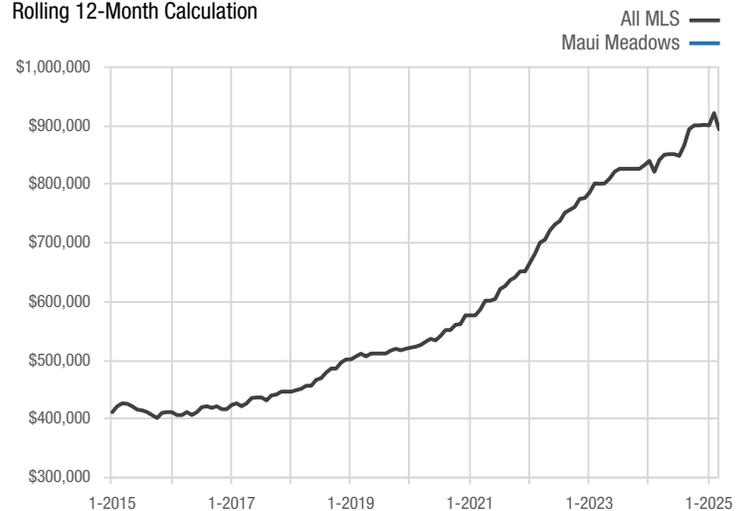
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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# Local Market Update – March 2025

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## Nahiku

### East Maui

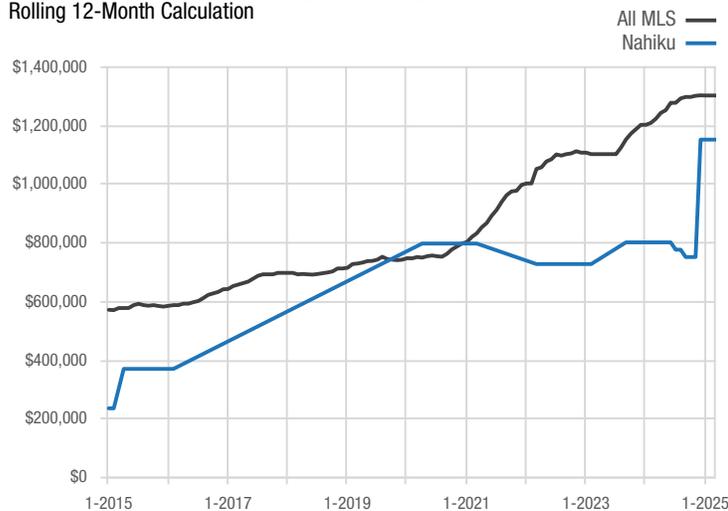
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	3	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	4.0	1.0	- 75.0%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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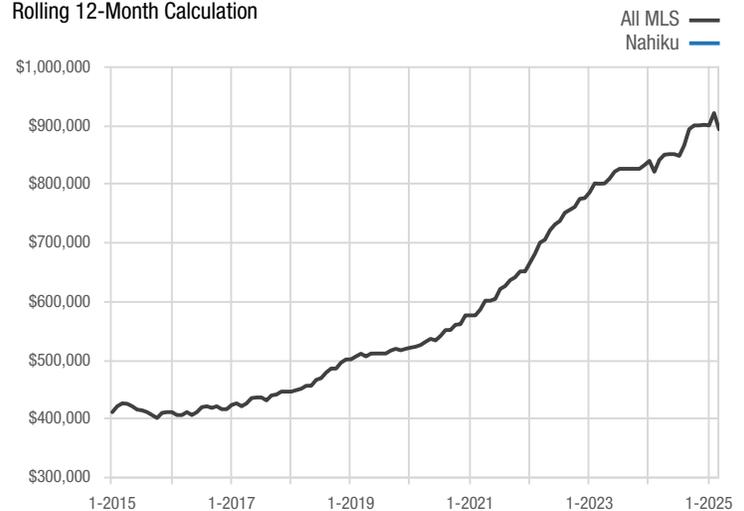
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Napili / Kahana / Honokowai

West Maui

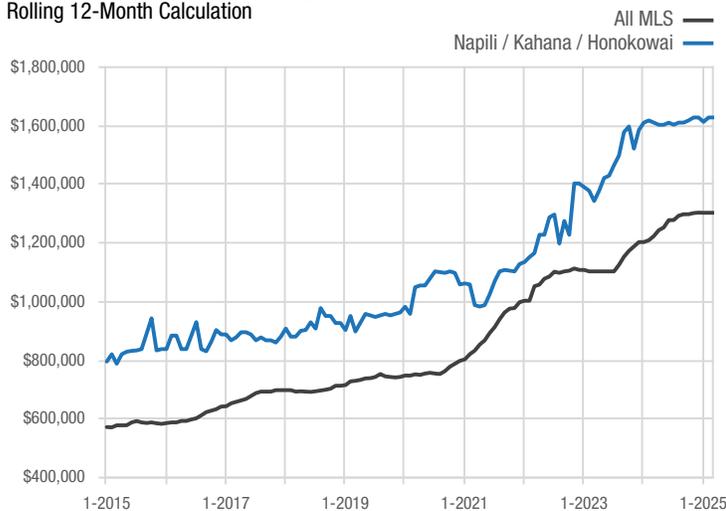
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	4	<b>10</b>	+ 150.0%	16	<b>19</b>	+ 18.8%
Pending Sales	1	<b>1</b>	0.0%	10	<b>5</b>	- 50.0%
Closed Sales	4	<b>2</b>	- 50.0%	11	<b>7</b>	- 36.4%
Days on Market Until Sale	45	<b>157</b>	+ 248.9%	59	<b>150</b>	+ 154.2%
Median Sales Price*	\$1,190,000	<b>\$1,242,500</b>	+ 4.4%	\$1,690,000	<b>\$1,675,000</b>	- 0.9%
Average Sales Price*	\$1,282,500	<b>\$1,242,500</b>	- 3.1%	\$1,545,383	<b>\$1,609,286</b>	+ 4.1%
Percent of List Price Received*	98.3%	<b>91.4%</b>	- 7.0%	98.0%	<b>93.6%</b>	- 4.5%
Inventory of Homes for Sale	15	<b>33</b>	+ 120.0%	—	—	—
Months Supply of Inventory	5.3	<b>14.0</b>	+ 164.2%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	40	<b>28</b>	- 30.0%	100	<b>76</b>	- 24.0%
Pending Sales	20	<b>15</b>	- 25.0%	49	<b>35</b>	- 28.6%
Closed Sales	13	<b>9</b>	- 30.8%	48	<b>24</b>	- 50.0%
Days on Market Until Sale	82	<b>123</b>	+ 50.0%	84	<b>125</b>	+ 48.8%
Median Sales Price*	\$700,000	<b>\$550,000</b>	- 21.4%	\$687,500	<b>\$595,000</b>	- 13.5%
Average Sales Price*	\$760,827	<b>\$541,111</b>	- 28.9%	\$720,536	<b>\$652,708</b>	- 9.4%
Percent of List Price Received*	98.4%	<b>98.1%</b>	- 0.3%	96.0%	<b>94.3%</b>	- 1.8%
Inventory of Homes for Sale	99	<b>177</b>	+ 78.8%	—	—	—
Months Supply of Inventory	7.2	<b>19.3</b>	+ 168.1%	—	—	—

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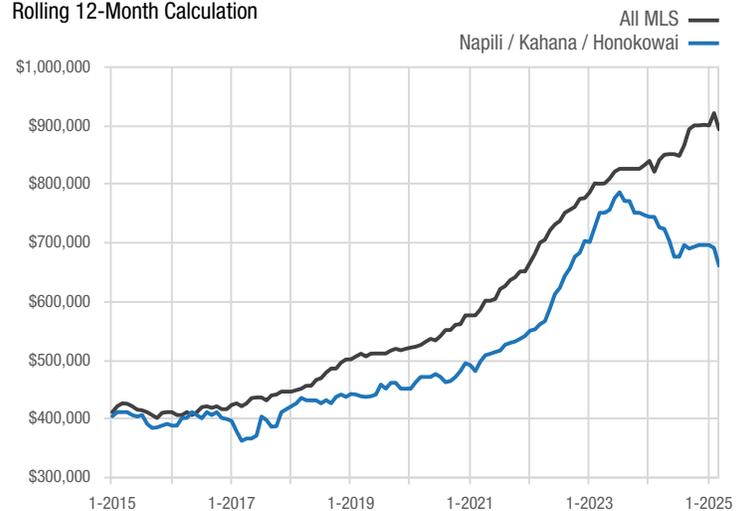
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## Olowalu

West Maui

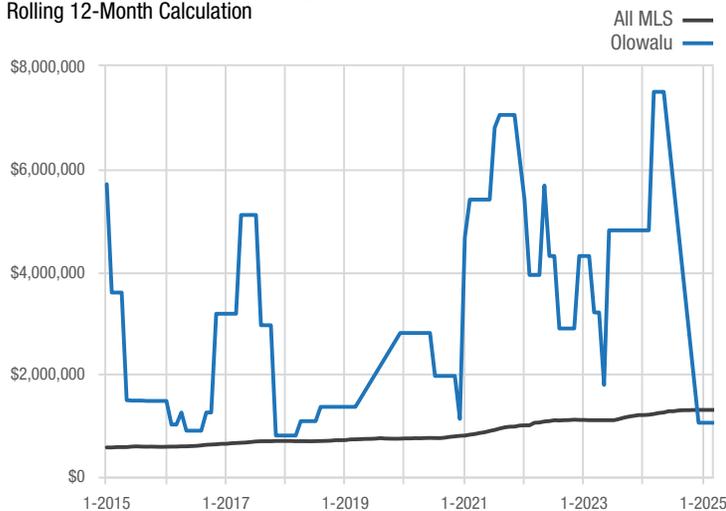
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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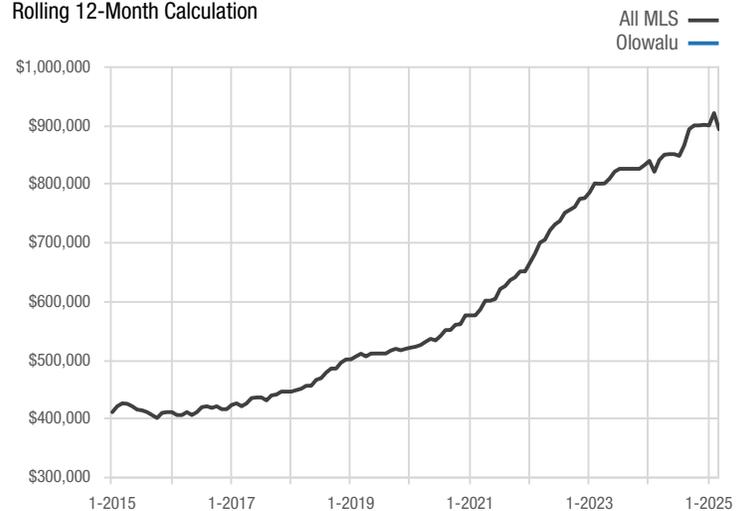
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## Pukalani

Up Country

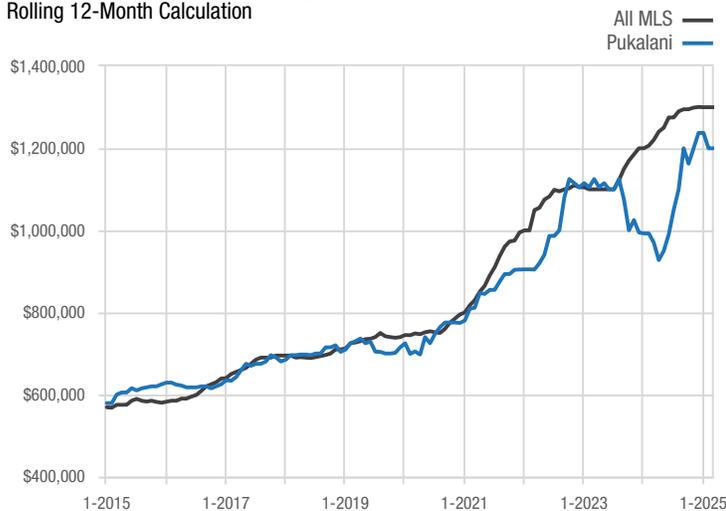
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	1	- 66.7%	7	10	+ 42.9%
Pending Sales	2	4	+ 100.0%	4	10	+ 150.0%
Closed Sales	0	2	—	4	5	+ 25.0%
Days on Market Until Sale	—	40	—	88	54	- 38.6%
Median Sales Price*	—	\$1,025,000	—	\$902,500	\$1,075,000	+ 19.1%
Average Sales Price*	—	\$1,025,000	—	\$1,057,500	\$1,033,000	- 2.3%
Percent of List Price Received*	—	98.9%	—	96.8%	95.9%	- 0.9%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	58	—	—	50	—	—
Median Sales Price*	\$997,000	—	—	\$969,000	—	—
Average Sales Price*	\$997,000	—	—	\$973,333	—	—
Percent of List Price Received*	101.5%	—	—	101.0%	—	—
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	4.0	+ 300.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

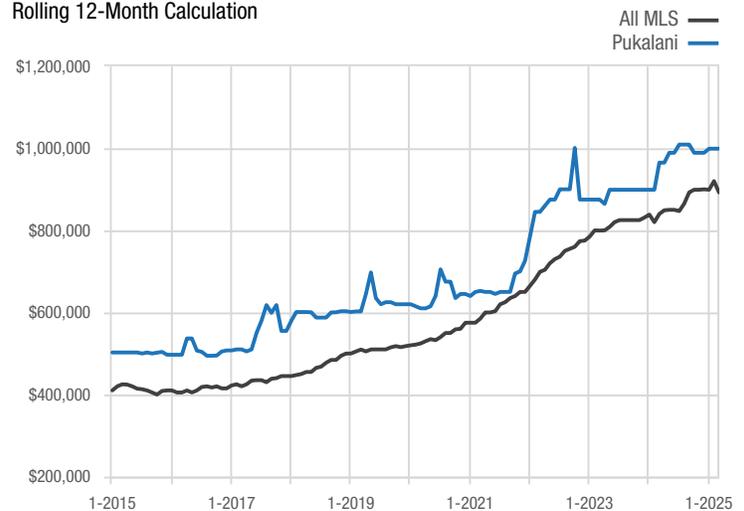
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – March 2025

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## Spreckelsville / Paia / Kuau

North Shore

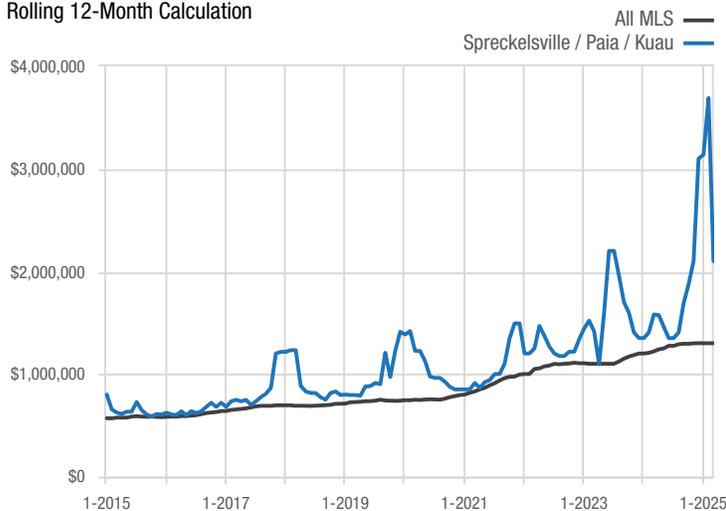
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	3	2	- 33.3%	6	6	0.0%
Pending Sales	2	0	- 100.0%	6	5	- 16.7%
Closed Sales	2	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	299	—	—	295	120	- 59.3%
Median Sales Price*	\$4,495,000	—	—	\$3,175,000	<b>\$5,900,000</b>	+ 85.8%
Average Sales Price*	\$4,495,000	—	—	\$3,428,000	<b>\$5,050,000</b>	+ 47.3%
Percent of List Price Received*	92.8%	—	—	93.6%	<b>95.7%</b>	+ 2.2%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	6.1	10.2	+ 67.2%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	76	—	32	76	+ 137.5%
Median Sales Price*	—	<b>\$675,000</b>	—	\$838,500	<b>\$675,000</b>	- 19.5%
Average Sales Price*	—	<b>\$675,000</b>	—	\$838,500	<b>\$675,000</b>	- 19.5%
Percent of List Price Received*	—	<b>97.1%</b>	—	97.5%	<b>97.1%</b>	- 0.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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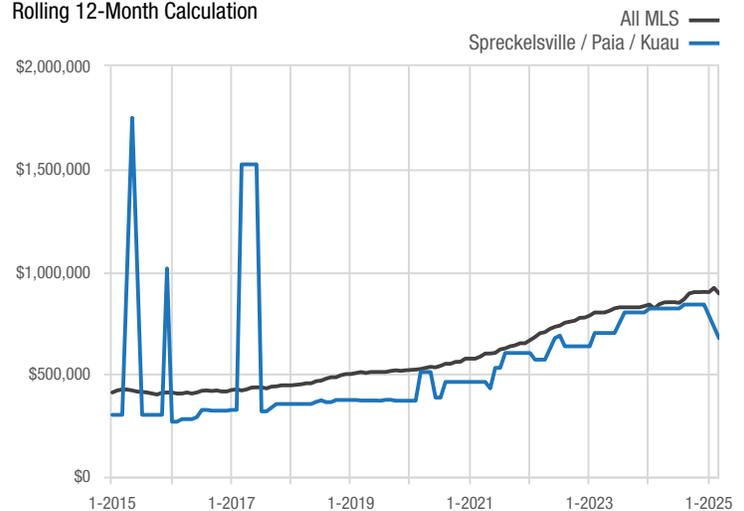
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Wailea / Makena

South Maui

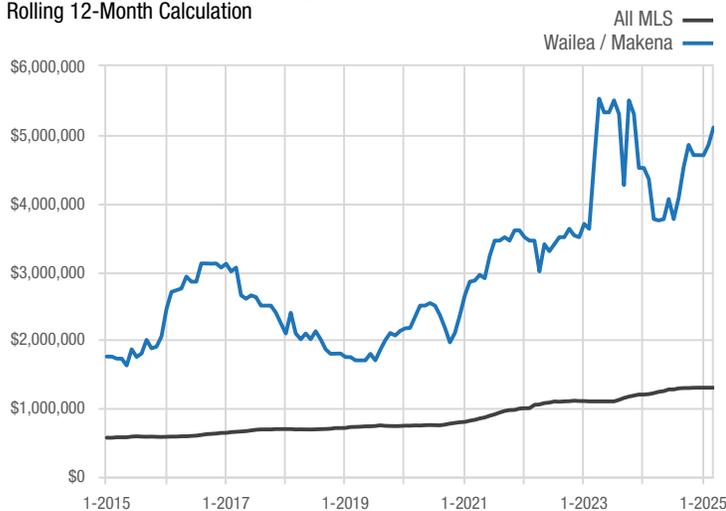
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	15	10	- 33.3%
Pending Sales	3	3	0.0%	11	6	- 45.5%
Closed Sales	4	4	0.0%	11	4	- 63.6%
Days on Market Until Sale	183	167	- 8.7%	129	167	+ 29.5%
Median Sales Price*	\$3,812,500	<b>\$10,685,000</b>	+ 180.3%	\$4,350,000	<b>\$10,685,000</b>	+ 145.6%
Average Sales Price*	\$7,206,250	<b>\$10,827,500</b>	+ 50.3%	\$6,122,541	<b>\$10,827,500</b>	+ 76.8%
Percent of List Price Received*	92.8%	<b>91.2%</b>	- 1.7%	93.5%	<b>91.2%</b>	- 2.5%
Inventory of Homes for Sale	20	27	+ 35.0%	—	—	—
Months Supply of Inventory	7.8	15.9	+ 103.8%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	15	15	0.0%	52	45	- 13.5%
Pending Sales	6	10	+ 66.7%	28	28	0.0%
Closed Sales	28	11	- 60.7%	44	24	- 45.5%
Days on Market Until Sale	103	150	+ 45.6%	87	122	+ 40.2%
Median Sales Price*	\$2,502,275	<b>\$4,690,000</b>	+ 87.4%	\$2,614,275	<b>\$2,850,000</b>	+ 9.0%
Average Sales Price*	\$2,906,432	<b>\$4,472,727</b>	+ 53.9%	\$3,175,591	<b>\$3,530,938</b>	+ 11.2%
Percent of List Price Received*	98.8%	<b>95.8%</b>	- 3.0%	98.7%	<b>95.6%</b>	- 3.1%
Inventory of Homes for Sale	68	87	+ 27.9%	—	—	—
Months Supply of Inventory	10.6	12.4	+ 17.0%	—	—	—

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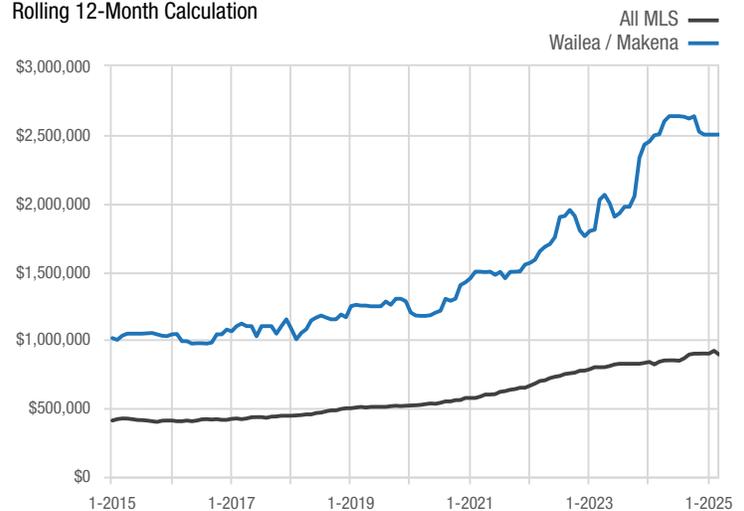
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Wailuku

### Central Maui

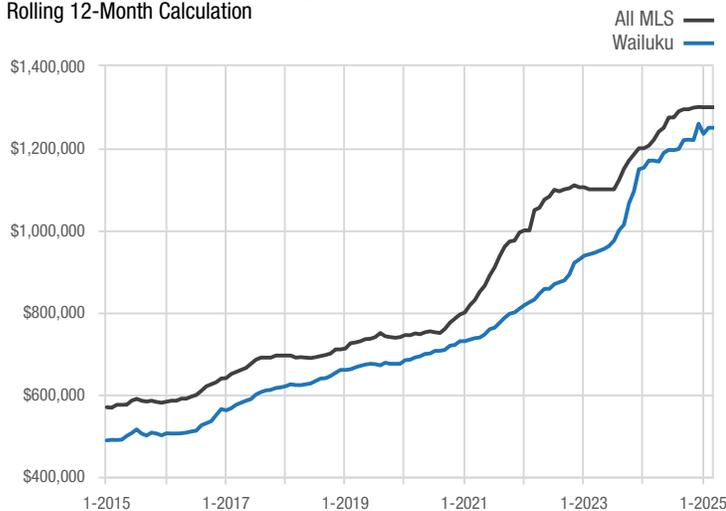
Single Family	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	19	14	- 26.3%	52	46	- 11.5%
Pending Sales	16	8	- 50.0%	46	21	- 54.3%
Closed Sales	16	7	- 56.3%	39	28	- 28.2%
Days on Market Until Sale	106	87	- 17.9%	114	116	+ 1.8%
Median Sales Price*	\$1,088,000	<b>\$1,150,000</b>	+ 5.7%	\$1,284,000	<b>\$1,150,000</b>	- 10.4%
Average Sales Price*	\$1,072,543	<b>\$1,104,735</b>	+ 3.0%	\$1,171,987	<b>\$1,169,559</b>	- 0.2%
Percent of List Price Received*	99.0%	<b>99.7%</b>	+ 0.7%	99.4%	<b>98.9%</b>	- 0.5%
Inventory of Homes for Sale	22	55	+ 150.0%	—	—	—
Months Supply of Inventory	1.5	4.4	+ 193.3%	—	—	—

Condominium	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	7	- 12.5%	25	27	+ 8.0%
Pending Sales	6	7	+ 16.7%	18	18	0.0%
Closed Sales	7	6	- 14.3%	15	14	- 6.7%
Days on Market Until Sale	41	127	+ 209.8%	49	129	+ 163.3%
Median Sales Price*	\$637,000	<b>\$915,000</b>	+ 43.6%	\$615,000	<b>\$605,000</b>	- 1.6%
Average Sales Price*	\$623,857	<b>\$846,333</b>	+ 35.7%	\$602,867	<b>\$673,993</b>	+ 11.8%
Percent of List Price Received*	101.7%	<b>97.6%</b>	- 4.0%	99.7%	<b>97.5%</b>	- 2.2%
Inventory of Homes for Sale	6	30	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	5.9	+ 490.0%	—	—	—

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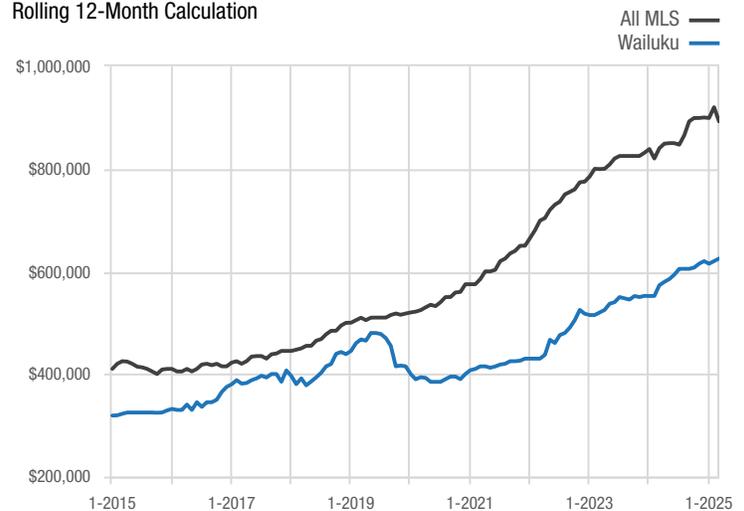
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