

Monthly Indicators



January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings decreased 6.4 percent for Single Family homes but increased 8.6 percent for Condominium homes. Pending Sales decreased 34.2 percent for Single Family homes and 29.8 percent for Condominium homes. Inventory increased 61.6 percent for Single Family homes and 108.3 percent for Condominium homes.

Median Sales Price decreased 11.6 percent to \$1,187,500 for Single Family homes and 15.6 percent to \$675,000 for Condominium homes. Days on Market increased 3.5 percent for Single Family homes and 81.8 percent for Condominium homes. Months Supply of Inventory increased 78.9 percent for Single Family homes and 164.0 percent for Condominium homes.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Quick Facts

- 29.1%

Change in Number of
Closed Sales
All Properties

- 13.4%

Change in Number of
Median Sales Price
All Properties

+ 75.2%

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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		109	102	- 6.4%	109	102	- 6.4%
Pending Sales		76	50	- 34.2%	76	50	- 34.2%
Closed Sales		57	58	+ 1.8%	57	58	+ 1.8%
Days on Market Until Sale		115	119	+ 3.5%	115	119	+ 3.5%
Median Sales Price		\$1,342,581	\$1,187,500	- 11.6%	\$1,342,581	\$1,187,500	- 11.6%
Average Sales Price		\$1,570,205	\$1,438,692	- 8.4%	\$1,570,205	\$1,438,692	- 8.4%
Percent of List Price Received		98.5%	95.5%	- 3.0%	98.5%	95.5%	- 3.0%
Housing Affordability Index		30	33	+ 10.0%	30	33	+ 10.0%
Inventory of Homes for Sale		242	391	+ 61.6%	—	—	—
Months Supply of Inventory		3.8	6.8	+ 78.9%	—	—	—

Condominium Market Overview

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



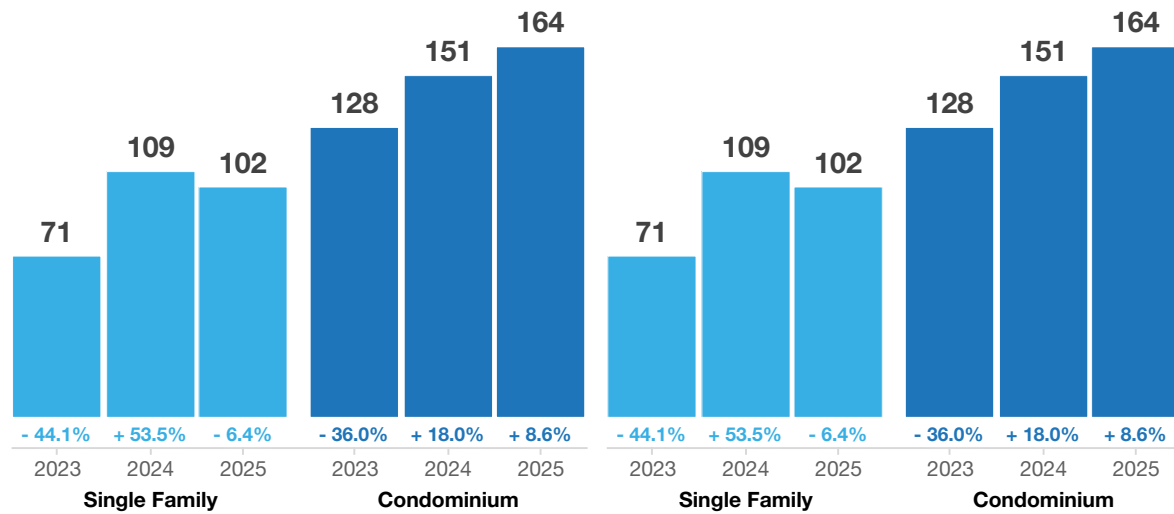
Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		151	164	+ 8.6%	151	164	+ 8.6%
Pending Sales		94	66	- 29.8%	94	66	- 29.8%
Closed Sales		93	53	- 43.0%	93	53	- 43.0%
Days on Market Until Sale		77	140	+ 81.8%	77	140	+ 81.8%
Median Sales Price		\$800,000	\$675,000	- 15.6%	\$800,000	\$675,000	- 15.6%
Average Sales Price		\$1,187,537	\$1,059,248	- 10.8%	\$1,187,537	\$1,059,248	- 10.8%
Percent of List Price Received		97.8%	94.5%	- 3.4%	97.8%	94.5%	- 3.4%
Housing Affordability Index		50	58	+ 16.0%	50	58	+ 16.0%
Inventory of Homes for Sale		386	804	+ 108.3%	—	—	—
Months Supply of Inventory		5.0	13.2	+ 164.0%	—	—	—

New Listings

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

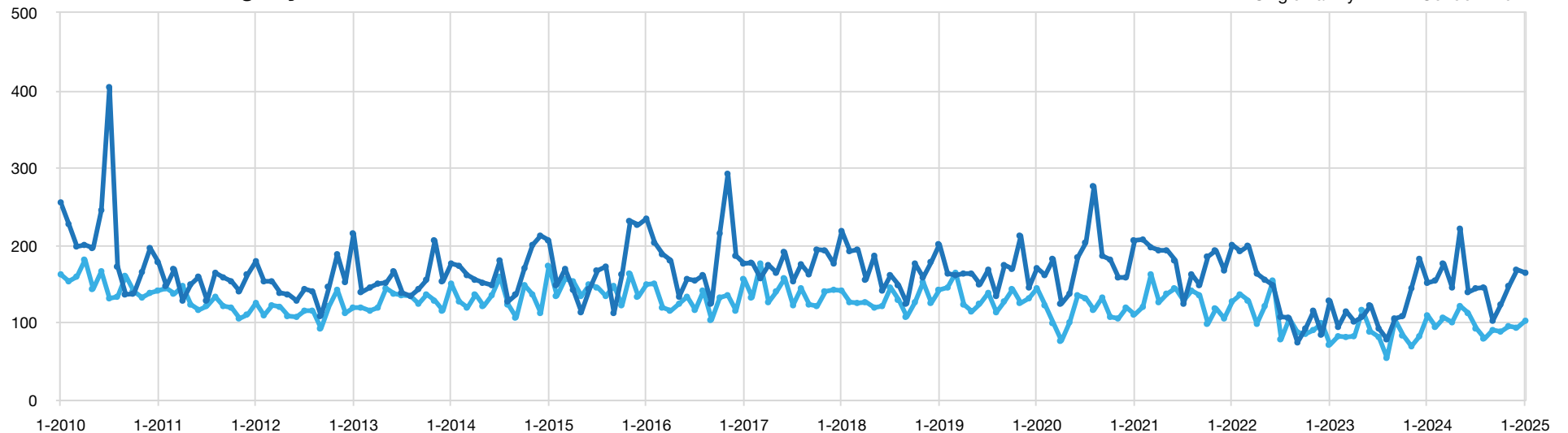


January



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	94	+ 14.6%	154	+ 63.8%
Mar-2024	106	+ 30.9%	176	+ 54.4%
Apr-2024	100	+ 22.0%	145	+ 43.6%
May-2024	121	+ 4.3%	221	+ 106.5%
Jun-2024	112	+ 27.3%	139	+ 13.9%
Jul-2024	92	+ 13.6%	144	+ 56.5%
Aug-2024	79	+ 46.3%	145	+ 85.9%
Sep-2024	90	- 12.6%	102	- 2.9%
Oct-2024	88	+ 6.0%	123	+ 13.9%
Nov-2024	95	+ 37.7%	147	+ 2.1%
Dec-2024	93	+ 13.4%	168	- 7.7%
Jan-2025	102	- 6.4%	164	+ 8.6%
12-Month Avg	98	+ 14.0%	152	+ 29.9%

Historical New Listings by Month

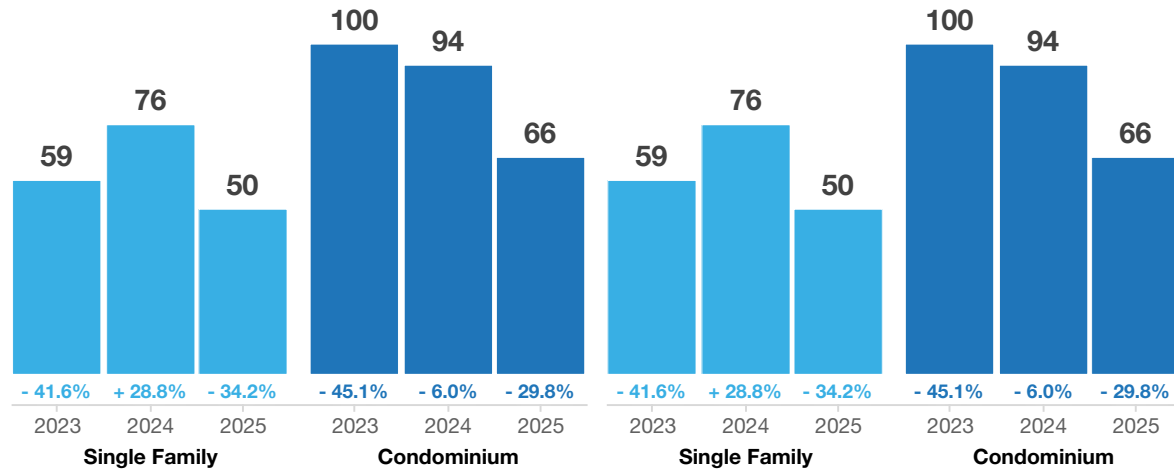


Pending Sales

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



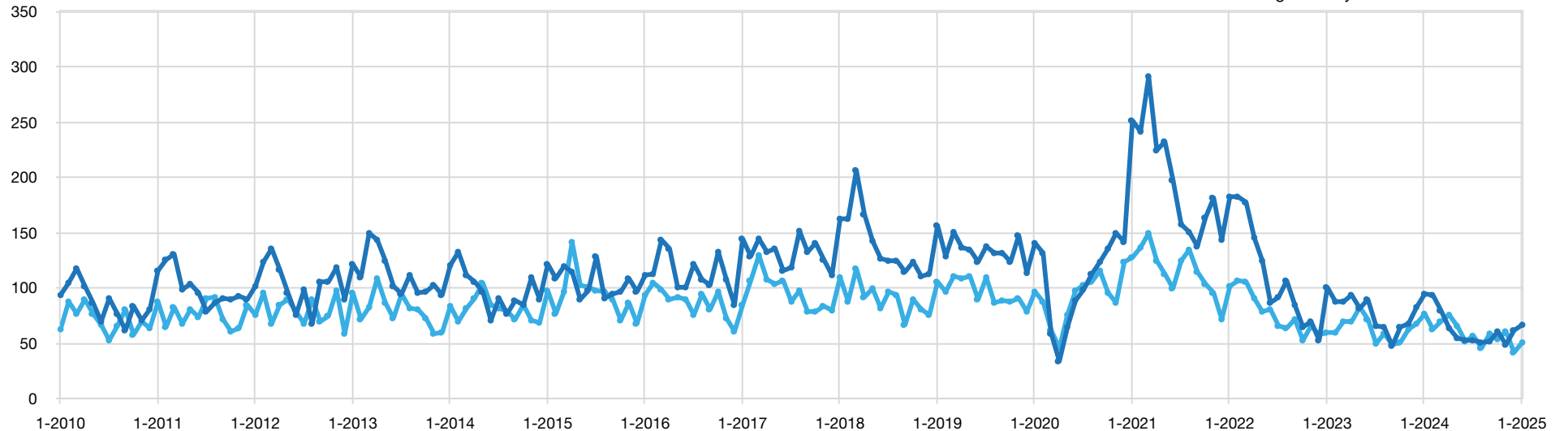
January



Year to Date

Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	62	+ 5.1%	93	+ 6.9%
Mar-2024	69	0.0%	79	- 9.2%
Apr-2024	75	+ 8.7%	63	- 32.3%
May-2024	65	- 20.7%	54	- 33.3%
Jun-2024	51	- 28.2%	52	- 41.6%
Jul-2024	56	+ 14.3%	52	- 20.0%
Aug-2024	45	- 22.4%	50	- 21.9%
Sep-2024	58	+ 20.8%	51	+ 8.5%
Oct-2024	53	+ 6.0%	60	- 6.3%
Nov-2024	60	- 3.2%	48	- 28.4%
Dec-2024	41	- 38.8%	61	- 25.6%
Jan-2025	50	- 34.2%	66	- 29.8%
12-Month Avg	57	- 9.5%	61	- 20.8%

Historical Pending Sales by Month

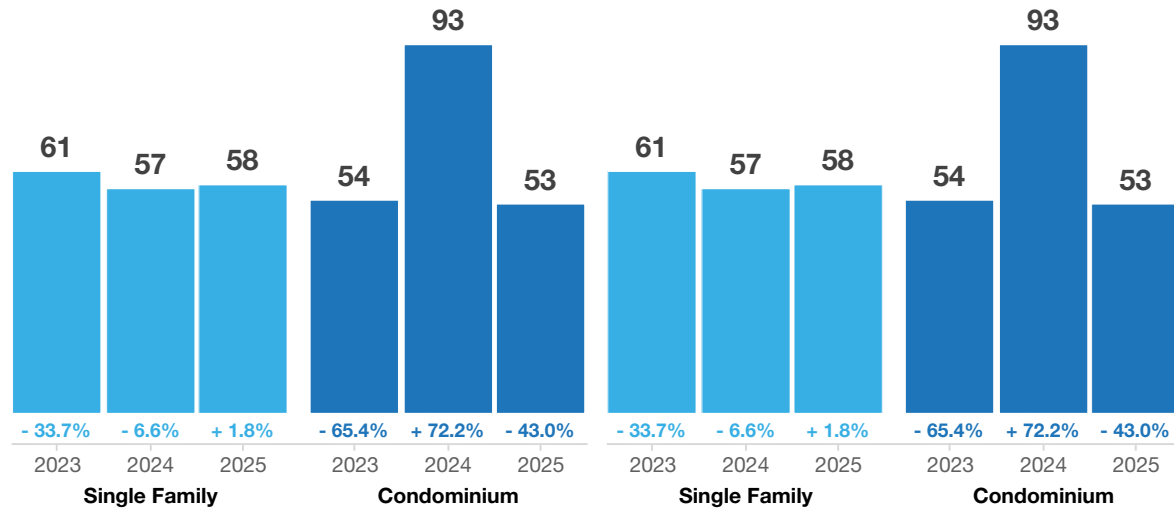


Closed Sales

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



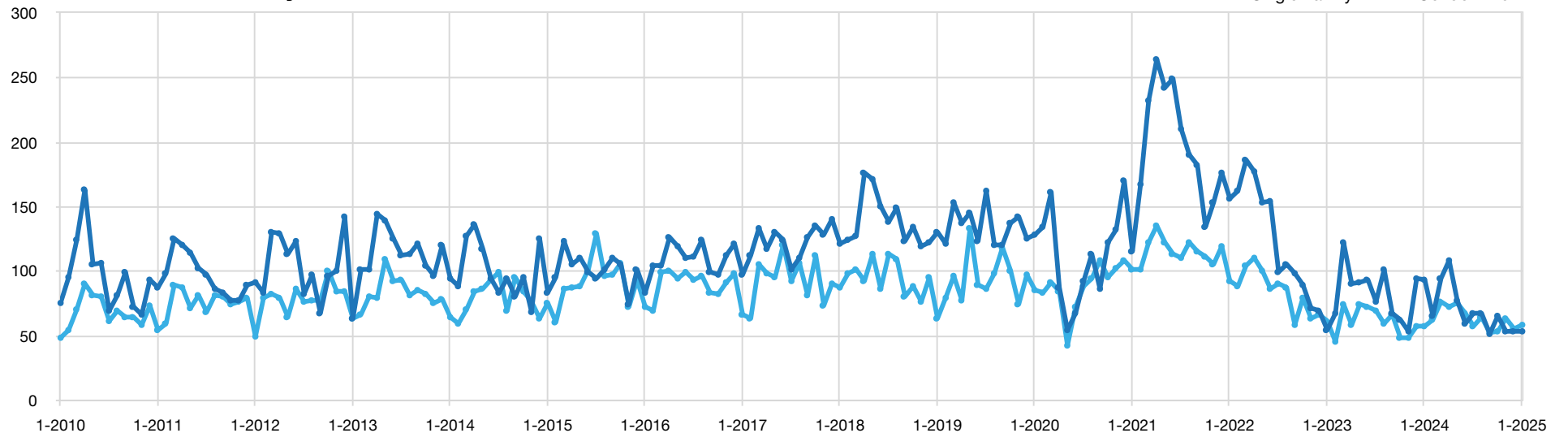
January



Year to Date

Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	62	+ 37.8%	65	- 3.0%
Mar-2024	76	+ 2.7%	94	- 23.0%
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	55	- 3.5%	53	- 43.6%
Jan-2025	58	+ 1.8%	53	- 43.0%
12-Month Avg	63	+ 3.3%	68	- 19.0%

Historical Closed Sales by Month

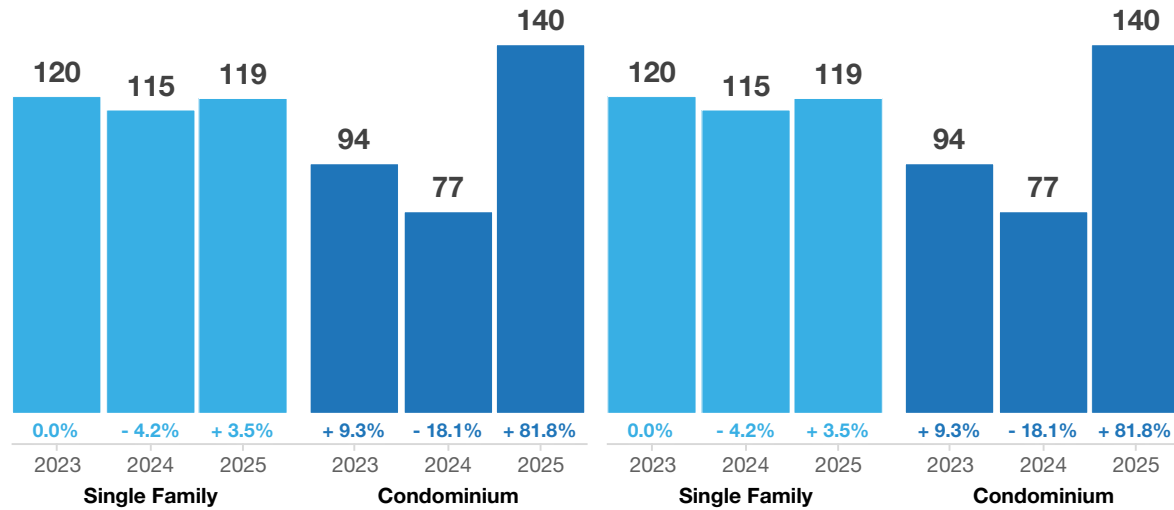


Days on Market Until Sale

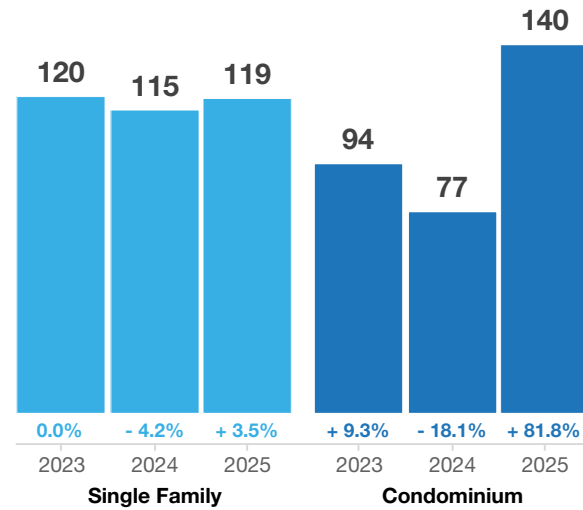
Average number of days between when a property is listed and when it closed in a given month.



January



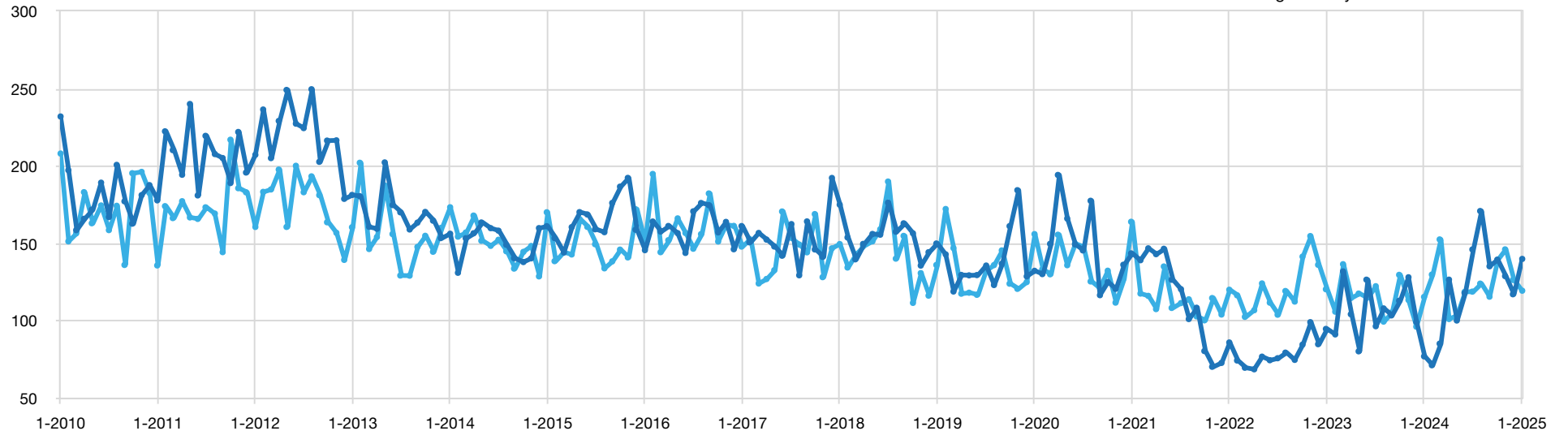
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	130	+ 22.6%	71	- 22.0%
Mar-2024	152	+ 11.8%	85	- 35.6%
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	119	+ 3.5%	140	+ 81.8%
12-Month Avg*	124	+ 8.3%	121	+ 15.9%

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

Historical Days on Market Until Sale by Month

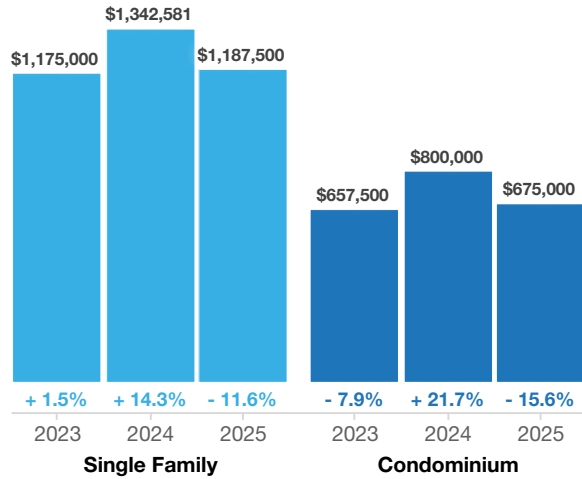


Median Sales Price

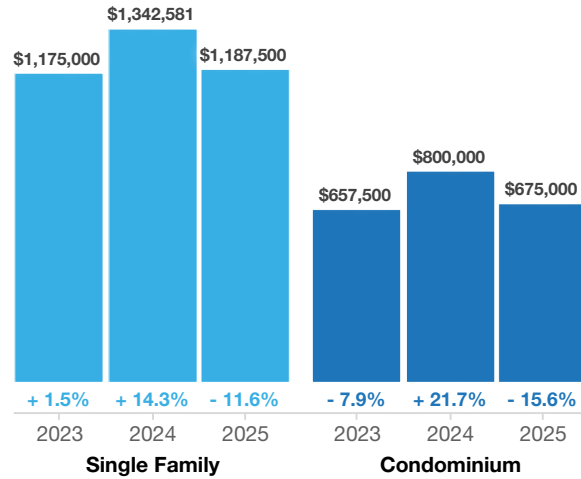
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



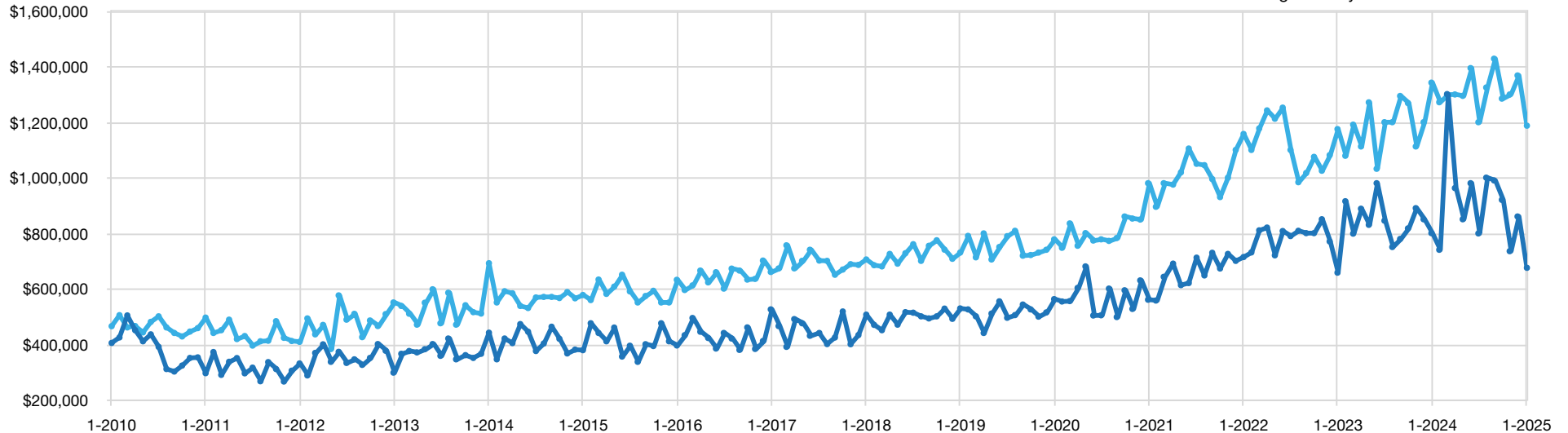
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$1,272,000	+ 17.9%	\$740,000	- 19.1%
Mar-2024	\$1,299,346	+ 9.1%	\$1,301,250	+ 63.0%
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	\$1,368,475	+ 14.0%	\$860,000	+ 1.2%
Jan-2025	\$1,187,500	- 11.6%	\$675,000	- 15.6%
12-Month Avg*	\$1,300,000	+ 8.3%	\$899,000	+ 7.2%

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

Historical Median Sales Price by Month

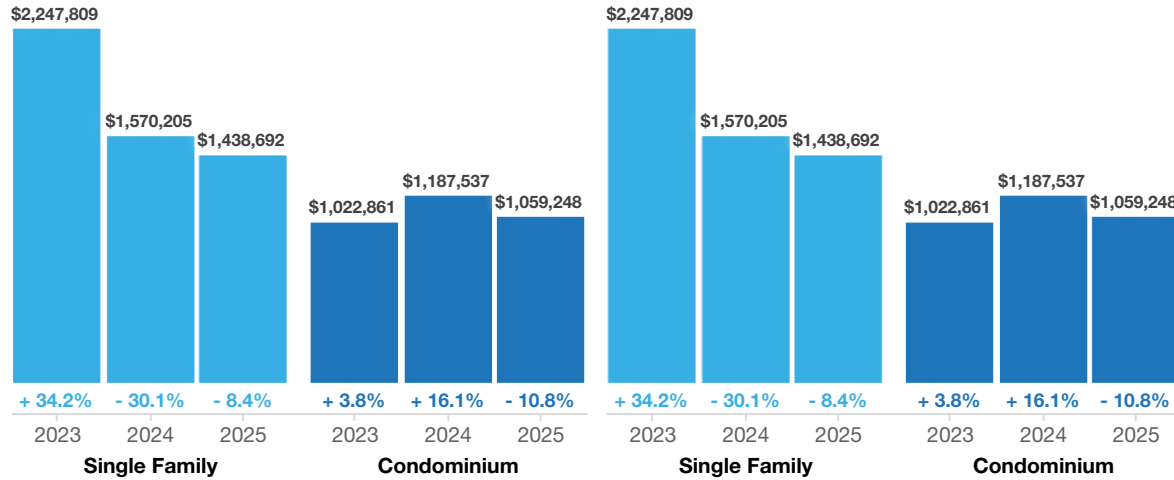


Average Sales Price

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



January

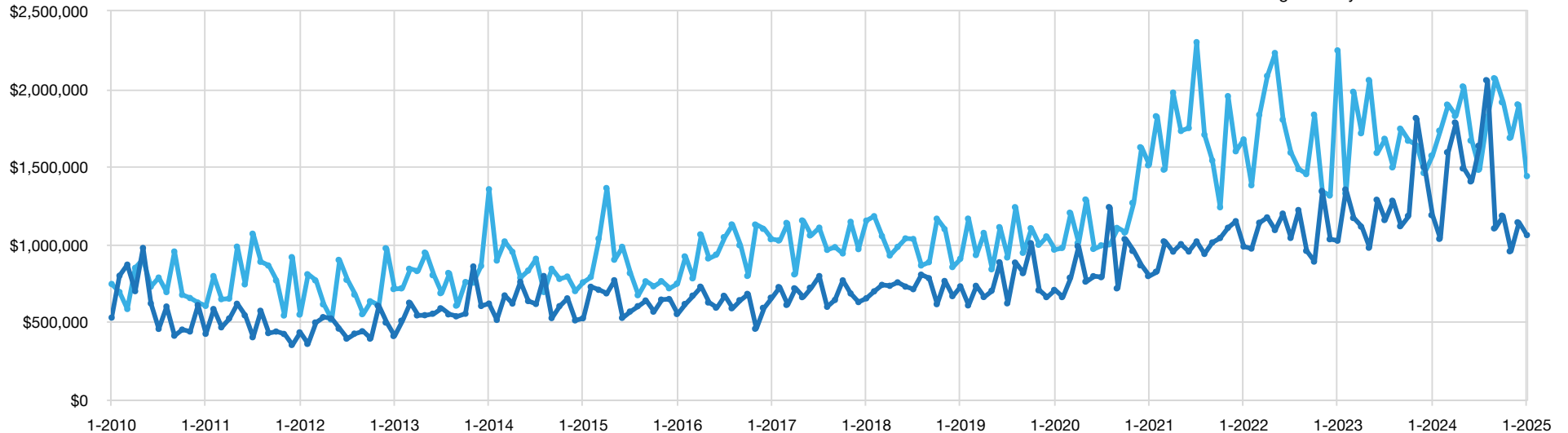


Year to Date

Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	\$1,731,006	+ 30.4%	\$1,034,442	- 23.5%
Mar-2024	\$1,898,973	- 4.2%	\$1,591,871	+ 36.2%
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	\$1,900,246	+ 30.3%	\$1,140,997	- 23.8%
Jan-2025	\$1,438,692	- 8.4%	\$1,059,248	- 10.8%
12-Month Avg*	\$1,790,267	+ 6.4%	\$1,422,465	+ 14.4%

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

Historical Average Sales Price by Month



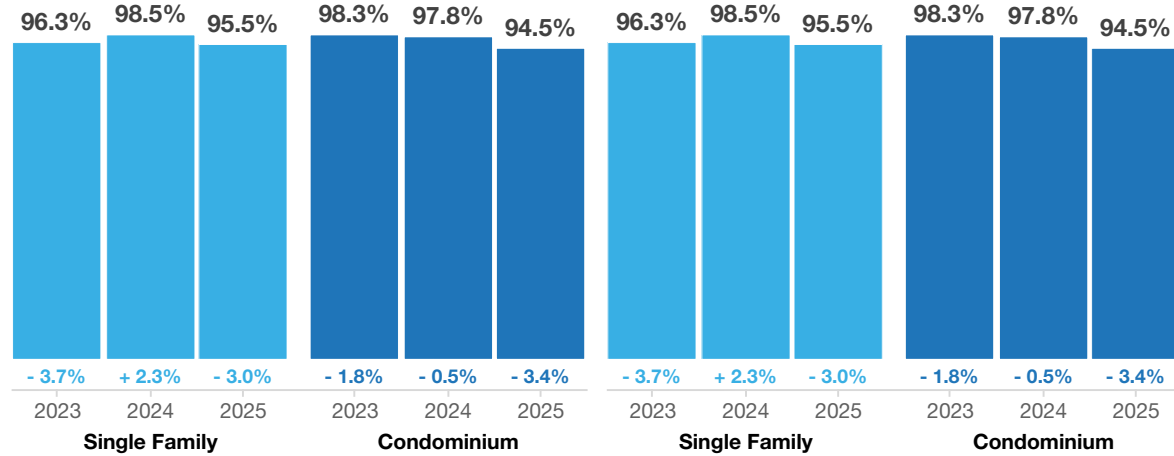
Percent of List Price Received

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.



January

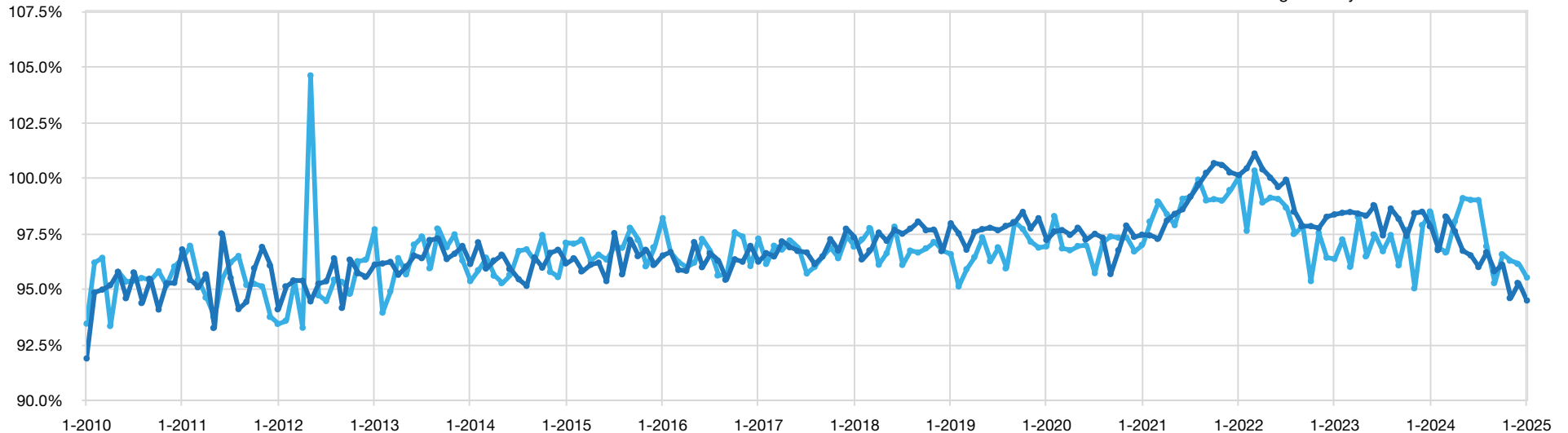
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	96.8%	- 0.4%	96.7%	- 1.7%
Mar-2024	96.6%	+ 0.6%	98.2%	- 0.3%
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	95.5%	- 3.0%	94.5%	- 3.4%
12-Month Avg*	97.2%	+ 0.2%	96.4%	- 1.8%

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

Historical Percent of List Price Received by Month

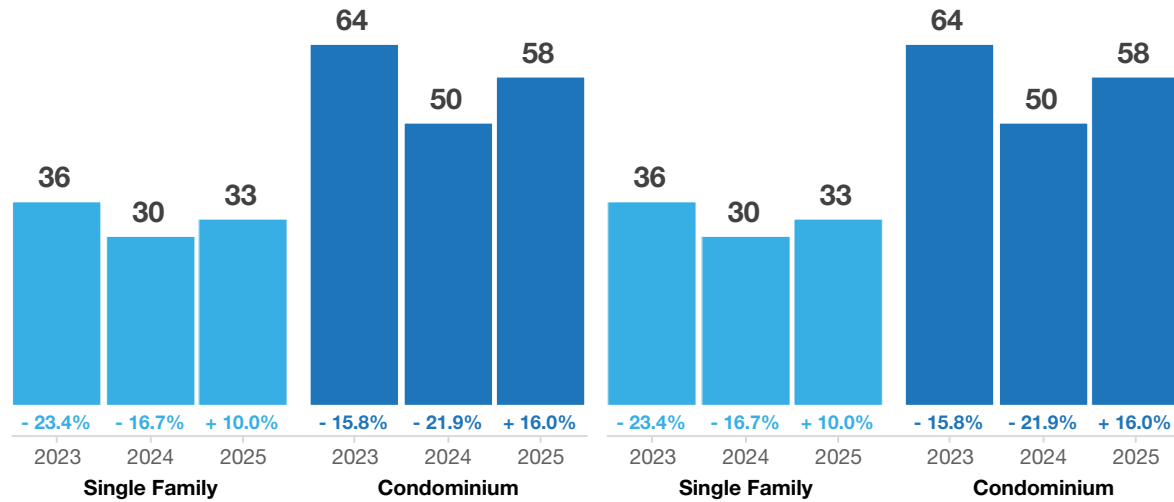


Housing Affordability Index

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.



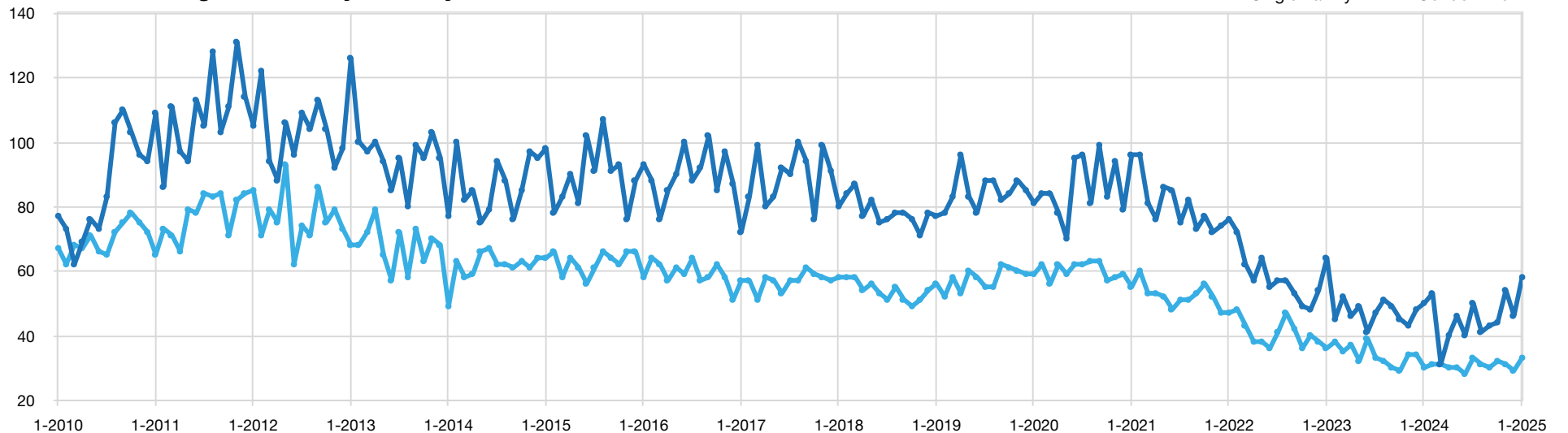
January



Year to Date

Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	31	- 18.4%	53	+ 17.8%
Mar-2024	31	- 11.4%	31	- 40.4%
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%
12-Month Avg	31	- 8.8%	46	- 2.1%

Historical Housing Affordability Index by Month

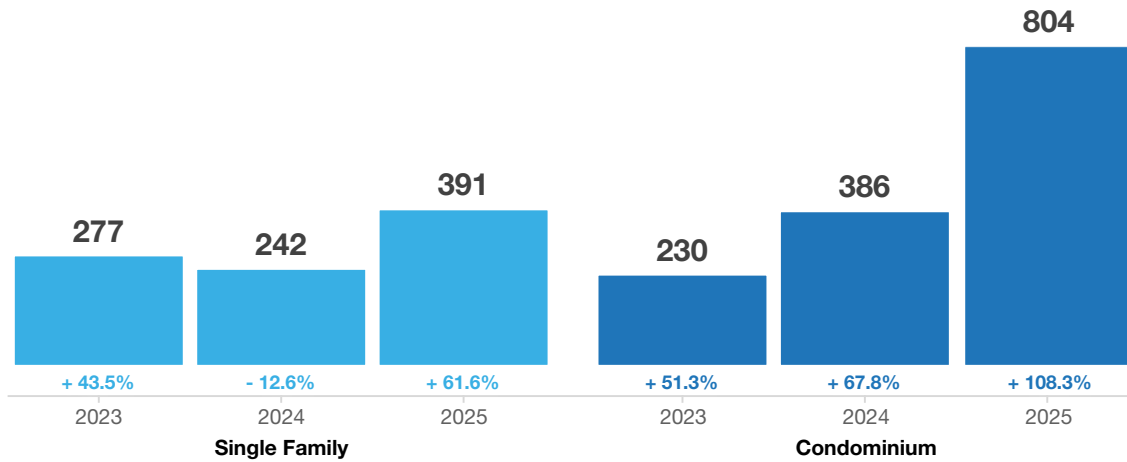


Inventory of Homes for Sale

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

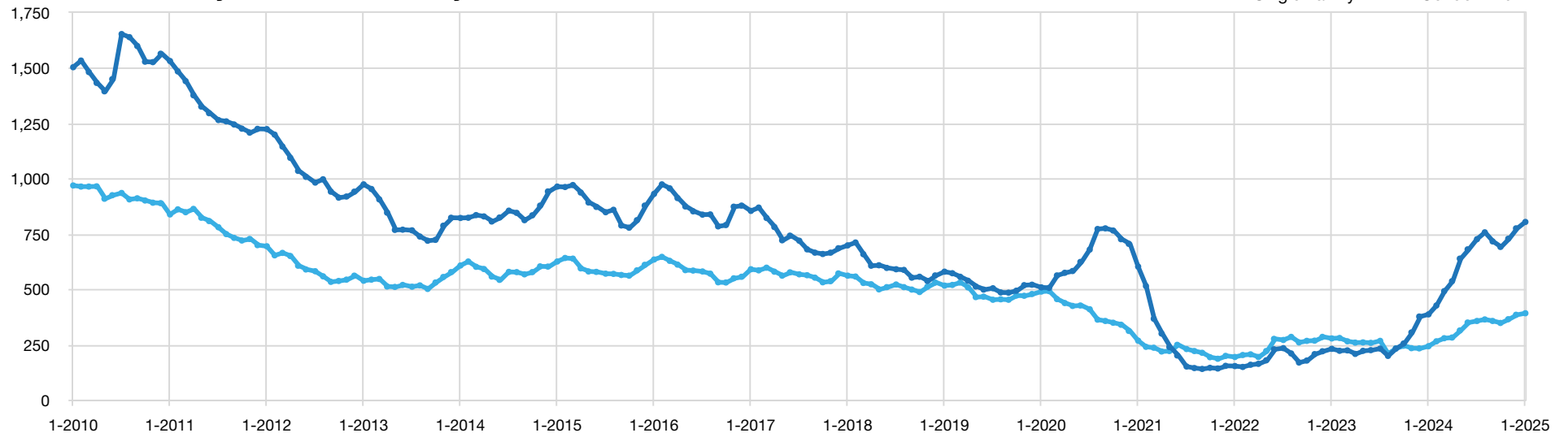


January



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	264	- 5.4%	426	+ 92.8%
Mar-2024	278	+ 5.3%	491	+ 120.2%
Apr-2024	281	+ 8.9%	536	+ 158.9%
May-2024	313	+ 20.8%	638	+ 188.7%
Jun-2024	349	+ 35.8%	680	+ 203.6%
Jul-2024	356	+ 33.8%	726	+ 214.3%
Aug-2024	363	+ 74.5%	757	+ 282.3%
Sep-2024	356	+ 53.4%	716	+ 210.0%
Oct-2024	347	+ 42.2%	691	+ 172.0%
Nov-2024	364	+ 56.2%	728	+ 139.5%
Dec-2024	384	+ 65.5%	775	+ 106.1%
Jan-2025	391	+ 61.6%	804	+ 108.3%
12-Month Avg	337	+ 35.9%	664	+ 159.4%

Historical Inventory of Homes for Sale by Month

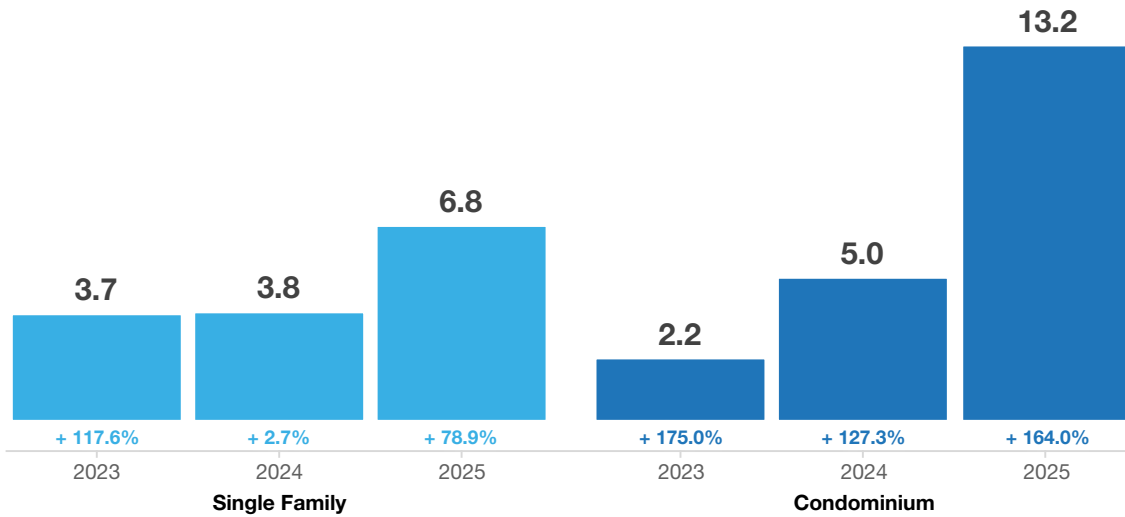


Months Supply of Inventory

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.



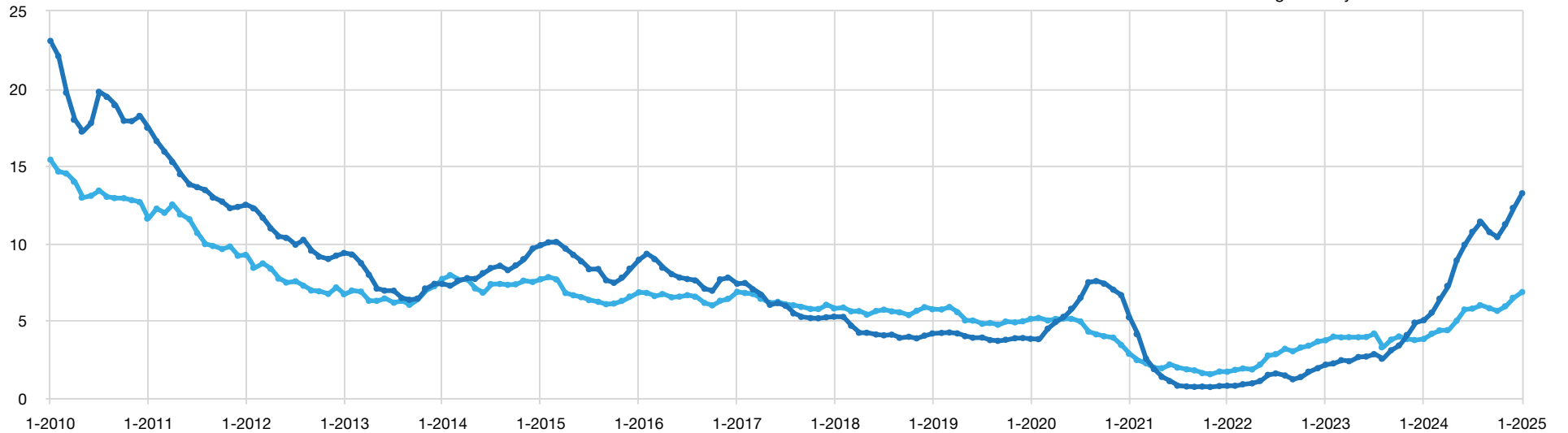
January



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2024	4.2	+ 5.0%	5.5	+ 150.0%
Mar-2024	4.4	+ 12.8%	6.4	+ 166.7%
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	5.8	+ 52.6%	10.7	+ 245.2%
Oct-2024	5.6	+ 40.0%	10.4	+ 205.9%
Nov-2024	5.9	+ 55.3%	11.2	+ 173.2%
Dec-2024	6.5	+ 75.7%	12.3	+ 151.0%
Jan-2025	6.8	+ 78.9%	13.2	+ 164.0%
12-Month Avg*	5.5	+ 42.8%	9.8	+ 208.6%

* Months Supply for all properties from February 2024 through January 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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		292	288	- 1.4%	292	288	- 1.4%
Pending Sales		185	127	- 31.4%	185	127	- 31.4%
Closed Sales		175	124	- 29.1%	175	124	- 29.1%
Days on Market Until Sale		96	129	+ 34.4%	96	129	+ 34.4%
Median Sales Price		\$1,083,000	\$937,635	- 13.4%	\$1,083,000	\$937,635	- 13.4%
Average Sales Price		\$1,591,544	\$1,285,863	- 19.2%	\$1,591,544	\$1,285,863	- 19.2%
Percent of List Price Received		98.0%	95.2%	- 2.9%	98.0%	95.2%	- 2.9%
Housing Affordability Index		37	42	+ 13.5%	37	42	+ 13.5%
Inventory of Homes for Sale		782	1,370	+ 75.2%	—	—	—
Months Supply of Inventory		5.1	10.5	+ 105.9%	—	—	—

Single Family Monthly Sales Volume

January 2025



Area Name	January 2025			December 2024			January 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	8	\$10,537,000	\$1,275,000	4	\$4,684,000	\$1,245,000	8	\$13,065,000	\$1,400,000
Hana	3	\$4,827,500	\$997,500	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$8,195,000	\$4,097,500	2	\$5,707,000	\$2,853,500	2	\$5,000,000	\$2,500,000
Kahakuloa	1	\$1,100,000	\$1,100,000	0	--	--	0	--	--
Kahului	7	\$7,959,000	\$1,040,000	6	\$5,860,000	\$990,000	7	\$8,120,600	\$1,100,000
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	9	\$16,383,480	\$1,460,000	3	\$16,670,000	\$2,250,000	11	\$16,200,000	\$1,350,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	2	\$1,380,000	\$690,000	4	\$5,915,000	\$1,325,000	1	\$3,300,000	\$3,300,000
Lahaina	0	--	--	4	\$8,550,000	\$2,275,000	1	\$855,750	\$855,750
Maalaea	0	--	--	0	--	--	1	\$2,933,006	\$2,933,006
Makawao/Olinda/Haliimaile	5	\$6,815,000	\$1,295,000	6	\$6,043,000	\$891,500	4	\$3,848,000	\$947,500
Maui Meadows	2	\$5,590,000	\$2,795,000	2	\$6,125,000	\$3,062,500	1	\$2,760,000	\$2,760,000
Nahiku	0	--	--	1	\$1,550,000	\$1,550,000	0	--	--
Napili/Kahana/Honokowai	3	\$5,105,000	\$1,805,000	0	--	--	4	\$6,955,000	\$1,695,000
Olowalu	0	--	--	1	\$1,050,000	\$1,050,000	0	--	--
Pukalani	1	\$900,000	\$900,000	2	\$1,980,000	\$990,000	3	\$3,330,000	\$905,000
Spreckelsville/Paia/Kuau	0	--	--	1	\$7,500,000	\$7,500,000	1	\$1,875,000	\$1,875,000
Wailea/Makena	0	--	--	3	\$12,773,030	\$4,000,000	1	\$6,977,950	\$6,977,950
Wailuku	12	\$13,272,148	\$984,000	14	\$18,906,494	\$1,374,238	11	\$13,906,381	\$1,301,000
Lanai	1	\$355,000	\$355,000	1	\$685,000	\$685,000	0	--	--
Molokai	2	\$1,025,000	\$512,500	1	\$515,000	\$515,000	1	\$375,000	\$375,000
All MLS	58	\$83,444,128	\$1,187,500	55	\$104,513,524	\$1,368,475	57	\$89,501,687	\$1,342,581

Condominium Monthly Sales Volume

January 2025



Area Name	January 2025			December 2024			January 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	0	--	--	0	--	--
Hana	1	\$1,875,000	\$1,875,000	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	7	\$9,160,000	\$920,000	5	\$10,240,000	\$1,950,000	11	\$16,775,000	\$1,575,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	3	\$1,033,000	\$225,000	5	\$1,244,000	\$251,000
Kapalua	0	--	--	2	\$2,150,000	\$1,075,000	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	20	\$16,911,270	\$703,500	23	\$22,477,900	\$750,000	34	\$30,908,500	\$782,500
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	2	\$1,050,000	\$525,000	1	\$2,900,000	\$2,900,000	0	--	--
Maalaea	2	\$1,037,000	\$518,500	1	\$300,000	\$300,000	4	\$3,650,000	\$972,500
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	9	\$6,490,000	\$650,000	5	\$3,726,000	\$900,500	19	\$12,653,000	\$629,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	1	\$926,000	\$926,000
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	1	\$838,500	\$838,500
Wailea/Makena	5	\$16,510,000	\$3,600,000	6	\$13,439,950	\$1,900,000	12	\$40,290,899	\$2,669,275
Wailuku	5	\$2,504,900	\$460,000	6	\$4,081,000	\$633,000	6	\$3,155,000	\$422,500
Lanai	0	--	--	0	--	--	0	--	--
Molokai	2	\$602,000	\$301,000	1	\$125,000	\$125,000	0	--	--
All MLS	53	\$56,140,170	\$675,000	53	\$60,472,850	\$860,000	93	\$110,440,899	\$800,000

Land Monthly Sales Volume

January 2025



Area Name	January 2025			December 2024			January 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	2	\$1,695,000	\$847,500	2	\$1,470,000	\$735,000
Hana	0	--	--	0	--	--	1	\$365,000	\$365,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$12,025,000	\$6,012,500	3	\$2,117,500	\$630,000	1	\$690,000	\$690,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	0	--	--	1	\$8,750,000	\$8,750,000	2	\$3,125,000	\$1,700,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	0	--	--	1	\$485,000	\$485,000	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	2	\$915,000	\$457,500	0	--	--	2	\$1,125,000	\$562,500
Lahaina	2	\$1,284,000	\$642,000	1	\$2,200,000	--	3	\$2,761,001	\$900,001
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	1	\$1,075,000	\$1,075,000	1	\$1,805,000	\$1,805,000	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	1	\$20,000	\$20,000	0	--	--	0	--	--
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	1	\$482,500	\$482,500	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	1	\$1,888,250	\$1,888,250	2	\$4,323,250	\$2,161,625	13	\$67,075,000	\$5,000,000
Wailuku	0	--	--	5	\$2,901,000	\$550,000	1	\$1,800,000	\$1,800,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	3	\$2,173,000	\$378,000	1	\$70,000	\$70,000	0	--	--
All MLS	13	\$19,862,750	\$585,000	17	\$24,346,750	\$621,250	25	\$78,411,001	\$1,750,000

Single Family Sales – Year to Date

January 2025 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-25 YTD Sales	Jan-24 YTD Sales	Unit Change	Percent Change	Jan-25 YTD Average	Jan-24 YTD Average	Dollar Change	Percent Change	Jan-25 YTD Median	Jan-24 YTD Median	Dollar Change	Percent Change	Jan-25 YTD Volume	Jan-24 YTD Volume	Dollar Change	Percent Change
Haiku	8	8	0	0.0%	\$1,317,125	\$1,633,125	-\$316,000	-19.3%	\$1,275,000	\$1,400,000	-\$125,000	-8.9%	\$10,537,000	\$13,065,000	-\$2,528,000	-19.3%
Hana	3	0	+3	--	\$1,609,167	--	--	--	\$997,500	--	--	--	\$4,827,500	\$0	+\$4,827,500	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	2	2	0	0.0%	\$4,097,500	\$2,500,000	+\$1,597,500	+63.9%	\$4,097,500	\$2,500,000	+\$1,597,500	+63.9%	\$8,195,000	\$5,000,000	+\$3,195,000	+63.9%
Kahakuloa	1	0	+1	--	\$1,100,000	--	--	--	\$1,100,000	--	--	--	\$1,100,000	\$0	+\$1,100,000	--
Kahului	7	7	0	0.0%	\$1,137,000	\$1,160,086	-\$23,086	-2.0%	\$1,040,000	\$1,100,000	-\$60,000	-5.5%	\$7,959,000	\$8,120,600	-\$161,600	-2.0%
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	9	11	-2	-18.2%	\$1,820,387	\$1,472,727	+\$347,659	+23.6%	\$1,460,000	\$1,350,000	+\$110,000	+8.1%	\$16,383,480	\$16,200,000	+\$183,480	+1.1%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	2	1	+1	+100.0%	\$690,000	\$3,300,000	-\$2,610,000	-79.1%	\$690,000	\$3,300,000	-\$2,610,000	-79.1%	\$1,380,000	\$3,300,000	-\$1,920,000	-58.2%
Lahaina	0	1	-1	-100.0%	--	\$855,750	--	--	--	\$855,750	--	--	\$0	\$855,750	-\$855,750	-100.0%
Maalaea	0	1	-1	-100.0%	--	\$2,933,006	--	--	--	\$2,933,006	--	--	\$0	\$2,933,006	-\$2,933,006	-100.0%
Makawao/Olinda/Haliimaile	5	4	+1	+25.0%	\$1,363,000	\$962,000	+\$401,000	+41.7%	\$1,295,000	\$947,500	+\$347,500	+36.7%	\$6,815,000	\$3,848,000	+\$2,967,000	+77.1%
Maui Meadows	2	1	+1	+100.0%	\$2,795,000	\$2,760,000	+\$35,000	+1.3%	\$2,795,000	\$2,760,000	+\$35,000	+1.3%	\$5,590,000	\$2,760,000	+\$2,830,000	+102.5%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	3	4	-1	-25.0%	\$1,701,667	\$1,738,750	-\$37,083	-2.1%	\$1,805,000	\$1,695,000	+\$110,000	+6.5%	\$5,105,000	\$6,955,000	-\$1,850,000	-26.6%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	3	-2	-66.7%	\$900,000	\$1,110,000	-\$210,000	-18.9%	\$900,000	\$905,000	-\$5,000	-0.6%	\$900,000	\$3,330,000	-\$2,430,000	-73.0%
Spreckelsville/Paia/Kuau	0	1	-1	-100.0%	--	\$1,875,000	--	--	--	\$1,875,000	--	--	\$0	\$1,875,000	-\$1,875,000	-100.0%
Wailea/Makena	0	1	-1	-100.0%	--	\$6,977,950	--	--	--	\$6,977,950	--	--	\$0	\$6,977,950	-\$6,977,950	-100.0%
Wailuku	12	11	+1	+9.1%	\$1,106,012	\$1,264,216	-\$158,204	-12.5%	\$984,000	\$1,301,000	-\$317,000	-24.4%	\$13,272,148	\$13,906,381	-\$634,233	-4.6%
Lanai	1	0	+1	--	\$355,000	--	--	--	\$355,000	--	--	--	\$355,000	\$0	+\$355,000	--
Molokai	2	1	+1	+100.0%	\$512,500	\$375,000	+\$137,500	+36.7%	\$512,500	\$375,000	+\$137,500	+36.7%	\$1,025,000	\$375,000	+\$650,000	+173.3%
All MLS	58	57	+1	+1.8%	\$1,438,692	\$1,570,205	-\$131,513	-8.4%	\$1,187,500	\$1,342,581	-\$155,081	-11.6%	\$83,444,128	\$89,501,687	-\$6,057,559	-6.8%

Total Condominium Sales – Year to Date

January 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-25 YTD Sales	Jan-24 YTD Sales	Unit Change	Percent Change	Jan-25 YTD Average	Jan-24 YTD Average	Dollar Change	Percent Change	Jan-25 YTD Median	Jan-24 YTD Median	Dollar Change	Percent Change	Jan-25 YTD Volume	Jan-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	7	11	-4	-36.4%	\$1,308,571	\$1,525,000	-\$216,429	-14.2%	\$920,000	\$1,575,000	-\$655,000	-41.6%	\$9,160,000	\$16,775,000	-\$7,615,000	-45.4%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	5	-5	-100.0%	--	\$248,800	--	--	--	\$251,000	--	--	\$0	\$1,244,000	-\$1,244,000	-100.0%
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	20	34	-14	-41.2%	\$845,564	\$909,074	-\$63,510	-7.0%	\$703,500	\$782,500	-\$79,000	-10.1%	\$16,911,270	\$30,908,500	-\$13,997,230	-45.3%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	2	0	+2	--	\$525,000	--	--	--	\$525,000	--	--	--	\$1,050,000	\$0	+\$1,050,000	--
Maalaea	2	4	-2	-50.0%	\$518,500	\$912,500	-\$394,000	-43.2%	\$518,500	\$972,500	-\$454,000	-46.7%	\$1,037,000	\$3,650,000	-\$2,613,000	-71.6%
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	9	19	-10	-52.6%	\$721,111	\$665,947	+\$55,164	+8.3%	\$650,000	\$629,000	+\$21,000	+3.3%	\$6,490,000	\$12,653,000	-\$6,163,000	-48.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	1	-1	-100.0%	--	\$926,000	--	--	--	\$926,000	--	--	\$0	\$926,000	-\$926,000	-100.0%
Spreckelsville/Paia/Kuau	0	1	-1	-100.0%	--	\$838,500	--	--	--	\$838,500	--	--	\$0	\$838,500	-\$838,500	-100.0%
Wailea/Makena	5	12	-7	-58.3%	\$3,302,000	\$3,357,575	-\$55,575	-1.7%	\$3,600,000	\$2,669,275	+\$930,725	+34.9%	\$16,510,000	\$40,290,899	-\$23,780,899	-59.0%
Wailuku	5	6	-1	-16.7%	\$500,980	\$525,833	-\$24,853	-4.7%	\$460,000	\$422,500	+\$37,500	+8.9%	\$2,504,900	\$3,155,000	-\$650,100	-20.6%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	2	0	+2	--	\$301,000	--	--	--	\$301,000	--	--	--	\$602,000	\$0	+\$602,000	--
All MLS	53	93	-40	-43.0%	\$1,059,248	\$1,187,537	-\$128,288	-10.8%	\$675,000	\$800,000	-\$125,000	-15.6%	\$56,140,170	\$110,440,899	-\$54,300,729	-49.2%

Fee Simple Condominium Sales – Year to Date

January 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-25 YTD Sales	Jan-24 YTD Sales	Unit Change	Percent Change	Jan-25 YTD Average	Jan-24 YTD Average	Dollar Change	Percent Change	Jan-25 YTD Median	Jan-24 YTD Median	Dollar Change	Percent Change	Jan-25 YTD Volume	Jan-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	7	10	-3	-30.0%	\$1,308,571	\$1,625,500	-\$316,929	-19.5%	\$920,000	\$1,612,500	-\$692,500	-42.9%	\$9,160,000	\$16,255,000	-\$7,095,000	-43.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	5	-5	-100.0%	--	\$248,800	--	--	--	\$251,000	--	--	\$0	\$1,244,000	-\$1,244,000	-100.0%
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	20	33	-13	-39.4%	\$845,564	\$922,227	-\$76,664	-8.3%	\$703,500	\$785,000	-\$81,500	-10.4%	\$16,911,270	\$30,433,500	-\$13,522,230	-44.4%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	2	0	+2	--	\$525,000	--	--	--	\$525,000	--	--	--	\$1,050,000	\$0	+\$1,050,000	--
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	9	14	-5	-35.7%	\$721,111	\$700,929	+\$20,183	+2.9%	\$650,000	\$672,500	-\$22,500	-3.3%	\$6,490,000	\$9,813,000	-\$3,323,000	-33.9%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	1	-1	-100.0%	--	\$926,000	--	--	--	\$926,000	--	--	\$0	\$926,000	-\$926,000	-100.0%
Spreckelsville/Paia/Kuau	0	1	-1	-100.0%	--	\$838,500	--	--	--	\$838,500	--	--	\$0	\$838,500	-\$838,500	-100.0%
Wailea/Makena	5	12	-7	-58.3%	\$3,302,000	\$3,357,575	-\$55,575	-1.7%	\$3,600,000	\$2,669,275	+\$930,725	+34.9%	\$16,510,000	\$40,290,899	-\$23,780,899	-59.0%
Wailuku	5	6	-1	-16.7%	\$500,980	\$525,833	-\$24,853	-4.7%	\$460,000	\$422,500	+\$37,500	+8.9%	\$2,504,900	\$3,155,000	-\$650,100	-20.6%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	2	0	+2	--	\$301,000	--	--	--	\$301,000	--	--	--	\$602,000	\$0	+\$602,000	--
All MLS	51	85	-34	-40.0%	\$1,080,454	\$1,249,716	-\$169,262	-13.5%	\$732,000	\$832,000	-\$100,000	-12.0%	\$55,103,170	\$106,225,899	-\$51,122,729	-48.1%

Leasehold Condominium Sales – Year to Date

January 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-25 YTD Sales	Jan-24 YTD Sales	Unit Change	Percent Change	Jan-25 YTD Average	Jan-24 YTD Average	Dollar Change	Percent Change	Jan-25 YTD Median	Jan-24 YTD Median	Dollar Change	Percent Change	Jan-25 YTD Volume	Jan-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	1	-1	-100.0%	--	\$475,000	--	--	--	\$475,000	--	--	\$0	\$475,000	-\$475,000	-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	2	1	+1	+100.0%	\$518,500	\$380,000	+\$138,500	+36.4%	\$518,500	\$380,000	+\$138,500	+36.4%	\$1,037,000	\$380,000	+\$657,000	+172.9%
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	5	-5	-100.0%	--	\$568,000	--	--	--	\$370,000	--	--	\$0	\$2,840,000	-\$2,840,000	-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	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
All MLS	2	8	-6	-75.0%	\$518,500	\$526,875	-\$8,375	-1.6%	\$518,500	\$375,000	+\$143,500	+38.3%	\$1,037,000	\$4,215,000	-\$3,178,000	-75.4%

Land Sales – Year to Date

January 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-25 YTD Sales	Jan-24 YTD Sales	Unit Change	Percent Change	Jan-25 YTD Average	Jan-24 YTD Average	Dollar Change	Percent Change	Jan-25 YTD Median	Jan-24 YTD Median	Dollar Change	Percent Change	Jan-25 YTD Volume	Jan-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	2	-2	-100.0%	--	\$735,000	--	--	--	\$735,000	--	--	\$0	\$1,470,000	-\$1,470,000	-100.0%
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	1	+1	+100.0%	\$6,012,500	\$690,000	+\$5,322,500	+771.4%	\$6,012,500	\$690,000	+\$5,322,500	+771.4%	\$12,025,000	\$690,000	+\$11,335,000	+1,642.8%
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	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	2	2	0	0.0%	\$457,500	\$562,500	-\$105,000	-18.7%	\$457,500	\$562,500	-\$105,000	-18.7%	\$915,000	\$1,125,000	-\$210,000	-18.7%
Lahaina	2	3	-1	-33.3%	\$642,000	\$920,334	-\$278,334	-30.2%	\$642,000	\$900,001	-\$258,001	-28.7%	\$1,284,000	\$2,761,001	-\$1,477,001	-53.5%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	1	0	+1	--	\$1,075,000	--	--	--	\$1,075,000	--	--	--	\$1,075,000	\$0	+\$1,075,000	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	1	0	+1	--	\$20,000	--	--	--	\$20,000	--	--	--	\$20,000	\$0	+\$20,000	--
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	0	+1	--	\$482,500	--	--	--	\$482,500	--	--	--	\$482,500	\$0	+\$482,500	--
Spreckelsville/Paia/Kuau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailea/Makena	1	13	-12	-92.3%	\$1,888,250	\$5,159,615	-\$3,271,365	-63.4%	\$1,888,250	\$5,000,000	-\$3,111,750	-62.2%	\$1,888,250	\$67,075,000	-\$65,186,750	-97.2%
Wailuku	0	1	-1	-100.0%	--	\$1,800,000	--	--	--	\$1,800,000	--	--	\$0	\$1,800,000	-\$1,800,000	-100.0%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	3	0	+3	--	\$724,333	--	--	--	\$378,000	--	--	--	\$2,173,000	\$0	+\$2,173,000	--
All MLS	13	25	-12	-48.0%	\$1,527,904	\$3,207,750	-\$1,679,846	-52.4%	\$585,000	\$1,750,000	-\$1,165,000	-66.6%	\$19,862,750	\$78,411,001	-\$58,548,251	-74.7%

Local Market Update – January 2025

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



All MLS

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	109	102	- 6.4%	109	102	- 6.4%
Pending Sales	76	50	- 34.2%	76	50	- 34.2%
Closed Sales	57	58	+ 1.8%	57	58	+ 1.8%
Days on Market Until Sale	115	119	+ 3.5%	115	119	+ 3.5%
Median Sales Price*	\$1,342,581	\$1,187,500	- 11.6%	\$1,342,581	\$1,187,500	- 11.6%
Average Sales Price*	\$1,570,205	\$1,438,692	- 8.4%	\$1,570,205	\$1,438,692	- 8.4%
Percent of List Price Received*	98.5%	95.5%	- 3.0%	98.5%	95.5%	- 3.0%
Inventory of Homes for Sale	242	391	+ 61.6%	—	—	—
Months Supply of Inventory	3.8	6.8	+ 78.9%	—	—	—

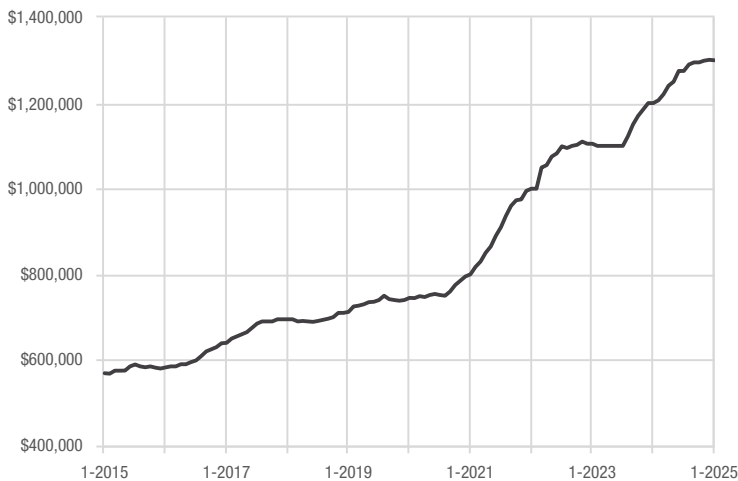
Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	151	164	+ 8.6%	151	164	+ 8.6%
Pending Sales	94	66	- 29.8%	94	66	- 29.8%
Closed Sales	93	53	- 43.0%	93	53	- 43.0%
Days on Market Until Sale	77	140	+ 81.8%	77	140	+ 81.8%
Median Sales Price*	\$800,000	\$675,000	- 15.6%	\$800,000	\$675,000	- 15.6%
Average Sales Price*	\$1,187,537	\$1,059,248	- 10.8%	\$1,187,537	\$1,059,248	- 10.8%
Percent of List Price Received*	97.8%	94.5%	- 3.4%	97.8%	94.5%	- 3.4%
Inventory of Homes for Sale	386	804	+ 108.3%	—	—	—
Months Supply of Inventory	5.0	13.2	+ 164.0%	—	—	—

* 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

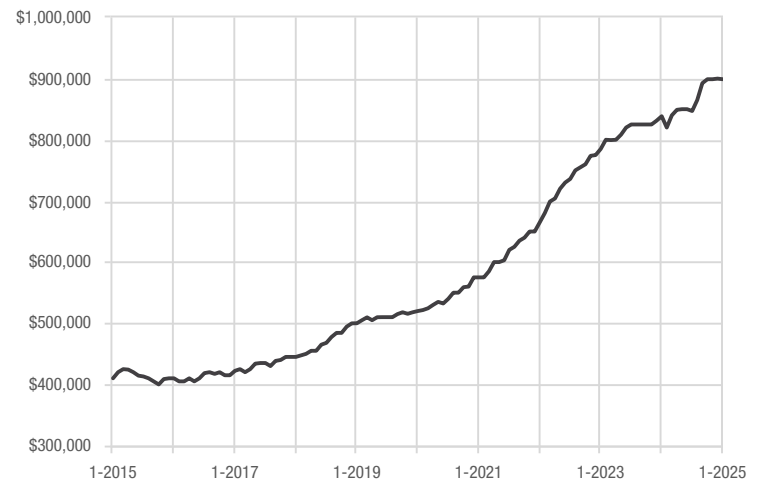
All MLS



Median Sales Price - Condominium

Rolling 12-Month Calculation

All MLS



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 – January 2025

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



Haiku

North Shore

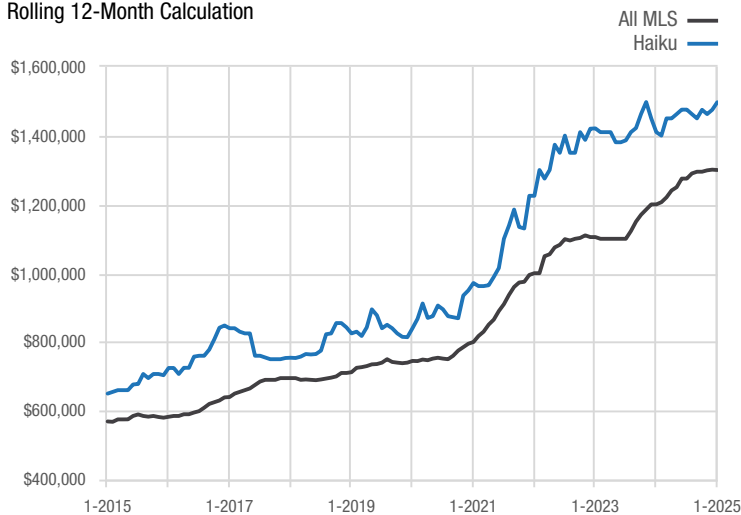
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Days on Market Until Sale	148	84	- 43.2%	148	84	- 43.2%
Median Sales Price*	\$1,400,000	\$1,275,000	- 8.9%	\$1,400,000	\$1,275,000	- 8.9%
Average Sales Price*	\$1,633,125	\$1,317,125	- 19.3%	\$1,633,125	\$1,317,125	- 19.3%
Percent of List Price Received*	97.0%	94.0%	- 3.1%	97.0%	94.0%	- 3.1%
Inventory of Homes for Sale	15	23	+ 53.3%	—	—	—
Months Supply of Inventory	3.1	4.2	+ 35.5%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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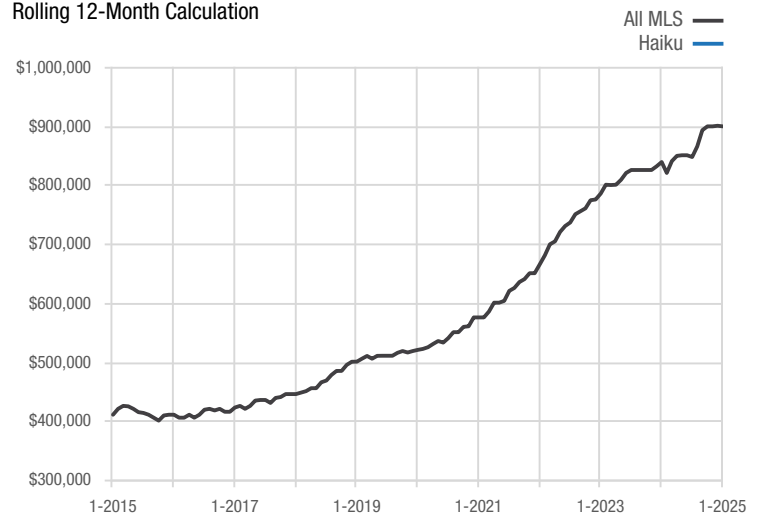
Median Sales Price - Single Family

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 – January 2025

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Hana

East Maui

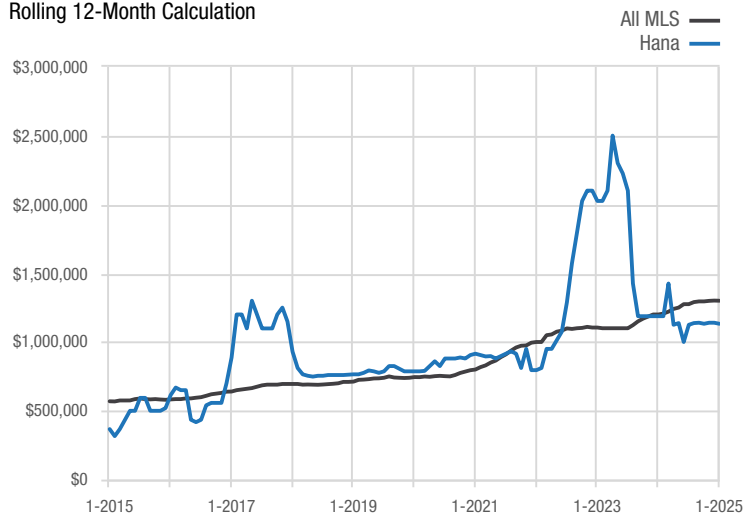
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	3	—	0	3	—
Days on Market Until Sale	—	185	—	—	185	—
Median Sales Price*	—	\$997,500	—	—	\$997,500	—
Average Sales Price*	—	\$1,609,167	—	—	\$1,609,167	—
Percent of List Price Received*	—	91.0%	—	—	91.0%	—
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	12.8	9.6	- 25.0%	—	—	—

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

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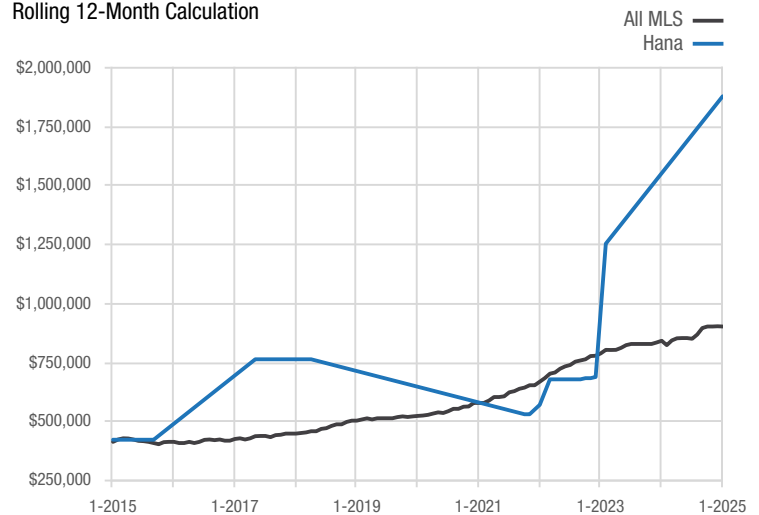
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Honokohau

West Maui

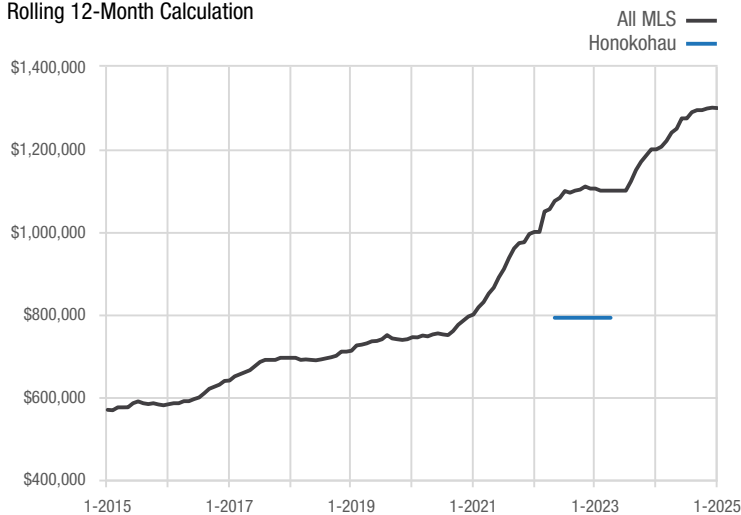
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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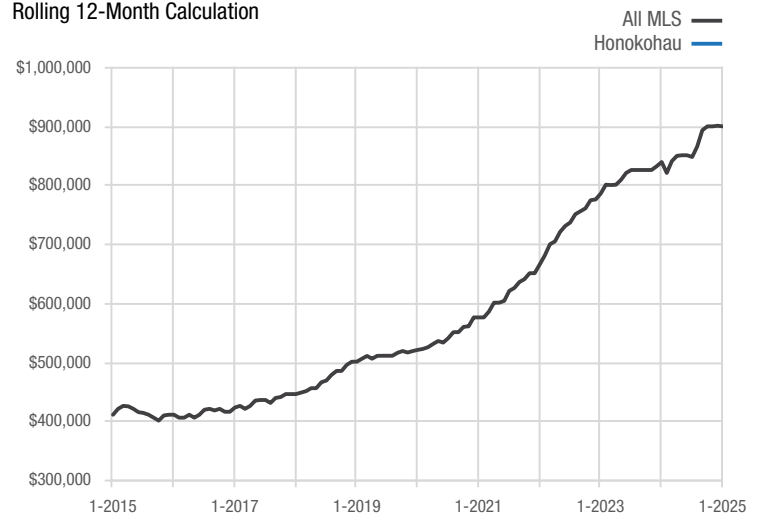
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kaanapali

West Maui

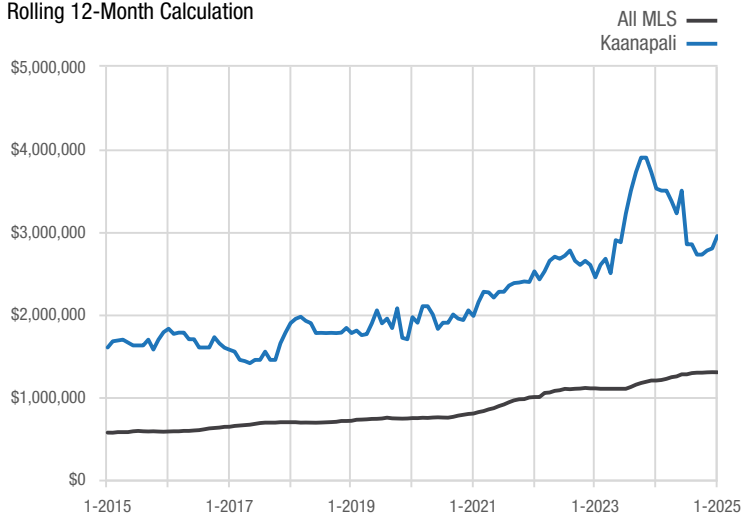
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	145	134	- 7.6%	145	134	- 7.6%
Median Sales Price*	\$2,500,000	\$4,097,500	+ 63.9%	\$2,500,000	\$4,097,500	+ 63.9%
Average Sales Price*	\$2,500,000	\$4,097,500	+ 63.9%	\$2,500,000	\$4,097,500	+ 63.9%
Percent of List Price Received*	96.2%	88.6%	- 7.9%	96.2%	88.6%	- 7.9%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	6.1	9.0	+ 47.5%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	19	+ 111.1%	9	19	+ 111.1%
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	11	7	- 36.4%	11	7	- 36.4%
Days on Market Until Sale	75	172	+ 129.3%	75	172	+ 129.3%
Median Sales Price*	\$1,575,000	\$920,000	- 41.6%	\$1,575,000	\$920,000	- 41.6%
Average Sales Price*	\$1,525,000	\$1,308,571	- 14.2%	\$1,525,000	\$1,308,571	- 14.2%
Percent of List Price Received*	97.0%	95.1%	- 2.0%	97.0%	95.1%	- 2.0%
Inventory of Homes for Sale	59	96	+ 62.7%	—	—	—
Months Supply of Inventory	8.9	14.4	+ 61.8%	—	—	—

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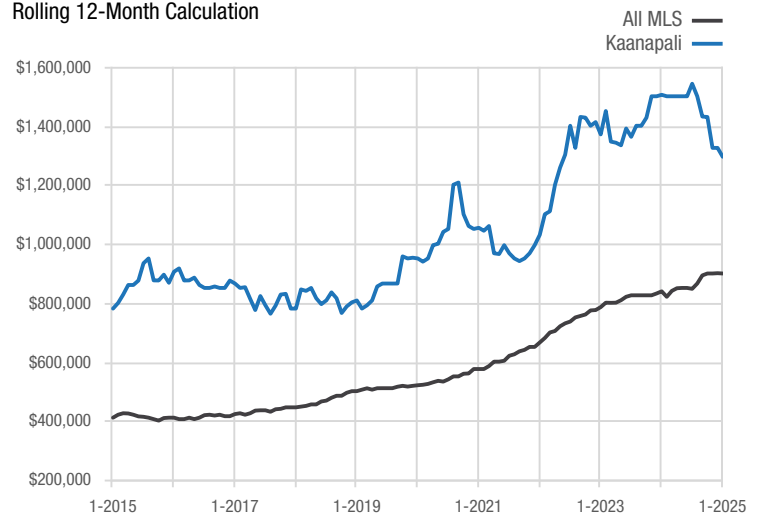
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kahakuloa

Central Maui

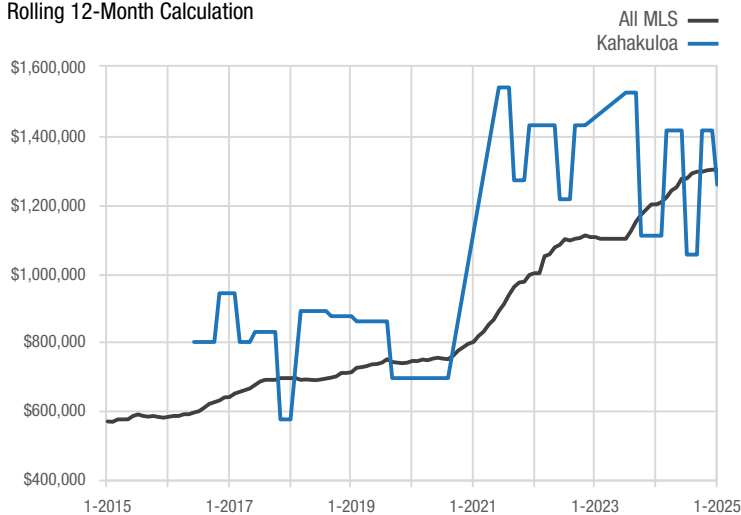
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	413	—	—	413	—
Median Sales Price*	—	\$1,100,000	—	—	\$1,100,000	—
Average Sales Price*	—	\$1,100,000	—	—	\$1,100,000	—
Percent of List Price Received*	—	88.0%	—	—	88.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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.

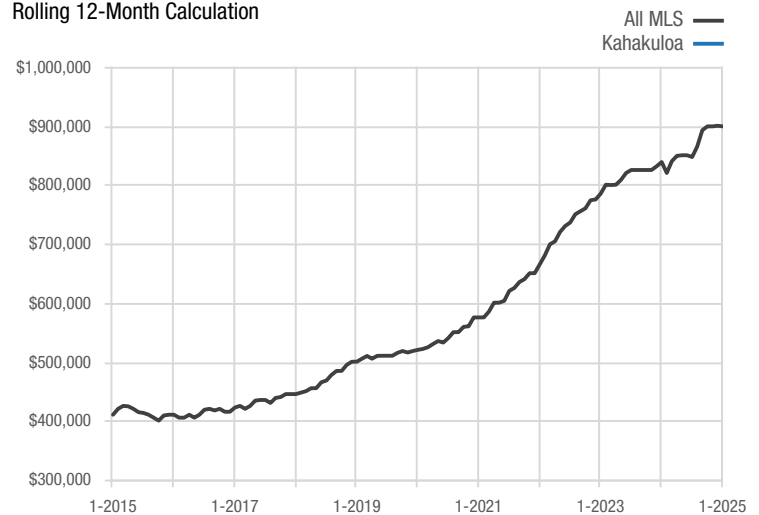
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kahului

Central Maui

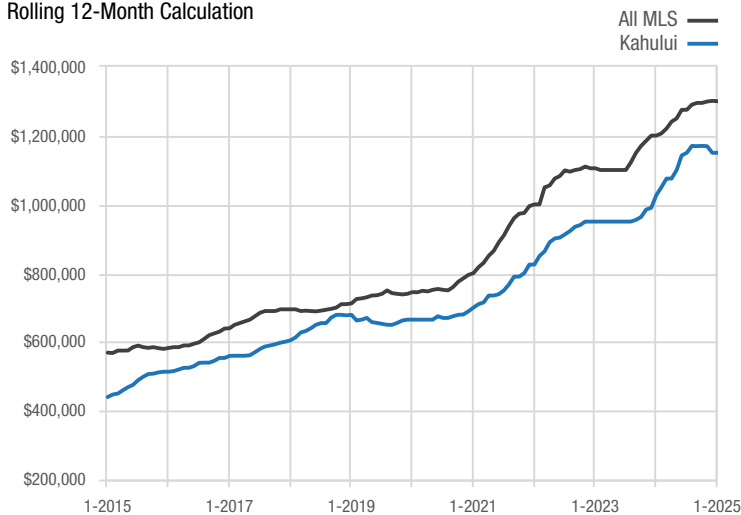
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	5	14	+ 180.0%	5	14	+ 180.0%
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	7	7	0.0%	7	7	0.0%
Days on Market Until Sale	79	90	+ 13.9%	79	90	+ 13.9%
Median Sales Price*	\$1,100,000	\$1,040,000	- 5.5%	\$1,100,000	\$1,040,000	- 5.5%
Average Sales Price*	\$1,160,086	\$1,137,000	- 2.0%	\$1,160,086	\$1,137,000	- 2.0%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	101.2%	98.3%	- 2.9%
Inventory of Homes for Sale	1	21	+ 2,000.0%	—	—	—
Months Supply of Inventory	0.1	3.5	+ 3,400.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	8	3	- 62.5%	8	3	- 62.5%
Pending Sales	9	0	- 100.0%	9	0	- 100.0%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	31	—	—	31	—	—
Median Sales Price*	\$251,000	—	—	\$251,000	—	—
Average Sales Price*	\$248,800	—	—	\$248,800	—	—
Percent of List Price Received*	99.6%	—	—	99.6%	—	—
Inventory of Homes for Sale	3	13	+ 333.3%	—	—	—
Months Supply of Inventory	0.9	7.2	+ 700.0%	—	—	—

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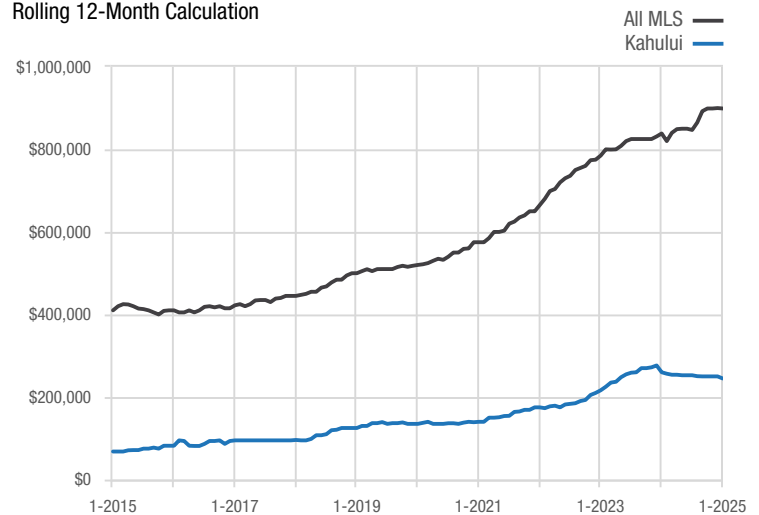
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kapalua

West Maui

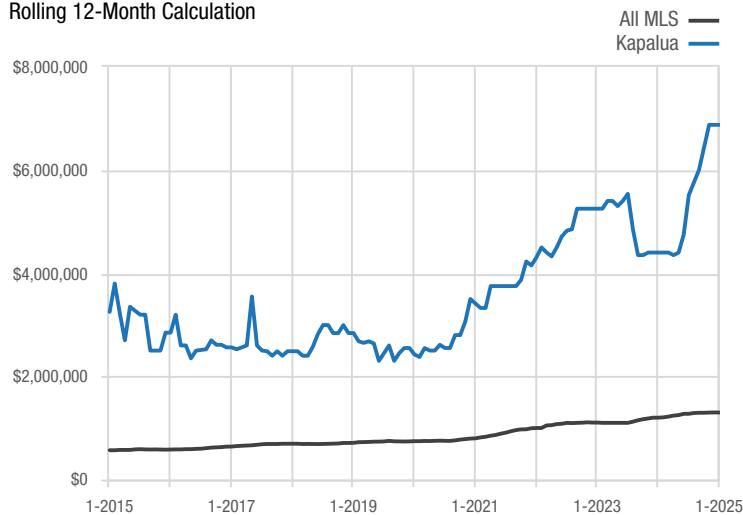
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	5.0	9.8	+ 96.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	6	- 14.3%	7	6	- 14.3%
Pending Sales	3	3	0.0%	3	3	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	25	39	+ 56.0%	—	—	—
Months Supply of Inventory	11.9	16.5	+ 38.7%	—	—	—

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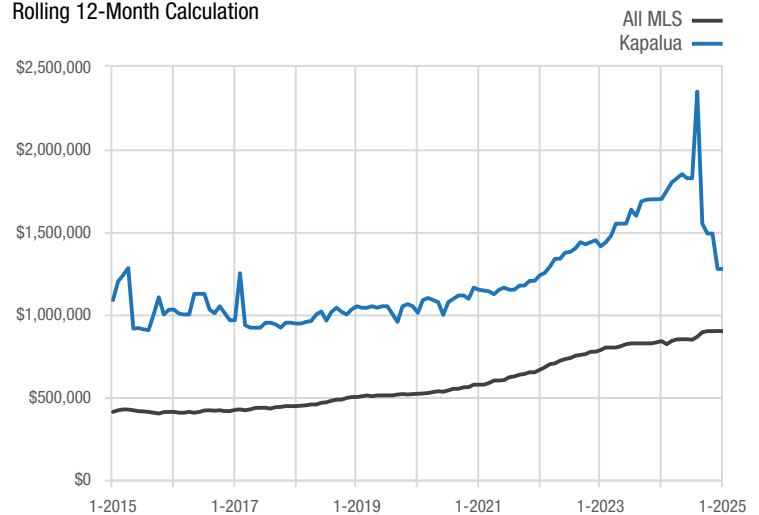
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Local Market Update – January 2025

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Kaupo

East Maui

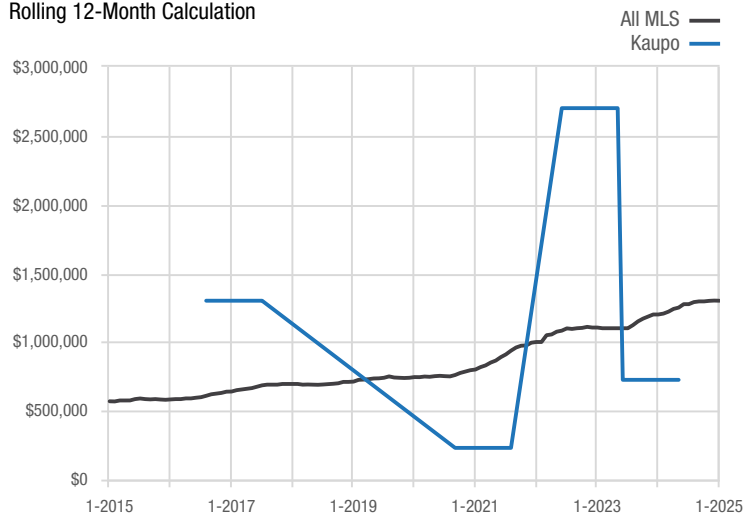
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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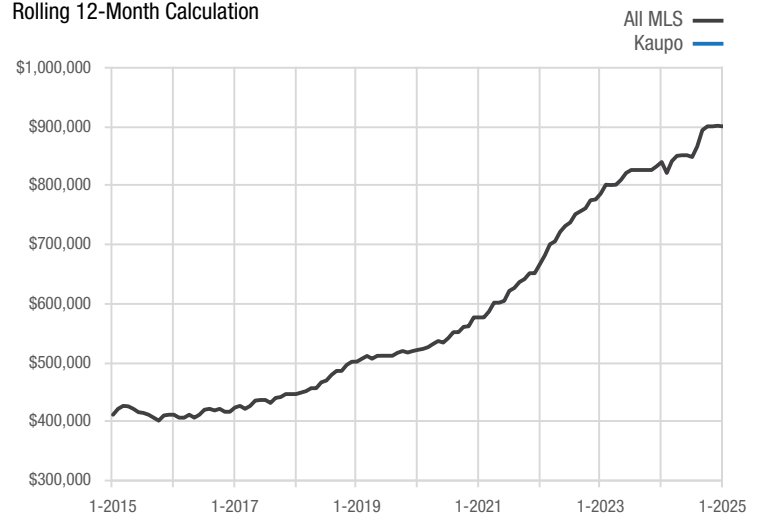
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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



Kihei

South Maui

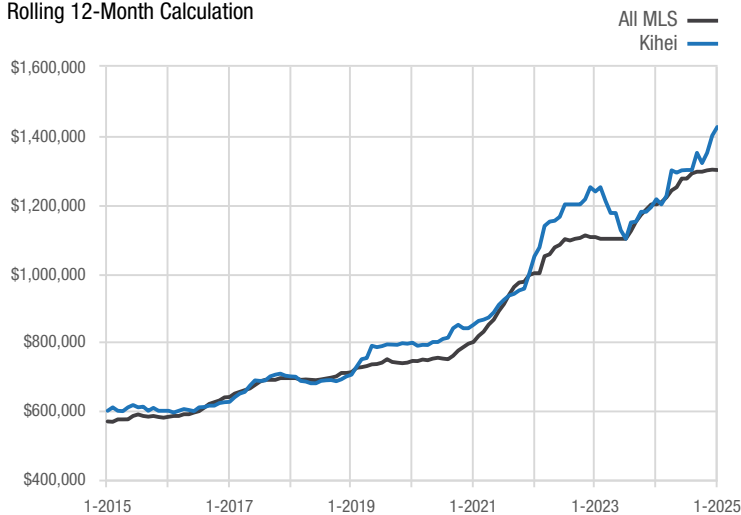
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	17	+ 88.9%	9	17	+ 88.9%
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	11	9	- 18.2%	11	9	- 18.2%
Days on Market Until Sale	91	123	+ 35.2%	91	123	+ 35.2%
Median Sales Price*	\$1,350,000	\$1,460,000	+ 8.1%	\$1,350,000	\$1,460,000	+ 8.1%
Average Sales Price*	\$1,472,727	\$1,820,387	+ 23.6%	\$1,472,727	\$1,820,387	+ 23.6%
Percent of List Price Received*	98.2%	95.9%	- 2.3%	98.2%	95.9%	- 2.3%
Inventory of Homes for Sale	17	58	+ 241.2%	—	—	—
Months Supply of Inventory	1.8	7.3	+ 305.6%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	53	65	+ 22.6%	53	65	+ 22.6%
Pending Sales	35	21	- 40.0%	35	21	- 40.0%
Closed Sales	34	20	- 41.2%	34	20	- 41.2%
Days on Market Until Sale	90	175	+ 94.4%	90	175	+ 94.4%
Median Sales Price*	\$782,500	\$703,500	- 10.1%	\$782,500	\$703,500	- 10.1%
Average Sales Price*	\$909,074	\$845,564	- 7.0%	\$909,074	\$845,564	- 7.0%
Percent of List Price Received*	97.9%	95.3%	- 2.7%	97.9%	95.3%	- 2.7%
Inventory of Homes for Sale	111	262	+ 136.0%	—	—	—
Months Supply of Inventory	3.6	11.2	+ 211.1%	—	—	—

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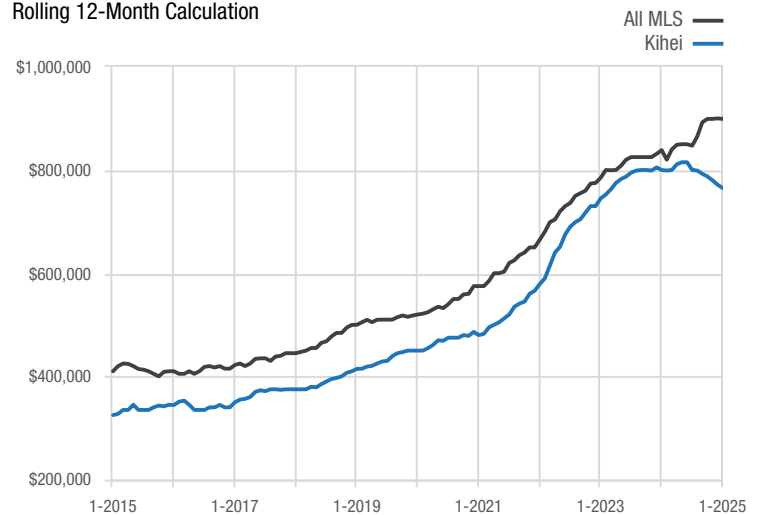
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Kipahulu

East Maui

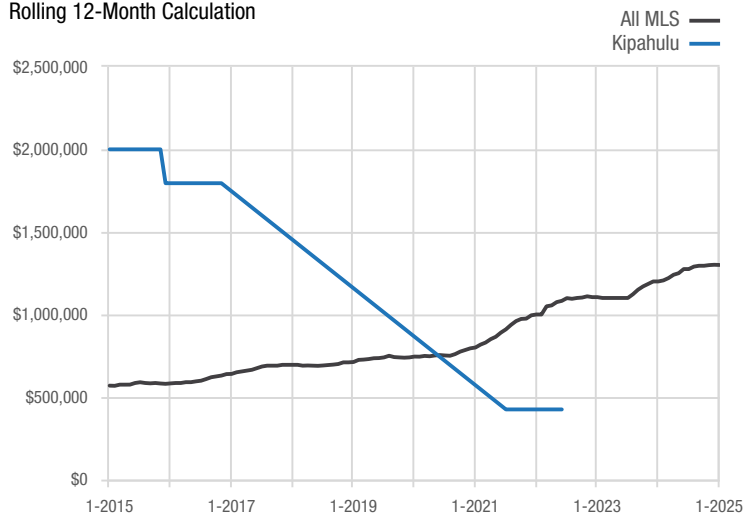
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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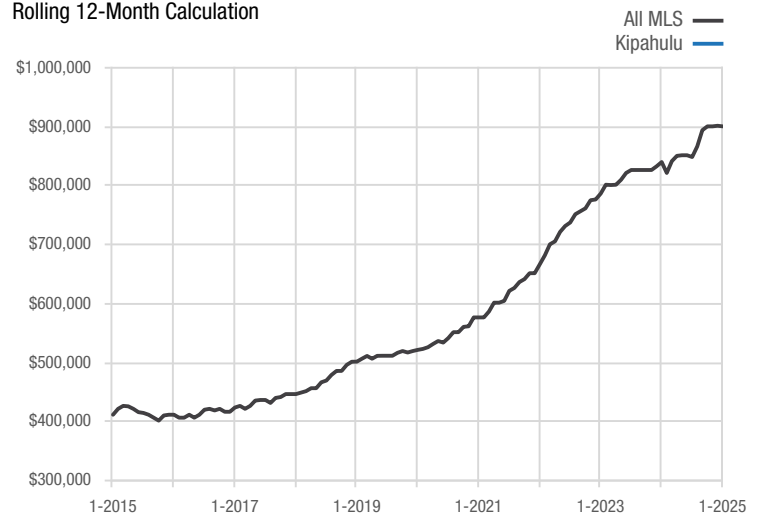
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Kula / Ulupalakua / Kanaio

Up Country

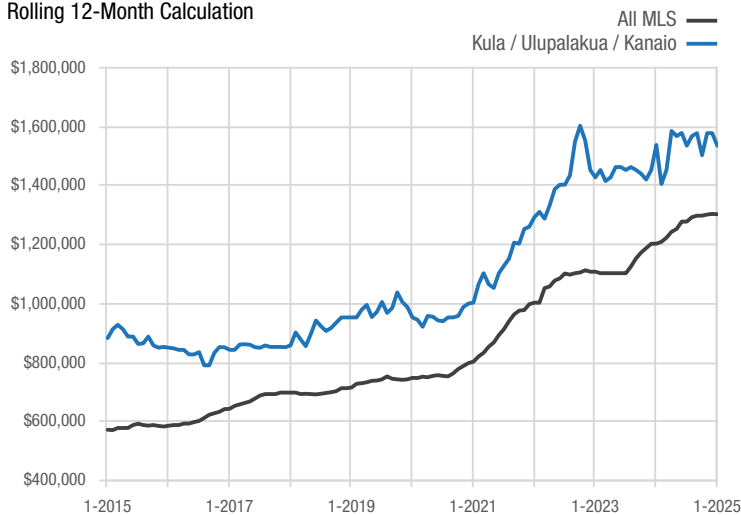
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	12	8	- 33.3%	12	8	- 33.3%
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	130	124	- 4.6%	130	124	- 4.6%
Median Sales Price*	\$3,300,000	\$690,000	- 79.1%	\$3,300,000	\$690,000	- 79.1%
Average Sales Price*	\$3,300,000	\$690,000	- 79.1%	\$3,300,000	\$690,000	- 79.1%
Percent of List Price Received*	94.3%	100.0%	+ 6.0%	94.3%	100.0%	+ 6.0%
Inventory of Homes for Sale	29	29	0.0%	—	—	—
Months Supply of Inventory	8.3	6.7	- 19.3%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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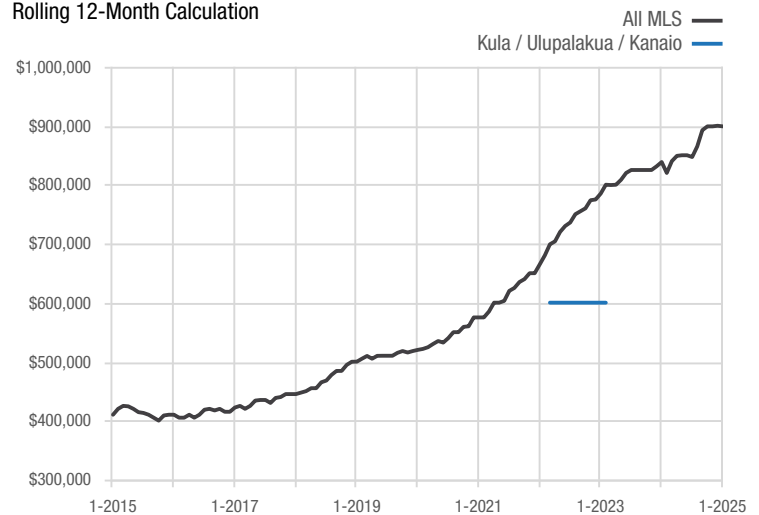
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Lahaina

West Maui

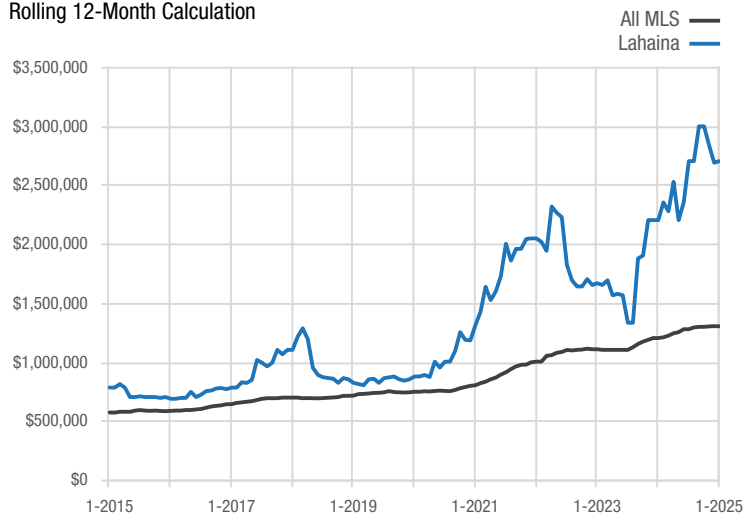
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	11	3	- 72.7%	11	3	- 72.7%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	113	—	—	113	—	—
Median Sales Price*	\$855,750	—	—	\$855,750	—	—
Average Sales Price*	\$855,750	—	—	\$855,750	—	—
Percent of List Price Received*	93.8%	—	—	93.8%	—	—
Inventory of Homes for Sale	23	22	- 4.3%	—	—	—
Months Supply of Inventory	10.0	9.8	- 2.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	5	—	0	5	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	28	—	—	28	—
Median Sales Price*	—	\$525,000	—	—	\$525,000	—
Average Sales Price*	—	\$525,000	—	—	\$525,000	—
Percent of List Price Received*	—	87.5%	—	—	87.5%	—
Inventory of Homes for Sale	0	15	—	—	—	—
Months Supply of Inventory	—	6.4	—	—	—	—

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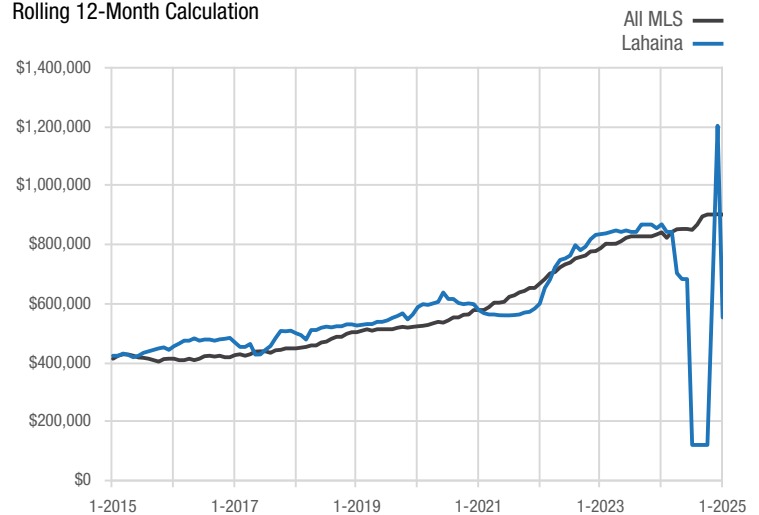
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Keanae

East Maui

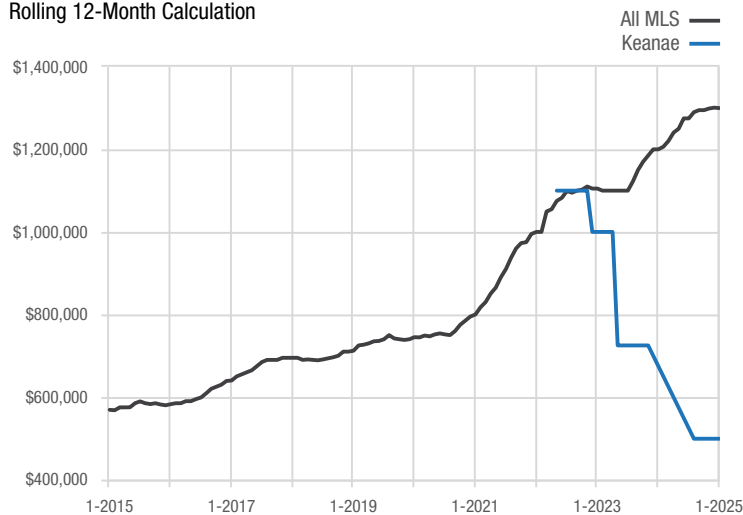
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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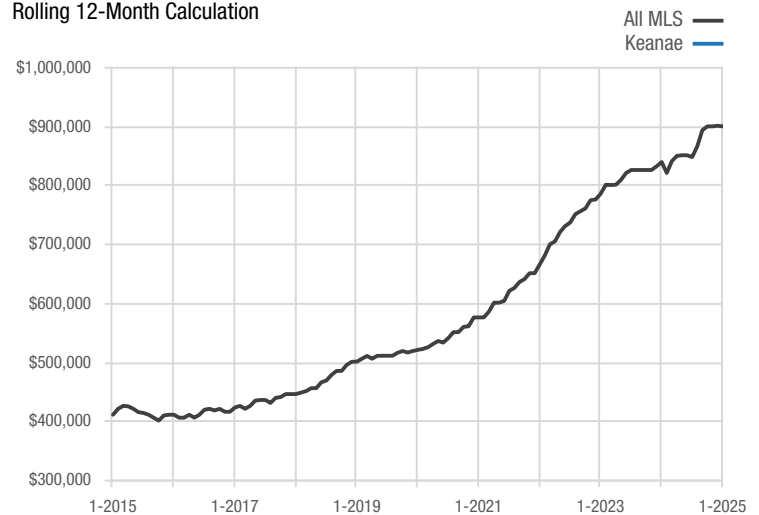
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Local Market Update – January 2025

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



All MLS

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	109	102	- 6.4%	109	102	- 6.4%
Pending Sales	76	50	- 34.2%	76	50	- 34.2%
Closed Sales	57	58	+ 1.8%	57	58	+ 1.8%
Days on Market Until Sale	115	119	+ 3.5%	115	119	+ 3.5%
Median Sales Price*	\$1,342,581	\$1,187,500	- 11.6%	\$1,342,581	\$1,187,500	- 11.6%
Average Sales Price*	\$1,570,205	\$1,438,692	- 8.4%	\$1,570,205	\$1,438,692	- 8.4%
Percent of List Price Received*	98.5%	95.5%	- 3.0%	98.5%	95.5%	- 3.0%
Inventory of Homes for Sale	242	391	+ 61.6%	—	—	—
Months Supply of Inventory	3.8	6.8	+ 78.9%	—	—	—

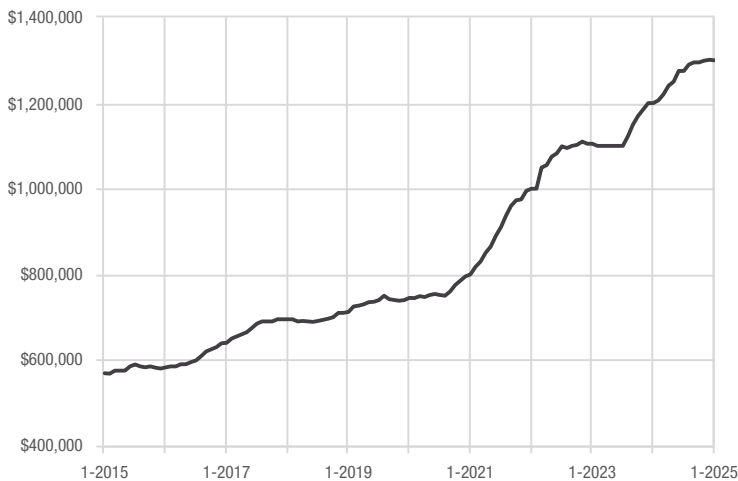
Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	151	164	+ 8.6%	151	164	+ 8.6%
Pending Sales	94	66	- 29.8%	94	66	- 29.8%
Closed Sales	93	53	- 43.0%	93	53	- 43.0%
Days on Market Until Sale	77	140	+ 81.8%	77	140	+ 81.8%
Median Sales Price*	\$800,000	\$675,000	- 15.6%	\$800,000	\$675,000	- 15.6%
Average Sales Price*	\$1,187,537	\$1,059,248	- 10.8%	\$1,187,537	\$1,059,248	- 10.8%
Percent of List Price Received*	97.8%	94.5%	- 3.4%	97.8%	94.5%	- 3.4%
Inventory of Homes for Sale	386	804	+ 108.3%	—	—	—
Months Supply of Inventory	5.0	13.2	+ 164.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation

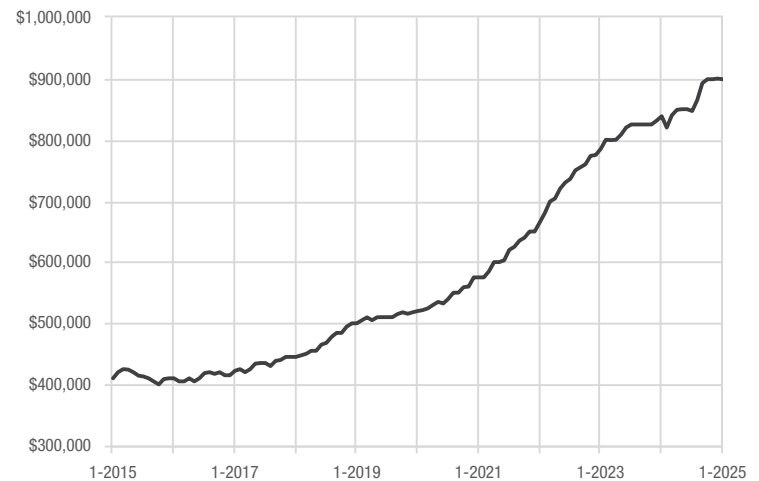
All MLS



Median Sales Price - Condominium

Rolling 12-Month Calculation

All MLS



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Haiku

North Shore

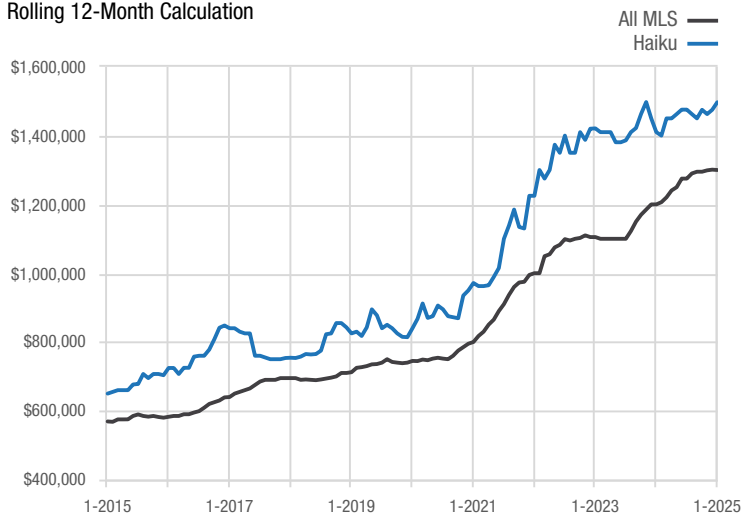
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Days on Market Until Sale	148	84	- 43.2%	148	84	- 43.2%
Median Sales Price*	\$1,400,000	\$1,275,000	- 8.9%	\$1,400,000	\$1,275,000	- 8.9%
Average Sales Price*	\$1,633,125	\$1,317,125	- 19.3%	\$1,633,125	\$1,317,125	- 19.3%
Percent of List Price Received*	97.0%	94.0%	- 3.1%	97.0%	94.0%	- 3.1%
Inventory of Homes for Sale	15	23	+ 53.3%	—	—	—
Months Supply of Inventory	3.1	4.2	+ 35.5%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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.

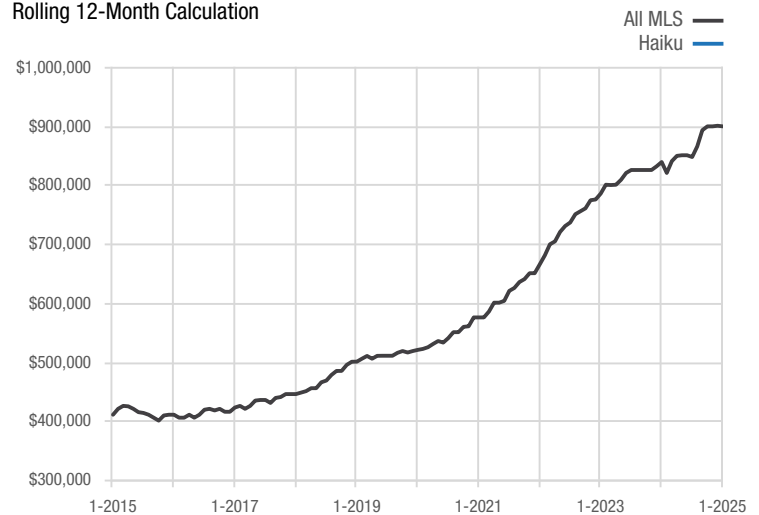
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Hana

East Maui

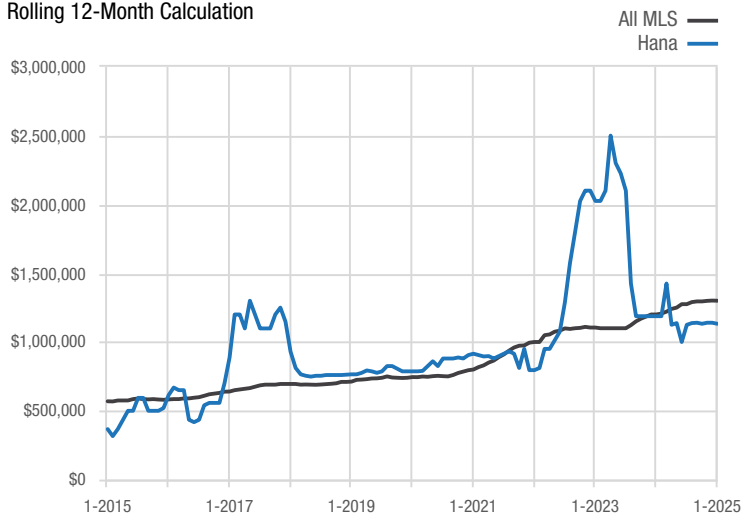
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	3	—	0	3	—
Days on Market Until Sale	—	185	—	—	185	—
Median Sales Price*	—	\$997,500	—	—	\$997,500	—
Average Sales Price*	—	\$1,609,167	—	—	\$1,609,167	—
Percent of List Price Received*	—	91.0%	—	—	91.0%	—
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	12.8	9.6	- 25.0%	—	—	—

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

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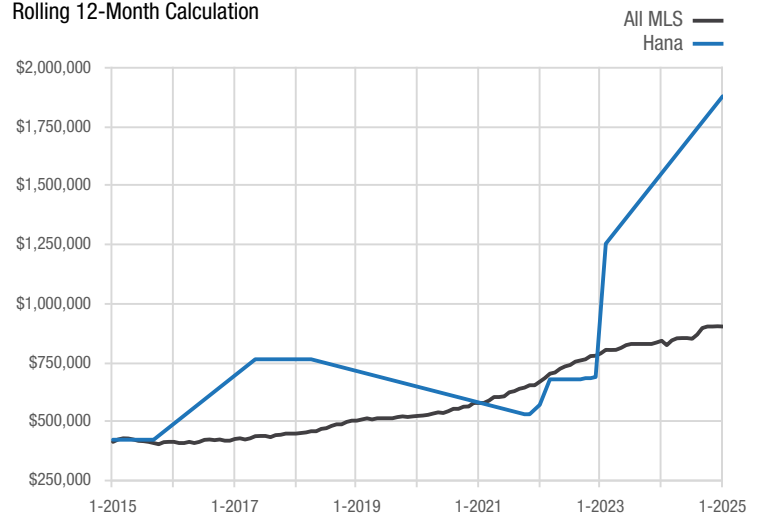
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Local Market Update – January 2025

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



Honokohau

West Maui

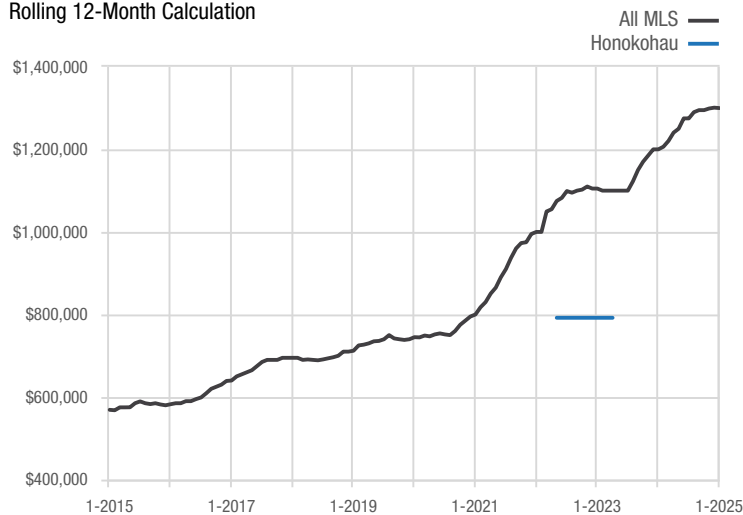
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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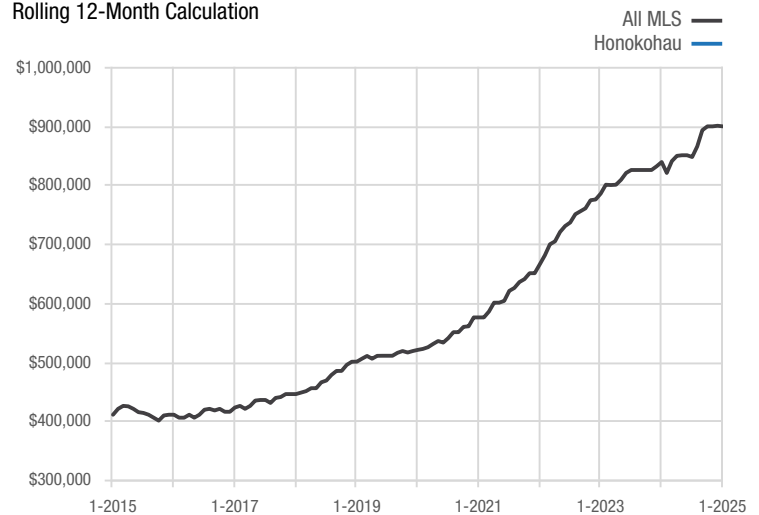
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kaanapali

West Maui

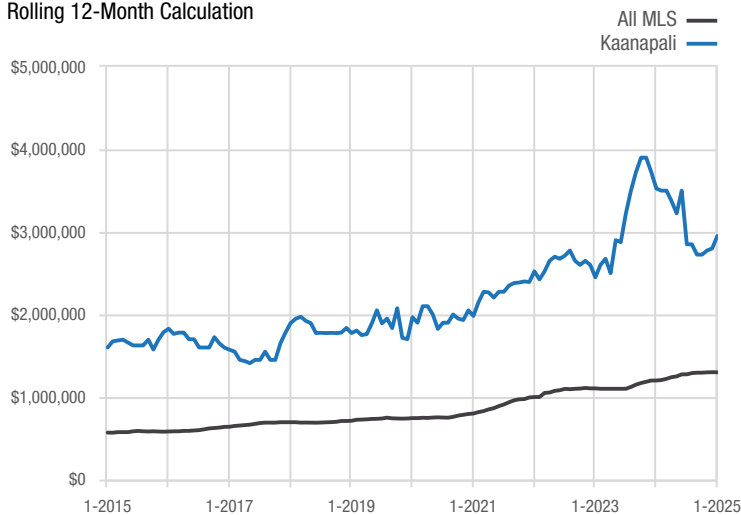
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	145	134	- 7.6%	145	134	- 7.6%
Median Sales Price*	\$2,500,000	\$4,097,500	+ 63.9%	\$2,500,000	\$4,097,500	+ 63.9%
Average Sales Price*	\$2,500,000	\$4,097,500	+ 63.9%	\$2,500,000	\$4,097,500	+ 63.9%
Percent of List Price Received*	96.2%	88.6%	- 7.9%	96.2%	88.6%	- 7.9%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	6.1	9.0	+ 47.5%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	19	+ 111.1%	9	19	+ 111.1%
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	11	7	- 36.4%	11	7	- 36.4%
Days on Market Until Sale	75	172	+ 129.3%	75	172	+ 129.3%
Median Sales Price*	\$1,575,000	\$920,000	- 41.6%	\$1,575,000	\$920,000	- 41.6%
Average Sales Price*	\$1,525,000	\$1,308,571	- 14.2%	\$1,525,000	\$1,308,571	- 14.2%
Percent of List Price Received*	97.0%	95.1%	- 2.0%	97.0%	95.1%	- 2.0%
Inventory of Homes for Sale	59	96	+ 62.7%	—	—	—
Months Supply of Inventory	8.9	14.4	+ 61.8%	—	—	—

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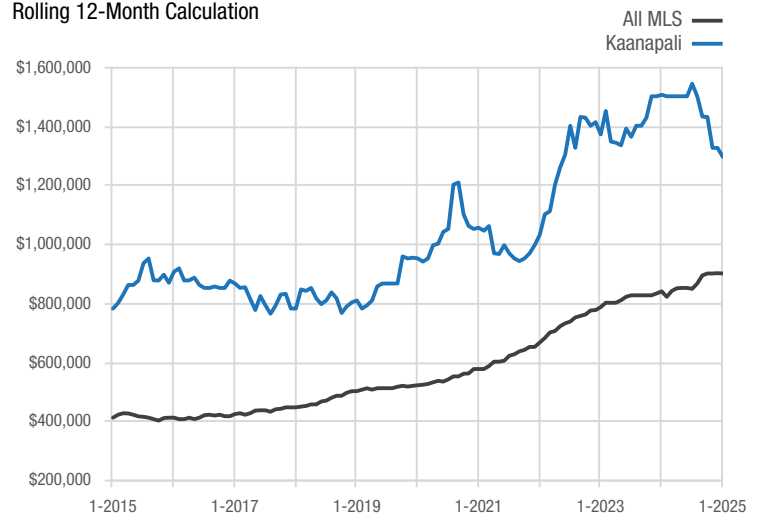
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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



Kahakuloa

Central Maui

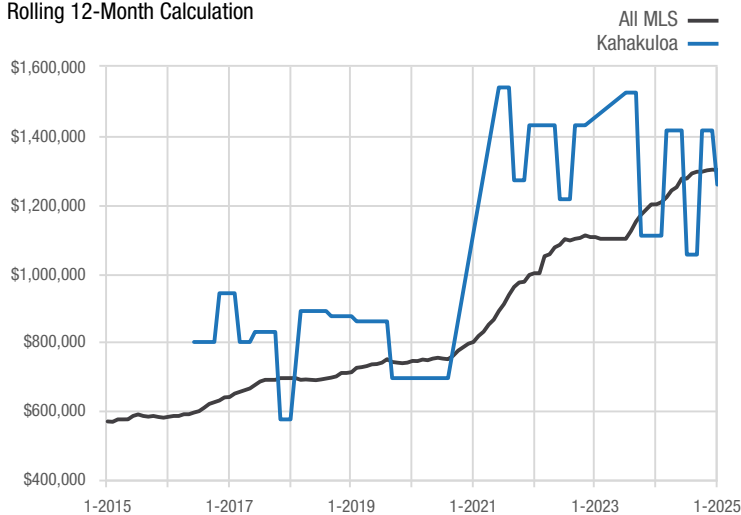
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	413	—	—	413	—
Median Sales Price*	—	\$1,100,000	—	—	\$1,100,000	—
Average Sales Price*	—	\$1,100,000	—	—	\$1,100,000	—
Percent of List Price Received*	—	88.0%	—	—	88.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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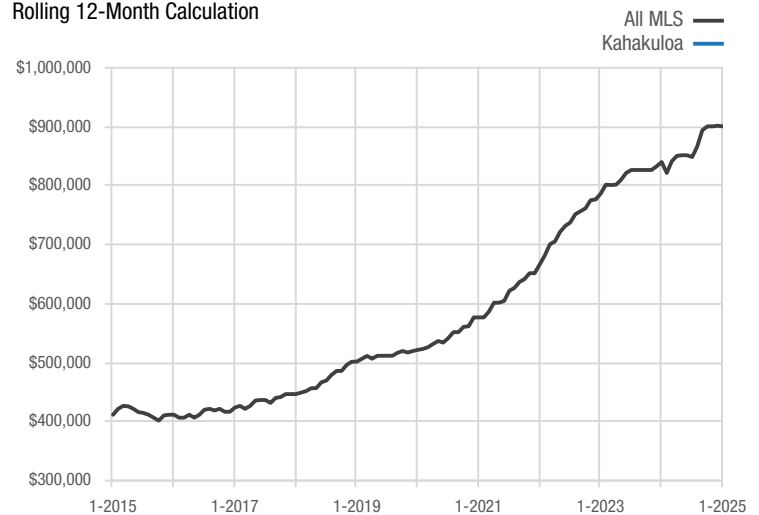
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Kahului

Central Maui

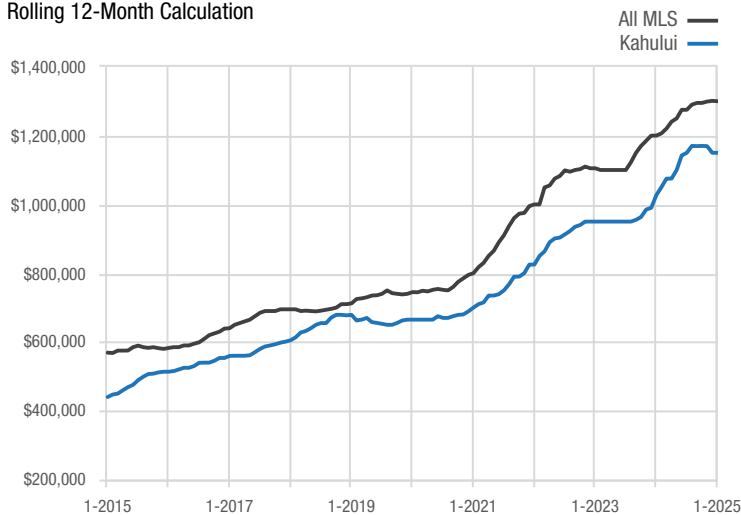
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	5	14	+ 180.0%	5	14	+ 180.0%
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	7	7	0.0%	7	7	0.0%
Days on Market Until Sale	79	90	+ 13.9%	79	90	+ 13.9%
Median Sales Price*	\$1,100,000	\$1,040,000	- 5.5%	\$1,100,000	\$1,040,000	- 5.5%
Average Sales Price*	\$1,160,086	\$1,137,000	- 2.0%	\$1,160,086	\$1,137,000	- 2.0%
Percent of List Price Received*	101.2%	98.3%	- 2.9%	101.2%	98.3%	- 2.9%
Inventory of Homes for Sale	1	21	+ 2,000.0%	—	—	—
Months Supply of Inventory	0.1	3.5	+ 3,400.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	8	3	- 62.5%	8	3	- 62.5%
Pending Sales	9	0	- 100.0%	9	0	- 100.0%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	31	—	—	31	—	—
Median Sales Price*	\$251,000	—	—	\$251,000	—	—
Average Sales Price*	\$248,800	—	—	\$248,800	—	—
Percent of List Price Received*	99.6%	—	—	99.6%	—	—
Inventory of Homes for Sale	3	13	+ 333.3%	—	—	—
Months Supply of Inventory	0.9	7.2	+ 700.0%	—	—	—

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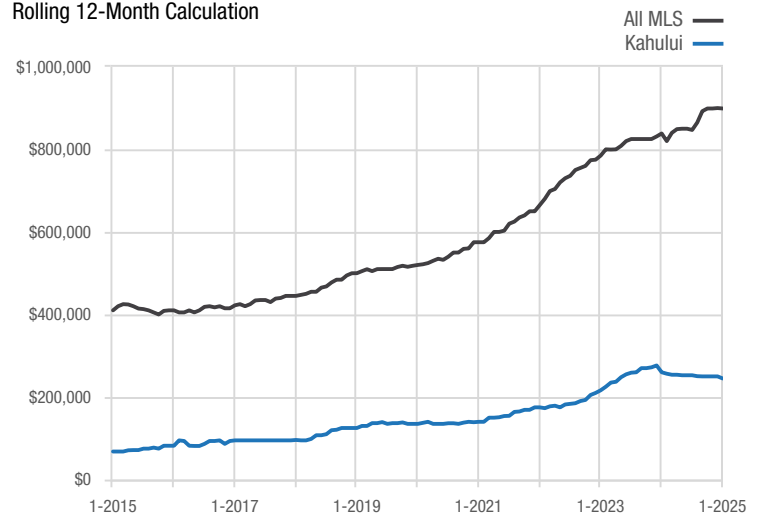
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Local Market Update – January 2025

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



Kapalua

West Maui

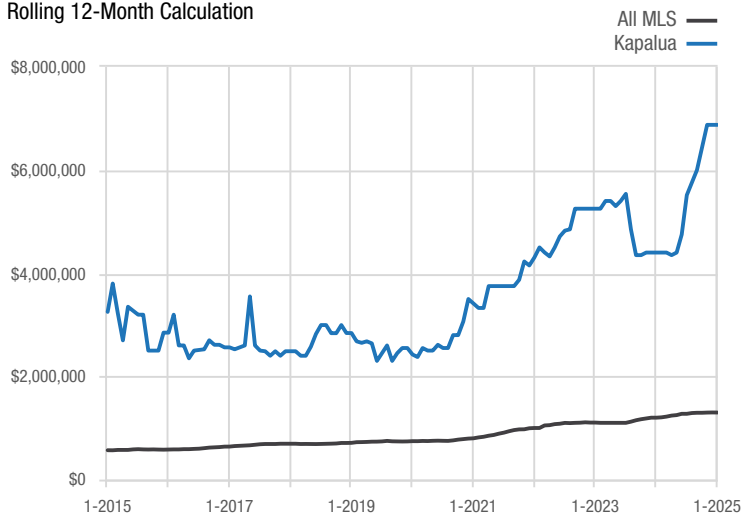
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	9	13	+ 44.4%	—	—	—
Months Supply of Inventory	5.0	9.8	+ 96.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	6	- 14.3%	7	6	- 14.3%
Pending Sales	3	3	0.0%	3	3	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	25	39	+ 56.0%	—	—	—
Months Supply of Inventory	11.9	16.5	+ 38.7%	—	—	—

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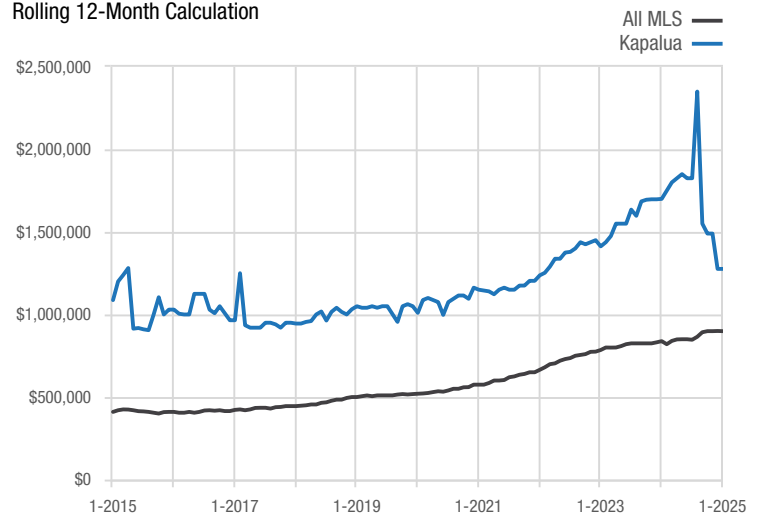
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Kaupo

East Maui

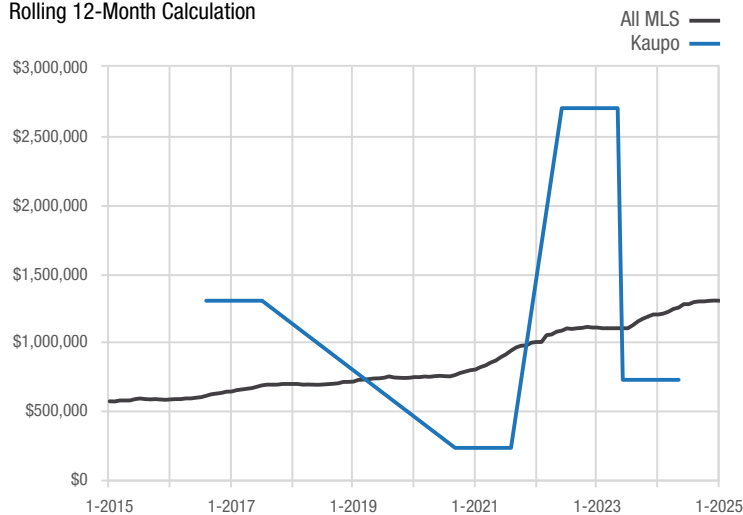
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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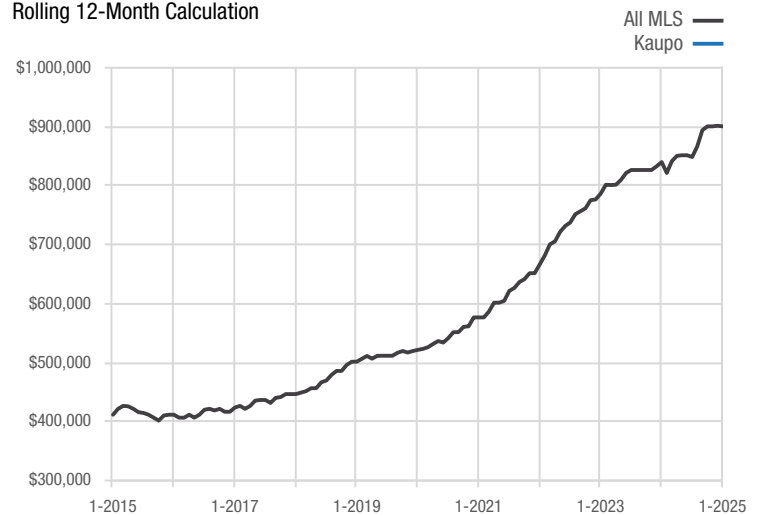
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Kihei

South Maui

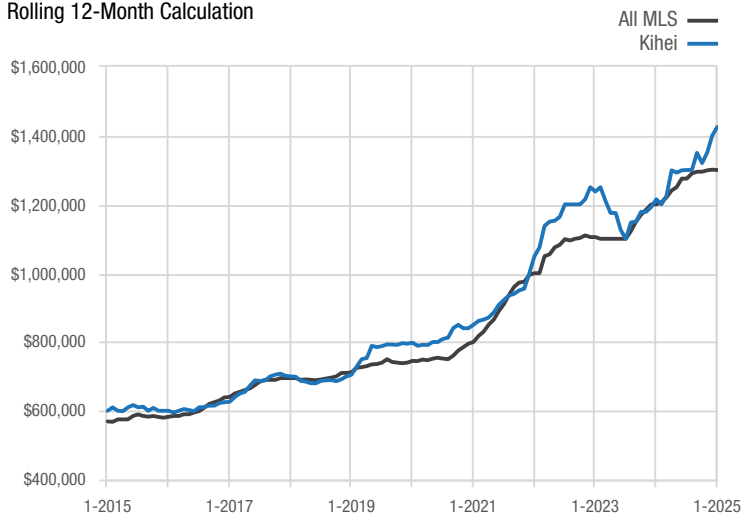
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	17	+ 88.9%	9	17	+ 88.9%
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	11	9	- 18.2%	11	9	- 18.2%
Days on Market Until Sale	91	123	+ 35.2%	91	123	+ 35.2%
Median Sales Price*	\$1,350,000	\$1,460,000	+ 8.1%	\$1,350,000	\$1,460,000	+ 8.1%
Average Sales Price*	\$1,472,727	\$1,820,387	+ 23.6%	\$1,472,727	\$1,820,387	+ 23.6%
Percent of List Price Received*	98.2%	95.9%	- 2.3%	98.2%	95.9%	- 2.3%
Inventory of Homes for Sale	17	58	+ 241.2%	—	—	—
Months Supply of Inventory	1.8	7.3	+ 305.6%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	53	65	+ 22.6%	53	65	+ 22.6%
Pending Sales	35	21	- 40.0%	35	21	- 40.0%
Closed Sales	34	20	- 41.2%	34	20	- 41.2%
Days on Market Until Sale	90	175	+ 94.4%	90	175	+ 94.4%
Median Sales Price*	\$782,500	\$703,500	- 10.1%	\$782,500	\$703,500	- 10.1%
Average Sales Price*	\$909,074	\$845,564	- 7.0%	\$909,074	\$845,564	- 7.0%
Percent of List Price Received*	97.9%	95.3%	- 2.7%	97.9%	95.3%	- 2.7%
Inventory of Homes for Sale	111	262	+ 136.0%	—	—	—
Months Supply of Inventory	3.6	11.2	+ 211.1%	—	—	—

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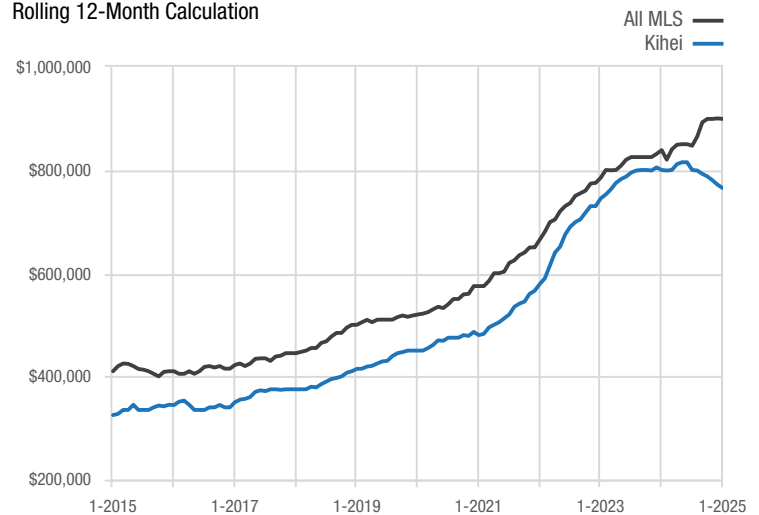
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Kipahulu

East Maui

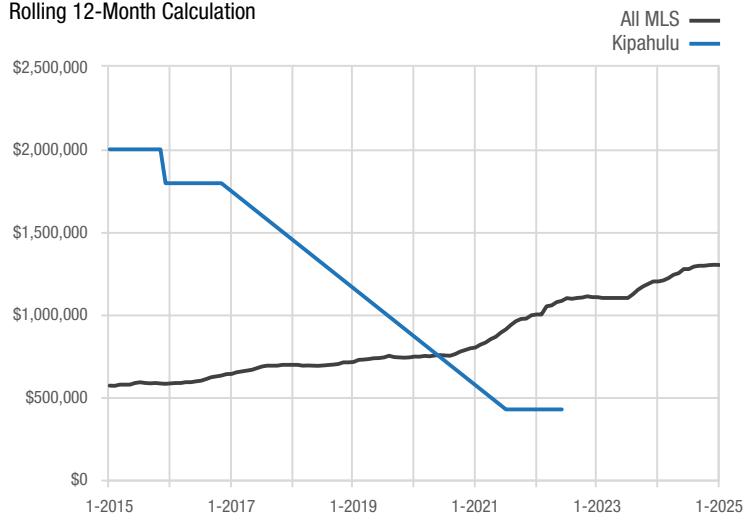
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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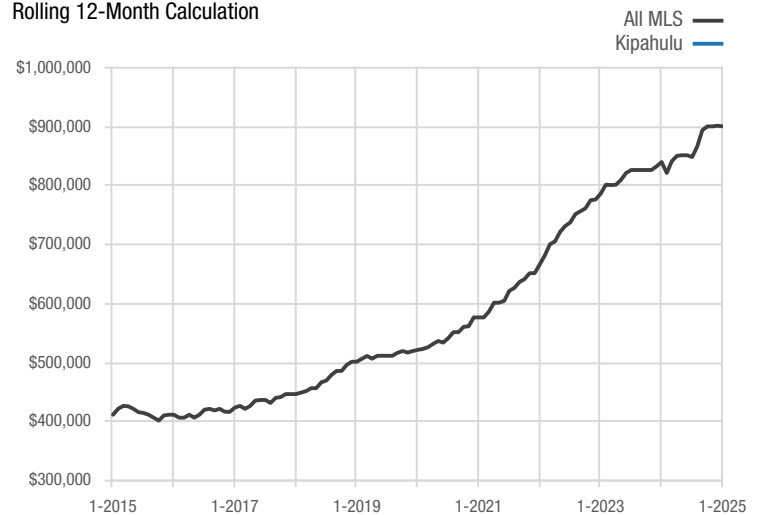
Median Sales Price - Single Family

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Kula / Ulupalakua / Kanaio

Up Country

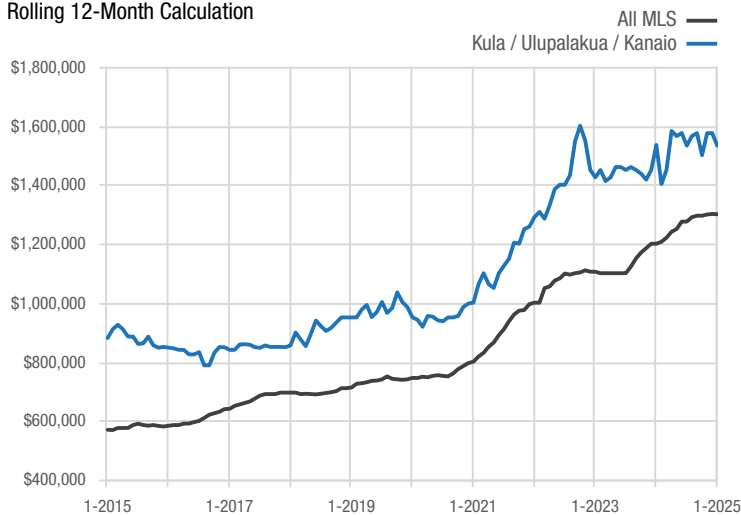
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	12	8	- 33.3%	12	8	- 33.3%
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	130	124	- 4.6%	130	124	- 4.6%
Median Sales Price*	\$3,300,000	\$690,000	- 79.1%	\$3,300,000	\$690,000	- 79.1%
Average Sales Price*	\$3,300,000	\$690,000	- 79.1%	\$3,300,000	\$690,000	- 79.1%
Percent of List Price Received*	94.3%	100.0%	+ 6.0%	94.3%	100.0%	+ 6.0%
Inventory of Homes for Sale	29	29	0.0%	—	—	—
Months Supply of Inventory	8.3	6.7	- 19.3%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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.

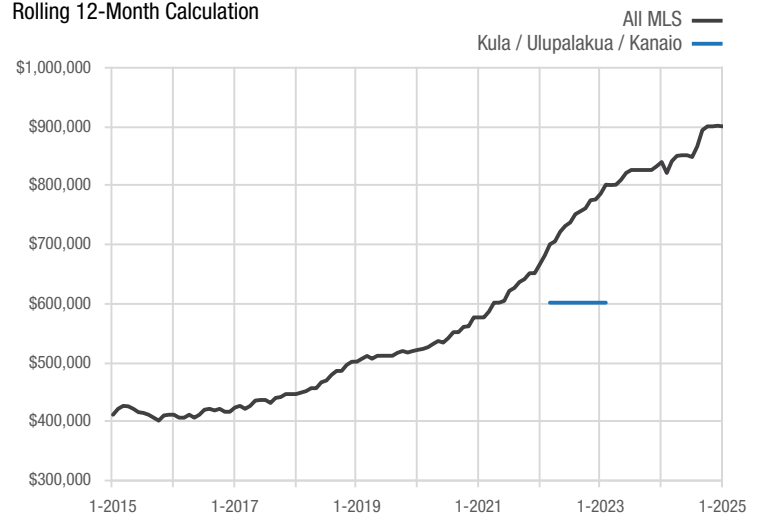
Median Sales Price - Single Family

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 – January 2025

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



Lahaina

West Maui

Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	11	3	- 72.7%	11	3	- 72.7%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	113	—	—	113	—	—
Median Sales Price*	\$855,750	—	—	\$855,750	—	—
Average Sales Price*	\$855,750	—	—	\$855,750	—	—
Percent of List Price Received*	93.8%	—	—	93.8%	—	—
Inventory of Homes for Sale	23	22	- 4.3%	—	—	—
Months Supply of Inventory	10.0	9.8	- 2.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	5	—	0	5	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	28	—	—	28	—
Median Sales Price*	—	\$525,000	—	—	\$525,000	—
Average Sales Price*	—	\$525,000	—	—	\$525,000	—
Percent of List Price Received*	—	87.5%	—	—	87.5%	—
Inventory of Homes for Sale	0	15	—	—	—	—
Months Supply of Inventory	—	6.4	—	—	—	—

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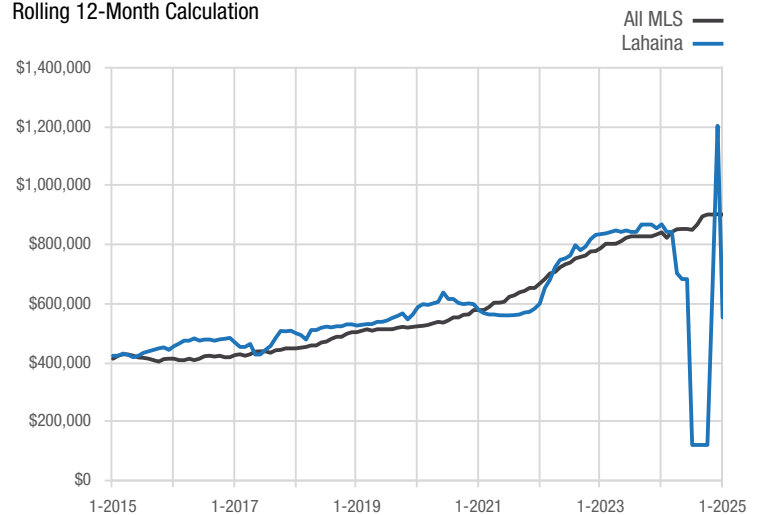
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Maalaea

South Maui

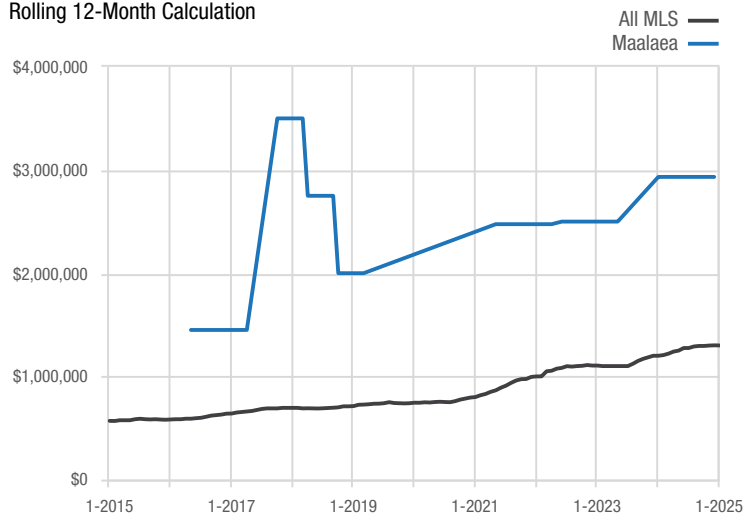
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$2,933,006	—	—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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	6	3	- 50.0%	6	3	- 50.0%
Pending Sales	5	0	- 100.0%	5	0	- 100.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	53	133	+ 150.9%	53	133	+ 150.9%
Median Sales Price*	\$972,500	\$518,500	- 46.7%	\$972,500	\$518,500	- 46.7%
Average Sales Price*	\$912,500	\$518,500	- 43.2%	\$912,500	\$518,500	- 43.2%
Percent of List Price Received*	97.9%	91.5%	- 6.5%	97.9%	91.5%	- 6.5%
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	2.2	12.3	+ 459.1%	—	—	—

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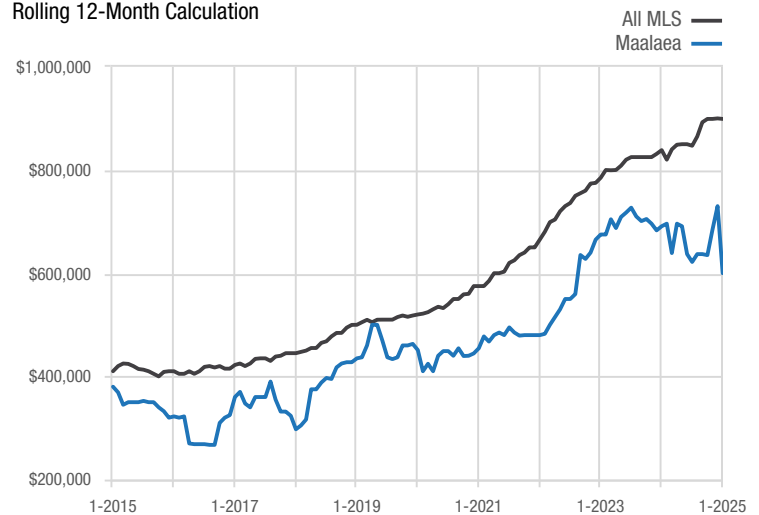
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Makawao / Olinda / Haliimaile

Up Country

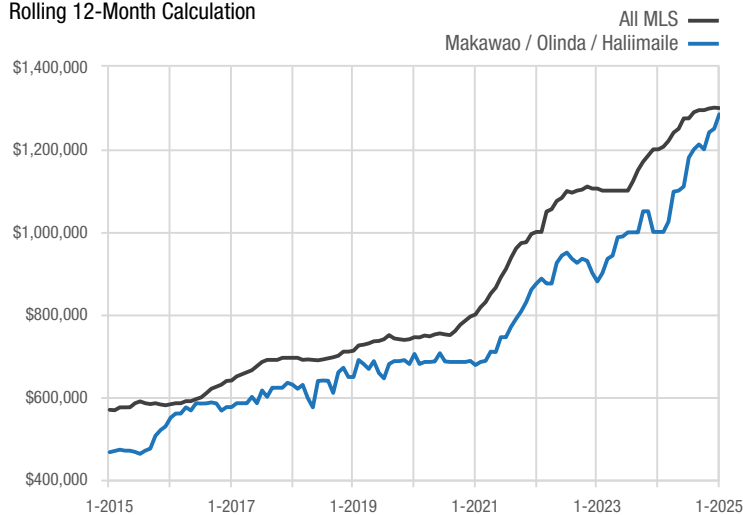
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	228	137	- 39.9%	228	137	- 39.9%
Median Sales Price*	\$947,500	\$1,295,000	+ 36.7%	\$947,500	\$1,295,000	+ 36.7%
Average Sales Price*	\$962,000	\$1,363,000	+ 41.7%	\$962,000	\$1,363,000	+ 41.7%
Percent of List Price Received*	99.7%	96.7%	- 3.0%	99.7%	96.7%	- 3.0%
Inventory of Homes for Sale	20	13	- 35.0%	—	—	—
Months Supply of Inventory	4.2	2.3	- 45.2%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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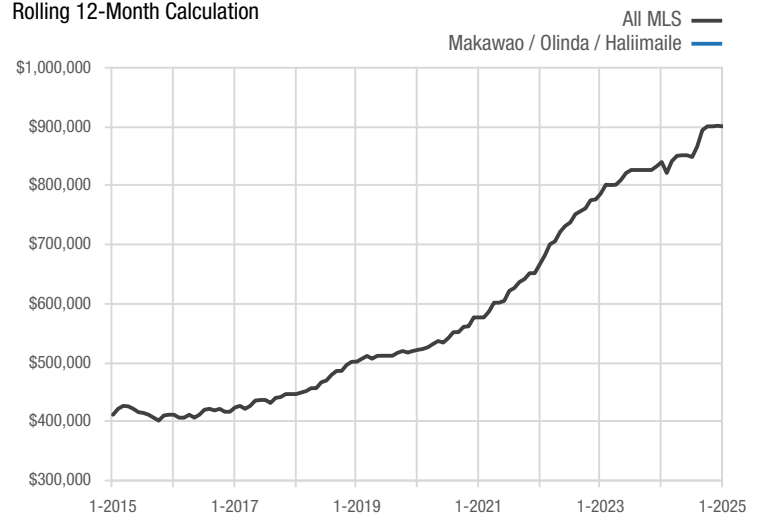
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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



Maui Meadows

South Maui

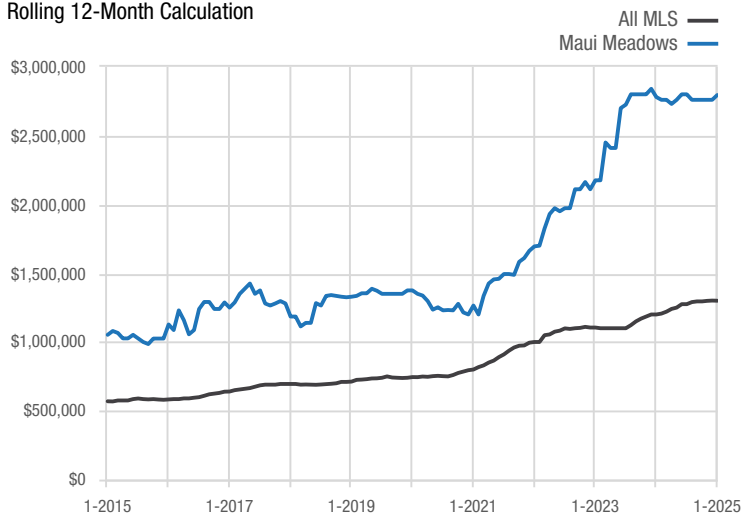
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	4	—	0	4	—
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	135	38	- 71.9%	135	38	- 71.9%
Median Sales Price*	\$2,760,000	\$2,795,000	+ 1.3%	\$2,760,000	\$2,795,000	+ 1.3%
Average Sales Price*	\$2,760,000	\$2,795,000	+ 1.3%	\$2,760,000	\$2,795,000	+ 1.3%
Percent of List Price Received*	92.0%	96.8%	+ 5.2%	92.0%	96.8%	+ 5.2%
Inventory of Homes for Sale	2	17	+ 750.0%	—	—	—
Months Supply of Inventory	1.1	7.6	+ 590.9%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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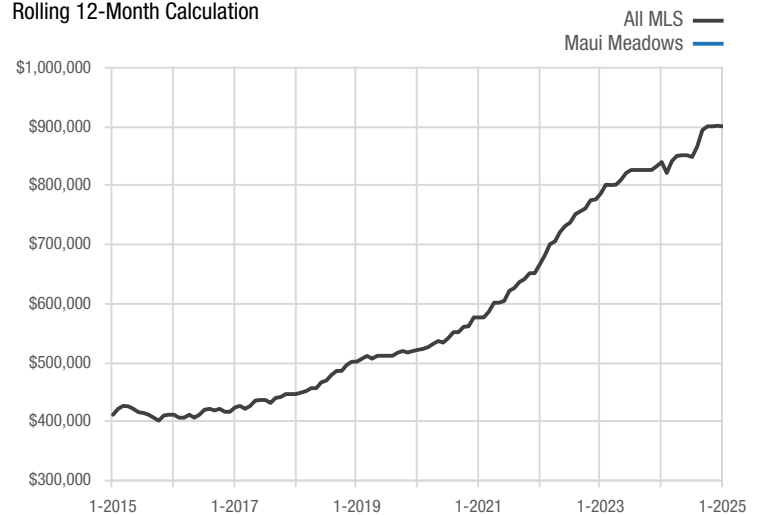
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Nahiku

East Maui

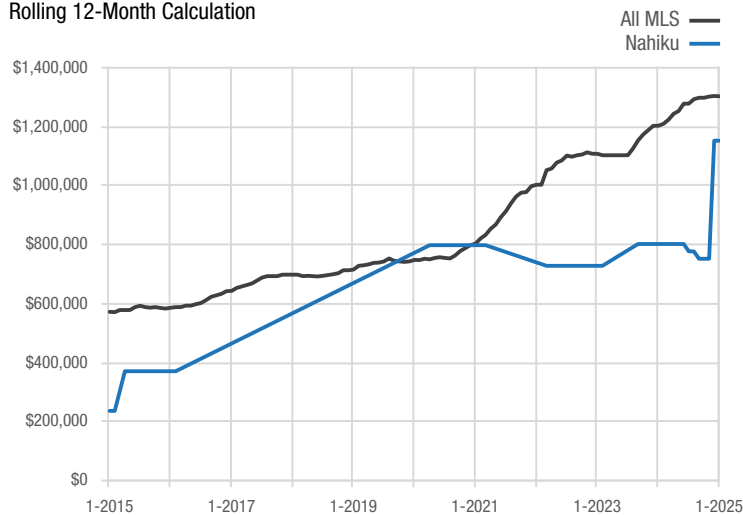
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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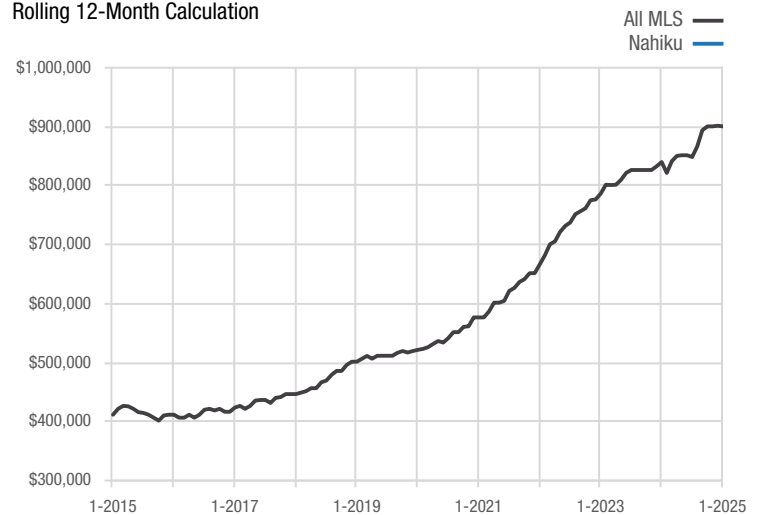
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Napili / Kahana / Honokowai

West Maui

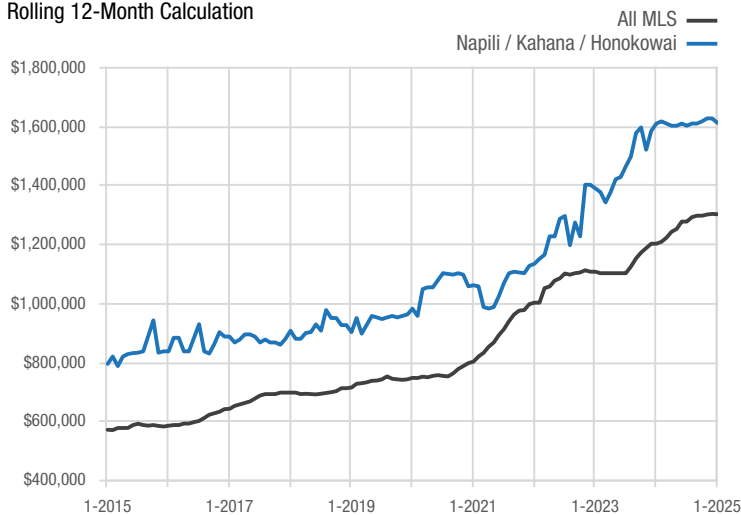
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	52	182	+ 250.0%	52	182	+ 250.0%
Median Sales Price*	\$1,695,000	\$1,805,000	+ 6.5%	\$1,695,000	\$1,805,000	+ 6.5%
Average Sales Price*	\$1,738,750	\$1,701,667	- 2.1%	\$1,738,750	\$1,701,667	- 2.1%
Percent of List Price Received*	100.4%	95.3%	- 5.1%	100.4%	95.3%	- 5.1%
Inventory of Homes for Sale	10	28	+ 180.0%	—	—	—
Months Supply of Inventory	3.3	10.6	+ 221.2%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	31	27	- 12.9%	31	27	- 12.9%
Pending Sales	18	12	- 33.3%	18	12	- 33.3%
Closed Sales	19	9	- 52.6%	19	9	- 52.6%
Days on Market Until Sale	83	108	+ 30.1%	83	108	+ 30.1%
Median Sales Price*	\$629,000	\$650,000	+ 3.3%	\$629,000	\$650,000	+ 3.3%
Average Sales Price*	\$665,947	\$721,111	+ 8.3%	\$665,947	\$721,111	+ 8.3%
Percent of List Price Received*	96.4%	90.2%	- 6.4%	96.4%	90.2%	- 6.4%
Inventory of Homes for Sale	76	180	+ 136.8%	—	—	—
Months Supply of Inventory	5.5	18.5	+ 236.4%	—	—	—

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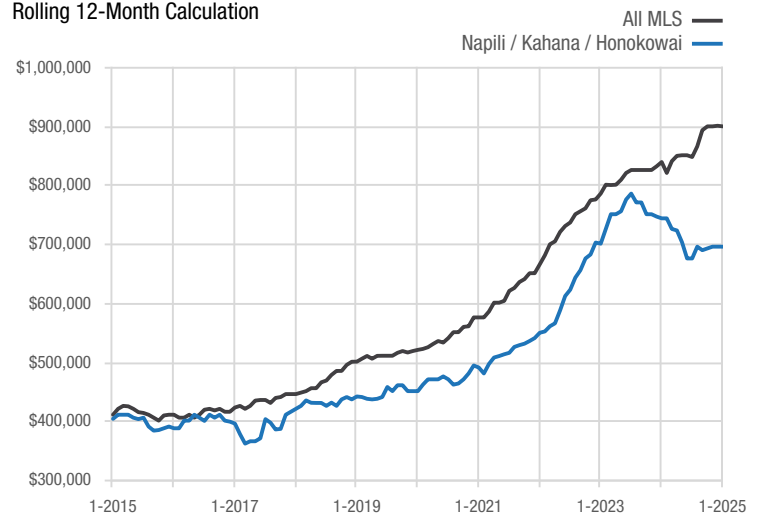
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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



Olowalu

West Maui

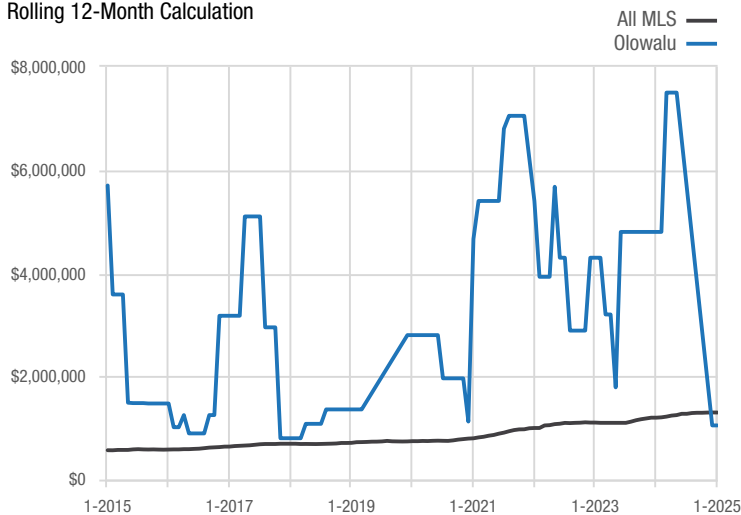
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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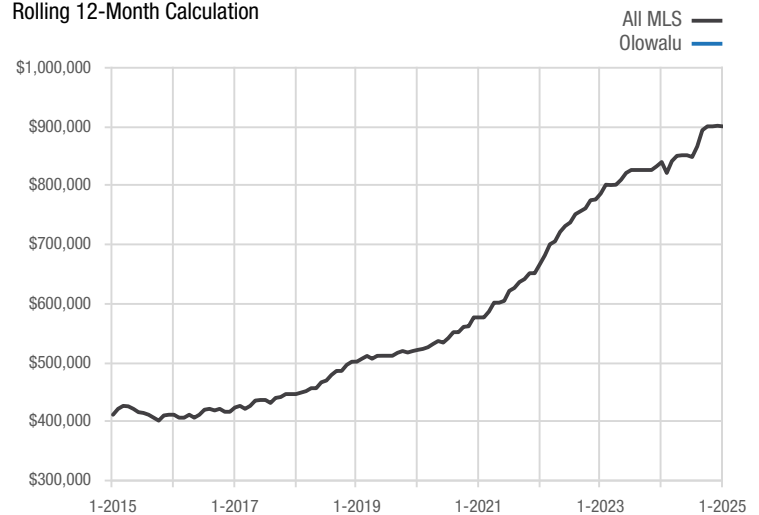
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Pukalani

Up Country

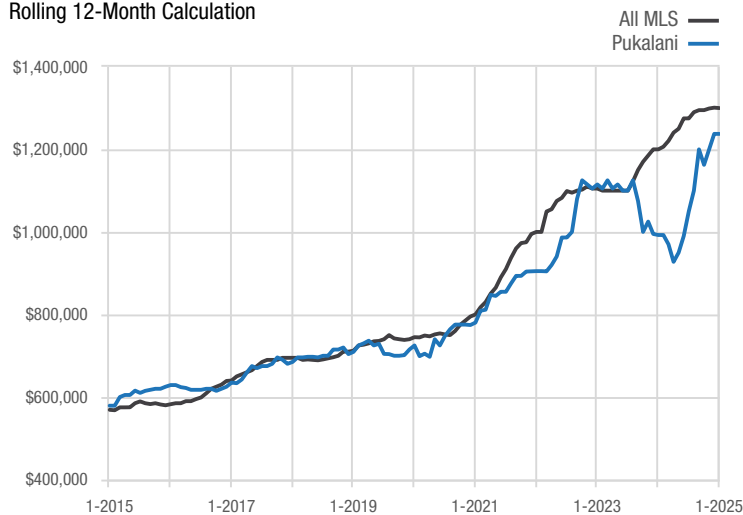
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	104	73	- 29.8%	104	73	- 29.8%
Median Sales Price*	\$905,000	\$900,000	- 0.6%	\$905,000	\$900,000	- 0.6%
Average Sales Price*	\$1,110,000	\$900,000	- 18.9%	\$1,110,000	\$900,000	- 18.9%
Percent of List Price Received*	97.5%	81.8%	- 16.1%	97.5%	81.8%	- 16.1%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.4	3.4	+ 142.9%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	35	—	—	35	—	—
Median Sales Price*	\$926,000	—	—	\$926,000	—	—
Average Sales Price*	\$926,000	—	—	\$926,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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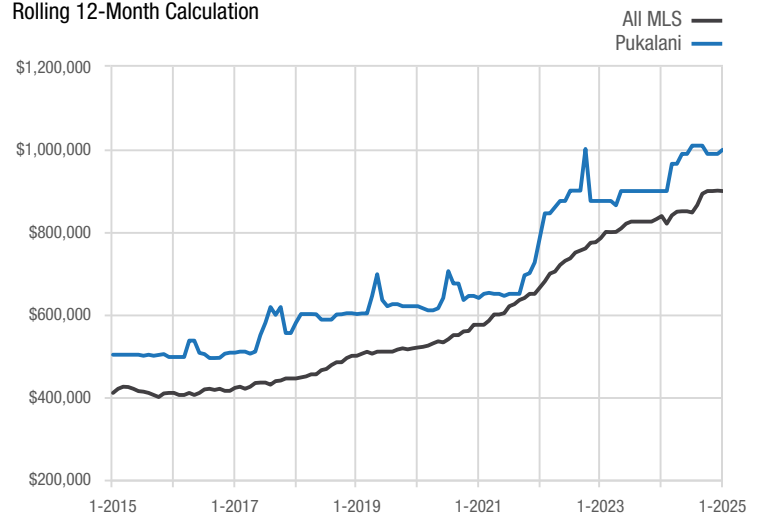
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Spreckelsville / Paia / Kuau

North Shore

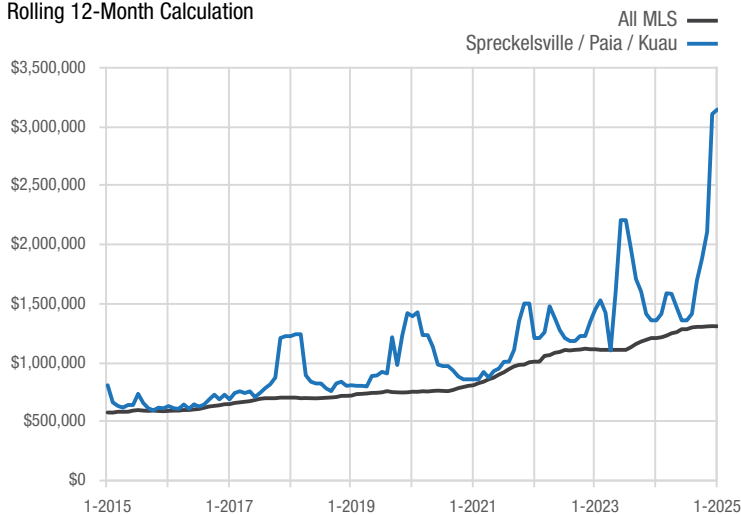
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	55	—	—	55	—	—
Median Sales Price*	\$1,875,000	—	—	\$1,875,000	—	—
Average Sales Price*	\$1,875,000	—	—	\$1,875,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	6.0	13.3	+ 121.7%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	32	—	—	32	—	—
Median Sales Price*	\$838,500	—	—	\$838,500	—	—
Average Sales Price*	\$838,500	—	—	\$838,500	—	—
Percent of List Price Received*	97.5%	—	—	97.5%	—	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

* 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.

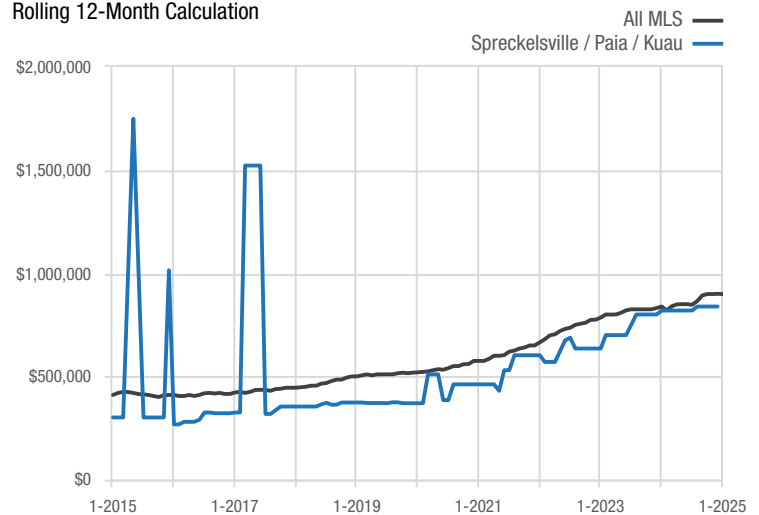
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Wailea / Makena

South Maui

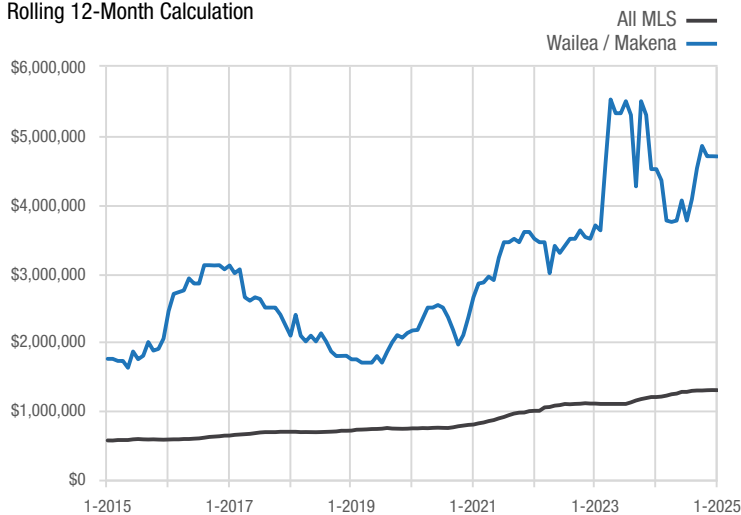
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	4	- 42.9%	7	4	- 42.9%
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	118	—	—	118	—	—
Median Sales Price*	\$6,977,950	—	—	\$6,977,950	—	—
Average Sales Price*	\$6,977,950	—	—	\$6,977,950	—	—
Percent of List Price Received*	92.3%	—	—	92.3%	—	—
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	6.8	14.8	+ 117.6%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	20	17	- 15.0%	20	17	- 15.0%
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Days on Market Until Sale	67	104	+ 55.2%	67	104	+ 55.2%
Median Sales Price*	\$2,669,275	\$3,600,000	+ 34.9%	\$2,669,275	\$3,600,000	+ 34.9%
Average Sales Price*	\$3,357,575	\$3,302,000	- 1.7%	\$3,357,575	\$3,302,000	- 1.7%
Percent of List Price Received*	99.5%	96.8%	- 2.7%	99.5%	96.8%	- 2.7%
Inventory of Homes for Sale	61	83	+ 36.1%	—	—	—
Months Supply of Inventory	9.8	11.4	+ 16.3%	—	—	—

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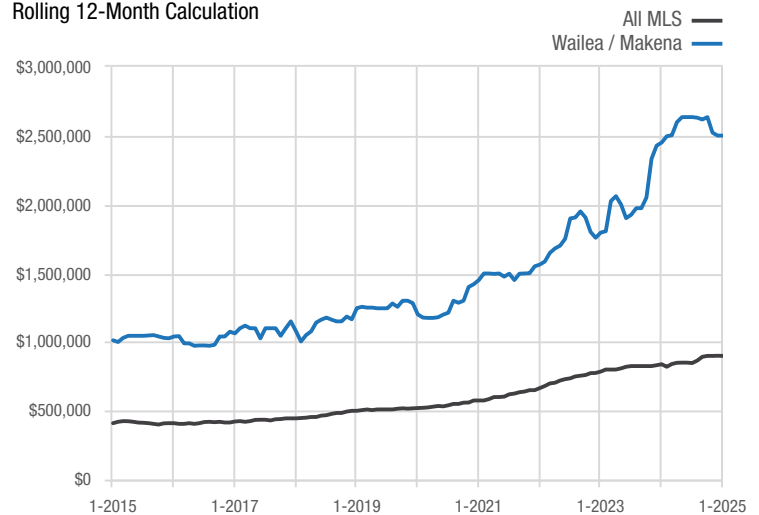
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Wailuku

Central Maui

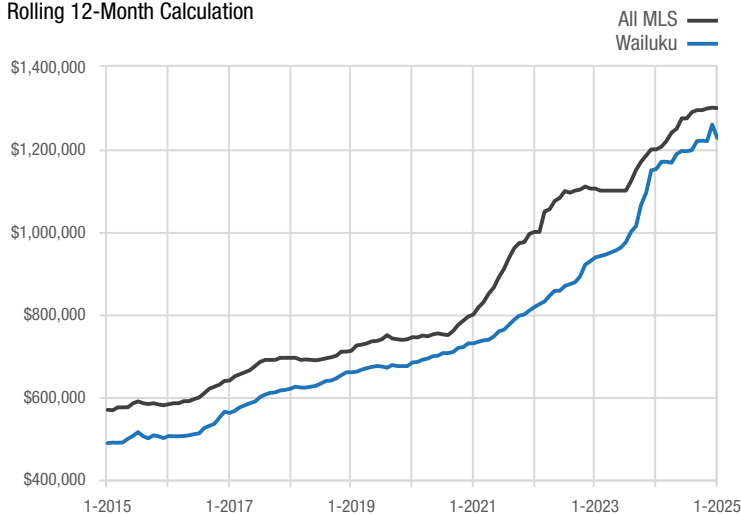
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	23	15	- 34.8%	23	15	- 34.8%
Pending Sales	19	3	- 84.2%	19	3	- 84.2%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Days on Market Until Sale	136	106	- 22.1%	136	106	- 22.1%
Median Sales Price*	\$1,301,000	\$984,000	- 24.4%	\$1,301,000	\$984,000	- 24.4%
Average Sales Price*	\$1,264,216	\$1,106,012	- 12.5%	\$1,264,216	\$1,106,012	- 12.5%
Percent of List Price Received*	99.3%	97.2%	- 2.1%	99.3%	97.2%	- 2.1%
Inventory of Homes for Sale	22	46	+ 109.1%	—	—	—
Months Supply of Inventory	1.5	3.9	+ 160.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	10	+ 11.1%	9	10	+ 11.1%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Days on Market Until Sale	63	135	+ 114.3%	63	135	+ 114.3%
Median Sales Price*	\$422,500	\$460,000	+ 8.9%	\$422,500	\$460,000	+ 8.9%
Average Sales Price*	\$525,833	\$500,980	- 4.7%	\$525,833	\$500,980	- 4.7%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	98.0%	97.0%	- 1.0%
Inventory of Homes for Sale	11	36	+ 227.3%	—	—	—
Months Supply of Inventory	1.9	6.8	+ 257.9%	—	—	—

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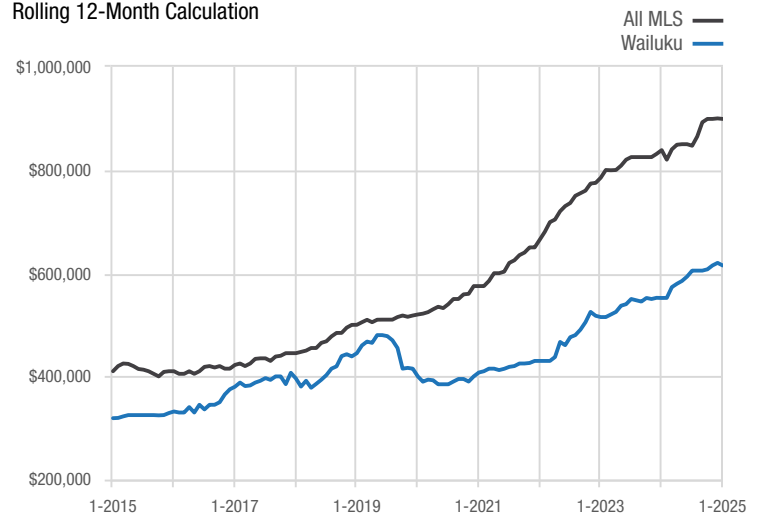
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Maalaea

South Maui

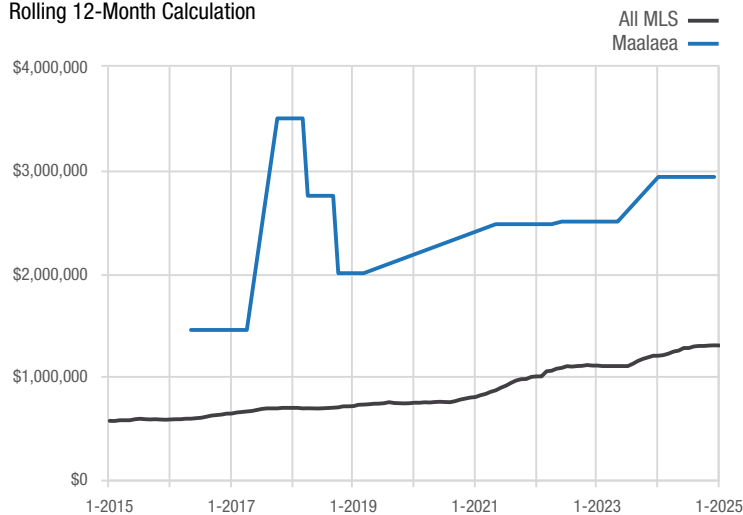
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	0	—	—	0	—	—
Median Sales Price*	\$2,933,006	—	—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

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	6	3	- 50.0%	6	3	- 50.0%
Pending Sales	5	0	- 100.0%	5	0	- 100.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	53	133	+ 150.9%	53	133	+ 150.9%
Median Sales Price*	\$972,500	\$518,500	- 46.7%	\$972,500	\$518,500	- 46.7%
Average Sales Price*	\$912,500	\$518,500	- 43.2%	\$912,500	\$518,500	- 43.2%
Percent of List Price Received*	97.9%	91.5%	- 6.5%	97.9%	91.5%	- 6.5%
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	2.2	12.3	+ 459.1%	—	—	—

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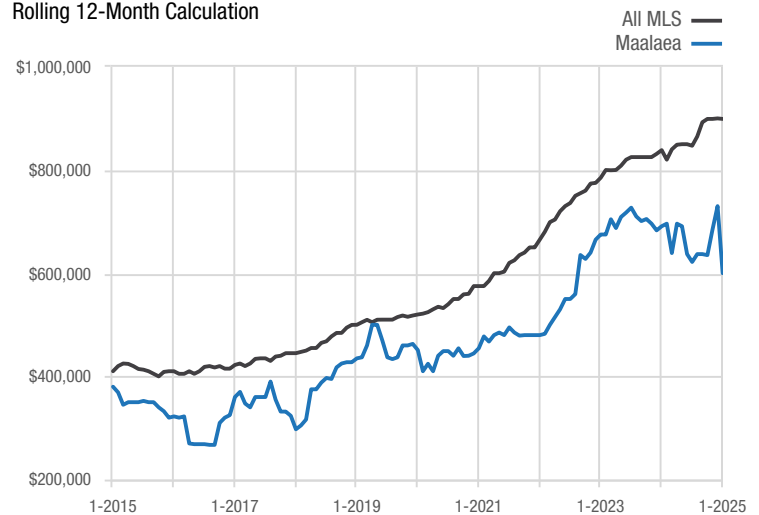
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Makawao / Olinda / Haliimaile

Up Country

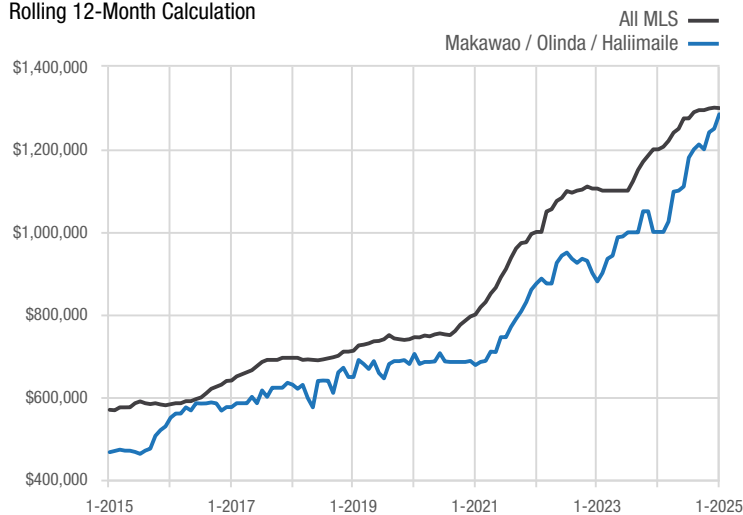
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Days on Market Until Sale	228	137	- 39.9%	228	137	- 39.9%
Median Sales Price*	\$947,500	\$1,295,000	+ 36.7%	\$947,500	\$1,295,000	+ 36.7%
Average Sales Price*	\$962,000	\$1,363,000	+ 41.7%	\$962,000	\$1,363,000	+ 41.7%
Percent of List Price Received*	99.7%	96.7%	- 3.0%	99.7%	96.7%	- 3.0%
Inventory of Homes for Sale	20	13	- 35.0%	—	—	—
Months Supply of Inventory	4.2	2.3	- 45.2%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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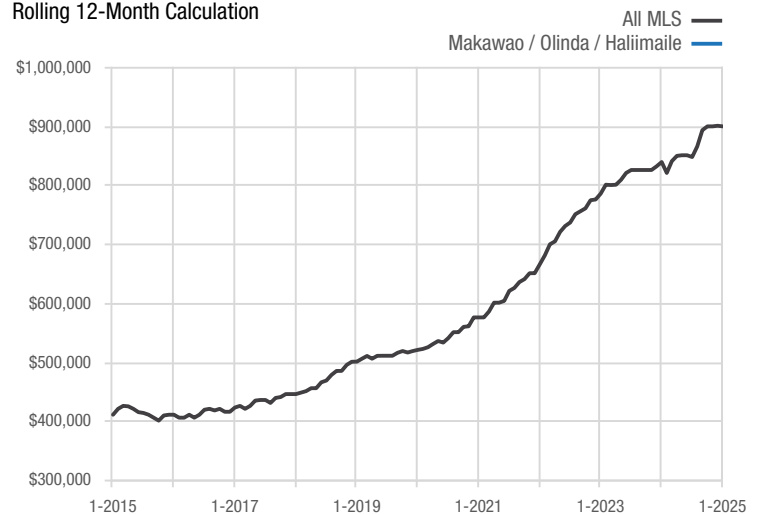
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Local Market Update – January 2025

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Maui Meadows

South Maui

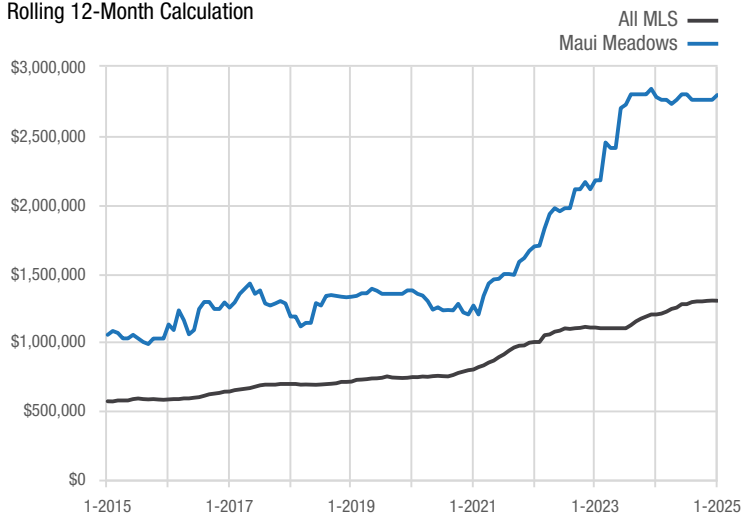
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	4	—	0	4	—
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	135	38	- 71.9%	135	38	- 71.9%
Median Sales Price*	\$2,760,000	\$2,795,000	+ 1.3%	\$2,760,000	\$2,795,000	+ 1.3%
Average Sales Price*	\$2,760,000	\$2,795,000	+ 1.3%	\$2,760,000	\$2,795,000	+ 1.3%
Percent of List Price Received*	92.0%	96.8%	+ 5.2%	92.0%	96.8%	+ 5.2%
Inventory of Homes for Sale	2	17	+ 750.0%	—	—	—
Months Supply of Inventory	1.1	7.6	+ 590.9%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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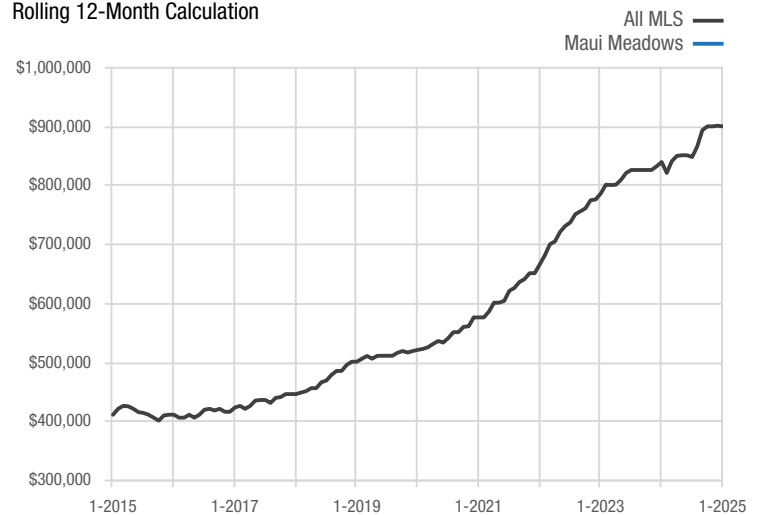
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Nahiku

East Maui

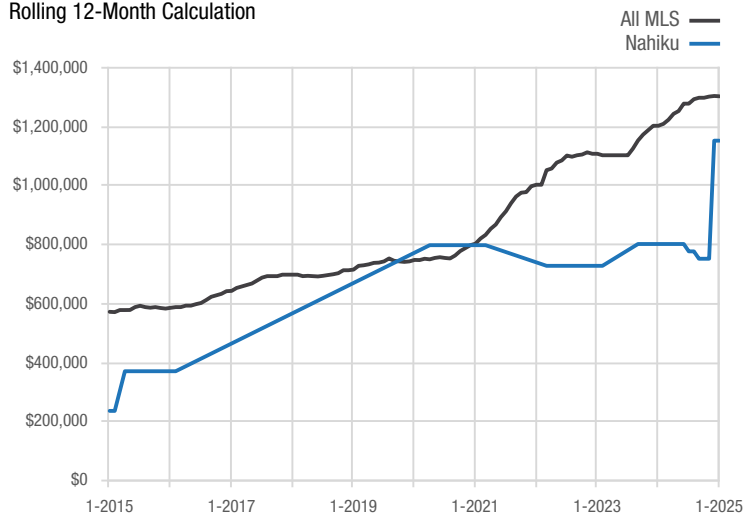
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
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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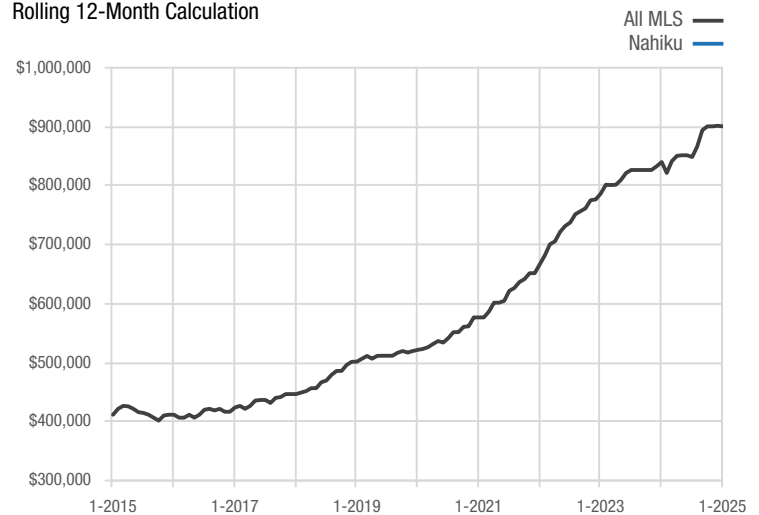
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Napili / Kahana / Honokowai

West Maui

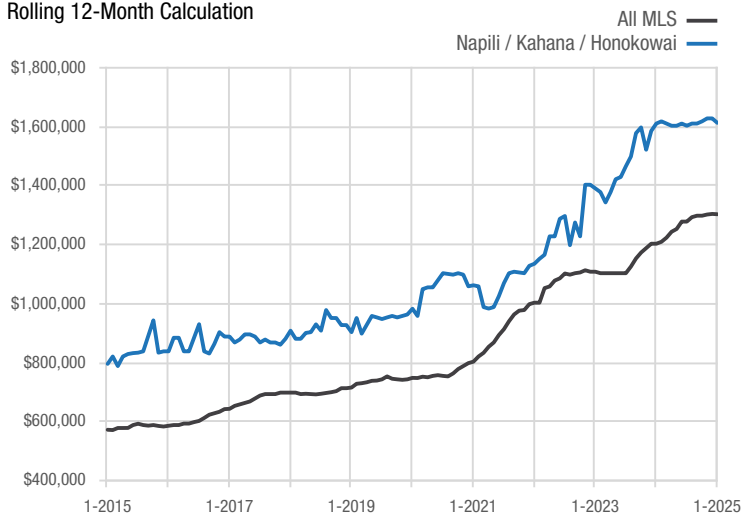
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	52	182	+ 250.0%	52	182	+ 250.0%
Median Sales Price*	\$1,695,000	\$1,805,000	+ 6.5%	\$1,695,000	\$1,805,000	+ 6.5%
Average Sales Price*	\$1,738,750	\$1,701,667	- 2.1%	\$1,738,750	\$1,701,667	- 2.1%
Percent of List Price Received*	100.4%	95.3%	- 5.1%	100.4%	95.3%	- 5.1%
Inventory of Homes for Sale	10	28	+ 180.0%	—	—	—
Months Supply of Inventory	3.3	10.6	+ 221.2%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	31	27	- 12.9%	31	27	- 12.9%
Pending Sales	18	12	- 33.3%	18	12	- 33.3%
Closed Sales	19	9	- 52.6%	19	9	- 52.6%
Days on Market Until Sale	83	108	+ 30.1%	83	108	+ 30.1%
Median Sales Price*	\$629,000	\$650,000	+ 3.3%	\$629,000	\$650,000	+ 3.3%
Average Sales Price*	\$665,947	\$721,111	+ 8.3%	\$665,947	\$721,111	+ 8.3%
Percent of List Price Received*	96.4%	90.2%	- 6.4%	96.4%	90.2%	- 6.4%
Inventory of Homes for Sale	76	180	+ 136.8%	—	—	—
Months Supply of Inventory	5.5	18.5	+ 236.4%	—	—	—

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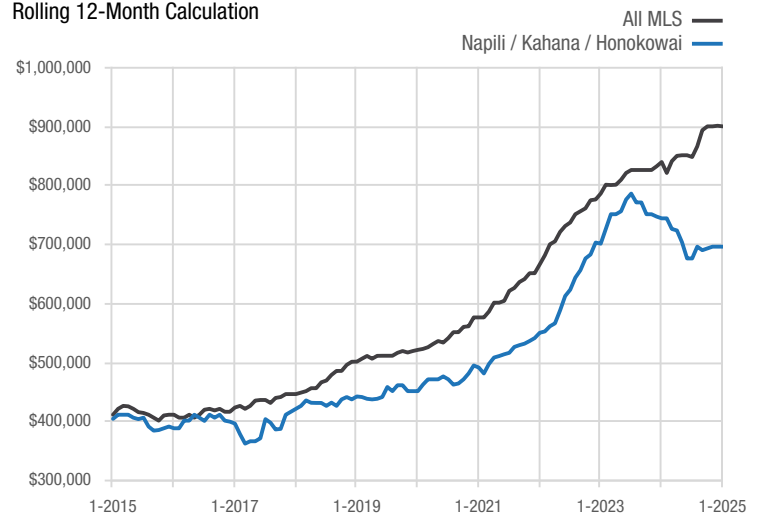
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Olowalu

West Maui

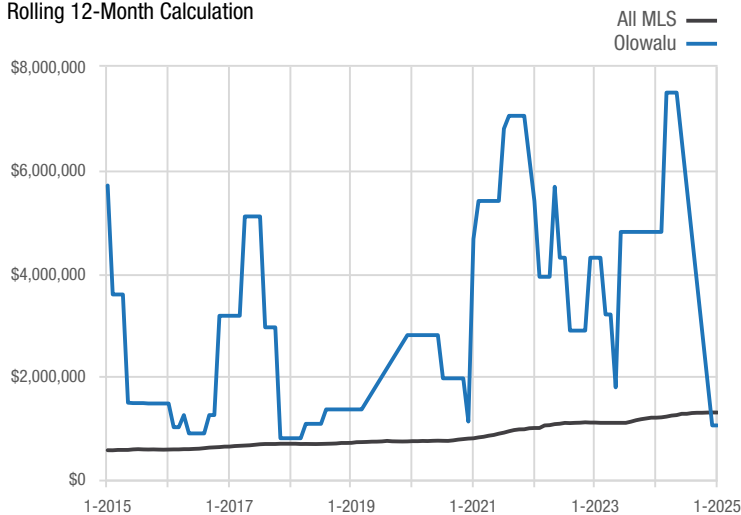
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% 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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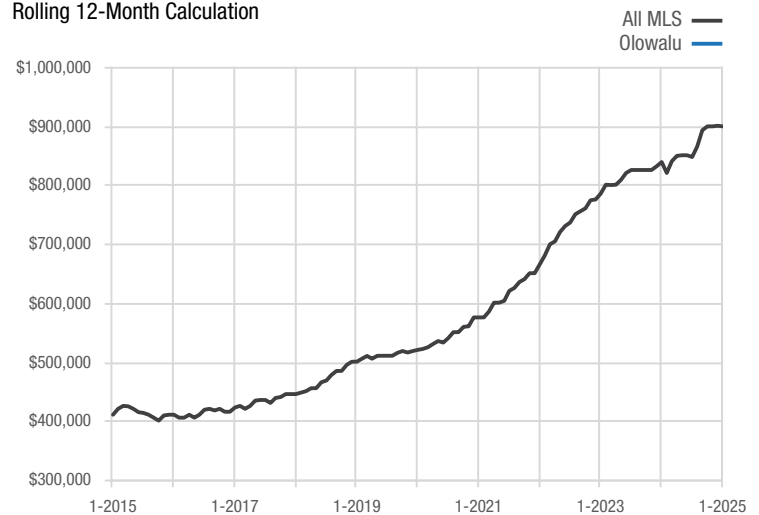
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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



Pukalani

Up Country

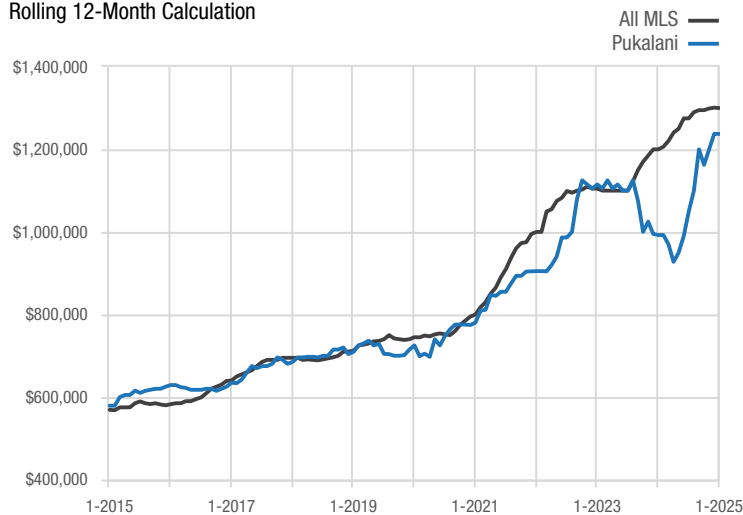
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	104	73	- 29.8%	104	73	- 29.8%
Median Sales Price*	\$905,000	\$900,000	- 0.6%	\$905,000	\$900,000	- 0.6%
Average Sales Price*	\$1,110,000	\$900,000	- 18.9%	\$1,110,000	\$900,000	- 18.9%
Percent of List Price Received*	97.5%	81.8%	- 16.1%	97.5%	81.8%	- 16.1%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.4	3.4	+ 142.9%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	35	—	—	35	—	—
Median Sales Price*	\$926,000	—	—	\$926,000	—	—
Average Sales Price*	\$926,000	—	—	\$926,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

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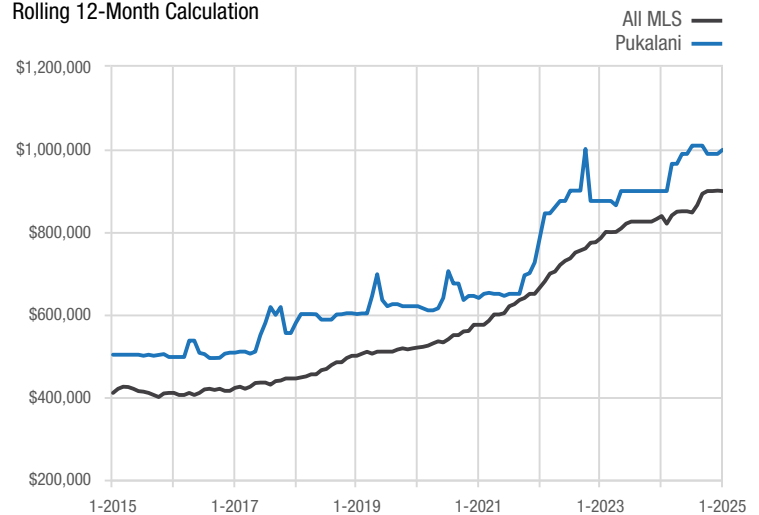
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



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Spreckelsville / Paia / Kuau

North Shore

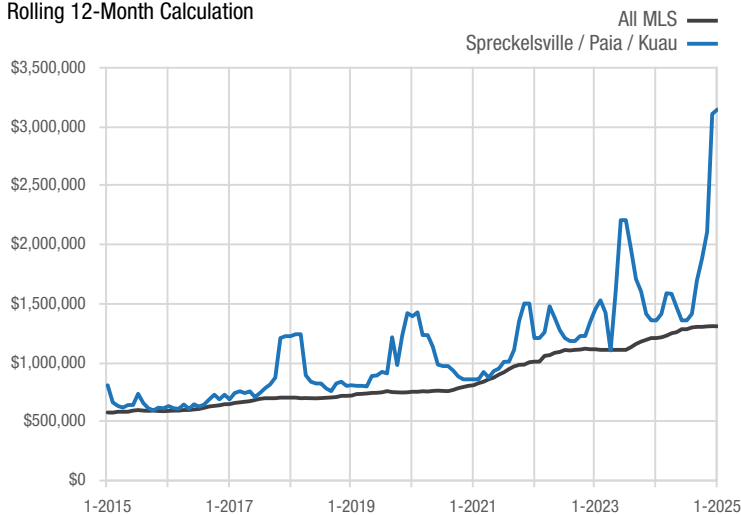
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	55	—	—	55	—	—
Median Sales Price*	\$1,875,000	—	—	\$1,875,000	—	—
Average Sales Price*	\$1,875,000	—	—	\$1,875,000	—	—
Percent of List Price Received*	100.0%	—	—	100.0%	—	—
Inventory of Homes for Sale	9	20	+ 122.2%	—	—	—
Months Supply of Inventory	6.0	13.3	+ 121.7%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	0	0	—	0	0	—
Pending Sales	0	1	—	0	1	—
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	32	—	—	32	—	—
Median Sales Price*	\$838,500	—	—	\$838,500	—	—
Average Sales Price*	\$838,500	—	—	\$838,500	—	—
Percent of List Price Received*	97.5%	—	—	97.5%	—	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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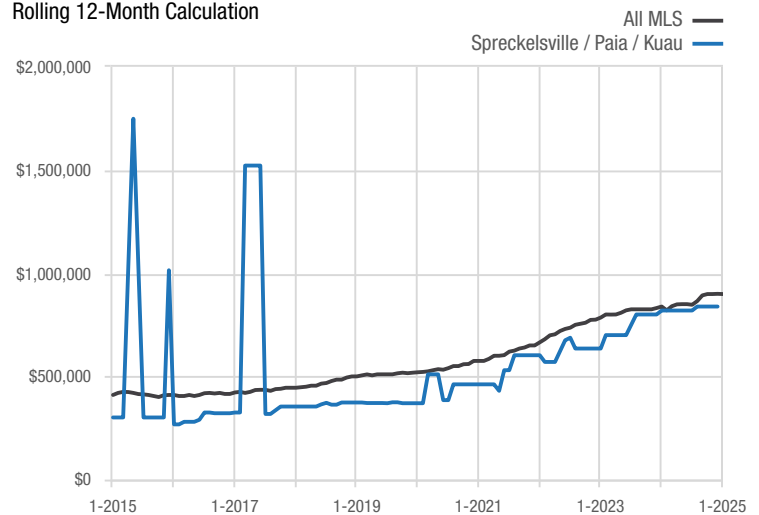
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Wailea / Makena

South Maui

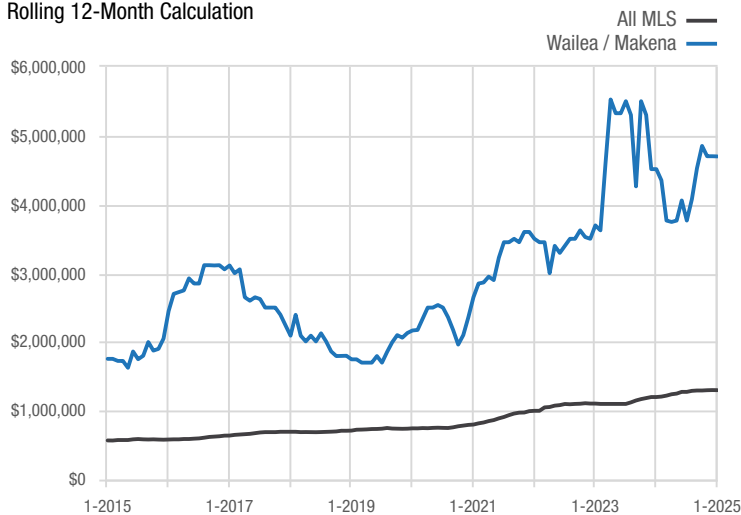
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	7	4	- 42.9%	7	4	- 42.9%
Pending Sales	6	2	- 66.7%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	118	—	—	118	—	—
Median Sales Price*	\$6,977,950	—	—	\$6,977,950	—	—
Average Sales Price*	\$6,977,950	—	—	\$6,977,950	—	—
Percent of List Price Received*	92.3%	—	—	92.3%	—	—
Inventory of Homes for Sale	19	28	+ 47.4%	—	—	—
Months Supply of Inventory	6.8	14.8	+ 117.6%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	20	17	- 15.0%	20	17	- 15.0%
Pending Sales	9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Days on Market Until Sale	67	104	+ 55.2%	67	104	+ 55.2%
Median Sales Price*	\$2,669,275	\$3,600,000	+ 34.9%	\$2,669,275	\$3,600,000	+ 34.9%
Average Sales Price*	\$3,357,575	\$3,302,000	- 1.7%	\$3,357,575	\$3,302,000	- 1.7%
Percent of List Price Received*	99.5%	96.8%	- 2.7%	99.5%	96.8%	- 2.7%
Inventory of Homes for Sale	61	83	+ 36.1%	—	—	—
Months Supply of Inventory	9.8	11.4	+ 16.3%	—	—	—

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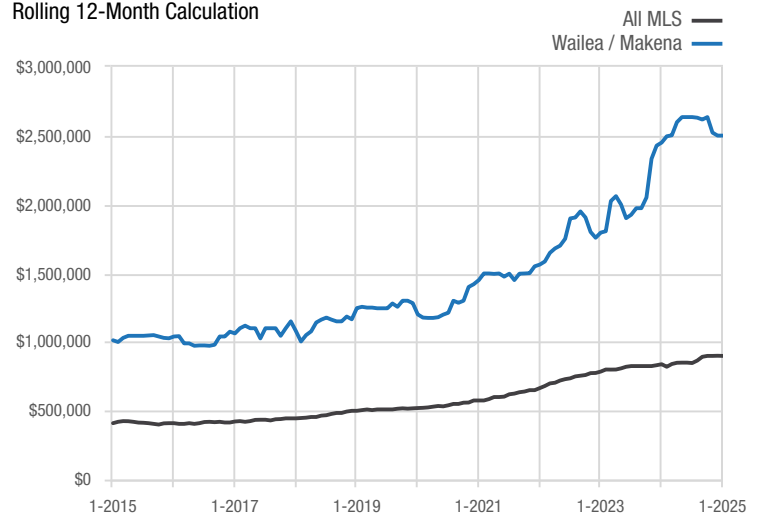
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

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Wailuku

Central Maui

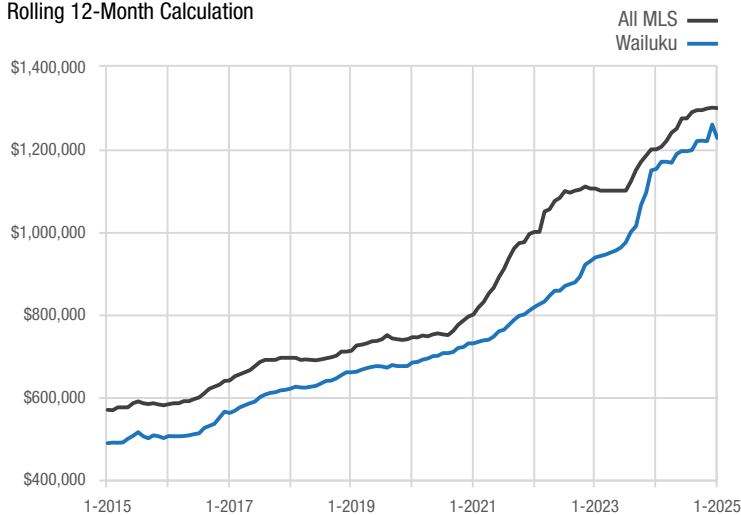
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	23	15	- 34.8%	23	15	- 34.8%
Pending Sales	19	3	- 84.2%	19	3	- 84.2%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Days on Market Until Sale	136	106	- 22.1%	136	106	- 22.1%
Median Sales Price*	\$1,301,000	\$984,000	- 24.4%	\$1,301,000	\$984,000	- 24.4%
Average Sales Price*	\$1,264,216	\$1,106,012	- 12.5%	\$1,264,216	\$1,106,012	- 12.5%
Percent of List Price Received*	99.3%	97.2%	- 2.1%	99.3%	97.2%	- 2.1%
Inventory of Homes for Sale	22	46	+ 109.1%	—	—	—
Months Supply of Inventory	1.5	3.9	+ 160.0%	—	—	—

Condominium	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	9	10	+ 11.1%	9	10	+ 11.1%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Days on Market Until Sale	63	135	+ 114.3%	63	135	+ 114.3%
Median Sales Price*	\$422,500	\$460,000	+ 8.9%	\$422,500	\$460,000	+ 8.9%
Average Sales Price*	\$525,833	\$500,980	- 4.7%	\$525,833	\$500,980	- 4.7%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	98.0%	97.0%	- 1.0%
Inventory of Homes for Sale	11	36	+ 227.3%	—	—	—
Months Supply of Inventory	1.9	6.8	+ 257.9%	—	—	—

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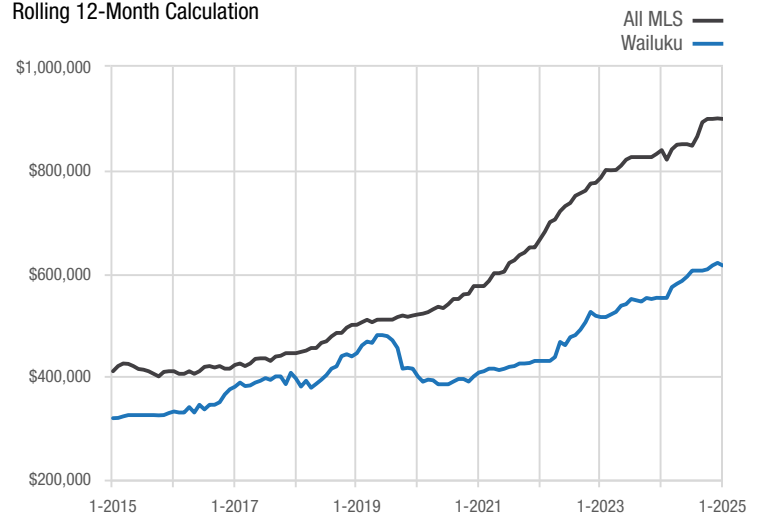
Median Sales Price - Single Family

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Median Sales Price - Condominium

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