



**REALTORS®**  
*Association of  
 Maui, Inc.*

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January 10, 2014 **Maui December 2013 and Year-End Sales Statistics**

Aloha all!

**Brief Maui Statistics Overview:**

**Page 4 - December's Sales Unit Volume** – Residential sales held steady at 76 homes sold while Condominium sales increased to 116 units sold. Land sales came in at 22 lots sold.

**Page 5 - December's Median SALES prices** –The Residential home median price held steady at \$512,500 while the Condo median price increased to \$365,000. Land median price came in at \$370,000.

**Page 6 - Days on Market, Residential homes = 125, Condos = 109 DOM, Land = 108 DOM.**  
 (General DOM Note: this is the average DOM for the properties that SOLD. If predominantly OLD inventory sells, it will move this indicator upward, and vice versa. RAM's Days on Market are calculated from List Date to Closing Date [not contract date], including approximately 60 days of escrow time.)

**Pages 10 - 14 – "Year to Date Sales" numbers this month compare the complete year, January-December 2013 to January-December 2012.** Shorter timeframe (monthly) views do not necessarily reflect the longer timeframe trends. For a more comprehensive view, compare to 2012's Year-End (Dec. 2012) figures available at:

<http://www.ramaui.com/UserFiles/File/Stats/All-December2012.pdf>

**Year to Date:**

**Residential unit sales** increased (980 homes sold / +42 units / +4% change YTD), average sold price = \$782,764 (+11%YTD), median price = \$530,000 (+13%YTD) and total dollar volume sold = \$767,108,838 (+16%YTD).

**Condo unit sales** increased (1,334 units / +81 units / +6%YTD), average sold price = \$571,380 (+22%YTD), median price = \$374,500 (+5%YTD). Total Condo dollar volume sold = \$762,220,783 (+30% YTD).

**Land – NOTE: Land Lot sales are such a small sampling that statistics in this property class are not necessarily reliable indicators.** Land lot sales increased (218 lots / +42 units / +24% YTD), average sold price = \$664,091 (+18%), median price = \$399,500 (+14%), Total dollar volume = \$144,771,747 (+46% YTD).

**Total sales for immediate past 12 months: Residential = 980 (with 18.8% being REO or Short Sale), Condo = 1,334 (9.9% REO or SS), Land = 224 (9.4% REO or SS).**

**As of January 10, 2014 - Active/Pending-Continue to Show/Contingent status inventory:**

	Jan.'14	Dec.'13	Nov.	Oct.	Sept.	Aug.	July	June	May	April	Mar.	Feb.	Jan.'13
<b>Homes</b>	659	641	618	600	582	610	591	603	623	653	645	628	644
<b>Condos</b>	847	826	773	744	756	785	788	805	860	934	964	984	929
<b>Land</b>	396	400	405	398	399	387	397	398	405	408	427	426	425

**Current Absorption Rate base on this month's Active/Pending-Continue to Show/Contingent status inventory divided by December Sales is:**

**Residential = 8.7 months, Condo = 7.3 months, Land = 18 months of inventory.**

**For Absorption Rate enthusiasts who calculate only pure "Active," (not any pending/contingent) divided by December Sales: Residential 546 "Active" / 76 Sold = 7.2 months.**

**Condo 729 / 116 Sold = 6.3 mos. Land 368 / 22 Sold = 16.7 mos.**

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**IN A NUT SHELL..... Close of 2013 - Sales Unit numbers up, Inventory growing due to rising Prices .....**

**Year-to-Date prices are rising. Increased showings and sales, multiple offers on “well priced” listings, hesitant buyers become onlookers..... Window of opportunity is quickly closing for first-time homebuyers (see below).**

Well priced properties are attracting multiple offers making for a quick sale. **Inventories in Residential and Condo classes are increasing** somewhat as Sale Prices increase. REO (Foreclosures) and Short Sales are dwindling, with any “hidden inventory” (or overhang) backlog slowly trickling onto the market. Mortgage Interest Rates are inching up slightly which may help motivate would-be Buyers to go ahead and buy IF they can qualify. Savvy Investors are buying with Cash. While general U.S. economic news looks cautiously hopeful, current World and US events will have ripple effects on cost of living, consumer confidence, Financial and Real Estate Markets.

**Rising Sales prices cause some “Owners” to become “Sellers,” putting their homes on the market.**

**FOR SELLERS: Sharpen your pencil, talk to your CPA and your Realtor® to explore the hidden benefits or consequences. Make no assumptions that will sting later.**

**To be successful**, Sellers need to beat competing properties with better property condition, **REALISTIC pricing**, good marketing, and flexible, creative terms (Seller Second Loan, Agreement of Sale, Lease-with-option-to-buy, and Sale-with-lease-back to seller). Days on Market figures show that properties priced right will sell in a reasonable timeframe, often with multiple offers. “Priced Right” is still the determining factor.

**BEST Deals are selling, while significantly over-priced listings remain un-sold.**

**Pro-Active Sellers** are getting their properties **appraised, inspected and surveyed** in advance to encourage realistic offers from knowledgeable Buyers. This can prevent unanticipated escrow fallout or Buyers whittling your price down during the transaction when previously unknown facts come to light.

**FOR BUYERS: Low interest rates** prevail; however have started to nudge up. Buyers should get **Pre-Approved** so they can shop in confidence (fewer last minute disappointments due to non-funding loans). “Short-sales” and foreclosures are still in the marketplace, yet they can be less of a bargain than they seem, requiring more hurdles to leap and more time (often 4-6-12 months) to close, if at all. Be prepared, but BE REALISTIC. Lenders are much more stringent on requirements now for loan approval, compared to 2004-2008.

**First-Time Home Buyers – Many programs are available.....** Attend a First-Time Home Buyers workshop, get familiar with the process, get qualified/approved, do your homework to get your own home. Many current owners **never thought they would be able to own** until they attended a workshop, discovered they could own a home, and are glad they did.

**The low point in the market has passed, so check it out carefully NOW, don’t delay. The opportunity is fading quickly.**

Disclaimer: Zooming in on the figures of a specific geographic area or property type may lead to different conclusions that looking at the overall view.

Maui's market place is much smaller than Oahu's, and a few high or low sales have a greater effect on the statistical numbers without necessarily indicating a big market swing one way or another.

**For questions regarding today’s market condition, please call our RAM 2013-14 President, Riette Jenkins at 808-870-4073.**

If you have any questions regarding hard numbers, call Terry at 808-270-4646.

Mahalo,  
Terry Tolman  
RAM Chief Staff Executive

## Single Family Monthly Sales Volume

For Month Ending 12/31/2013

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	22	\$9,823,794	\$409,110	31	\$13,278,641	\$425,688	27	\$13,042,410	\$435,000
Haiku	6	\$4,610,000	\$680,000	5	\$3,474,000	\$800,000	9	\$4,690,500	\$455,000
Hana	0	\$0	\$0	1	\$800,000	\$800,000	0	\$0	\$0
Kaanapali	4	\$5,047,499	\$1,091,250	4	\$5,513,000	\$1,196,500	2	\$2,400,000	\$1,200,000
Kapalua	1	\$6,050,000	\$6,050,000	1	\$2,600,000	\$2,600,000	0	\$0	\$0
Kihei	17	\$13,992,460	\$742,000	6	\$6,276,645	\$768,323	17	\$8,963,277	\$620,000
Kula/Ulupalakua/Kanaio	7	\$6,398,800	\$750,000	3	\$5,650,000	\$1,500,000	2	\$1,380,000	\$690,000
Lahaina	0	\$0	\$0	3	\$3,647,500	\$612,500	3	\$5,183,250	\$1,871,250
Lanai	2	\$740,500	\$370,250	2	\$835,000	\$417,500	2	\$862,500	\$431,250
Makawao/Olinda/Haliimaile	7	\$5,389,500	\$400,000	4	\$2,180,000	\$380,000	5	\$1,969,000	\$339,000
Maui Meadows	2	\$2,112,000	\$1,056,000	2	\$2,475,000	\$1,237,500	1	\$815,000	\$815,000
Molokai	1	\$265,000	\$265,000	0	\$0	\$0	0	\$0	\$0
Nahiku	0	\$0	\$0	0	\$0	\$0	1	\$339,900	\$339,900
Napili/Kahana/Honokowai	2	\$1,985,000	\$992,500	3	\$1,669,675	\$450,800	4	\$2,991,000	\$732,500
Pukalani	3	\$1,241,000	\$370,000	8	\$4,528,000	\$552,500	4	\$1,952,500	\$438,750
Sprecklesville/Paia/Kuau	1	\$800,000	\$800,000	2	\$3,535,000	\$1,767,500	3	\$2,268,000	\$580,000
Wailea/Makena	1	\$11,900,000	\$1,900,000	0	\$0	\$0	4	\$34,985,000	\$5,227,500
<b>Maui Summary :</b>	<b>76</b>	<b>\$70,355,553</b>	<b>\$512,500</b>	<b>75</b>	<b>\$56,462,461</b>	<b>\$515,000</b>	<b>84</b>	<b>\$81,842,337</b>	<b>\$508,000</b>

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## Condominium Monthly Sales Volume

For Month Ending 12/31/2013

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Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	23	\$5,371,100	\$250,000	16	\$4,533,900	\$286,250	13	\$1,855,935	\$125,000
Kaanapali	8	\$12,122,350	\$1,497,500	10	\$10,414,850	\$675,000	18	\$12,953,300	\$559,950
Kapalua	2	\$1,390,000	\$695,000	1	\$1,620,000	\$1,620,000	8	\$5,125,000	\$650,000
Kihei	35	\$14,456,331	\$357,000	35	\$12,658,187	\$305,000	41	\$14,554,543	\$344,421
Lahaina	4	\$1,161,000	\$280,000	4	\$1,196,500	\$305,750	5	\$2,096,000	\$410,000
Lanai	3	\$6,250,000	\$2,000,000	1	\$95,000	\$95,000	12	\$8,692,250	\$267,375
Maalaea	5	\$1,751,000	\$251,000	5	\$1,526,500	\$335,000	6	\$2,104,000	\$240,750
Napili/Kahana/Honokowai	24	\$9,222,900	\$370,000	11	\$5,251,500	\$390,000	24	\$7,934,000	\$292,500
Wailea/Makena	12	\$18,881,000	\$1,325,000	13	\$44,200,250	\$1,600,000	15	\$15,063,500	\$672,500
<b>Maui Summary :</b>	<b>116</b>	<b>\$70,605,681</b>	<b>\$365,000</b>	<b>96</b>	<b>\$81,496,687</b>	<b>\$350,000</b>	<b>142</b>	<b>\$70,378,528</b>	<b>\$376,000</b>

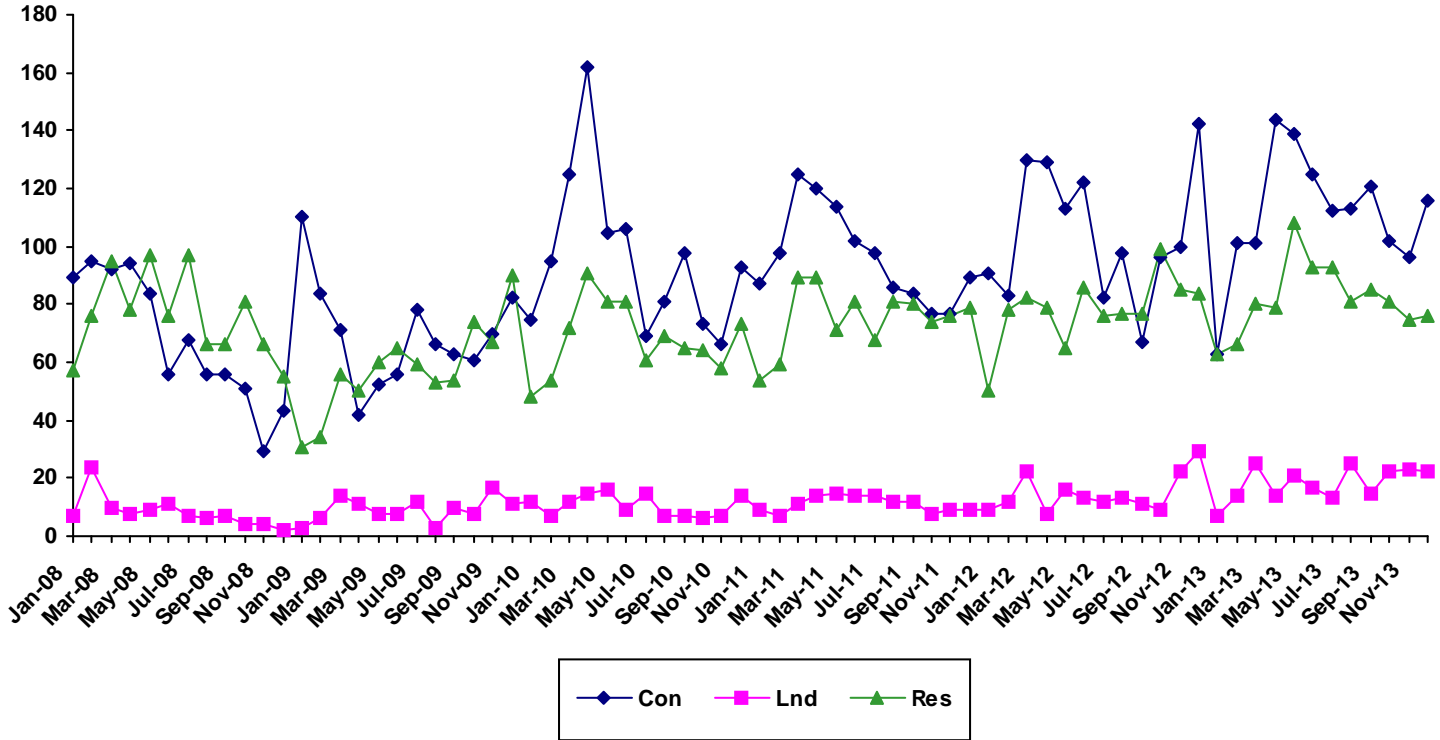
## Land Monthly Sales Volume

For Month Ending 12/31/2013

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	2	\$3,950,000	\$1,975,000	8	\$5,273,870	\$697,455	7	\$1,147,500	\$165,000
Haiku	2	\$675,000	\$337,500	7	\$2,585,000	\$360,000	10	\$3,870,562	\$365,469
Hana	1	\$253,000	\$253,000	0	\$0	\$0	1	\$400,000	\$400,000
Kaanapali	1	\$740,000	\$740,000	3	\$2,262,371	\$775,000	1	\$399,500	\$399,500
Kahakuloa	1	\$285,000	\$285,000	1	\$1,100,000	\$1,100,000	1	\$342,500	\$342,500
Kapalua	0	\$0	\$0	1	\$2,700,000	\$2,700,000	0	\$0	\$0
Kihei	5	\$1,757,000	\$325,000	2	\$635,000	\$317,500	1	\$199,500	\$199,500
Kula/Ulupalakua/Kanaio	5	\$3,110,000	\$525,000	0	\$0	\$0	1	\$1,300,000	\$1,300,000
Lahaina	0	\$0	\$0	0	\$0	\$0	2	\$1,600,000	\$800,000
Makawao/Olinda/Haliimaile	1	\$900,000	\$900,000	0	\$0	\$0	1	\$145,000	\$145,000
Maui Meadows	0	\$0	\$0	1	\$530,000	\$530,000	0	\$0	\$0
Molokai	1	\$150,000	\$150,000	0	\$0	\$0	0	\$0	\$0
Olowalu	0	\$0	\$0	0	\$0	\$0	2	\$1,855,000	\$927,500
Pukalani	2	\$1,045,000	\$522,500	0	\$0	\$0	1	\$950,000	\$950,000
Sprecklesville/Paia/Kuau	1	\$395,000	\$395,000	0	\$0	\$0	1	\$250,000	\$250,000
<b>Maui Summary :</b>	<b>22</b>	<b>\$13,260,000</b>	<b>\$370,000</b>	<b>23</b>	<b>\$15,086,241</b>	<b>\$547,371</b>	<b>29</b>	<b>\$12,459,562</b>	<b>\$340,000</b>

# Sales Unit Volume By Month

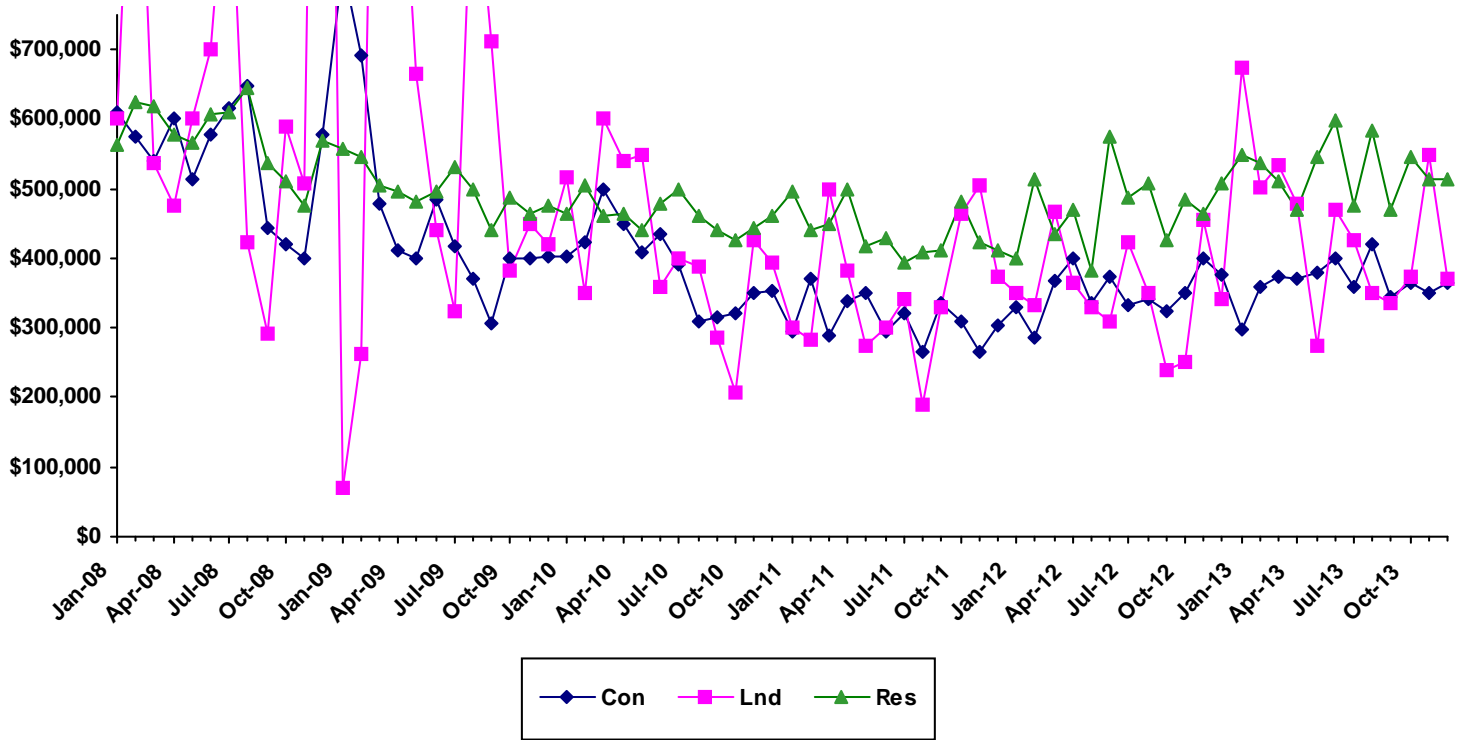
For Month Ending 12/31/2013



Month	2008			2009			2010			2011			2012			2013		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	57	89	7	31	110	3	48	75	12	54	87	9	50	91	9	63	63	7
Feb	76	95	24	34	84	6	54	95	7	59	98	7	78	83	12	66	101	14
Mar	95	92	10	56	71	14	72	125	12	89	125	11	82	130	22	80	101	25
Apr	78	94	8	50	42	11	91	162	15	89	120	14	79	129	8	79	144	14
May	97	84	9	60	52	8	81	105	16	71	114	15	65	113	16	108	139	21
Jun	76	56	11	65	56	8	81	106	9	81	102	14	86	122	13	93	125	17
Jul	97	68	7	59	78	12	61	69	15	68	98	14	76	82	12	93	112	13
Aug	66	56	6	53	66	3	69	81	7	81	86	12	77	98	13	81	113	25
Sep	66	56	7	54	63	10	65	98	7	80	84	12	77	67	11	85	121	15
Oct	81	51	4	74	61	8	64	73	6	74	77	8	99	96	9	81	102	22
Nov	66	29	4	67	70	17	58	66	7	76	77	9	85	100	22	75	96	23
Dec	55	43	2	90	82	11	73	93	14	79	89	9	84	142	29	76	116	22

# Sales Median By Month

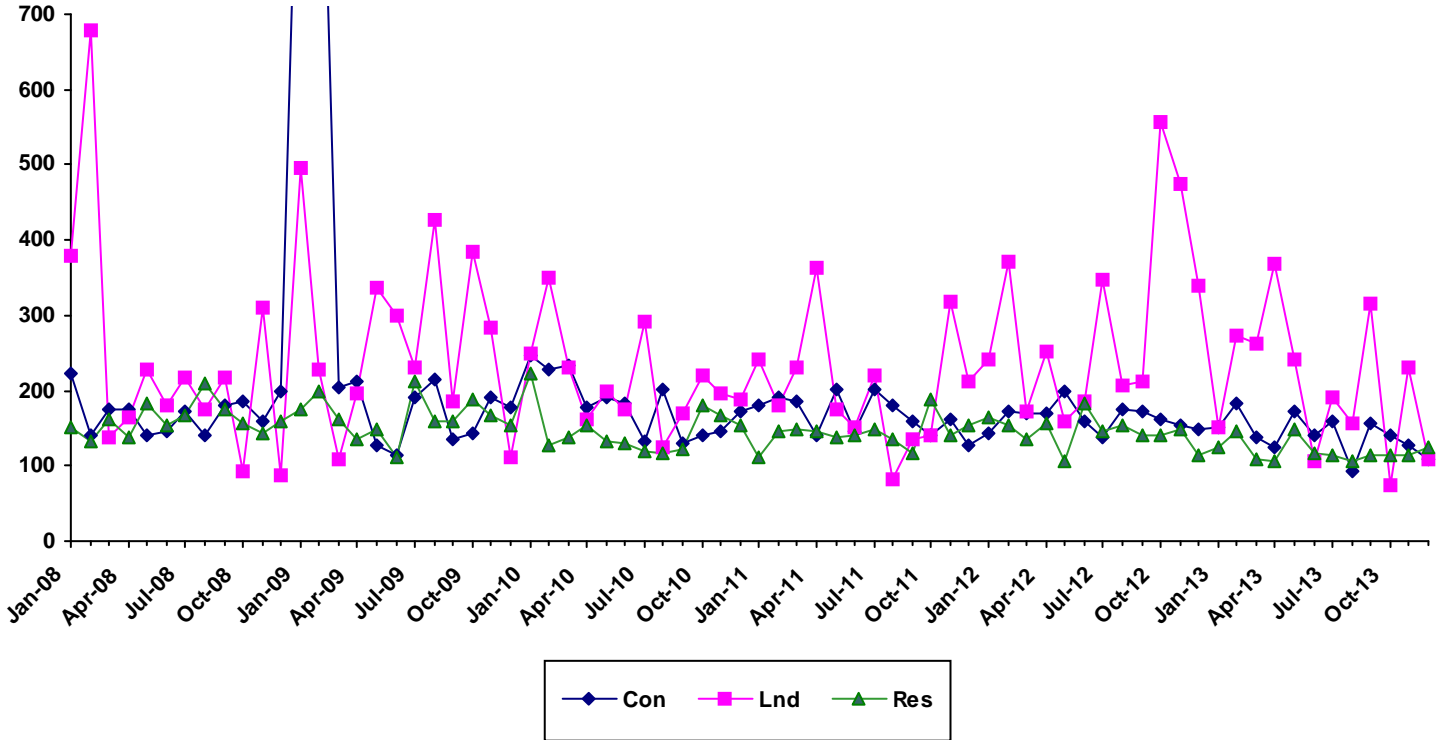
For Month Ending 12/31/2013



Month	2008			2009			2010			2011			2012			2013		
	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	563225	610000	600000	558000	820000	70000	464500	404000	516300	495415	295000	300000	399000	330000	350000	550000	297000	675000
Feb	624391	575000	1195000	545000	692500	262500	504150	424000	350000	440000	371200	282500	513750	287000	333925	537500	360000	502500
Mar	620000	538500	537500	504500	480000	1669250	460000	499000	600000	450000	289000	500000	435000	368043	467500	509500	375000	535000
Apr	577500	600000	477000	497000	411000	1100000	465000	450000	540000	500000	338603	382500	469000	399000	365000	470000	370000	479500
May	567000	512500	600000	482500	399000	665000	442000	410000	547500	418000	349500	275000	382000	336000	330000	544500	380000	275000
Jun	606000	577500	700000	495000	484500	441000	480000	435000	360000	429000	294500	302000	575500	372990	310000	599000	400000	469260
Jul	610000	615000	1025000	532000	417000	322500	500000	390000	400000	394500	320000	340000	488000	332000	422500	488000	357625	425000
Aug	645000	647500	422505	500000	371250	999990	460000	310000	387500	410000	266000	189500	509000	342450	350000	585000	420000	350000
Sep	537500	442500	290500	440000	307500	712500	440000	315635	285000	412000	334950	330000	425000	325000	238000	470000	345000	335000
Oct	510000	420000	590000	488500	400842	382450	427500	320000	207500	482500	310000	465000	485000	349995	250000	545000	365000	373000
Nov	475500	399000	507140	465000	399000	450000	445000	349990	425000	422500	265000	505000	465000	400000	455000	515000	350000	547371
Dec	570000	577680	2171300	477000	401500	420000	460000	352000	394850	411000	304000	375000	508000	376000	340000	512500	365000	370000

# Sales Days on Market By Month

For Month Ending 12/31/2013

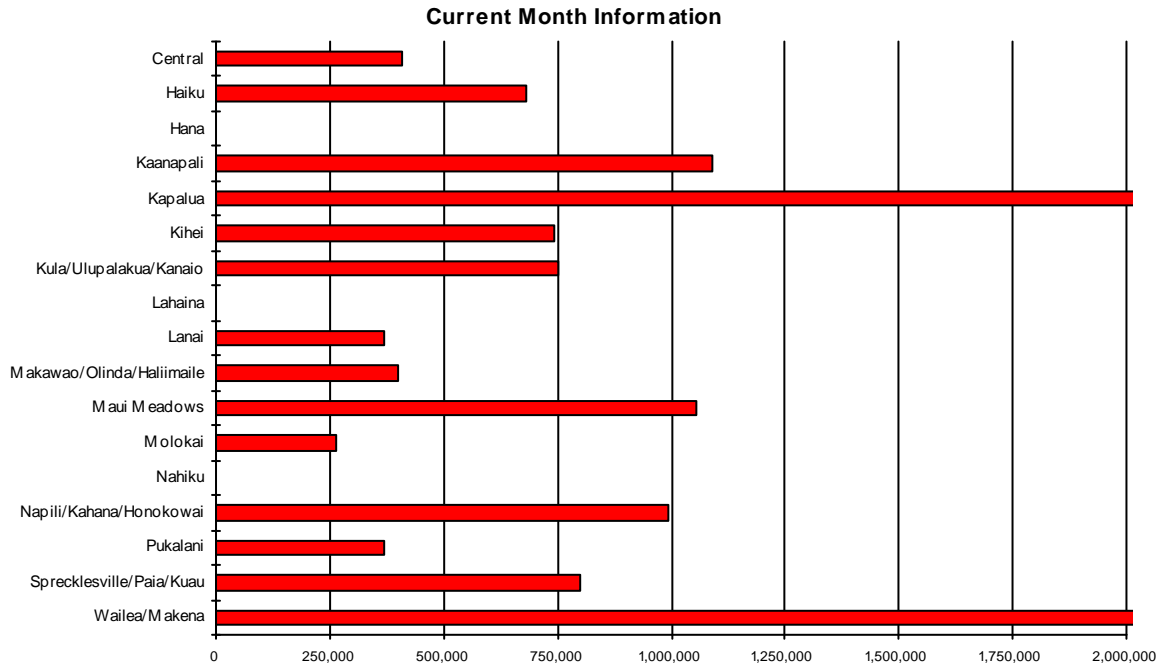


	2008			2009			2010			2011			2012			2013		
Month	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land	Single Family	Condo	Land
Jan	151	223	379	176	1126	496	224	247	248	112	180	240	165	144	242	125	151	151
Feb	134	141	679	199	1152	228	127	229	351	147	192	180	153	172	371	147	183	273
Mar	162	176	137	163	203	108	138	233	230	150	185	231	136	171	173	110	137	263
Apr	138	175	164	137	212	195	153	179	162	146	142	362	156	170	253	107	125	368
May	183	140	227	150	127	337	132	192	200	138	201	175	106	198	159	149	173	241
Jun	154	147	180	111	115	300	131	184	174	141	145	150	183	158	186	116	142	105
Jul	167	172	218	212	190	230	119	132	292	150	201	219	146	138	347	146	159	192
Aug	209	140	174	159	216	427	118	202	124	136	179	82.5	153	175	208	107	94	156
Sep	174	180	217	158	135	185	122	129	169	117	158	136	140	172	211	115	157	315
Oct	158	186	93	190	143	384	181	141	220	187	140	140	140	161	556	114	141	75
Nov	142	160	312	168	192	284	166	147	196	140	163	317	148	153	476	115	128	231
Dec	159	200	88	154	178	111	153	172	190	155	126	211	114	148	339	125	109	108



# Single Family Median Prices by Area

For Month Ending 12/31/2013

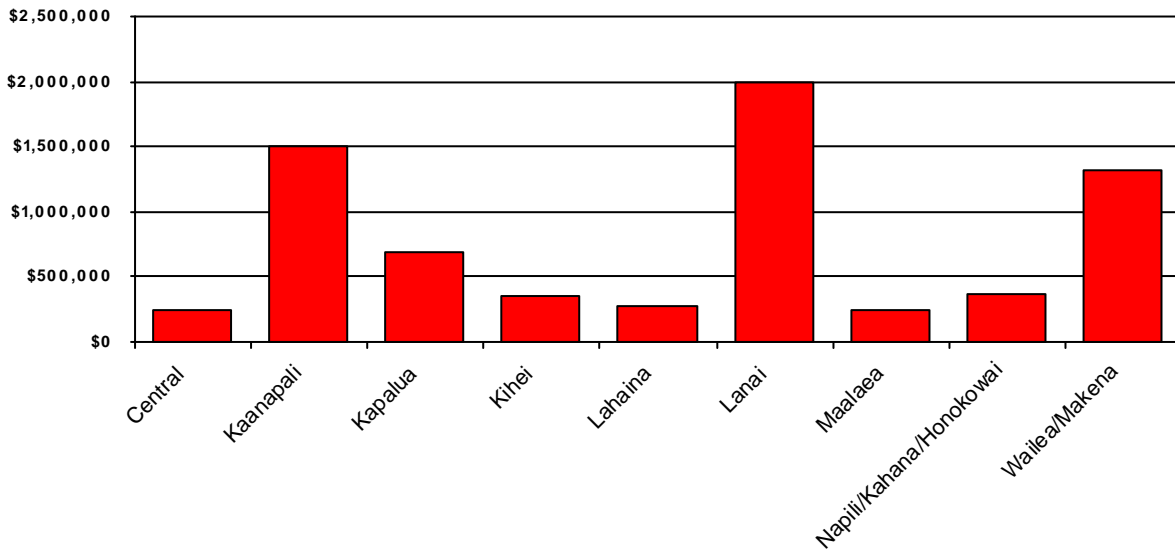


Area	Current Month	Previous Month	Year Ago Month
Central	\$409,110	\$425,688	\$435,000
Haiku	\$680,000	\$800,000	\$455,000
Hana	\$0	\$800,000	\$0
Kaanapali	\$1,091,250	\$1,196,500	\$1,200,000
Kapalua	\$6,050,000	\$2,600,000	\$0
Kihei	\$742,000	\$768,323	\$620,000
Kula/Ulupalakua/Kanaio	\$750,000	\$1,500,000	\$690,000
Lahaina	\$0	\$612,500	\$1,871,250
Lanai	\$370,250	\$417,500	\$431,250
Makawao/Olinda/Haliimaile	\$400,000	\$380,000	\$339,000
Maui Meadows	\$1,056,000	\$1,237,500	\$815,000
Molokai	\$265,000	\$0	\$0
Nahiku	\$0	\$0	\$339,900
Napili/Kahana/Honokowai	\$992,500	\$450,800	\$732,500
Pukalani	\$370,000	\$552,500	\$438,750
Sprecklesville/Paia/Kuau	\$800,000	\$1,767,500	\$580,000
Wailea/Makena	\$11,900,000	\$0	\$5,227,500

# Condominium Median Prices by Area

For Month Ending 12/31/2013

Current Month Information

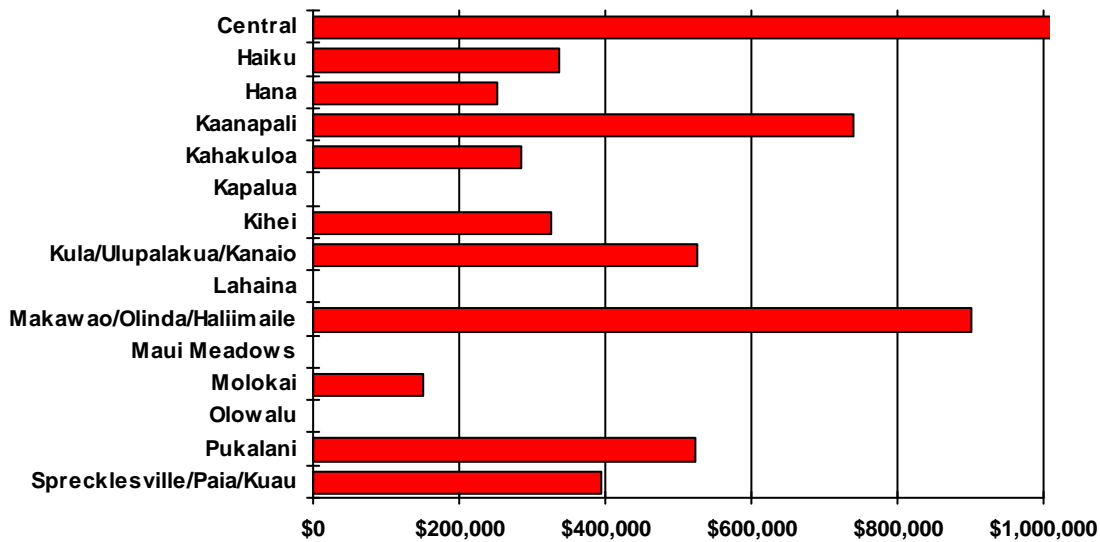


Area	Current Month	Previous Month	Year Ago Month
Central	\$250,000	\$286,250	\$125,000
Kaanapali	\$1,497,500	\$675,000	\$559,950
Kapalua	\$695,000	\$1,620,000	\$650,000
Kihei	\$357,000	\$305,000	\$344,421
Lahaina	\$280,000	\$305,750	\$410,000
Lanai	\$2,000,000	\$95,000	\$267,375
Maalaea	\$251,000	\$335,000	\$240,750
Napili/Kahana/Honokowai	\$370,000	\$390,000	\$292,500
Wailea/Makena	\$1,325,000	\$1,600,000	\$672,500

# Land Median Prices by Area

For Month Ending 12/31/2013

## Current Month Information



Area	Current Month	Previous Month	Year Ago Month
Central	\$1,975,000	\$697,455	\$165,000
Haiku	\$337,500	\$360,000	\$365,469
Hana	\$253,000	\$0	\$400,000
Kaanapali	\$740,000	\$775,000	\$399,500
Kahakuloa	\$285,000	\$1,100,000	\$342,500
Kapalua	\$0	\$2,700,000	\$0
Kihei	\$325,000	\$317,500	\$199,500
Kula/Ulupalakua/Kanaio	\$525,000	\$0	\$1,300,000
Lahaina	\$0	\$0	\$800,000
Makawao/Olinda/Haliimaile	\$900,000	\$0	\$145,000
Maui Meadows	\$0	\$530,000	\$0
Molokai	\$150,000	\$0	\$0
Olowalu	\$0	\$0	\$927,500
Pukalani	\$522,500	\$0	\$950,000
Sprecklesville/Paia/Kuau	\$395,000	\$0	\$250,000

# Single Family Year To Date Sales Information

Comparing 1/1/2013 thru 12/31/2013 with 1/1/2012 thru 12/31/2012

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
<b>Central</b>	300	267	33	12%	\$459,001	\$418,554	10%	\$415,630	\$380,000	9%	\$137,700,416	\$111,753,954	23%
<b>Haiku</b>	79	72	7	10%	\$687,373	\$674,967	2%	\$599,000	\$635,000	-6%	\$54,302,500	\$48,597,604	12%
<b>Hana</b>	8	10	-2	-20%	\$815,563	\$508,490	60%	\$723,250	\$475,000	52%	\$6,524,500	\$5,084,900	28%
<b>Kaanapali</b>	22	23	-1	-4%	\$1,406,841	\$1,530,680	-8%	\$1,172,500	\$1,230,000	-5%	\$30,950,499	\$35,205,631	-12%
<b>Kahakuloa</b>	2	5	-3	-60%	\$413,150	\$767,560	-46%	\$413,150	\$749,900	-45%	\$826,299	\$3,837,800	-78%
<b>Kapalua</b>	12	6	6	100%	\$3,656,076	\$3,221,105	14%	\$3,130,576	\$2,880,000	9%	\$43,872,906	\$19,326,631	127%
<b>Keanae</b>	1	0	1	N/A	\$469,500	\$0	N/A	\$469,500	\$0	N/A	\$469,500	\$0	N/A
<b>Kihei</b>	151	162	-11	-7%	\$651,086	\$623,163	4%	\$580,000	\$462,500	25%	\$98,313,944	\$100,952,469	-3%
<b>Kipahulu</b>	0	1	-1	-100%	\$0	\$1,166,000	-100%	\$0	\$1,166,000	-100%	\$0	\$1,166,000	-100%
<b>Kula/Ulupalakua/Kanaio</b>	73	75	-2	-3%	\$810,982	\$755,595	7%	\$610,000	\$565,000	8%	\$59,201,713	\$56,669,650	4%
<b>Lahaina</b>	52	50	2	4%	\$896,162	\$913,637	-2%	\$606,250	\$512,500	18%	\$46,600,400	\$45,681,849	2%
<b>Lanai</b>	32	21	11	52%	\$515,372	\$435,548	18%	\$320,000	\$245,000	31%	\$16,491,900	\$9,146,500	80%
<b>Makawao/Olinda/Haliimaile</b>	57	58	-1	-2%	\$588,525	\$461,334	28%	\$420,000	\$337,500	24%	\$33,545,900	\$26,757,360	25%
<b>Maui Meadows</b>	28	21	7	33%	\$1,234,286	\$1,045,762	18%	\$1,200,000	\$815,000	47%	\$34,560,000	\$21,961,000	57%
<b>Molokai</b>	11	10	1	10%	\$512,517	\$392,490	31%	\$365,000	\$255,000	43%	\$5,637,688	\$3,924,900	44%
<b>Nahiku</b>	0	4	-4	-100%	\$0	\$274,775	-100%	\$0	\$267,100	-100%	\$0	\$1,099,099	-100%
<b>Napili/Kahana/Honokowai</b>	35	45	-10	-22%	\$814,148	\$919,976	-12%	\$799,000	\$632,000	26%	\$28,495,173	\$41,398,900	-31%
<b>Olowalu</b>	1	1	0	0%	\$1,175,000	\$1,150,000	2%	\$1,175,000	\$1,150,000	2%	\$1,175,000	\$1,150,000	2%
<b>Pukalani</b>	57	52	5	10%	\$547,009	\$495,758	10%	\$515,000	\$488,000	6%	\$31,179,501	\$25,779,400	21%
<b>Sprecklesville/Paia/Kuau</b>	32	28	4	14%	\$1,105,422	\$714,143	55%	\$625,000	\$438,500	43%	\$35,373,500	\$19,996,000	77%
<b>Wailea/Makena</b>	27	27	0	0%	\$3,773,611	\$3,049,486	24%	\$2,750,000	\$1,365,000	101%	\$101,887,499	\$82,336,135	24%
<b>Maui Summary:</b>	980	938	42	4%	\$782,764	\$705,571	11%	\$530,000	\$470,000	13%	\$767,108,838	\$661,825,782	16%

## Condominium Year To Date Sales Information

Comparing 1/1/2013 thru 12/31/2013 with 1/1/2012 thru 12/31/2012

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
<b>Central</b>	175	117	58	50%	\$236,634	\$211,221	12%	\$246,000	\$199,000	24%	\$41,410,950	\$24,712,815	68%
<b>Hana</b>	1	4	-3	-75%	\$475,000	\$456,250	4%	\$475,000	\$460,000	3%	\$475,000	\$1,825,000	-74%
<b>Kaanapali</b>	160	160	0	0%	\$1,011,150	\$642,003	57%	\$782,950	\$499,900	57%	\$161,784,055	\$102,720,484	57%
<b>Kapalua</b>	37	51	-14	-27%	\$1,134,297	\$805,833	41%	\$925,000	\$575,000	61%	\$41,969,000	\$41,097,500	2%
<b>Kihei</b>	438	408	30	7%	\$384,002	\$333,115	15%	\$316,500	\$270,000	17%	\$168,192,837	\$135,910,986	24%
<b>Lahaina</b>	86	80	6	8%	\$377,716	\$382,798	-1%	\$355,750	\$365,100	-3%	\$32,483,544	\$30,623,870	6%
<b>Lanai</b>	24	23	1	4%	\$608,967	\$852,620	-29%	\$97,000	\$529,000	-82%	\$14,615,200	\$19,610,250	-25%
<b>Maalaea</b>	62	53	9	17%	\$338,759	\$300,411	13%	\$322,500	\$275,000	17%	\$21,003,050	\$15,921,806	32%
<b>Molokai</b>	7	5	2	40%	\$121,289	\$81,000	50%	\$99,000	\$90,000	10%	\$849,025	\$405,000	110%
<b>Napili/Kahana/Honokowai</b>	215	233	-18	-8%	\$394,655	\$329,051	20%	\$382,500	\$299,000	28%	\$84,850,874	\$76,668,902	11%
<b>Pukalani</b>	3	4	-1	-25%	\$436,000	\$387,500	13%	\$450,000	\$390,000	15%	\$1,308,000	\$1,550,000	-16%
<b>Sprecklesville/Paia/Kuau</b>	3	1	2	200%	\$263,000	\$260,000	1%	\$294,000	\$260,000	13%	\$789,000	\$260,000	203%
<b>Wailea/Makena</b>	123	114	9	8%	\$1,564,961	\$1,201,996	30%	\$1,110,000	\$757,500	47%	\$192,490,248	\$137,027,525	40%
<b>Maui Summary:</b>	1334	1253	81	6%	\$571,380	\$469,540	22%	\$374,500	\$358,000	5%	\$762,220,783	\$588,334,138	30%

## Fee Simple Condominium Year To Date Sales Information

Comparing 1/1/2013 thru 12/31/2013 with 1/1/2012 thru 12/31/2012

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
<b>Central</b>	175	117	58	50%	\$236,634	\$211,221	12%	\$246,000	\$199,000	24%	\$41,410,950	\$24,712,815	68%
<b>Hana</b>	1	4	-3	-75%	\$475,000	\$456,250	4%	\$475,000	\$460,000	3%	\$475,000	\$1,825,000	-74%
<b>Kaanapali</b>	149	148	1	1%	\$1,062,715	\$668,165	59%	\$844,900	\$507,450	66%	\$158,344,555	\$98,888,484	60%
<b>Kapalua</b>	37	51	-14	-27%	\$1,134,297	\$805,833	41%	\$925,000	\$575,000	61%	\$41,969,000	\$41,097,500	2%
<b>Kihei</b>	431	401	30	7%	\$384,132	\$333,080	15%	\$315,000	\$265,000	19%	\$165,561,037	\$133,564,986	24%
<b>Lahaina</b>	82	71	11	15%	\$391,519	\$424,352	-8%	\$364,000	\$367,000	-1%	\$32,104,544	\$30,128,970	7%
<b>Lanai</b>	24	23	1	4%	\$608,967	\$852,620	-29%	\$97,000	\$529,000	-82%	\$14,615,200	\$19,610,250	-25%
<b>Maalaea</b>	47	34	13	38%	\$375,936	\$370,217	2%	\$370,000	\$337,500	10%	\$17,669,000	\$12,587,366	40%
<b>Molokai</b>	7	5	2	40%	\$121,289	\$81,000	50%	\$99,000	\$90,000	10%	\$849,025	\$405,000	110%
<b>Napili/Kahana/Honokowai</b>	185	182	3	2%	\$401,301	\$355,205	13%	\$384,000	\$329,500	17%	\$74,240,774	\$64,647,352	15%
<b>Pukalani</b>	3	4	-1	-25%	\$436,000	\$387,500	13%	\$450,000	\$390,000	15%	\$1,308,000	\$1,550,000	-16%
<b>Sprecklesville/Paia/Kuau</b>	3	1	2	200%	\$263,000	\$260,000	1%	\$294,000	\$260,000	13%	\$789,000	\$260,000	203%
<b>Wailea/Makena</b>	123	114	9	8%	\$1,564,961	\$1,201,996	30%	\$1,110,000	\$757,500	47%	\$192,490,248	\$137,027,525	40%
<b>Maui Summary:</b>	1267	1155	112	10%	\$585,498	\$490,308	19%	\$378,500	\$369,000	3%	\$741,826,333	\$566,305,248	31%

## Leasehold Condominium Year To Date Sales Information

Comparing 1/1/2013 thru 12/31/2013 with 1/1/2012 thru 12/31/2012

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
<b>Kaanapali</b>	11	12	-1	-8%	\$312,682	\$319,333	-2%	\$250,000	\$255,000	-2%	\$3,439,500	\$3,832,000	-10%
<b>Kihei</b>	7	7	0	0%	\$375,971	\$335,143	12%	\$325,000	\$315,000	3%	\$2,631,800	\$2,346,000	12%
<b>Lahaina</b>	4	9	-5	-56%	\$94,750	\$54,989	72%	\$103,500	\$42,000	146%	\$379,000	\$494,900	-23%
<b>Maalaea</b>	15	19	-4	-21%	\$222,270	\$175,497	27%	\$210,000	\$179,000	17%	\$3,334,050	\$3,334,440	0%
<b>Napili/Kahana/Honokowai</b>	30	51	-21	-41%	\$353,670	\$235,717	50%	\$342,500	\$185,000	85%	\$10,610,100	\$12,021,550	-12%
<b>Maui Summary:</b>	67	98	-31	-32%	\$304,395	\$224,785	35%	\$260,000	\$197,500	32%	\$20,394,450	\$22,028,890	-7%

## Land Year To Date Sales Information

Comparing 1/1/2013 thru 12/31/2013 with 1/1/2012 thru 12/31/2012

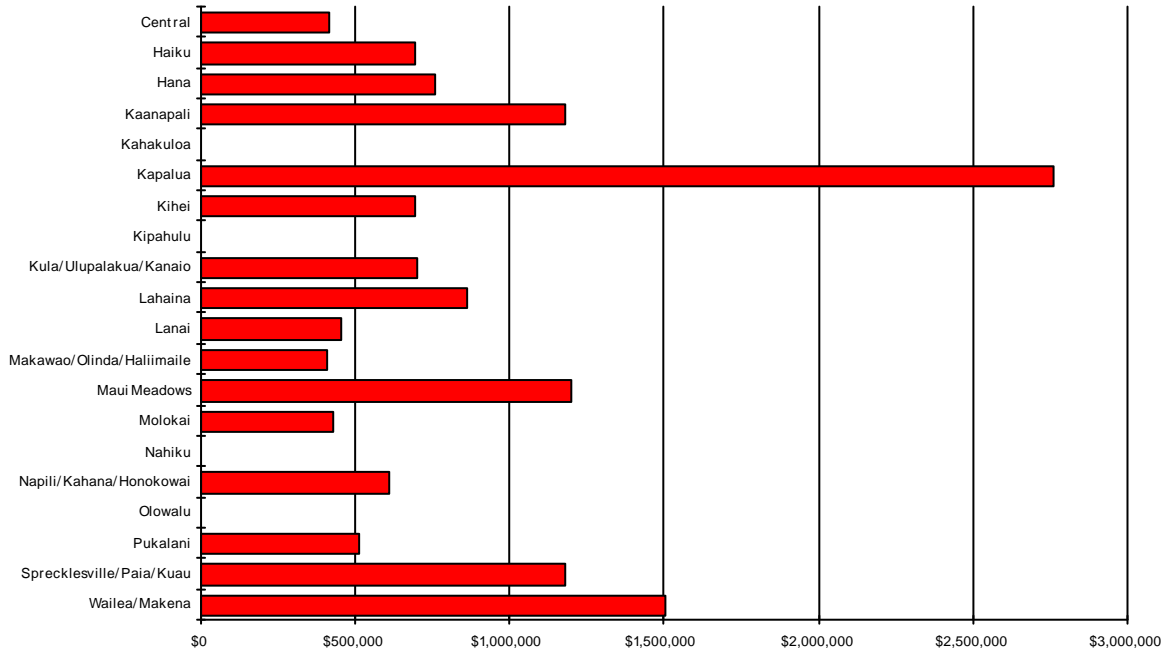
Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
<b>Central</b>	35	47	-12	-26%	\$472,086	\$342,209	38%	\$249,000	\$165,000	51%	\$16,523,005	\$16,083,817	3%
<b>Haiku</b>	43	29	14	48%	\$477,326	\$413,261	16%	\$385,000	\$387,500	-1%	\$20,525,000	\$11,984,562	71%
<b>Hana</b>	3	4	-1	-25%	\$176,000	\$351,875	-50%	\$175,000	\$367,500	-52%	\$528,000	\$1,407,500	-62%
<b>Kaanapali</b>	16	13	3	23%	\$656,735	\$474,577	38%	\$716,931	\$455,000	58%	\$10,507,758	\$6,169,500	70%
<b>Kahakuloa</b>	6	2	4	200%	\$382,500	\$241,250	59%	\$237,500	\$241,250	-2%	\$2,294,999	\$482,500	376%
<b>Kapalua</b>	7	6	1	17%	\$1,417,571	\$982,500	44%	\$1,098,000	\$835,000	31%	\$9,923,000	\$5,895,000	68%
<b>Kaupo</b>	1	0	1	N/A	\$59,225	\$0	N/A	\$59,225	\$0	N/A	\$59,225	\$0	N/A
<b>Kihei</b>	19	10	9	90%	\$409,526	\$493,250	-17%	\$320,000	\$286,500	12%	\$7,781,000	\$4,932,500	58%
<b>Kipahulu</b>	0	1	-1	-100%	\$0	\$250,000	-100%	\$0	\$250,000	-100%	\$0	\$250,000	-100%
<b>Kula/Ulupalakua/Kanaio</b>	17	13	4	31%	\$1,337,765	\$819,692	63%	\$525,000	\$640,000	-18%	\$22,742,000	\$10,656,000	113%
<b>Lahaina</b>	11	13	-2	-15%	\$779,000	\$822,308	-5%	\$784,000	\$850,000	-8%	\$8,569,000	\$10,690,000	-20%
<b>Lanai</b>	4	1	3	300%	\$503,000	\$350,000	44%	\$445,000	\$350,000	27%	\$2,012,000	\$350,000	475%
<b>Makawao/Olinda/Haliimaile</b>	5	9	-4	-44%	\$509,300	\$1,543,000	-67%	\$450,000	\$290,000	55%	\$2,546,500	\$13,887,000	-82%
<b>Maui Meadows</b>	3	0	3	N/A	\$516,667	\$0	N/A	\$530,000	\$0	N/A	\$1,550,000	\$0	N/A
<b>Molokai</b>	13	11	2	18%	\$215,654	\$163,091	32%	\$132,000	\$75,000	76%	\$2,803,500	\$1,794,000	56%
<b>Nahiku</b>	1	1	0	0%	\$220,000	\$280,000	-21%	\$220,000	\$280,000	-21%	\$220,000	\$280,000	-21%
<b>Napili/Kahana/Honokowai</b>	5	3	2	67%	\$410,500	\$270,950	52%	\$282,500	\$270,000	5%	\$2,052,500	\$812,850	153%
<b>Olowalu</b>	1	3	-2	-67%	\$3,775,000	\$810,000	366%	\$3,775,000	\$805,000	369%	\$3,775,000	\$2,430,000	55%
<b>Pukalani</b>	8	3	5	167%	\$313,750	\$470,000	-33%	\$260,000	\$235,000	11%	\$2,510,000	\$1,410,000	78%
<b>Sprecklesville/Paia/Kuau</b>	7	2	5	250%	\$742,143	\$465,000	60%	\$395,000	\$465,000	-15%	\$5,195,000	\$930,000	459%
<b>Wailea/Makena</b>	13	5	8	160%	\$1,742,635	\$1,768,980	-1%	\$1,225,000	\$875,000	40%	\$22,654,260	\$8,844,900	156%
<b>Maui Summary:</b>	218	176	42	24%	\$664,091	\$564,148	18%	\$399,500	\$350,000	14%	\$144,771,747	\$99,290,129	46%



# Single Family Median Prices by Area

For Quarter Ending 12/31/2013

## Current Quarter Information

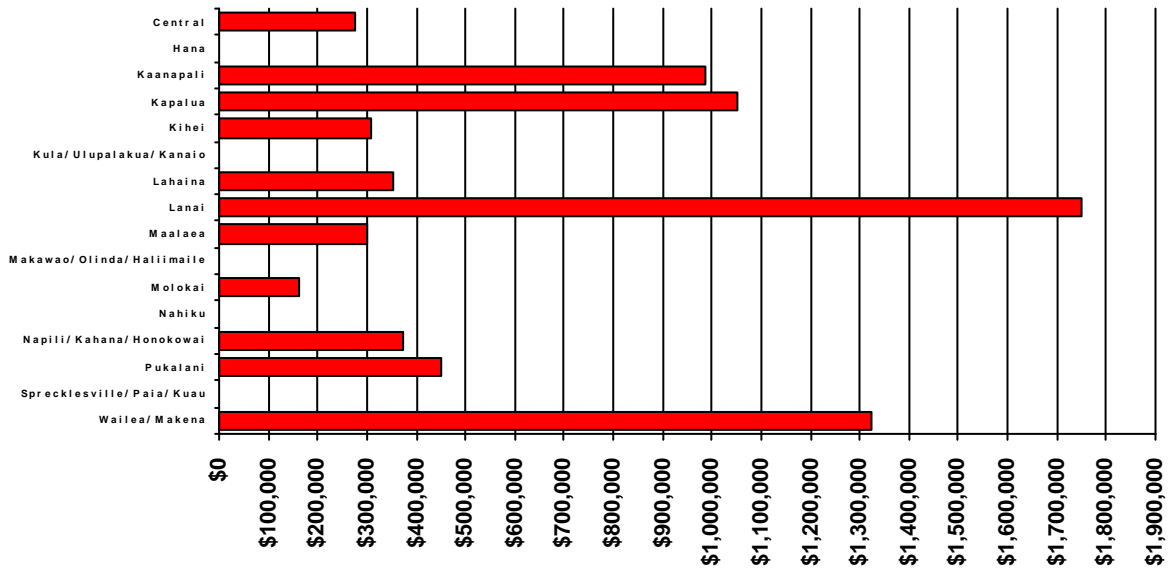


Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$416,080	\$415,157	\$352,990
Haiku	\$695,000	\$712,000	\$595,000
Hana	\$760,750	\$685,000	\$475,000
Kaanapali	\$1,182,500	\$1,100,000	\$900,000
Kahakuloa	\$0	\$655,000	\$373,000
Kapalua	\$2,761,152	\$3,500,000	\$3,142,743
Kihei	\$692,500	\$574,500	\$492,500
Kipahulu	\$0	\$0	\$1,166,000
Kula/Ulupalakua/Kanaio	\$700,000	\$550,000	\$575,000
Lahaina	\$865,000	\$768,350	\$510,000
Lanai	\$455,500	\$320,000	\$355,000
Makawao/Olinda/Haliimaile	\$411,000	\$433,250	\$358,000
Maui Meadows	\$1,200,000	\$1,025,000	\$792,000
Molokai	\$425,000	\$665,500	\$1,277,500
Nahiku	\$0	\$0	\$339,900
Napili/Kahana/Honokowai	\$607,000	\$830,000	\$726,000
Olowalu	\$0	\$1,175,000	\$0
Pukalani	\$515,000	\$527,000	\$462,500
Sprecklesville/Paia/Kuau	\$1,176,500	\$725,250	\$540,000
Wailea/Makena	\$1,500,000	\$1,610,000	\$2,762,500

# Condominium Median Prices by Area

For Quarter Ending 12/31/2013

## Current Quarter Information

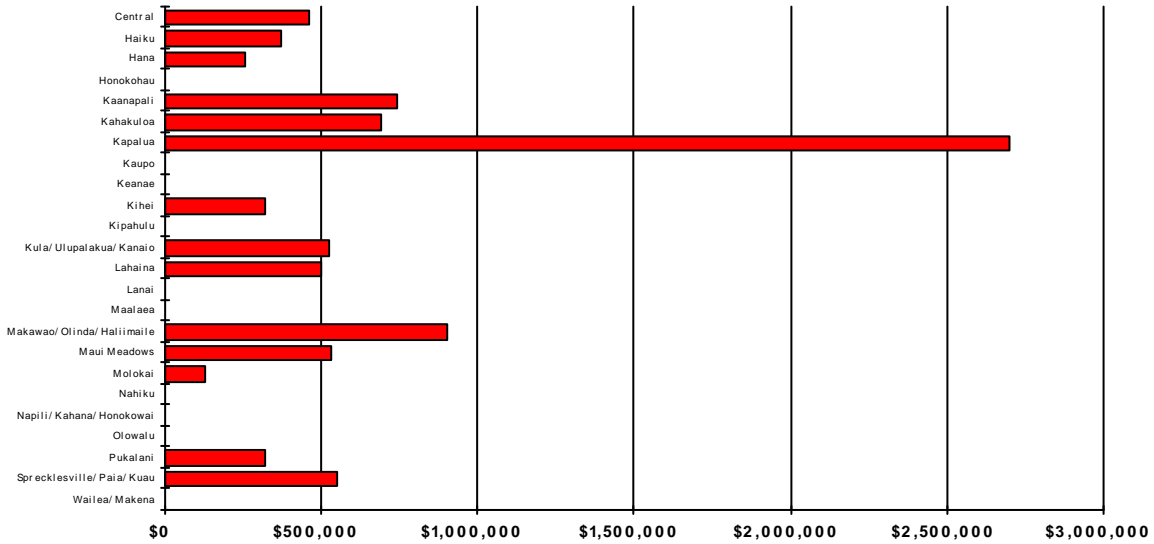


Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$275,000	\$220,500	\$205,000
Hana	\$0	\$0	\$420,000
Kaanapali	\$985,000	\$959,950	\$598,450
Kapalua	\$1,050,000	\$962,500	\$668,000
Kihei	\$310,000	\$339,000	\$315,500
Kula/Ulupalakua/Kanaio	\$0	\$0	\$0
Lahaina	\$352,500	\$354,500	\$369,000
Lanai	\$1,750,000	\$97,000	\$1,300,000
Maalaea	\$300,000	\$322,500	\$265,000
Makawao/Olinda/Haliimaile	\$0	\$0	\$0
Molokai	\$161,950	\$89,500	\$96,000
Nahiku	\$0	\$0	\$0
Napili/Kahana/Honokowai	\$375,000	\$392,500	\$329,000
Pukalani	\$450,000	\$429,000	\$425,000
Sprecklesville/Paia/Kuau	\$0	\$0	\$0
Wailea/Makena	\$1,325,000	\$1,200,000	\$845,000

# Land Median Prices by Area

For Quarter Ending 12/31/2013

## Current Quarter Information



Area	Current Quarter	Previous Quarter	Year Ago Quarter
Central	\$462,500	\$199,500	\$157,500
Haiku	\$370,000	\$495,000	\$365,469
Hana	\$253,000	\$100,000	\$400,000
Honokohau	\$0	\$0	\$0
Kaanapali	\$740,000	\$640,000	\$467,500
Kahakuloa	\$692,500	\$0	\$342,500
Kapalua	\$2,700,000	\$850,000	\$937,500
Kaupo	\$0	\$59,225	\$0
Keanae	\$0	\$0	\$0
Kihei	\$320,000	\$400,000	\$345,000
Kipahulu	\$0	\$0	\$250,000
Kula/Ulupalakua/Kanaio	\$522,500	\$280,000	\$810,000
Lahaina	\$500,000	\$895,000	\$875,000
Lanai	\$0	\$122,000	\$0
Maalaea	\$0	\$0	\$0
Makawao/Olinda/Haliimaile	\$900,000	\$440,000	\$145,000
Maui Meadows	\$530,000	\$0	\$0
Molokai	\$125,000	\$132,000	\$78,500
Nahiku	\$0	\$0	\$0
Napili/Kahana/Honokowai	\$0	\$282,500	\$0
Olowalu	\$0	\$0	\$927,500
Pukalani	\$320,000	\$260,000	\$950,000
Sprecklesville/Paia/Kuau	\$547,500	\$0	\$465,000
Wailea/Makena	\$0	\$962,500	\$659,950