

# Monthly Indicators



## February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings increased 4.3 percent for Single Family homes but decreased 7.8 percent for Condominium homes. Pending Sales decreased 11.3 percent for Single Family homes and 38.7 percent for Condominium homes. Inventory increased 58.0 percent for Single Family homes and 97.9 percent for Condominium homes.

Median Sales Price increased 9.7 percent to \$1,395,319 for Single Family homes and 27.7 percent to \$945,000 for Condominium homes. Days on Market decreased 3.1 percent for Single Family homes but increased 85.9 percent for Condominium homes. Months Supply of Inventory increased 71.4 percent for Single Family homes and 167.3 percent for Condominium homes.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

## Quick Facts

**- 27.7%**

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

**+ 11.8%**

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

**+ 68.5%**

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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		94	<b>98</b>	+ 4.3%	203	<b>202</b>	- 0.5%
<b>Pending Sales</b>		62	<b>55</b>	- 11.3%	138	<b>103</b>	- 25.4%
<b>Closed Sales</b>		62	<b>48</b>	- 22.6%	119	<b>107</b>	- 10.1%
<b>Days on Market Until Sale</b>		130	<b>126</b>	- 3.1%	123	<b>123</b>	0.0%
<b>Median Sales Price</b>		\$1,272,000	<b>\$1,395,319</b>	+ 9.7%	\$1,300,000	<b>\$1,295,000</b>	- 0.4%
<b>Average Sales Price</b>		\$1,731,006	<b>\$1,888,218</b>	+ 9.1%	\$1,653,984	<b>\$1,641,637</b>	- 0.7%
<b>Percent of List Price Received</b>		96.8%	<b>97.8%</b>	+ 1.0%	97.6%	<b>96.6%</b>	- 1.0%
<b>Housing Affordability Index</b>		31	<b>29</b>	- 6.5%	30	<b>31</b>	+ 3.3%
<b>Inventory of Homes for Sale</b>		264	<b>417</b>	+ 58.0%	—	—	—
<b>Months Supply of Inventory</b>		4.2	<b>7.2</b>	+ 71.4%	—	—	—

# Condominium Market Overview

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



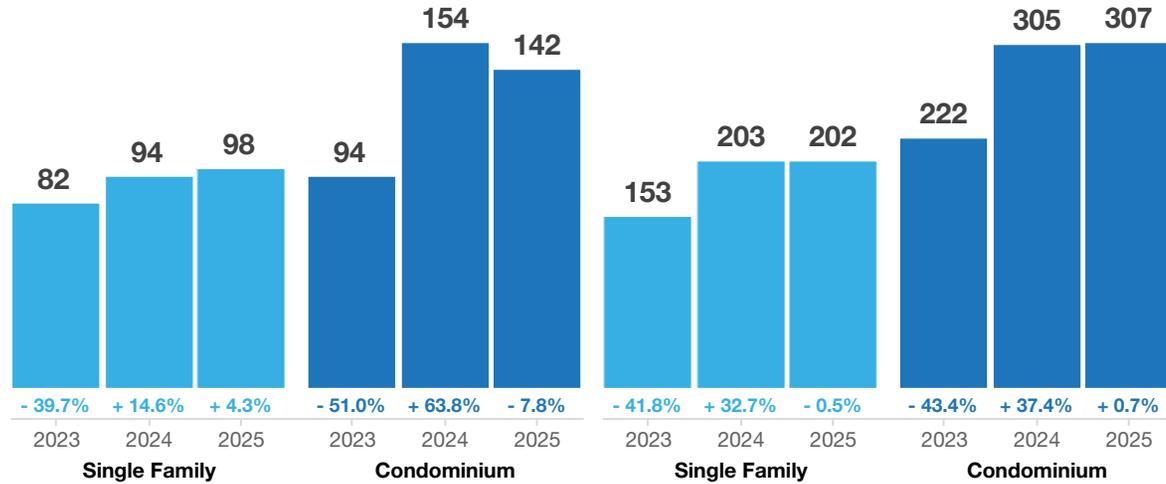
Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		154	<b>142</b>	- 7.8%	305	<b>307</b>	+ 0.7%
<b>Pending Sales</b>		93	<b>57</b>	- 38.7%	187	<b>116</b>	- 38.0%
<b>Closed Sales</b>		65	<b>50</b>	- 23.1%	158	<b>105</b>	- 33.5%
<b>Days on Market Until Sale</b>		71	<b>132</b>	+ 85.9%	74	<b>136</b>	+ 83.8%
<b>Median Sales Price</b>		\$740,000	<b>\$945,000</b>	+ 27.7%	\$782,500	<b>\$775,000</b>	- 1.0%
<b>Average Sales Price</b>		\$1,034,442	<b>\$1,358,680</b>	+ 31.3%	\$1,124,555	<b>\$1,193,373</b>	+ 6.1%
<b>Percent of List Price Received</b>		96.7%	<b>94.6%</b>	- 2.2%	97.4%	<b>94.6%</b>	- 2.9%
<b>Housing Affordability Index</b>		53	<b>42</b>	- 20.8%	50	<b>52</b>	+ 4.0%
<b>Inventory of Homes for Sale</b>		426	<b>843</b>	+ 97.9%	—	—	—
<b>Months Supply of Inventory</b>		5.5	<b>14.7</b>	+ 167.3%	—	—	—

# New Listings

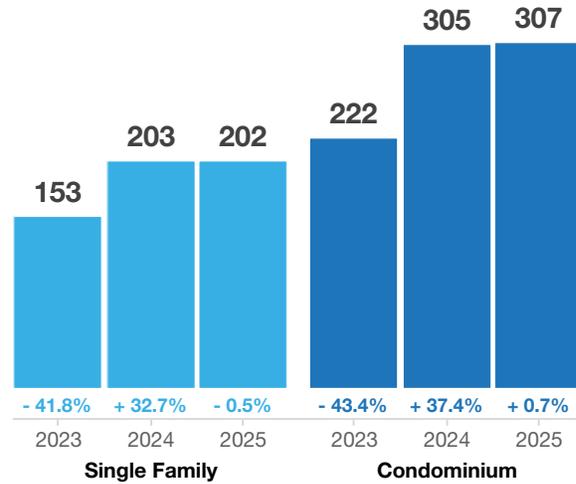
A count of the properties that have been newly listed on the market in a given month.



## February

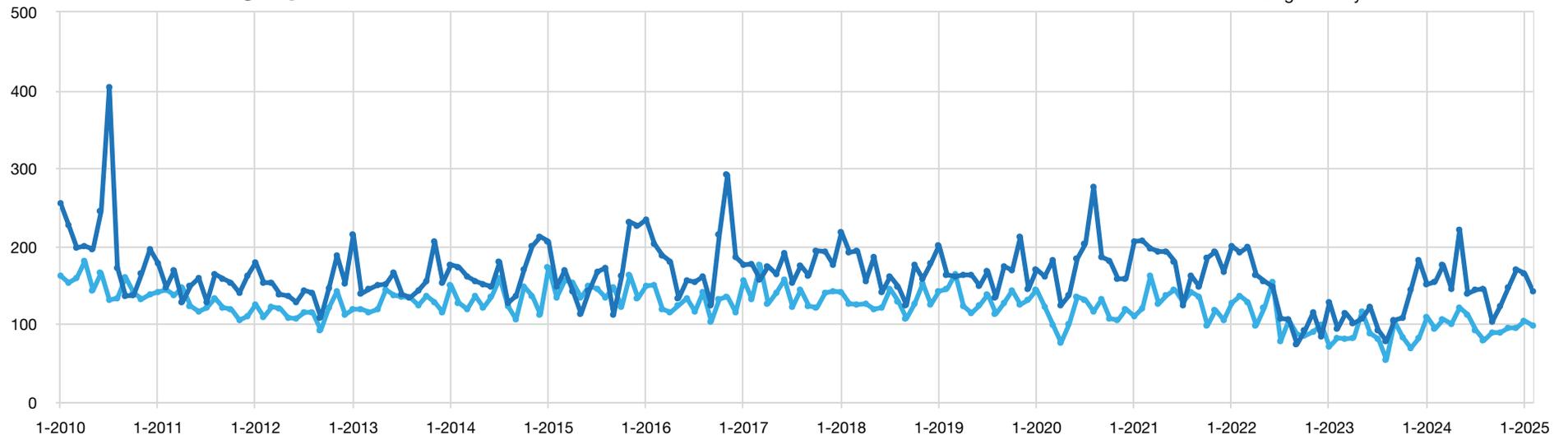


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	89	- 13.6%	103	- 1.9%
Oct-2024	89	+ 7.2%	123	+ 13.9%
Nov-2024	95	+ 37.7%	147	+ 2.1%
Dec-2024	95	+ 15.9%	170	- 6.6%
Jan-2025	104	- 4.6%	165	+ 9.3%
<b>Feb-2025</b>	<b>98</b>	<b>+ 4.3%</b>	<b>142</b>	<b>- 7.8%</b>
12-Month Avg	98	+ 12.6%	152	+ 24.6%

## Historical New Listings by Month

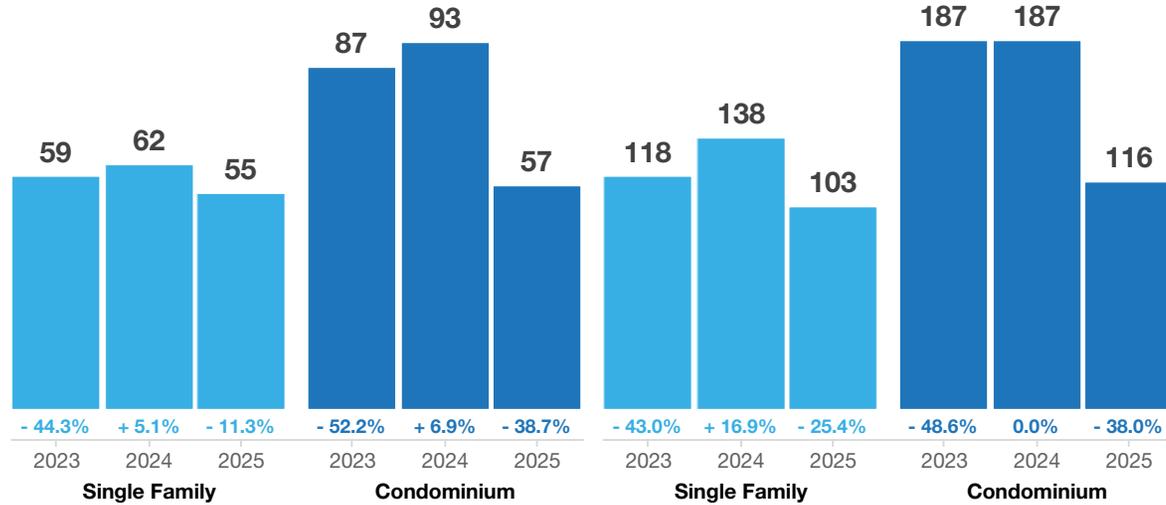


# Pending Sales

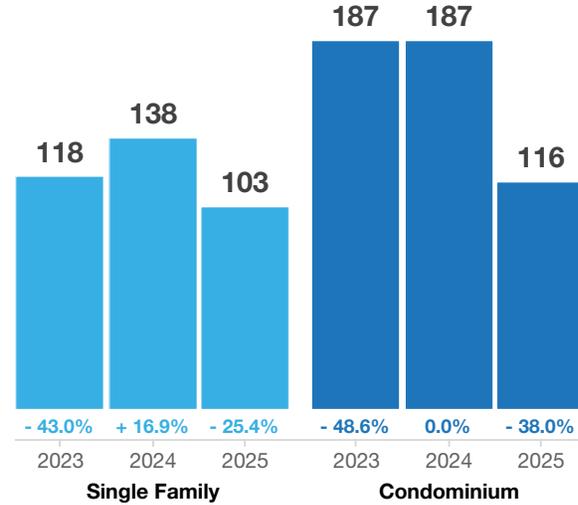
A count of the properties on which offers have been accepted in a given month.



## February

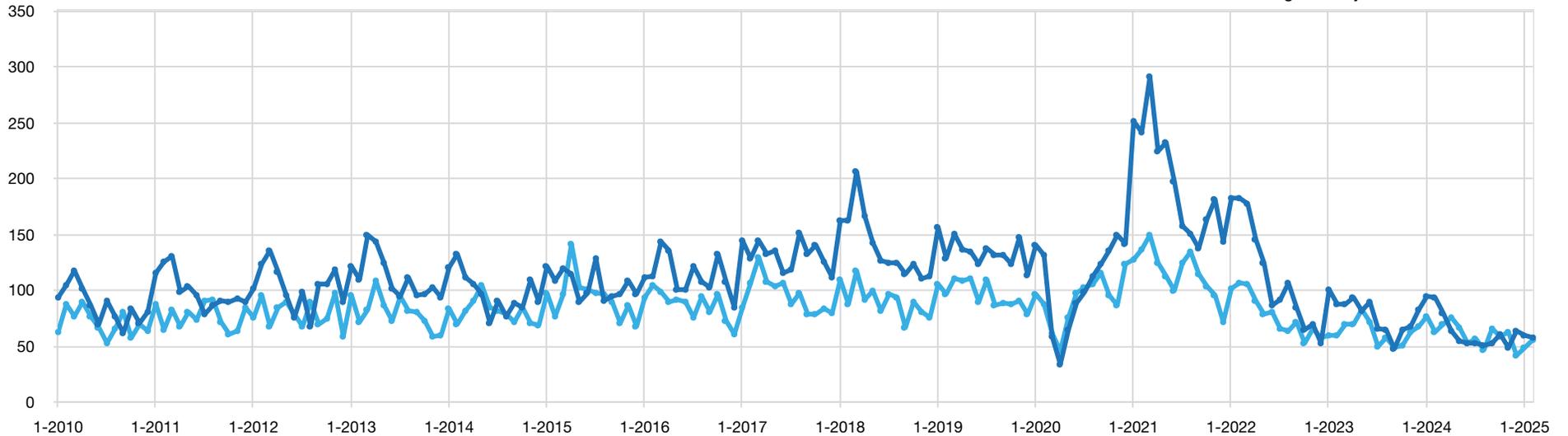


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2024	69	0.0%	79	-9.2%
Apr-2024	75	+8.7%	63	-32.3%
May-2024	66	-19.5%	54	-33.3%
Jun-2024	52	-26.8%	52	-41.6%
Jul-2024	56	+14.3%	52	-20.0%
Aug-2024	46	-19.3%	50	-21.9%
Sep-2024	65	+35.4%	52	+10.6%
Oct-2024	58	+16.0%	60	-6.3%
Nov-2024	62	0.0%	48	-28.4%
Dec-2024	41	-38.8%	63	-23.2%
Jan-2025	48	-36.8%	59	-37.2%
<b>Feb-2025</b>	<b>55</b>	<b>-11.3%</b>	<b>57</b>	<b>-38.7%</b>
12-Month Avg	58	-9.4%	57	-26.0%

## Historical Pending Sales by Month

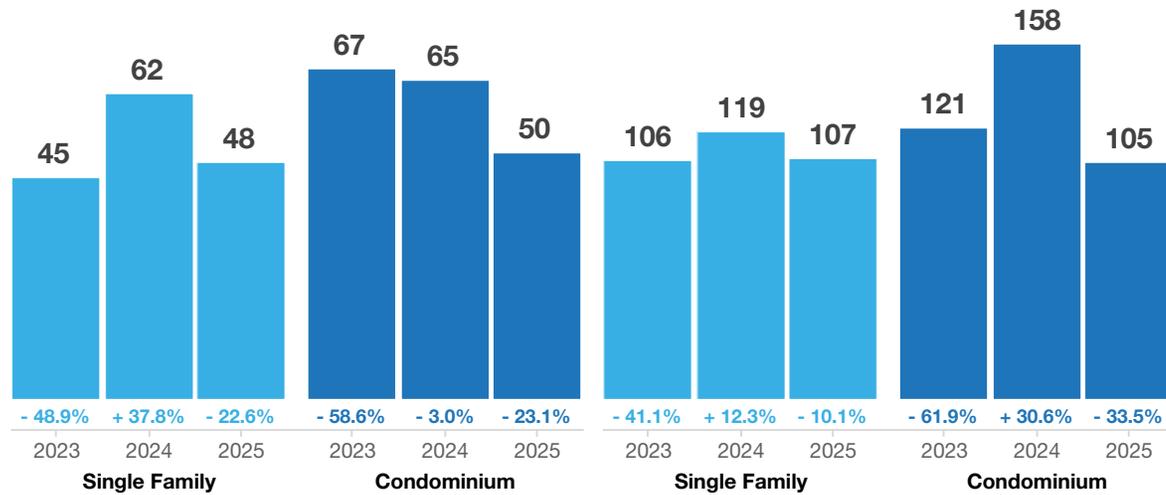


# Closed Sales

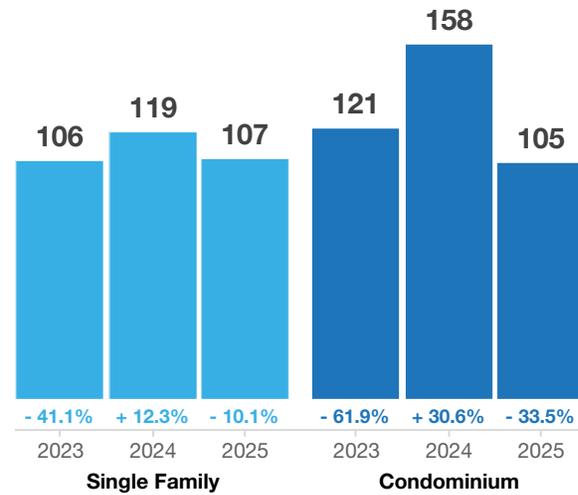
A count of the actual sales that closed in a given month.



## February

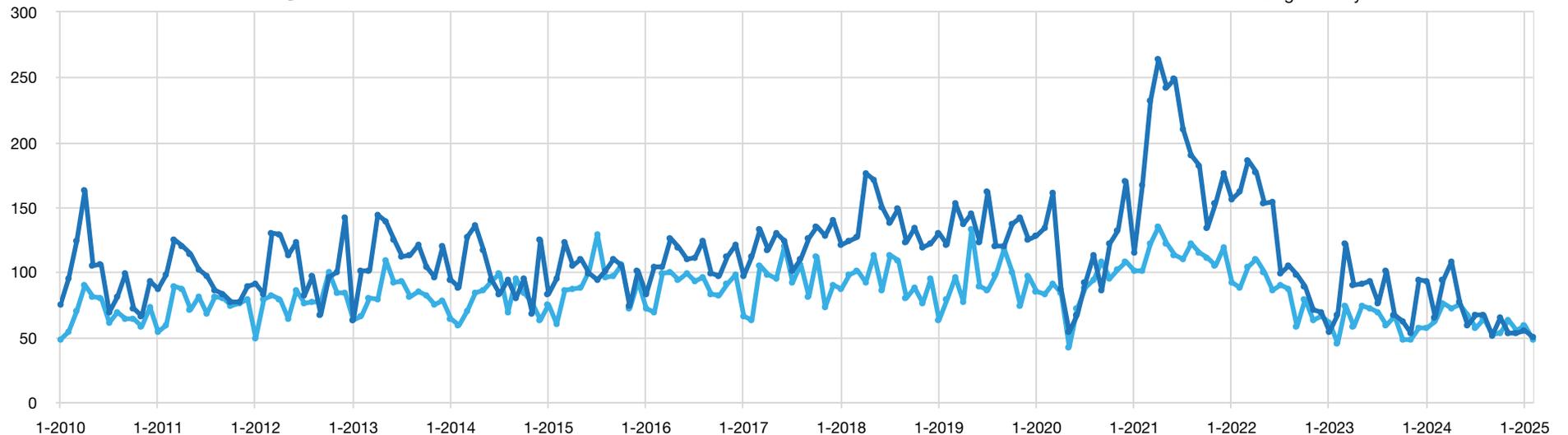


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	59	+ 3.5%	55	- 40.9%
<b>Feb-2025</b>	<b>48</b>	<b>- 22.6%</b>	<b>50</b>	<b>- 23.1%</b>
12-Month Avg	62	0.0%	67	- 20.2%

## Historical Closed Sales by Month

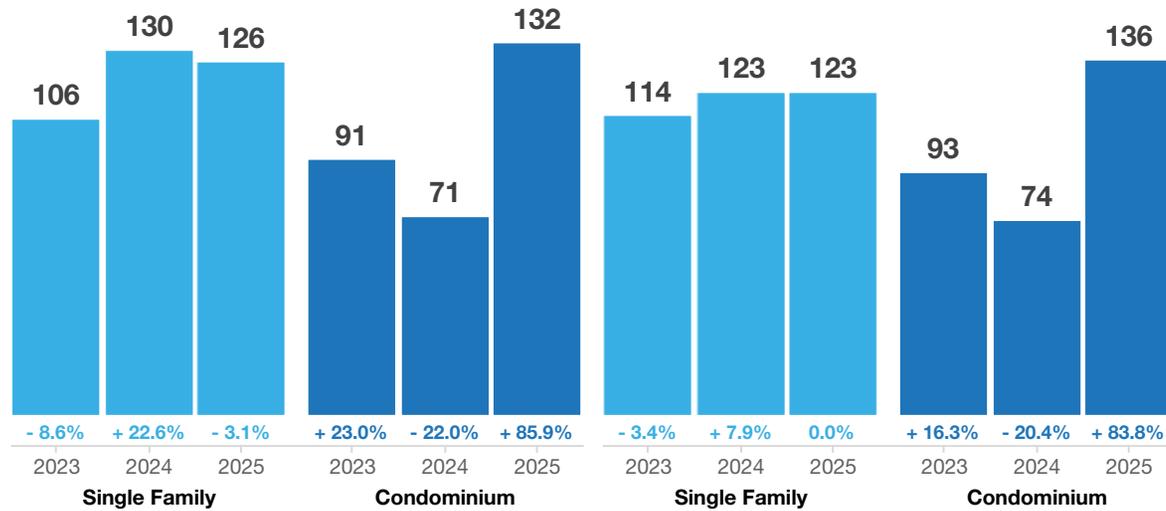


# Days on Market Until Sale

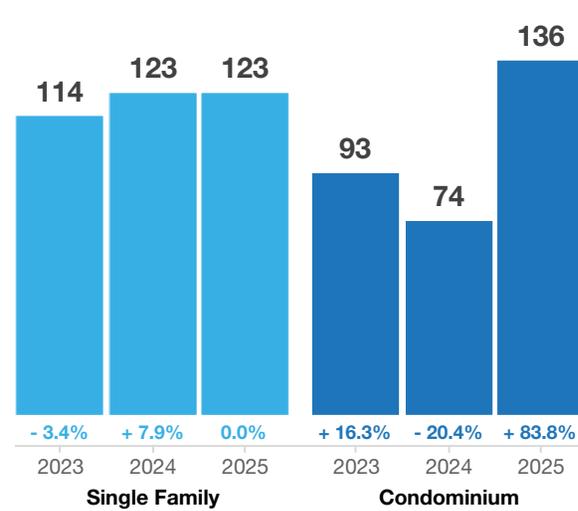
Average number of days between when a property is listed and when it closed in a given month.



## February



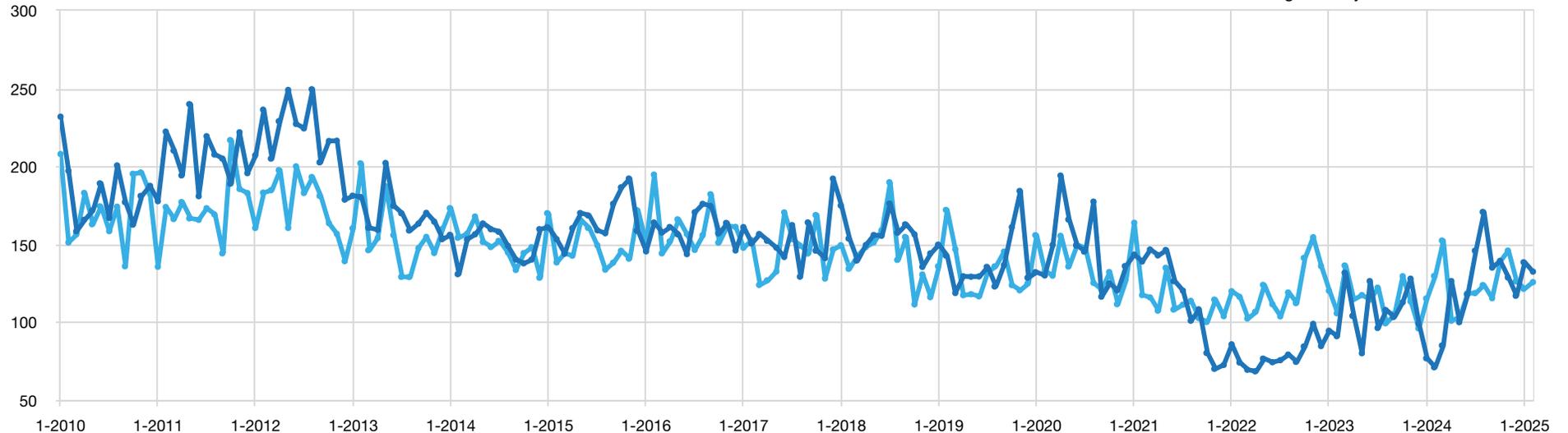
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	121	+ 5.2%	138	+ 79.2%
<b>Feb-2025</b>	<b>126</b>	<b>- 3.1%</b>	<b>132</b>	<b>+ 85.9%</b>
12-Month Avg*	124	+ 6.5%	126	+ 22.3%

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

## Historical Days on Market Until Sale by Month

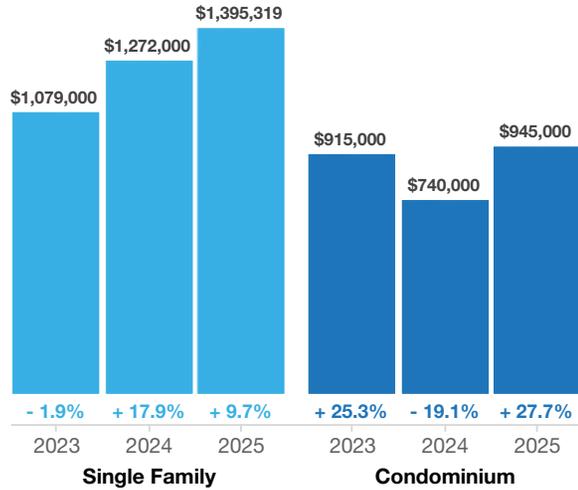


# Median Sales Price

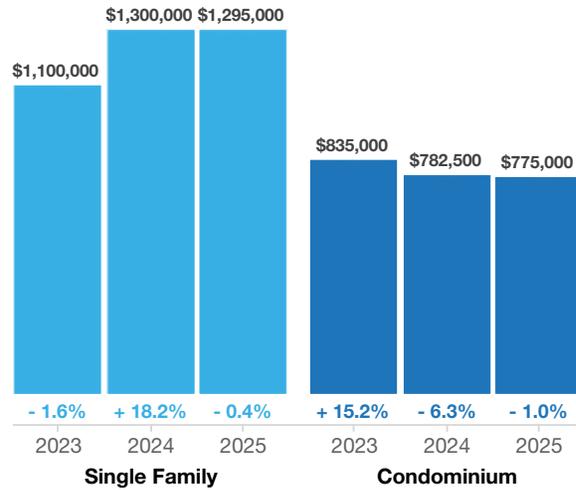
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



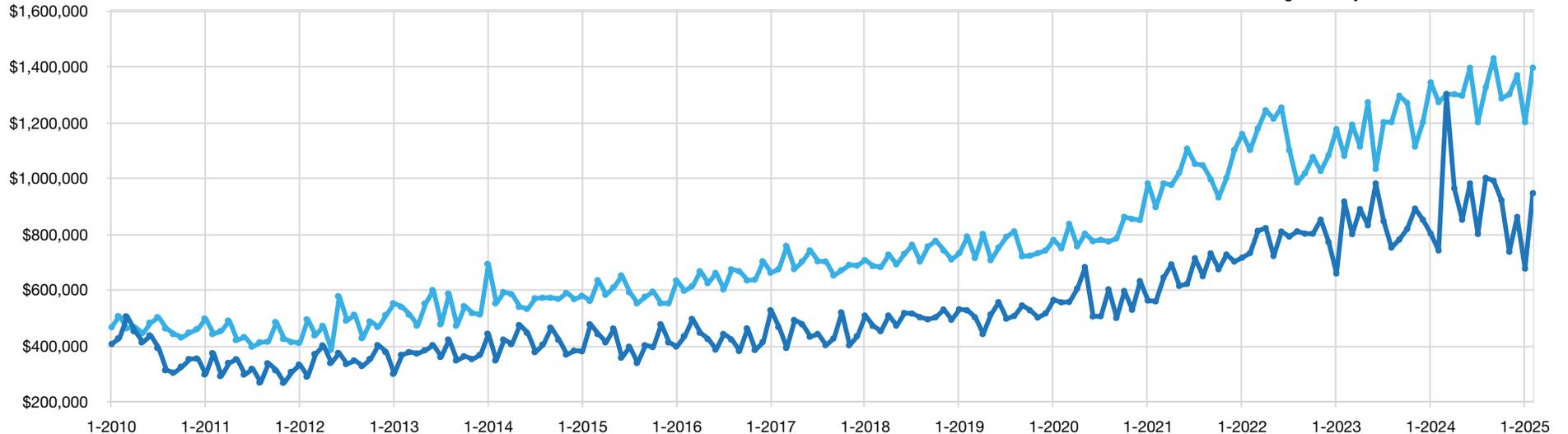
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	\$1,200,000	- 10.6%	\$675,000	- 15.6%
<b>Feb-2025</b>	<b>\$1,395,319</b>	<b>+ 9.7%</b>	<b>\$945,000</b>	<b>+ 27.7%</b>
12-Month Avg*	\$1,300,000	+ 7.8%	\$920,000	+ 12.2%

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

## Historical Median Sales Price by Month

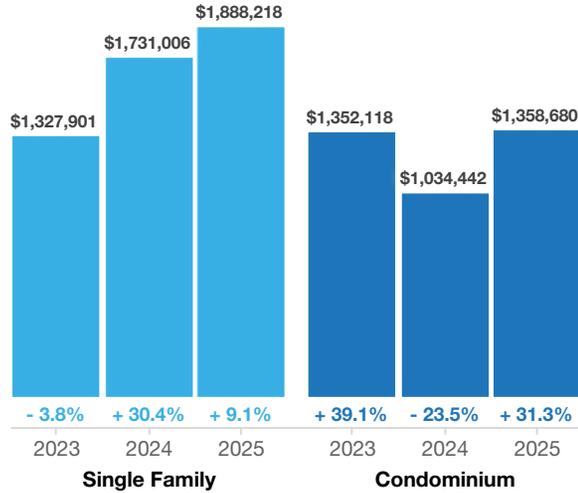


# Average Sales Price

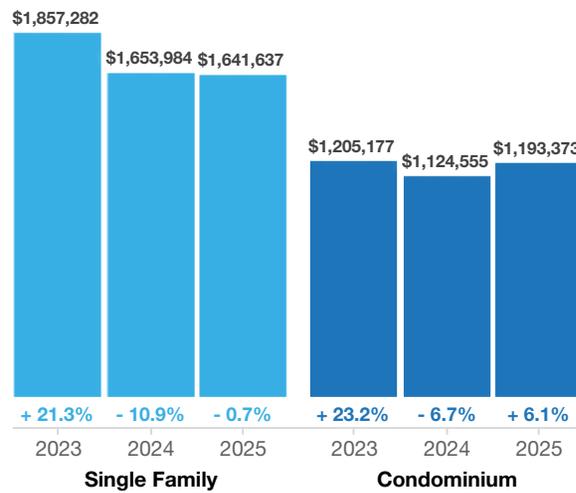
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



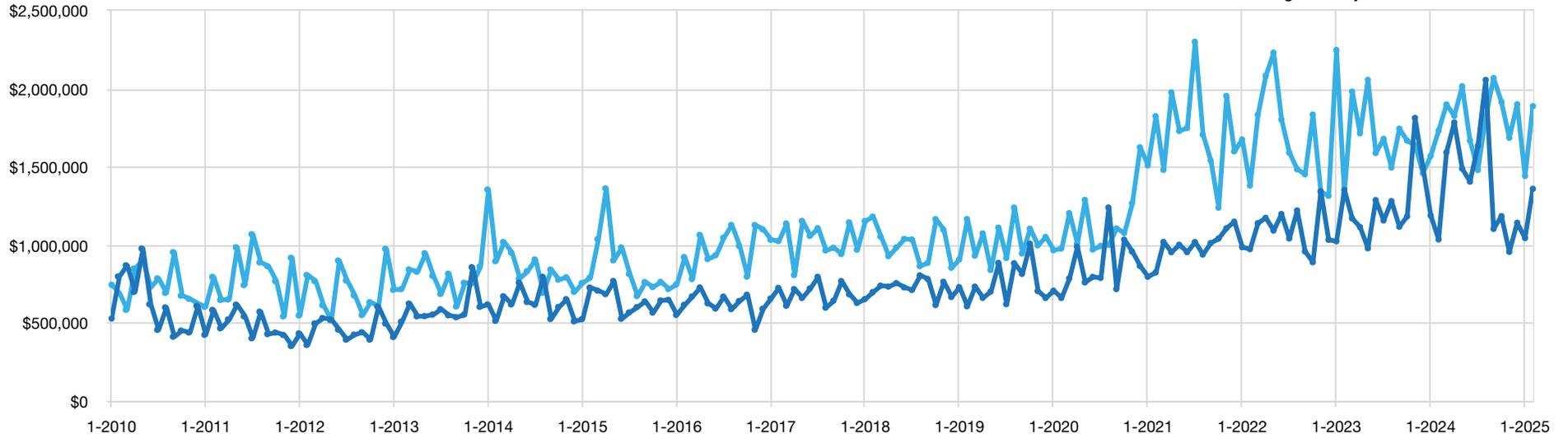
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	\$1,441,029	- 8.2%	\$1,043,094	- 12.2%
<b>Feb-2025</b>	<b>\$1,888,218</b>	<b>+ 9.1%</b>	<b>\$1,358,680</b>	<b>+ 31.3%</b>
12-Month Avg*	\$1,801,282	+ 5.5%	\$1,448,051	+ 18.4%

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

## Historical Average Sales Price by Month



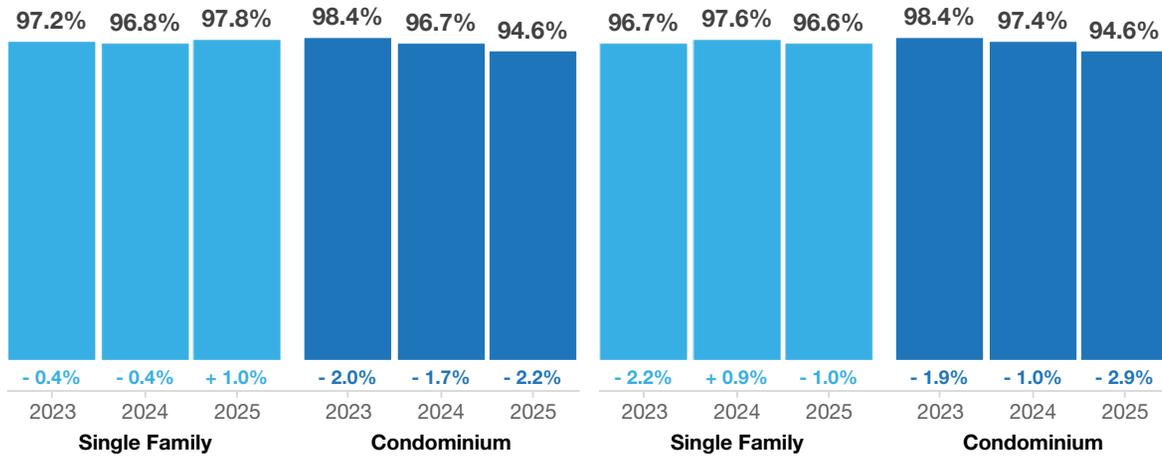
# Percent of List Price Received

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.



## February

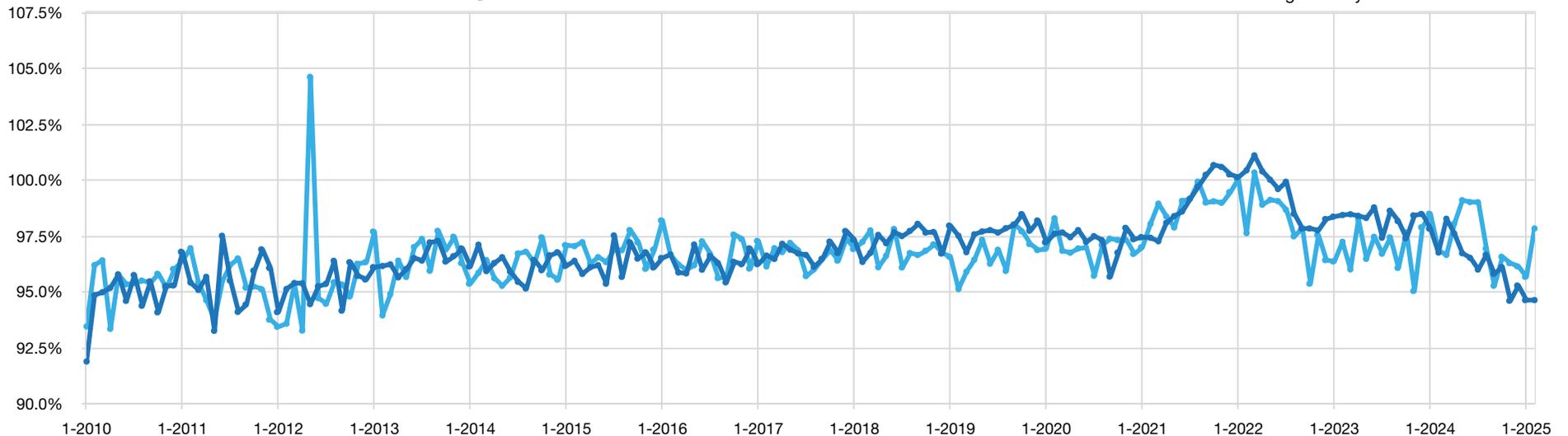
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	95.6%	- 2.9%	94.6%	- 3.3%
<b>Feb-2025</b>	<b>97.8%</b>	<b>+ 1.0%</b>	<b>94.6%</b>	<b>- 2.2%</b>
12-Month Avg*	97.3%	+ 0.3%	96.3%	- 1.9%

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

## Historical Percent of List Price Received by Month

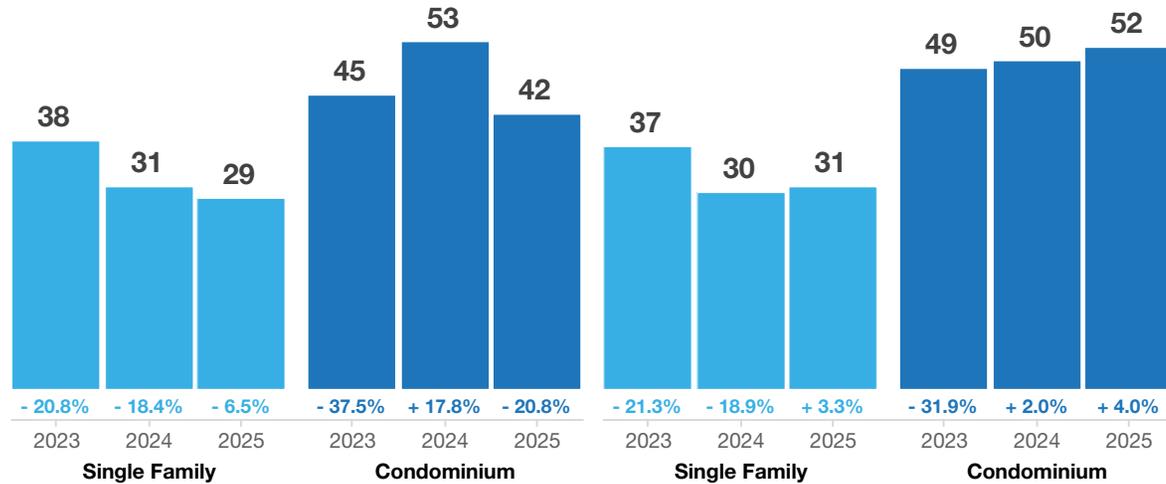


# Housing Affordability Index

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.

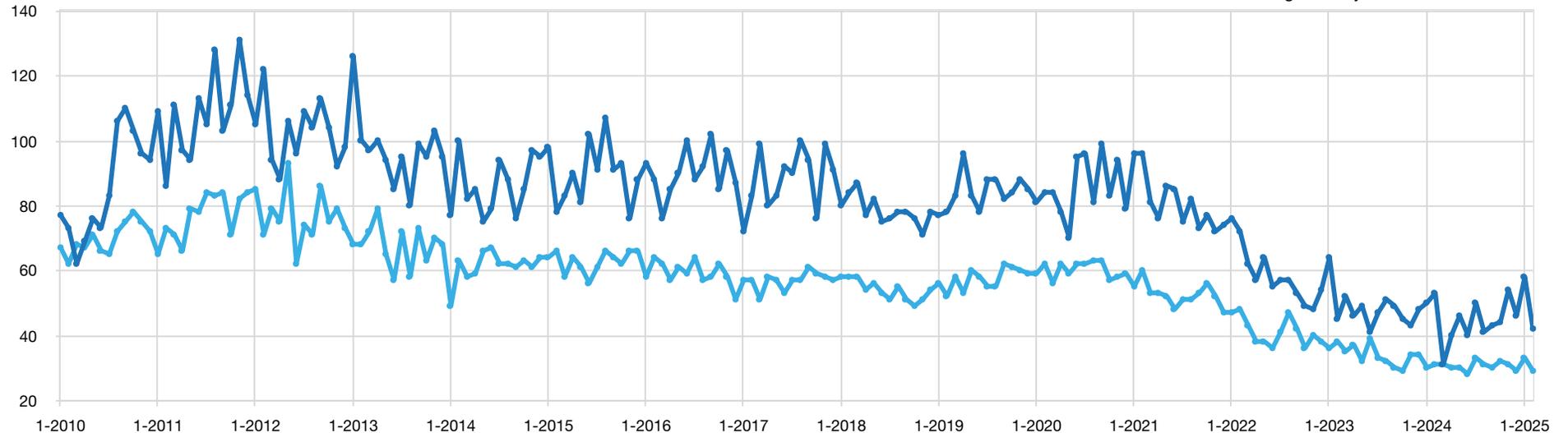


## February



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%
<b>Feb-2025</b>	<b>29</b>	<b>- 6.5%</b>	<b>42</b>	<b>- 20.8%</b>
12-Month Avg	31	- 6.1%	45	- 6.3%

## Historical Housing Affordability Index by Month

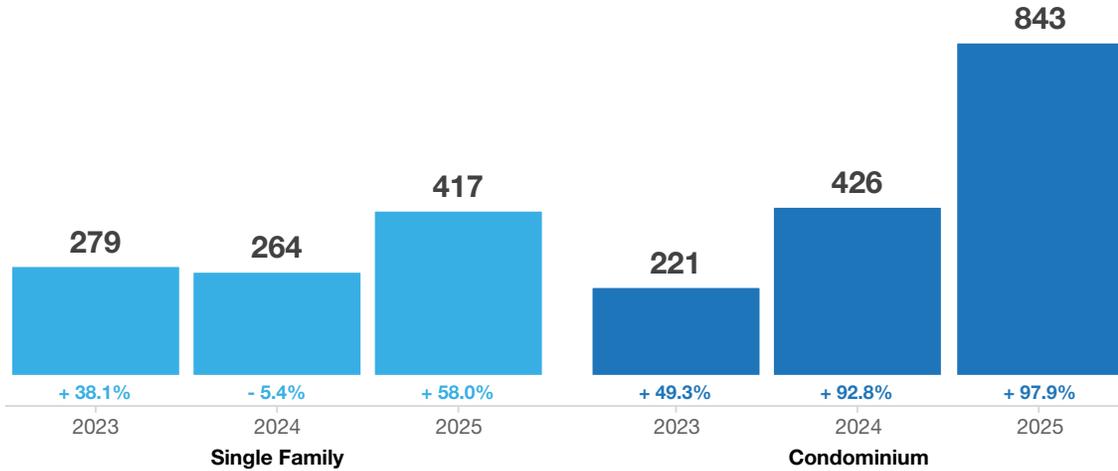


# Inventory of Homes for Sale

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



## February



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	355	+ 53.0%	716	+ 210.0%
Oct-2024	348	+ 42.6%	692	+ 172.4%
Nov-2024	364	+ 56.2%	729	+ 139.8%
Dec-2024	386	+ 66.4%	776	+ 106.4%
Jan-2025	402	+ 66.1%	814	+ 110.9%
<b>Feb-2025</b>	<b>417</b>	<b>+ 58.0%</b>	<b>843</b>	<b>+ 97.9%</b>
12-Month Avg	351	+ 42.1%	700	+ 156.4%

## Historical Inventory of Homes for Sale by Month

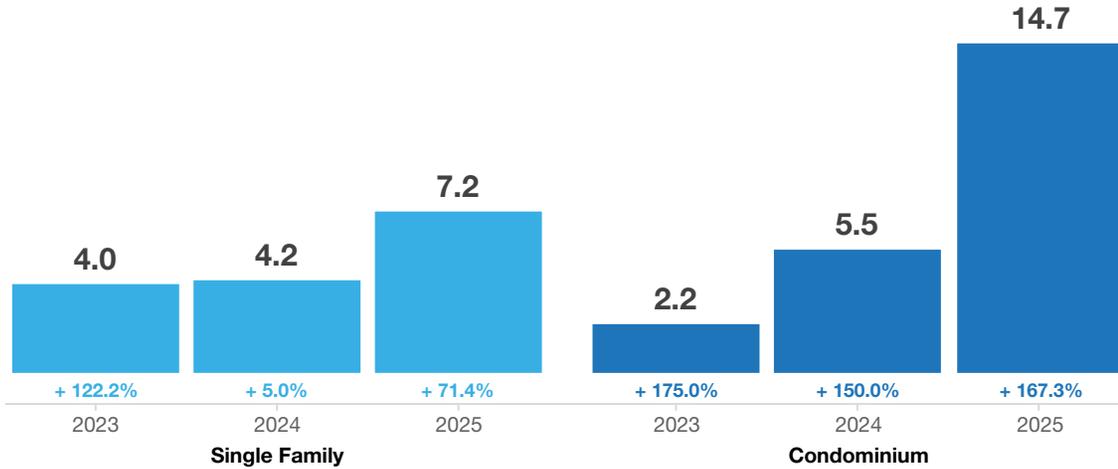


# Months Supply of Inventory

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.



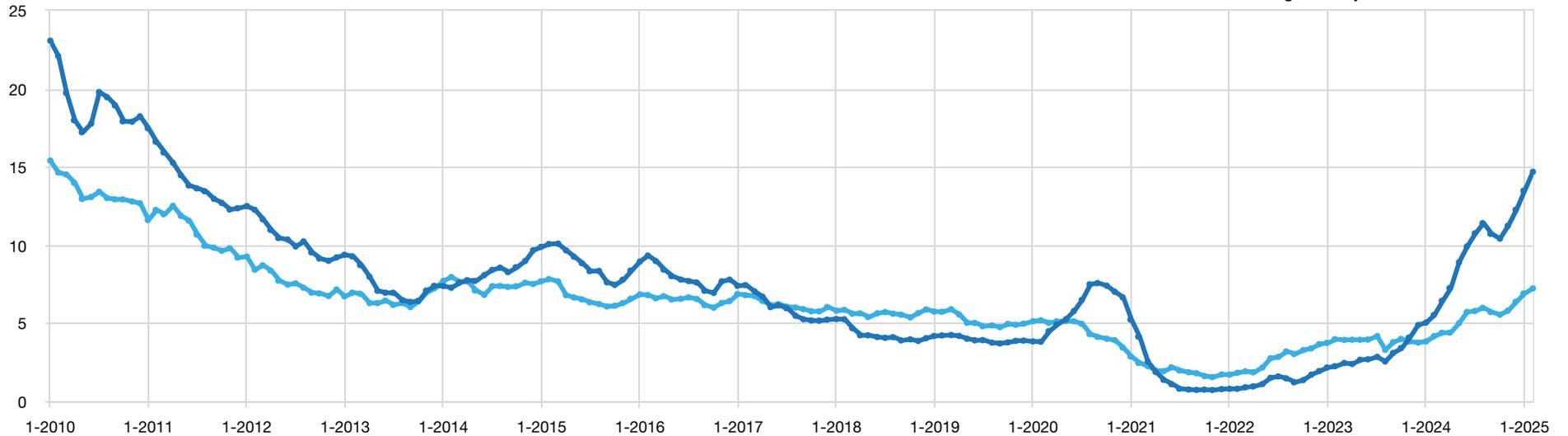
## February



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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	5.7	+ 50.0%	10.7	+ 245.2%
Oct-2024	5.5	+ 37.5%	10.4	+ 205.9%
Nov-2024	5.8	+ 52.6%	11.2	+ 173.2%
Dec-2024	6.4	+ 68.4%	12.3	+ 151.0%
Jan-2025	6.9	+ 81.6%	13.5	+ 170.0%
<b>Feb-2025</b>	<b>7.2</b>	<b>+ 71.4%</b>	<b>14.7</b>	<b>+ 167.3%</b>
12-Month Avg*	5.7	+ 47.8%	10.6	+ 206.8%

\* Months Supply for all properties from March 2024 through February 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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		281	262	- 6.8%	573	553	- 3.5%
<b>Pending Sales</b>		168	121	- 28.0%	353	238	- 32.6%
<b>Closed Sales</b>		148	107	- 27.7%	323	234	- 27.6%
<b>Days on Market Until Sale</b>		100	131	+ 31.0%	98	130	+ 32.7%
<b>Median Sales Price</b>		\$1,100,000	\$1,230,000	+ 11.8%	\$1,097,500	\$1,067,500	- 2.7%
<b>Average Sales Price</b>		\$1,657,305	\$1,644,771	- 0.8%	\$1,621,769	\$1,445,488	- 10.9%
<b>Percent of List Price Received</b>		96.6%	96.1%	- 0.5%	97.3%	95.7%	- 1.6%
<b>Housing Affordability Index</b>		36	33	- 8.3%	36	37	+ 2.8%
<b>Inventory of Homes for Sale</b>		857	1,444	+ 68.5%	—	—	—
<b>Months Supply of Inventory</b>		5.5	11.3	+ 105.5%	—	—	—

# Single Family Monthly Sales Volume

February 2025



Area Name	February 2025			January 2025			February 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	6	\$11,856,100	\$2,127,500	8	\$10,537,000	\$1,275,000	1	\$975,000	\$975,000
Hana	0	--	--	3	\$4,827,500	\$997,500	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	3	\$13,200,000	\$4,700,000	2	\$8,195,000	\$4,097,500	1	\$2,950,000	\$2,950,000
Kahakuloa	0	--	--	1	\$1,100,000	\$1,100,000	0	--	--
Kahului	4	\$3,436,000	\$842,000	7	\$7,959,000	\$1,040,000	8	\$10,357,020	\$1,270,760
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	4	\$5,230,000	\$1,282,500	9	\$16,383,480	\$1,460,000	7	\$8,140,000	\$1,150,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	4	\$10,581,500	\$2,665,750	2	\$1,380,000	\$690,000	4	\$4,475,000	\$1,147,500
Lahaina	1	\$3,600,000	\$3,600,000	0	--	--	0	--	--
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	7	\$8,725,100	\$1,250,000	5	\$6,815,000	\$1,295,000	11	\$13,368,725	\$1,095,000
Maui Meadows	1	\$1,455,000	\$1,455,000	2	\$5,590,000	\$2,795,000	3	\$7,050,000	\$2,200,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	2	\$3,675,000	\$1,837,500	3	\$5,105,000	\$1,805,000	3	\$4,914,216	\$1,840,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	2	\$2,215,000	\$1,107,500	1	\$900,000	\$900,000	1	\$900,000	\$900,000
Spreckelsville/Paia/Kuau	3	\$15,150,000	\$5,900,000	0	--	--	2	\$6,275,000	\$3,137,500
Wailea/Makena	0	--	--	0	--	--	6	\$31,545,000	\$4,057,500
Wailuku	8	\$10,165,782	\$1,395,319	13	\$14,848,733	\$1,003,000	12	\$14,640,422	\$1,292,000
Lanai	1	\$525,000	\$525,000	1	\$355,000	\$355,000	1	\$905,000	\$905,000
Molokai	2	\$820,000	\$410,000	2	\$1,025,000	\$512,500	2	\$827,000	\$413,500
<b>All MLS</b>	<b>48</b>	<b>\$90,634,482</b>	<b>\$1,395,319</b>	<b>59</b>	<b>\$85,020,713</b>	<b>\$1,200,000</b>	<b>62</b>	<b>\$107,322,383</b>	<b>\$1,272,000</b>

# Condominium Monthly Sales Volume

## February 2025



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	February 2025			January 2025			February 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	0	--	--	0	--	--
Hana	0	--	--	1	\$1,875,000	\$1,875,000	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	10	\$20,392,500	\$1,262,500	7	\$9,160,000	\$920,000	3	\$4,210,000	\$1,275,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	6	\$1,809,500	\$252,750
Kapalua	1	\$5,500,000	\$5,500,000	0	--	--	1	\$2,950,000	\$2,950,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	20	\$16,914,000	\$670,000	21	\$17,401,270	\$675,000	29	\$25,367,734	\$740,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	0	--	--	2	\$1,050,000	\$525,000	1	\$95,000	\$95,000
Maalaea	0	--	--	2	\$1,037,000	\$518,500	1	\$639,000	\$639,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	5	\$3,565,000	\$560,000	10	\$7,230,000	\$655,000	16	\$12,042,000	\$769,500
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	8	\$19,032,500	\$2,262,500	5	\$16,510,000	\$3,600,000	4	\$18,055,000	\$3,175,000
Wailuku	3	\$1,853,000	\$630,000	5	\$2,504,900	\$460,000	2	\$1,521,000	\$760,500
Lanai	1	\$188,000	\$188,000	0	--	--	0	--	--
Molokai	2	\$488,975	\$244,488	2	\$602,000	\$301,000	2	\$549,500	\$274,750
<b>All MLS</b>	<b>50</b>	<b>\$67,933,975</b>	<b>\$945,000</b>	<b>55</b>	<b>\$57,370,170</b>	<b>\$675,000</b>	<b>65</b>	<b>\$67,238,734</b>	<b>\$740,000</b>

# Land Monthly Sales Volume

## February 2025



Area Name	February 2025			January 2025			February 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	1	\$815,000	\$815,000	0	--	--	1	\$175,000	\$175,000
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	0	--	--	2	\$12,025,000	\$6,012,500	1	\$1,100,000	\$1,100,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	1	\$630,000	\$630,000
Keanae	0	--	--	0	--	--	1	\$665,000	\$665,000
Kihei	1	\$860,000	\$860,000	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	2	\$915,000	\$457,500	1	\$775,000	\$775,000
Lahaina	2	\$1,925,000	\$962,500	2	\$1,284,000	\$642,000	3	\$1,700,000	\$500,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	2	\$4,550,000	\$2,275,000	1	\$1,075,000	\$1,075,000	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	1	\$20,000	\$20,000	1	\$4,200,000	\$4,200,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	1	\$482,500	\$482,500	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	1	\$8,250,000	\$8,250,000	1	\$1,888,250	\$1,888,250	12	\$61,475,000	\$4,100,000
Wailuku	1	\$950,000	\$950,000	0	--	--	0	--	--
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	\$72,000	\$72,000	3	\$2,173,000	\$378,000	0	--	--
<b>All MLS</b>	<b>9</b>	<b>\$17,422,000</b>	<b>\$950,000</b>	<b>13</b>	<b>\$19,862,750</b>	<b>\$585,000</b>	<b>21</b>	<b>\$70,720,000</b>	<b>\$2,250,000</b>

# Single Family Sales – Year to Date

February 2025 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-25 YTD Sales	Feb-24 YTD Sales	Unit Change	Percent Change	Feb-25 YTD Average	Feb-24 YTD Average	Dollar Change	Percent Change	Feb-25 YTD Median	Feb-24 YTD Median	Dollar Change	Percent Change	Feb-25 YTD Volume	Feb-24 YTD Volume	Dollar Change	Percent Change
Haiku	14	9	+5	+55.6%	\$1,599,507	\$1,560,000	+\$39,507	+2.5%	\$1,598,500	\$1,400,000	+\$198,500	+14.2%	\$22,393,100	\$14,040,000	+\$8,353,100	+59.5%
Hana	3	0	+3	--	\$1,609,167	--	--	--	\$997,500	--	--	--	\$4,827,500	\$0	+\$4,827,500	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	5	3	+2	+66.7%	\$4,279,000	\$2,650,000	+\$1,629,000	+61.5%	\$4,400,000	\$2,700,000	+\$1,700,000	+63.0%	\$21,395,000	\$7,950,000	+\$13,445,000	+169.1%
Kahakuloa	1	0	+1	--	\$1,100,000	--	--	--	\$1,100,000	--	--	--	\$1,100,000	\$0	+\$1,100,000	--
Kahului	11	15	-4	-26.7%	\$1,035,909	\$1,231,841	-\$195,932	-15.9%	\$985,000	\$1,195,600	-\$210,600	-17.6%	\$11,395,000	\$18,477,620	-\$7,082,620	-38.3%
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	13	18	-5	-27.8%	\$1,662,575	\$1,352,222	+\$310,353	+23.0%	\$1,400,000	\$1,210,000	+\$190,000	+15.7%	\$21,613,480	\$24,340,000	-\$2,726,520	-11.2%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	6	5	+1	+20.0%	\$1,993,583	\$1,555,000	+\$438,583	+28.2%	\$1,755,000	\$1,170,000	+\$585,000	+50.0%	\$11,961,500	\$7,775,000	+\$4,186,500	+53.8%
Lahaina	1	1	0	0.0%	\$3,600,000	\$855,750	+\$2,744,250	+320.7%	\$3,600,000	\$855,750	+\$2,744,250	+320.7%	\$3,600,000	\$855,750	+\$2,744,250	+320.7%
Maalaea	0	1	-1	-100.0%	--	\$2,933,006	--	--	--	\$2,933,006	--	--	\$0	\$2,933,006	-\$2,933,006	-100.0%
Makawao/Olinda/Haliimaile	12	15	-3	-20.0%	\$1,295,008	\$1,147,782	+\$147,227	+12.8%	\$1,295,000	\$950,000	+\$345,000	+36.3%	\$15,540,100	\$17,216,725	-\$1,676,625	-9.7%
Maui Meadows	3	4	-1	-25.0%	\$2,348,333	\$2,452,500	-\$104,167	-4.2%	\$2,690,000	\$2,480,000	+\$210,000	+8.5%	\$7,045,000	\$9,810,000	-\$2,765,000	-28.2%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	5	7	-2	-28.6%	\$1,756,000	\$1,695,602	+\$60,398	+3.6%	\$1,805,000	\$1,700,000	+\$105,000	+6.2%	\$8,780,000	\$11,869,216	-\$3,089,216	-26.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	3	4	-1	-25.0%	\$1,038,333	\$1,057,500	-\$19,167	-1.8%	\$1,075,000	\$902,500	+\$172,500	+19.1%	\$3,115,000	\$4,230,000	-\$1,115,000	-26.4%
Spreckelsville/Paia/Kuau	3	3	0	0.0%	\$5,050,000	\$2,716,667	+\$2,333,333	+85.9%	\$5,900,000	\$3,100,000	+\$2,800,000	+90.3%	\$15,150,000	\$8,150,000	+\$7,000,000	+85.9%
Wailea/Makena	0	7	-7	-100.0%	--	\$5,503,279	--	--	--	\$4,350,000	--	--	\$0	\$38,522,950	-\$38,522,950	-100.0%
Wailuku	21	23	-2	-8.7%	\$1,191,167	\$1,241,165	-\$49,998	-4.0%	\$1,175,000	\$1,300,000	-\$125,000	-9.6%	\$25,014,515	\$28,546,803	-\$3,532,288	-12.4%
Lanai	2	1	+1	+100.0%	\$440,000	\$905,000	-\$465,000	-51.4%	\$440,000	\$905,000	-\$465,000	-51.4%	\$880,000	\$905,000	-\$25,000	-2.8%
Molokai	4	3	+1	+33.3%	\$461,250	\$400,667	+\$60,583	+15.1%	\$460,000	\$375,000	+\$85,000	+22.7%	\$1,845,000	\$1,202,000	+\$643,000	+53.5%
All MLS	107	119	-12	-10.1%	\$1,641,637	\$1,653,984	-\$12,346	-0.7%	\$1,295,000	\$1,300,000	-\$5,000	-0.4%	\$175,655,195	\$196,824,070	-\$21,168,875	-10.8%

# Total Condominium Sales – Year to Date

February 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-25 YTD Sales	Feb-24 YTD Sales	Unit Change	Percent Change	Feb-25 YTD Average	Feb-24 YTD Average	Dollar Change	Percent Change	Feb-25 YTD Median	Feb-24 YTD Median	Dollar Change	Percent Change	Feb-25 YTD Volume	Feb-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	17	14	+3	+21.4%	\$1,738,382	\$1,498,929	+\$239,454	+16.0%	\$1,152,500	\$1,562,500	-\$410,000	-26.2%	\$29,552,500	\$20,985,000	+\$8,567,500	+40.8%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	11	-11	-100.0%	--	\$277,591	--	--	--	\$251,500	--	--	\$0	\$3,053,500	-\$3,053,500	-100.0%
Kapalua	1	1	0	0.0%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	41	63	-22	-34.9%	\$836,958	\$893,274	-\$56,316	-6.3%	\$675,000	\$770,000	-\$95,000	-12.3%	\$34,315,270	\$56,276,234	-\$21,960,964	-39.0%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	2	1	+1	+100.0%	\$525,000	\$95,000	+\$430,000	+452.6%	\$525,000	\$95,000	+\$430,000	+452.6%	\$1,050,000	\$95,000	+\$955,000	+1,005.3%
Maalaea	2	5	-3	-60.0%	\$518,500	\$857,800	-\$339,300	-39.6%	\$518,500	\$945,000	-\$426,500	-45.1%	\$1,037,000	\$4,289,000	-\$3,252,000	-75.8%
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	15	35	-20	-57.1%	\$719,667	\$705,571	+\$14,095	+2.0%	\$610,000	\$675,000	-\$65,000	-9.6%	\$10,795,000	\$24,695,000	-\$13,900,000	-56.3%
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	13	16	-3	-18.8%	\$2,734,038	\$3,646,619	-\$912,580	-25.0%	\$2,800,000	\$2,902,500	-\$102,500	-3.5%	\$35,542,500	\$58,345,899	-\$22,803,399	-39.1%
Wailuku	8	8	0	0.0%	\$544,738	\$584,500	-\$39,763	-6.8%	\$524,950	\$422,500	+\$102,450	+24.2%	\$4,357,900	\$4,676,000	-\$318,100	-6.8%
Lanai	1	0	+1	--	\$188,000	--	--	--	\$188,000	--	--	--	\$188,000	\$0	+\$188,000	--
Molokai	4	2	+2	+100.0%	\$272,744	\$274,750	-\$2,006	-0.7%	\$244,488	\$274,750	-\$30,263	-11.0%	\$1,090,975	\$549,500	+\$541,475	+98.5%
All MLS	105	158	-53	-33.5%	\$1,193,373	\$1,124,555	+\$68,818	+6.1%	\$775,000	\$782,500	-\$7,500	-1.0%	\$125,304,145	\$177,679,633	-\$52,375,488	-29.5%

# Fee Simple Condominium Sales – Year to Date

February 2025 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-25 YTD Sales	Feb-24 YTD Sales	Unit Change	Percent Change	Feb-25 YTD Average	Feb-24 YTD Average	Dollar Change	Percent Change	Feb-25 YTD Median	Feb-24 YTD Median	Dollar Change	Percent Change	Feb-25 YTD Volume	Feb-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	17	13	+4	+30.8%	\$1,738,382	\$1,574,231	+\$164,152	+10.4%	\$1,152,500	\$1,575,000	-\$422,500	-26.8%	\$29,552,500	\$20,465,000	+\$9,087,500	+44.4%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	11	-11	-100.0%	--	\$277,591	--	--	--	\$251,500	--	--	\$0	\$3,053,500	-\$3,053,500	-100.0%
Kapalua	1	1	0	0.0%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%	\$5,500,000	\$2,950,000	+\$2,550,000	+86.4%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	41	60	-19	-31.7%	\$836,958	\$921,087	-\$84,129	-9.1%	\$675,000	\$782,500	-\$107,500	-13.7%	\$34,315,270	\$55,265,234	-\$20,949,964	-37.9%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	2	1	+1	+100.0%	\$525,000	\$95,000	+\$430,000	+452.6%	\$525,000	\$95,000	+\$430,000	+452.6%	\$1,050,000	\$95,000	+\$955,000	+1,005.3%
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	15	28	-13	-46.4%	\$719,667	\$741,821	-\$22,155	-3.0%	\$610,000	\$715,000	-\$105,000	-14.7%	\$10,795,000	\$20,771,000	-\$9,976,000	-48.0%
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	13	16	-3	-18.8%	\$2,734,038	\$3,646,619	-\$912,580	-25.0%	\$2,800,000	\$2,902,500	-\$102,500	-3.5%	\$35,542,500	\$58,345,899	-\$22,803,399	-39.1%
Wailuku	8	8	0	0.0%	\$544,738	\$584,500	-\$39,763	-6.8%	\$524,950	\$422,500	+\$102,450	+24.2%	\$4,357,900	\$4,676,000	-\$318,100	-6.8%
Lanai	1	0	+1	--	\$188,000	--	--	--	\$188,000	--	--	--	\$188,000	\$0	+\$188,000	--
Molokai	4	2	+2	+100.0%	\$272,744	\$274,750	-\$2,006	-0.7%	\$244,488	\$274,750	-\$30,263	-11.0%	\$1,090,975	\$549,500	+\$541,475	+98.5%
All MLS	103	145	-42	-29.0%	\$1,206,477	\$1,180,729	+\$25,749	+2.2%	\$780,000	\$800,000	-\$20,000	-2.5%	\$124,267,145	\$171,205,633	-\$46,938,488	-27.4%

# Leasehold Condominium Sales – Year to Date

February 2025 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-25 YTD Sales	Feb-24 YTD Sales	Unit Change	Percent Change	Feb-25 YTD Average	Feb-24 YTD Average	Dollar Change	Percent Change	Feb-25 YTD Median	Feb-24 YTD Median	Dollar Change	Percent Change	Feb-25 YTD Volume	Feb-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	3	-3	-100.0%	--	\$337,000	--	--	--	\$297,000	--	--	\$0	\$1,011,000	-\$1,011,000	-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	2	0	0.0%	\$518,500	\$509,500	+\$9,000	+1.8%	\$518,500	\$509,500	+\$9,000	+1.8%	\$1,037,000	\$1,019,000	+\$18,000	+1.8%
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	7	-7	-100.0%	--	\$560,571	--	--	--	\$370,000	--	--	\$0	\$3,924,000	-\$3,924,000	-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	--
<b>All MLS</b>	<b>2</b>	<b>13</b>	<b>-11</b>	<b>-84.6%</b>	<b>\$518,500</b>	<b>\$498,000</b>	<b>+\$20,500</b>	<b>+4.1%</b>	<b>\$518,500</b>	<b>\$370,000</b>	<b>+\$148,500</b>	<b>+40.1%</b>	<b>\$1,037,000</b>	<b>\$6,474,000</b>	<b>-\$5,437,000</b>	<b>-84.0%</b>

# Land Sales – Year to Date

February 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-25 YTD Sales	Feb-24 YTD Sales	Unit Change	Percent Change	Feb-25 YTD Average	Feb-24 YTD Average	Dollar Change	Percent Change	Feb-25 YTD Median	Feb-24 YTD Median	Dollar Change	Percent Change	Feb-25 YTD Volume	Feb-24 YTD Volume	Dollar Change	Percent Change
Haiku	1	3	-2	-66.7%	\$815,000	\$548,333	+\$266,667	+48.6%	\$815,000	\$320,000	+\$495,000	+154.7%	\$815,000	\$1,645,000	-\$830,000	-50.5%
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	2	0	0.0%	\$6,012,500	\$895,000	+\$5,117,500	+571.8%	\$6,012,500	\$895,000	+\$5,117,500	+571.8%	\$12,025,000	\$1,790,000	+\$10,235,000	+571.8%
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	1	-1	-100.0%	--	\$630,000	--	--	--	\$630,000	--	--	\$0	\$630,000	-\$630,000	-100.0%
Keanae	0	1	-1	-100.0%	--	\$665,000	--	--	--	\$665,000	--	--	\$0	\$665,000	-\$665,000	-100.0%
Kihei	1	0	+1	--	\$860,000	--	--	--	\$860,000	--	--	--	\$860,000	\$0	+\$860,000	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	2	3	-1	-33.3%	\$457,500	\$633,333	-\$175,833	-27.8%	\$457,500	\$775,000	-\$317,500	-41.0%	\$915,000	\$1,900,000	-\$985,000	-51.8%
Lahaina	4	6	-2	-33.3%	\$802,250	\$743,500	+\$58,750	+7.9%	\$642,000	\$700,001	-\$58,001	-8.3%	\$3,209,000	\$4,461,001	-\$1,252,001	-28.1%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	3	0	+3	--	\$1,875,000	--	--	--	\$2,150,000	--	--	--	\$5,625,000	\$0	+\$5,625,000	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	1	1	0	0.0%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%
Olowalu	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	2	25	-23	-92.0%	\$5,069,125	\$5,142,000	-\$72,875	-1.4%	\$5,069,125	\$4,500,000	+\$569,125	+12.6%	\$10,138,250	\$128,550,000	-\$118,411,750	-92.1%
Wailuku	1	1	0	0.0%	\$950,000	\$1,800,000	-\$850,000	-47.2%	\$950,000	\$1,800,000	-\$850,000	-47.2%	\$950,000	\$1,800,000	-\$850,000	-47.2%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	4	0	+4	--	\$561,250	--	--	--	\$336,500	--	--	--	\$2,245,000	\$0	+\$2,245,000	--
<b>All MLS</b>	<b>22</b>	<b>46</b>	<b>-24</b>	<b>-52.2%</b>	<b>\$1,694,761</b>	<b>\$3,282,356</b>	<b>-\$1,587,594</b>	<b>-48.4%</b>	<b>\$837,500</b>	<b>\$2,000,000</b>	<b>-\$1,162,500</b>	<b>-58.1%</b>	<b>\$37,284,750</b>	<b>\$149,131,001</b>	<b>-\$111,846,251</b>	<b>-75.0%</b>

# Local Market Update – February 2025

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



## AII MLS

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	94	<b>98</b>	+ 4.3%	203	<b>202</b>	- 0.5%
Pending Sales	62	<b>55</b>	- 11.3%	138	<b>103</b>	- 25.4%
Closed Sales	62	<b>48</b>	- 22.6%	119	<b>107</b>	- 10.1%
Days on Market Until Sale	130	<b>126</b>	- 3.1%	123	<b>123</b>	0.0%
Median Sales Price*	\$1,272,000	<b>\$1,395,319</b>	+ 9.7%	\$1,300,000	<b>\$1,295,000</b>	- 0.4%
Average Sales Price*	\$1,731,006	<b>\$1,888,218</b>	+ 9.1%	\$1,653,984	<b>\$1,641,637</b>	- 0.7%
Percent of List Price Received*	96.8%	<b>97.8%</b>	+ 1.0%	97.6%	<b>96.6%</b>	- 1.0%
Inventory of Homes for Sale	264	<b>417</b>	+ 58.0%	—	—	—
Months Supply of Inventory	4.2	<b>7.2</b>	+ 71.4%	—	—	—

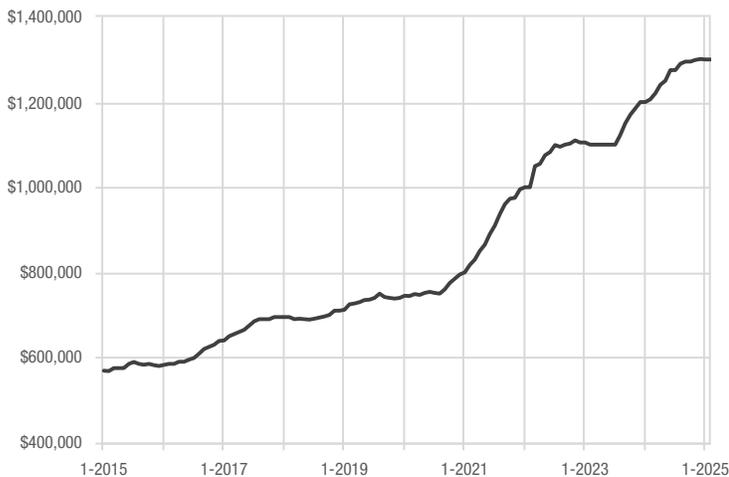
Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	154	<b>142</b>	- 7.8%	305	<b>307</b>	+ 0.7%
Pending Sales	93	<b>57</b>	- 38.7%	187	<b>116</b>	- 38.0%
Closed Sales	65	<b>50</b>	- 23.1%	158	<b>105</b>	- 33.5%
Days on Market Until Sale	71	<b>132</b>	+ 85.9%	74	<b>136</b>	+ 83.8%
Median Sales Price*	\$740,000	<b>\$945,000</b>	+ 27.7%	\$782,500	<b>\$775,000</b>	- 1.0%
Average Sales Price*	\$1,034,442	<b>\$1,358,680</b>	+ 31.3%	\$1,124,555	<b>\$1,193,373</b>	+ 6.1%
Percent of List Price Received*	96.7%	<b>94.6%</b>	- 2.2%	97.4%	<b>94.6%</b>	- 2.9%
Inventory of Homes for Sale	426	<b>843</b>	+ 97.9%	—	—	—
Months Supply of Inventory	5.5	<b>14.7</b>	+ 167.3%	—	—	—

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

### Median Sales Price - Single Family

Rolling 12-Month Calculation

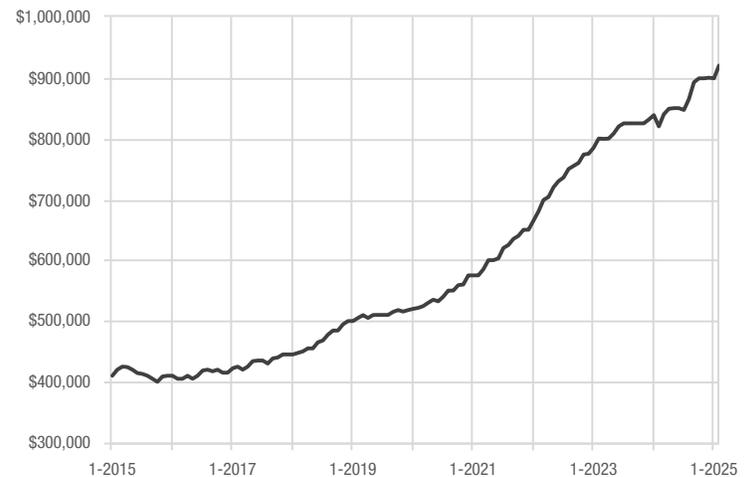
AII MLS



### Median Sales Price - Condominium

Rolling 12-Month Calculation

AII 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 – February 2025

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



## Haiku

North Shore

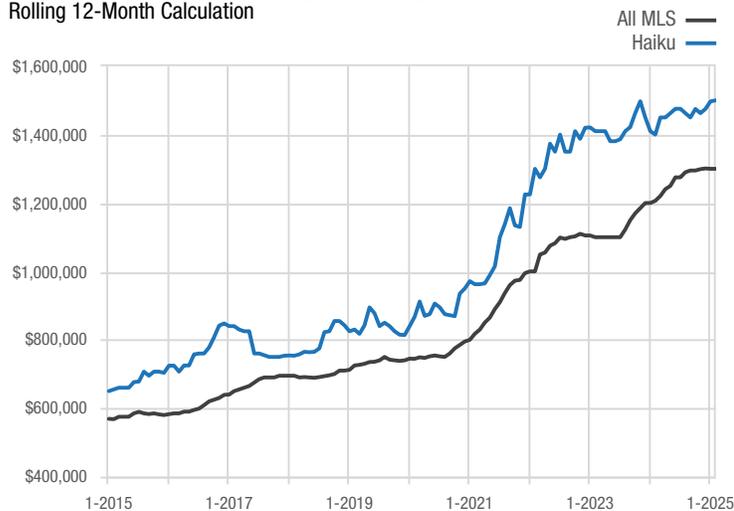
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	5	7	+ 40.0%	9	13	+ 44.4%
Pending Sales	2	3	+ 50.0%	4	8	+ 100.0%
Closed Sales	1	6	+ 500.0%	9	14	+ 55.6%
Days on Market Until Sale	140	93	- 33.6%	147	88	- 40.1%
Median Sales Price*	\$975,000	<b>\$2,127,500</b>	+ 118.2%	\$1,400,000	<b>\$1,598,500</b>	+ 14.2%
Average Sales Price*	\$975,000	<b>\$1,976,017</b>	+ 102.7%	\$1,560,000	<b>\$1,599,507</b>	+ 2.5%
Percent of List Price Received*	97.5%	<b>99.8%</b>	+ 2.4%	97.1%	<b>96.5%</b>	- 0.6%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	3.3	4.5	+ 36.4%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

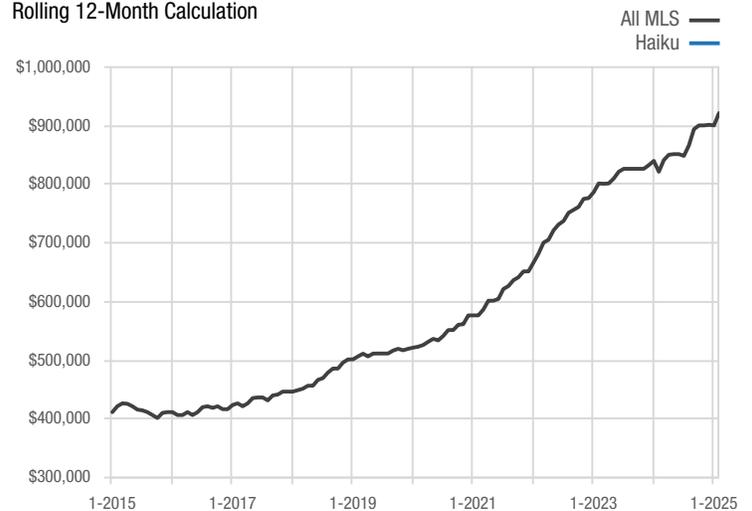
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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

# Local Market Update – February 2025

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



## Hana

East Maui

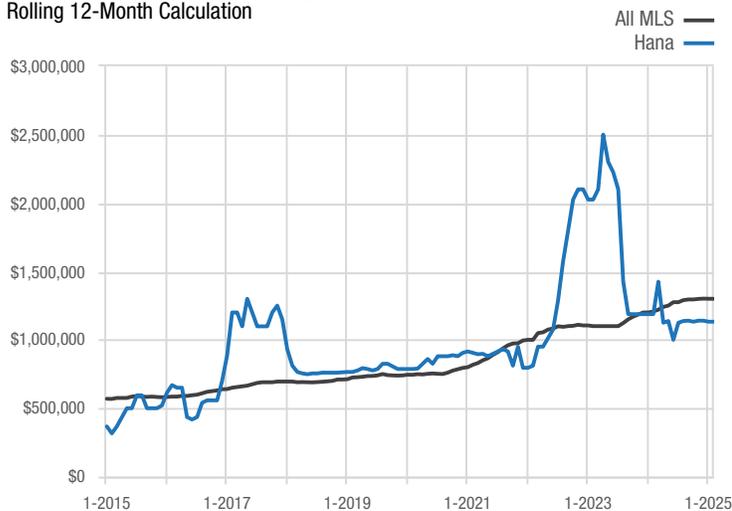
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	3	+ 200.0%	4	4	0.0%
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	0	—	0	3	—
Days on Market Until Sale	—	—	—	—	185	—
Median Sales Price*	—	—	—	—	\$997,500	—
Average Sales Price*	—	—	—	—	\$1,609,167	—
Percent of List Price Received*	—	—	—	—	91.0%	—
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	13.3	8.7	- 34.6%	—	—	—

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

\* 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.

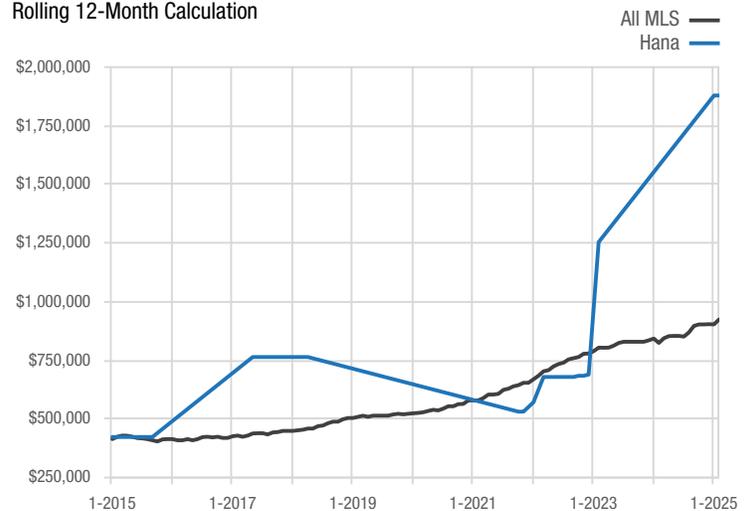
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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 – February 2025

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



## Honokohau

West Maui

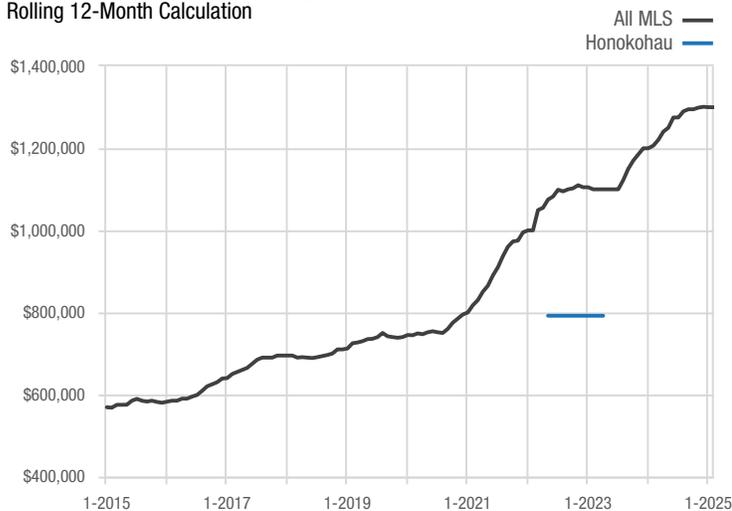
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% 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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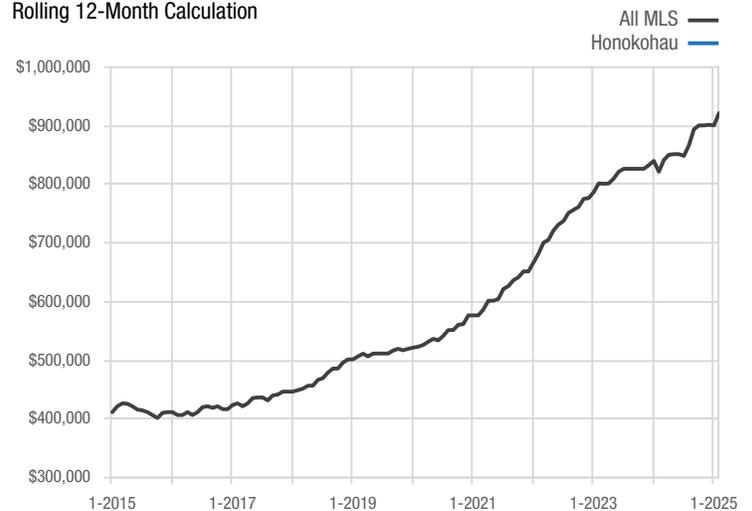
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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



## Kaanapali

West Maui

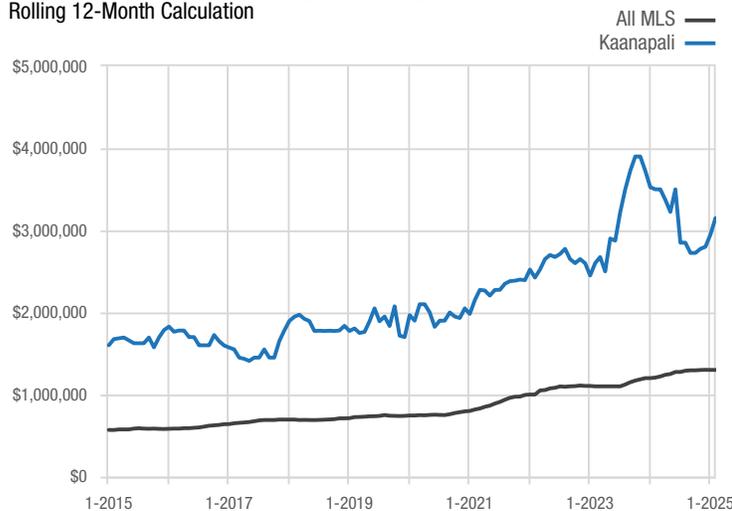
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	6	3	- 50.0%	9	7	- 22.2%
Pending Sales	2	1	- 50.0%	4	6	+ 50.0%
Closed Sales	1	3	+ 200.0%	3	5	+ 66.7%
Days on Market Until Sale	154	125	- 18.8%	148	129	- 12.8%
Median Sales Price*	\$2,950,000	<b>\$4,700,000</b>	+ 59.3%	\$2,700,000	<b>\$4,400,000</b>	+ 63.0%
Average Sales Price*	\$2,950,000	<b>\$4,400,000</b>	+ 49.2%	\$2,650,000	<b>\$4,279,000</b>	+ 61.5%
Percent of List Price Received*	98.4%	<b>94.5%</b>	- 4.0%	96.9%	<b>92.2%</b>	- 4.9%
Inventory of Homes for Sale	14	19	+ 35.7%	—	—	—
Months Supply of Inventory	6.2	10.0	+ 61.3%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	22	35	+ 59.1%
Pending Sales	10	6	- 40.0%	21	14	- 33.3%
Closed Sales	3	10	+ 233.3%	14	17	+ 21.4%
Days on Market Until Sale	92	153	+ 66.3%	79	161	+ 103.8%
Median Sales Price*	\$1,275,000	<b>\$1,262,500</b>	- 1.0%	\$1,562,500	<b>\$1,152,500</b>	- 26.2%
Average Sales Price*	\$1,403,333	<b>\$2,039,250</b>	+ 45.3%	\$1,498,929	<b>\$1,738,382</b>	+ 16.0%
Percent of List Price Received*	95.9%	<b>94.2%</b>	- 1.8%	96.7%	<b>94.6%</b>	- 2.2%
Inventory of Homes for Sale	62	100	+ 61.3%	—	—	—
Months Supply of Inventory	8.5	15.6	+ 83.5%	—	—	—

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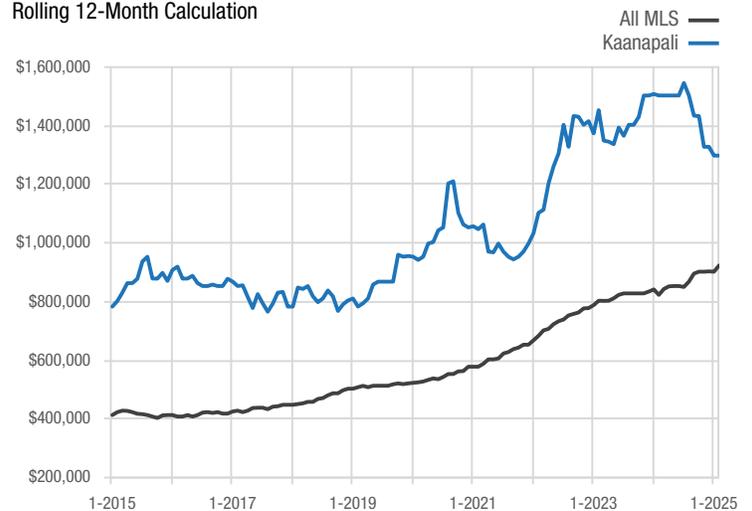
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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



## Kahakuloa

### Central Maui

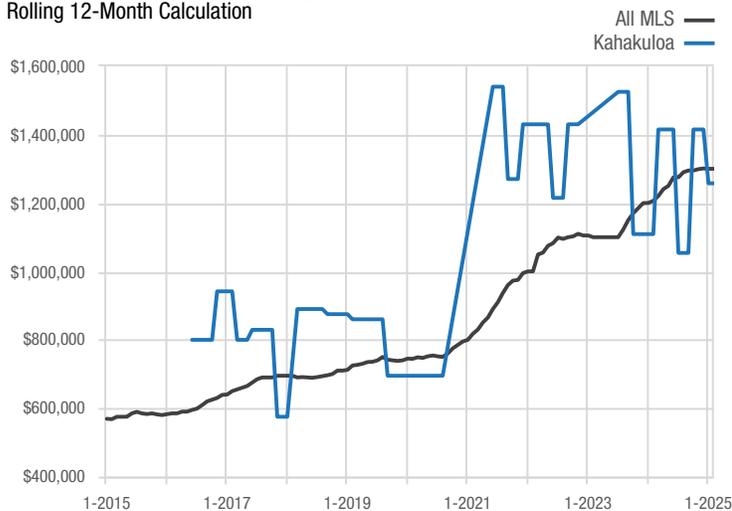
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	0	1	—
Days on Market Until Sale	—	—	—	—	413	—
Median Sales Price*	—	—	—	—	\$1,100,000	—
Average Sales Price*	—	—	—	—	\$1,100,000	—
Percent of List Price Received*	—	—	—	—	88.0%	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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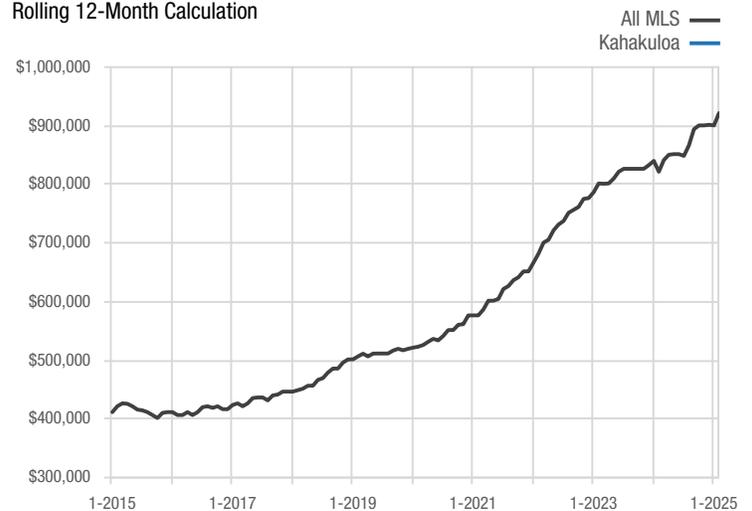
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## Kahului

### Central Maui

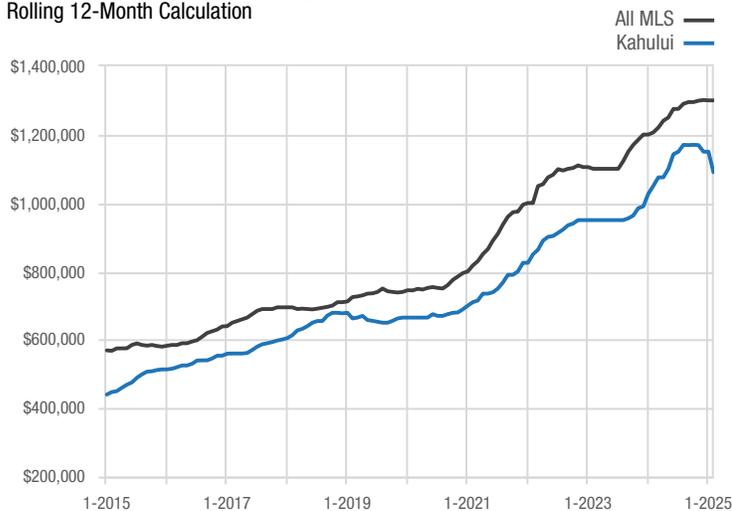
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	14	22	+ 57.1%
Pending Sales	5	7	+ 40.0%	14	13	- 7.1%
Closed Sales	8	4	- 50.0%	15	11	- 26.7%
Days on Market Until Sale	83	62	- 25.3%	81	80	- 1.2%
Median Sales Price*	\$1,270,760	<b>\$842,000</b>	- 33.7%	\$1,195,600	<b>\$985,000</b>	- 17.6%
Average Sales Price*	\$1,294,628	<b>\$859,000</b>	- 33.6%	\$1,231,841	<b>\$1,035,909</b>	- 15.9%
Percent of List Price Received*	96.7%	100.1%	+ 3.5%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	5	21	+ 320.0%	—	—	—
Months Supply of Inventory	0.7	3.5	+ 400.0%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	6	6	0.0%	14	9	- 35.7%
Pending Sales	1	2	+ 100.0%	10	2	- 80.0%
Closed Sales	6	0	- 100.0%	11	0	- 100.0%
Days on Market Until Sale	40	—	—	36	—	—
Median Sales Price*	\$252,750	—	—	\$251,500	—	—
Average Sales Price*	\$301,583	—	—	\$277,591	—	—
Percent of List Price Received*	99.1%	—	—	99.3%	—	—
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	2.4	6.8	+ 183.3%	—	—	—

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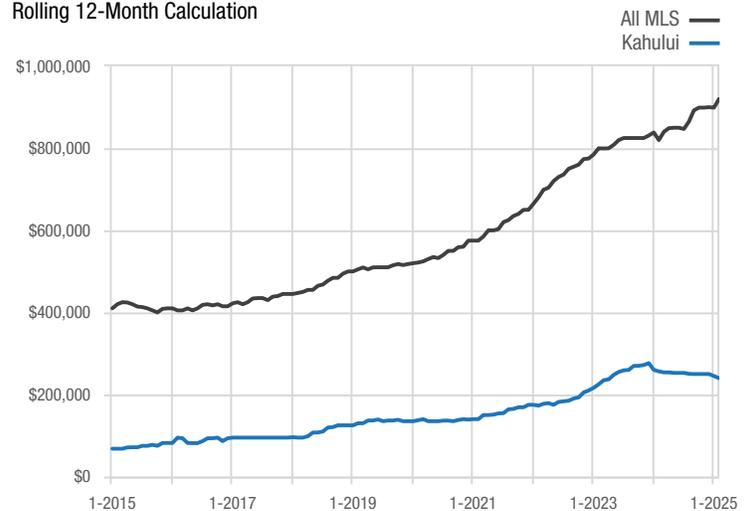
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Rolling 12-Month Calculation



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# Local Market Update – February 2025

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



## Kapalua

West Maui

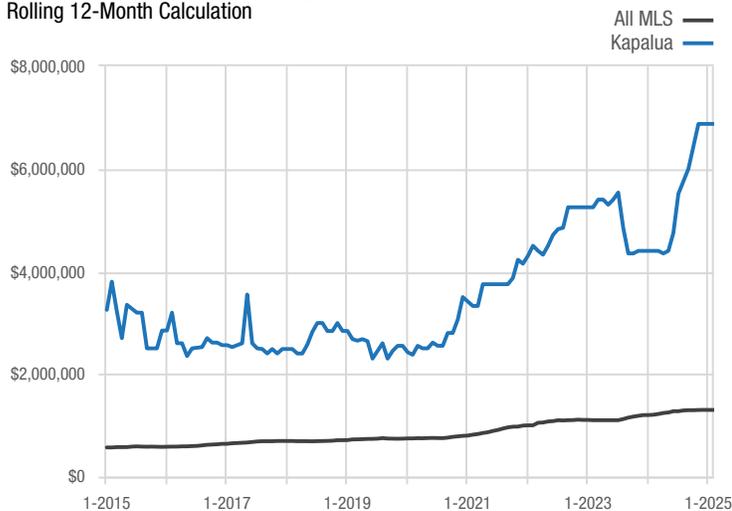
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	1	- 80.0%	9	4	- 55.6%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	13	13	0.0%	—	—	—
Months Supply of Inventory	7.2	10.1	+ 40.3%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	7	10	+ 42.9%	14	16	+ 14.3%
Pending Sales	2	2	0.0%	5	5	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	84	35	- 58.3%	84	35	- 58.3%
Median Sales Price*	\$2,950,000	\$5,500,000	+ 86.4%	\$2,950,000	\$5,500,000	+ 86.4%
Average Sales Price*	\$2,950,000	\$5,500,000	+ 86.4%	\$2,950,000	\$5,500,000	+ 86.4%
Percent of List Price Received*	99.0%	94.0%	- 5.1%	99.0%	94.0%	- 5.1%
Inventory of Homes for Sale	29	45	+ 55.2%	—	—	—
Months Supply of Inventory	13.8	19.0	+ 37.7%	—	—	—

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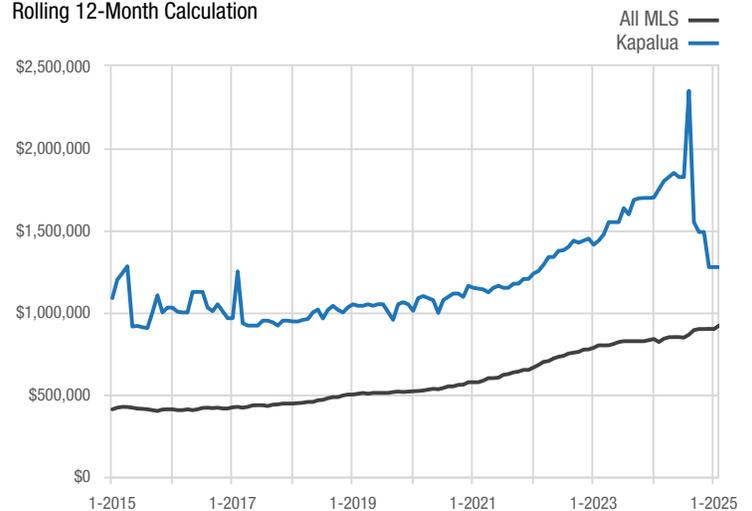
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## Kaupo

East Maui

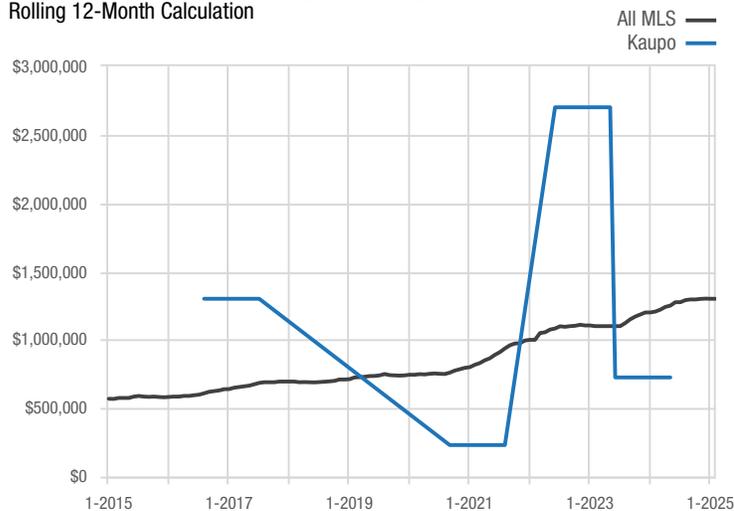
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	1	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

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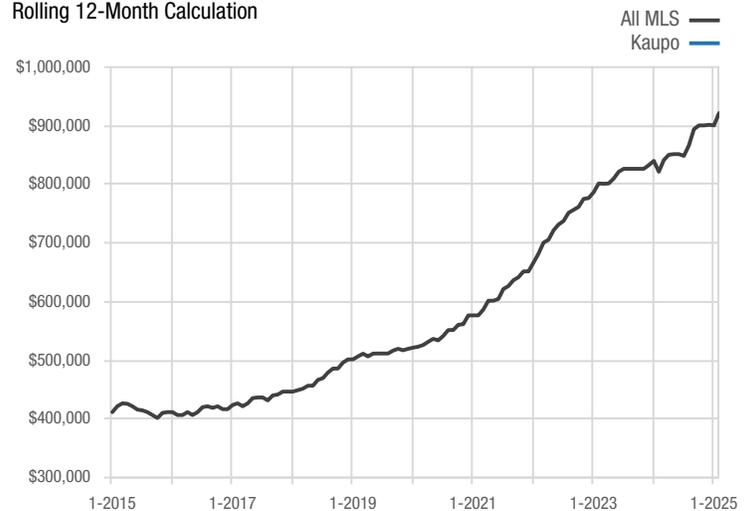
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## Keanae

East Maui

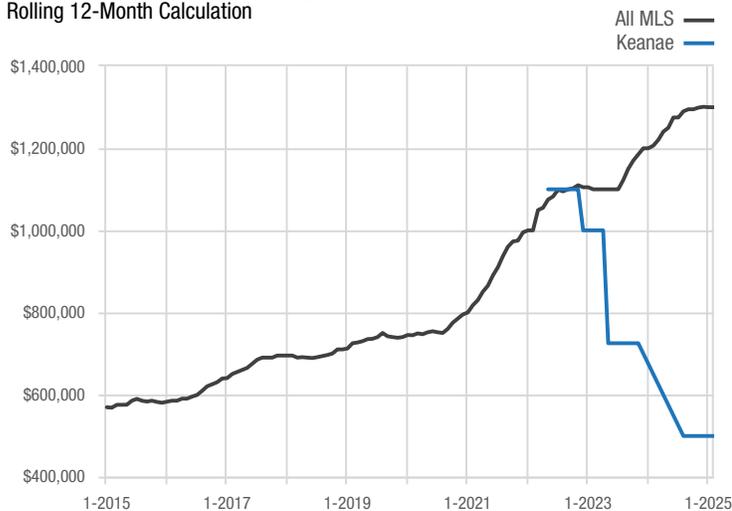
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

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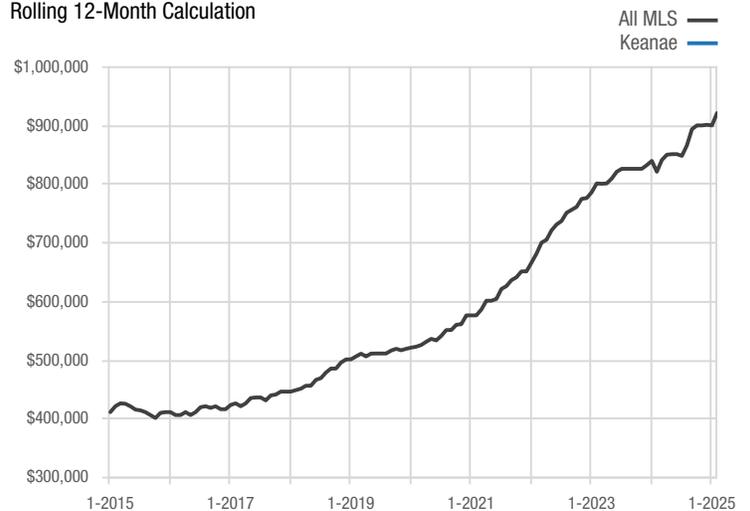
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## Kihei South Maui

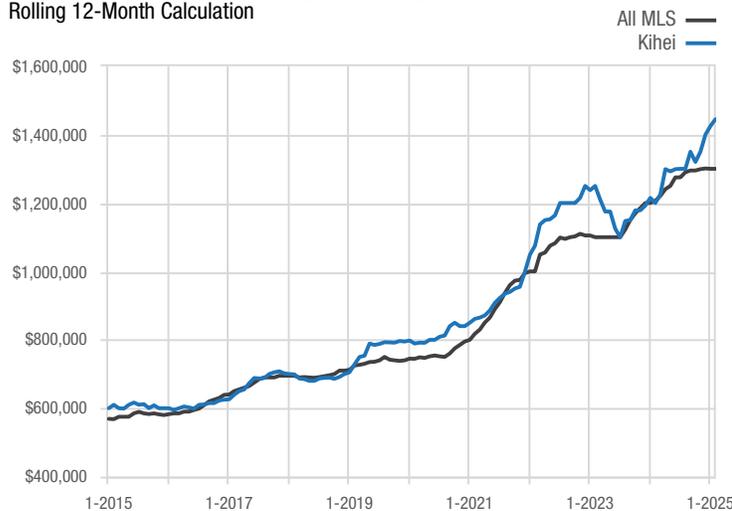
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	19	<b>19</b>	0.0%	28	<b>36</b>	+ 28.6%
Pending Sales	9	<b>6</b>	- 33.3%	16	<b>11</b>	- 31.3%
Closed Sales	7	<b>4</b>	- 42.9%	18	<b>13</b>	- 27.8%
Days on Market Until Sale	125	<b>261</b>	+ 108.8%	104	<b>166</b>	+ 59.6%
Median Sales Price*	\$1,150,000	<b>\$1,282,500</b>	+ 11.5%	\$1,210,000	<b>\$1,400,000</b>	+ 15.7%
Average Sales Price*	\$1,162,857	<b>\$1,307,500</b>	+ 12.4%	\$1,352,222	<b>\$1,662,575</b>	+ 23.0%
Percent of List Price Received*	95.8%	<b>93.9%</b>	- 2.0%	97.2%	<b>95.3%</b>	- 2.0%
Inventory of Homes for Sale	26	<b>69</b>	+ 165.4%	—	—	—
Months Supply of Inventory	2.8	<b>9.3</b>	+ 232.1%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	60	<b>51</b>	- 15.0%	113	<b>116</b>	+ 2.7%
Pending Sales	37	<b>13</b>	- 64.9%	72	<b>33</b>	- 54.2%
Closed Sales	29	<b>20</b>	- 31.0%	63	<b>41</b>	- 34.9%
Days on Market Until Sale	64	<b>133</b>	+ 107.8%	78	<b>152</b>	+ 94.9%
Median Sales Price*	\$740,000	<b>\$670,000</b>	- 9.5%	\$770,000	<b>\$675,000</b>	- 12.3%
Average Sales Price*	\$874,749	<b>\$845,700</b>	- 3.3%	\$893,274	<b>\$836,958</b>	- 6.3%
Percent of List Price Received*	98.3%	<b>94.0%</b>	- 4.4%	98.1%	<b>94.7%</b>	- 3.5%
Inventory of Homes for Sale	127	<b>287</b>	+ 126.0%	—	—	—
Months Supply of Inventory	4.1	<b>13.5</b>	+ 229.3%	—	—	—

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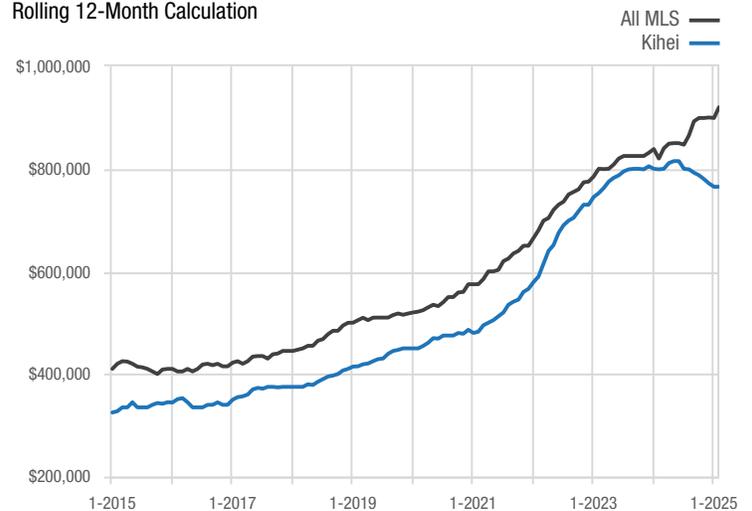
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Rolling 12-Month Calculation



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## Kipahulu

East Maui

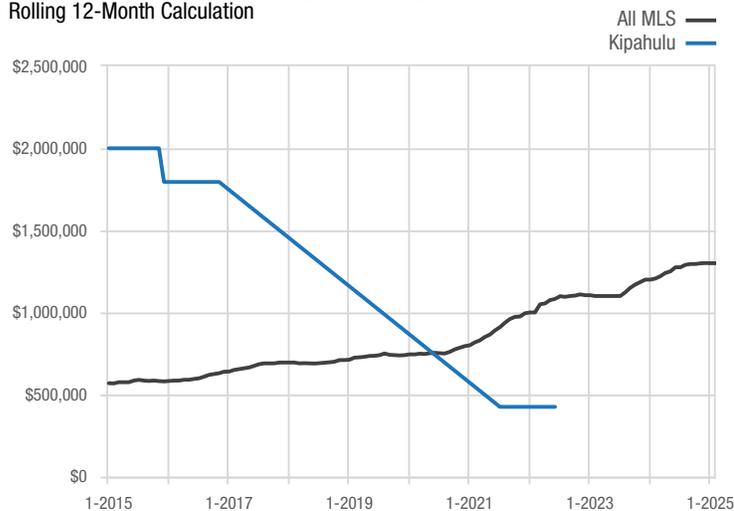
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

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

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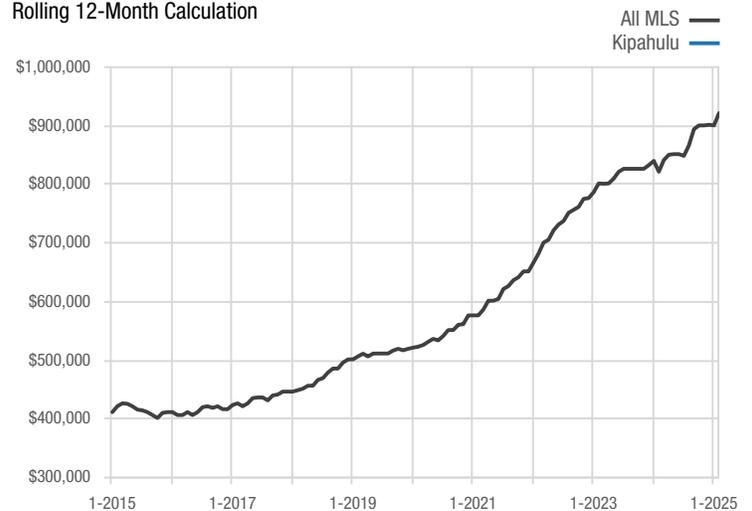
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## Kula / Ulupalakua / Kanaio

Up Country

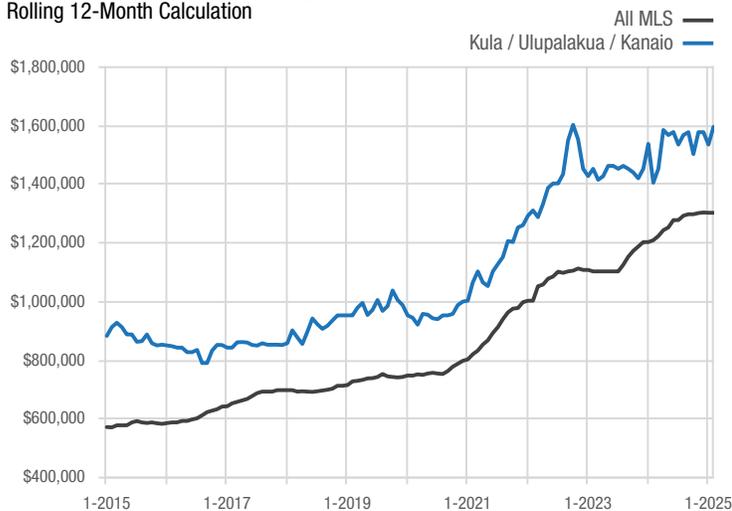
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	6	7	+ 16.7%	18	15	- 16.7%
Pending Sales	5	4	- 20.0%	10	8	- 20.0%
Closed Sales	4	4	0.0%	5	6	+ 20.0%
Days on Market Until Sale	164	111	- 32.3%	157	115	- 26.8%
Median Sales Price*	\$1,147,500	<b>\$2,665,750</b>	+ 132.3%	\$1,170,000	<b>\$1,755,000</b>	+ 50.0%
Average Sales Price*	\$1,118,750	<b>\$2,645,375</b>	+ 136.5%	\$1,555,000	<b>\$1,993,583</b>	+ 28.2%
Percent of List Price Received*	93.2%	<b>92.9%</b>	- 0.3%	93.4%	<b>95.3%</b>	+ 2.0%
Inventory of Homes for Sale	27	31	+ 14.8%	—	—	—
Months Supply of Inventory	7.9	7.3	- 7.6%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

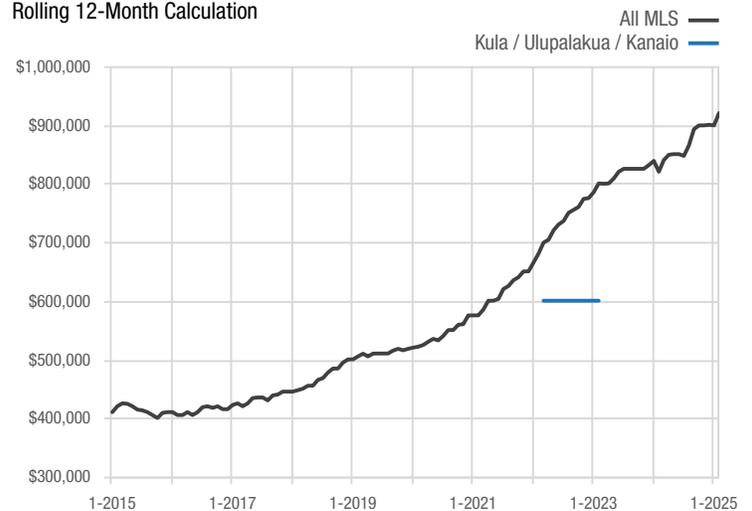
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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



## Lahaina

West Maui

Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	6	2	- 66.7%	17	5	- 70.6%
Pending Sales	5	3	- 40.0%	7	3	- 57.1%
Closed Sales	0	1	—	1	1	0.0%
Days on Market Until Sale	—	210	—	113	210	+ 85.8%
Median Sales Price*	—	\$3,600,000	—	\$855,750	\$3,600,000	+ 320.7%
Average Sales Price*	—	\$3,600,000	—	\$855,750	\$3,600,000	+ 320.7%
Percent of List Price Received*	—	90.1%	—	93.8%	90.1%	- 3.9%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	8.9	11.2	+ 25.8%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	1	8	+ 700.0%
Pending Sales	0	2	—	0	3	—
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	111	—	—	111	28	- 74.8%
Median Sales Price*	\$95,000	—	—	\$95,000	\$525,000	+ 452.6%
Average Sales Price*	\$95,000	—	—	\$95,000	\$525,000	+ 452.6%
Percent of List Price Received*	100.0%	—	—	100.0%	87.5%	- 12.5%
Inventory of Homes for Sale	0	16	—	—	—	—
Months Supply of Inventory	—	8.0	—	—	—	—

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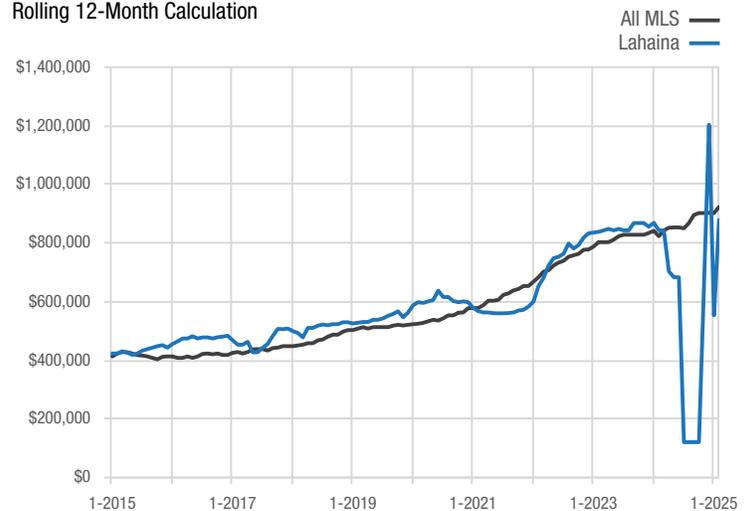
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### Median Sales Price - Condominium

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## Maalaea

South Maui

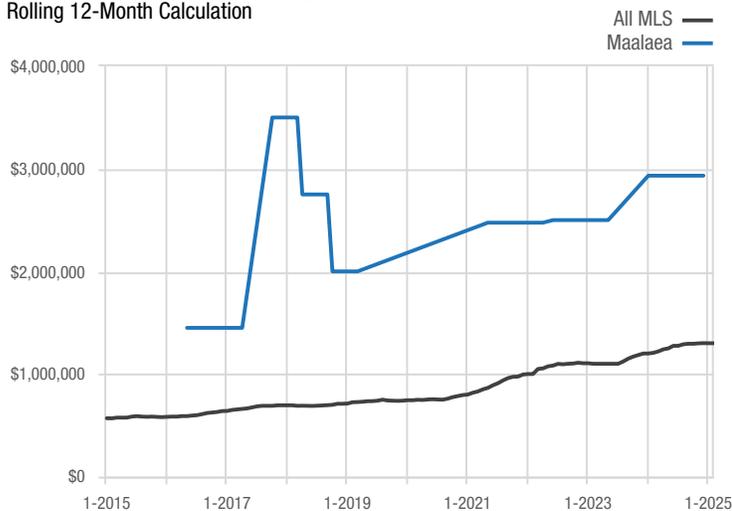
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	—	1	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	0	—	—
Median Sales Price*	—	—	—	\$2,933,006	—	—
Average Sales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

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	10	4	- 60.0%
Pending Sales	2	2	0.0%	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	83	—	—	59	133	+ 125.4%
Median Sales Price*	\$639,000	—	—	\$945,000	\$518,500	- 45.1%
Average Sales Price*	\$639,000	—	—	\$857,800	\$518,500	- 39.6%
Percent of List Price Received*	92.7%	—	—	96.9%	91.5%	- 5.6%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	2.7	11.1	+ 311.1%	—	—	—

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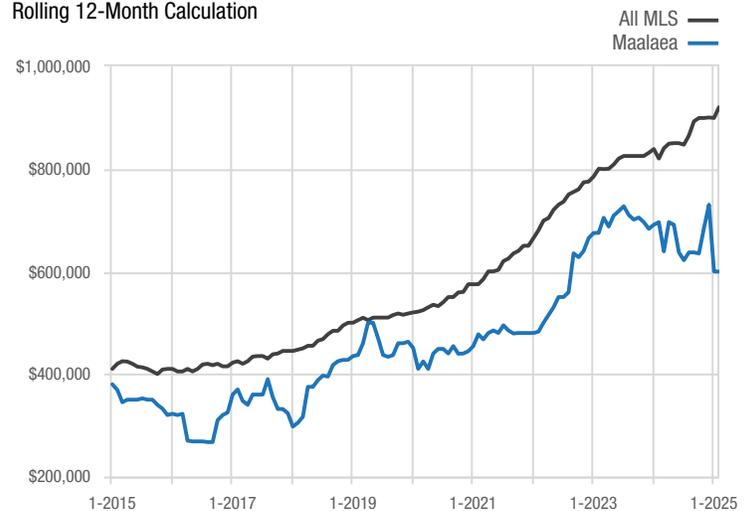
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# Local Market Update – February 2025

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



## Makawao / Olinda / Haliimaile

Up Country

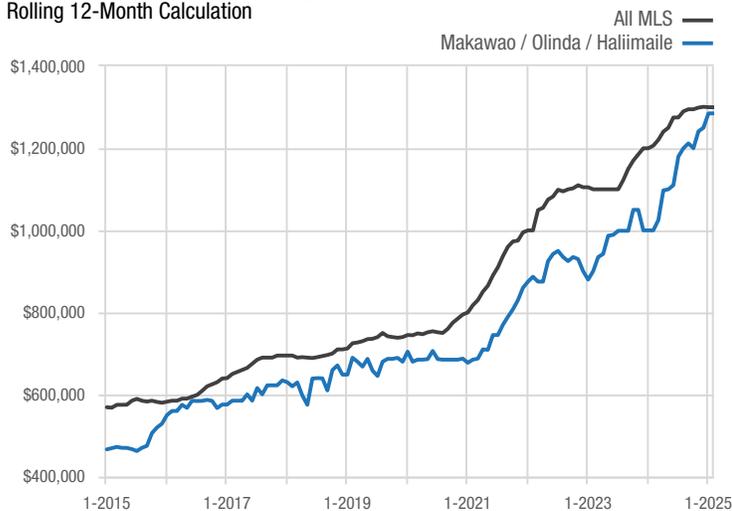
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	4	9	+ 125.0%	10	16	+ 60.0%
Pending Sales	7	4	- 42.9%	15	10	- 33.3%
Closed Sales	11	7	- 36.4%	15	12	- 20.0%
Days on Market Until Sale	169	127	- 24.9%	184	130	- 29.3%
Median Sales Price*	\$1,095,000	<b>\$1,250,000</b>	+ 14.2%	\$950,000	<b>\$1,295,000</b>	+ 36.3%
Average Sales Price*	\$1,215,339	<b>\$1,246,443</b>	+ 2.6%	\$1,147,782	<b>\$1,295,008</b>	+ 12.8%
Percent of List Price Received*	98.8%	<b>97.5%</b>	- 1.3%	99.0%	<b>97.2%</b>	- 1.8%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	3.4	2.8	- 17.6%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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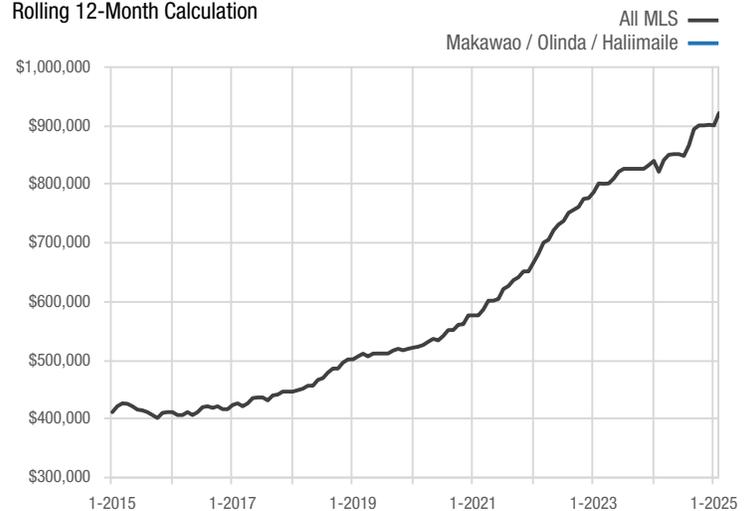
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Rolling 12-Month Calculation



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



## Maui Meadows

South Maui

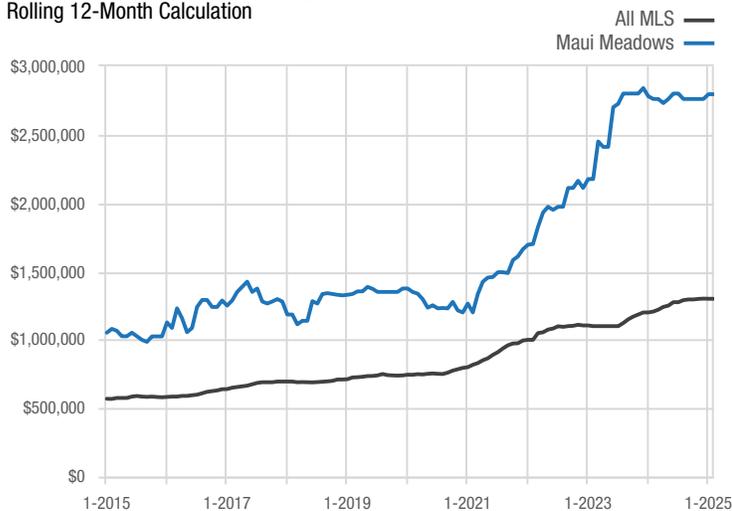
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	2	—	0	6	—
Pending Sales	0	3	—	1	6	+ 500.0%
Closed Sales	3	1	- 66.7%	4	3	- 25.0%
Days on Market Until Sale	159	113	- 28.9%	153	63	- 58.8%
Median Sales Price*	\$2,200,000	<b>\$1,455,000</b>	- 33.9%	\$2,480,000	<b>\$2,690,000</b>	+ 8.5%
Average Sales Price*	\$2,350,000	<b>\$1,455,000</b>	- 38.1%	\$2,452,500	<b>\$2,348,333</b>	- 4.2%
Percent of List Price Received*	94.7%	<b>126.5%</b>	+ 33.6%	94.0%	<b>106.7%</b>	+ 13.5%
Inventory of Homes for Sale	2	16	+ 700.0%	—	—	—
Months Supply of Inventory	1.3	6.7	+ 415.4%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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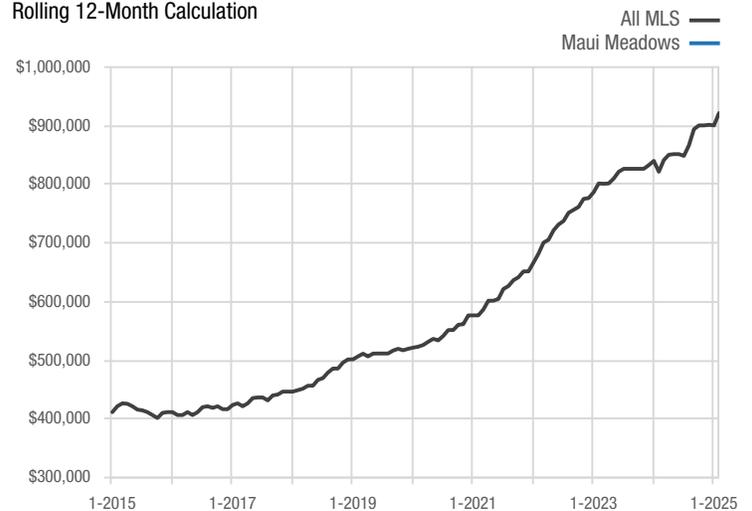
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Nahiku

### East Maui

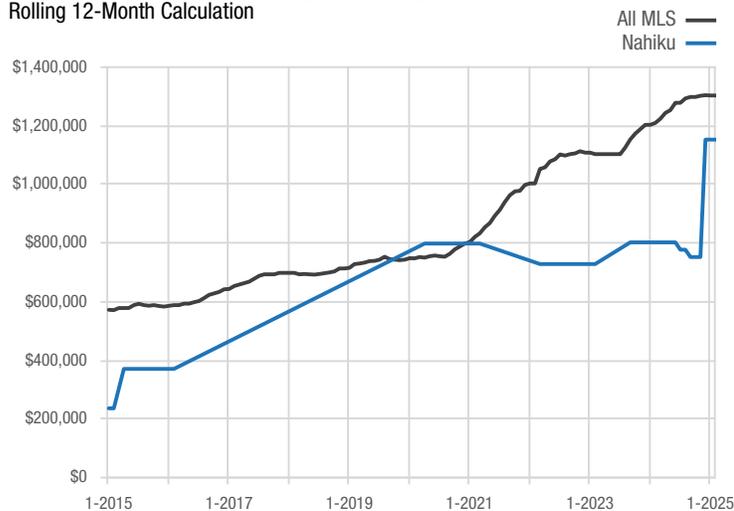
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	4.0	2.0	- 50.0%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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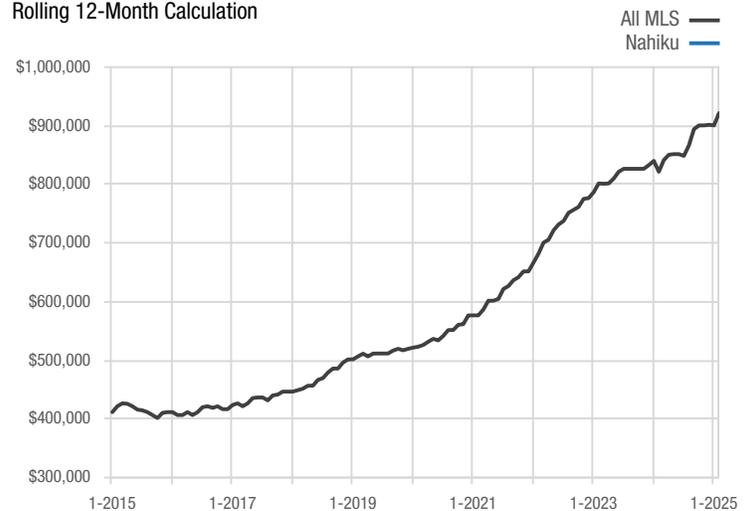
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Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Napili / Kahana / Honokowai

West Maui

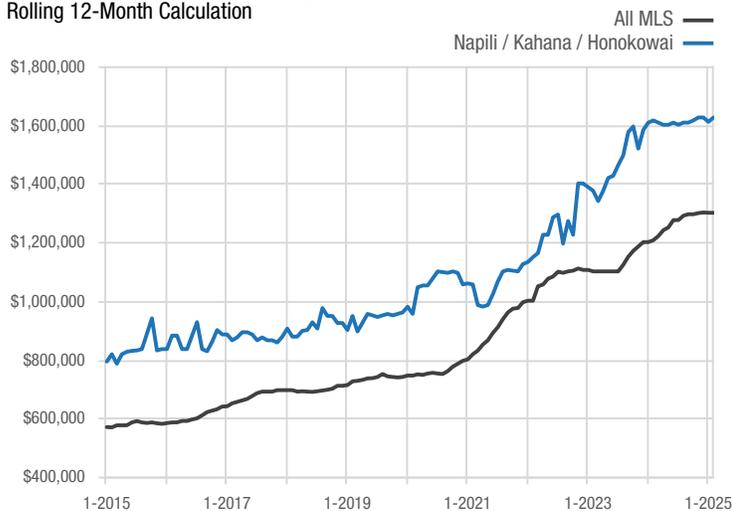
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	7	1	- 85.7%	12	9	- 25.0%
Pending Sales	5	2	- 60.0%	9	4	- 55.6%
Closed Sales	3	2	- 33.3%	7	5	- 28.6%
Days on Market Until Sale	86	97	+ 12.8%	67	148	+ 120.9%
Median Sales Price*	\$1,840,000	<b>\$1,837,500</b>	- 0.1%	\$1,700,000	<b>\$1,805,000</b>	+ 6.2%
Average Sales Price*	\$1,638,072	<b>\$1,837,500</b>	+ 12.2%	\$1,695,602	<b>\$1,756,000</b>	+ 3.6%
Percent of List Price Received*	94.4%	<b>93.1%</b>	- 1.4%	97.8%	<b>94.4%</b>	- 3.5%
Inventory of Homes for Sale	12	<b>24</b>	+ 100.0%	—	—	—
Months Supply of Inventory	3.8	<b>10.2</b>	+ 168.4%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	29	21	- 27.6%	60	48	- 20.0%
Pending Sales	11	15	+ 36.4%	29	22	- 24.1%
Closed Sales	16	5	- 68.8%	35	15	- 57.1%
Days on Market Until Sale	88	159	+ 80.7%	85	126	+ 48.2%
Median Sales Price*	\$769,500	<b>\$560,000</b>	- 27.2%	\$675,000	<b>\$610,000</b>	- 9.6%
Average Sales Price*	\$752,625	<b>\$713,000</b>	- 5.3%	\$705,571	<b>\$719,667</b>	+ 2.0%
Percent of List Price Received*	93.6%	<b>93.7%</b>	+ 0.1%	95.1%	<b>92.0%</b>	- 3.3%
Inventory of Homes for Sale	90	<b>179</b>	+ 98.9%	—	—	—
Months Supply of Inventory	6.7	<b>18.4</b>	+ 174.6%	—	—	—

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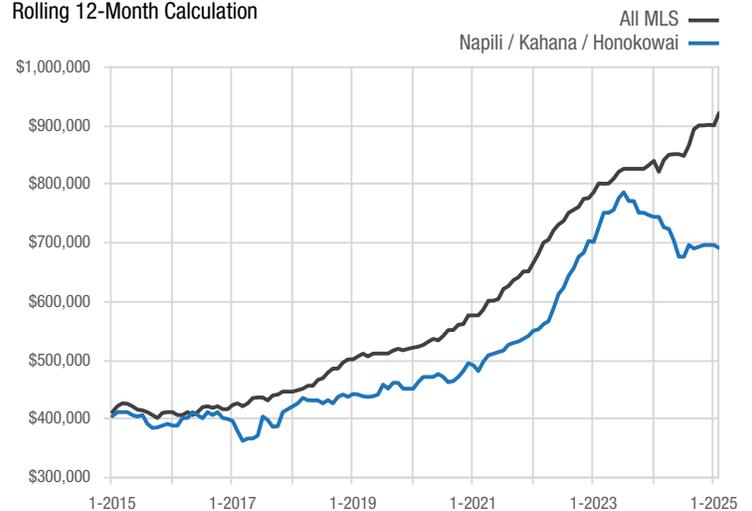
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Rolling 12-Month Calculation



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## Olowalu

West Maui

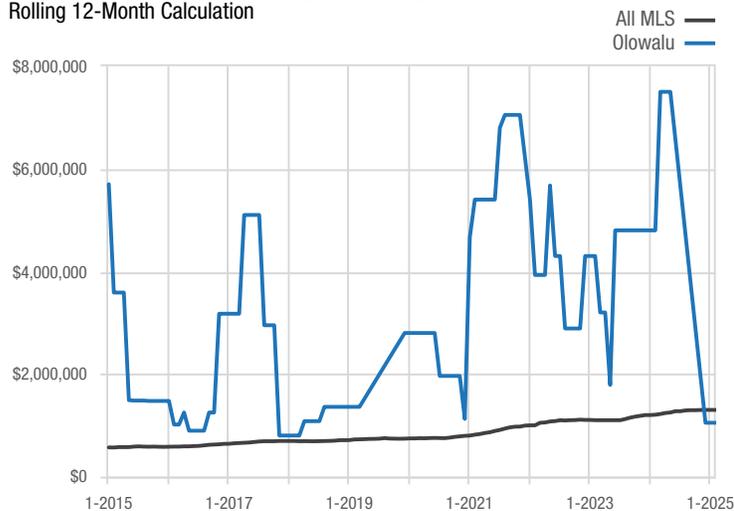
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	0	0	—
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*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

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

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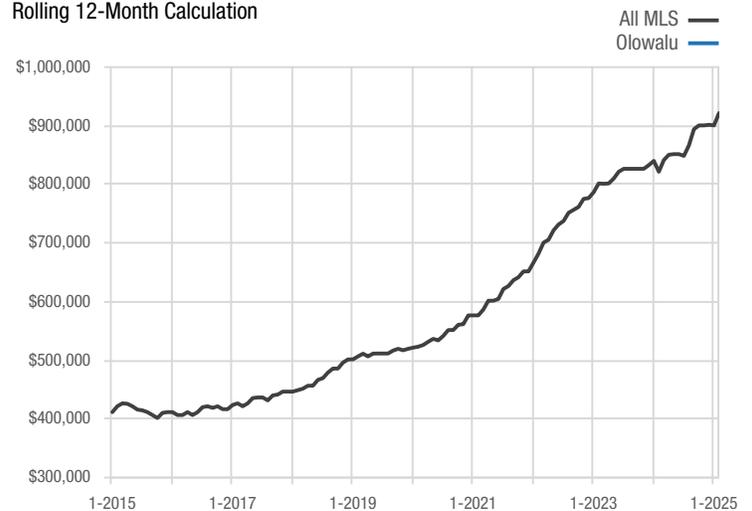
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## Pukalani

Up Country

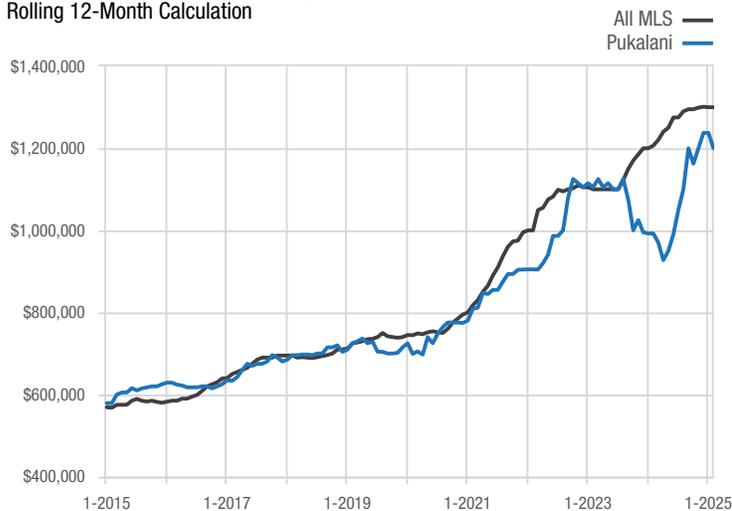
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	5	—	4	8	+ 100.0%
Pending Sales	1	3	+ 200.0%	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	4	3	- 25.0%
Days on Market Until Sale	39	59	+ 51.3%	88	64	- 27.3%
Median Sales Price*	\$900,000	<b>\$1,107,500</b>	+ 23.1%	\$902,500	<b>\$1,075,000</b>	+ 19.1%
Average Sales Price*	\$900,000	<b>\$1,107,500</b>	+ 23.1%	\$1,057,500	<b>\$1,038,333</b>	- 1.8%
Percent of List Price Received*	94.7%	<b>99.9%</b>	+ 5.5%	96.8%	<b>93.8%</b>	- 3.1%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	1.0	4.4	+ 340.0%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	35	—	—
Median Sales Price*	—	—	—	\$926,000	—	—
Average Sales Price*	—	—	—	\$926,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

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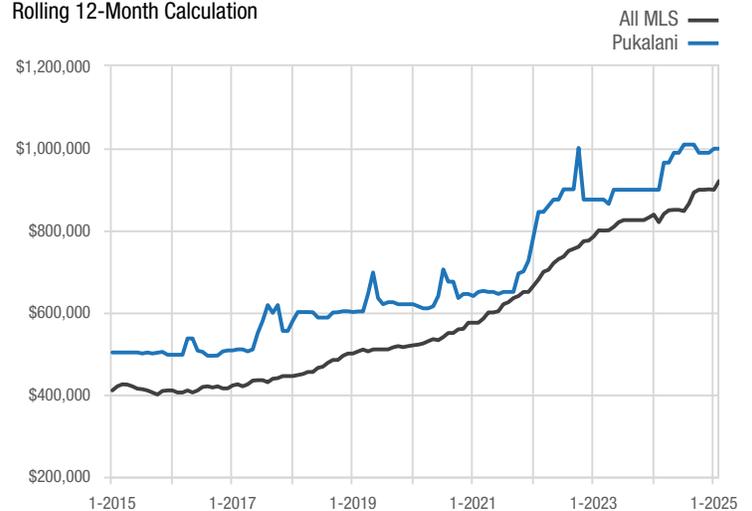
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## Spreckelsville / Paia / Kuau

North Shore

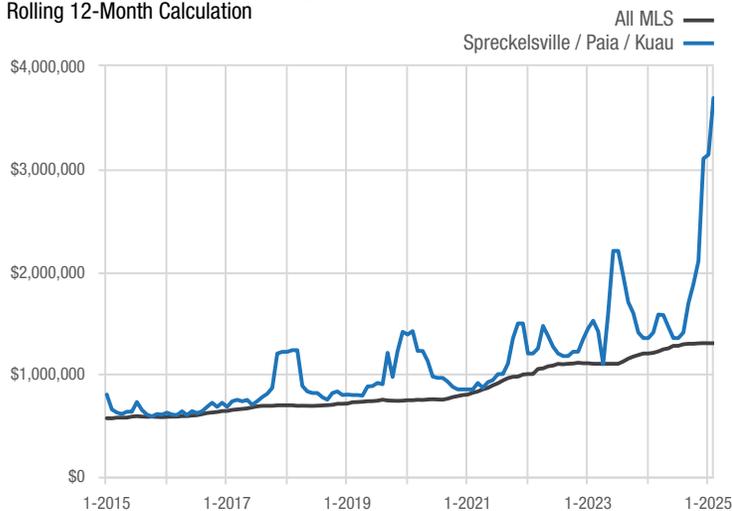
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	1	- 50.0%	3	4	+ 33.3%
Pending Sales	2	4	+ 100.0%	4	5	+ 25.0%
Closed Sales	2	3	+ 50.0%	3	3	0.0%
Days on Market Until Sale	413	120	- 70.9%	293	120	- 59.0%
Median Sales Price*	\$3,137,500	<b>\$5,900,000</b>	+ 88.0%	\$3,100,000	<b>\$5,900,000</b>	+ 90.3%
Average Sales Price*	\$3,137,500	<b>\$5,050,000</b>	+ 61.0%	\$2,716,667	<b>\$5,050,000</b>	+ 85.9%
Percent of List Price Received*	91.3%	<b>95.7%</b>	+ 4.8%	94.2%	<b>95.7%</b>	+ 1.6%
Inventory of Homes for Sale	9	16	+ 77.8%	—	—	—
Months Supply of Inventory	5.8	9.3	+ 60.3%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	1	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	32	—	—
Median Sales Price*	—	—	—	\$838,500	—	—
Average Sales Price*	—	—	—	\$838,500	—	—
Percent of List Price Received*	—	—	—	97.5%	—	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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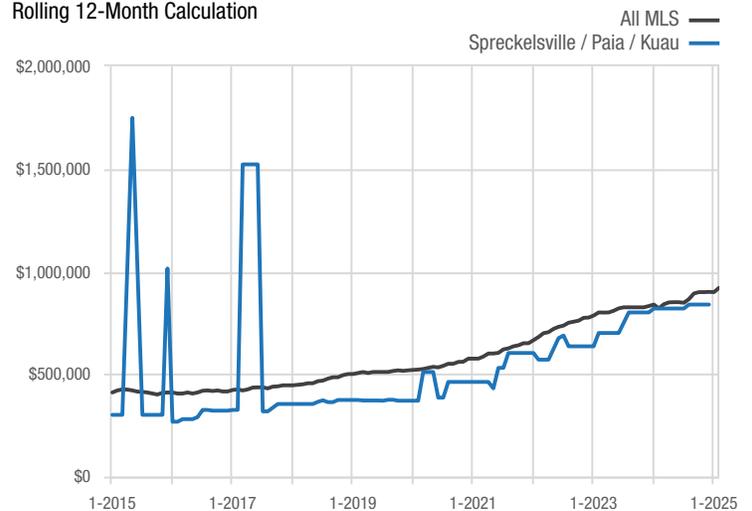
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

Rolling 12-Month Calculation



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# Local Market Update – February 2025

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



## Wailea / Makena

South Maui

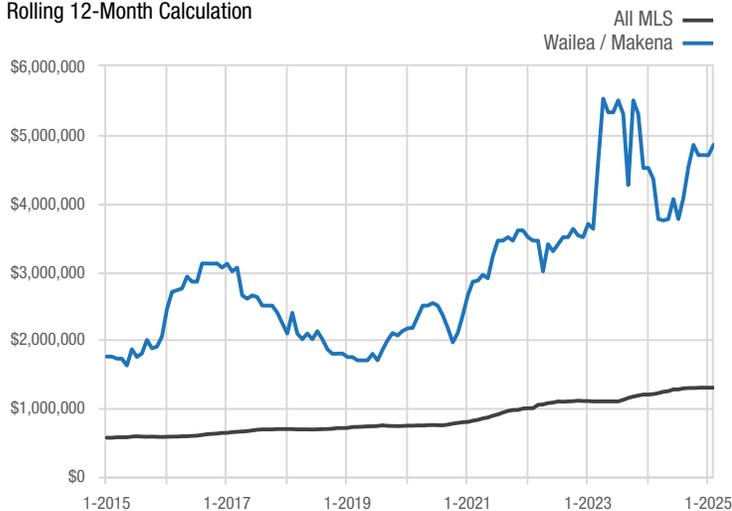
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	4	- 20.0%	12	8	- 33.3%
Pending Sales	2	1	- 50.0%	8	3	- 62.5%
Closed Sales	6	0	- 100.0%	7	0	- 100.0%
Days on Market Until Sale	95	—	—	99	—	—
Median Sales Price*	\$4,057,500	—	—	\$4,350,000	—	—
Average Sales Price*	\$5,257,500	—	—	\$5,503,279	—	—
Percent of List Price Received*	94.1%	—	—	93.9%	—	—
Inventory of Homes for Sale	22	29	+ 31.8%	—	—	—
Months Supply of Inventory	8.6	16.3	+ 89.5%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	17	12	- 29.4%	37	29	- 21.6%
Pending Sales	13	5	- 61.5%	22	17	- 22.7%
Closed Sales	4	8	+ 100.0%	16	13	- 18.8%
Days on Market Until Sale	51	94	+ 84.3%	61	98	+ 60.7%
Median Sales Price*	\$3,175,000	\$2,262,500	- 28.7%	\$2,902,500	\$2,800,000	- 3.5%
Average Sales Price*	\$4,513,750	\$2,379,063	- 47.3%	\$3,646,619	\$2,734,038	- 25.0%
Percent of List Price Received*	95.8%	94.7%	- 1.1%	98.6%	95.5%	- 3.1%
Inventory of Homes for Sale	62	86	+ 38.7%	—	—	—
Months Supply of Inventory	9.3	13.1	+ 40.9%	—	—	—

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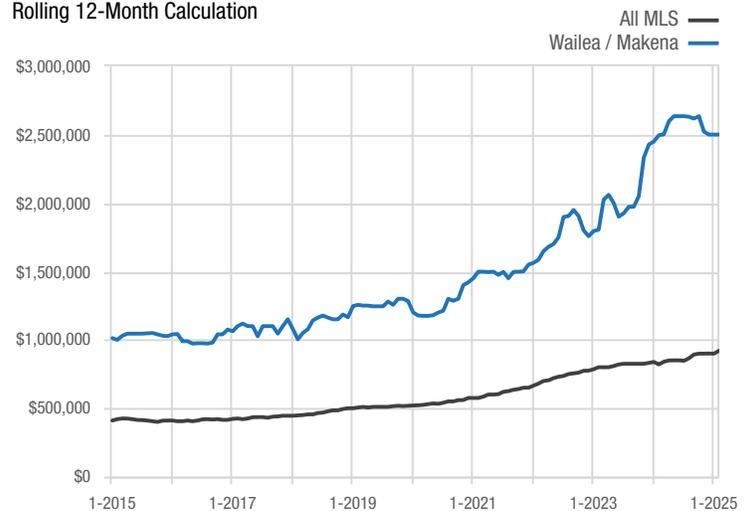
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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## Wailuku

### Central Maui

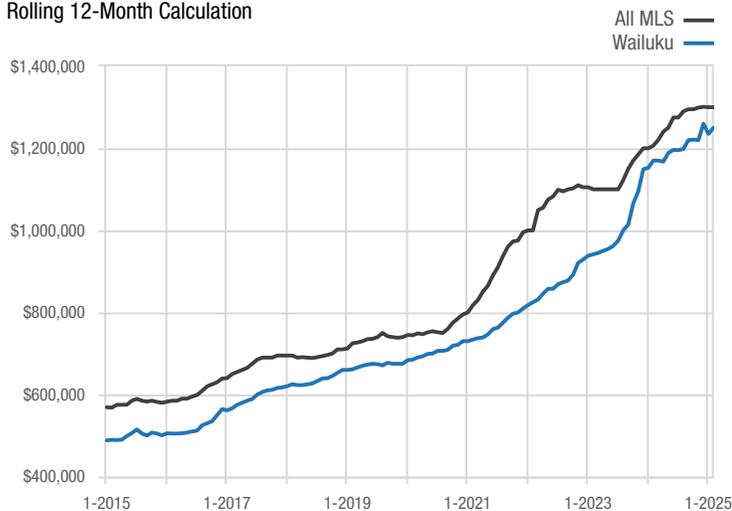
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	10	17	+ 70.0%	33	32	- 3.0%
Pending Sales	11	10	- 9.1%	30	13	- 56.7%
Closed Sales	12	8	- 33.3%	23	21	- 8.7%
Days on Market Until Sale	104	141	+ 35.6%	119	126	+ 5.9%
Median Sales Price*	\$1,292,000	\$1,395,319	+ 8.0%	\$1,300,000	\$1,175,000	- 9.6%
Average Sales Price*	\$1,220,035	\$1,270,723	+ 4.2%	\$1,241,165	\$1,191,167	- 4.0%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	21	52	+ 147.6%	—	—	—
Months Supply of Inventory	1.4	4.0	+ 185.7%	—	—	—

Condominium	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	8	10	+ 25.0%	17	20	+ 17.6%
Pending Sales	10	6	- 40.0%	12	11	- 8.3%
Closed Sales	2	3	+ 50.0%	8	8	0.0%
Days on Market Until Sale	34	125	+ 267.6%	56	131	+ 133.9%
Median Sales Price*	\$760,500	\$630,000	- 17.2%	\$422,500	\$524,950	+ 24.2%
Average Sales Price*	\$760,500	\$617,667	- 18.8%	\$584,500	\$544,738	- 6.8%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	5	36	+ 620.0%	—	—	—
Months Supply of Inventory	0.8	7.2	+ 800.0%	—	—	—

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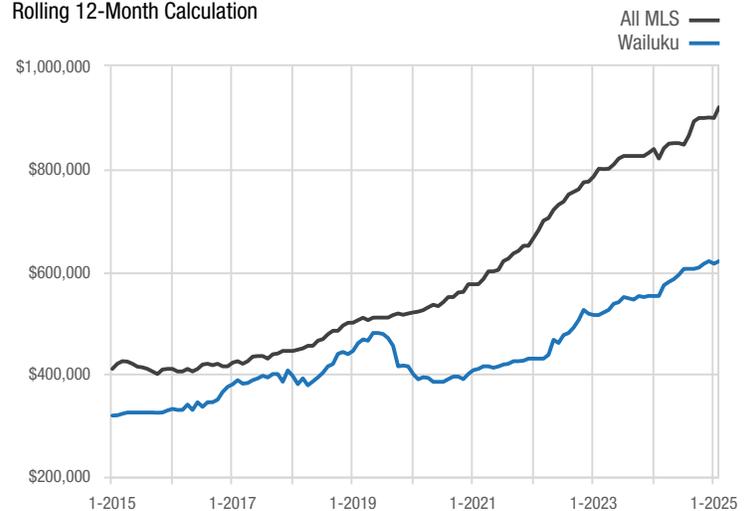
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### Median Sales Price - Condominium

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