TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT DECEMBER 2022

ISLAND SALES

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.4 M	$1.0 M

AVERAGE SOLD PRICE

Single Family	Condominium
$1.3 M	$988.2 K

MAX SOLD PRICE

Single Family	Condominium
$5.3 M	$6.2 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
95.77%	98.31%

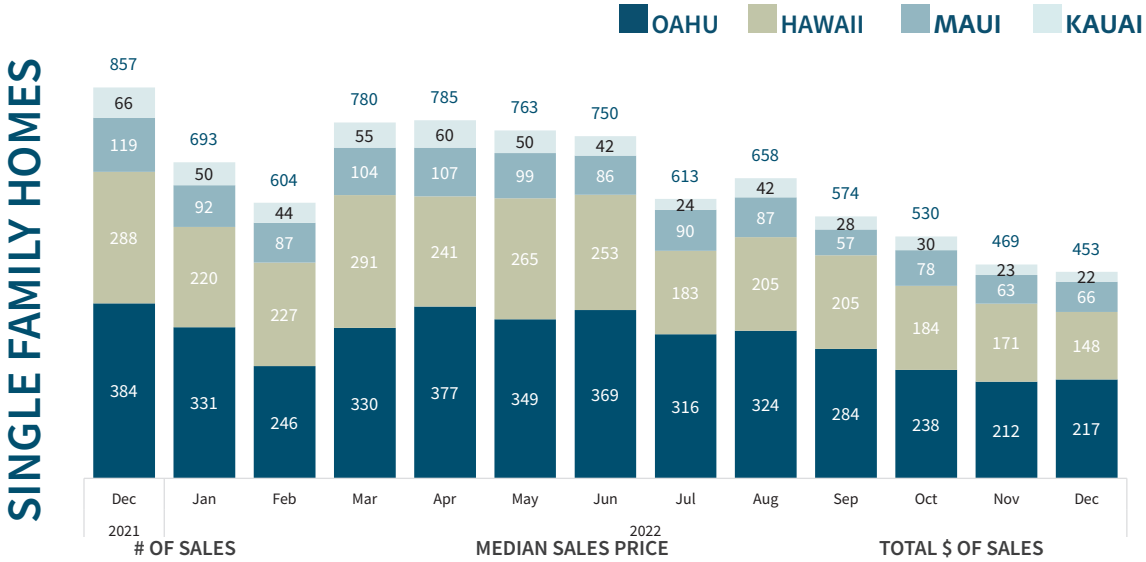
AVERAGE PRICE PER SQFT

Single Family	Condominium
$804.30	$1,056.09

AVERAGE DOM

Single Family	Condominium
136	83

SINGLE FAMILY HOMES

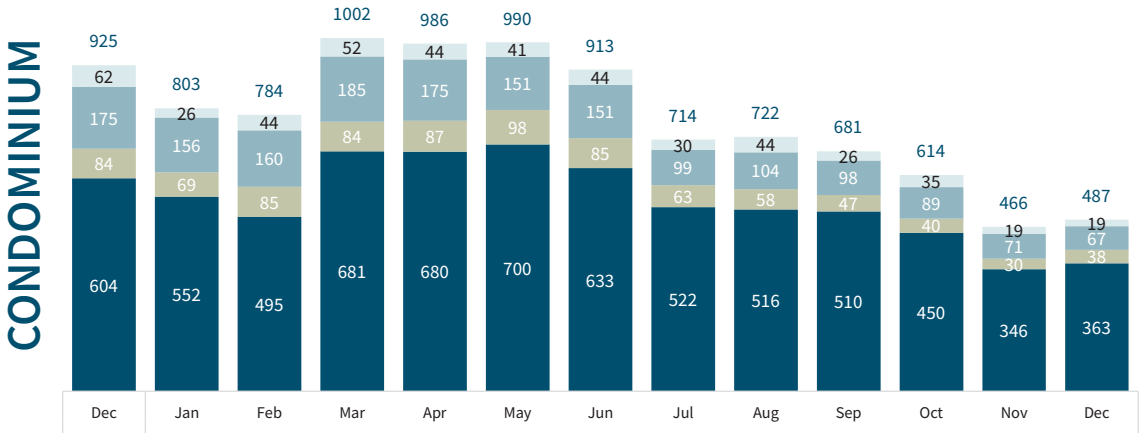


 # OF SALES
66
▲ 4.8% VS. LAST MONTH
▼ 44.5% VS. LAST YEAR

MEDIAN SALES PRICE
$1,081,250
▲ 5.5% VS. LAST MONTH
▼ 1.7% VS. LAST YEAR

TOTAL $ OF SALES
$86,698,700
▲ 2.8% VS. LAST MONTH
▼ 54.4% VS. LAST YEAR

CONDOMINIUM



 # OF SALES
67
▼ 5.6% VS. LAST MONTH
▼ 61.7% VS. LAST YEAR

MEDIAN SALES PRICE
$770,000
▼ 9.4% VS. LAST MONTH
▲ 10.0% VS. LAST YEAR

TOTAL $ OF SALES
$66,207,999
▼ 30.6% VS. LAST MONTH
▼ 67.2% VS. LAST YEAR

Information effective 01/03/2023

REGIONAL SALES
MAUI

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND**

	SINGLE FAMILY				CONDOMINIUM				VACANT LAND			
WESTSIDE	137	124	238	135	609	540	941	589	23	24	142	55
CENTRAL	376	347	384	336	158	126	166	158	22	34	42	57
UP COUNTRY	244	225	271	203	25	32	19	9	41	62	85	44
NORTH SHORE	102	107	131	101	3	2	4	2	39	49	41	24
EAST MAUI	9	13	11	14	0	0	2	3	12	10	24	17
SOUTHSIDE	207	196	283	177	782	602	1107	697	26	17	22	12
LANAI	10	16	17	13	3	3	3	2	0	0	4	0
MOLOKAI	29	27	40	37	16	23	51	46	8	10	41	36

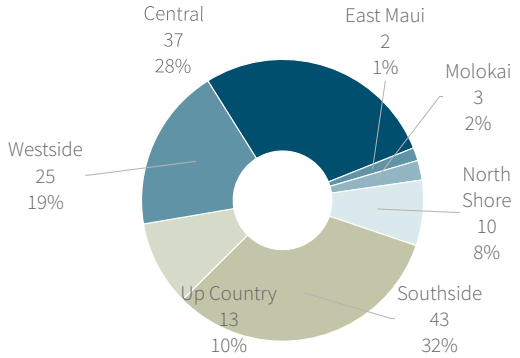
MONTH

	#	% CHANGE *	%CHANGE REGION *
WESTSIDE	7	▼ 46.2%	▼ 59.5%
	18	▼ 67.3%	
	5	▼ 16.7%	
CENTRAL	25	▼ 37.5%	▲ 13.8%
	12	▼ 25.0%	
	29	▲ 1350.0%	
UP COUNTRY	13	▼ 48.0%	▼ 50.0%
	0	0.0%	
	3	▼ 57.1%	
NORTH SHORE	10	▲ 42.9%	▲ 18.2%
	0	0.0%	
	3	▼ 25.0%	
EAST MAUI	2	0.0%	▲ 150.0%
	0	0.0%	
	3	▲ 200.0%	
SOUTHSIDE	7	▼ 75.0%	▼ 66.4%
	36	▼ 63.3%	
	0	0.0%	
LANAI	0	0.0%	0.0%
	0	0.0%	
	0	0.0%	
MOLOKAI	2	▼ 50.0%	▼ 50.0%
	1	▼ 80.0%	
	2	▲ 100.0%	

**Year-over-year and current YTD shown

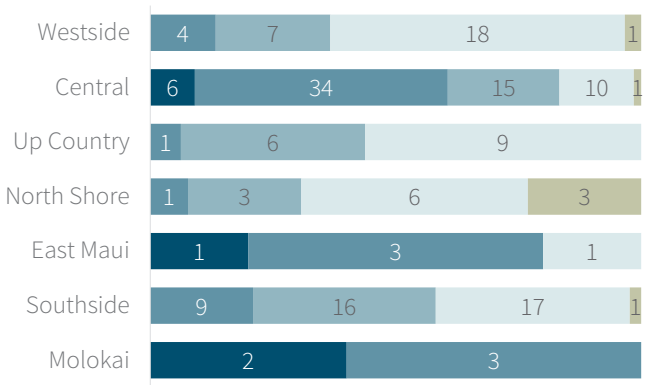
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



< $300K | $300K - $649K | $650K - $999K | $1M - $2.9M | $3M+

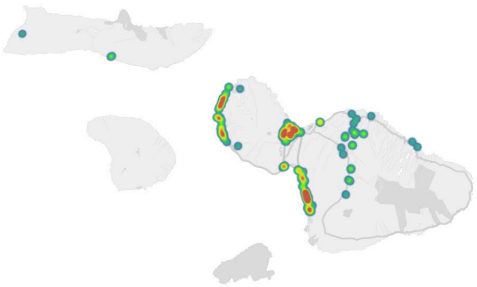
NEIGHBORHOOD SALES
MAUI

NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year ●– No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
WESTSIDE	Napili, Kahana, Mahinahina	2 –	$3.0 M ▼	$1.5 M ▼	9 ▼	$7.7 M ▼	$780.0 K ▲
	Lahaina	4 ▲	$6.1 M ▲	$1.2 M ▲	4 –	$4.1 M ▲	$1.1 M ▲
	Kaanapali	– –	– –	– –	4 ▼	$5.0 M ▼	$1.3 M ▲
CENTRAL	Wailuku	15 ▼	$15.0 M ▼	$923.0 K ▲	6 ▼	$4.2 M ▼	$760.0 K ▲
	Kahului	10 ▲	$12.1 M ▲	$1.0 M ▲	6 ▼	$1.6 M ▲	$262.0 K ▲
UP COUNTRY	Kula, Pukalani	10 ▼	$11.8 M ▼	$1.1 M ▼	– –	– –	– –
	Haliimaile	2 –	$1.5 M ▼	$742.5 K ▼	– –	– –	– –
	Makawao, Olinda	1 ▼	$1.1 M ▼	$1.1 M ▼	– –	– –	– –
NORTH SHORE	Haiku	8 ▲	$14.1 M ▲	$1.4 M ▲	– –	– –	– –
	Paia	2 –	$7.6 M ▲	$3.8 M ▲	– –	– –	– –
EAST MAUI	Hana	2 –	$1.5 M –	$725.0 K –	– –	– –	– –
SOUTHSIDE	Kihei	6 ▼	$8.7 M ▼	$1.4 M ▲	25 ▼	$20.5 M ▼	$720.0 K ▲
	Wailea, Makena	1 ▼	$1.2 M ▼	$1.2 M ▼	7 ▼	$17.4 M ▼	$1.8 M ▼
	Maalaea	– –	– –	– –	4 ▼	$2.5 M ▼	$672.0 K ▲
MOLOKAI	Molokai	2 ▼	$914.0 K ▼	$457.0 K ▼	1 ▼	$270.0 K ▼	$270.0 K ▲

MONTHLY SALES HEAT MAP

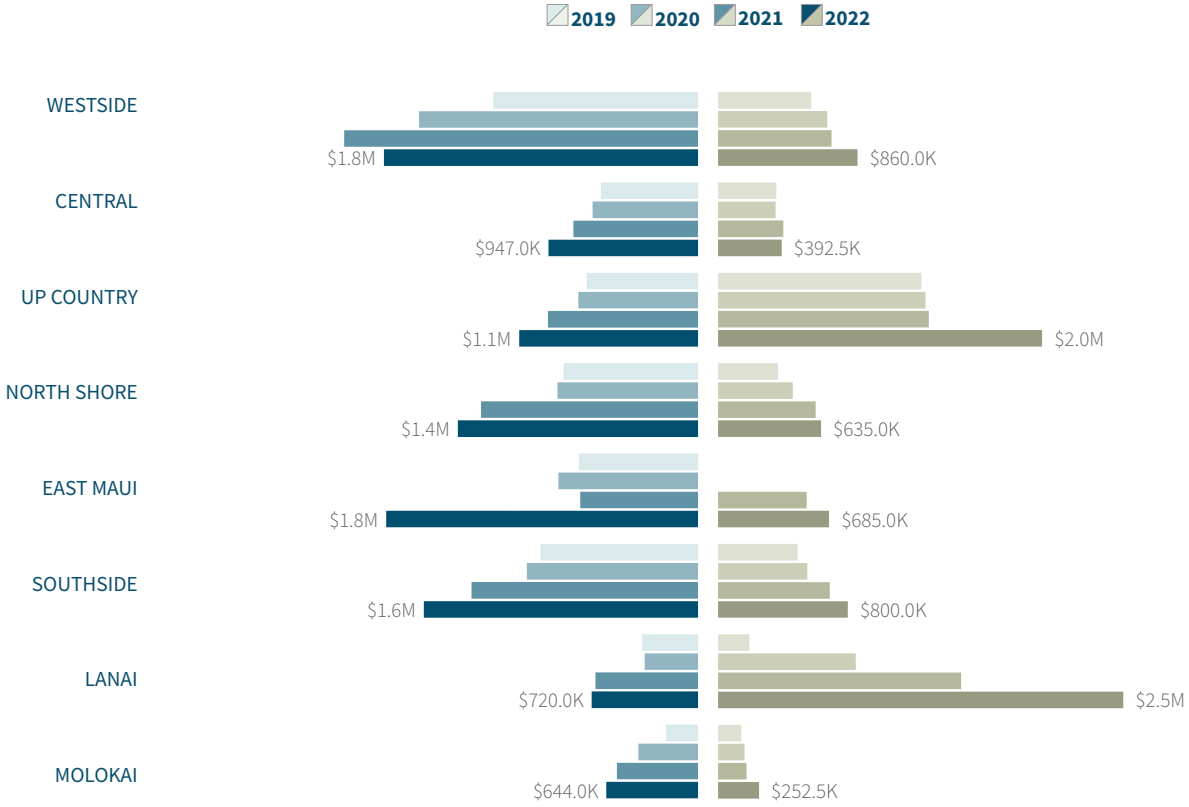


TOP NEIGHBORHOODS	#
WAILEA	6
KEHALANI	6
KAMAOLE III	5
KAHANA	5
MAUI LANI	5
KALAMA	4
MAALAEA	4
KALEPOLEPO	3
KAAHUMANU	3
KAMAOLE I	3

TOP CONDOMINIUMS	#
HARBOR LIGHTS	5
MAUI VISTA	3
KIHEI KAI NANI	2
KEONEKAI VILLAGES	2
KAHANA SUNSET	2
MAUI GARDENS	2
KAMAOLE SANDS	2
HOLOLANI	2
SUGAR BEACH RESORT	2
KANAI A NALU	2

YEAR TO DATE
MAUI

SINGLE FAMILY MEDIAN | CONDOMINIUM MEDIAN



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
1016
26.1% VS. LAST YEAR

MEDIAN SALES PRICE
$1,107,500
11.3% VS. LAST YEAR

TOTAL $ OF SALES
$1,737,703,510
26.7% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
1506
34.3% VS. LAST YEAR

MEDIAN SALES PRICE
$775,000
19.2% VS. LAST YEAR

TOTAL $ OF SALES
$1,623,524,619
27.6% VS. LAST YEAR

VACANT LAND

 # OF SALES
245
38.9% VS. LAST YEAR

MEDIAN SALES PRICE
$650,000
3.7% VS. LAST YEAR

TOTAL $ OF SALES
$272,403,349
28.3% VS. LAST YEAR

BRIANNA SERIKAKU
Account Manager
Maui
(808) 208-4908
bserikaku@tghawaii.com

TG
TITLE GUARANTY HAWAII
www.tghawaii.com