



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT FEBRUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.0 M \$1.4 M

AVERAGE SOLD PRICE



\$1.9 M \$1.4 M

MAX SOLD PRICE



\$8.0 M \$5.5 M

% OF LIST PRICE RECEIVED



96.47% 94.48%

AVERAGE PRICE PER SQFT



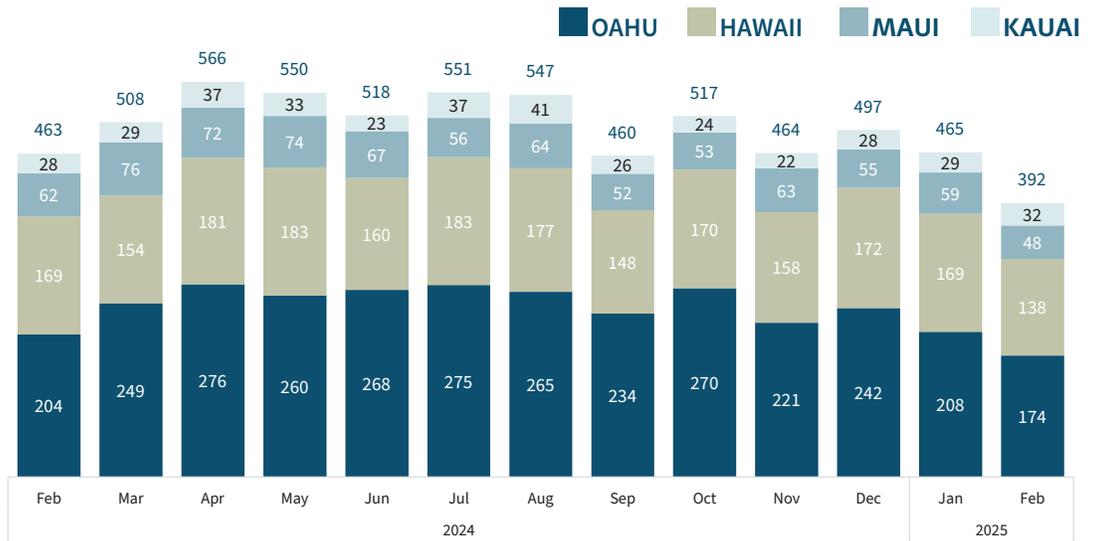
\$914.25 \$1,242.83

AVERAGE DOM



126 132

SINGLE FAMILY HOMES



OF SALES

48

18.6% VS. LAST MONTH
22.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,395,319

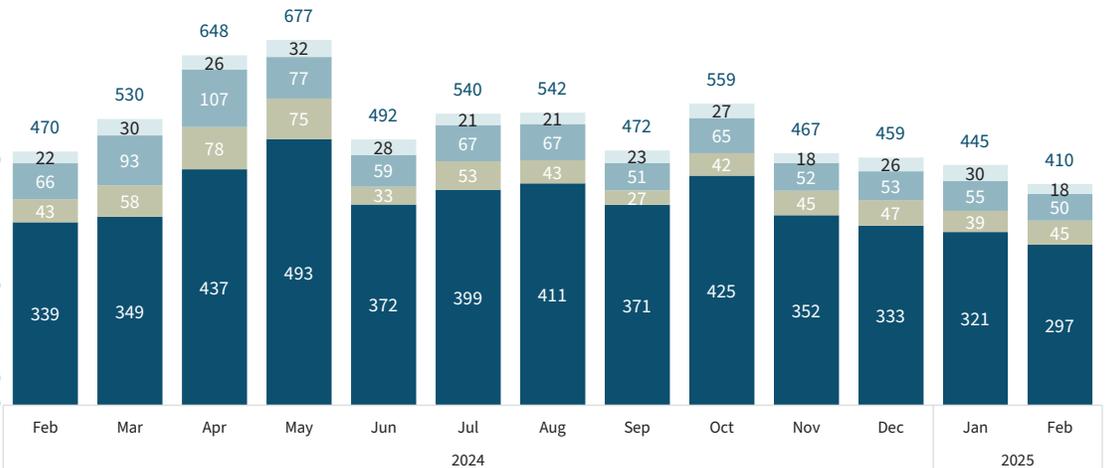
16.3% VS. LAST MONTH
9.7% VS. LAST YEAR

TOTAL \$ OF SALES

\$90,634,482

6.6% VS. LAST MONTH
15.5% VS. LAST YEAR

CONDOMINIUM



OF SALES

50

9.1% VS. LAST MONTH
24.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$945,000

40.0% VS. LAST MONTH
26.9% VS. LAST YEAR

TOTAL \$ OF SALES

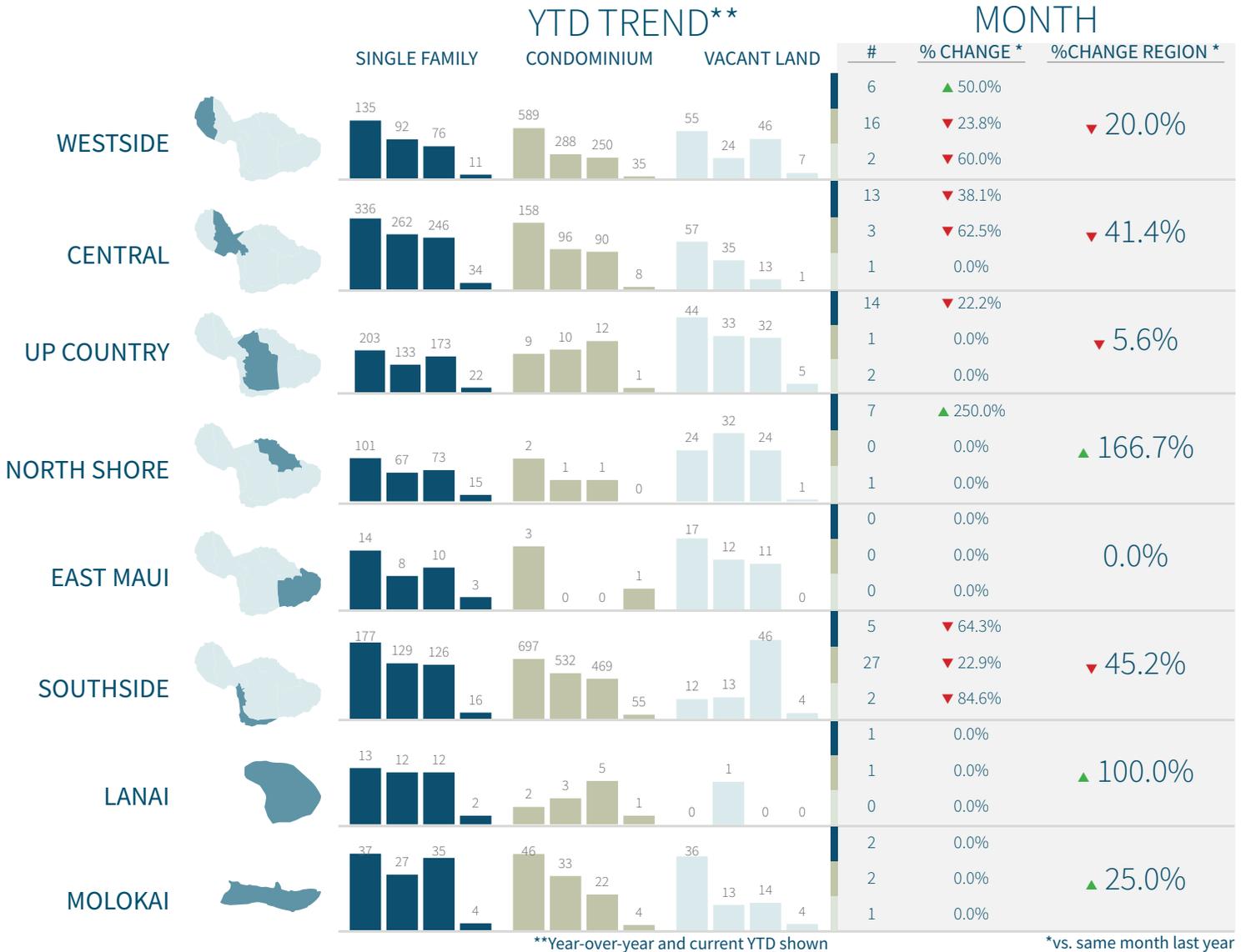
\$67,933,975

18.4% VS. LAST MONTH
1.3% VS. LAST YEAR

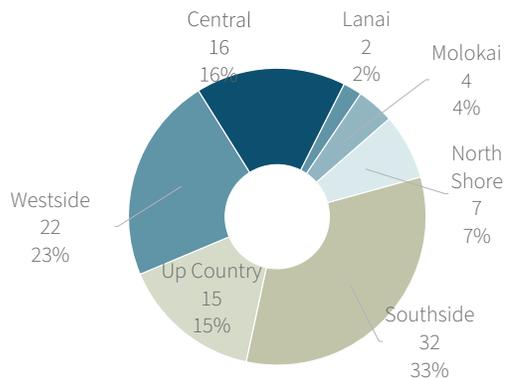
REGIONAL SALES MAUI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

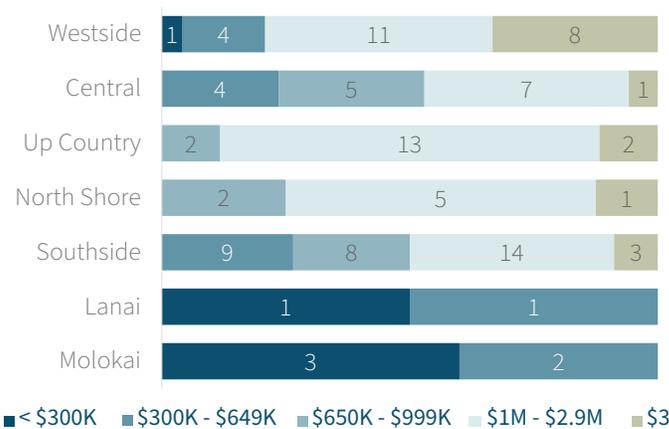


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES MAUI

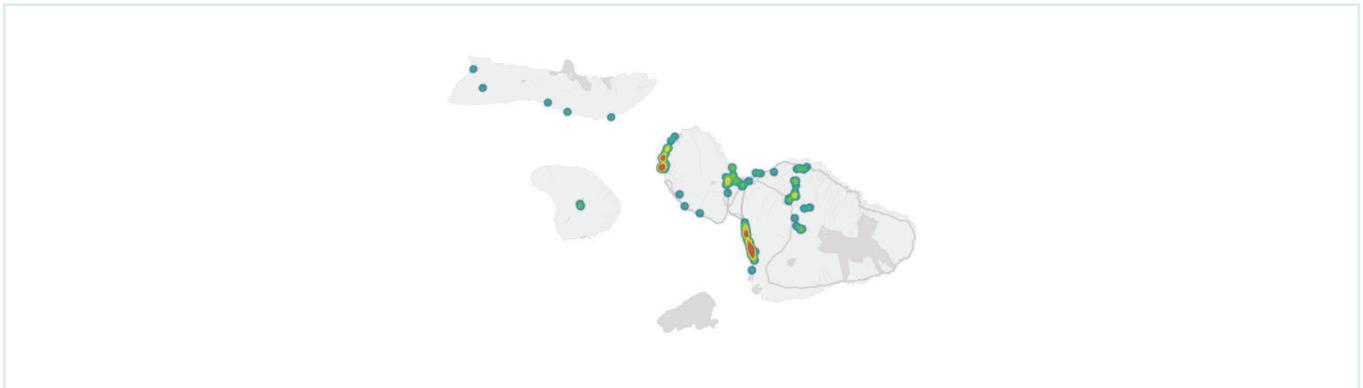
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WESTSIDE	Kaanapali	3 ▲	\$13.2 M ▲	\$4.7 M ▲	11 ▲	\$20.9 M ▲	\$1.2 M ▲
	Napili, Kahana, Mahinahina	2 ▼	\$3.7 M ▼	\$1.8 M ▼	4 ▼	\$3.0 M ▼	\$585.0 K ▼
	Kapalua	--	--	--	1 -	\$5.5 M ▲	\$5.5 M ▲
CENTRAL	Wailuku	7 ▼	\$13.2 M ▼	\$1.4 M ▲	3 ▲	\$1.9 M ▲	\$630.0 K ▼
	Kahului	4 ▼	\$3.4 M ▼	\$842.0 K ▼	--	--	--
	Waihee	2 ▲	\$2.9 M ▲	\$1.4 M ▼	--	--	--
UP COUNTRY	Kula, Pukalani	6 ▼	\$12.8 M ▲	\$1.8 M ▲	1 -	\$2.2 M -	\$2.2 M -
	Makawao, Olinda	6 ▼	\$7.3 M ▼	\$1.2 M ▲	--	--	--
	Haliimaile	2 -	\$2.7 M ▲	\$1.3 M ▲	--	--	--
NORTH SHORE	Haiku	6 ▲	\$11.9 M ▲	\$2.1 M ▲	--	--	--
	Paia	1 -	\$8.0 M ▲	\$8.0 M ▲	--	--	--
SOUTHSIDE	Kihei	4 ▼	\$5.2 M ▼	\$1.3 M ▲	19 ▼	\$14.7 M ▼	\$665.0 K ▼
	Wailea, Makena	1 ▼	\$1.5 M ▼	\$1.5 M ▼	8 ▲	\$19.0 M ▲	\$2.3 M ▼
LANAI	Lanai	1 -	\$525.0 K ▼	\$525.0 K ▼	1 -	\$188.0 K -	\$188.0 K -
MOLOKAI	Molokai	2 -	\$820.0 K ▼	\$410.0 K ▼	2 -	\$489.0 K ▼	\$244.5 K ▼

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

	#
KAANAPALI	7
WAILEA	6
KALEPOLEPO	5
HONOKOWAI	4
KEHALANI	3
KAMAOLE II	2
KALAMA	2
KAANAPALI GOLF ESTATES	2
GIGGLE HILL	2
KAHANA	2

TOP CONDOMINIUMS

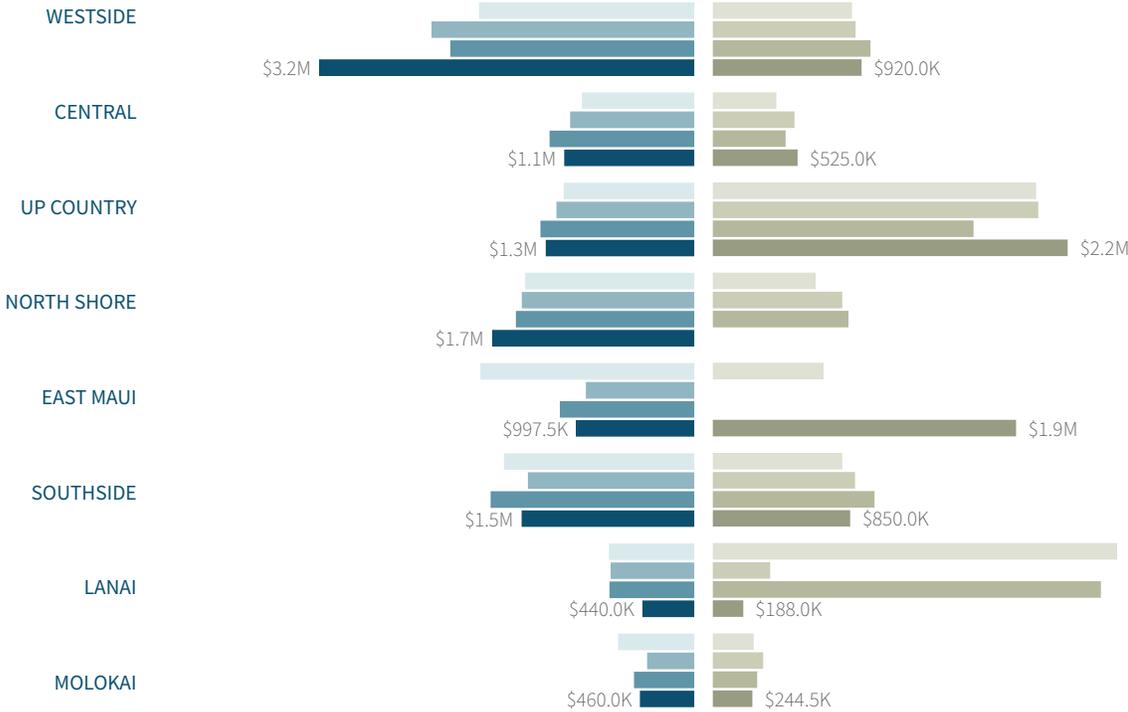
	#
KIHEI GARDEN ESTATES	3
MAHANA	3
KIHEI SHORES	2
HONUVA KAI - HOKU LANI	2
MAUI BANYAN	2
KAANAPALI ALII	2
WHALER I	2
KAI ANI VILLAGE	2
KAI MALU	2
HALE KAMAOLE	1

YEAR TO DATE MAUI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

107

↓ **10.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,295,000

↓ **0.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$175,655,195

↓ **10.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

105

↓ **33.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$775,000

↓ **1.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$125,304,145

↓ **29.5%** VS. LAST YEAR



VACANT LAND

OF SALES

22

↓ **52.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$837,500

↓ **55.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$37,284,750

↓ **75.0%** VS. LAST YEAR



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TG

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