



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT FEBRUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$1.2 M

AVERAGE SOLD PRICE



\$1.4 M \$1.1 M

MAX SOLD PRICE



\$5.0 M \$5.8 M

% OF LIST PRICE RECEIVED



94.66% 94.31%

AVERAGE PRICE PER SQFT



\$835.87 \$1,057.38

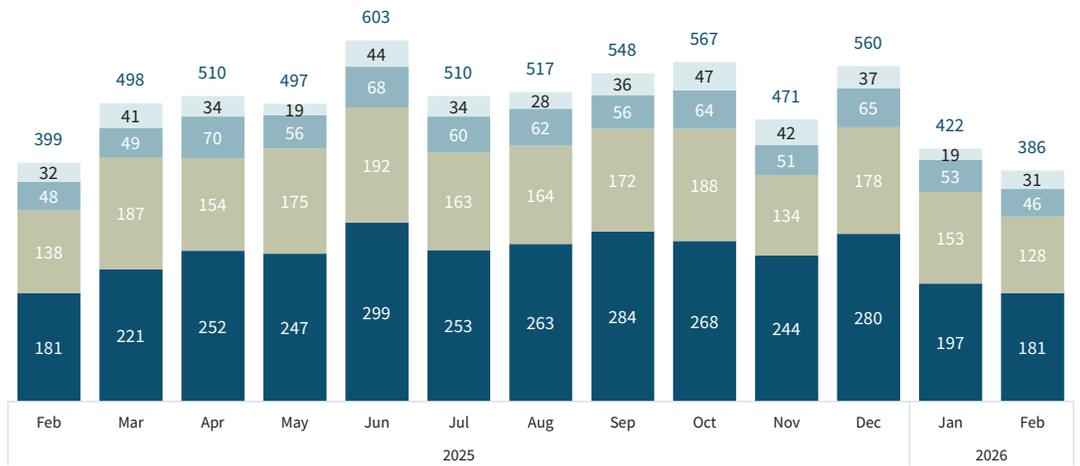
AVERAGE DOM



209 137

OAHU HAWAII MAUI KAUAI

SINGLE FAMILY HOMES



OF SALES

46

13.2% VS. LAST MONTH
4.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,250,000

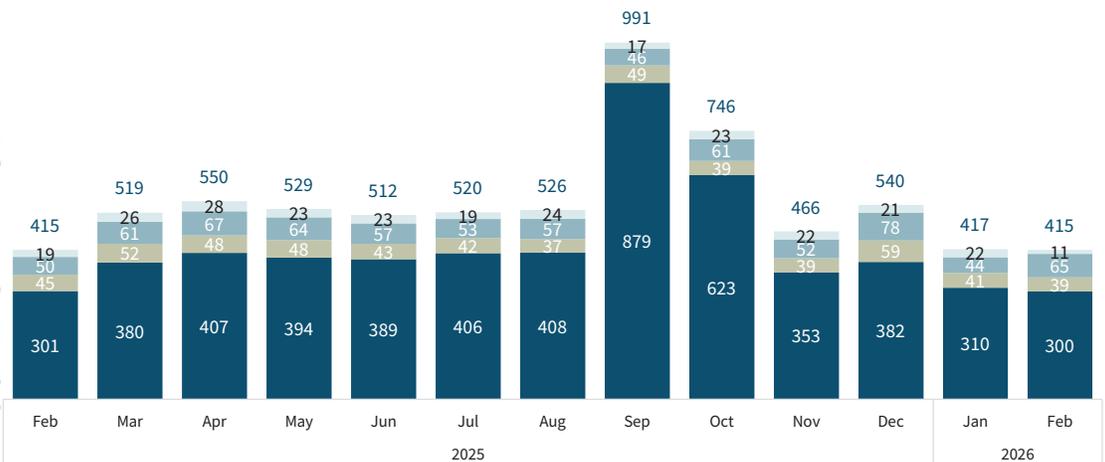
11.7% VS. LAST MONTH
10.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$62,900,109

38.1% VS. LAST MONTH
30.6% VS. LAST YEAR

CONDOMINIUM



OF SALES

65

47.7% VS. LAST MONTH
30.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$845,000

34.1% VS. LAST MONTH
10.6% VS. LAST YEAR

TOTAL \$ OF SALES

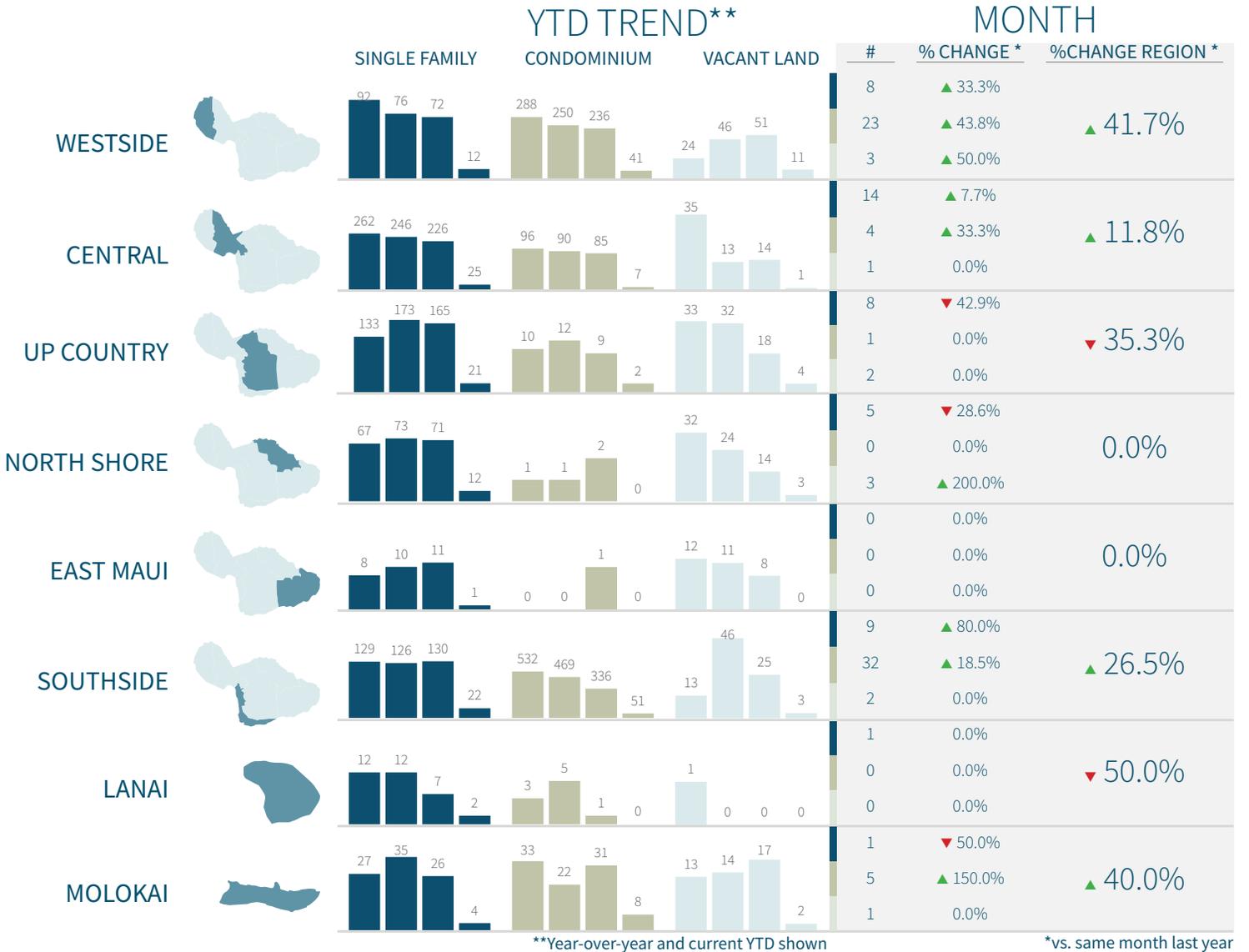
\$74,279,800

82.2% VS. LAST MONTH
9.3% VS. LAST YEAR

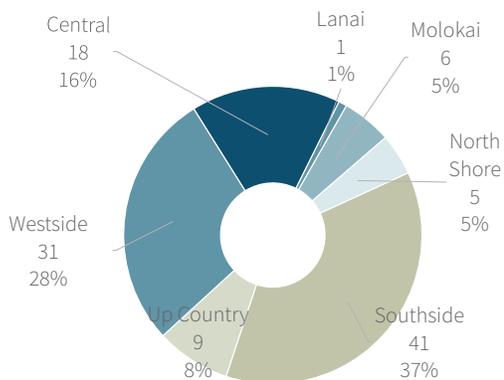
REGIONAL SALES MAUI

SALES COMPARISON

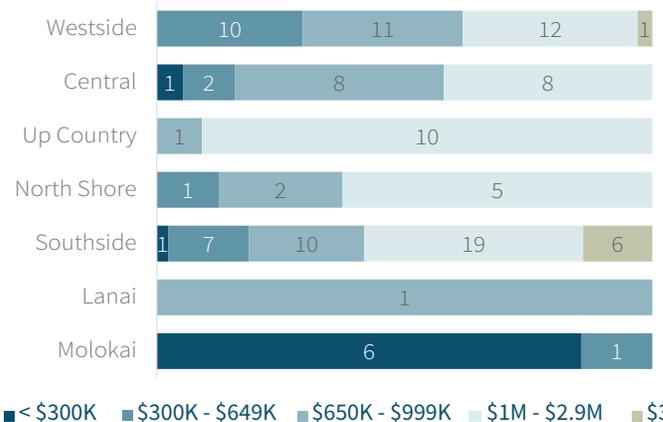
■ Single Family ■ Condominium ■ Vacant Land



SALES BY REGION



SALES BY PRICE RANGE



*excluding vacant land sales

■ < \$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	2 ▼	\$3.8 M ▼	\$1.9 M ▼	9 ▼	\$9.4 M ▼	\$975.0 K ▼
	Napili, Kahana, Mahinahina	1 ▼	\$1.2 M ▼	\$1.2 M ▼	9 ▲	\$5.5 M ▲	\$630.0 K ▲
	Lahaina	3 –	\$3.8 M –	\$1.3 M –	4 –	\$2.7 M –	\$730.0 K –
CENTRAL	Wailuku	8 ▲	\$9.6 M ▼	\$1.1 M ▼	3 –	\$2.4 M ▲	\$850.0 K ▲
	Kahului	5 ▲	\$4.5 M ▲	\$875.0 K ▲	1 –	\$115.0 K –	\$115.0 K –
	Waihee	1 ▼	\$650.0 K ▼	\$650.0 K ▼	--	--	--
UP COUNTRY	Kula, Pukalani	4 ▼	\$6.1 M ▼	\$1.7 M ▼	1 –	\$1.5 M ▼	\$1.5 M ▼
	Haliimaile	4 ▲	\$6.4 M ▲	\$1.5 M ▲	--	--	--
NORTH SHORE	Haiku	4 ▼	\$4.5 M ▼	\$1.1 M ▼	--	--	--
	Paia	1 –	\$1.3 M ▼	\$1.3 M ▼	--	--	--
SOUTHSIDE	Kihei	8 ▲	\$10.8 M ▲	\$1.2 M ▼	18 ▼	\$14.3 M ▼	\$678.8 K ▲
	Wailea, Makena	1 –	\$2.4 M ▲	\$2.4 M ▲	13 ▲	\$35.5 M ▲	\$2.7 M ▲
	Maalaea	--	--	--	1 –	\$715.0 K –	\$715.0 K –
LANAI	Lanai	1 –	\$650.0 K ▲	\$650.0 K ▲	--	--	--
MOLOKAI	Molokai	1 ▼	\$365.0 K ▼	\$365.0 K ▼	5 ▲	\$790.0 K ▲	\$150.0 K ▼

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

	#
WALEA	10
KAANAPALI	7
KALEPOLEPO	6
KAHANA	4
HONOKOWAI	4
KAMAOLE I	4
NORTH KIHEI	3
KEHALANI	3
KALUAKOI	2
HALIIMAILE	2

TOP CONDOMINIUMS

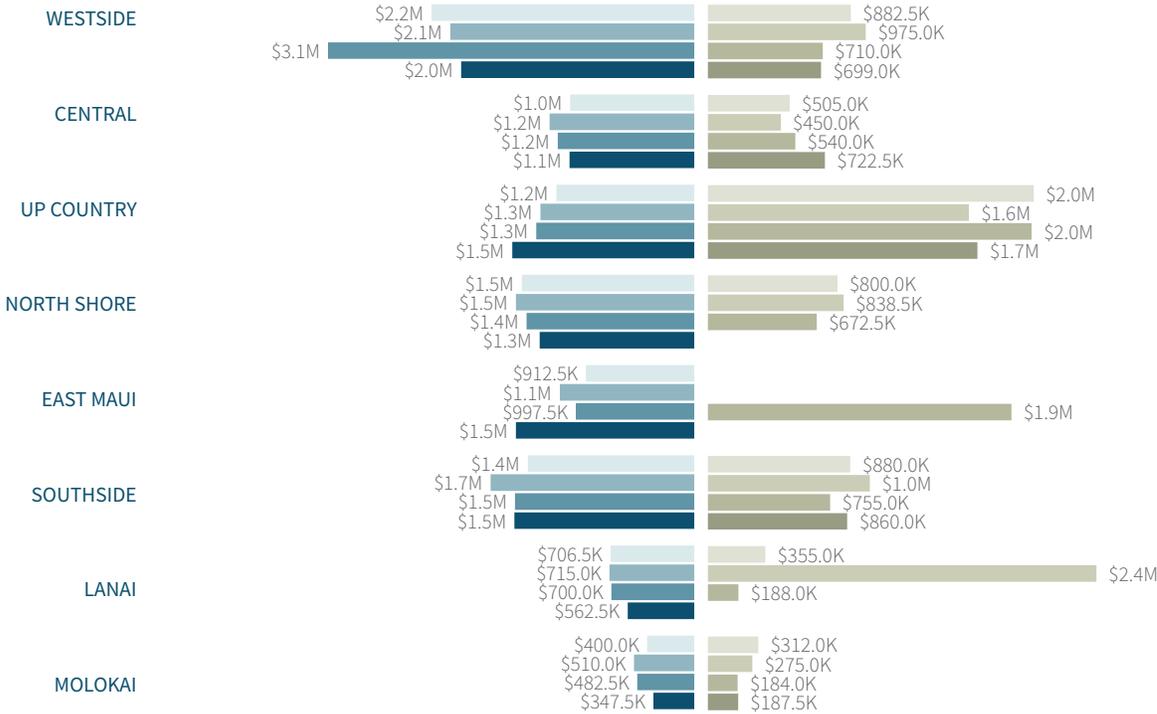
	#
PARADISE RIDGE ESTATES	2
WHALER I	2
WALEA POINT I II III	2
KIHEI GARDEN ESTATES	2
LA'I LOA	2
KE NANI KAI	2
HALE MAHALANI	1
AUHANA KULEANA	1
HALE MAHINA	1
HALE ROYALE	1

YEAR TO DATE MAUI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

99

↓ **7.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,350,000

↑ **4.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$164,475,333

↓ **6.4%** VS. LAST YEAR



CONDOMINIUM

OF SALES

109

↑ **3.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$710,000

↓ **8.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$115,044,700

↓ **8.2%** VS. LAST YEAR



VACANT LAND

OF SALES

24

↑ **9.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$750,000

↓ **10.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$30,410,000

↓ **18.4%** VS. LAST YEAR



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TG

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HAWAII

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