



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT MARCH 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.7 M \$1.6 M

AVERAGE SOLD PRICE



\$2.5 M \$1.5 M

MAX SOLD PRICE



\$17.3 M \$12.6 M

% OF LIST PRICE RECEIVED



92.01% 94.73%

AVERAGE PRICE PER SQFT



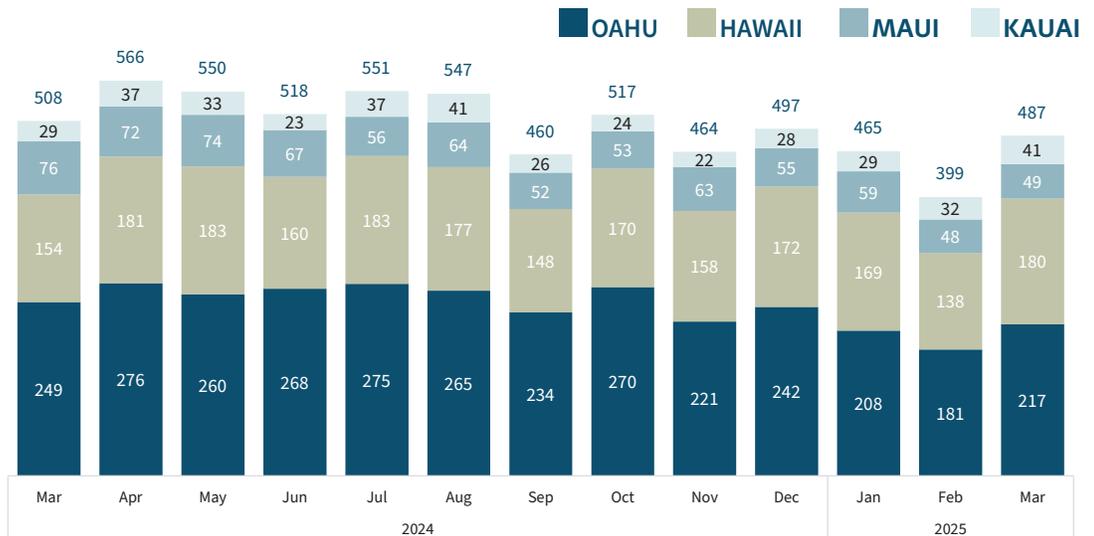
\$1,022.49 \$1,137.90

AVERAGE DOM



186 145

SINGLE FAMILY HOMES



OF SALES

49

2.1% VS. LAST MONTH
35.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,295,000

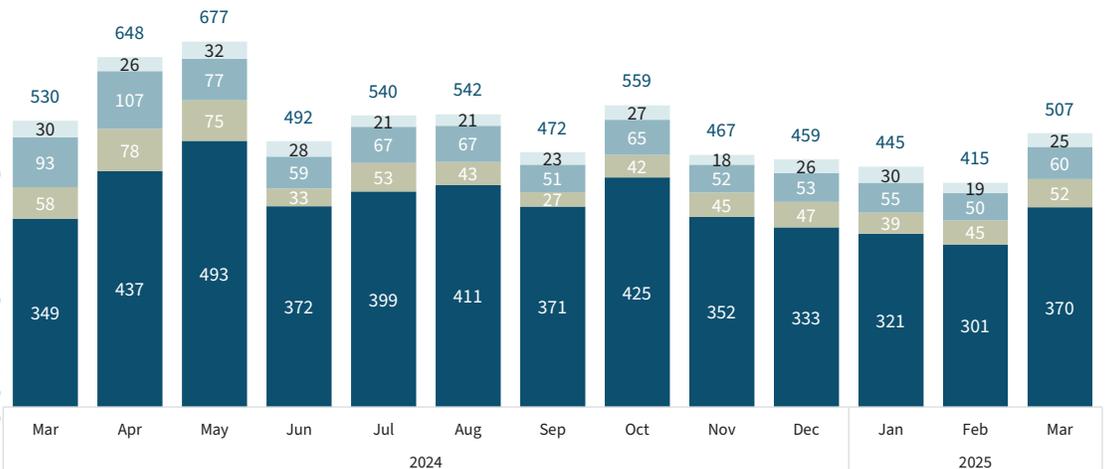
7.2% VS. LAST MONTH
0.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$123,928,143

36.7% VS. LAST MONTH
14.1% VS. LAST YEAR

CONDOMINIUM



OF SALES

60

20.0% VS. LAST MONTH
35.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$822,500

13.0% VS. LAST MONTH
36.9% VS. LAST YEAR

TOTAL \$ OF SALES

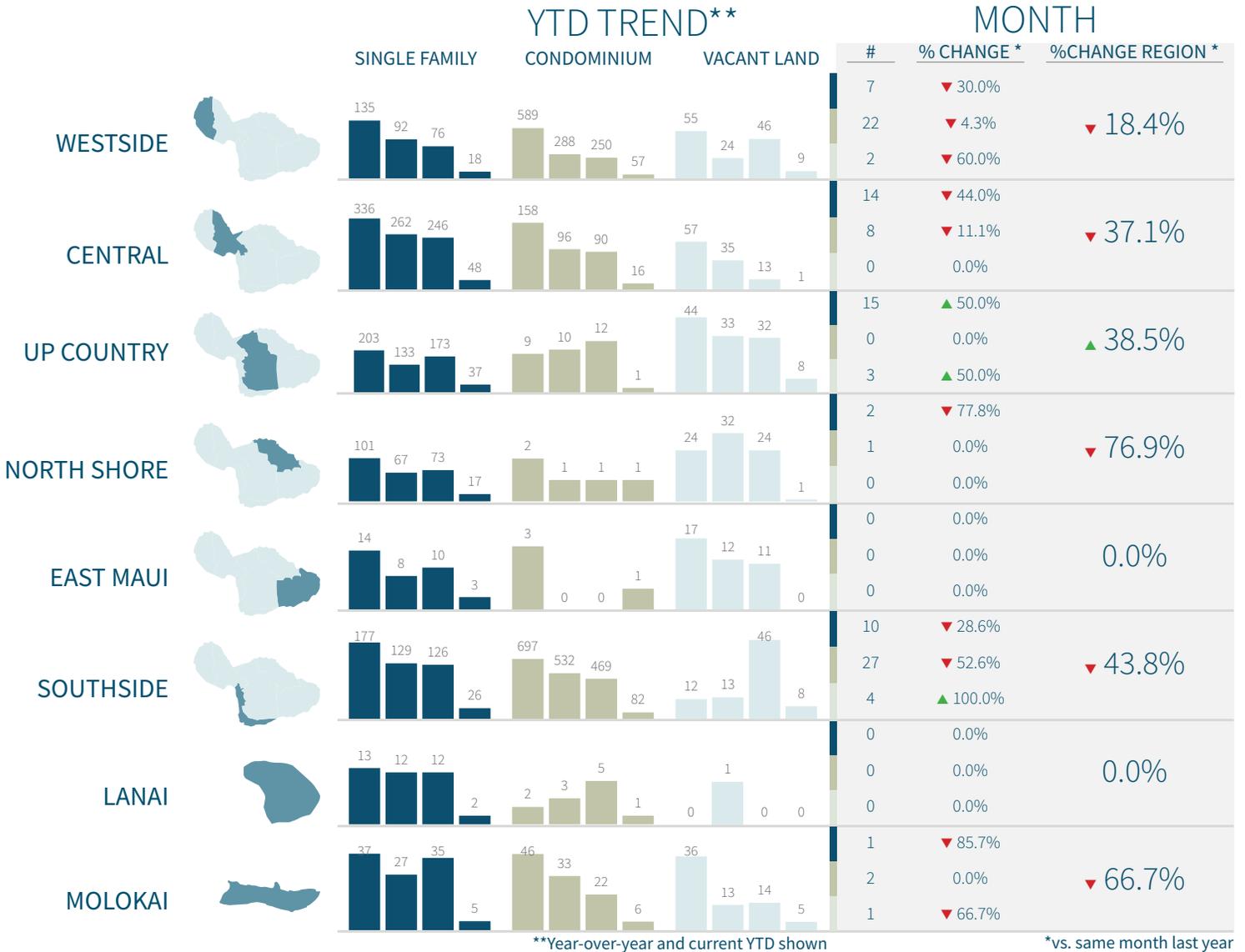
\$91,305,800

34.4% VS. LAST MONTH
38.6% VS. LAST YEAR

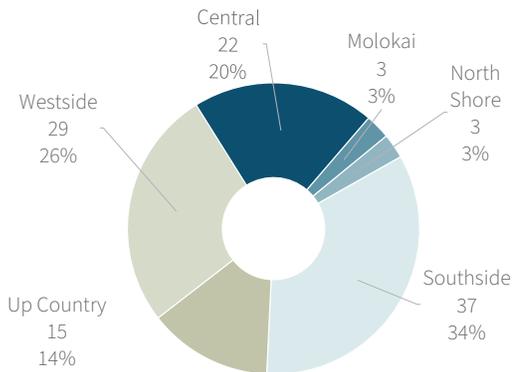
REGIONAL SALES MAUI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

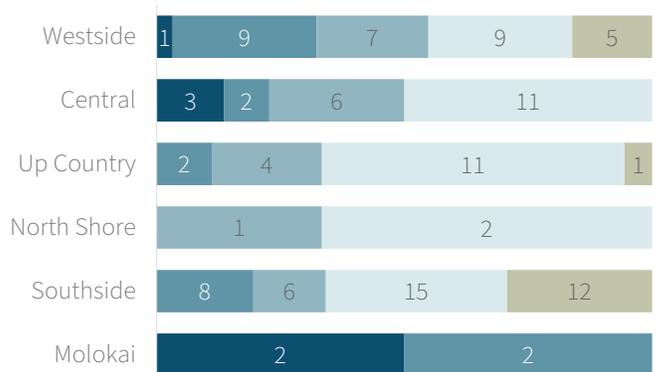


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES MAUI

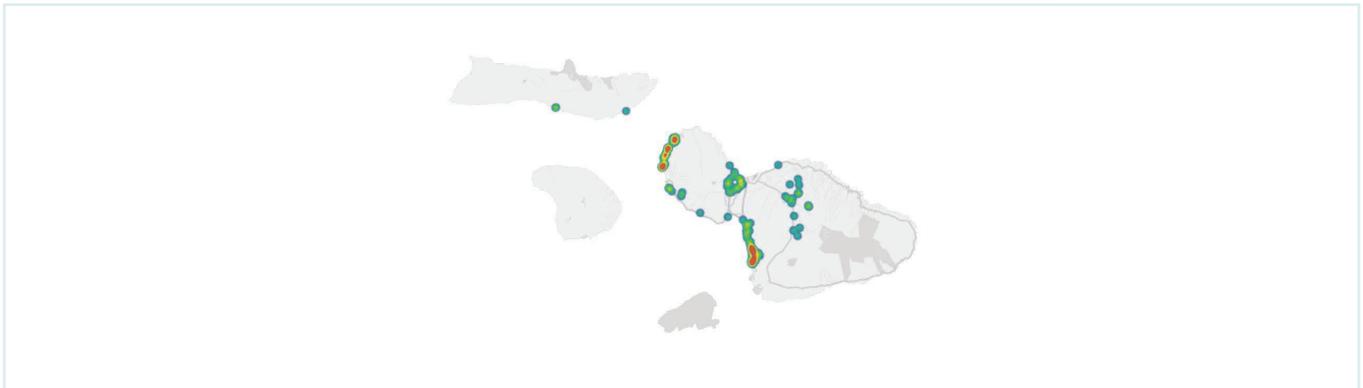
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

| | | SINGLE FAMILY HOMES | | | CONDOMINIUM | | |
|-------------|----------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|
| | | # | \$ AMT | MEDIAN | # | \$ AMT | MEDIAN |
| WESTSIDE | Napili, Kahana, Mahinahina | 2 ▼ | \$2.5 M ▼ | \$1.2 M ▲ | 9 ▼ | \$4.9 M ▼ | \$550.0 K ▼ |
| | Kaanapali | 1 - | \$6.4 M - | \$6.4 M - | 6 ▼ | \$6.5 M ▼ | \$1.1 M ▼ |
| | Kapalua | 2 - | \$13.6 M - | \$6.8 M - | 4 ▲ | \$9.0 M ▲ | \$1.3 M ▼ |
| CENTRAL | Wailuku | 8 ▼ | \$8.7 M ▼ | \$1.1 M ▼ | 5 - | \$4.8 M ▲ | \$945.0 K ▲ |
| | Kahului | 6 - | \$6.4 M ▼ | \$1.2 M ▲ | 3 ▼ | \$749.0 K ▼ | \$269.0 K ▼ |
| UP COUNTRY | Kula, Pukalani | 7 ▲ | \$8.5 M ▲ | \$1.1 M ▲ | -- | -- | -- |
| | Haliimaile | 5 ▲ | \$8.5 M ▲ | \$1.3 M ▲ | -- | -- | -- |
| | Makawao, Olinda | 3 ▲ | \$4.4 M ▲ | \$1.6 M ▲ | -- | -- | -- |
| NORTH SHORE | Haiku | 2 ▼ | \$4.5 M ▼ | \$2.3 M ▲ | -- | -- | -- |
| | Paia | -- | -- | -- | 1 - | \$675.0 K - | \$675.0 K - |
| SOUTHSIDE | Kihei | 5 ▼ | \$8.0 M ▼ | \$1.4 M ▼ | 15 ▼ | \$11.2 M ▼ | \$692.5 K ▼ |
| | Wailea, Makena | 5 - | \$45.1 M ▲ | \$6.9 M ▲ | 11 ▼ | \$49.2 M ▼ | \$4.7 M ▲ |
| | Maalaea | -- | -- | -- | 1 - | \$415.0 K ▼ | \$415.0 K ▼ |
| MOLOKAI | Molokai | 1 ▼ | \$581.0 K ▼ | \$581.0 K ▲ | 2 - | \$650.0 K ▲ | \$325.0 K ▲ |

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

| | # |
|--------------|---|
| WAILEA | 8 |
| KEHALANI | 6 |
| KAPALUA | 5 |
| NORTH KIHEI | 4 |
| KAHANA | 4 |
| HALIIMAILE | 4 |
| HONOKOWAI | 4 |
| KAANAPALI | 3 |
| NAPILI | 3 |
| LAHAINA TOWN | 3 |

TOP CONDOMINIUMS

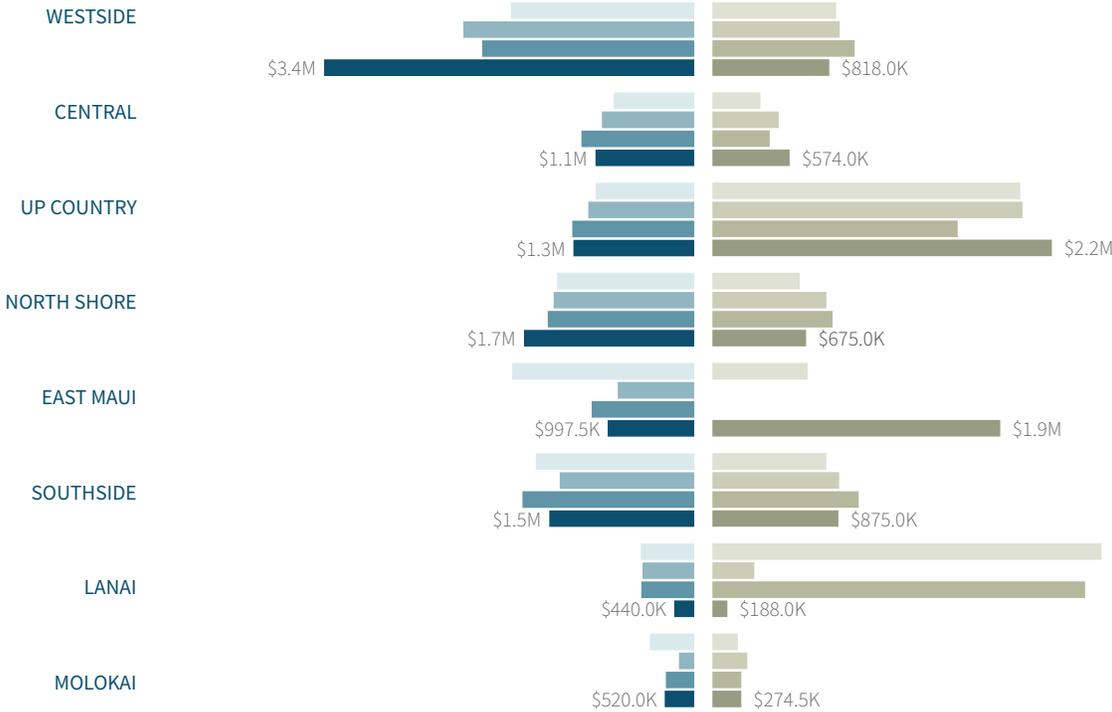
| | # |
|-----------------------------|---|
| VALLEY ISLE RESORT | 3 |
| WAILEA POINT I II III | 3 |
| LAHAINA SHORES | 2 |
| INTERNATIONAL COLONY CLUB I | 2 |
| SOUTHPOINTE AT WAIAKOA | 2 |
| KAMANI AT KEHALANI | 2 |
| VILLAS AT KEHALANI | 2 |
| KAPALUA RIDGE | 2 |
| HARBOR LIGHTS | 2 |
| KIHEI VILLAGES I | 2 |

YEAR TO DATE MAUI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

156

↓ 20.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,295,000

↓ 0.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$299,583,338

↓ 12.2% VS. LAST YEAR



CONDOMINIUM

OF SALES

165

↓ 34.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$795,000

↓ 4.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$216,609,945

↓ 33.6% VS. LAST YEAR



VACANT LAND

OF SALES

32

↓ 49.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$787,500

↓ 43.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$57,068,750

↓ 66.1% VS. LAST YEAR



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TG

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