



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT APRIL 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.0 M \$1.3 M

AVERAGE SOLD PRICE



\$1.9 M \$1.2 M

MAX SOLD PRICE



\$9.9 M \$7.3 M

% OF LIST PRICE RECEIVED



94.86% 94.19%

AVERAGE PRICE PER SQFT



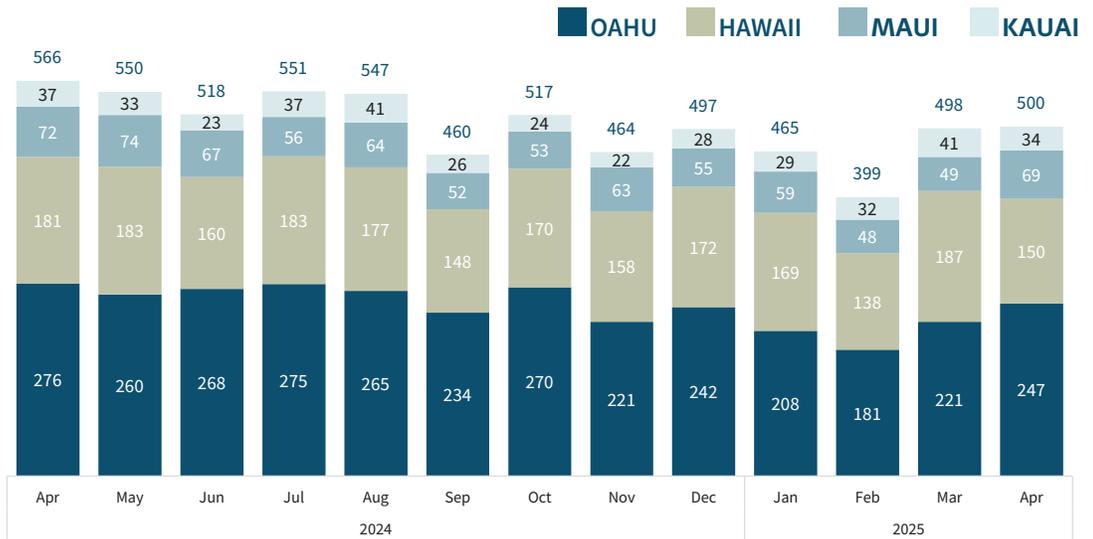
\$961.93 \$1,050.90

AVERAGE DOM



144 144

SINGLE FAMILY HOMES



# OF SALES

69

40.8% VS. LAST MONTH  
4.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,380,000

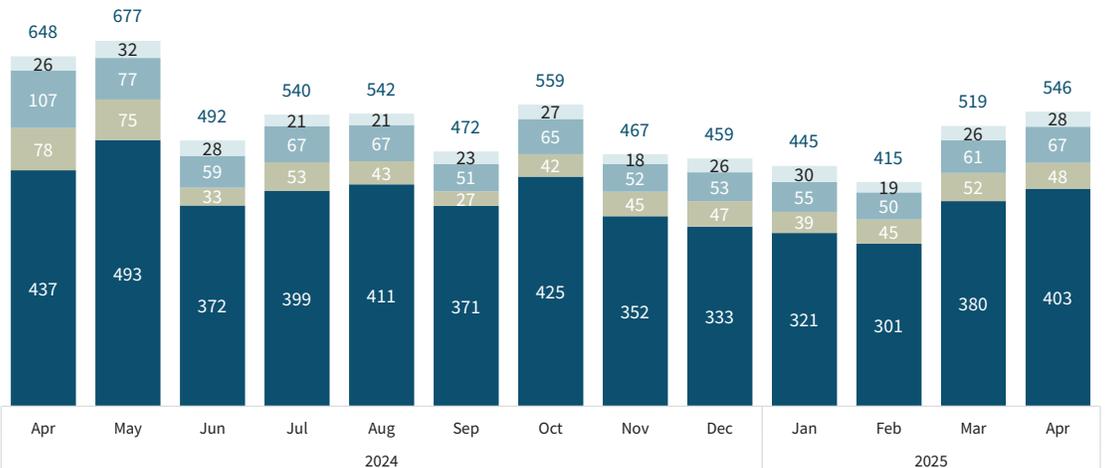
6.6% VS. LAST MONTH  
6.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$127,696,992

3.0% VS. LAST MONTH  
2.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES

67

9.8% VS. LAST MONTH  
37.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$715,000

12.8% VS. LAST MONTH  
25.5% VS. LAST YEAR

TOTAL \$ OF SALES

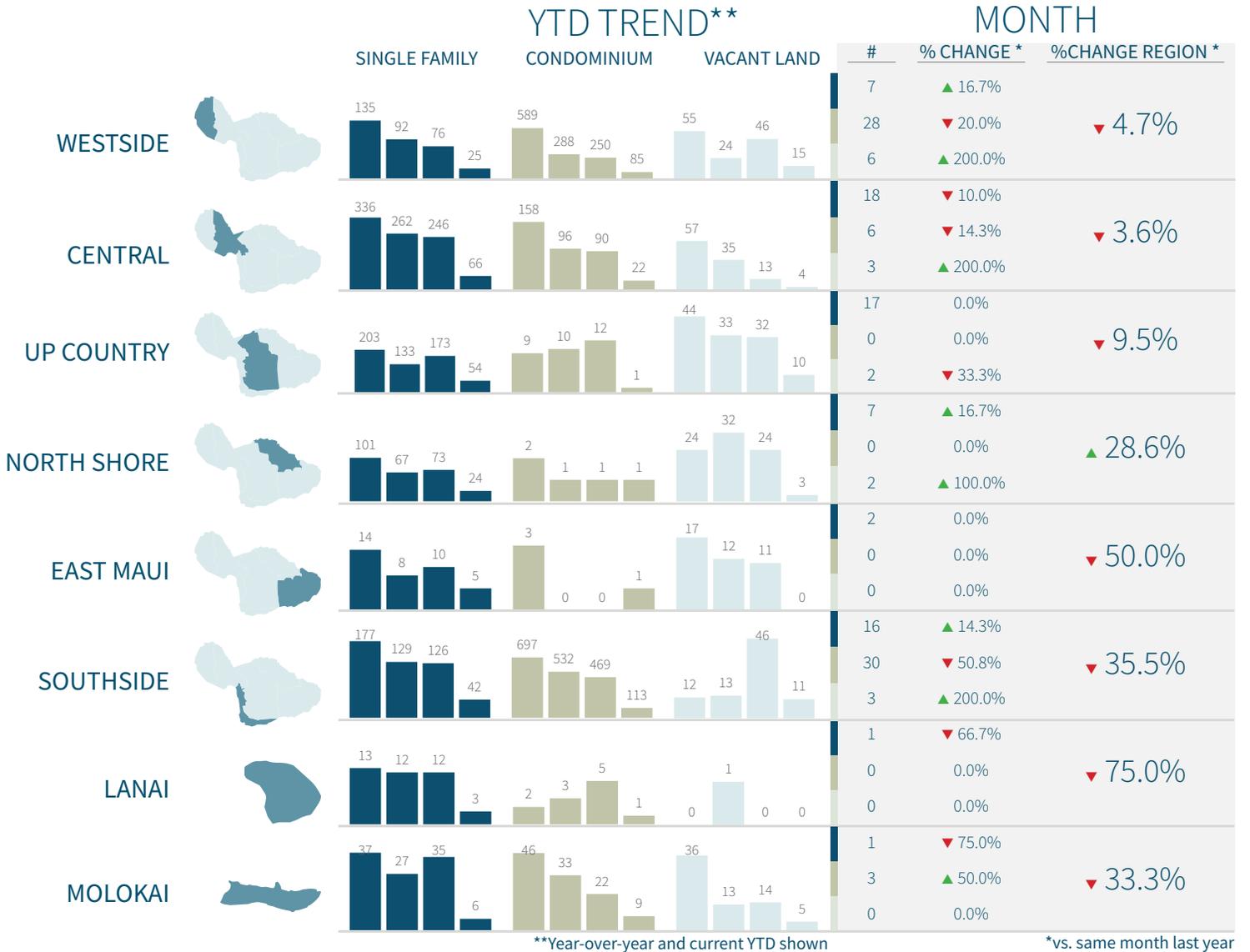
\$82,444,205

10.4% VS. LAST MONTH  
56.9% VS. LAST YEAR

# REGIONAL SALES MAUI

## SALES COMPARISON

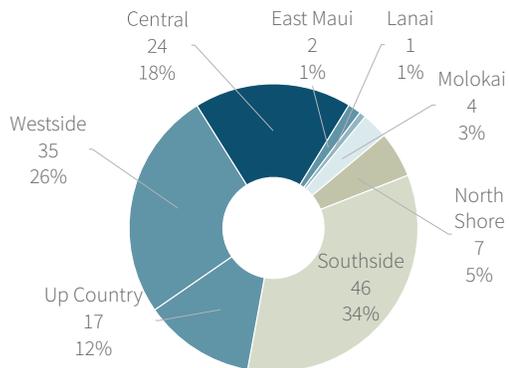
■ Single Family ■ Condominium ■ Vacant Land



\*\*Year-over-year and current YTD shown

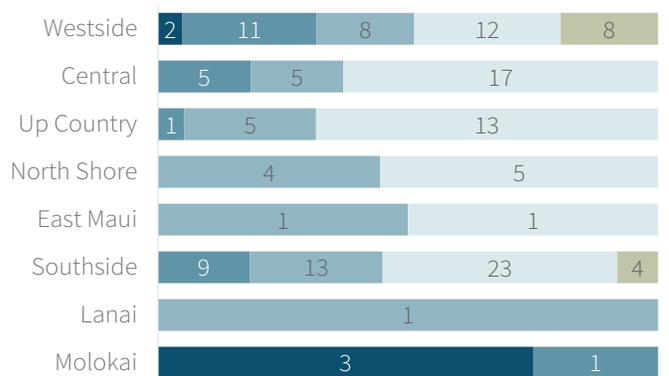
\*vs. same month last year

## 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 ▲	\$2.9 M ▲	\$1.4 M ▼	11 ▼	\$8.6 M ▼	\$665.0 K ▼
	Kaanapali	2 ▲	\$10.0 M ▲	\$5.0 M ▲	7 ▼	\$13.2 M ▼	\$899.0 K ▼
	Kapalua	2 ▲	\$12.0 M ▲	\$6.0 M ▲	6 ▲	\$19.5 M ▼	\$2.0 M ▲
CENTRAL	Wailuku	13 ▼	\$16.8 M ▼	\$1.3 M ▲	5 –	\$4.1 M ▲	\$695.0 K ▲
	Kahului	5 ▲	\$5.8 M ▲	\$1.3 M ▲	1 ▼	\$415.0 K ▼	\$415.0 K ▲
UP COUNTRY	Kula, Pukalani	12 ▲	\$15.0 M ▲	\$1.2 M ▼	--	--	--
	Makawao, Olinda	3 ▼	\$5.4 M ▼	\$1.6 M ▲	--	--	--
	Haliimaile	2 ▼	\$2.8 M ▼	\$1.4 M ▲	--	--	--
NORTH SHORE	Haiku	5 ▲	\$8.1 M ▼	\$1.6 M ▲	--	--	--
	Paia	2 –	\$2.3 M ▼	\$1.1 M ▼	--	--	--
EAST MAUI	Kipahulu	1 –	\$2.2 M –	\$2.2 M –	--	--	--
	Hana	1 ▼	\$770.0 K ▼	\$770.0 K ▼	--	--	--
SOUTHSIDE	Kihei	9 ▼	\$25.7 M ▲	\$1.9 M ▲	21 ▼	\$16.7 M ▼	\$695.0 K ▼
	Wailea, Makena	7 ▲	\$13.7 M ▼	\$2.2 M ▼	8 ▼	\$16.9 M ▼	\$1.7 M ▼
	Maalaea	--	--	--	1 ▼	\$650.0 K ▼	\$650.0 K ▼
LANAI	Lanai	1 ▼	\$825.0 K ▼	\$825.0 K ▲	--	--	--
MOLOKAI	Molokai	1 ▼	\$530.0 K ▼	\$530.0 K ▼	3 ▲	\$462.0 K ▼	\$184.0 K ▼

## MONTHLY SALES HEAT MAP



### TOP NEIGHBORHOODS

	#
KAPALUA	8
WALEA	7
KEHALANI	6
NAPILI	5
KAMAOLE I	4
KAANAPALI	4
KAHANA	4
KALEPOLEPO	3
MAUI MEADOWS	3
LAHAINA TOWN	3

### TOP CONDOMINIUMS

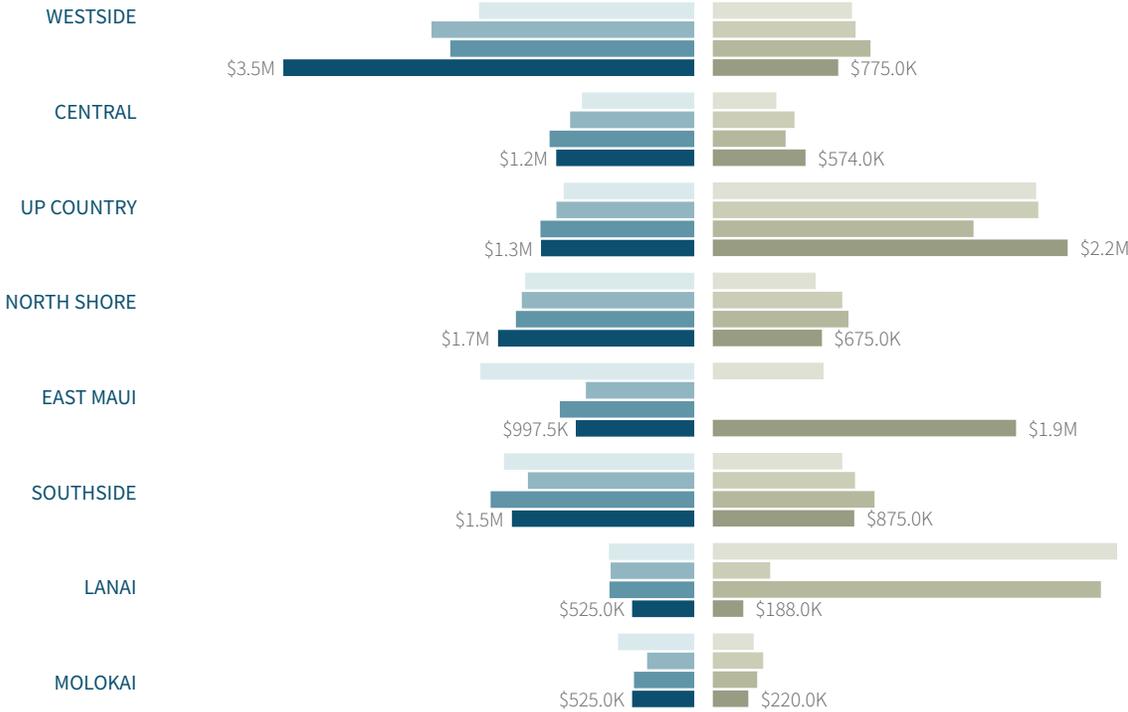
	#
VALLEY ISLE RESORT	3
LAHAINA SHORES	3
KIHEI GARDEN ESTATES	3
KAPALUA GOLF VILLAS	3
WALEA EKAHI III	2
WAVECREST	2
WALEA PALMS	2
MAUI ELDORADO I	2
VILLAS AT KEHALANI	2
MAUI VISTA	2

# YEAR TO DATE MAUI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**225**

↓ **15.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,315,000**

↑ **1.2%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$427,280,330**

↓ **9.6%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**233**

↓ **34.9%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$757,500**

↓ **12.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$299,754,150**

↓ **42.1%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**48**

↓ **34.2%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$812,500**

↓ **27.8%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$76,030,250**

↓ **56.9%** VS. LAST YEAR



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**TG**

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HAWAII

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