TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT
MAY 2023

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$2.2 M	$1.0 M

AVERAGE SOLD PRICE

Single Family	Condominium
$2.1 M	$977.0 K

MAX SOLD PRICE

Single Family	Condominium
$11.0 M	$4.5 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
93.89%	97.43%

AVERAGE PRICE PER SQFT

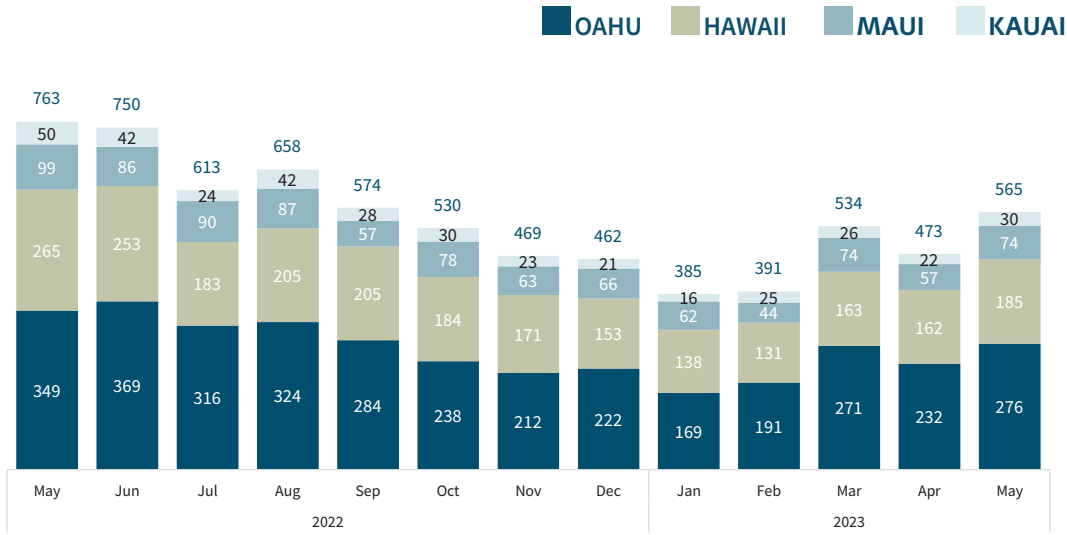
Single Family	Condominium
$863.71	$1,106.21

AVERAGE DOM

Single Family	Condominium
129	80

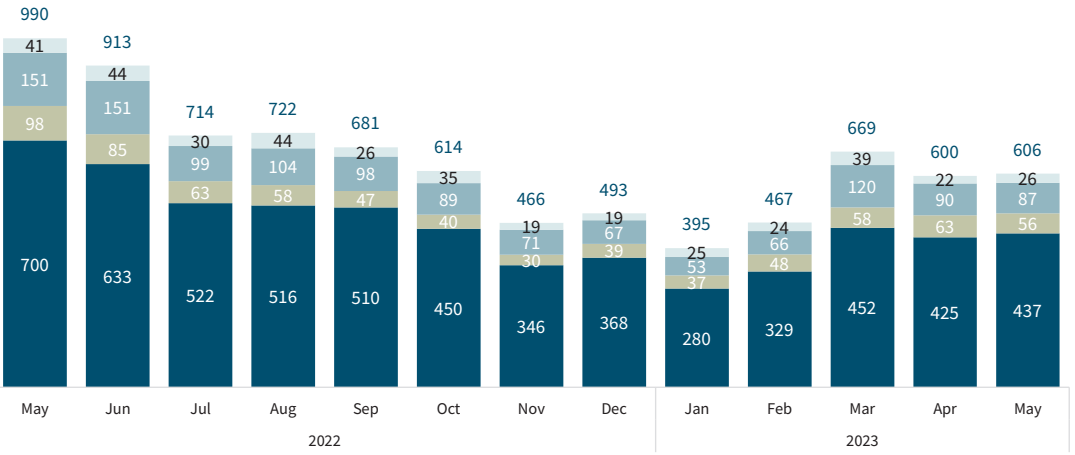
ISLAND SALES

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
74	**$1,271,500**	**$152,213,360**
↑ 29.8% VS. LAST MONTH	↑ 15.6% VS. LAST MONTH	↑ 54.9% VS. LAST MONTH
↓ 25.3% VS. LAST YEAR	↑ 3.8% VS. LAST YEAR	↓ 31.6% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
87	**$830,000**	**$84,995,560**
↓ 3.3% VS. LAST MONTH	↓ 6.5% VS. LAST MONTH	↓ 15.2% VS. LAST MONTH
↓ 42.4% VS. LAST YEAR	↑ 16.1% VS. LAST YEAR	↓ 45.9% VS. LAST YEAR

Information effective 06/01/2023

REGIONAL SALES
MAUI

SALES COMPARISON

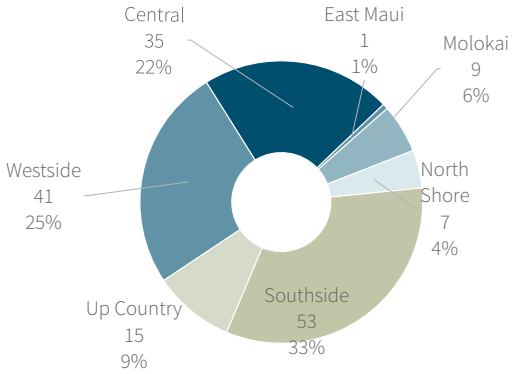
Single Family | Condominium | Vacant Land

	YTD TREND** SINGLE FAMILY	YTD TREND** CONDOMINIUM	YTD TREND** VACANT LAND	MONTH #	MONTH % CHANGE *	MONTH %CHANGE REGION *
WESTSIDE	124, 238, 135, 40	540, 941, 589, 142	24, 142, 55, 8	9 32 1	▼ 40.0% ▼ 45.8% ▼ 66.7%	▼ 45.5%
CENTRAL	347, 384, 336, 105	126, 166, 158, 37	34, 42, 57, 23	24 11 4	▼ 14.3% ▼ 50.0% ▲ 33.3%	▼ 26.4%
UP COUNTRY	225, 271, 203, 58	32, 19, 9, 7	62, 85, 44, 14	14 1 2	▼ 44.0% 0.0% ▼ 50.0%	▼ 43.3%
NORTH SHORE	107, 131, 101, 26	2, 4, 2, 0	49, 41, 24, 14	7 0 2	▼ 12.5% 0.0% 0.0%	▼ 10.0%
EAST MAUI	13, 11, 14, 1	0, 2, 3, 0	10, 24, 17, 7	1 0 1	0.0% 0.0% 0.0%	0.0%
SOUTHSIDE	196, 283, 177, 65	602, 1107, 697, 212	17, 22, 12, 2	14 39 0	▼ 12.5% ▼ 36.1% 0.0%	▼ 33.8%
LANAI	16, 17, 13, 3	3, 3, 2, 1	0, 4, 0, 0	0 0 0	0.0% 0.0% 0.0%	0.0%
MOLOKAI	27, 40, 37, 13	23, 51, 46, 17	10, 41, 36, 5	5 4 2	0.0% ▼ 50.0% ▼ 50.0%	▼ 35.3%

**Year-over-year and current YTD shown

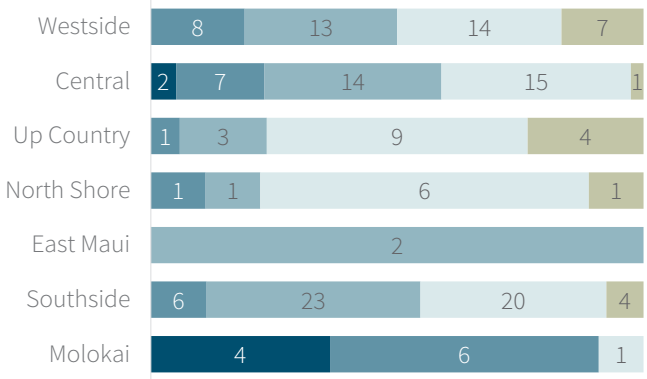
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

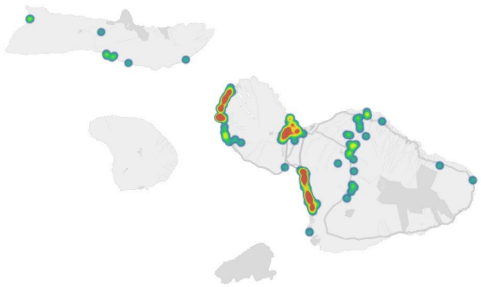
NEIGHBORHOOD SALES
MAUI

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 ▲	$2.6 M ▲	$1.3 M ▲	14 ▼	$12.4 M ▼	$789.5 K ▲
	Kaanapali	3 –	$9.6 M ▲	$3.2 M ▲	12 ▼	$16.8 M ▼	$1.3 M ▲
	Lahaina	1 ▼	$480.0 K ▼	$480.0 K ▼	5 ▲	$3.7 M ▲	$840.0 K ▼
CENTRAL	Wailuku	15 ▼	$27.6 M ▲	$1.2 M ▲	7 ▼	$5.2 M ▼	$785.0 K ▲
	Kahului	6 –	$5.8 M ▼	$912.5 K ▼	4 ▼	$1.1 M ▼	$307.0 K ▲
	Waihee	3 –	$3.6 M –	$1.3 M –	– –	– –	– –
UP COUNTRY	Kula, Pukalani	9 ▼	$22.6 M ▼	$2.1 M ▲	1 –	$899.0 K ▼	$899.0 K ▼
	Makawao, Olinda	4 –	$4.3 M ▲	$1.1 M ▲	– –	– –	– –
	Haliimaile	1 ▼	$3.8 M ▼	$3.8 M ▲	– –	– –	– –
NORTH SHORE	Haiku	7 ▲	$12.5 M ▼	$1.6 M ▼	– –	– –	– –
EAST MAUI	Nahiku	1 –	$950.0 K –	$950.0 K –	– –	– –	– –
SOUTHSIDE	Kihei	10 –	$21.0 M ▲	$1.3 M ▲	29 ▼	$25.4 M ▼	$750.0 K ▲
	Wailea, Makena	4 ▼	$15.6 M ▼	$3.9 M ▼	7 ▼	$11.6 M ▼	$1.7 M ▼
	Maalaea	– –	– –	– –	3 ▼	$2.2 M ▼	$800.0 K ▲
MOLOKAI	Molokai	5 –	$2.6 M ▼	$400.0 K ▼	4 ▼	$1.2 M ▼	$303.5 K ▼

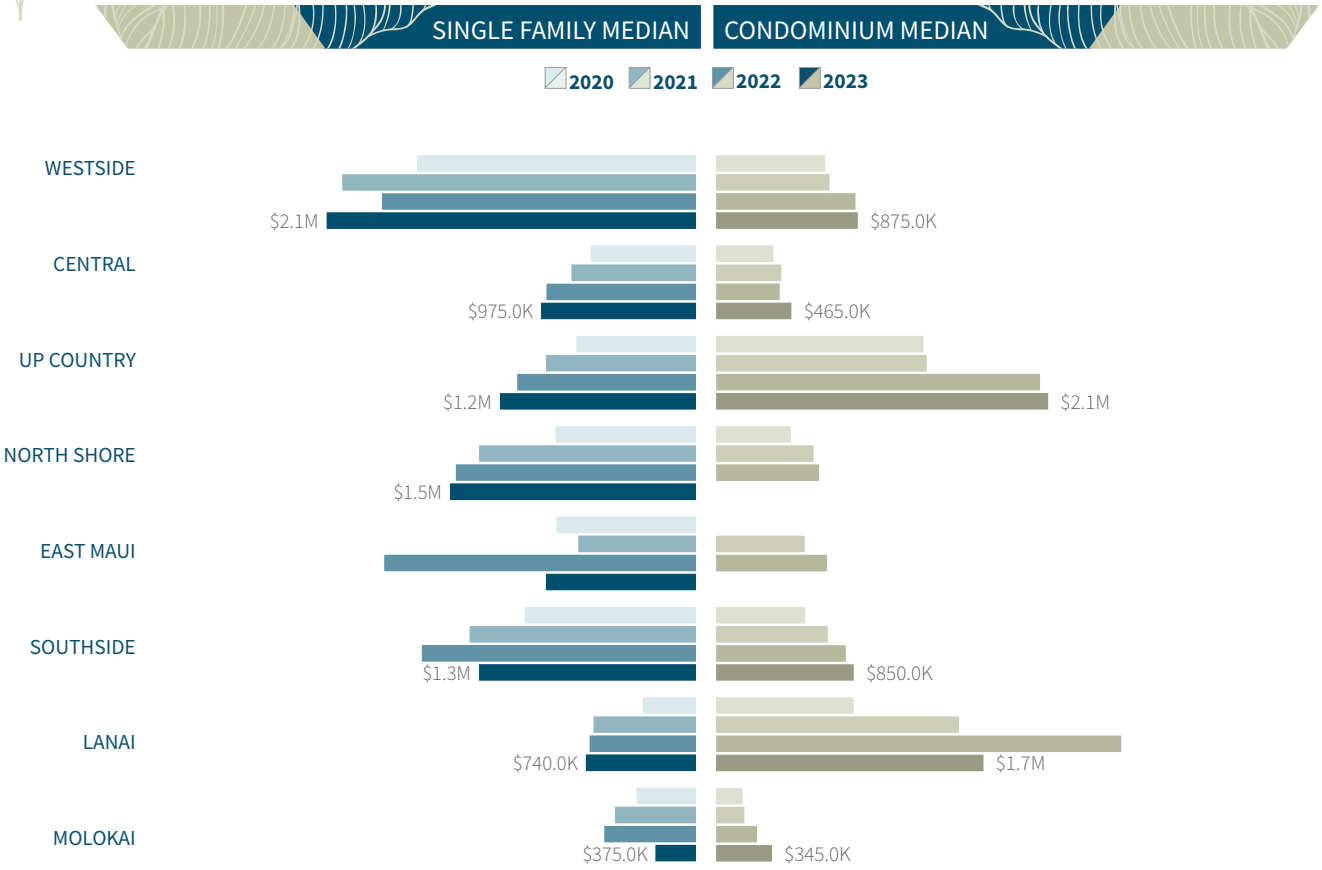
MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
KAANAPALI	10
KEHALANI	8
WAILEA	7
NORTH KIHEI	6
NAPILI	5
KAHANA	5
KIHEI	4
HAIKU	4
KAMAOLE I	4
KAAHUMANU	3

TOP CONDOMINIUMS	#
MAHANA	3
HARBOR LIGHTS	3
MAALAEA KAI	2
NAPILI VILLAS	2
HALE KAMAOLE	2
MAUI SUNSET	2
MAUI VISTA	2
HONUA KAI - HOKU LANI	2
GRAND CHAMPIONS	2
KIHEI BAY VISTA	2

YEAR TO DATE
MAUI



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
311
36.4% VS. LAST YEAR

MEDIAN SALES PRICE
$1,165,000
0.9% VS. LAST YEAR

TOTAL $ OF SALES
$593,973,522
35.0% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
416
49.7% VS. LAST YEAR

MEDIAN SALES PRICE
$815,000
7.9% VS. LAST YEAR

TOTAL $ OF SALES
$463,908,424
47.2% VS. LAST YEAR

VACANT LAND

 # OF SALES
73
41.1% VS. LAST YEAR

MEDIAN SALES PRICE
$640,000
14.7% VS. LAST YEAR

TOTAL $ OF SALES
$78,219,265
45.1% VS. LAST YEAR

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