



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT MAY 2024

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.1 M \$1.6 M

AVERAGE SOLD PRICE



\$2.1 M \$1.5 M

MAX SOLD PRICE



\$38.5 M \$9.0 M

% OF LIST PRICE RECEIVED



98.65% 96.02%

AVERAGE PRICE PER SQFT



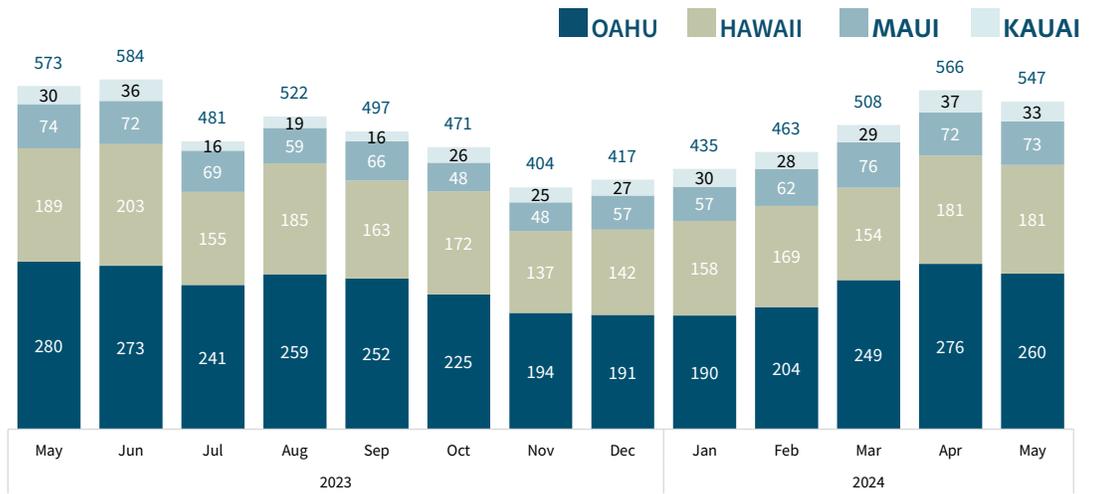
\$889.04 \$1,167.91

AVERAGE DOM



104 191

SINGLE FAMILY HOMES



# OF SALES

73

1.4% VS. LAST MONTH  
1.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,300,000

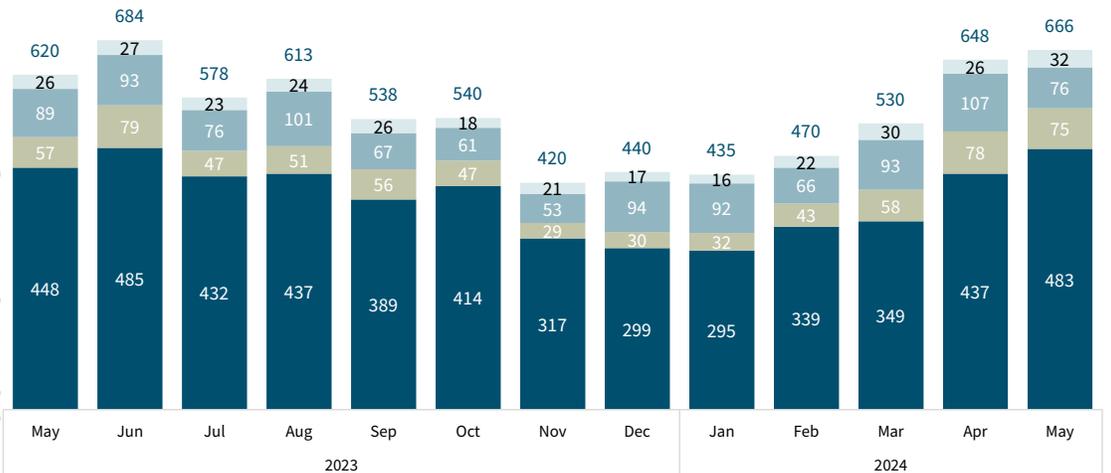
0.0% VS. LAST MONTH  
2.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$149,860,681

14.0% VS. LAST MONTH  
1.5% VS. LAST YEAR

CONDOMINIUM



# OF SALES

76

29.0% VS. LAST MONTH  
14.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$847,500

11.7% VS. LAST MONTH  
2.1% VS. LAST YEAR

TOTAL \$ OF SALES

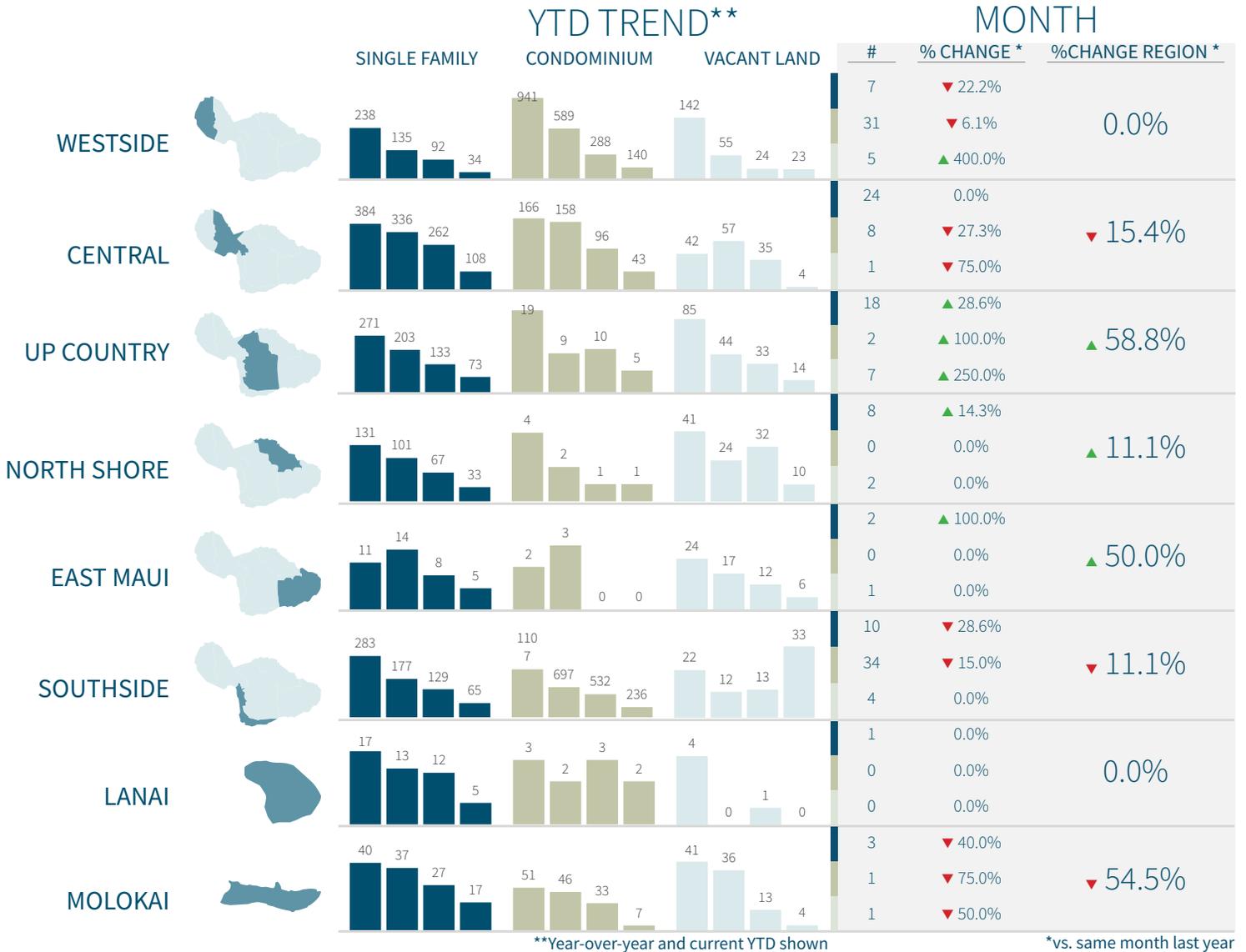
\$113,473,450

40.7% VS. LAST MONTH  
31.0% VS. LAST YEAR

# REGIONAL SALES MAUI

## SALES COMPARISON

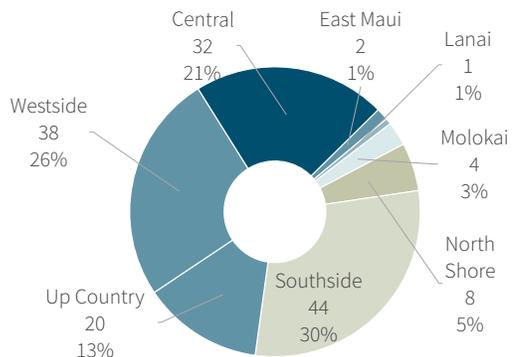
■ Single Family ■ Condominium ■ Vacant Land



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

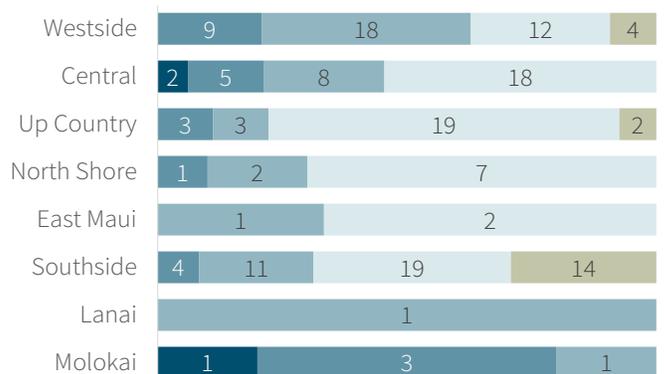
\*vs. same month last year

## SALES BY REGION



\*excluding vacant land sales

## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES MAUI

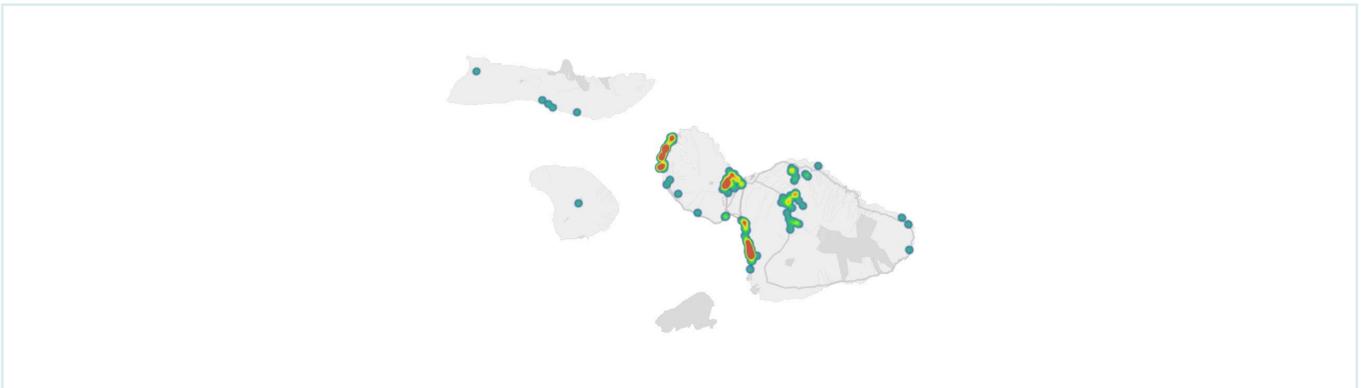
## NEIGHBORHOOD COMPARISON

▲ 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 -	\$2.2 M ▼	\$1.1 M ▼	17 ▲	\$11.5 M ▼	\$669.0 K ▼
	Kaanapali	3 -	\$9.7 M ▲	\$2.8 M ▼	10 ▼	\$14.0 M ▼	\$1.2 M ▼
	Kapalua	--	--	--	4 ▲	\$14.6 M ▲	\$3.8 M ▼
CENTRAL	Wailuku	20 ▲	\$24.2 M ▼	\$1.3 M ▲	3 ▼	\$2.1 M ▼	\$690.0 K ▼
	Kahului	4 ▼	\$4.9 M ▼	\$1.3 M ▲	5 ▲	\$1.6 M ▲	\$305.0 K ▼
UP COUNTRY	Kula, Pukalani	10 ▲	\$16.4 M ▼	\$1.4 M ▼	2 ▲	\$2.1 M ▲	\$1.0 M ▲
	Makawao, Olinda	7 ▲	\$12.7 M ▲	\$1.4 M ▲	--	--	--
	Haliimaile	1 -	\$1.3 M ▼	\$1.3 M ▼	--	--	--
NORTH SHORE	Haiku	8 ▲	\$10.8 M ▼	\$1.5 M ▼	--	--	--
EAST MAUI	Hana	2 -	\$2.0 M -	\$1.0 M -	--	--	--
SOUTHSIDE	Kihei	6 ▼	\$9.1 M ▼	\$1.3 M ▼	18 ▼	\$16.8 M ▼	\$772.5 K ▲
	Wailea, Makena	4 -	\$50.2 M ▲	\$4.5 M ▲	14 ▲	\$48.8 M ▲	\$3.0 M ▲
	Maalaea	--	--	--	2 ▼	\$1.5 M ▼	\$730.0 K ▼
LANAI	Lanai	1 -	\$745.0 K -	\$745.0 K -	--	--	--
MOLOKAI	Molokai	3 ▼	\$1.9 M ▼	\$568.0 K ▲	1 ▼	\$630.0 K ▼	\$630.0 K ▲

## MONTHLY SALES HEAT MAP



### TOP NEIGHBORHOODS

	#
WALEA	12
KAHANA	11
HONOKOWAI	7
KEHALANI	5
NORTH KIHEI	4
KAPALUA	4
KAANAPALI HILLSIDE	3
KAANAPALI	3
NAPILI	3
KAAHUMANU	2

### TOP CONDOMINIUMS

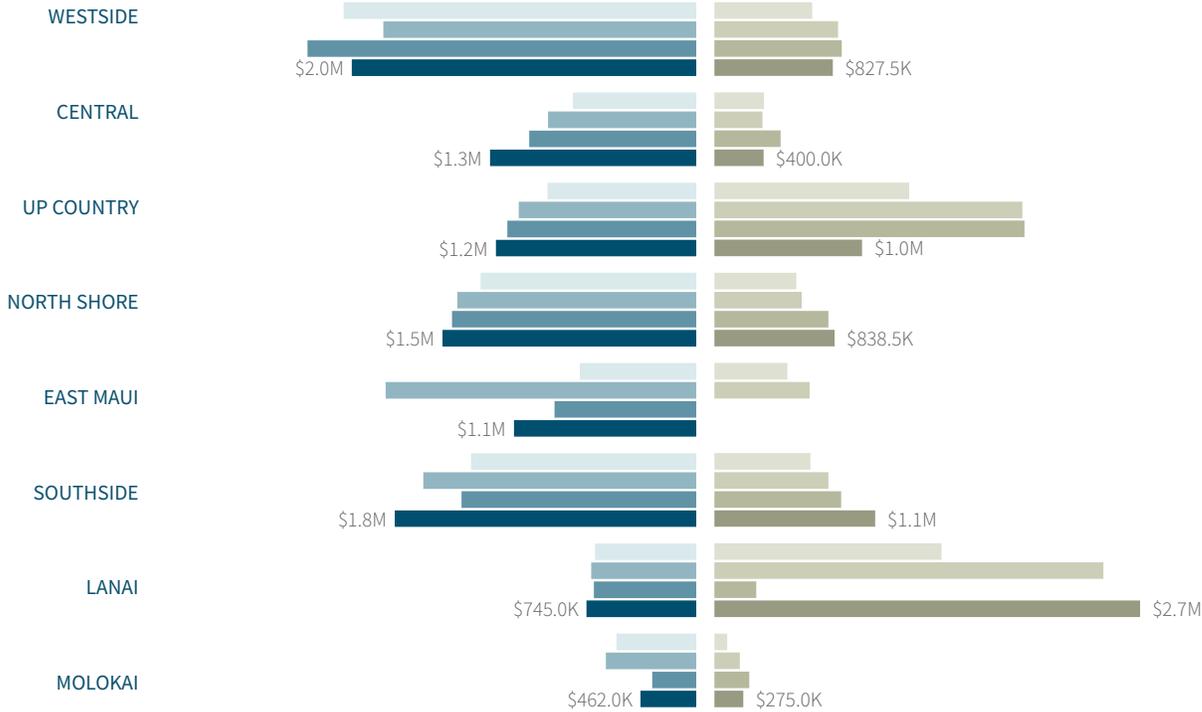
	#
VALLEY ISLE RESORT	6
POHAILANI MAUI	3
HARBOR LIGHTS	3
HALE HUI KAI	2
PUUONE TOWERS AND PLAZA	2
MAUI SANDS I	2
VILLAS AT KAHANA RIDGE	2
KIHEI ALII KAI	2
MAHANA	2
COTTAGES AT KULAMALU	1

# YEAR TO DATE MAUI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**340**

↑ 9.3% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,300,000**

↑ 11.6% VS. LAST YEAR

TOTAL \$ OF SALES

**\$622,489,181**

↑ 4.8% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**434**

↑ 3.8% VS. LAST YEAR

MEDIAN SALES PRICE

**\$862,500**

↑ 5.8% VS. LAST YEAR

TOTAL \$ OF SALES

**\$631,110,932**

↑ 35.6% VS. LAST YEAR



### VACANT LAND

# OF SALES

**94**

↑ 28.8% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,050,000**

↑ 64.1% VS. LAST YEAR

TOTAL \$ OF SALES

**\$213,717,501**

↑ 173.2% VS. LAST YEAR



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**TG**

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