



TITLE GUARANTY HAWAII

MAUI

RESIDENTIAL SALES REPORT MAY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.6 M \$1.2 M

AVERAGE SOLD PRICE



\$1.5 M \$1.1 M

MAX SOLD PRICE



\$6.2 M \$3.7 M

% OF LIST PRICE RECEIVED



95.37% 94.50%

AVERAGE PRICE PER SQFT



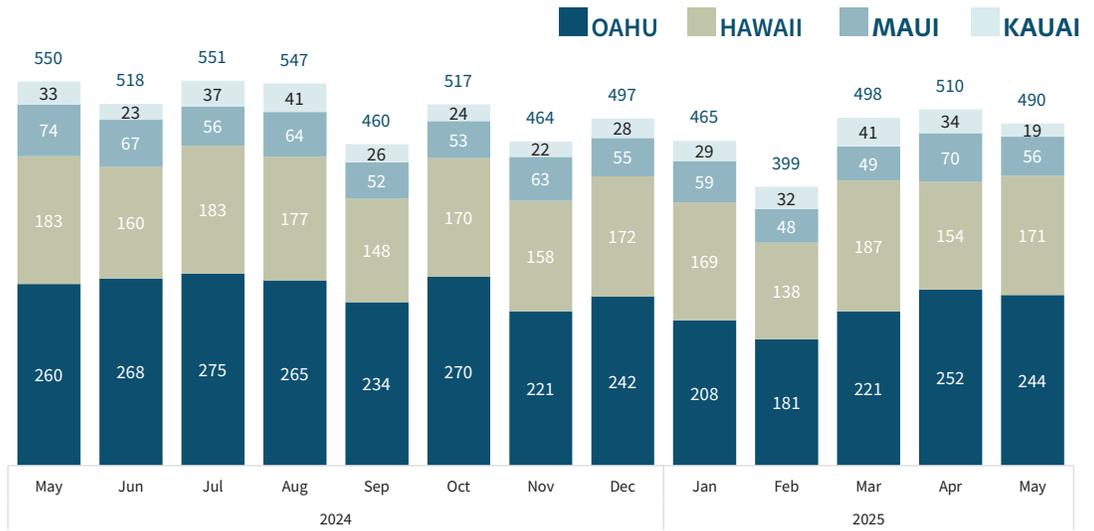
\$890.81 \$1,084.03

AVERAGE DOM



160 138

SINGLE FAMILY HOMES



# OF SALES

56

20.0% VS. LAST MONTH  
24.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,290,000

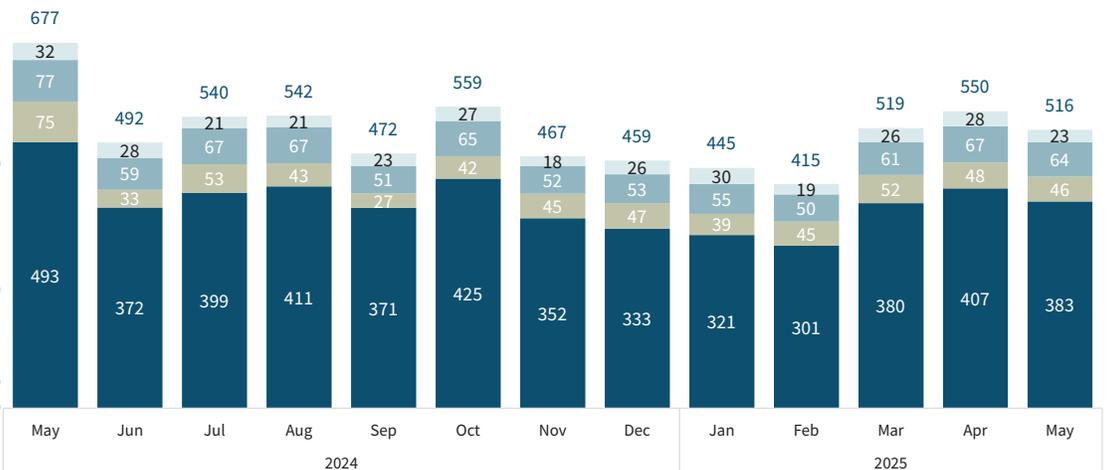
6.4% VS. LAST MONTH  
0.6% VS. LAST YEAR

TOTAL \$ OF SALES

\$86,134,488

33.1% VS. LAST MONTH  
42.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES

64

4.5% VS. LAST MONTH  
16.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$762,500

6.6% VS. LAST MONTH  
10.3% VS. LAST YEAR

TOTAL \$ OF SALES

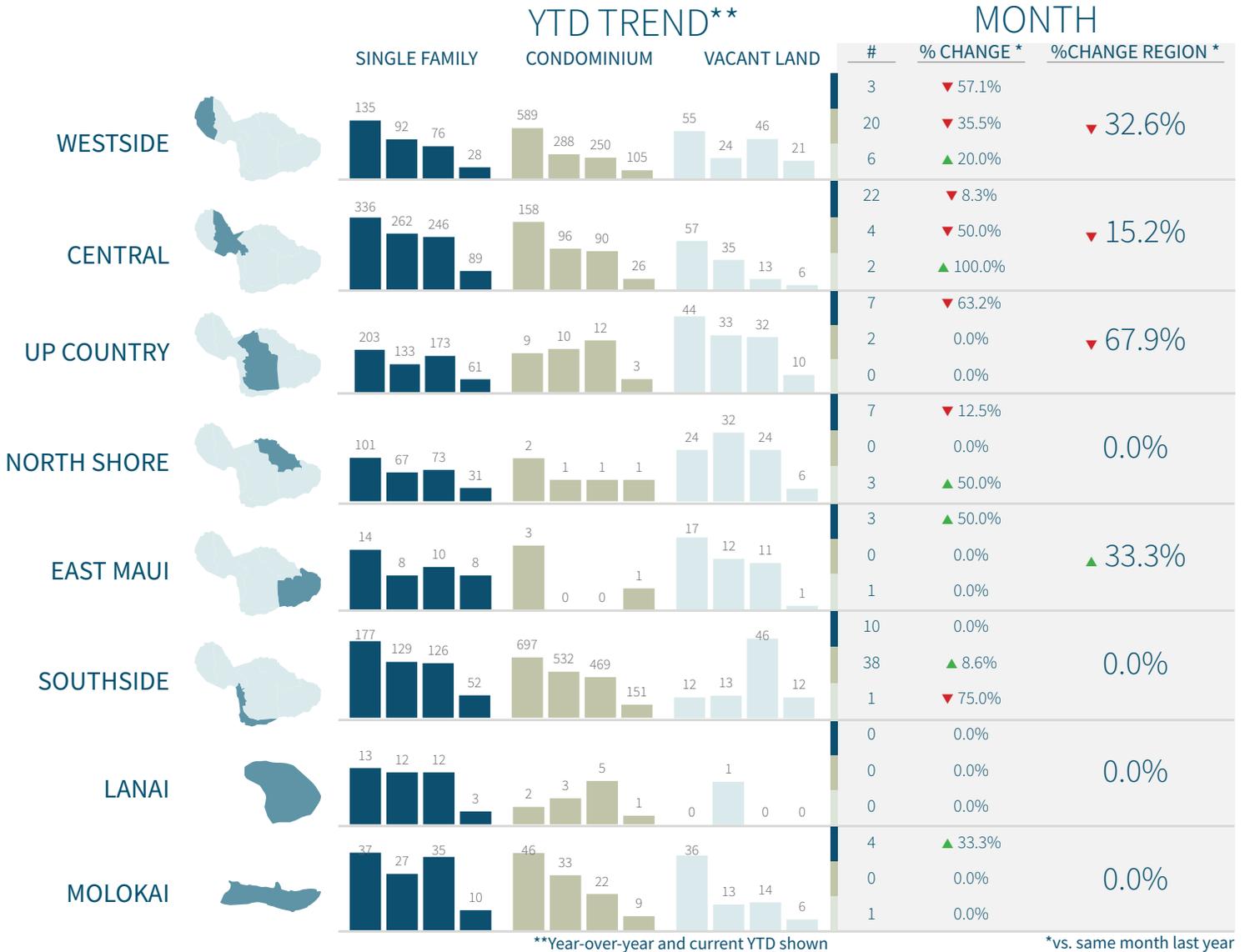
\$69,701,860

15.5% VS. LAST MONTH  
39.2% VS. LAST YEAR

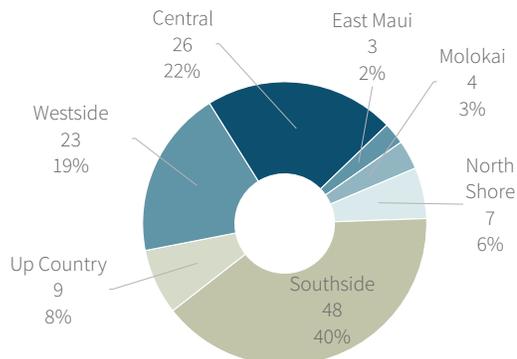
# REGIONAL SALES MAUI

## SALES COMPARISON

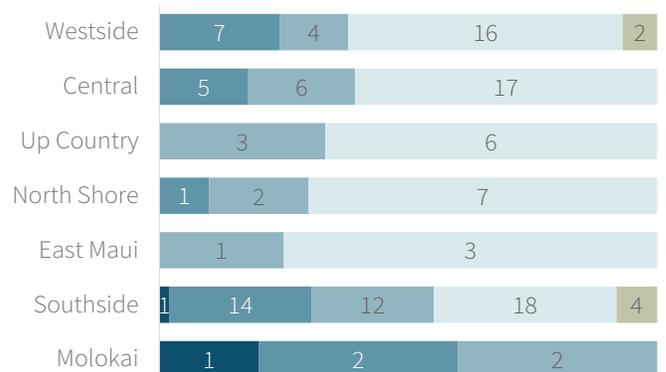
■ Single Family ■ Condominium ■ Vacant Land



## SALES BY REGION



## SALES BY PRICE RANGE



\*excluding vacant land sales

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

# NEIGHBORHOOD SALES MAUI

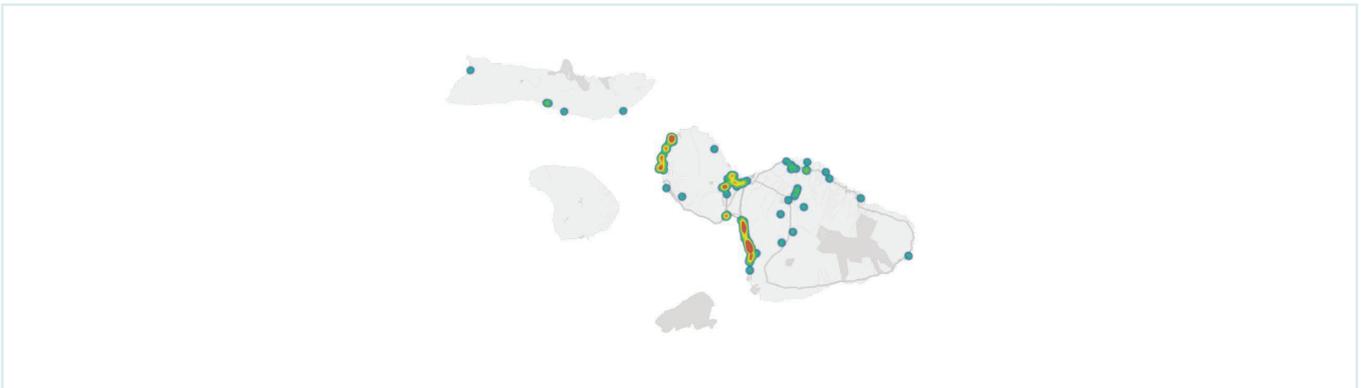
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● - No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WESTSIDE	Kaanapali	1 ▼	\$2.2 M ▼	\$2.2 M ▼	8 ▼	\$12.5 M ▼	\$1.5 M ▲
	Napili, Kahana, Mahinahina	--	--	--	8 ▼	\$4.7 M ▼	\$594.3 K ▼
	Kapalua	1 -	\$6.2 M -	\$6.2 M -	3 ▼	\$4.0 M ▼	\$1.4 M ▼
CENTRAL	Wailuku	11 ▼	\$14.5 M ▼	\$1.4 M ▲	4 ▲	\$3.0 M ▲	\$619.4 K ▼
	Kahului	10 ▲	\$11.2 M ▲	\$1.1 M ▼	--	--	--
	Kahakuloa	1 -	\$1.5 M -	\$1.5 M -	--	--	--
UP COUNTRY	Kula, Pukalani	4 ▼	\$6.9 M ▼	\$1.7 M ▲	2 -	\$3.0 M ▲	\$1.5 M ▲
	Makawao, Olinda	3 ▼	\$4.3 M ▼	\$1.2 M ▼	--	--	--
NORTH SHORE	Haiku	7 ▼	\$8.2 M ▼	\$1.1 M ▼	--	--	--
EAST MAUI	Hana	3 ▲	\$4.8 M ▲	\$1.5 M ▲	--	--	--
SOUTHSIDE	Kihei	8 ▲	\$16.0 M ▲	\$1.6 M ▲	28 ▲	\$23.5 M ▲	\$655.0 K ▼
	Wailea, Makena	2 ▼	\$4.9 M ▼	\$2.4 M ▼	6 ▼	\$15.2 M ▼	\$2.7 M ▼
	Maalaea	--	--	--	4 ▲	\$3.1 M ▲	\$707.5 K ▼
MOLOKAI	Molokai	4 ▲	\$2.3 M ▲	\$592.5 K ▲	--	--	--

## MONTHLY SALES HEAT MAP



### TOP NEIGHBORHOODS

	#
KALEPOLEPO	6
WAILEA	5
KEHALANI	5
MAALAEA	4
KAHANA	4
NORTH KIHEI	4
KAANAPALI	4
KIHEI	4
KAPALUA	4
HONOKOWAI	3

### TOP CONDOMINIUMS

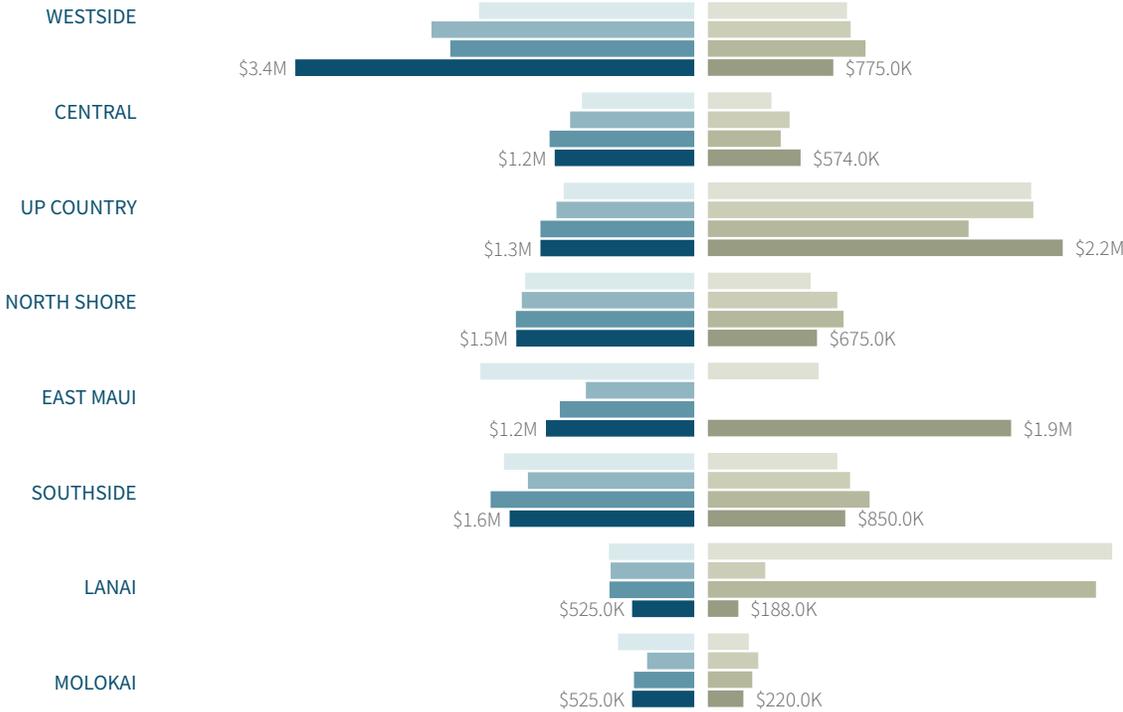
	#
KEONEKAI VILLAGES	3
KAMAOLE BEACH ROYALE	2
MAALAEA SURF	2
HONUA KAI - KONEA	2
KAPALUA RIDGE	2
IAO PARKSIDE IV-B	2
MAALAEA BANYANS	2
KAANAPALI ALII	2
GRAND CHAMPIONS	2
KAHANA MANOR	2

# YEAR TO DATE MAUI

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**282**

↓ **17.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,300,000**

↓ **0.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$514,564,818**

↓ **17.5%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**297**

↓ **31.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$760,000**

↓ **12.1%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$369,456,010**

↓ **41.6%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**62**

↓ **34.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$883,750**

↓ **15.8%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$101,439,750**

↓ **52.5%** VS. LAST YEAR



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**TG**

TITLE GUARANTY  
HAWAII

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