

# Monthly Indicators



## February 2024

U.S. existing-home sales grew 3.1% month-over-month to a seasonally adjusted annual rate of 4.00 million, exceeding economists' expectations and marking the strongest sales pace since August 2023, according to the National Association of REALTORS® (NAR). Falling interest rates late last year, coupled with a recent uptick in inventory, helped existing-home sales to climb following last month's decline, with monthly gains reported in the Midwest, South, and West regions.

New Listings increased 2.4 percent for Single Family homes and 52.1 percent for Condominium homes. Pending Sales decreased 5.1 percent for Single Family homes but increased 8.0 percent for Condominium homes. Inventory decreased 10.7 percent for Single Family homes but increased 78.8 percent for Condominium homes.

Median Sales Price increased 15.9 percent to \$1,250,760 for Single Family homes but decreased 18.6 percent to \$744,500 for Condominium homes. Days on Market increased 14.2 percent for Single Family homes but decreased 22.0 percent for Condominium homes. Months Supply of Inventory decreased 2.3 percent for Single Family homes but increased 129.2 percent for Condominium homes.

Total inventory heading into February stood at 1.01 million units, a 2% increase from the previous month and a 3.1% increase from the same time last year, for a 3 months' supply at the current sales pace, according to NAR. Although buyers may find additional options in their home search, inventory remains below the 5-6 months' supply of a balanced market, and demand is exceeding supply. As a result, existing-home sales prices have continued to rise, climbing 5.1% year-over-year to \$379,100.

## Quick Facts

**+ 16.4%**

Change in Number of  
**Closed Sales**  
All Properties

**+ 18.9%**

Change in Number of  
**Median Sales Price**  
All Properties

**+ 22.5%**

Change in Number of  
**Homes for Sale**  
All Properties

This is a research tool provided by the REALTORS® Association of Maui, Inc. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	2-2023	2-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		82	<b>84</b>	+ 2.4%	154	<b>188</b>	+ 22.1%
<b>Pending Sales</b>		59	<b>56</b>	- 5.1%	118	<b>132</b>	+ 11.9%
<b>Closed Sales</b>		45	<b>62</b>	+ 37.8%	106	<b>119</b>	+ 12.3%
<b>Days on Market Until Sale</b>		106	<b>121</b>	+ 14.2%	114	<b>118</b>	+ 3.5%
<b>Median Sales Price</b>		\$1,079,000	<b>\$1,250,760</b>	+ 15.9%	\$1,100,000	<b>\$1,300,000</b>	+ 18.2%
<b>Average Sales Price</b>		\$1,327,901	<b>\$1,722,377</b>	+ 29.7%	\$1,857,282	<b>\$1,649,488</b>	- 11.2%
<b>Percent of List Price Received</b>		97.2%	<b>96.8%</b>	- 0.4%	96.7%	<b>97.6%</b>	+ 0.9%
<b>Housing Affordability Index</b>		38	<b>32</b>	- 15.8%	37	<b>30</b>	- 18.9%
<b>Inventory of Homes for Sale</b>		300	<b>268</b>	- 10.7%	—	—	—
<b>Months Supply of Inventory</b>		4.3	<b>4.2</b>	- 2.3%	—	—	—

# Condominium Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.



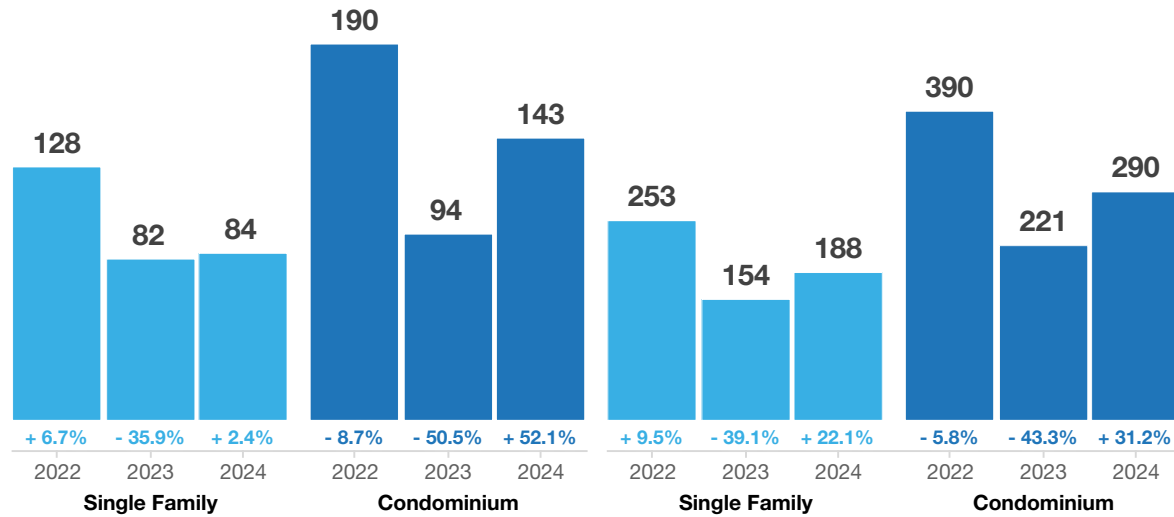
Key Metrics	Historical Sparkbars	2-2023	2-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		94	<b>143</b>	+ 52.1%	221	<b>290</b>	+ 31.2%
<b>Pending Sales</b>		87	<b>94</b>	+ 8.0%	186	<b>187</b>	+ 0.5%
<b>Closed Sales</b>		67	<b>66</b>	- 1.5%	121	<b>158</b>	+ 30.6%
<b>Days on Market Until Sale</b>		91	<b>71</b>	- 22.0%	93	<b>74</b>	- 20.4%
<b>Median Sales Price</b>		\$915,000	<b>\$744,500</b>	- 18.6%	\$835,000	<b>\$782,500</b>	- 6.3%
<b>Average Sales Price</b>		\$1,352,118	<b>\$1,042,935</b>	- 22.9%	\$1,205,177	<b>\$1,124,555</b>	- 6.7%
<b>Percent of List Price Received</b>		98.4%	<b>96.8%</b>	- 1.6%	98.4%	<b>97.4%</b>	- 1.0%
<b>Housing Affordability Index</b>		45	<b>53</b>	+ 17.8%	49	<b>50</b>	+ 2.0%
<b>Inventory of Homes for Sale</b>		236	<b>422</b>	+ 78.8%	—	—	—
<b>Months Supply of Inventory</b>		2.4	<b>5.5</b>	+ 129.2%	—	—	—

# New Listings

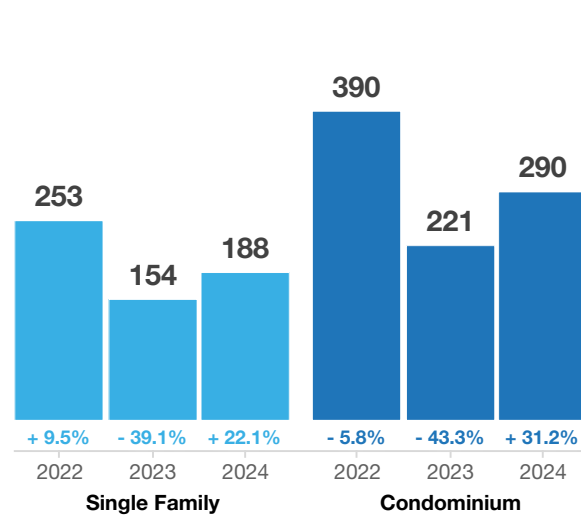
A count of the properties that have been newly listed on the market in a given month.



## February

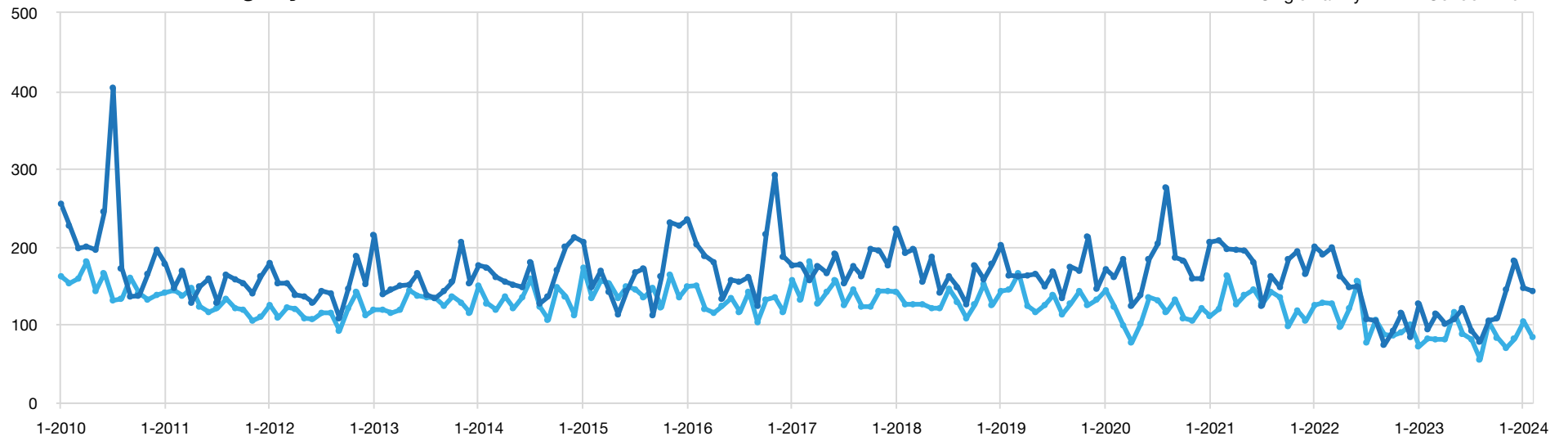


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	81	-36.2%	114	-42.7%
Apr-2023	81	-16.5%	101	-37.7%
May-2023	116	-4.1%	107	-27.7%
Jun-2023	88	-43.6%	121	-18.8%
Jul-2023	81	+5.2%	92	-14.0%
Aug-2023	55	-48.1%	78	-25.7%
Sep-2023	103	+18.4%	105	+41.9%
Oct-2023	83	-3.5%	108	+17.4%
Nov-2023	70	-22.2%	145	+26.1%
Dec-2023	82	-18.0%	182	+116.7%
Jan-2024	104	+44.4%	147	+15.7%
<b>Feb-2024</b>	<b>84</b>	<b>+2.4%</b>	<b>143</b>	<b>+52.1%</b>
12-Month Avg	86	-14.0%	120	-0.8%

## Historical New Listings by Month



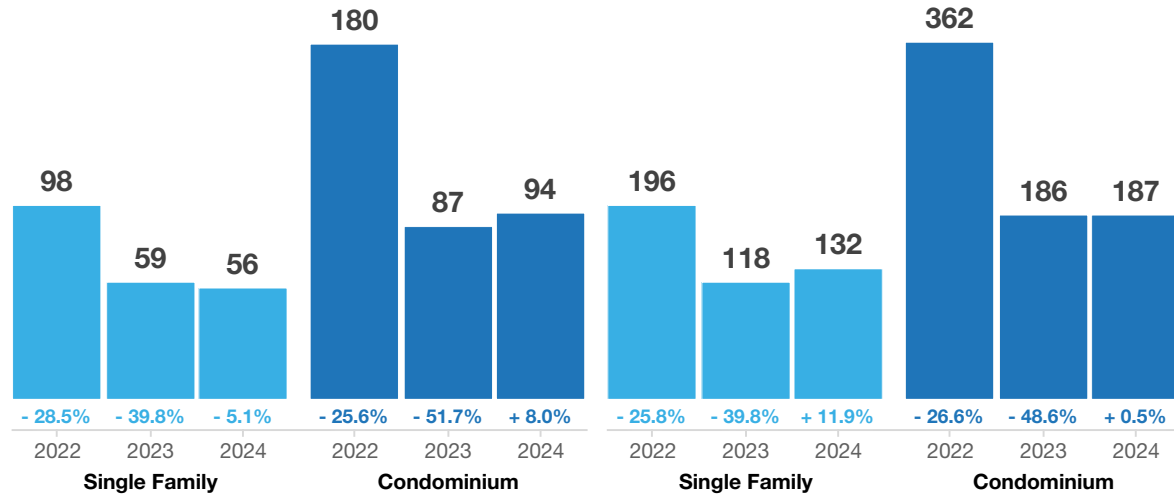
# Pending Sales

A count of the properties on which offers have been accepted in a given month.



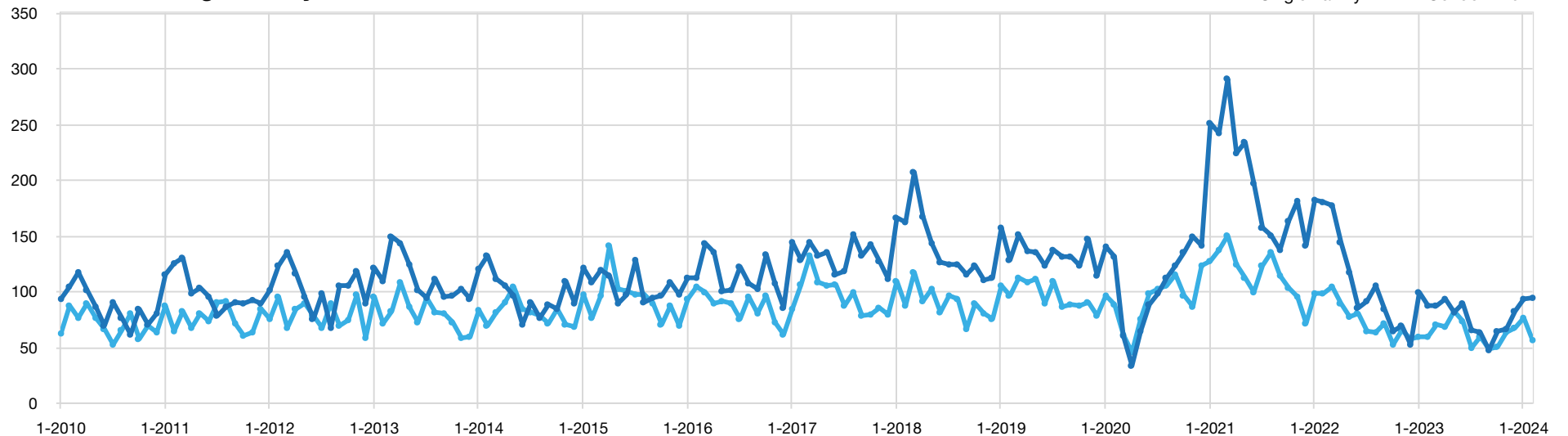
## February

## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	70	- 32.7%	87	- 50.8%
Apr-2023	68	- 23.6%	93	- 35.4%
May-2023	82	+ 6.5%	81	- 30.8%
Jun-2023	73	- 8.8%	89	+ 4.7%
Jul-2023	49	- 23.4%	65	- 28.6%
Aug-2023	59	- 6.3%	63	- 40.0%
Sep-2023	48	- 32.4%	47	- 44.0%
Oct-2023	50	- 3.8%	64	0.0%
Nov-2023	63	- 3.1%	66	- 4.3%
Dec-2023	67	+ 17.5%	82	+ 57.7%
Jan-2024	76	+ 28.8%	93	- 6.1%
<b>Feb-2024</b>	<b>56</b>	<b>- 5.1%</b>	<b>94</b>	<b>+ 8.0%</b>
12-Month Avg	63	- 10.0%	77	- 21.4%

## Historical Pending Sales by Month

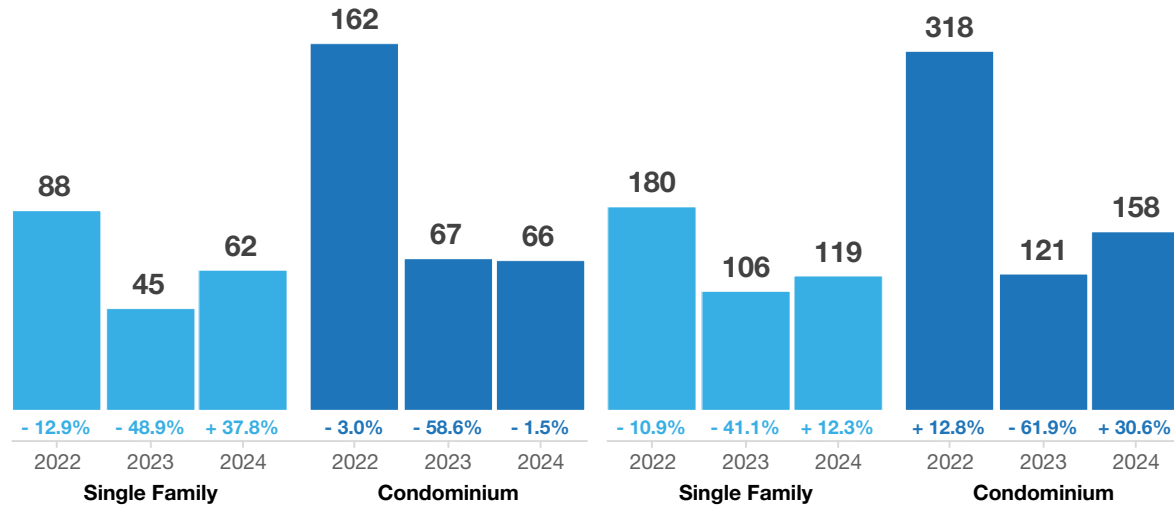


# Closed Sales

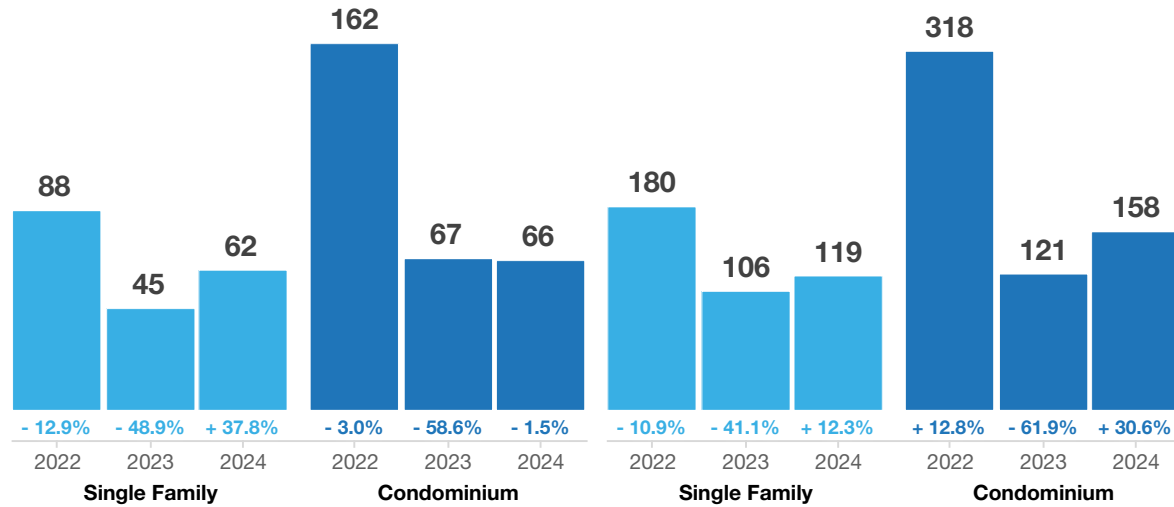
A count of the actual sales that closed in a given month.



## February

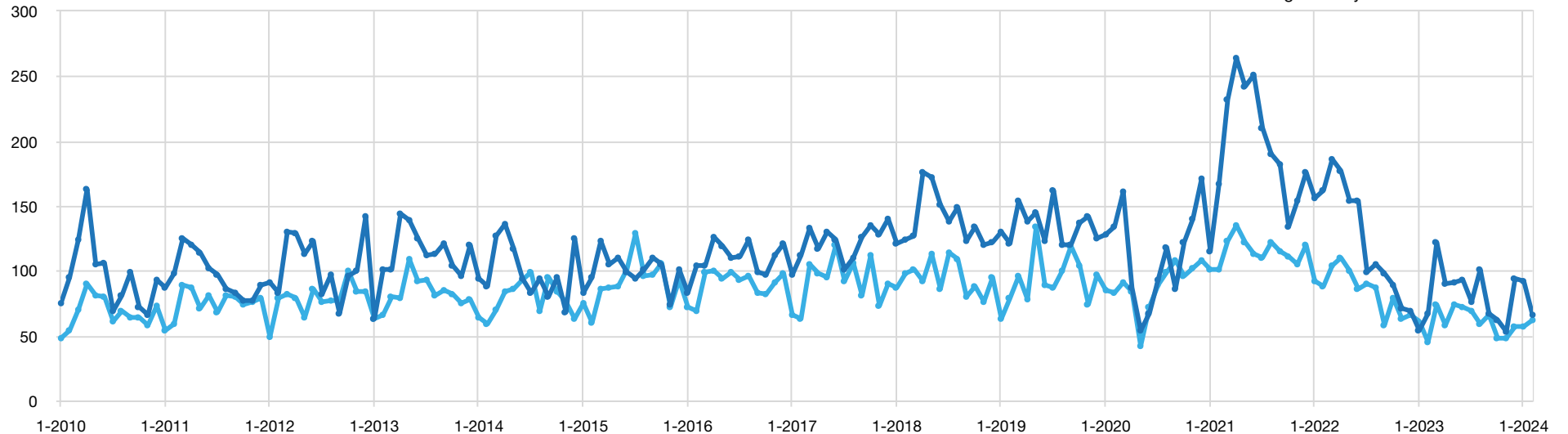


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	74	-28.8%	122	-34.4%
Apr-2023	58	-47.3%	90	-49.2%
May-2023	74	-26.0%	91	-40.9%
Jun-2023	72	-16.3%	93	-39.6%
Jul-2023	69	-23.3%	76	-23.2%
Aug-2023	59	-32.2%	101	-3.8%
Sep-2023	66	+13.8%	67	-31.6%
Oct-2023	48	-39.2%	62	-30.3%
Nov-2023	48	-23.8%	53	-25.4%
Dec-2023	57	-13.6%	94	+36.2%
Jan-2024	57	-6.6%	92	+70.4%
<b>Feb-2024</b>	<b>62</b>	<b>+37.8%</b>	<b>66</b>	<b>-1.5%</b>
12-Month Avg	62	-21.5%	84	-23.6%

## Historical Closed Sales by Month

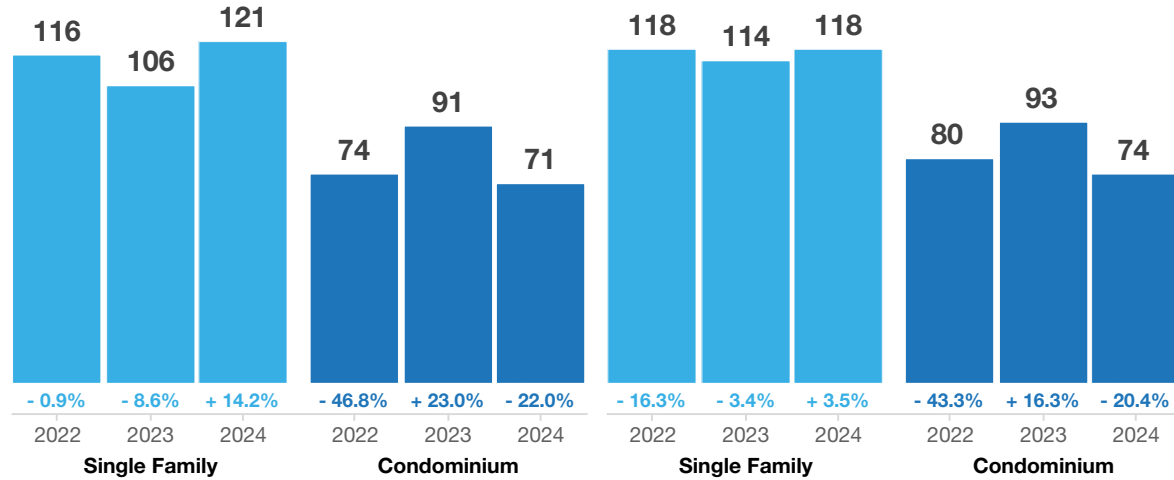


# Days on Market Until Sale

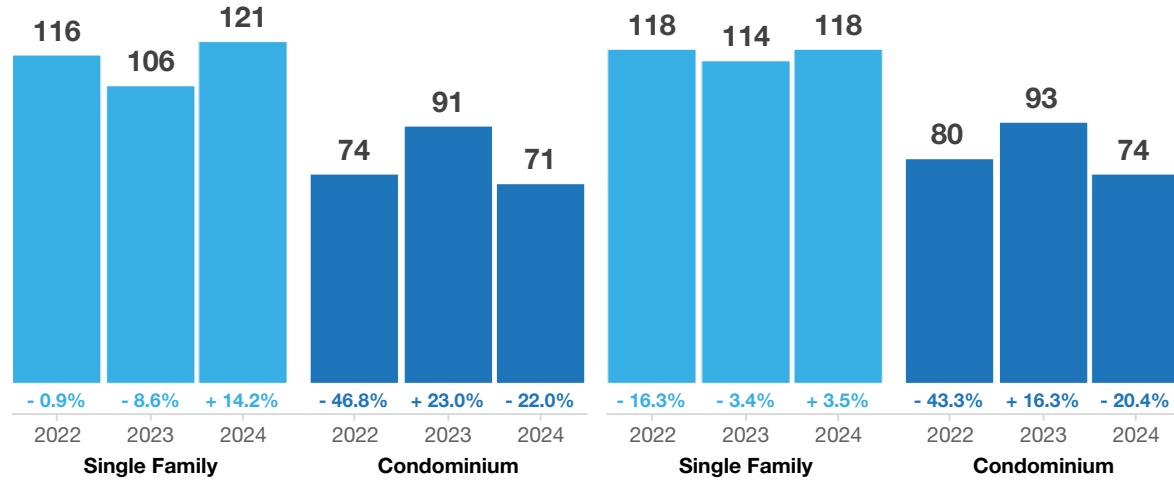
Average number of days between when a property is listed and when it closed in a given month.



## February



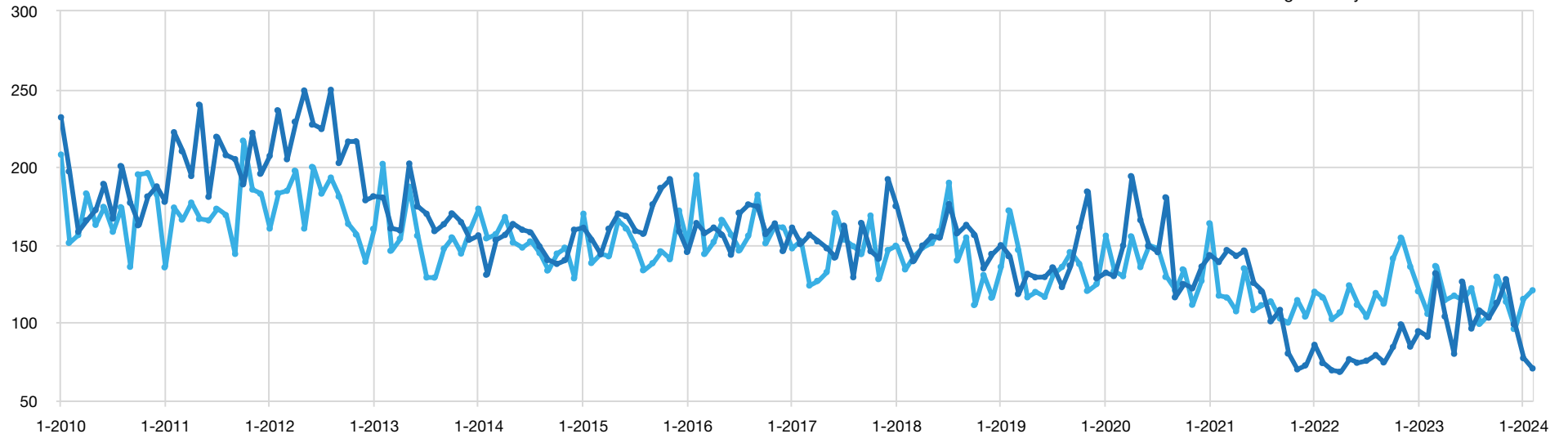
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	136	+ 33.3%	132	+ 91.3%
Apr-2023	114	+ 6.5%	104	+ 52.9%
May-2023	117	- 5.6%	80	+ 5.3%
Jun-2023	114	+ 2.7%	126	+ 70.3%
Jul-2023	122	+ 17.3%	96	+ 26.3%
Aug-2023	99	- 16.8%	108	+ 36.7%
Sep-2023	105	- 6.3%	103	+ 39.2%
Oct-2023	129	- 8.5%	113	+ 34.5%
Nov-2023	113	- 27.1%	128	+ 29.3%
Dec-2023	96	- 29.4%	99	+ 16.5%
Jan-2024	115	- 4.2%	77	- 18.1%
<b>Feb-2024</b>	<b>121</b>	<b>+ 14.2%</b>	<b>71</b>	<b>- 22.0%</b>
12-Month Avg*	116	- 2.4%	103	+ 32.7%

\* Days on Market for all properties from March 2023 through February 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

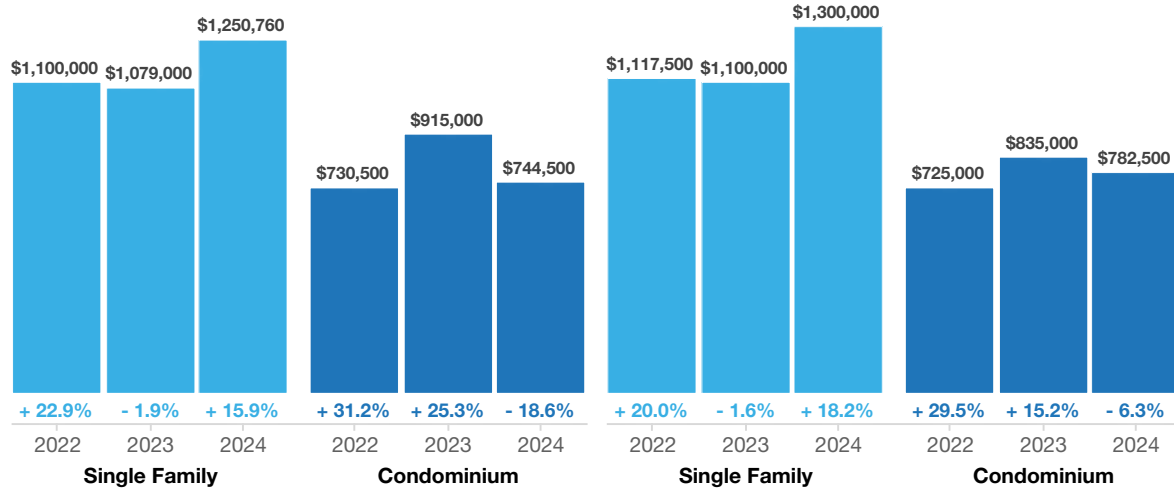


# Median Sales Price

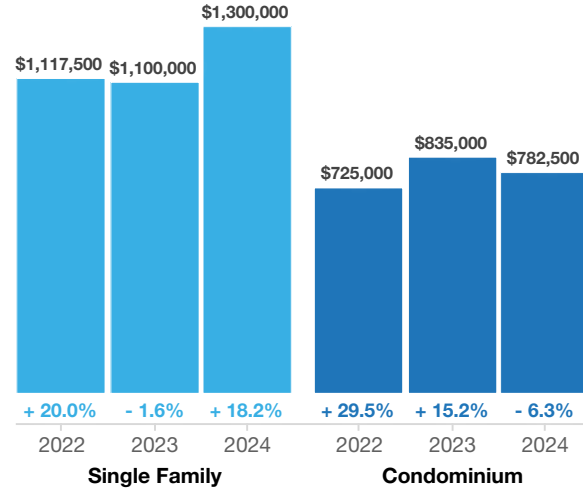
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



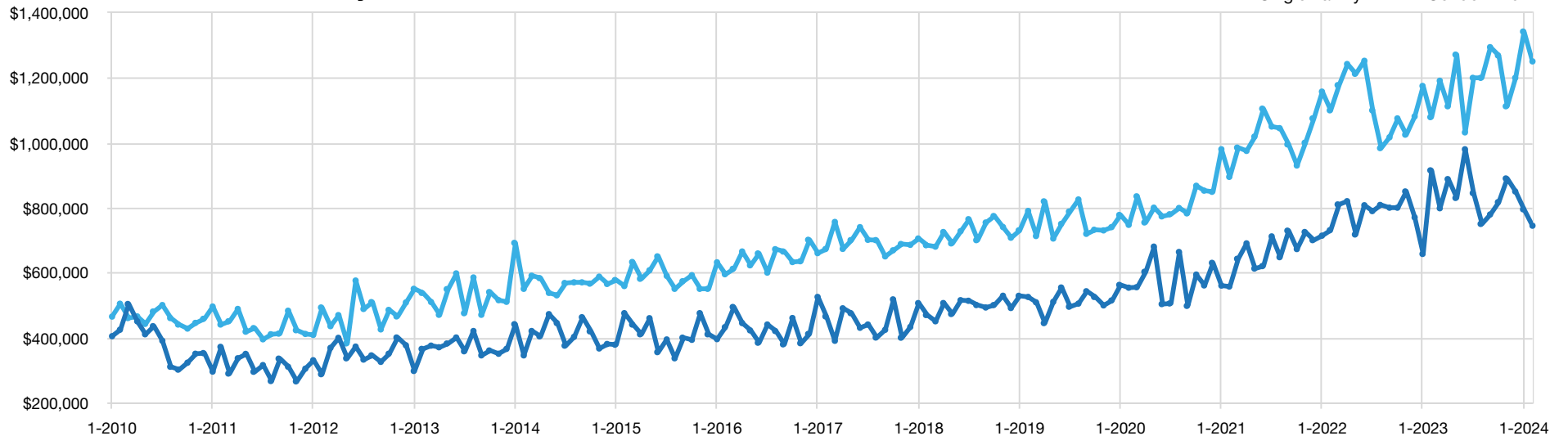
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	\$1,191,000	+ 1.1%	\$798,250	- 1.5%
Apr-2023	\$1,112,500	- 10.5%	\$888,000	+ 8.3%
May-2023	\$1,271,500	+ 4.9%	\$830,000	+ 15.7%
Jun-2023	\$1,032,000	- 17.6%	\$979,900	+ 21.3%
Jul-2023	\$1,200,000	+ 9.1%	\$845,000	+ 7.0%
Aug-2023	\$1,200,000	+ 22.0%	\$750,000	- 7.2%
Sep-2023	\$1,294,500	+ 27.3%	\$779,000	- 2.6%
Oct-2023	\$1,269,025	+ 18.0%	\$817,000	+ 2.1%
Nov-2023	\$1,112,500	+ 8.5%	\$890,000	+ 4.7%
Dec-2023	\$1,200,000	+ 11.0%	\$850,000	+ 10.4%
Jan-2024	\$1,342,581	+ 14.3%	\$795,000	+ 20.9%
<b>Feb-2024</b>	<b>\$1,250,760</b>	<b>+ 15.9%</b>	<b>\$744,500</b>	<b>- 18.6%</b>
12-Month Avg*	\$1,205,025	+ 9.5%	\$820,000	+ 2.5%

\* Median Sales Price for all properties from March 2023 through February 2024. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



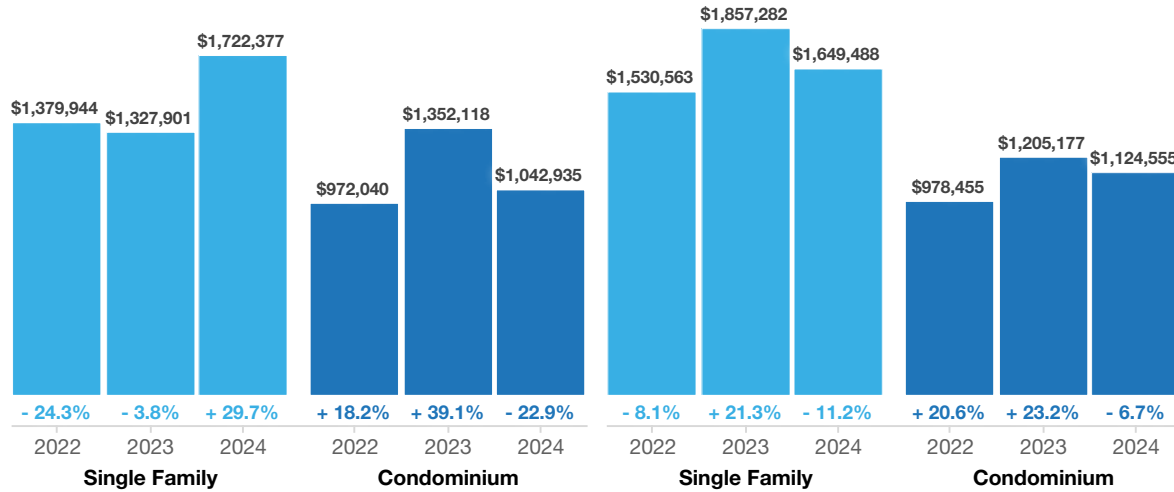


# Average Sales Price

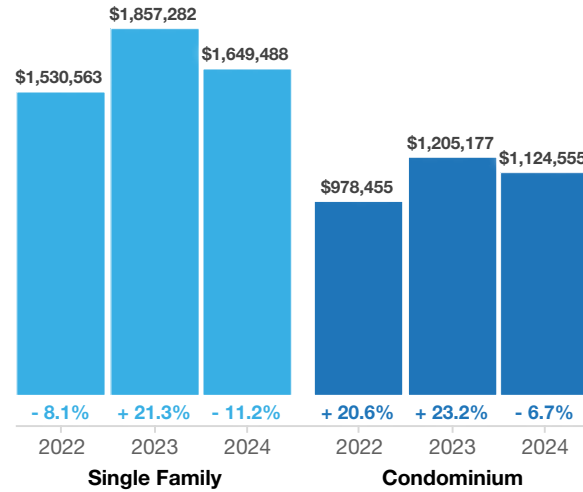
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



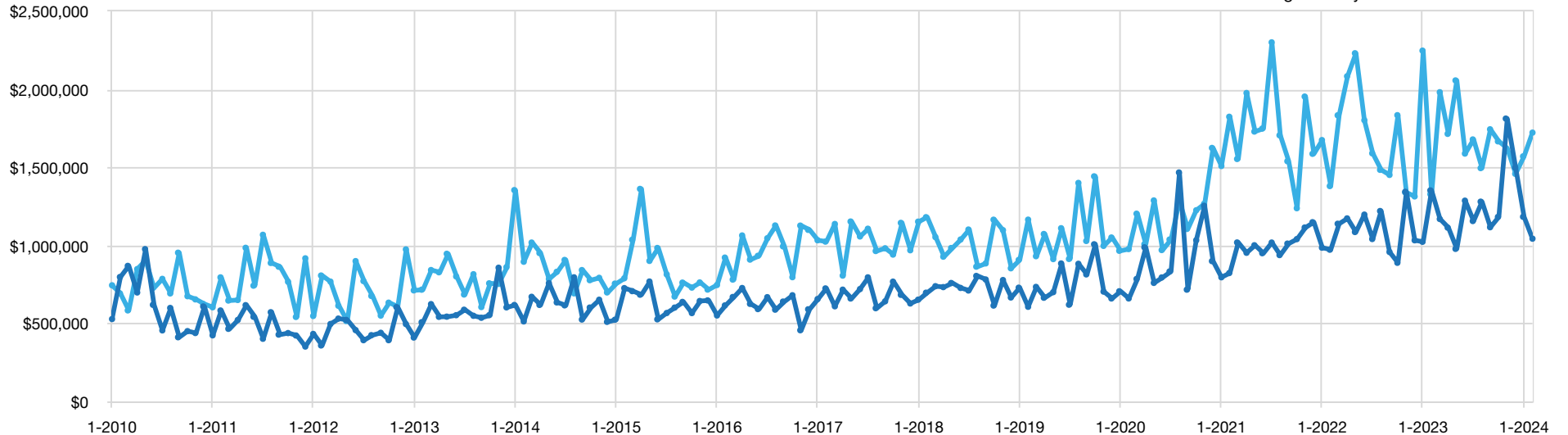
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	\$1,981,402	+ 8.1%	\$1,168,922	+ 2.7%
Apr-2023	\$1,714,647	- 17.7%	\$1,113,644	- 5.0%
May-2023	\$2,056,937	- 7.8%	\$977,545	- 9.9%
Jun-2023	\$1,588,228	- 11.9%	\$1,286,274	+ 7.5%
Jul-2023	\$1,678,715	+ 5.6%	\$1,155,886	+ 11.1%
Aug-2023	\$1,495,048	+ 0.7%	\$1,279,985	+ 4.9%
Sep-2023	\$1,743,736	+ 20.1%	\$1,116,165	+ 16.6%
Oct-2023	\$1,666,572	- 9.1%	\$1,182,228	+ 33.1%
Nov-2023	\$1,622,673	+ 21.2%	\$1,812,397	+ 34.9%
Dec-2023	\$1,458,679	+ 11.0%	\$1,497,972	+ 45.1%
Jan-2024	\$1,570,205	- 30.1%	\$1,183,108	+ 15.7%
<b>Feb-2024</b>	<b>\$1,722,377</b>	<b>+ 29.7%</b>	<b>\$1,042,935</b>	<b>- 22.9%</b>
12-Month Avg*	\$1,705,756	- 2.9%	\$1,222,611	+ 8.8%

\* Avg. Sales Price for all properties from March 2023 through February 2024. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



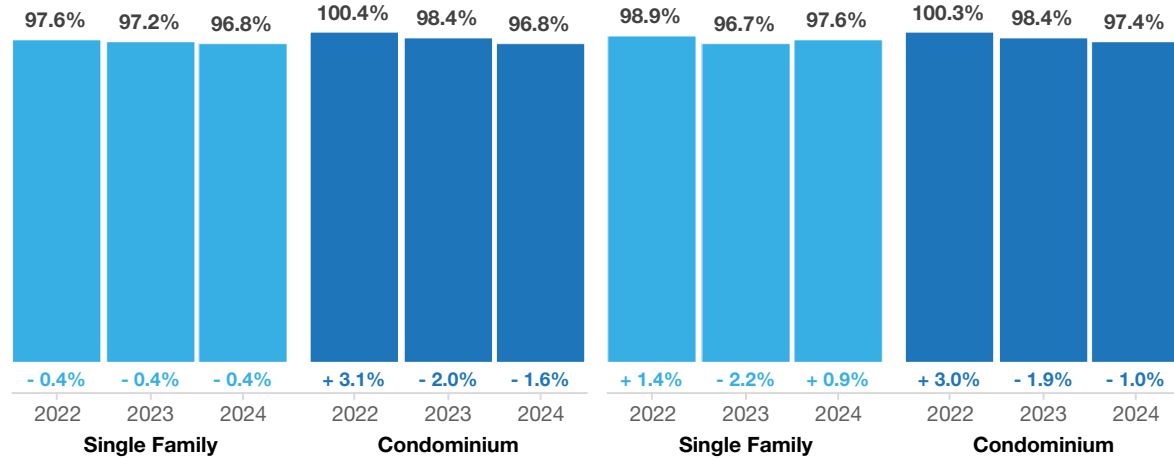
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February

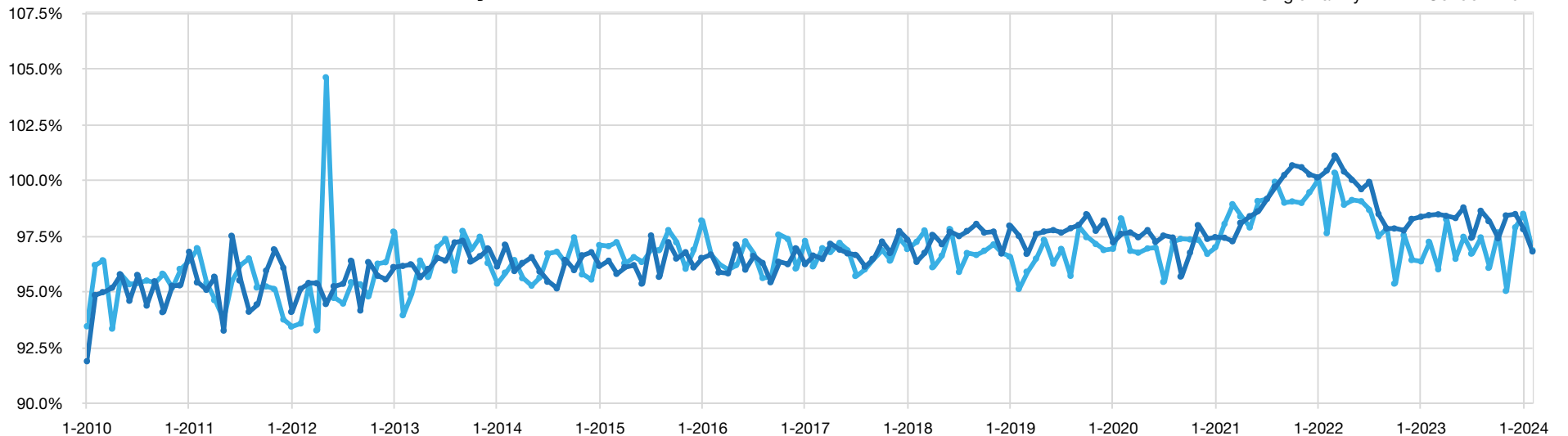
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	96.0%	- 4.3%	98.5%	- 2.6%
Apr-2023	98.2%	- 0.7%	98.4%	- 2.0%
May-2023	96.5%	- 2.6%	98.3%	- 1.7%
Jun-2023	97.4%	- 1.6%	98.8%	- 0.8%
Jul-2023	96.7%	- 2.0%	97.4%	- 2.5%
Aug-2023	97.4%	- 0.1%	98.6%	+ 0.1%
Sep-2023	96.0%	- 1.8%	98.1%	+ 0.3%
Oct-2023	97.6%	+ 2.4%	97.4%	- 0.4%
Nov-2023	95.0%	- 2.6%	98.4%	+ 0.7%
Dec-2023	97.9%	+ 1.6%	98.5%	+ 0.3%
Jan-2024	98.5%	+ 2.3%	97.8%	- 0.5%
<b>Feb-2024</b>	<b>96.8%</b>	<b>- 0.4%</b>	<b>96.8%</b>	<b>- 1.6%</b>
12-Month Avg*	97.0%	- 1.1%	98.1%	- 1.2%

\* Pct. of List Price Received for all properties from March 2023 through February 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

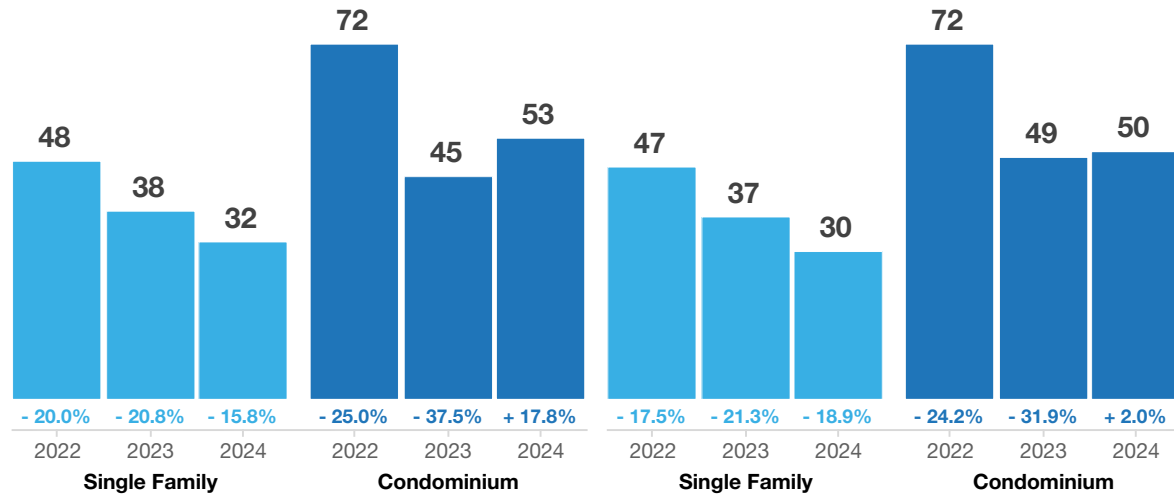


# Housing Affordability Index

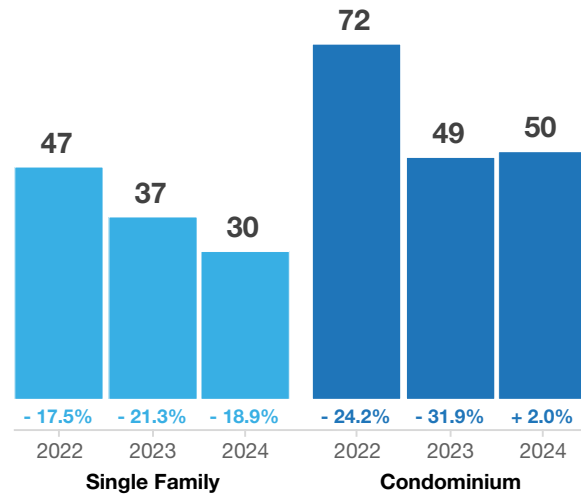
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

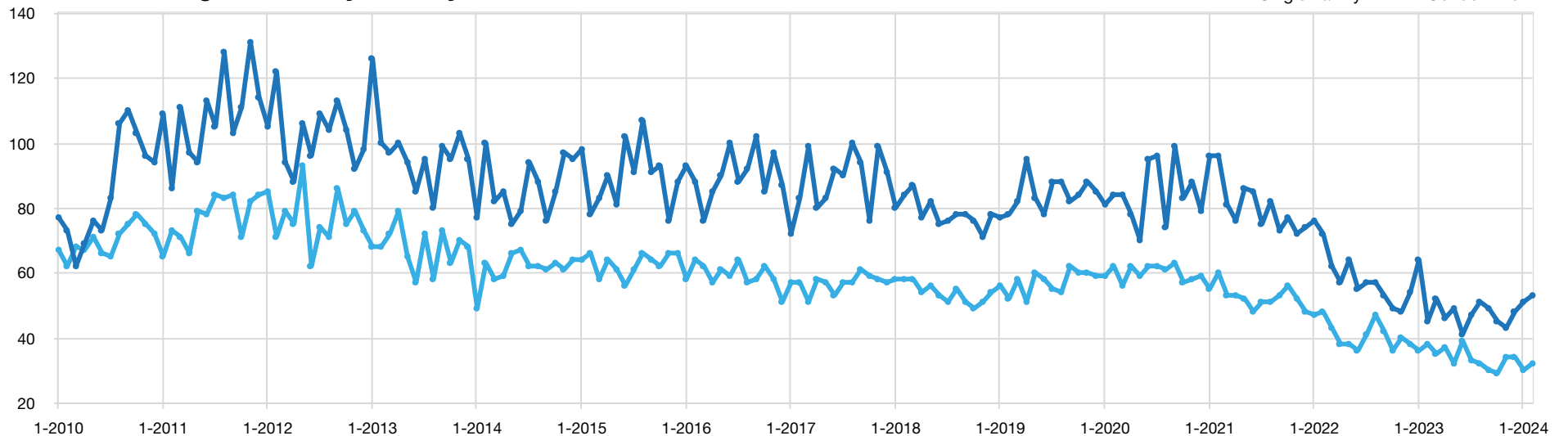


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	35	- 18.6%	52	- 16.1%
Apr-2023	37	- 2.6%	46	- 19.3%
May-2023	32	- 15.8%	49	- 23.4%
Jun-2023	39	+ 8.3%	41	- 25.5%
Jul-2023	33	- 19.5%	47	- 17.5%
Aug-2023	32	- 31.9%	51	- 10.5%
Sep-2023	30	- 28.6%	49	- 7.5%
Oct-2023	29	- 19.4%	45	- 8.2%
Nov-2023	34	- 15.0%	43	- 10.4%
Dec-2023	34	- 10.5%	48	- 11.1%
Jan-2024	30	- 16.7%	51	- 20.3%
<b>Feb-2024</b>	<b>32</b>	<b>- 15.8%</b>	<b>53</b>	<b>+ 17.8%</b>
12-Month Avg	33	- 15.4%	48	- 12.7%

## Historical Housing Affordability Index by Month

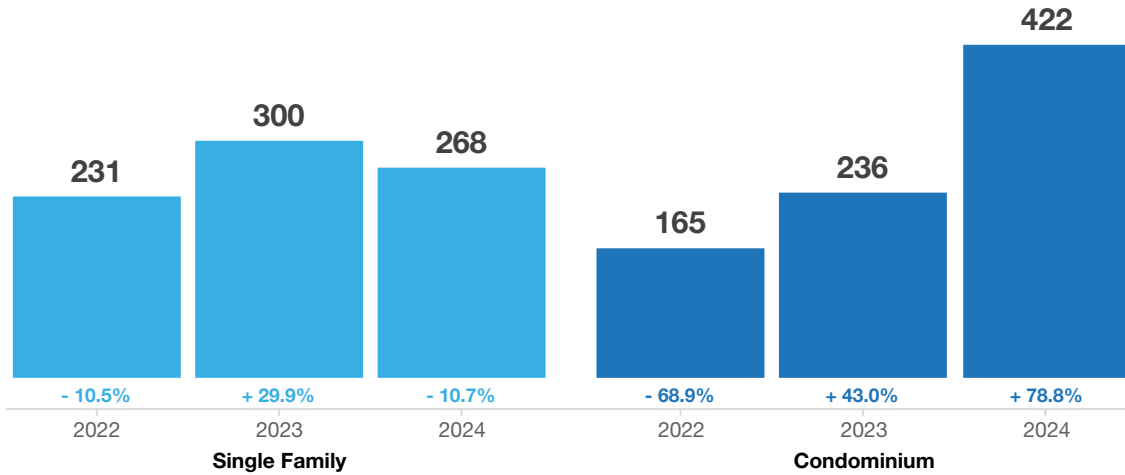


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

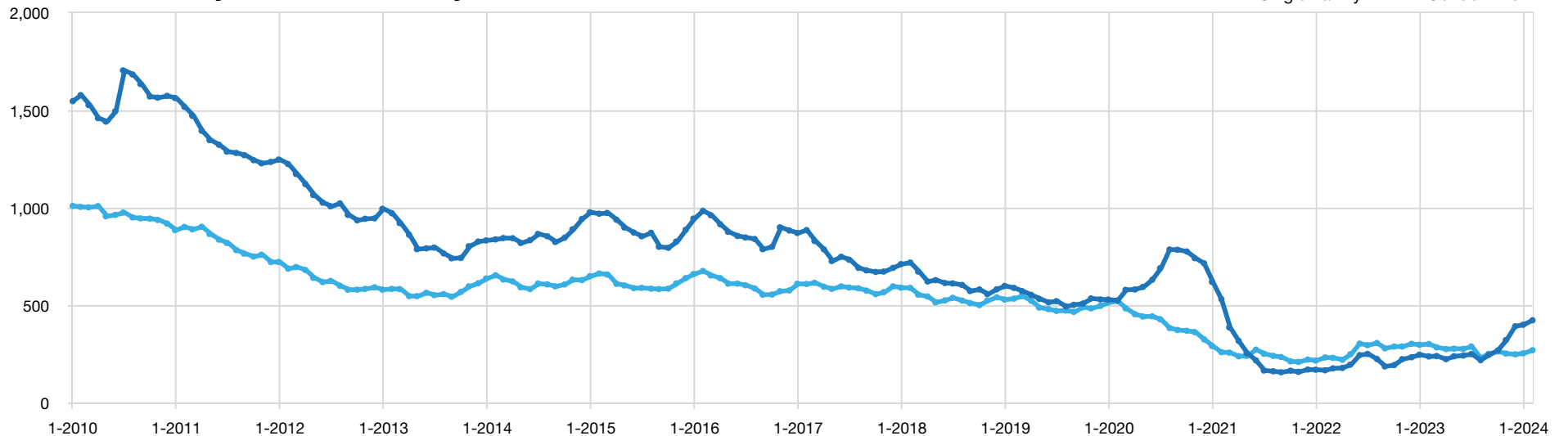


## February



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	283	+ 23.6%	238	+ 36.0%
Apr-2023	274	+ 25.1%	222	+ 25.4%
May-2023	276	+ 11.7%	237	+ 22.2%
Jun-2023	275	- 8.9%	241	- 0.8%
Jul-2023	287	- 2.4%	248	- 0.4%
Aug-2023	229	- 24.9%	217	- 2.7%
Sep-2023	249	- 10.4%	244	+ 31.9%
Oct-2023	262	- 8.7%	267	+ 39.1%
Nov-2023	251	- 12.5%	320	+ 44.1%
Dec-2023	247	- 17.9%	391	+ 68.5%
Jan-2024	252	- 14.9%	399	+ 62.9%
<b>Feb-2024</b>	<b>268</b>	<b>- 10.7%</b>	<b>422</b>	<b>+ 78.8%</b>
12-Month Avg	263	- 5.7%	287	+ 34.1%

## Historical Inventory of Homes for Sale by Month

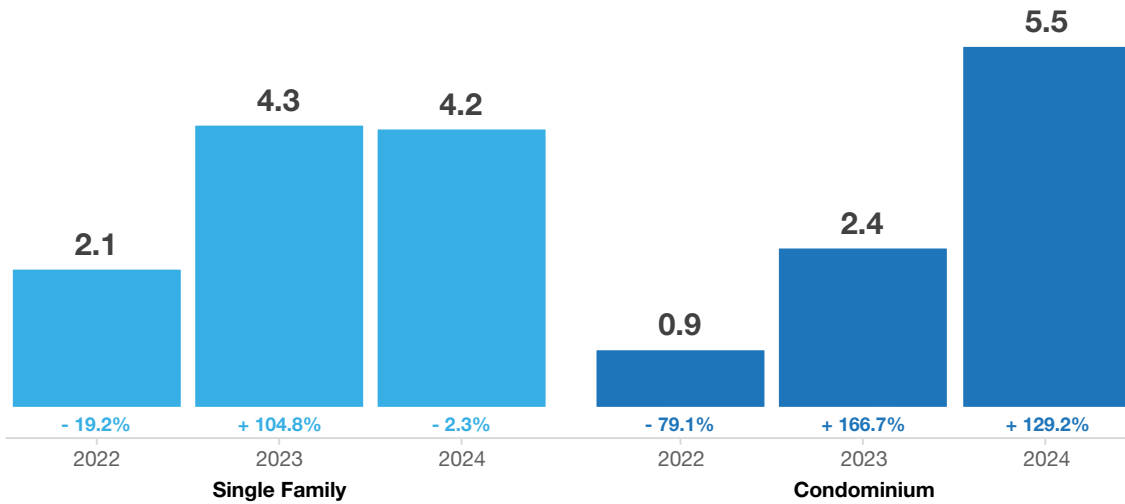


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



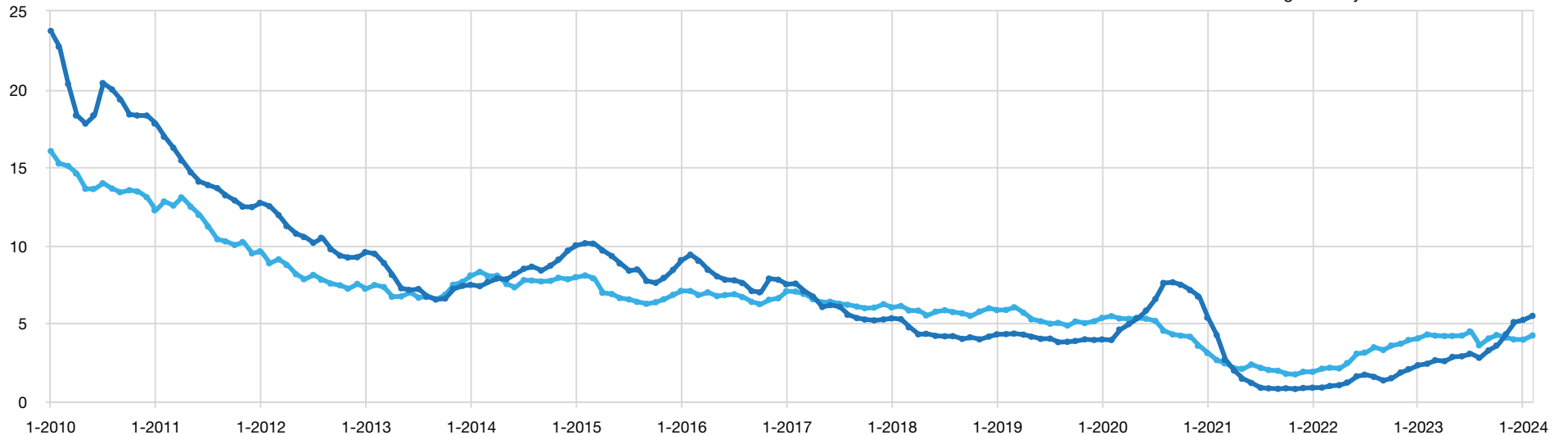
## February



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Mar-2023	4.2	+ 90.9%	2.6	+ 160.0%
Apr-2023	4.2	+ 100.0%	2.6	+ 160.0%
May-2023	4.2	+ 68.0%	2.9	+ 141.7%
Jun-2023	4.2	+ 35.5%	2.9	+ 81.3%
Jul-2023	4.5	+ 45.2%	3.1	+ 82.4%
Aug-2023	3.6	+ 2.9%	2.8	+ 75.0%
Sep-2023	4.0	+ 21.2%	3.3	+ 153.8%
Oct-2023	4.3	+ 19.4%	3.6	+ 140.0%
Nov-2023	4.1	+ 10.8%	4.3	+ 126.3%
Dec-2023	4.0	+ 2.6%	5.1	+ 142.9%
Jan-2024	4.0	0.0%	5.2	+ 126.1%
<b>Feb-2024</b>	<b>4.2</b>	<b>- 2.3%</b>	<b>5.5</b>	<b>+ 129.2%</b>
12-Month Avg*	4.1	+ 26.0%	3.6	+ 123.1%

\* Months Supply for all properties from March 2023 through February 2024. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2023	2-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		199	<b>257</b>	+ 29.1%	424	<b>537</b>	+ 26.7%
<b>Pending Sales</b>		160	<b>164</b>	+ 2.5%	331	<b>346</b>	+ 4.5%
<b>Closed Sales</b>		128	<b>149</b>	+ 16.4%	264	<b>323</b>	+ 22.3%
<b>Days on Market Until Sale</b>		113	<b>96</b>	- 15.0%	115	<b>96</b>	- 16.5%
<b>Median Sales Price</b>		\$925,000	<b>\$1,100,000</b>	+ 18.9%	\$900,000	<b>\$1,090,000</b>	+ 21.1%
<b>Average Sales Price</b>		\$1,251,937	<b>\$1,653,296</b>	+ 32.1%	\$1,449,067	<b>\$1,620,108</b>	+ 11.8%
<b>Percent of List Price Received</b>		97.7%	<b>96.6%</b>	- 1.1%	97.5%	<b>97.3%</b>	- 0.2%
<b>Housing Affordability Index</b>		44	<b>36</b>	- 18.2%	45	<b>36</b>	- 20.0%
<b>Inventory of Homes for Sale</b>		697	<b>854</b>	+ 22.5%	—	—	—
<b>Months Supply of Inventory</b>		3.7	<b>5.5</b>	+ 48.6%	—	—	—

# Single Family Monthly Sales Volume

February 2024



Area Name	February 2024			January 2024			February 2023		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	1	\$975,000	\$975,000	8	\$13,065,000	\$1,400,000	5	\$9,355,000	\$1,710,000
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	\$2,950,000	\$2,950,000	2	\$5,000,000	\$2,500,000	1	\$3,550,000	\$3,550,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	9	\$11,407,020	\$1,241,520	7	\$8,120,600	\$1,100,000	9	\$8,664,000	\$1,074,000
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	7	\$8,140,000	\$1,150,000	11	\$16,200,000	\$1,350,000	4	\$5,450,000	\$1,350,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	4	\$4,475,000	\$1,147,500	1	\$3,300,000	\$3,300,000	2	\$3,320,000	\$1,660,000
Lahaina	0	--	--	1	\$855,750	\$855,750	2	\$3,000,000	\$1,500,000
Maalaea	0	--	--	1	\$2,933,006	\$2,933,006	0	--	--
Makawao/Olinda/Haliimaile	10	\$11,783,725	\$994,000	4	\$3,848,000	\$947,500	1	\$3,744,892	\$3,744,892
Maui Meadows	3	\$7,050,000	\$2,200,000	1	\$2,760,000	\$2,760,000	2	\$5,362,000	\$2,681,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	3	\$4,914,216	\$1,840,000	4	\$6,955,000	\$1,695,000	0	--	--
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	1	\$900,000	\$900,000	3	\$3,330,000	\$905,000	3	\$3,385,000	\$835,000
Spreckelsville/Paia/Kuau	2	\$6,275,000	\$3,137,500	1	\$1,875,000	\$1,875,000	1	\$831,000	\$831,000
Wailea/Makena	6	\$31,545,000	\$4,057,500	1	\$6,977,950	\$6,977,950	1	\$3,183,000	\$3,183,000
Wailuku	12	\$14,640,422	\$1,292,000	11	\$13,906,381	\$1,301,000	8	\$7,025,650	\$872,000
Lanai	1	\$905,000	\$905,000	0	--	--	2	\$1,515,000	\$757,500
Molokai	2	\$827,000	\$413,500	1	\$375,000	\$375,000	4	\$1,370,000	\$345,000
<b>All MLS</b>	<b>62</b>	<b>\$106,787,383</b>	<b>\$1,250,760</b>	<b>57</b>	<b>\$89,501,687</b>	<b>\$1,342,581</b>	<b>45</b>	<b>\$59,755,542</b>	<b>\$1,079,000</b>

# Condominium Monthly Sales Volume

## February 2024



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	February 2024			January 2024			February 2023		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	0	--	--	0	--	--	0	--	--
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	3	\$4,210,000	\$1,275,000	11	\$16,775,000	\$1,575,000	7	\$16,320,000	\$1,990,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	6	\$1,809,500	\$252,750	5	\$1,244,000	\$251,000	1	\$275,000	\$275,000
Kapalua	1	\$2,950,000	\$2,950,000	0	--	--	4	\$8,460,000	\$1,712,500
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	30	\$26,962,734	\$745,000	33	\$29,313,500	\$780,000	28	\$24,359,900	\$865,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	1	\$95,000	\$95,000	0	--	--	6	\$9,334,000	\$919,500
Maalaea	1	\$639,000	\$639,000	4	\$3,650,000	\$972,500	4	\$2,715,000	\$625,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	16	\$12,042,000	\$769,500	19	\$12,653,000	\$629,000	6	\$5,289,000	\$1,045,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	1	\$926,000	\$926,000	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	1	\$838,500	\$838,500	0	--	--
Wailea/Makena	4	\$18,055,000	\$3,175,000	12	\$40,290,899	\$2,669,275	5	\$19,950,000	\$2,050,000
Wailuku	2	\$1,521,000	\$760,500	6	\$3,155,000	\$422,500	5	\$2,239,000	\$400,000
Lanai	0	--	--	0	--	--	1	\$1,650,000	\$1,650,000
Molokai	2	\$549,500	\$274,750	0	--	--	0	--	--
<b>All MLS</b>	<b>66</b>	<b>\$68,833,734</b>	<b>\$744,500</b>	<b>92</b>	<b>\$108,845,899</b>	<b>\$795,000</b>	<b>67</b>	<b>\$90,591,900</b>	<b>\$915,000</b>



# Land Monthly Sales Volume

February 2024



Area Name	February 2024			January 2024			February 2023		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	1	\$175,000	\$175,000	2	\$1,470,000	\$735,000	2	\$1,165,000	\$582,500
Hana	0	--	--	1	\$365,000	\$365,000	2	\$1,165,000	\$582,500
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	\$1,100,000	\$1,100,000	1	\$690,000	\$690,000	1	\$751,000	\$751,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	0	--	--	2	\$3,125,000	\$1,700,000	0	--	--
Kaupo	1	\$630,000	\$630,000	0	--	--	0	--	--
Keanae	1	\$665,000	\$665,000	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	11	\$57,150,000	\$4,400,000	9	\$49,975,000	\$6,437,500	1	\$955,500	\$955,500
Lahaina	3	\$1,700,000	\$500,000	3	\$2,761,001	\$900,001	0	--	--
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	1	\$4,200,000	\$4,200,000	0	--	--	0	--	--
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	2	\$5,100,000	\$2,550,000	6	\$18,225,000	\$3,012,500	0	--	--
Wailuku	0	--	--	1	\$1,800,000	\$1,800,000	9	\$5,724,000	\$550,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	0	--	--	0	--	--	1	\$140,000	\$140,000
<b>All MLS</b>	<b>21</b>	<b>\$70,720,000</b>	<b>\$2,250,000</b>	<b>25</b>	<b>\$78,411,001</b>	<b>\$1,750,000</b>	<b>16</b>	<b>\$9,900,500</b>	<b>\$572,500</b>

# Single Family Sales – Year to Date

## February 2024 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-24 YTD Sales	Feb-23 YTD Sales	Unit Change	Percent Change	Feb-24 YTD Average	Feb-23 YTD Average	Dollar Change	Percent Change	Feb-24 YTD Median	Feb-23 YTD Median	Dollar Change	Percent Change	Feb-24 YTD Volume	Feb-23 YTD Volume	Dollar Change	Percent Change
Haiku	9	13	-4	-30.8%	\$1,560,000	\$1,883,308	-\$323,308	-17.2%	\$1,400,000	\$1,495,000	-\$95,000	-6.4%	\$14,040,000	\$24,483,000	-\$10,443,000	-42.7%
Hana	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	3	1	+2	+200.0%	\$2,650,000	\$3,550,000	-\$900,000	-25.4%	\$2,700,000	\$3,550,000	-\$850,000	-23.9%	\$7,950,000	\$3,550,000	+\$4,400,000	+123.9%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	16	19	-3	-15.8%	\$1,220,476	\$951,039	+\$269,437	+28.3%	\$1,172,800	\$925,000	+\$247,800	+26.8%	\$19,527,620	\$18,069,750	+\$1,457,870	+8.1%
Kapalua	0	2	-2	-100.0%	--	\$4,962,500	--	--	--	\$4,962,500	--	--	\$0	\$9,925,000	-\$9,925,000	-100.0%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	18	9	+9	+100.0%	\$1,352,222	\$1,468,889	-\$116,667	-7.9%	\$1,210,000	\$1,250,000	-\$40,000	-3.2%	\$24,340,000	\$13,220,000	+\$11,120,000	+84.1%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	5	6	-1	-16.7%	\$1,555,000	\$1,341,667	+\$213,333	+15.9%	\$1,170,000	\$1,460,000	-\$290,000	-19.9%	\$7,775,000	\$8,050,000	-\$275,000	-3.4%
Lahaina	1	7	-6	-85.7%	\$855,750	\$3,303,571	-\$2,447,821	-74.1%	\$855,750	\$1,900,000	-\$1,044,250	-55.0%	\$855,750	\$23,125,000	-\$22,269,250	-96.3%
Maalaea	1	0	+1	--	\$2,933,006	--	--	--	\$2,933,006	--	--	--	\$2,933,006	\$0	+\$2,933,006	--
Makawao/Olinda/Haliimaile	14	3	+11	+366.7%	\$1,116,552	\$1,698,297	-\$581,746	-34.3%	\$947,500	\$850,000	+\$97,500	+11.5%	\$15,631,725	\$5,094,892	+\$10,536,833	+206.8%
Maui Meadows	4	3	+1	+33.3%	\$2,452,500	\$2,989,667	-\$537,167	-18.0%	\$2,480,000	\$3,607,000	-\$1,127,000	-31.2%	\$9,810,000	\$8,969,000	+\$841,000	+9.4%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	7	4	+3	+75.0%	\$1,695,602	\$1,462,500	+\$233,103	+15.9%	\$1,700,000	\$1,525,000	+\$175,000	+11.5%	\$11,869,216	\$5,849,999	+\$6,019,217	+102.9%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	4	3	+1	+33.3%	\$1,057,500	\$1,128,333	-\$70,833	-6.3%	\$902,500	\$835,000	+\$67,500	+8.1%	\$4,230,000	\$3,385,000	+\$845,000	+25.0%
Spreckelsville/Paia/Kuau	3	2	+1	+50.0%	\$2,716,667	\$1,701,802	+\$1,014,865	+59.6%	\$3,100,000	\$1,701,802	+\$1,398,199	+82.2%	\$8,150,000	\$3,403,603	+\$4,746,397	+139.5%
Wailea/Makena	7	4	+3	+75.0%	\$5,503,279	\$11,001,623	-\$5,498,344	-50.0%	\$4,350,000	\$4,441,500	-\$91,500	-2.1%	\$38,522,950	\$44,006,491	-\$5,483,541	-12.5%
Wailuku	23	22	+1	+4.5%	\$1,241,165	\$967,507	+\$273,659	+28.3%	\$1,300,000	\$942,500	+\$357,500	+37.9%	\$28,546,803	\$21,285,150	+\$7,261,653	+34.1%
Lanai	1	3	-2	-66.7%	\$905,000	\$736,667	+\$168,333	+22.9%	\$905,000	\$740,000	+\$165,000	+22.3%	\$905,000	\$2,210,000	-\$1,305,000	-59.0%
Molokai	3	5	-2	-40.0%	\$400,667	\$449,000	-\$48,333	-10.8%	\$375,000	\$355,000	+\$20,000	+5.6%	\$1,202,000	\$2,245,000	-\$1,043,000	-46.5%
All MLS	119	106	+13	+12.3%	\$1,649,488	\$1,857,282	-\$207,794	-11.2%	\$1,300,000	\$1,100,000	+\$200,000	+18.2%	\$196,289,070	\$196,871,885	-\$582,815	-0.3%

# Total Condominium Sales – Year to Date

February 2024 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-24 YTD Sales	Feb-23 YTD Sales	Unit Change	Percent Change	Feb-24 YTD Average	Feb-23 YTD Average	Dollar Change	Percent Change	Feb-24 YTD Median	Feb-23 YTD Median	Dollar Change	Percent Change	Feb-24 YTD Volume	Feb-23 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	14	10	+4	+40.0%	\$1,498,929	\$2,050,000	-\$551,071	-26.9%	\$1,562,500	\$1,982,500	-\$420,000	-21.2%	\$20,985,000	\$20,500,000	+\$485,000	+2.4%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	11	3	+8	+266.7%	\$277,591	\$265,000	+\$12,591	+4.8%	\$251,500	\$275,000	-\$23,500	-8.5%	\$3,053,500	\$795,000	+\$2,258,500	+284.1%
Kapalua	1	5	-4	-80.0%	\$2,950,000	\$1,823,000	+\$1,127,000	+61.8%	\$2,950,000	\$1,675,000	+\$1,275,000	+76.1%	\$2,950,000	\$9,115,000	-\$6,165,000	-67.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	63	41	+22	+53.7%	\$893,274	\$896,766	-\$3,492	-0.4%	\$770,000	\$835,000	-\$65,000	-7.8%	\$56,276,234	\$36,767,400	+\$19,508,834	+53.1%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	1	14	-13	-92.9%	\$95,000	\$1,060,286	-\$965,286	-91.0%	\$95,000	\$862,500	-\$767,500	-89.0%	\$95,000	\$14,844,000	-\$14,749,000	-99.4%
Maalaea	5	7	-2	-28.6%	\$857,800	\$704,143	+\$153,657	+21.8%	\$945,000	\$675,000	+\$270,000	+40.0%	\$4,289,000	\$4,929,000	-\$640,000	-13.0%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	35	22	+13	+59.1%	\$705,571	\$671,182	+\$34,390	+5.1%	\$675,000	\$604,500	+\$70,500	+11.7%	\$24,695,000	\$14,766,000	+\$9,929,000	+67.2%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	0	+1	--	\$926,000	--	--	--	\$926,000	--	--	--	\$926,000	\$0	+\$926,000	--
Spreckelsville/Paia/Kuau	1	0	+1	--	\$838,500	--	--	--	\$838,500	--	--	--	\$838,500	\$0	+\$838,500	--
Wailea/Makena	16	9	+7	+77.8%	\$3,646,619	\$4,285,778	-\$639,159	-14.9%	\$2,902,500	\$2,550,000	+\$352,500	+13.8%	\$58,345,899	\$38,572,000	+\$19,773,899	+51.3%
Wailuku	8	7	+1	+14.3%	\$584,500	\$484,000	+\$100,500	+20.8%	\$422,500	\$449,000	-\$26,500	-5.9%	\$4,676,000	\$3,388,000	+\$1,288,000	+38.0%
Lanai	0	1	-1	-100.0%	--	\$1,650,000	--	--	--	\$1,650,000	--	--	\$0	\$1,650,000	-\$1,650,000	-100.0%
Molokai	2	2	0	0.0%	\$274,750	\$250,000	+\$24,750	+9.9%	\$274,750	\$250,000	+\$24,750	+9.9%	\$549,500	\$500,000	+\$49,500	+9.9%
<b>All MLS</b>	<b>158</b>	<b>121</b>	<b>+37</b>	<b>+30.6%</b>	<b>\$1,124,555</b>	<b>\$1,205,177</b>	<b>-\$80,622</b>	<b>-6.7%</b>	<b>\$782,500</b>	<b>\$835,000</b>	<b>-\$52,500</b>	<b>-6.3%</b>	<b>\$177,679,633</b>	<b>\$145,826,400</b>	<b>+\$31,853,233</b>	<b>+21.8%</b>

# Fee Simple Condominium Sales – Year to Date

February 2024 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-24 YTD Sales	Feb-23 YTD Sales	Unit Change	Percent Change	Feb-24 YTD Average	Feb-23 YTD Average	Dollar Change	Percent Change	Feb-24 YTD Median	Feb-23 YTD Median	Dollar Change	Percent Change	Feb-24 YTD Volume	Feb-23 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	13	8	+5	+62.5%	\$1,574,231	\$2,325,000	-\$750,769	-32.3%	\$1,575,000	\$1,995,000	-\$420,000	-21.1%	\$20,465,000	\$18,600,000	+\$1,865,000	+10.0%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	11	3	+8	+266.7%	\$277,591	\$265,000	+\$12,591	+4.8%	\$251,500	\$275,000	-\$23,500	-8.5%	\$3,053,500	\$795,000	+\$2,258,500	+284.1%
Kapalua	1	5	-4	-80.0%	\$2,950,000	\$1,823,000	+\$1,127,000	+61.8%	\$2,950,000	\$1,675,000	+\$1,275,000	+76.1%	\$2,950,000	\$9,115,000	-\$6,165,000	-67.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	60	40	+20	+50.0%	\$921,087	\$908,160	+\$12,927	+1.4%	\$782,500	\$845,000	-\$62,500	-7.4%	\$55,265,234	\$36,326,400	+\$18,938,834	+52.1%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	1	13	-12	-92.3%	\$95,000	\$1,112,231	-\$1,017,231	-91.5%	\$95,000	\$885,000	-\$790,000	-89.3%	\$95,000	\$14,459,000	-\$14,364,000	-99.3%
Maalaea	3	2	+1	+50.0%	\$1,090,000	\$870,000	+\$220,000	+25.3%	\$1,000,000	\$870,000	+\$130,000	+14.9%	\$3,270,000	\$1,740,000	+\$1,530,000	+87.9%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	28	16	+12	+75.0%	\$741,821	\$718,625	+\$23,196	+3.2%	\$715,000	\$685,000	+\$30,000	+4.4%	\$20,771,000	\$11,498,000	+\$9,273,000	+80.6%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	0	+1	--	\$926,000	--	--	--	\$926,000	--	--	--	\$926,000	\$0	+\$926,000	--
Spreckelsville/Paia/Kuau	1	0	+1	--	\$838,500	--	--	--	\$838,500	--	--	--	\$838,500	\$0	+\$838,500	--
Wailea/Makena	16	9	+7	+77.8%	\$3,646,619	\$4,285,778	-\$639,159	-14.9%	\$2,902,500	\$2,550,000	+\$352,500	+13.8%	\$58,345,899	\$38,572,000	+\$19,773,899	+51.3%
Wailuku	8	7	+1	+14.3%	\$584,500	\$484,000	+\$100,500	+20.8%	\$422,500	\$449,000	-\$26,500	-5.9%	\$4,676,000	\$3,388,000	+\$1,288,000	+38.0%
Lanai	0	1	-1	-100.0%	--	\$1,650,000	--	--	--	\$1,650,000	--	--	\$0	\$1,650,000	-\$1,650,000	-100.0%
Molokai	2	1	+1	+100.0%	\$274,750	\$350,000	-\$75,250	-21.5%	\$274,750	\$350,000	-\$75,250	-21.5%	\$549,500	\$350,000	+\$199,500	+57.0%
All MLS	145	105	+40	+38.1%	\$1,180,729	\$1,299,937	-\$119,209	-9.2%	\$800,000	\$880,000	-\$80,000	-9.1%	\$171,205,633	\$136,493,400	+\$34,712,233	+25.4%

# Leasehold Condominium Sales – Year to Date

February 2024 YTD



REALTORS® ASSOCIATION  
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-24 YTD Sales	Feb-23 YTD Sales	Unit Change	Percent Change	Feb-24 YTD Average	Feb-23 YTD Average	Dollar Change	Percent Change	Feb-24 YTD Median	Feb-23 YTD Median	Dollar Change	Percent Change	Feb-24 YTD Volume	Feb-23 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	1	2	-1	-50.0%	\$520,000	\$950,000	-\$430,000	-45.3%	\$520,000	\$950,000	-\$430,000	-45.3%	\$520,000	\$1,900,000	-\$1,380,000	-72.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	3	1	+2	+200.0%	\$337,000	\$441,000	-\$104,000	-23.6%	\$297,000	\$441,000	-\$144,000	-32.7%	\$1,011,000	\$441,000	+\$570,000	+129.3%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	0	1	-1	-100.0%	--	\$385,000	--	--	--	\$385,000	--	--	\$0	\$385,000	-\$385,000	-100.0%
Maalaea	2	5	-3	-60.0%	\$509,500	\$637,800	-\$128,300	-20.1%	\$509,500	\$660,000	-\$150,500	-22.8%	\$1,019,000	\$3,189,000	-\$2,170,000	-68.0%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	7	6	+1	+16.7%	\$560,571	\$544,667	+\$15,905	+2.9%	\$370,000	\$342,000	+\$28,000	+8.2%	\$3,924,000	\$3,268,000	+\$656,000	+20.1%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Spreckelsville/Paia/Kuau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailea/Makena	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailuku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	0	1	-1	-100.0%	--	\$150,000	--	--	--	\$150,000	--	--	\$0	\$150,000	-\$150,000	-100.0%
All MLS	13	16	-3	-18.8%	\$498,000	\$583,313	-\$85,313	-14.6%	\$370,000	\$562,500	-\$192,500	-34.2%	\$6,474,000	\$9,333,000	-\$2,859,000	-30.6%

# Land Sales – Year to Date

February 2024 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Feb-24 YTD Sales	Feb-23 YTD Sales	Unit Change	Percent Change	Feb-24 YTD Average	Feb-23 YTD Average	Dollar Change	Percent Change	Feb-24 YTD Median	Feb-23 YTD Median	Dollar Change	Percent Change	Feb-24 YTD Volume	Feb-23 YTD Volume	Dollar Change	Percent Change
Haiku	3	6	-3	-50.0%	\$548,333	\$640,153	-\$91,820	-14.3%	\$320,000	\$648,000	-\$328,000	-50.6%	\$1,645,000	\$5,600,765	-\$3,955,765	-70.6%
Hana	1	3	-2	-66.7%	\$365,000	\$601,667	-\$236,667	-39.3%	\$365,000	\$600,000	-\$235,000	-39.2%	\$365,000	\$1,805,000	-\$1,440,000	-79.8%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	2	3	-1	-33.3%	\$895,000	\$3,858,667	-\$2,963,667	-76.8%	\$895,000	\$751,000	+\$144,000	+19.2%	\$1,790,000	\$11,576,000	-\$9,786,000	-84.5%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	2	0	+2	--	\$1,700,000	--	--	--	\$1,700,000	--	--	--	\$3,125,000	\$0	+\$3,125,000	--
Kaupo	1	0	+1	--	\$630,000	--	--	--	\$630,000	--	--	--	\$630,000	\$0	+\$630,000	--
Keanae	1	0	+1	--	\$665,000	--	--	--	\$665,000	--	--	--	\$665,000	\$0	+\$665,000	--
Kihei	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	20	5	+15	+300.0%	\$5,356,250	\$1,741,100	+\$3,615,150	+207.6%	\$5,781,250	\$1,500,000	+\$4,281,250	+285.4%	\$107,125,000	\$8,705,500	+\$98,419,500	+1,130.5%
Lahaina	6	0	+6	--	\$743,500	--	--	--	\$700,001	--	--	--	\$4,461,001	\$0	+\$4,461,001	--
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	0	1	-1	-100.0%	--	\$1,500,000	--	--	--	\$1,500,000	--	--	\$0	\$1,500,000	-\$1,500,000	-100.0%
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	1	0	+1	--	\$4,200,000	--	--	--	\$4,200,000	--	--	--	\$4,200,000	\$0	+\$4,200,000	--
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Spreckelsville/Paia/Kuau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailea/Makena	8	1	+7	+700.0%	\$2,915,625	\$2,500,000	+\$415,625	+16.6%	\$2,975,000	\$2,500,000	+\$475,000	+19.0%	\$23,325,000	\$2,500,000	+\$20,825,000	+833.0%
Wailuku	1	16	-15	-93.8%	\$1,800,000	\$547,125	+\$1,252,875	+229.0%	\$1,800,000	\$540,000	+\$1,260,000	+233.3%	\$1,800,000	\$8,754,000	-\$6,954,000	-79.4%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	0	2	-2	-100.0%	--	\$182,500	--	--	--	\$182,500	--	--	\$0	\$365,000	-\$365,000	-100.0%
<b>All MLS</b>	<b>46</b>	<b>37</b>	<b>+9</b>	<b>+24.3%</b>	<b>\$3,282,356</b>	<b>\$1,066,841</b>	<b>+\$2,215,515</b>	<b>+207.7%</b>	<b>\$2,000,000</b>	<b>\$577,500</b>	<b>+\$1,422,500</b>	<b>+246.3%</b>	<b>\$149,131,001</b>	<b>\$40,806,265</b>	<b>+\$108,324,736</b>	<b>+265.5%</b>