Monthly Indicators

REALTORS® ASSOCIATION OF MAUI, INC.

January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings increased 8.5 percent for Single Family homes but decreased 14.3 percent for Condominium homes. Pending Sales increased 55.3 percent for Single Family homes and 4.8 percent for Condominium homes. Inventory increased 10.7 percent for Single Family homes and 13.1 percent for Condominium homes.

Median Sales Price increased 20.4 percent to $1,445,000 for Single Family homes but decreased 6.7 percent to $629,950 for Condominium homes. Days on Market increased 53.7 percent for Single Family homes and 20.3 percent for Condominium homes. Months Supply of Inventory increased 11.3 percent for Single Family homes and 17.9 percent for Condominium homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to $405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 15.0%	+ 5.6%	+ 12.1%
Change in Number of **Closed Sales** All Properties	Change in Number of **Median Sales Price** All Properties	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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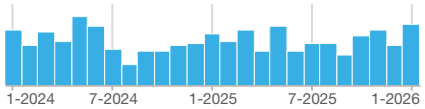
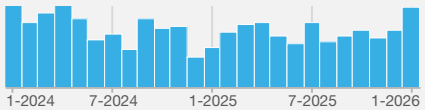
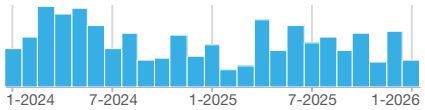
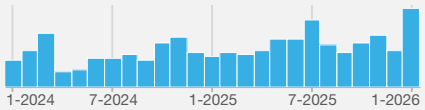
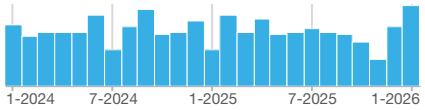
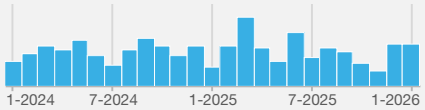
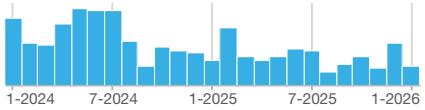
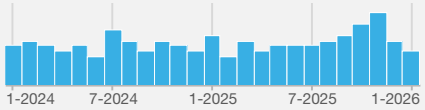
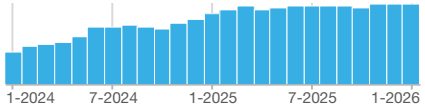
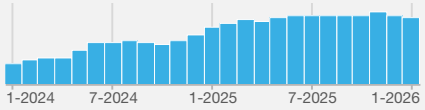
Current as of February 2, 2026. All data from the REALTORS® Association of Maui, Inc. Report © 2026 ShowingTime Plus, LLC.

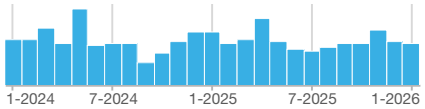
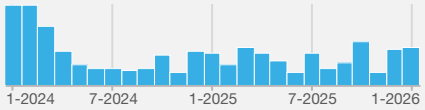
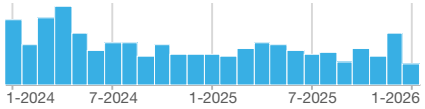
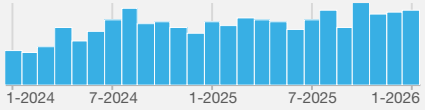
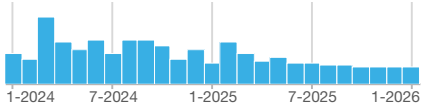
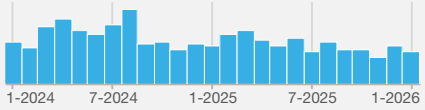
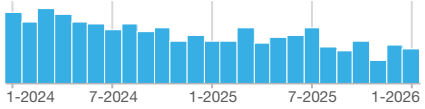
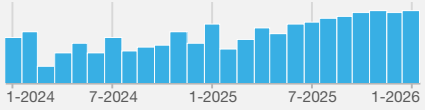
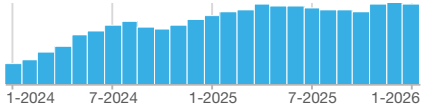
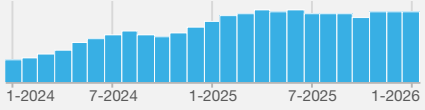
Single Family Market Overview

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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		106	**115**	+ 8.5%	106	**115**	+ 8.5%
Pending Sales		47	**73**	+ 55.3%	47	**73**	+ 55.3%
Closed Sales		59	**52**	- 11.9%	59	**52**	- 11.9%
Days on Market Until Sale		121	**186**	+ 53.7%	121	**186**	+ 53.7%
Median Sales Price		$1,200,000	**$1,445,000**	+ 20.4%	$1,200,000	**$1,445,000**	+ 20.4%
Average Sales Price		$1,441,029	**$1,934,139**	+ 34.2%	$1,441,029	**$1,934,139**	+ 34.2%
Percent of List Price Received		95.6%	**95.2%**	- 0.4%	95.6%	**95.2%**	- 0.4%
Housing Affordability Index		33	**30**	- 9.1%	33	**30**	- 9.1%
Inventory of Homes for Sale		413	**457**	+ 10.7%	—	**—**	—
Months Supply of Inventory		7.1	**7.9**	+ 11.3%	—	**—**	—

Condominium Market Overview

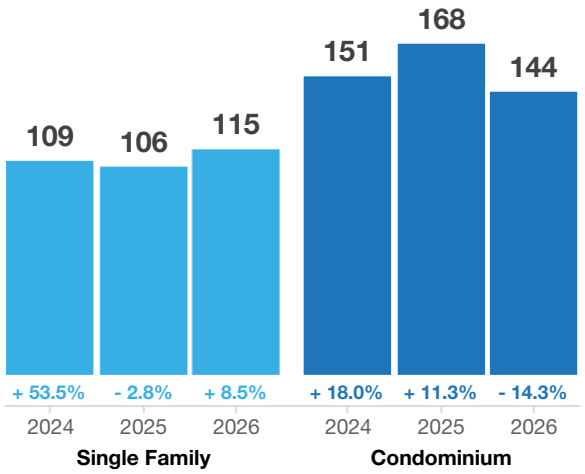
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Condominium properties only.

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		168	**144**	- 14.3%	168	**144**	- 14.3%
Pending Sales		62	**65**	+ 4.8%	62	**65**	+ 4.8%
Closed Sales		55	**44**	- 20.0%	55	**44**	- 20.0%
Days on Market Until Sale		138	**166**	+ 20.3%	138	**166**	+ 20.3%
Median Sales Price		$675,000	**$629,950**	- 6.7%	$675,000	**$629,950**	- 6.7%
Average Sales Price		$1,043,094	**$926,475**	- 11.2%	$1,043,094	**$926,475**	- 11.2%
Percent of List Price Received		94.6%	**93.9%**	- 0.7%	94.6%	**93.9%**	- 0.7%
Housing Affordability Index		60	**69**	+ 15.0%	60	**69**	+ 15.0%
Inventory of Homes for Sale		816	**923**	+ 13.1%	—	**—**	—
Months Supply of Inventory		13.4	**15.8**	+ 17.9%	—	**—**	—

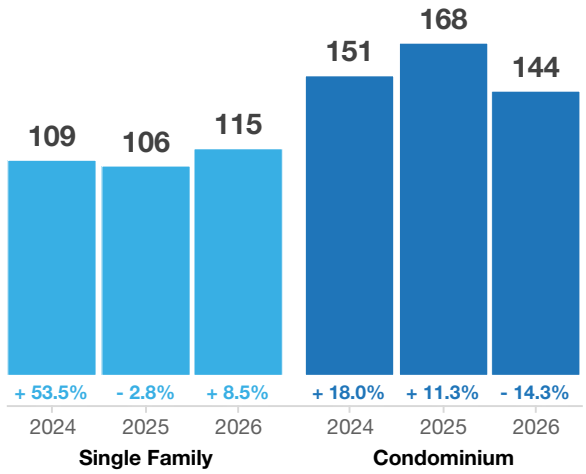
New Listings

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

January

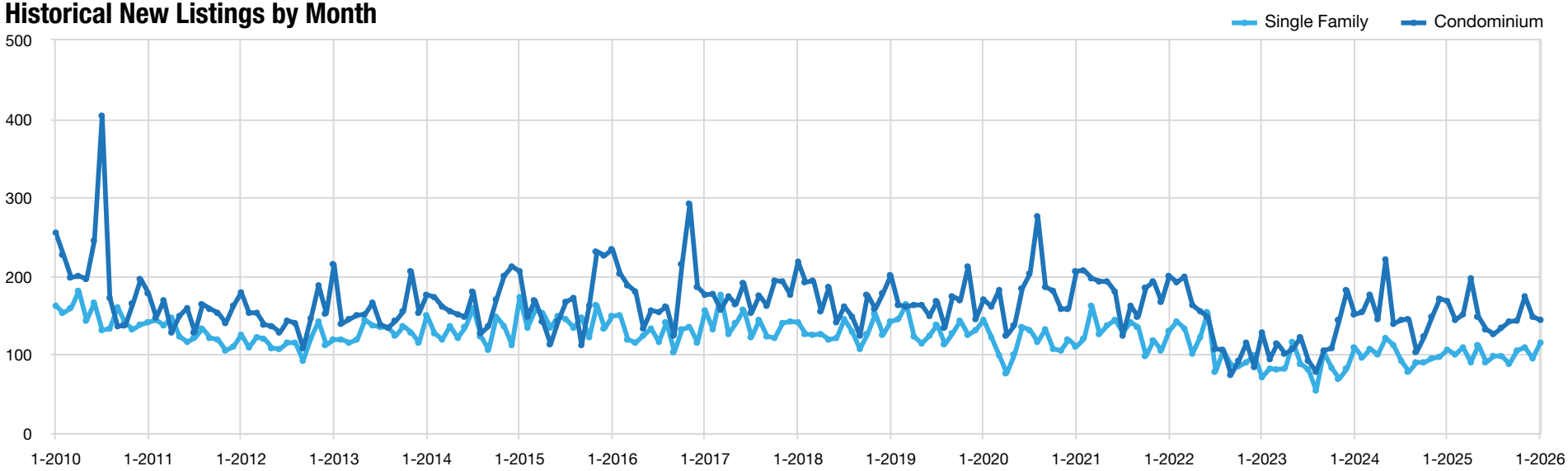


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	100	+ 4.2%	144	- 6.5%
Mar-2025	109	+ 1.9%	151	- 14.2%
Apr-2025	90	- 10.0%	197	+ 35.9%
May-2025	112	- 7.4%	148	- 33.0%
Jun-2025	90	- 19.6%	132	- 5.0%
Jul-2025	98	+ 6.5%	126	- 12.5%
Aug-2025	98	+ 25.6%	134	- 7.6%
Sep-2025	88	- 2.2%	142	+ 37.9%
Oct-2025	105	+ 16.7%	143	+ 16.3%
Nov-2025	109	+ 14.7%	174	+ 17.6%
Dec-2025	95	- 2.1%	148	- 13.5%
Jan-2026	**115**	**+ 8.5%**	**144**	**- 14.3%**
12-Month Avg	101	+ 2.0%	149	- 2.6%

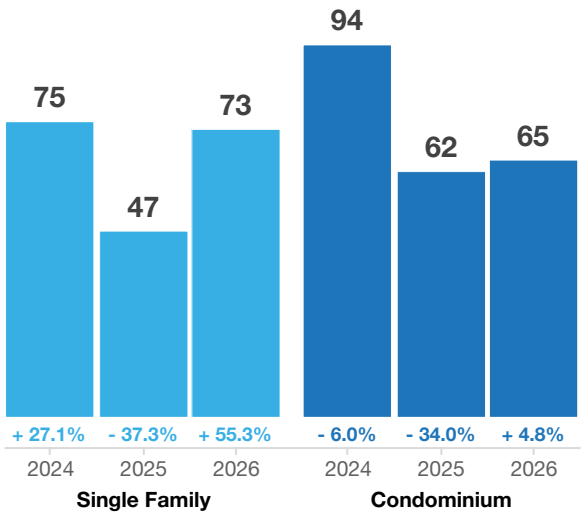
Historical New Listings by Month



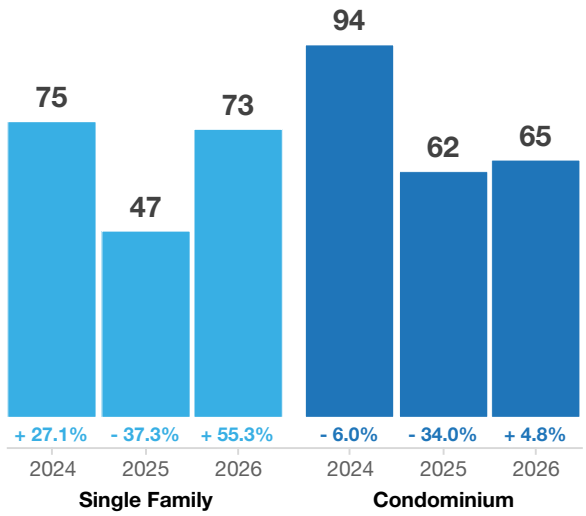
Pending Sales

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

January

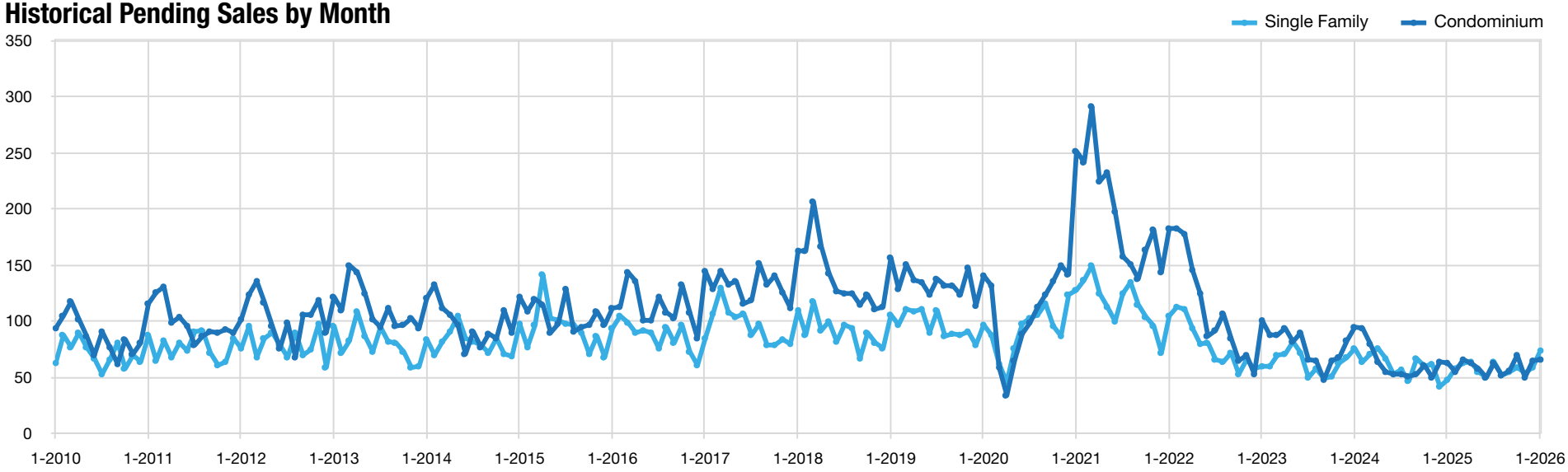


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	57	- 9.5%	54	- 41.9%
Mar-2025	62	- 11.4%	65	- 17.7%
Apr-2025	63	- 16.0%	62	- 1.6%
May-2025	54	- 18.2%	57	+ 5.6%
Jun-2025	49	- 5.8%	49	- 5.8%
Jul-2025	63	+ 12.5%	62	+ 19.2%
Aug-2025	51	+ 10.9%	51	+ 2.0%
Sep-2025	54	- 18.2%	55	+ 5.8%
Oct-2025	58	- 1.7%	69	+ 15.0%
Nov-2025	53	- 13.1%	49	0.0%
Dec-2025	58	+ 41.5%	64	+ 1.6%
Jan-2026	**73**	**+ 55.3%**	**65**	**+ 4.8%**
12-Month Avg	58	- 1.7%	59	- 3.3%

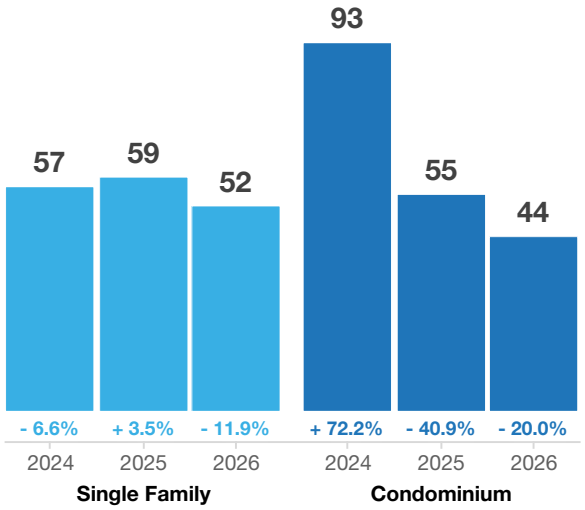
Historical Pending Sales by Month



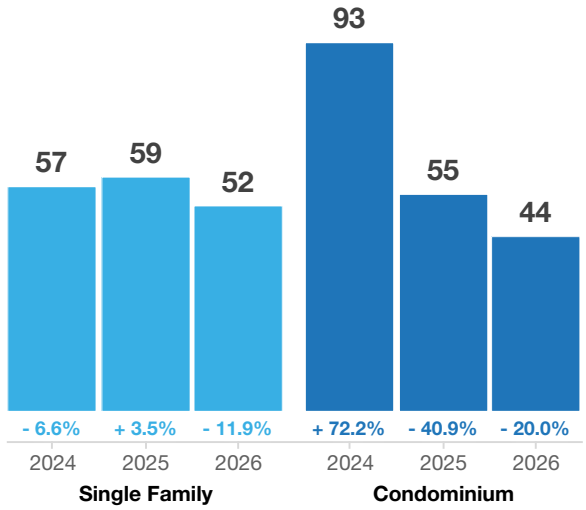
Closed Sales

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

January

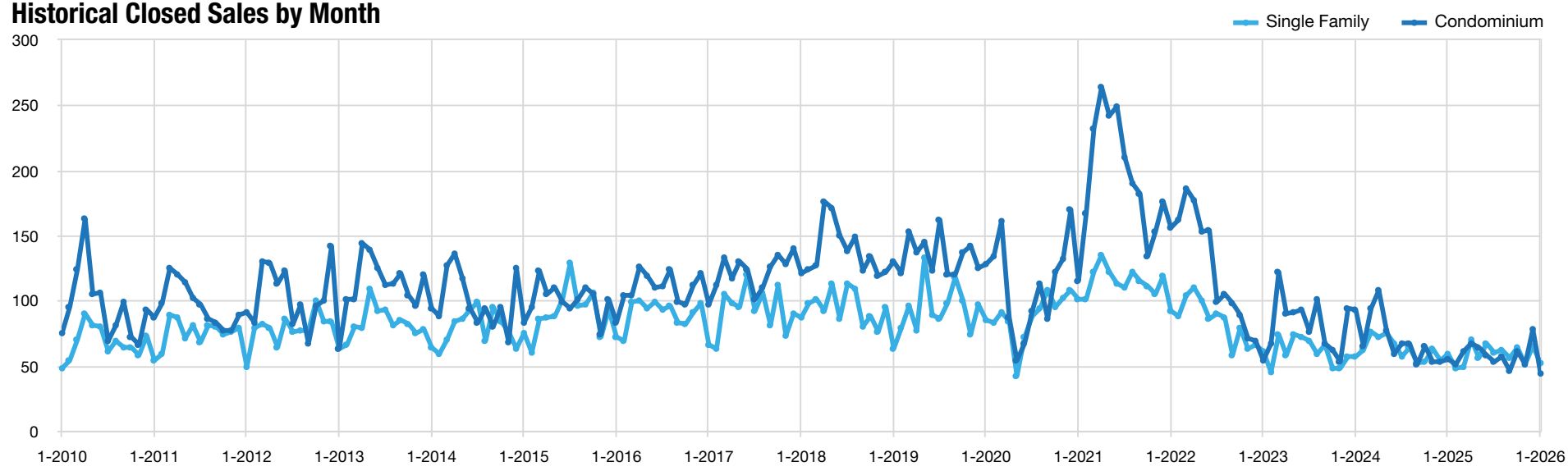


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	48	- 22.6%	51	- 21.5%
Mar-2025	49	- 35.5%	61	- 35.1%
Apr-2025	70	- 2.8%	67	- 38.0%
May-2025	56	- 25.3%	64	- 16.9%
Jun-2025	67	0.0%	58	- 1.7%
Jul-2025	60	+ 5.3%	53	- 20.9%
Aug-2025	62	- 3.1%	57	- 14.9%
Sep-2025	56	+ 7.7%	46	- 9.8%
Oct-2025	64	+ 20.8%	61	- 6.2%
Nov-2025	51	- 19.0%	51	- 3.8%
Dec-2025	65	+ 20.4%	78	+ 47.2%
Jan-2026	**52**	**- 11.9%**	**44**	**- 20.0%**
12-Month Avg	58	- 7.9%	58	- 14.7%

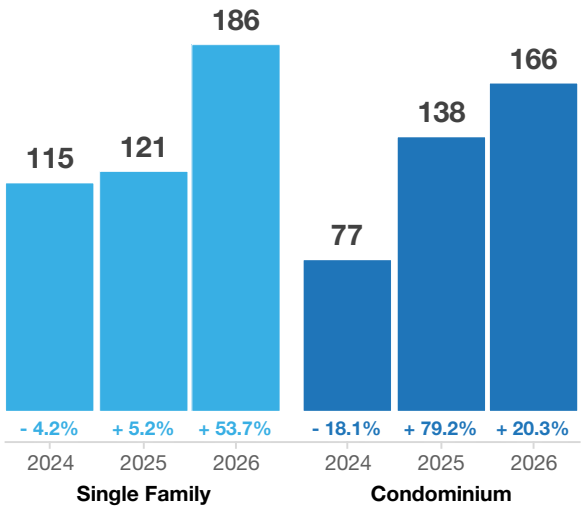
Historical Closed Sales by Month



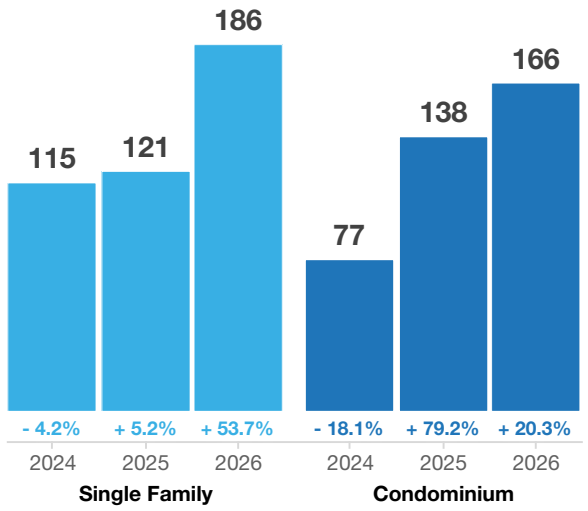
Days on Market Until Sale

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

January



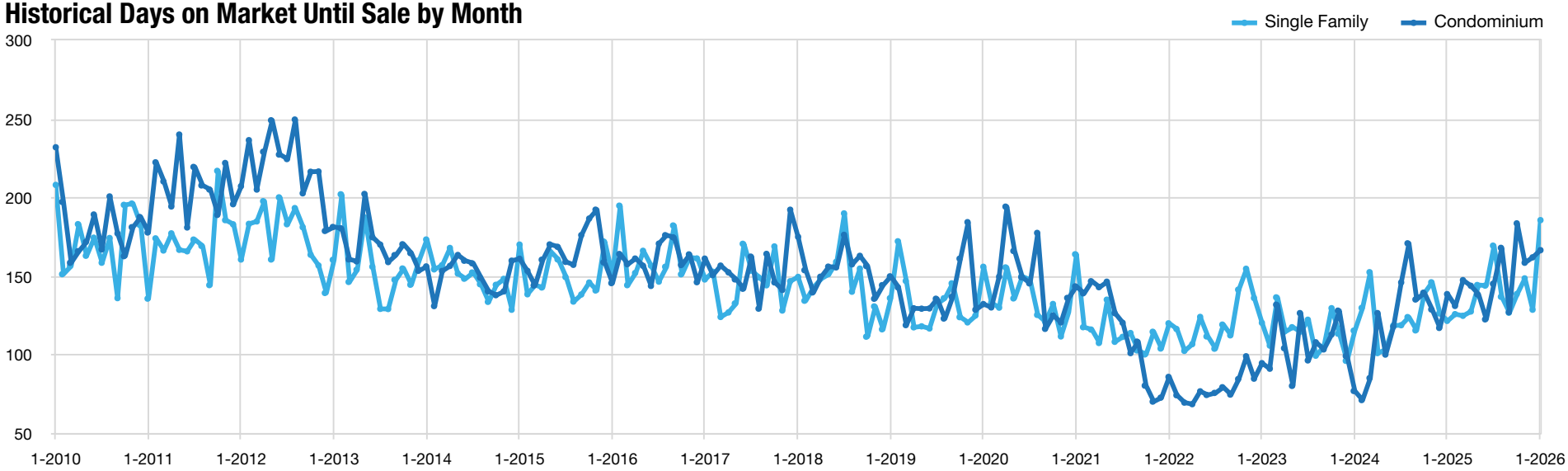
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	126	- 3.1%	131	+ 84.5%
Mar-2025	125	- 17.8%	147	+ 72.9%
Apr-2025	127	+ 25.7%	144	+ 14.3%
May-2025	144	+ 39.8%	138	+ 38.0%
Jun-2025	144	+ 22.0%	122	+ 3.4%
Jul-2025	169	+ 42.0%	145	- 0.7%
Aug-2025	137	+ 10.5%	168	- 1.8%
Sep-2025	127	+ 10.4%	127	- 5.9%
Oct-2025	138	- 0.7%	183	+ 31.7%
Nov-2025	148	+ 1.4%	158	+ 22.5%
Dec-2025	128	+ 1.6%	162	+ 38.5%
Jan-2026	**186**	**+ 53.7%**	**166**	**+ 20.3%**
12-Month Avg*	141	+ 13.7%	150	+ 23.7%

* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

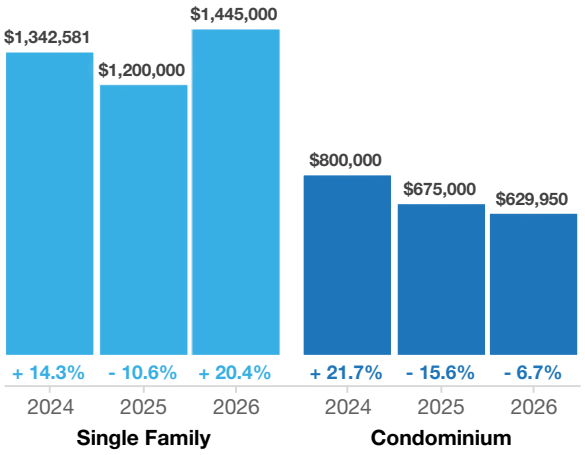


Median Sales Price

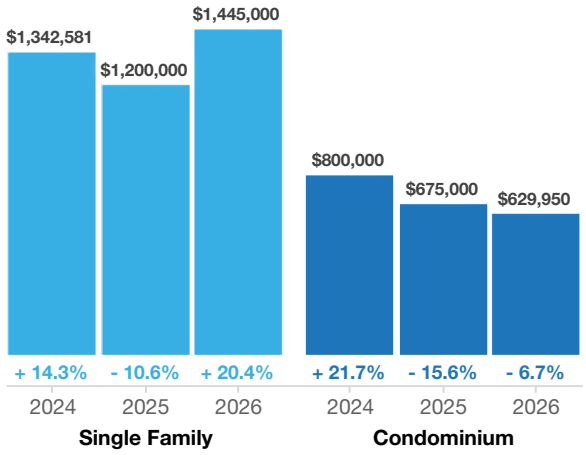
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

REALTORS® ASSOCIATION OF MAUI, INC.

January



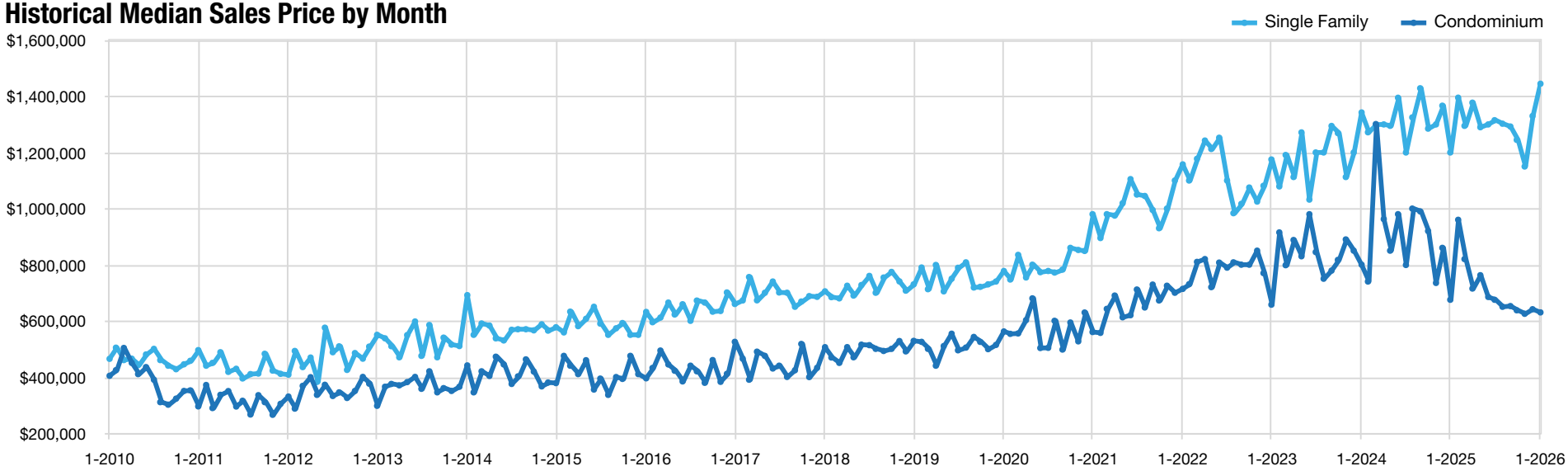
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	$1,395,319	+ 9.7%	$960,000	+ 29.7%
Mar-2025	$1,295,000	- 0.3%	$820,000	- 37.0%
Apr-2025	$1,377,500	+ 6.0%	$715,000	- 25.7%
May-2025	$1,290,000	- 0.4%	$762,500	- 10.3%
Jun-2025	$1,300,000	- 6.8%	$685,000	- 30.1%
Jul-2025	$1,315,000	+ 9.6%	$675,000	- 15.5%
Aug-2025	$1,302,500	- 1.7%	$650,000	- 35.0%
Sep-2025	$1,292,500	- 9.5%	$652,500	- 34.1%
Oct-2025	$1,245,000	- 3.1%	$637,500	- 30.7%
Nov-2025	$1,150,000	- 11.5%	$625,000	- 15.0%
Dec-2025	$1,330,000	- 2.7%	$641,250	- 25.4%
Jan-2026	**$1,445,000**	**+ 20.4%**	**$629,950**	**- 6.7%**
12-Month Avg*	$1,300,100	+ 0.0%	$686,500	- 23.6%

* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

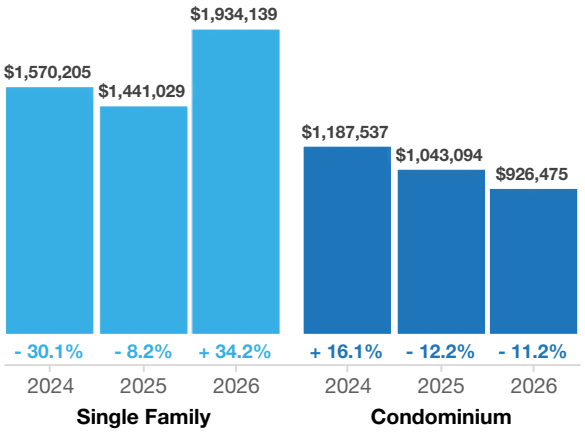
Historical Median Sales Price by Month



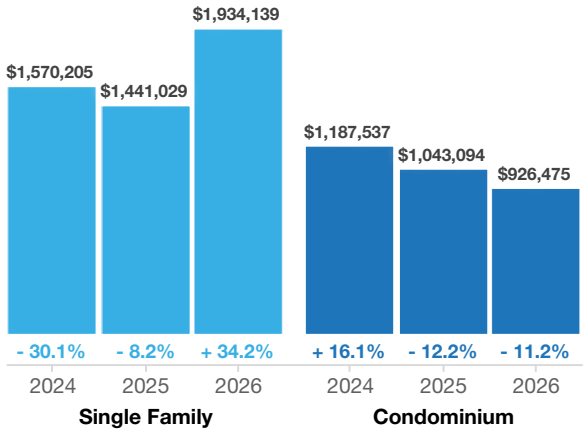
Average Sales Price

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

January



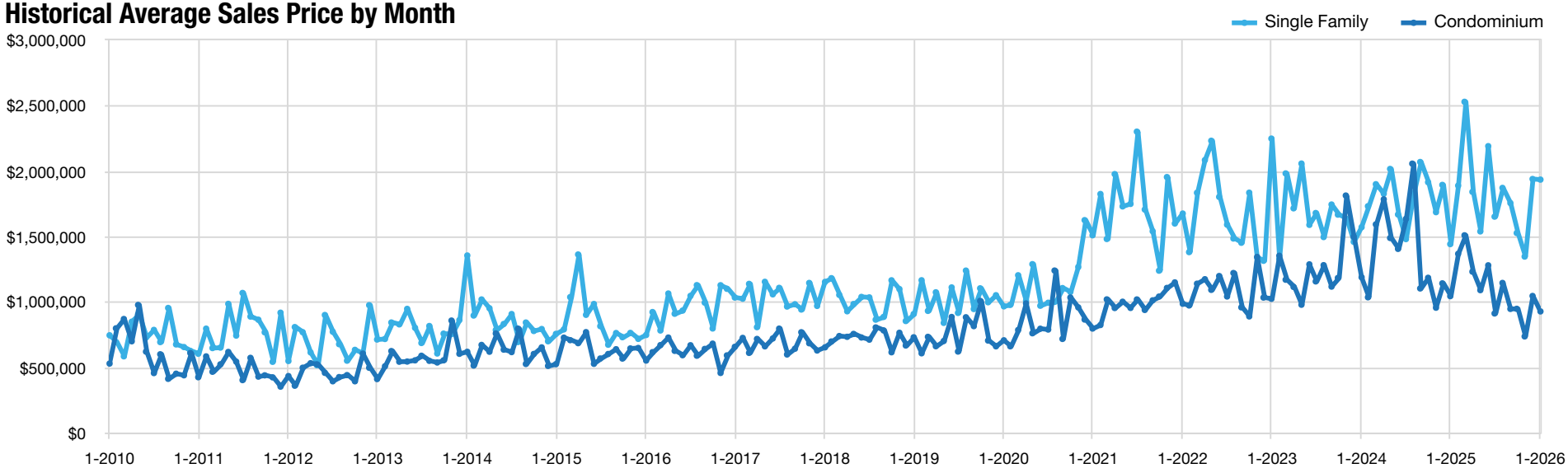
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	$1,888,218	+ 9.1%	$1,366,843	+ 32.1%
Mar-2025	$2,529,146	+ 33.2%	$1,508,292	- 5.3%
Apr-2025	$1,840,671	+ 0.8%	$1,230,511	- 31.0%
May-2025	$1,538,116	- 23.7%	$1,089,092	- 26.8%
Jun-2025	$2,189,977	+ 31.3%	$1,278,923	- 8.9%
Jul-2025	$1,651,126	+ 11.6%	$910,894	- 44.3%
Aug-2025	$1,870,838	+ 2.9%	$1,144,168	- 44.4%
Sep-2025	$1,754,925	- 15.2%	$945,615	- 14.2%
Oct-2025	$1,525,786	- 20.3%	$946,351	- 20.0%
Nov-2025	$1,345,795	- 20.1%	$735,378	- 23.0%
Dec-2025	$1,938,859	+ 2.4%	$1,044,526	- 8.5%
Jan-2026	**$1,934,139**	**+ 34.2%**	**$926,475**	**- 11.2%**
12-Month Avg*	$1,832,574	+ 2.4%	$1,103,933	- 22.3%

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

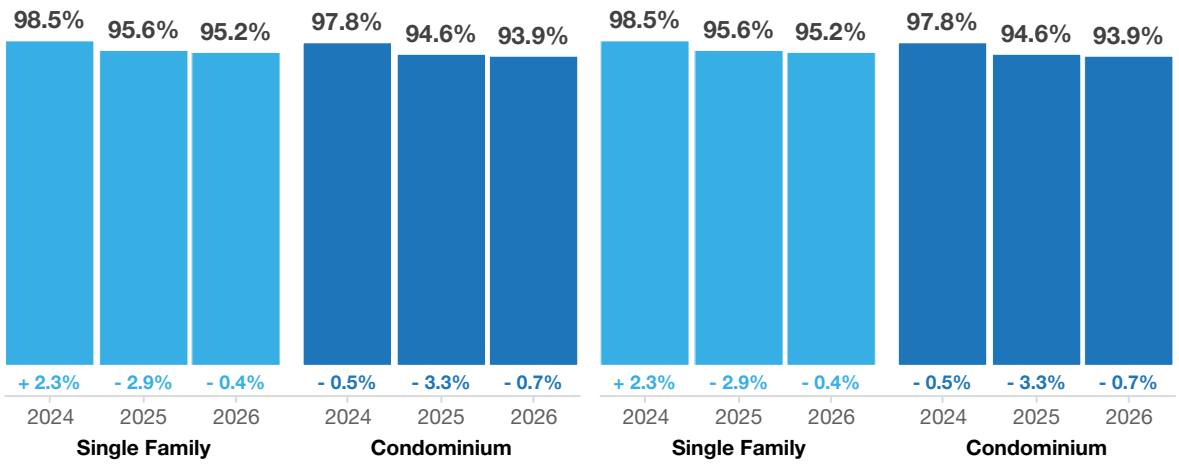


Percent of List Price Received

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.

REALTORS® ASSOCIATION OF MAUI, INC.

January

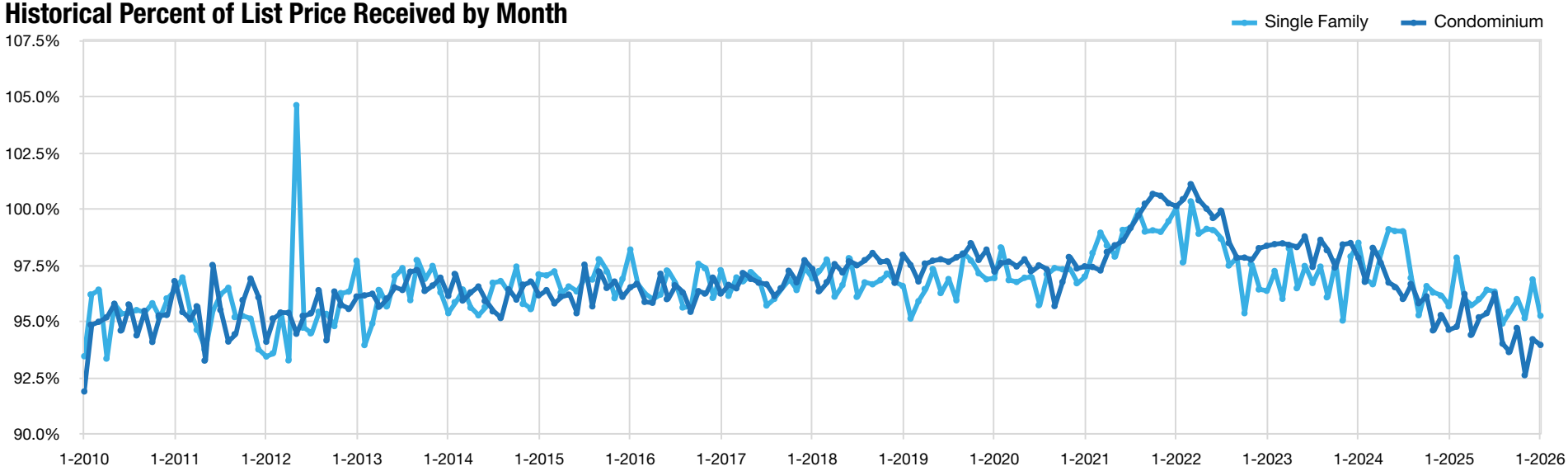


Year to Date

Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	97.8%	+ 1.0%	94.7%	- 2.1%
Mar-2025	96.0%	- 0.6%	96.2%	- 2.0%
Apr-2025	95.7%	- 2.3%	94.4%	- 3.3%
May-2025	96.0%	- 3.1%	95.2%	- 1.6%
Jun-2025	96.4%	- 2.6%	95.3%	- 1.2%
Jul-2025	96.3%	- 2.7%	96.2%	+ 0.2%
Aug-2025	94.9%	- 2.1%	94.0%	- 2.7%
Sep-2025	95.4%	+ 0.2%	93.6%	- 2.3%
Oct-2025	96.0%	- 0.5%	94.7%	- 1.5%
Nov-2025	95.1%	- 1.2%	92.6%	- 2.1%
Dec-2025	96.8%	+ 0.7%	94.2%	- 1.2%
Jan-2026	**95.2%**	**- 0.4%**	**93.9%**	**- 0.7%**
12-Month Avg*	96.0%	- 1.3%	94.6%	- 1.9%

* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

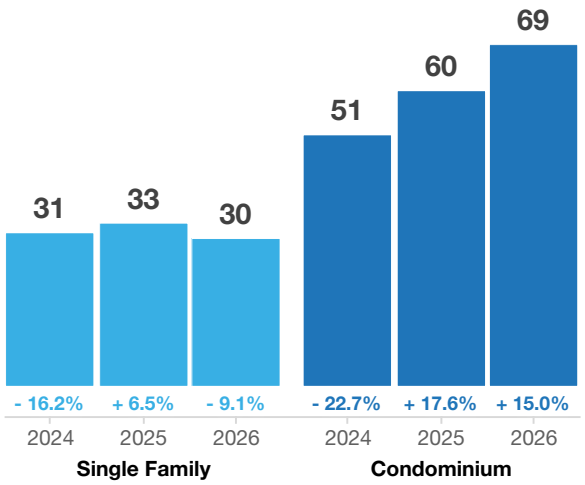


Housing Affordability Index

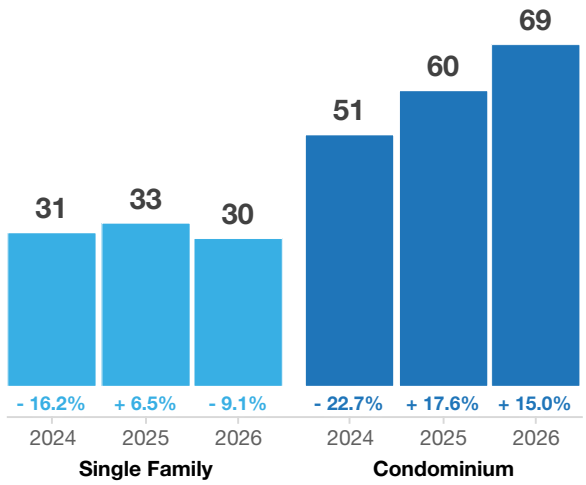
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

REALTORS® ASSOCIATION OF MAUI, INC.

January

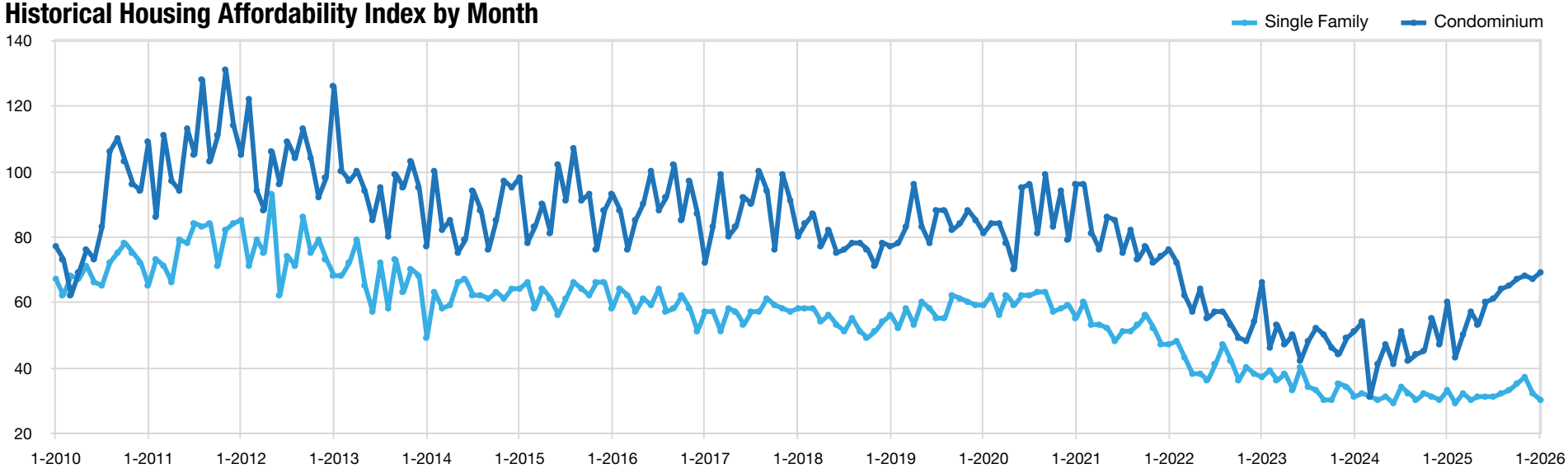


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	29	- 9.4%	43	- 20.4%
Mar-2025	32	+ 3.2%	50	+ 61.3%
Apr-2025	30	0.0%	57	+ 39.0%
May-2025	31	0.0%	53	+ 12.8%
Jun-2025	31	+ 6.9%	60	+ 46.3%
Jul-2025	31	- 8.8%	61	+ 19.6%
Aug-2025	32	0.0%	64	+ 52.4%
Sep-2025	33	+ 10.0%	65	+ 47.7%
Oct-2025	35	+ 9.4%	67	+ 48.9%
Nov-2025	37	+ 19.4%	68	+ 23.6%
Dec-2025	32	+ 6.7%	67	+ 42.6%
Jan-2026	**30**	**- 9.1%**	**69**	**+ 15.0%**
12-Month Avg	32	+ 3.2%	60	+ 27.7%

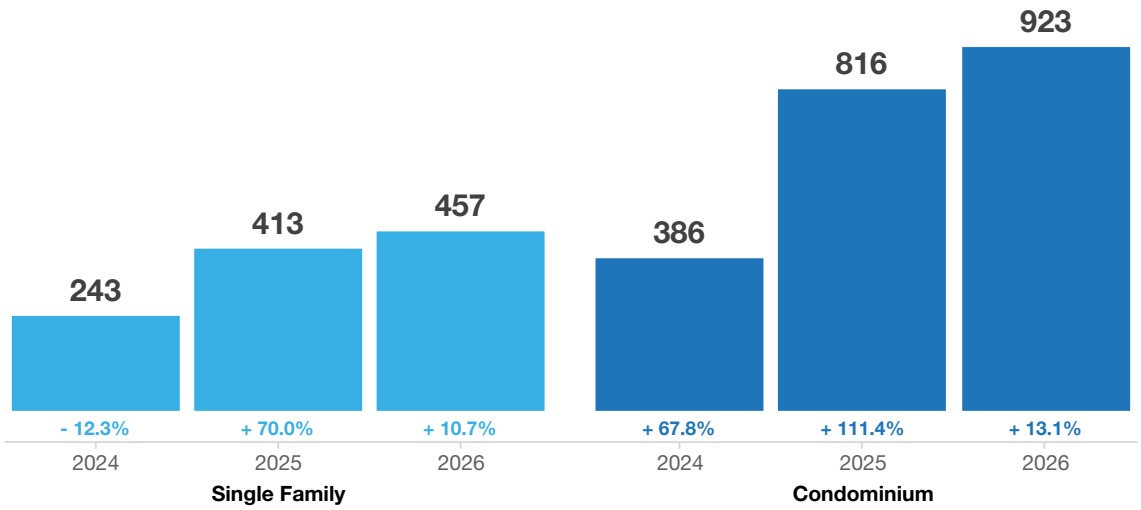
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

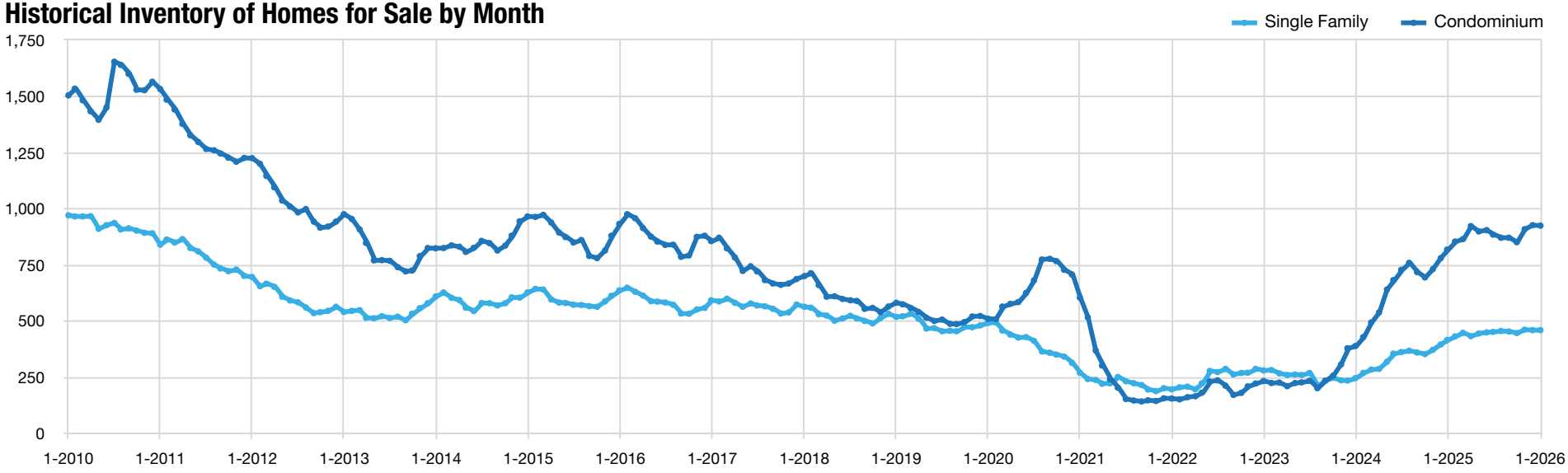
The number of properties available for sale in active status at the end of a given month.

January



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	429	+ 61.3%	852	+ 100.0%
Mar-2025	445	+ 58.4%	863	+ 75.8%
Apr-2025	430	+ 51.4%	921	+ 71.8%
May-2025	442	+ 39.9%	897	+ 40.6%
Jun-2025	447	+ 27.0%	903	+ 32.8%
Jul-2025	449	+ 25.1%	883	+ 21.6%
Aug-2025	453	+ 24.1%	869	+ 14.8%
Sep-2025	451	+ 26.3%	869	+ 21.4%
Oct-2025	444	+ 26.9%	849	+ 22.7%
Nov-2025	459	+ 24.4%	907	+ 24.4%
Dec-2025	457	+ 16.3%	925	+ 18.9%
Jan-2026	**457**	**+ 10.7%**	**923**	**+ 13.1%**
12-Month Avg	447	+ 30.7%	888	+ 33.5%

Historical Inventory of Homes for Sale by Month

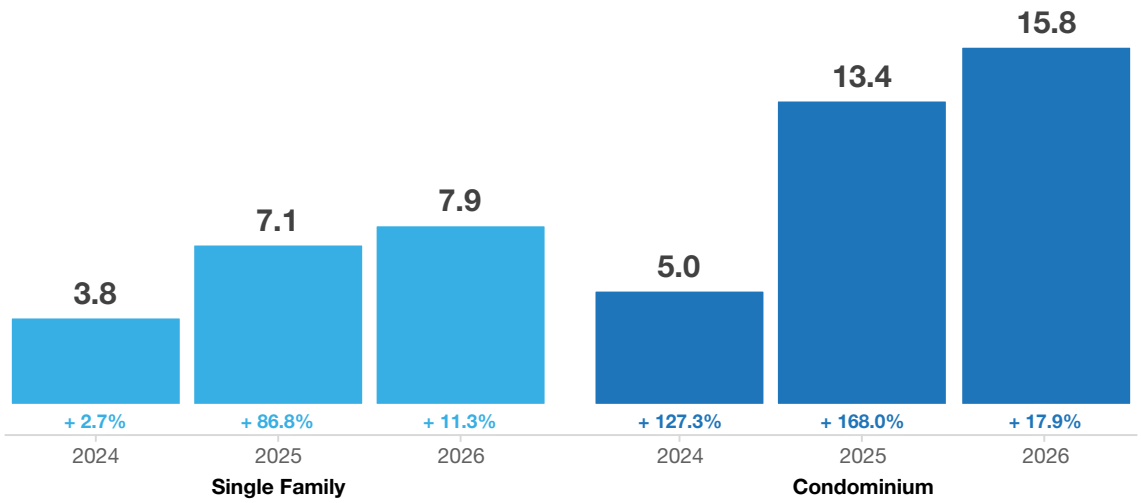


Months Supply of Inventory

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.

REALTORS® ASSOCIATION OF MAUI, INC.

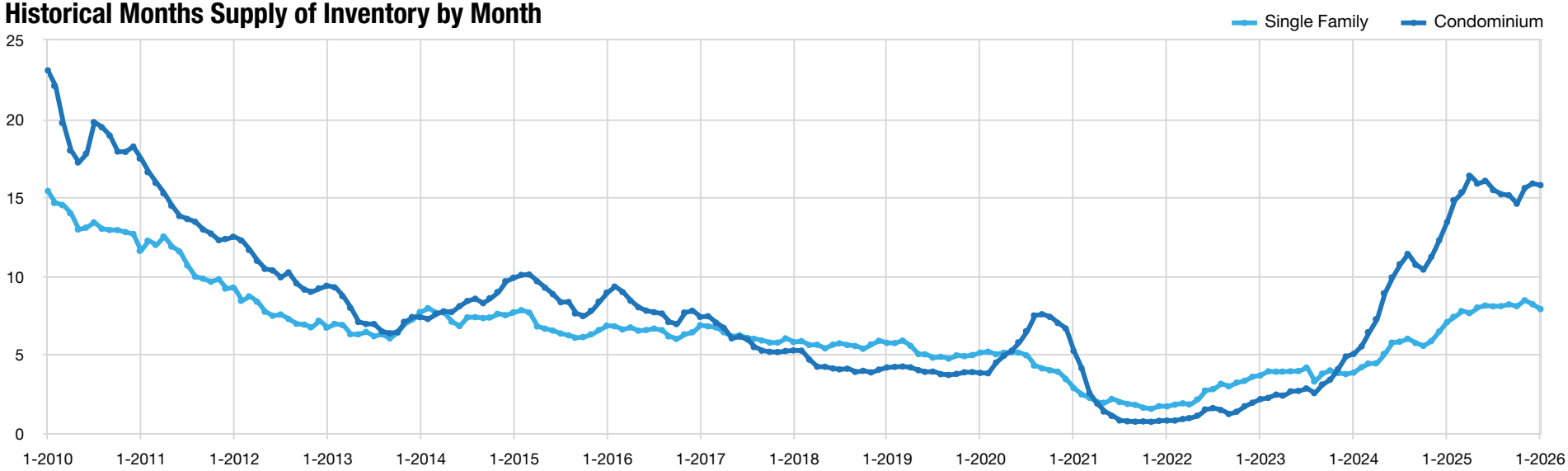
January



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Feb-2025	7.4	+ 76.2%	14.8	+ 169.1%
Mar-2025	7.8	+ 77.3%	15.3	+ 139.1%
Apr-2025	7.6	+ 72.7%	16.4	+ 127.8%
May-2025	8.0	+ 60.0%	15.9	+ 78.7%
Jun-2025	8.1	+ 39.7%	16.1	+ 62.6%
Jul-2025	8.1	+ 39.7%	15.5	+ 44.9%
Aug-2025	8.1	+ 35.0%	15.2	+ 33.3%
Sep-2025	8.2	+ 43.9%	15.1	+ 41.1%
Oct-2025	8.1	+ 47.3%	14.6	+ 40.4%
Nov-2025	8.4	+ 42.4%	15.6	+ 39.3%
Dec-2025	8.2	+ 26.2%	15.9	+ 29.3%
Jan-2026	**7.9**	**+ 11.3%**	**15.8**	**+ 17.9%**
12-Month Avg*	8.0	+ 44.5%	15.5	+ 57.5%

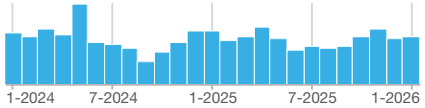
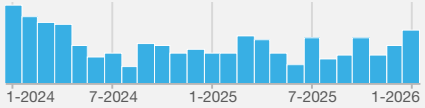
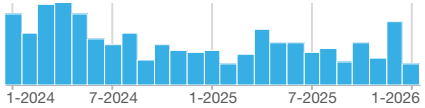
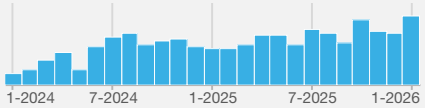
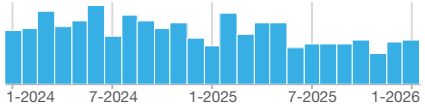
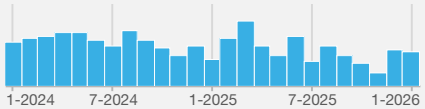
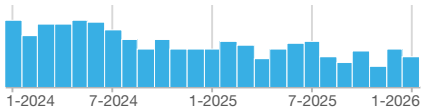
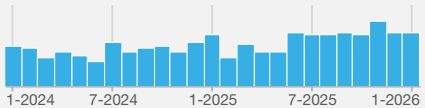
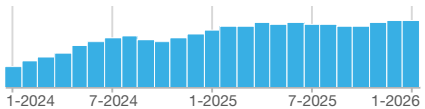
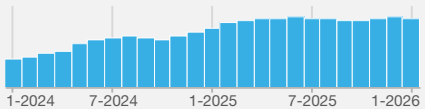
* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		300	**285**	- 5.0%	300	**285**	- 5.0%
Pending Sales		121	**151**	+ 24.8%	121	**151**	+ 24.8%
Closed Sales		127	**108**	- 15.0%	127	**108**	- 15.0%
Days on Market Until Sale		129	**172**	+ 33.3%	129	**172**	+ 33.3%
Median Sales Price		$935,270	**$987,500**	+ 5.6%	$935,270	**$987,500**	+ 5.6%
Average Sales Price		$1,277,588	**$1,420,631**	+ 11.2%	$1,277,588	**$1,420,631**	+ 11.2%
Percent of List Price Received		95.3%	**94.7%**	- 0.6%	95.3%	**94.7%**	- 0.6%
Housing Affordability Index		43	**44**	+ 2.3%	43	**44**	+ 2.3%
Inventory of Homes for Sale		1,415	**1,586**	+ 12.1%	—	**—**	—
Months Supply of Inventory		10.7	**12.4**	+ 15.9%	—	**—**	—

Single Family Monthly Sales Volume

January 2026

REALTORS® ASSOCIATION OF MAUI, INC.

	January 2026			December 2025			January 2025		
Area Name	**Units**	**Dollar Volume**	**Median Sales Price**	**Units**	**Dollar Volume**	**Median Sales Price**	**Units**	**Dollar Volume**	**Median Sales Price**
Haiku	4	$4,515,000	$1,060,000	4	$8,495,000	$2,112,500	8	$10,537,000	$1,275,000
Hana	1	$1,500,000	$1,500,000	0	--	--	3	$4,827,500	$997,500
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	$5,500,000	$5,500,000	1	$2,435,000	$2,435,000	2	$8,195,000	$4,097,500
Kahakuloa	0	--	--	0	--	--	1	$1,100,000	$1,100,000
Kahului	5	$6,543,224	$1,484,657	6	$6,023,648	$977,500	7	$7,959,000	$1,040,000
Kapalua	0	--	--	2	$7,050,000	$3,525,000	0	--	--
Kaupo	0	--	--	2	$2,950,000	$1,475,000	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	10	$19,000,000	$1,382,500	7	$8,780,000	$1,145,000	9	$16,383,480	$1,460,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	1	$1,350,000	$1,350,000	6	$10,700,000	$1,562,500	2	$1,380,000	$690,000
Lahaina	2	$8,799,000	$4,399,500	1	$2,747,500	$2,747,500	0	--	--
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	8	$15,999,000	$1,592,500	5	$6,060,000	$1,325,000	5	$6,815,000	$1,295,000
Maui Meadows	1	$2,200,000	$2,200,000	1	$2,235,000	$2,235,000	2	$5,590,000	$2,795,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	1	$1,920,000	$1,920,000	3	$9,840,200	$3,707,200	3	$5,105,000	$1,805,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	2	$3,255,000	$1,627,500	2	$4,410,000	$2,205,000	1	$900,000	$900,000
Spreckelsville/Paia/Kuau	3	$12,990,000	$3,850,000	4	$9,644,000	$1,775,000	0	--	--
Wailea/Makena	4	$10,670,000	$2,737,500	4	$26,844,999	$3,172,500	0	--	--
Wailuku	5	$4,750,000	$805,000	15	$16,655,500	$1,140,000	13	$14,848,733	$1,003,000
Lanai	1	$475,000	$475,000	1	$700,000	$700,000	1	$355,000	$355,000
Molokai	3	$1,109,000	$330,000	1	$455,000	$455,000	2	$1,025,000	$512,500
All MLS	**52**	**$100,575,224**	**$1,445,000**	**65**	**$126,025,847**	**$1,330,000**	**59**	**$85,020,713**	**$1,200,000**

Condominium Monthly Sales Volume

January 2026

REALTORS® ASSOCIATION OF MAUI, INC.

	January 2026			December 2025			January 2025		
Area Name	**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	--	--	1	$1,875,000	$1,875,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	4	$6,010,000	$967,500	10	$14,895,000	$1,325,000	7	$9,160,000	$920,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	3	$719,000	$174,000	0	--	--
Kapalua	0	--	--	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	12	$7,912,000	$504,500	26	$19,389,000	$635,000	21	$17,401,270	$675,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	3	$2,477,500	$652,500	6	$7,076,000	$758,500	2	$1,050,000	$525,000
Maalaea	2	$865,000	$432,500	1	$1,230,000	$1,230,000	2	$1,037,000	$518,500
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	11	$6,512,900	$620,000	11	$5,124,000	$480,000	10	$7,230,000	$655,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	6	$13,355,000	$1,572,500	8	$26,776,000	$2,100,000	5	$16,510,000	$3,600,000
Wailuku	3	$1,882,500	$722,500	9	$5,647,000	$600,000	5	$2,504,900	$460,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	3	$1,750,000	$300,000	4	$617,000	$157,000	2	$602,000	$301,000
All MLS	**44**	**$40,764,900**	**$629,950**	**78**	**$81,473,000**	**$641,250**	**55**	**$57,370,170**	**$675,000**

Land Monthly Sales Volume

January 2026

REALTORS® ASSOCIATION OF MAUI, INC.

	January 2026			December 2025			January 2025		
Area Name	**Units**	**Dollar Volume**	**Median Sales Price**	**Units**	**Dollar Volume**	**Median Sales Price**	**Units**	**Dollar Volume**	**Median Sales Price**
Haiku	0	--	--	2	$1,650,000	$825,000	0	--	--
Hana	0	--	--	2	$1,195,000	$597,500	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	$1,795,000	$1,795,000	0	--	--	2	$12,025,000	$6,012,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	1	$1,200,000	$1,200,000	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	1	$850,000	$850,000	1	$609,000	$609,000	2	$915,000	$457,500
Lahaina	6	$6,438,000	$655,000	10	$7,767,000	$532,500	2	$1,284,000	$642,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	1	$700,000	$700,000	1	$1,700,000	$1,700,000	1	$1,075,000	$1,075,000
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	1	$20,000	$20,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	1	$482,500	$482,500
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	1	$1,025,000	$1,025,000	2	$16,700,000	$8,350,000	1	$1,888,250	$1,888,250
Wailuku	0	--	--	1	$485,000	$485,000	0	--	--
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	$80,000	$80,000	2	$280,000	$140,000	3	$2,173,000	$378,000
All MLS	**12**	**$12,088,000**	**$700,000**	**21**	**$30,386,000**	**$608,000**	**13**	**$19,862,750**	**$585,000**

Single Family Sales – Year to Date

January 2026 YTD

REALTORS® ASSOCIATION OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-26 YTD Sales	Jan-25 YTD Sales	Unit Change	Percent Change	Jan-26 YTD Average	Jan-25 YTD Average	Dollar Change	Percent Change	Jan-26 YTD Median	Jan-25 YTD Median	Dollar Change	Percent Change	Jan-26 YTD Volume	Jan-25 YTD Volume	Dollar Change	Percent Change
Haiku	4	8	-4	-50.0%	$1,128,750	$1,317,125	-$188,375	-14.3%	$1,060,000	$1,275,000	-$215,000	-16.9%	$4,515,000	$10,537,000	-$6,022,000	-57.2%
Hana	1	3	-2	-66.7%	$1,500,000	$1,609,167	-$109,167	-6.8%	$1,500,000	$997,500	+$502,500	+50.4%	$1,500,000	$4,827,500	-$3,327,500	-68.9%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kaanapali	1	2	-1	-50.0%	$5,500,000	$4,097,500	+$1,402,500	+34.2%	$5,500,000	$4,097,500	+$1,402,500	+34.2%	$5,500,000	$8,195,000	-$2,695,000	-32.9%
Kahakuloa	0	1	-1	-100.0%	--	$1,100,000	--	--	--	$1,100,000	--	--	$0	$1,100,000	-$1,100,000	-100.0%
Kahului	5	7	-2	-28.6%	$1,308,645	$1,137,000	+$171,645	+15.1%	$1,484,657	$1,040,000	+$444,657	+42.8%	$6,543,224	$7,959,000	-$1,415,776	-17.8%
Kapalua	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kihei	10	9	+1	+11.1%	$1,900,000	$1,820,387	+$79,613	+4.4%	$1,382,500	$1,460,000	-$77,500	-5.3%	$19,000,000	$16,383,480	+$2,616,520	+16.0%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kula/Ulupalakua/Kanaio	1	2	-1	-50.0%	$1,350,000	$690,000	+$660,000	+95.7%	$1,350,000	$690,000	+$660,000	+95.7%	$1,350,000	$1,380,000	-$30,000	-2.2%
Lahaina	2	0	+2	--	$4,399,500	--	--	--	$4,399,500	--	--	--	$8,799,000	$0	+$8,799,000	--
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Makawao/Olinda/Haliimaile	8	5	+3	+60.0%	$1,999,875	$1,363,000	+$636,875	+46.7%	$1,592,500	$1,295,000	+$297,500	+23.0%	$15,999,000	$6,815,000	+$9,184,000	+134.8%
Maui Meadows	1	2	-1	-50.0%	$2,200,000	$2,795,000	-$595,000	-21.3%	$2,200,000	$2,795,000	-$595,000	-21.3%	$2,200,000	$5,590,000	-$3,390,000	-60.6%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Napili/Kahana/Honokowai	1	3	-2	-66.7%	$1,920,000	$1,701,667	+$218,333	+12.8%	$1,920,000	$1,805,000	+$115,000	+6.4%	$1,920,000	$5,105,000	-$3,185,000	-62.4%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Pukalani	2	1	+1	+100.0%	$1,627,500	$900,000	+$727,500	+80.8%	$1,627,500	$900,000	+$727,500	+80.8%	$3,255,000	$900,000	+$2,355,000	+261.7%
Spreckelsville/Paia/Kuau	3	0	+3	--	$4,330,000	--	--	--	$3,850,000	--	--	--	$12,990,000	$0	+$12,990,000	--
Wailea/Makena	4	0	+4	--	$2,667,500	--	--	--	$2,737,500	--	--	--	$10,670,000	$0	+$10,670,000	--
Wailuku	5	13	-8	-61.5%	$950,000	$1,142,210	-$192,210	-16.8%	$805,000	$1,003,000	-$198,000	-19.7%	$4,750,000	$14,848,733	-$10,098,733	-68.0%
Lanai	1	1	0	0.0%	$475,000	$355,000	+$120,000	+33.8%	$475,000	$355,000	+$120,000	+33.8%	$475,000	$355,000	+$120,000	+33.8%
Molokai	3	2	+1	+50.0%	$369,667	$512,500	-$142,833	-27.9%	$330,000	$512,500	-$182,500	-35.6%	$1,109,000	$1,025,000	+$84,000	+8.2%
All MLS	52	59	-7	-11.9%	$1,934,139	$1,441,029	+$493,110	+34.2%	$1,445,000	$1,200,000	+$245,000	+20.4%	$100,575,224	$85,020,713	+$15,554,511	+18.3%

Total Condominium Sales – Year to Date

January 2026 YTD

REALTORS® ASSOCIATION OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-26 YTD Sales	Jan-25 YTD Sales	Unit Change	Percent Change	Jan-26 YTD Average	Jan-25 YTD Average	Dollar Change	Percent Change	Jan-26 YTD Median	Jan-25 YTD Median	Dollar Change	Percent Change	Jan-26 YTD Volume	Jan-25 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Hana	0	1	-1	-100.0%	--	$1,875,000	--	--	--	$1,875,000	--	--	$0	$1,875,000	-$1,875,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kaanapali	4	7	-3	-42.9%	$1,502,500	$1,308,571	+$193,929	+14.8%	$967,500	$920,000	+$47,500	+5.2%	$6,010,000	$9,160,000	-$3,150,000	-34.4%
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	12	21	-9	-42.9%	$659,333	$828,632	-$169,299	-20.4%	$504,500	$675,000	-$170,500	-25.3%	$7,912,000	$17,401,270	-$9,489,270	-54.5%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Lahaina	3	2	+1	+50.0%	$825,833	$525,000	+$300,833	+57.3%	$652,500	$525,000	+$127,500	+24.3%	$2,477,500	$1,050,000	+$1,427,500	+136.0%
Maalaea	2	2	0	0.0%	$432,500	$518,500	-$86,000	-16.6%	$432,500	$518,500	-$86,000	-16.6%	$865,000	$1,037,000	-$172,000	-16.6%
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	11	10	+1	+10.0%	$592,082	$723,000	-$130,918	-18.1%	$620,000	$655,000	-$35,000	-5.3%	$6,512,900	$7,230,000	-$717,100	-9.9%
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	6	5	+1	+20.0%	$2,225,833	$3,302,000	-$1,076,167	-32.6%	$1,572,500	$3,600,000	-$2,027,500	-56.3%	$13,355,000	$16,510,000	-$3,155,000	-19.1%
Wailuku	3	5	-2	-40.0%	$627,500	$500,980	+$126,520	+25.3%	$722,500	$460,000	+$262,500	+57.1%	$1,882,500	$2,504,900	-$622,400	-24.8%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Molokai	3	2	+1	+50.0%	$583,333	$301,000	+$282,333	+93.8%	$300,000	$301,000	-$1,000	-0.3%	$1,750,000	$602,000	+$1,148,000	+190.7%
All MLS	44	55	-11	-20.0%	$926,475	$1,043,094	-$116,619	-11.2%	$629,950	$675,000	-$45,050	-6.7%	$40,764,900	$57,370,170	-$16,605,270	-28.9%

Fee Simple Condominium Sales – Year to Date

January 2026 YTD

REALTORS® ASSOCIATION OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-26 YTD Sales	Jan-25 YTD Sales	Unit Change	Percent Change	Jan-26 YTD Average	Jan-25 YTD Average	Dollar Change	Percent Change	Jan-26 YTD Median	Jan-25 YTD Median	Dollar Change	Percent Change	Jan-26 YTD Volume	Jan-25 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Hana	0	1	-1	-100.0%	--	$1,875,000	--	--	--	$1,875,000	--	--	$0	$1,875,000	-$1,875,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kaanapali	3	7	-4	-57.1%	$1,836,667	$1,308,571	+$528,095	+40.4%	$1,035,000	$920,000	+$115,000	+12.5%	$5,510,000	$9,160,000	-$3,650,000	-39.8%
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	12	21	-9	-42.9%	$659,333	$828,632	-$169,299	-20.4%	$504,500	$675,000	-$170,500	-25.3%	$7,912,000	$17,401,270	-$9,489,270	-54.5%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Lahaina	3	2	+1	+50.0%	$825,833	$525,000	+$300,833	+57.3%	$652,500	$525,000	+$127,500	+24.3%	$2,477,500	$1,050,000	+$1,427,500	+136.0%
Maalaea	1	0	+1	--	$335,000	--	--	--	$335,000	--	--	--	$335,000	$0	+$335,000	--
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	9	10	-1	-10.0%	$574,211	$723,000	-$148,789	-20.6%	$620,000	$655,000	-$35,000	-5.3%	$5,167,900	$7,230,000	-$2,062,100	-28.5%
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	6	5	+1	+20.0%	$2,225,833	$3,302,000	-$1,076,167	-32.6%	$1,572,500	$3,600,000	-$2,027,500	-56.3%	$13,355,000	$16,510,000	-$3,155,000	-19.1%
Wailuku	3	5	-2	-40.0%	$627,500	$500,980	+$126,520	+25.3%	$722,500	$460,000	+$262,500	+57.1%	$1,882,500	$2,504,900	-$622,400	-24.8%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Molokai	2	2	0	0.0%	$725,000	$301,000	+$424,000	+140.9%	$725,000	$301,000	+$424,000	+140.9%	$1,450,000	$602,000	+$848,000	+140.9%
All MLS	39	53	-14	-26.4%	$976,664	$1,062,890	-$86,226	-8.1%	$652,500	$732,000	-$79,500	-10.9%	$38,089,900	$56,333,170	-$18,243,270	-32.4%

Leasehold Condominium Sales – Year to Date

January 2026 YTD

REALTORS® ASSOCIATION OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-26 YTD Sales	Jan-25 YTD Sales	Unit Change	Percent Change	Jan-26 YTD Average	Jan-25 YTD Average	Dollar Change	Percent Change	Jan-26 YTD Median	Jan-25 YTD Median	Dollar Change	Percent Change	Jan-26 YTD Volume	Jan-25 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	0	+1	--	$500,000	--	--	--	$500,000	--	--	--	$500,000	$0	+$500,000	--
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	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Lahaina	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Maalaea	1	2	-1	-50.0%	$530,000	$518,500	+$11,500	+2.2%	$530,000	$518,500	+$11,500	+2.2%	$530,000	$1,037,000	-$507,000	-48.9%
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	2	0	+2	--	$672,500	--	--	--	$672,500	--	--	--	$1,345,000	$0	+$1,345,000	--
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	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Wailuku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Molokai	1	0	+1	--	$300,000	--	--	--	$300,000	--	--	--	$300,000	$0	+$300,000	--
All MLS	5	2	+3	+150.0%	$535,000	$518,500	+$16,500	+3.2%	$500,000	$518,500	-$18,500	-3.6%	$2,675,000	$1,037,000	+$1,638,000	+158.0%

Land Sales – Year to Date

January 2026 YTD

REALTORS® ASSOCIATION OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Jan-26 YTD Sales	Jan-25 YTD Sales	Unit Change	Percent Change	Jan-26 YTD Average	Jan-25 YTD Average	Dollar Change	Percent Change	Jan-26 YTD Median	Jan-25 YTD Median	Dollar Change	Percent Change	Jan-26 YTD Volume	Jan-25 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%	$1,795,000	$6,012,500	-$4,217,500	-70.1%	$1,795,000	$6,012,500	-$4,217,500	-70.1%	$1,795,000	$12,025,000	-$10,230,000	-85.1%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kapalua	1	0	+1	--	$1,200,000	--	--	--	$1,200,000	--	--	--	$1,200,000	$0	+$1,200,000	--
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kihei	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Kula/Ulupalakua/Kanaio	1	2	-1	-50.0%	$850,000	$457,500	+$392,500	+85.8%	$850,000	$457,500	+$392,500	+85.8%	$850,000	$915,000	-$65,000	-7.1%
Lahaina	6	2	+4	+200.0%	$1,073,000	$642,000	+$431,000	+67.1%	$655,000	$642,000	+$13,000	+2.0%	$6,438,000	$1,284,000	+$5,154,000	+401.4%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Makawao/Olinda/Haliimaile	1	1	0	0.0%	$700,000	$1,075,000	-$375,000	-34.9%	$700,000	$1,075,000	-$375,000	-34.9%	$700,000	$1,075,000	-$375,000	-34.9%
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Napili/Kahana/Honokowai	0	1	-1	-100.0%	--	$20,000	--	--	--	$20,000	--	--	$0	$20,000	-$20,000	-100.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Pukalani	0	1	-1	-100.0%	--	$482,500	--	--	--	$482,500	--	--	$0	$482,500	-$482,500	-100.0%
Spreckelsville/Paia/Kuau	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Wailea/Makena	1	1	0	0.0%	$1,025,000	$1,888,250	-$863,250	-45.7%	$1,025,000	$1,888,250	-$863,250	-45.7%	$1,025,000	$1,888,250	-$863,250	-45.7%
Wailuku	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	$0	$0	$0	--
Molokai	1	3	-2	-66.7%	$80,000	$724,333	-$644,333	-89.0%	$80,000	$378,000	-$298,000	-78.8%	$80,000	$2,173,000	-$2,093,000	-96.3%
All MLS	12	13	-1	-7.7%	$1,007,333	$1,527,904	-$520,571	-34.1%	$700,000	$585,000	+$115,000	+19.7%	$12,088,000	$19,862,750	-$7,774,750	-39.1%