

Monthly Indicators



December 2022

2022 was a turbulent year for the US housing market, as inflation, soaring interest rates, and elevated sales prices combined to cause a slowdown nationwide. Affordability challenges continue to limit market activity, with pending home sales and existing-home sales down month-over-month and falling 37.8% and 35.4% year-over-year, respectively, according to the National Association of REALTORS® (NAR). Higher mortgage rates are also impacting prospective sellers, many of whom have locked in historically low rates and have chosen to wait until market conditions improve before selling their home.

New Listings decreased 8.6 percent for Single Family homes and 50.9 percent for Condominium homes. Pending Sales decreased 22.5 percent for Single Family homes and 60.3 percent for Condominium homes. Inventory increased 31.7 percent for Single Family homes and 29.6 percent for Condominium homes.

Median Sales Price increased 0.6 percent to \$1,081,250 for Single Family homes and 10.5 percent to \$773,500 for Condominium homes. Days on Market increased 30.8 percent for Single Family homes and 16.4 percent for Condominium homes. Months Supply of Inventory increased 100.0 percent for Single Family homes and 111.1 percent for Condominium homes.

Economists predict sales will continue to slow and housing prices will soften in many markets over the next 12 months, with larger price declines projected in more expensive areas. However, national inventory shortages will likely keep prices from dropping too much, as buyer demand continues to outpace supply, which remains limited at 3.3 months, according to NAR. Even if prices fall, many prospective buyers will find it difficult to afford a home in 2023, as higher rates have diminished purchasing power, adding hundreds of dollars to monthly mortgage payments.

Quick Facts

- 43.9%

Change in Number of
Closed Sales
All Properties

- 7.2%

Change in Number of
Median Sales Price
All Properties

+ 23.9%

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	12-2021	12-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		105	96	- 8.6%	1,527	1,280	- 16.2%
Pending Sales		71	55	- 22.5%	1,389	909	- 34.6%
Closed Sales		120	66	- 45.0%	1,378	1,023	- 25.8%
Days on Market Until Sale		104	136	+ 30.8%	116	119	+ 2.6%
Median Sales Price		\$1,075,000	\$1,081,250	+ 0.6%	\$995,000	\$1,105,000	+ 11.1%
Average Sales Price		\$1,586,764	\$1,313,617	- 17.2%	\$1,722,922	\$1,706,571	- 0.9%
Percent of List Price Received		99.4%	96.4%	- 3.0%	98.7%	98.3%	- 0.4%
Housing Affordability Index		46	32	- 30.4%	50	32	- 36.0%
Inventory of Homes for Sale		218	287	+ 31.7%	—	—	—
Months Supply of Inventory		1.9	3.8	+ 100.0%	—	—	—

Condominium Market Overview

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



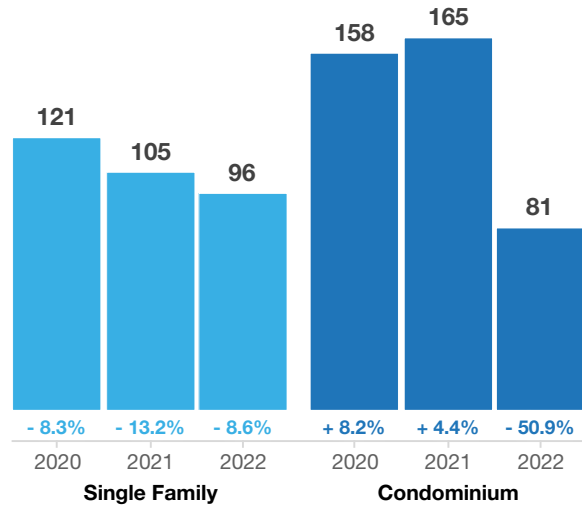
Key Metrics	Historical Sparkbars	12-2021	12-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		165	81	- 50.9%	2,141	1,615	- 24.6%
Pending Sales		141	56	- 60.3%	2,350	1,351	- 42.5%
Closed Sales		176	68	- 61.4%	2,317	1,519	- 34.4%
Days on Market Until Sale		73	85	+ 16.4%	120	77	- 35.8%
Median Sales Price		\$700,000	\$773,500	+ 10.5%	\$650,000	\$775,000	+ 19.2%
Average Sales Price		\$1,148,332	\$1,045,338	- 9.0%	\$986,648	\$1,087,812	+ 10.3%
Percent of List Price Received		100.2%	98.3%	- 1.9%	98.9%	99.6%	+ 0.7%
Housing Affordability Index		71	45	- 36.6%	77	45	- 41.6%
Inventory of Homes for Sale		169	219	+ 29.6%	—	—	—
Months Supply of Inventory		0.9	1.9	+ 111.1%	—	—	—

New Listings

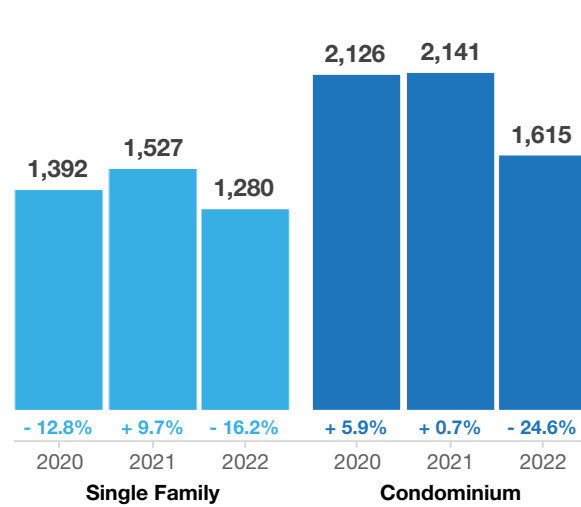
A count of the properties that have been newly listed on the market in a given month.



December

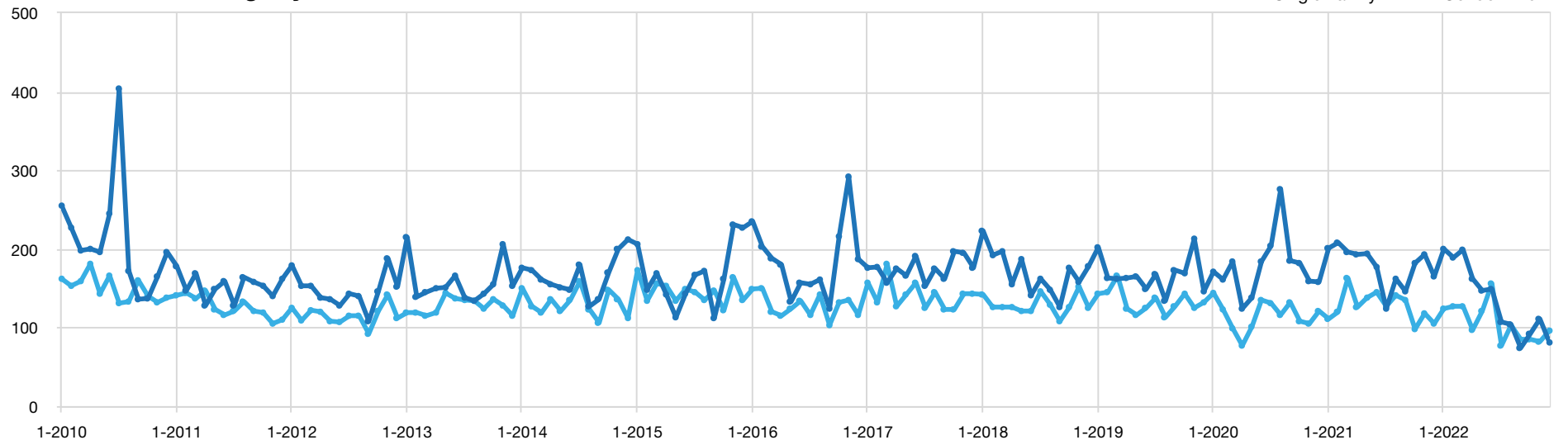


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	124	+ 11.7%	200	- 0.5%
Feb-2022	127	+ 5.8%	189	- 9.1%
Mar-2022	127	- 22.1%	199	+ 1.5%
Apr-2022	97	- 23.0%	162	- 16.1%
May-2022	121	- 12.3%	147	- 24.2%
Jun-2022	156	+ 7.6%	149	- 15.8%
Jul-2022	77	- 39.4%	107	- 13.7%
Aug-2022	103	- 27.0%	104	- 35.8%
Sep-2022	85	- 37.0%	74	- 49.3%
Oct-2022	85	- 13.3%	92	- 49.5%
Nov-2022	82	- 30.5%	111	- 42.5%
Dec-2022	96	- 8.6%	81	- 50.9%
12-Month Avg	107	- 15.7%	135	- 24.2%

Historical New Listings by Month

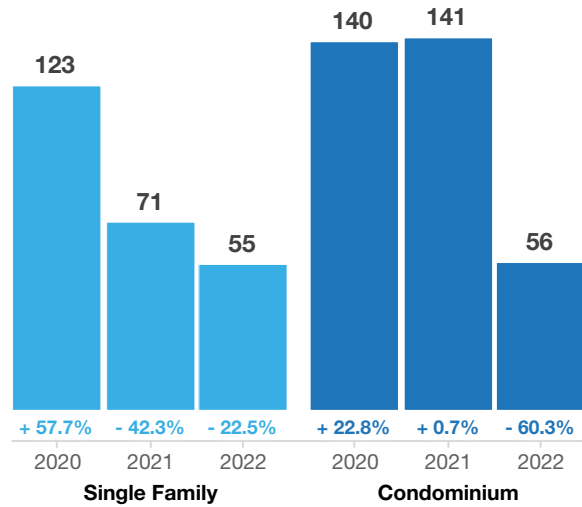


Pending Sales

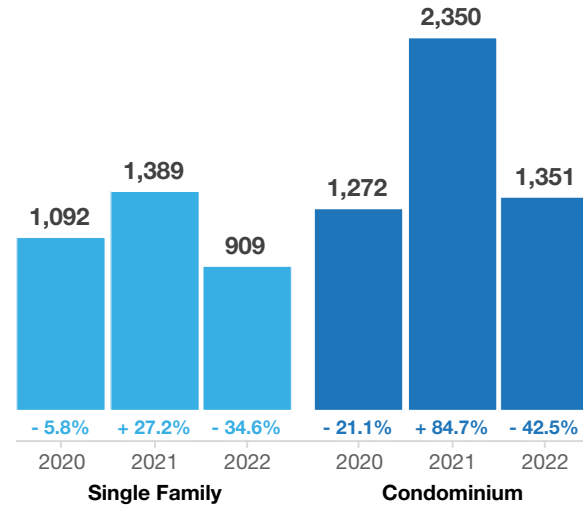
A count of the properties on which offers have been accepted in a given month.



December

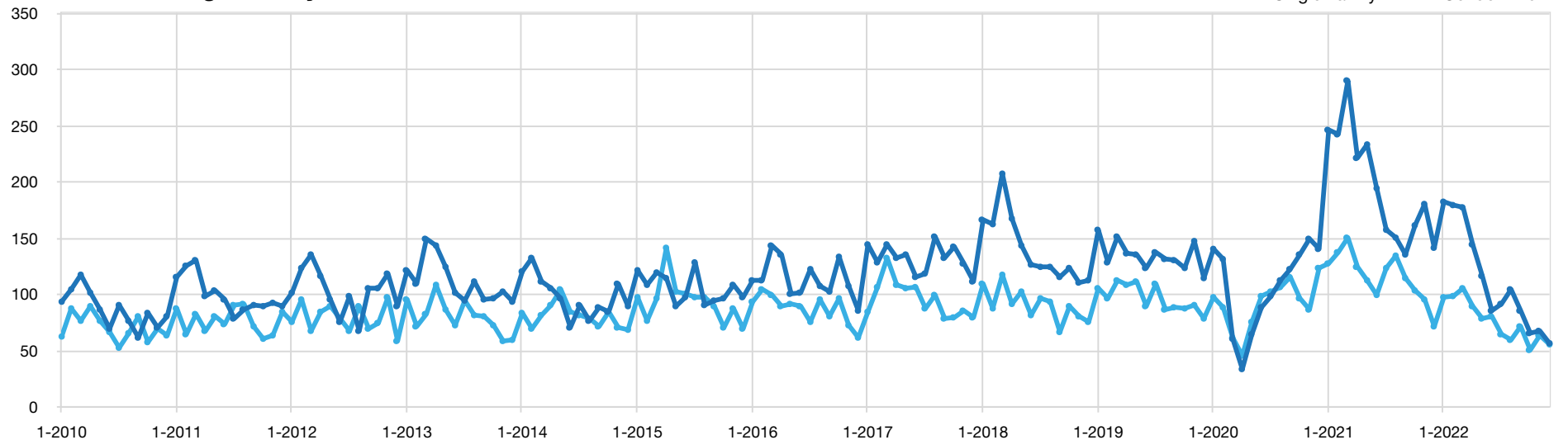


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	97	-23.6%	182	-26.0%
Feb-2022	98	-28.5%	179	-26.0%
Mar-2022	105	-30.0%	177	-39.0%
Apr-2022	89	-28.2%	144	-34.8%
May-2022	78	-30.4%	116	-50.2%
Jun-2022	80	-19.2%	85	-56.2%
Jul-2022	64	-48.0%	91	-42.0%
Aug-2022	59	-56.0%	104	-30.7%
Sep-2022	71	-37.7%	85	-37.0%
Oct-2022	50	-51.5%	65	-59.6%
Nov-2022	63	-33.7%	67	-62.8%
Dec-2022	55	-22.5%	56	-60.3%
12-Month Avg	76	-34.5%	113	-42.3%

Historical Pending Sales by Month

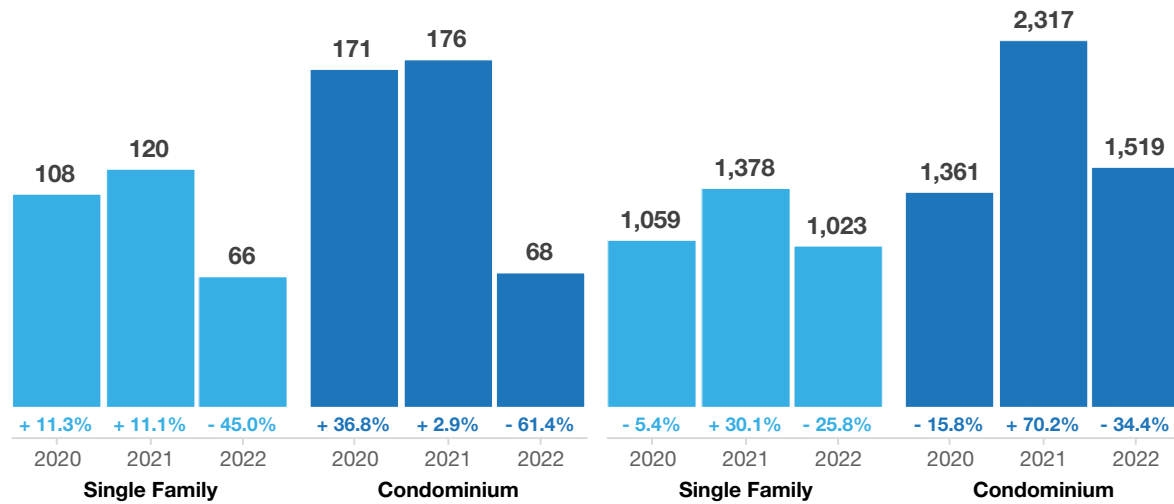


Closed Sales

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

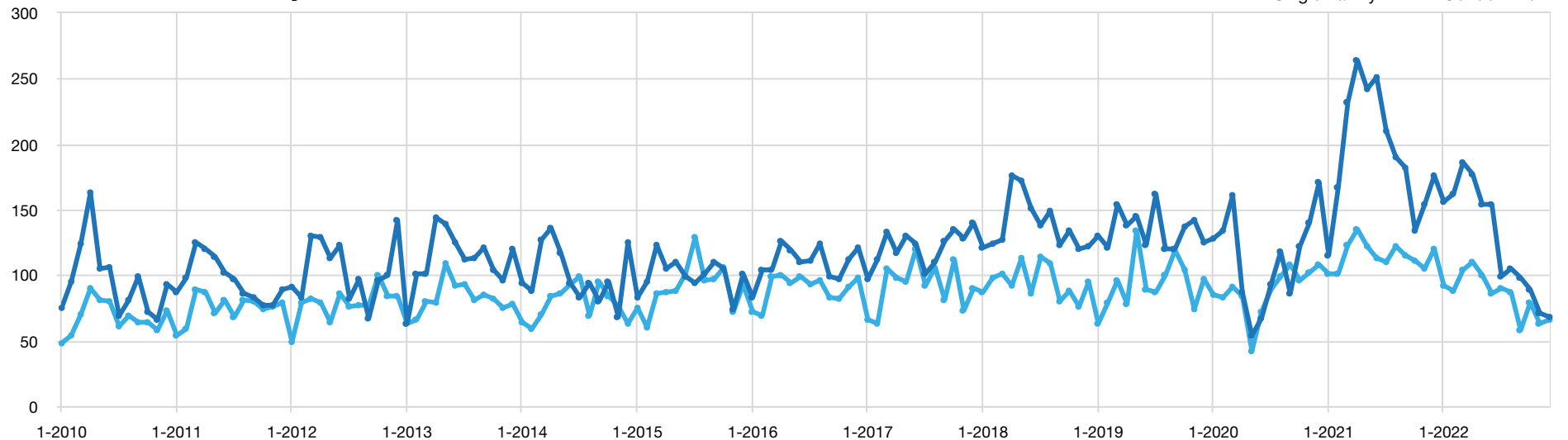


December



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	92	- 8.9%	156	+ 35.7%
Feb-2022	88	- 12.9%	162	- 3.0%
Mar-2022	104	- 15.4%	186	- 19.8%
Apr-2022	110	- 18.5%	177	- 33.0%
May-2022	100	- 18.0%	154	- 36.4%
Jun-2022	86	- 23.9%	154	- 38.6%
Jul-2022	90	- 18.2%	99	- 52.9%
Aug-2022	87	- 28.7%	105	- 44.7%
Sep-2022	58	- 49.6%	98	- 46.2%
Oct-2022	79	- 28.8%	89	- 33.6%
Nov-2022	63	- 40.0%	71	- 53.9%
Dec-2022	66	- 45.0%	68	- 61.4%
12-Month Avg	85	- 26.1%	127	- 34.2%

Historical Closed Sales by Month

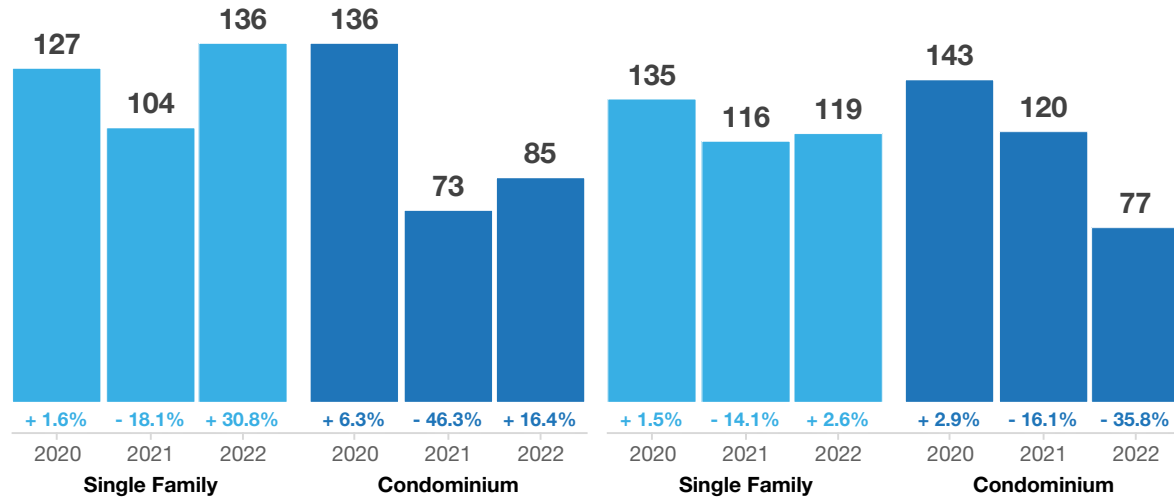


Days on Market Until Sale

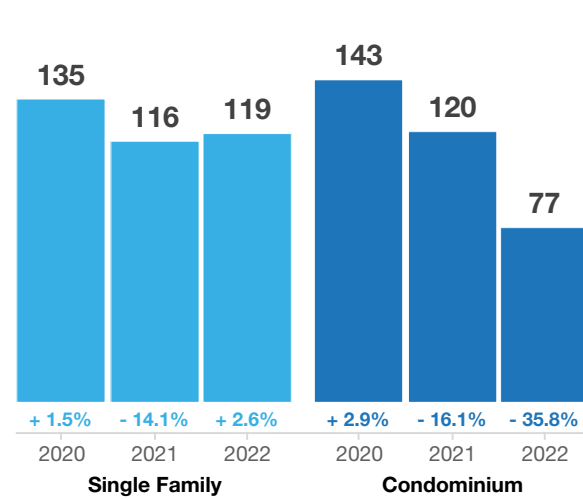
Average number of days between when a property is listed and when it closed in a given month.



December



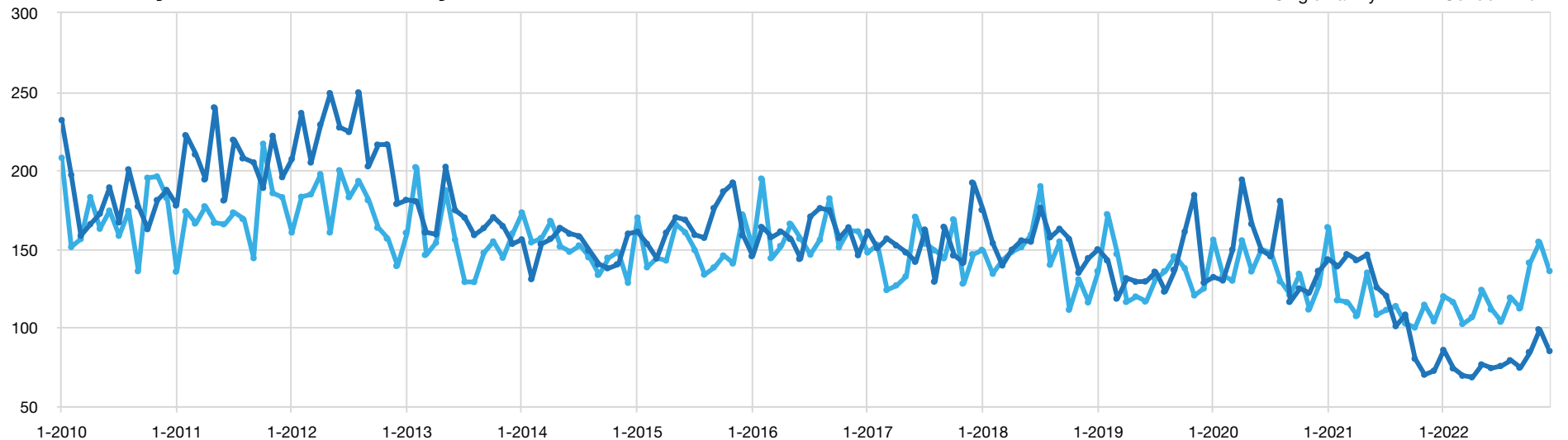
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	120	- 26.8%	86	- 39.9%
Feb-2022	116	- 0.9%	74	- 46.8%
Mar-2022	102	- 12.1%	69	- 53.1%
Apr-2022	107	0.0%	68	- 52.4%
May-2022	124	- 8.1%	76	- 47.9%
Jun-2022	111	+ 2.8%	74	- 41.3%
Jul-2022	104	- 6.3%	76	- 36.7%
Aug-2022	119	+ 4.4%	79	- 21.8%
Sep-2022	112	+ 8.7%	74	- 31.5%
Oct-2022	141	+ 41.0%	84	+ 5.0%
Nov-2022	155	+ 36.0%	99	+ 41.4%
Dec-2022	136	+ 30.8%	85	+ 16.4%
12-Month Avg*	119	+ 2.8%	77	- 35.7%

* Days on Market for all properties from January 2022 through December 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

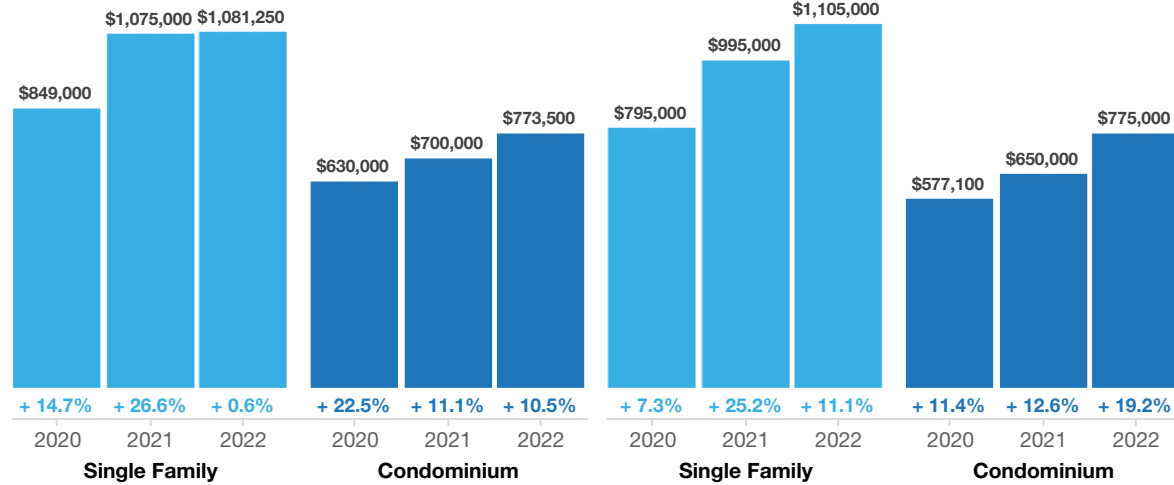


Median Sales Price

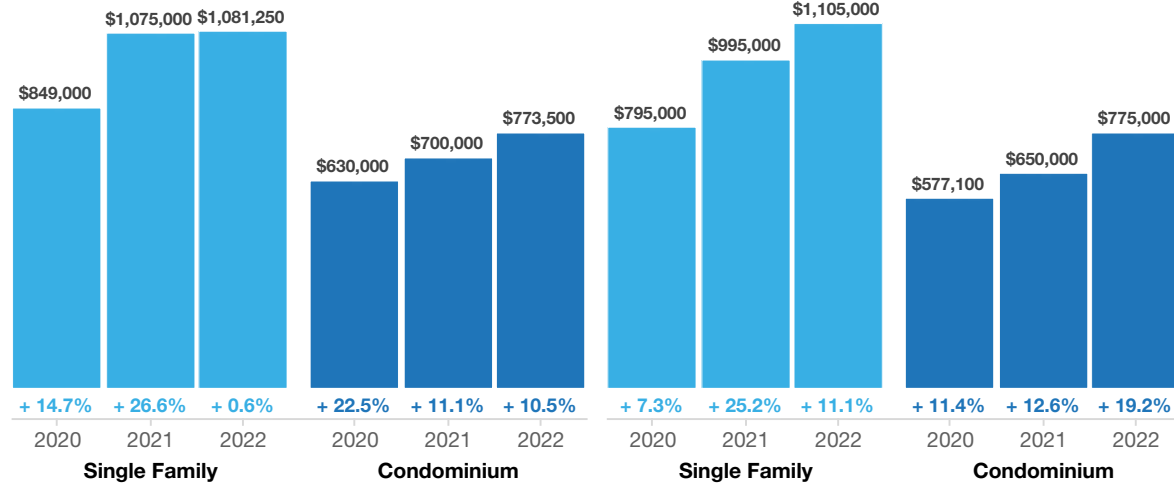
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



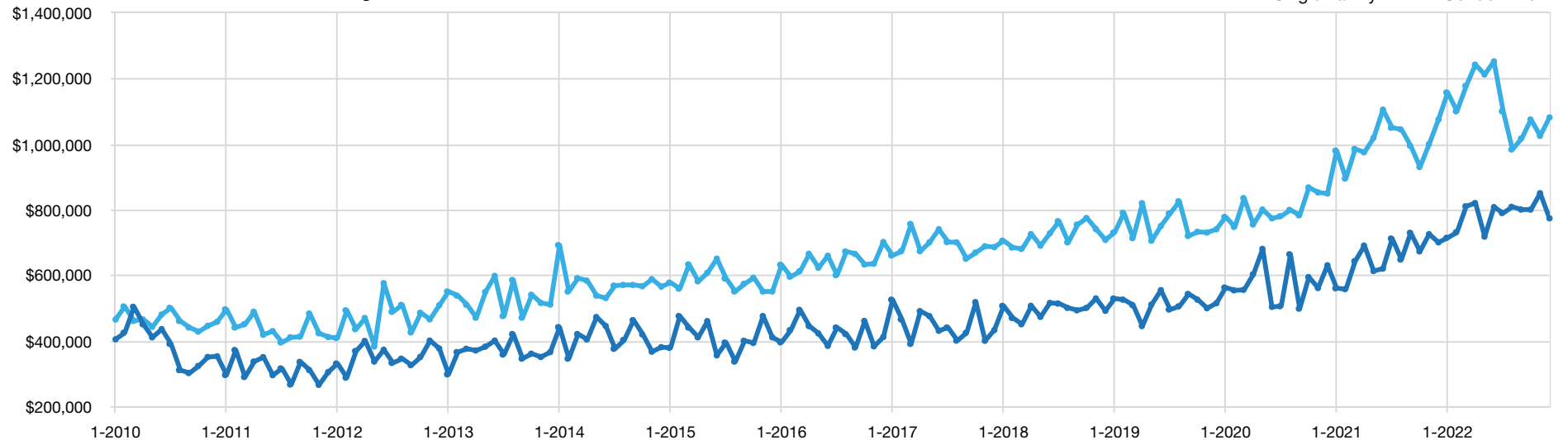
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	\$1,157,500	+ 18.1%	\$713,750	+ 27.5%
Feb-2022	\$1,100,000	+ 22.9%	\$730,500	+ 31.2%
Mar-2022	\$1,177,500	+ 19.5%	\$810,000	+ 26.1%
Apr-2022	\$1,242,500	+ 27.4%	\$820,000	+ 18.8%
May-2022	\$1,212,500	+ 19.0%	\$717,500	+ 17.1%
Jun-2022	\$1,252,500	+ 13.3%	\$807,500	+ 30.2%
Jul-2022	\$1,100,000	+ 4.8%	\$789,500	+ 11.0%
Aug-2022	\$983,575	- 5.9%	\$808,379	+ 24.8%
Sep-2022	\$1,016,850	+ 2.2%	\$800,000	+ 9.7%
Oct-2022	\$1,075,000	+ 15.6%	\$800,000	+ 19.0%
Nov-2022	\$1,025,000	+ 2.5%	\$850,000	+ 17.2%
Dec-2022	\$1,081,250	+ 0.6%	\$773,500	+ 10.5%
12-Month Avg*	\$1,105,000	+ 11.1%	\$775,000	+ 19.2%

* Median Sales Price for all properties from January 2022 through December 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

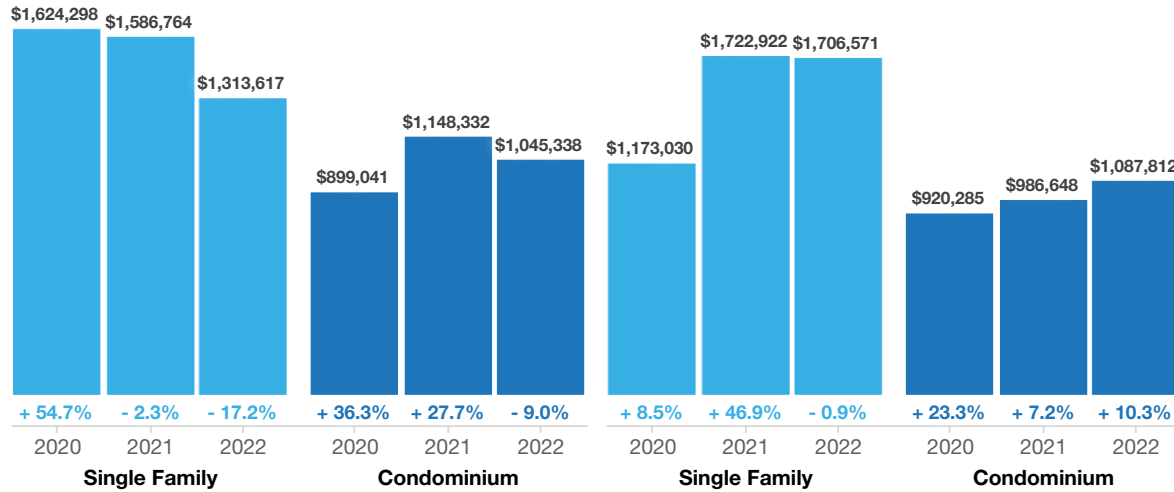


Average Sales Price

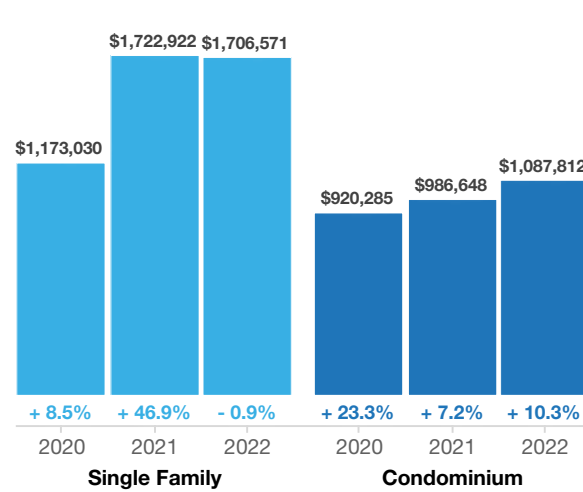
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



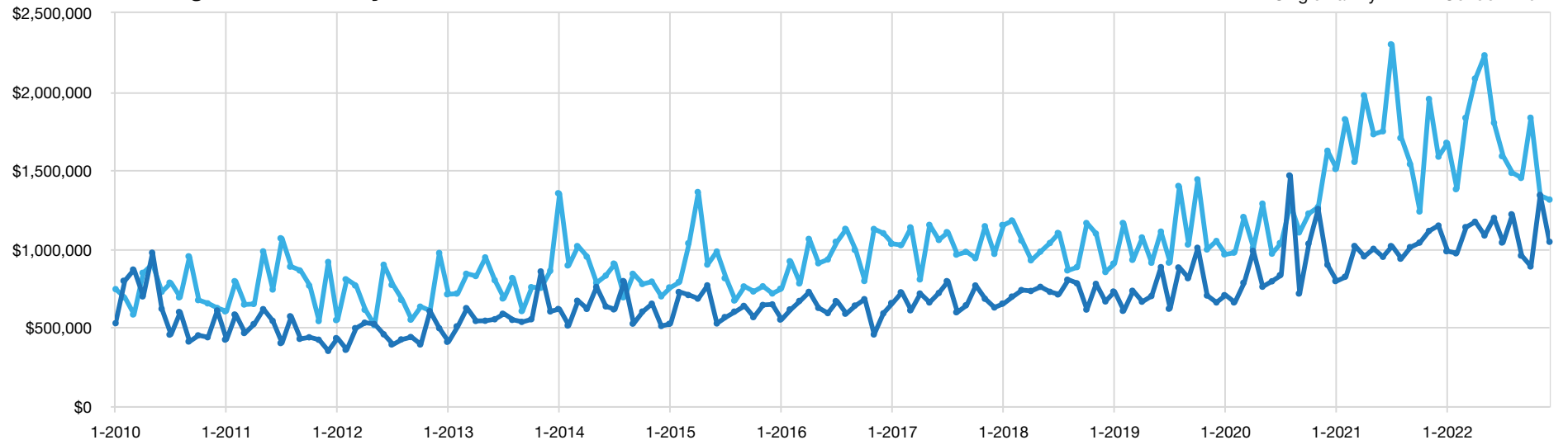
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	\$1,674,632	+ 11.0%	\$985,118	+ 23.8%
Feb-2022	\$1,379,944	- 24.3%	\$972,040	+ 18.2%
Mar-2022	\$1,833,508	+ 18.0%	\$1,138,375	+ 11.8%
Apr-2022	\$2,083,500	+ 5.4%	\$1,172,619	+ 23.1%
May-2022	\$2,231,256	+ 29.0%	\$1,085,476	+ 8.5%
Jun-2022	\$1,802,070	+ 3.1%	\$1,196,990	+ 26.0%
Jul-2022	\$1,589,922	- 30.9%	\$1,040,620	+ 2.2%
Aug-2022	\$1,484,007	- 13.0%	\$1,219,949	+ 30.1%
Sep-2022	\$1,451,482	- 5.7%	\$957,529	- 5.3%
Oct-2022	\$1,834,189	+ 48.2%	\$888,247	- 14.6%
Nov-2022	\$1,339,055	- 31.5%	\$1,343,041	+ 20.5%
Dec-2022	\$1,313,617	- 17.2%	\$1,045,338	- 9.0%
12-Month Avg*	\$1,706,571	- 0.9%	\$1,087,812	+ 10.3%

* Avg. Sales Price for all properties from January 2022 through December 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

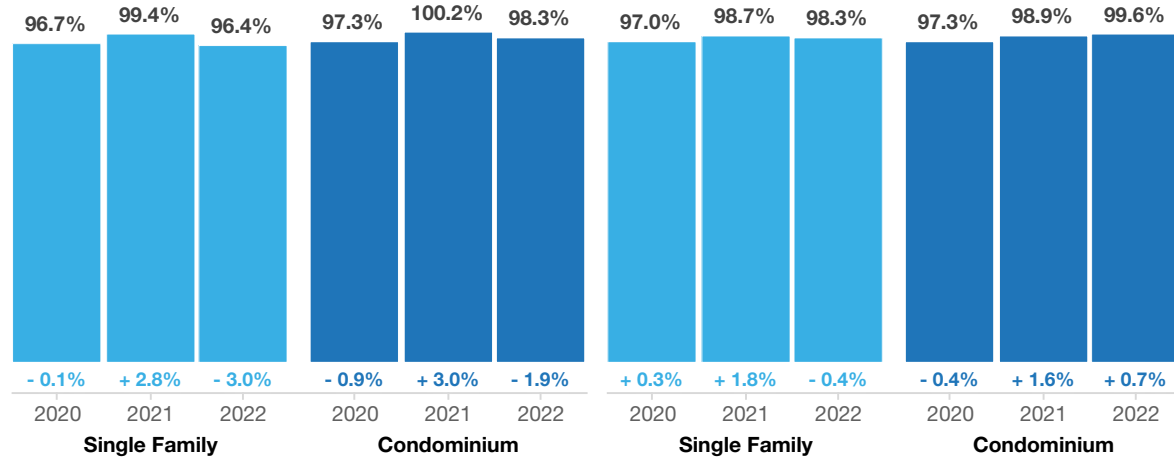


Percent of List Price Received

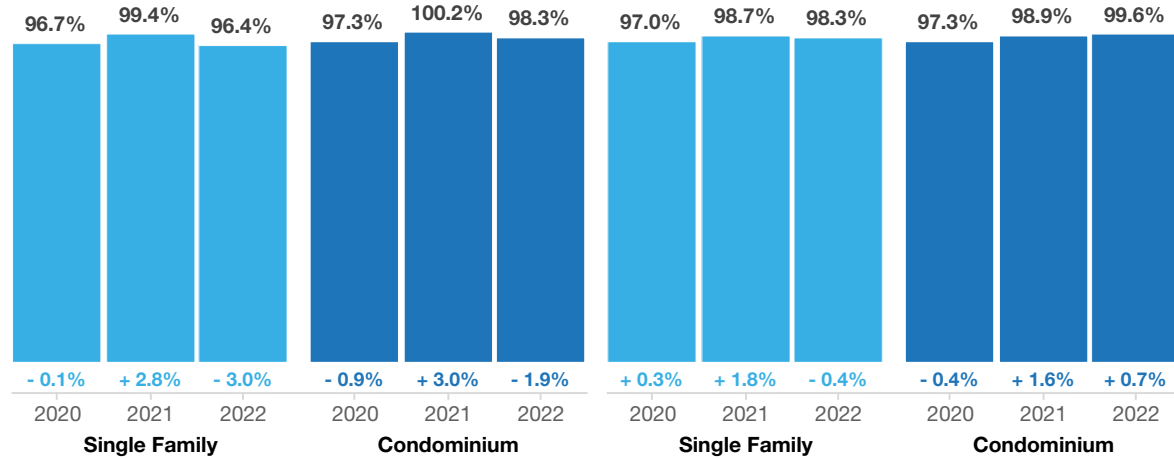
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



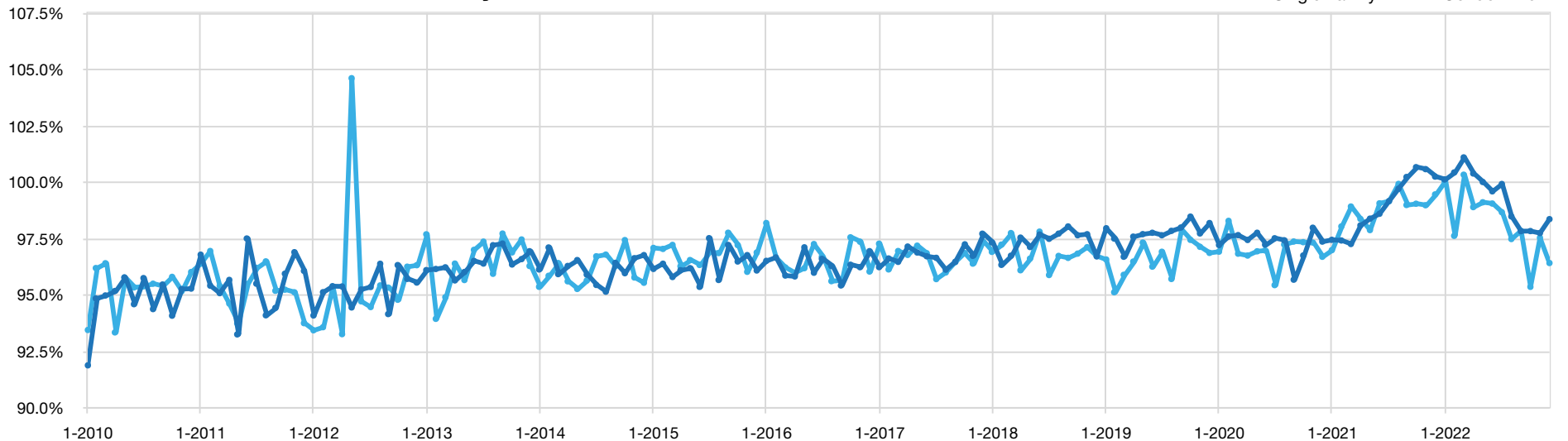
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	100.0%	+ 3.1%	100.1%	+ 2.8%
Feb-2022	97.6%	- 0.4%	100.4%	+ 3.1%
Mar-2022	100.3%	+ 1.4%	101.1%	+ 4.0%
Apr-2022	98.9%	+ 0.5%	100.4%	+ 2.3%
May-2022	99.1%	+ 1.2%	100.0%	+ 1.6%
Jun-2022	99.0%	0.0%	99.6%	+ 1.0%
Jul-2022	98.7%	- 0.4%	99.9%	+ 0.8%
Aug-2022	97.5%	- 2.4%	98.5%	- 1.2%
Sep-2022	97.8%	- 1.2%	97.8%	- 2.4%
Oct-2022	95.3%	- 3.7%	97.8%	- 2.9%
Nov-2022	97.5%	- 1.5%	97.7%	- 2.9%
Dec-2022	96.4%	- 3.0%	98.3%	- 1.9%
12-Month Avg*	98.3%	- 0.4%	99.6%	+ 0.8%

* Pct. of List Price Received for all properties from January 2022 through December 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

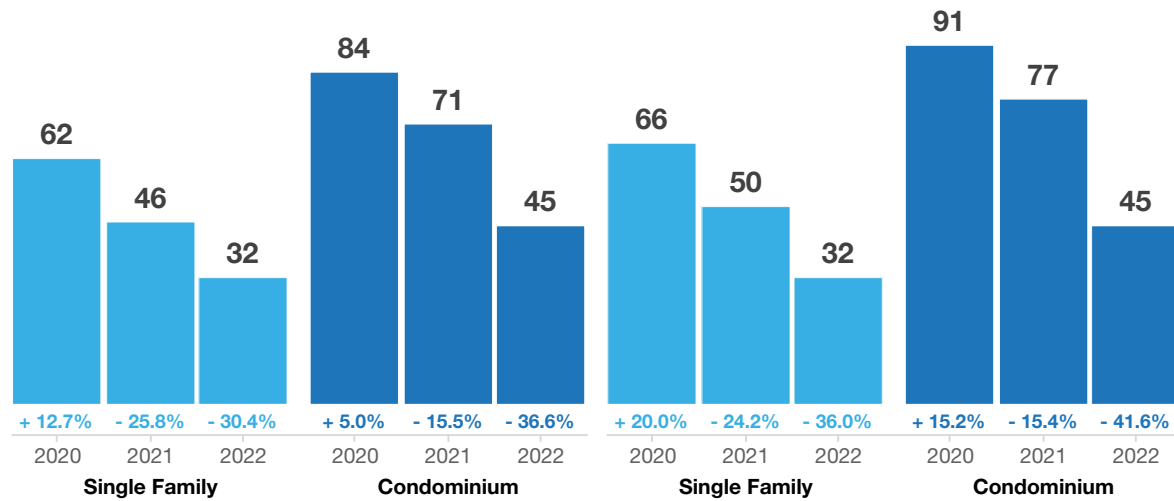


Housing Affordability Index

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.

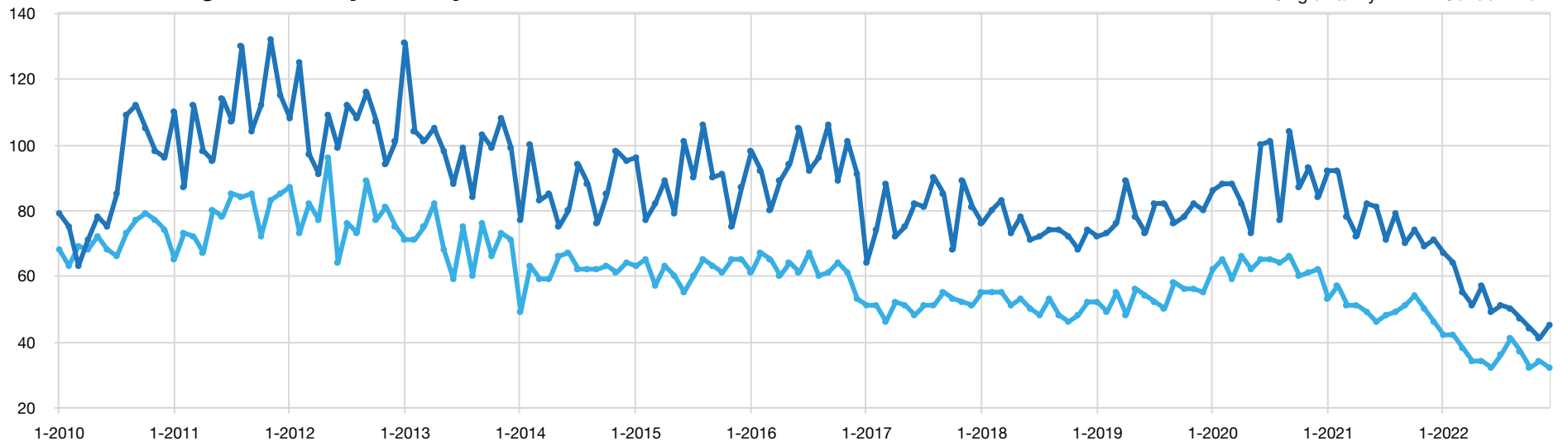


December



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	42	- 20.8%	67	- 27.2%
Feb-2022	42	- 26.3%	64	- 30.4%
Mar-2022	38	- 25.5%	55	- 29.5%
Apr-2022	34	- 33.3%	51	- 29.2%
May-2022	34	- 30.6%	57	- 30.5%
Jun-2022	32	- 30.4%	49	- 39.5%
Jul-2022	36	- 25.0%	51	- 28.2%
Aug-2022	41	- 16.3%	50	- 36.7%
Sep-2022	37	- 27.5%	47	- 32.9%
Oct-2022	32	- 40.7%	44	- 40.5%
Nov-2022	34	- 32.0%	41	- 40.6%
Dec-2022	32	- 30.4%	45	- 36.6%
12-Month Avg	36	- 28.0%	52	- 33.3%

Historical Housing Affordability Index by Month

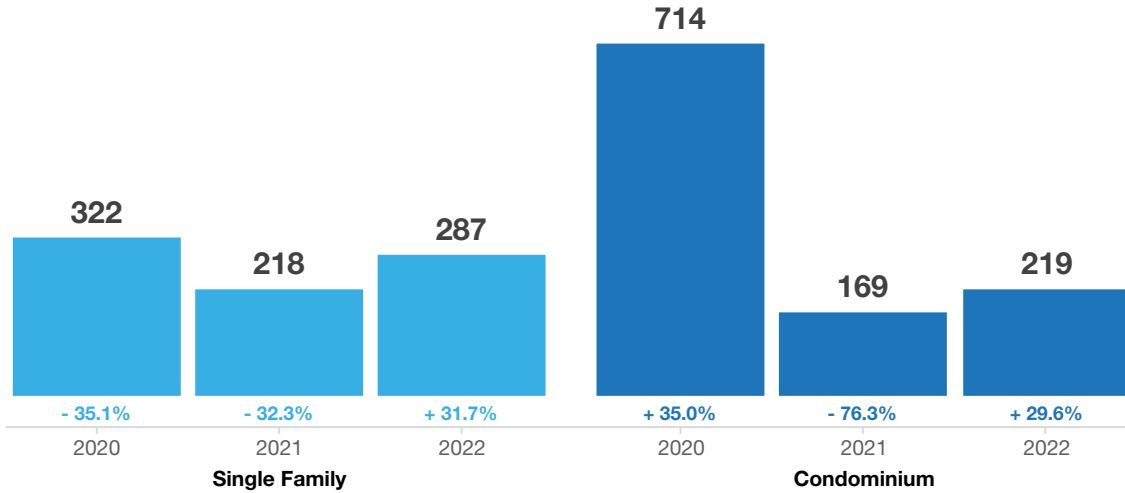


Inventory of Homes for Sale

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

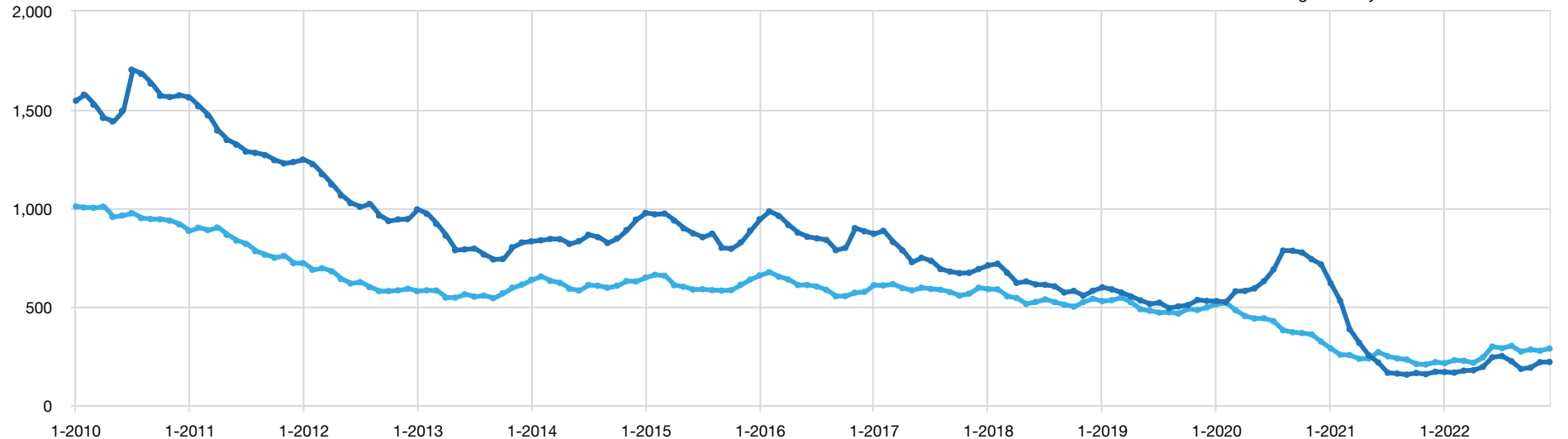


December



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	213	- 26.0%	168	- 72.9%
Feb-2022	228	- 10.9%	165	- 68.9%
Mar-2022	225	- 11.4%	175	- 54.5%
Apr-2022	215	- 8.5%	177	- 44.0%
May-2022	242	+ 2.1%	194	- 23.3%
Jun-2022	297	+ 10.4%	243	+ 12.5%
Jul-2022	289	+ 16.5%	249	+ 51.8%
Aug-2022	301	+ 27.0%	223	+ 39.4%
Sep-2022	272	+ 17.7%	184	+ 18.7%
Oct-2022	282	+ 34.9%	190	+ 16.6%
Nov-2022	276	+ 34.0%	218	+ 38.9%
Dec-2022	287	+ 31.7%	219	+ 29.6%
12-Month Avg	261	+ 8.3%	200	- 27.0%

Historical Inventory of Homes for Sale by Month

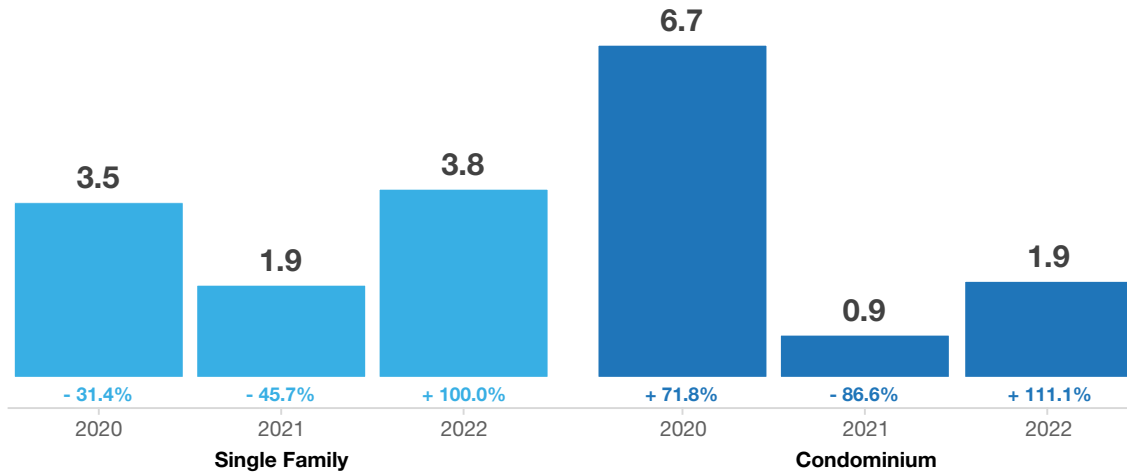


Months Supply of Inventory

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.



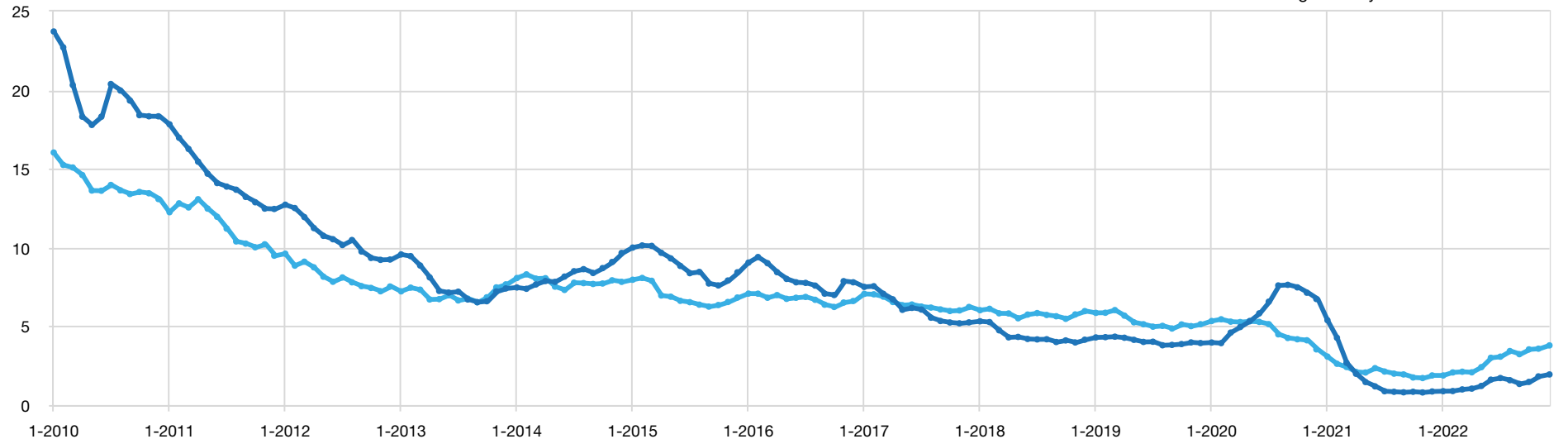
December



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Jan-2022	1.9	- 38.7%	0.9	- 83.3%
Feb-2022	2.1	- 19.2%	0.9	- 79.1%
Mar-2022	2.1	- 12.5%	1.0	- 63.0%
Apr-2022	2.1	0.0%	1.0	- 50.0%
May-2022	2.4	+ 14.3%	1.2	- 20.0%
Jun-2022	3.0	+ 30.4%	1.6	+ 33.3%
Jul-2022	3.1	+ 47.6%	1.7	+ 88.9%
Aug-2022	3.4	+ 70.0%	1.6	+ 100.0%
Sep-2022	3.2	+ 68.4%	1.3	+ 62.5%
Oct-2022	3.5	+ 94.4%	1.5	+ 87.5%
Nov-2022	3.6	+ 111.8%	1.8	+ 125.0%
Dec-2022	3.8	+ 100.0%	1.9	+ 111.1%
12-Month Avg*	2.9	+ 31.3%	1.4	- 25.0%

* Months Supply for all properties from January 2022 through December 2022. 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	12-2021	12-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		285	202	- 29.1%	4,066	3,229	- 20.6%
Pending Sales		227	123	- 45.8%	4,138	2,485	- 39.9%
Closed Sales		319	179	- 43.9%	4,097	2,788	- 32.0%
Days on Market Until Sale		92	127	+ 38.0%	126	99	- 21.4%
Median Sales Price		\$900,000	\$835,000	- 7.2%	\$807,500	\$905,000	+ 12.1%
Average Sales Price		\$1,308,571	\$1,126,757	- 13.9%	\$1,230,332	\$1,317,107	+ 7.1%
Percent of List Price Received		99.6%	97.4%	- 2.2%	98.5%	98.8%	+ 0.3%
Housing Affordability Index		55	42	- 23.6%	62	39	- 37.1%
Inventory of Homes for Sale		524	649	+ 23.9%	—	—	—
Months Supply of Inventory		1.5	3.1	+ 106.7%	—	—	—

Single Family Monthly Sales Volume

December 2022



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	December 2022			November 2022			December 2021		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	8	\$14,075,000	\$1,390,000	5	\$6,654,000	\$1,100,000	5	\$5,992,808	\$1,050,000
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	0	--	--	0	--	--	1	\$3,000,000	\$3,000,000
Kahakuloa	0	--	--	0	--	--	1	\$1,430,000	\$1,430,000
Kahului	15	\$14,485,336	\$930,000	12	\$12,065,335	\$955,018	13	\$11,847,600	\$915,000
Kapalua	0	--	--	0	--	--	2	\$9,050,000	\$4,525,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	2	\$1,450,000	\$725,000	0	--	--	0	--	--
Kihei	8	\$10,722,000	\$1,250,000	8	\$8,030,000	\$932,500	20	\$39,768,834	\$1,100,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	5	\$6,808,000	\$1,290,000	5	\$7,060,000	\$1,310,000	8	\$10,630,425	\$1,390,000
Lahaina	5	\$8,382,965	\$1,285,000	4	\$7,865,000	\$1,532,500	7	\$19,399,500	\$2,015,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	3	\$2,829,000	\$999,000	4	\$6,037,000	\$975,000	11	\$12,372,000	\$1,125,000
Maui Meadows	1	\$1,200,000	\$1,200,000	0	--	--	5	\$11,741,000	\$2,175,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	2	\$2,950,000	\$1,475,000	6	\$10,838,000	\$1,725,000	2	\$3,210,000	\$1,605,000
Olowalu	0	--	--	0	--	--	1	\$810,000	\$810,000
Pukalani	2	\$2,000,000	\$1,000,000	0	--	--	5	\$5,554,650	\$1,136,000
Spreckelsville/Paia/Kuau	4	\$12,110,000	\$3,052,500	1	\$1,595,000	\$1,595,000	4	\$6,898,640	\$1,249,320
Wailea/Makena	0	--	--	0	--	--	3	\$14,500,000	\$5,350,000
Wailuku	9	\$8,772,399	\$910,300	14	\$16,171,100	\$1,014,775	26	\$25,957,204	\$836,325
Lanai	0	--	--	2	\$7,350,000	\$3,675,000	2	\$1,604,000	\$802,000
Molokai	2	\$914,000	\$457,000	2	\$695,000	\$347,500	4	\$6,645,000	\$1,300,000
All MLS	66	\$86,698,700	\$1,081,250	63	\$84,360,435	\$1,025,000	120	\$190,411,661	\$1,075,000

Condominium Monthly Sales Volume

December 2022



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	December 2022			November 2022			December 2021		
	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	\$567,000	\$567,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	3	\$4,645,000	\$1,350,000	8	\$10,590,000	\$1,135,000	12	\$18,132,000	\$1,212,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	5	\$1,156,000	\$255,000	5	\$1,259,000	\$270,000	7	\$1,278,500	\$182,000
Kapalua	1	\$2,985,000	\$2,985,000	3	\$7,330,000	\$1,370,000	11	\$35,704,000	\$1,250,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	25	\$20,501,499	\$720,000	30	\$29,963,500	\$856,250	65	\$49,101,797	\$699,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	5	\$8,925,000	\$1,275,000	0	--	--	4	\$2,257,000	\$666,000
Maalaea	4	\$2,534,000	\$672,000	1	\$710,000	\$710,000	9	\$5,378,500	\$515,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	10	\$8,065,000	\$735,000	11	\$8,486,010	\$760,000	29	\$16,564,838	\$560,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	7	\$17,414,000	\$1,795,000	8	\$34,258,400	\$1,703,750	24	\$66,736,290	\$2,170,000
Wailuku	7	\$4,587,500	\$690,000	5	\$2,759,000	\$515,000	9	\$5,257,500	\$552,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	\$270,000	\$270,000	0	--	--	5	\$1,129,000	\$225,000
All MLS	68	\$71,082,999	\$773,500	71	\$95,355,910	\$850,000	176	\$202,106,425	\$700,000

Land Monthly Sales Volume

December 2022



Area Name	December 2022			November 2022			December 2021		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	3	\$15,076,000	\$926,000	1	\$1,525,000	\$1,525,000	4	\$2,765,000	\$702,500
Hana	1	\$350,000	\$350,000	1	\$525,000	\$525,000	1	\$390,000	\$390,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$3,850,000	\$1,925,000	0	--	--	1	\$1,100,000	\$1,100,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	2	\$3,175,000	\$1,587,500	0	--	--	1	\$1,200,000	\$1,200,000
Kaupo	1	\$515,000	\$515,000	0	--	--	0	--	--
Keanae	1	\$50,000	--	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	1	\$2,200,000	\$2,200,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	1	\$2,225,000	\$2,225,000	0	--	--	4	\$8,498,000	\$789,000
Lahaina	1	\$720,000	\$720,000	1	\$1,000,000	\$1,000,000	4	\$5,400,000	\$1,275,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	2	\$2,240,000	\$1,120,000	2	\$1,810,000	\$905,000	3	\$1,541,000	\$515,000
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	0	--	--	1	\$899,000	\$899,000	0	--	--
Pukalani	0	--	--	1	\$600,000	\$600,000	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	0	--	--	1	\$5,000,000	\$5,000,000	1	\$960,000	\$960,000
Wailuku	29	\$14,030,100	\$500,000	8	\$4,050,750	\$509,500	2	\$800,000	\$400,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	2	\$600,000	\$300,000	3	\$611,100	\$110,100	1	\$62,000	\$62,000
All MLS	45	\$42,831,100	\$517,500	19	\$16,020,850	\$540,000	23	\$24,916,000	\$785,000

Single Family Sales – Year to Date

December 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Dec-22 YTD Sales	Dec-21 YTD Sales	Unit Change	Percent Change	Dec-22 YTD Average	Dec-21 YTD Average	Dollar Change	Percent Change	Dec-22 YTD Median	Dec-21 YTD Median	Dollar Change	Percent Change	Dec-22 YTD Volume	Dec-21 YTD Volume	Dollar Change	Percent Change
Haiku	87	103	-16	-15.5%	\$1,674,679	\$1,456,351	+\$218,329	+15.0%	\$1,420,000	\$1,225,000	+\$195,000	+15.9%	\$145,697,100	\$150,004,107	-\$4,307,007	-2.9%
Hana	10	10	0	0.0%	\$2,116,000	\$876,400	+\$1,239,600	+141.4%	\$2,025,000	\$795,500	+\$1,229,500	+154.6%	\$21,159,999	\$8,764,000	+\$12,395,999	+141.4%
Honokohau	1	0	+1	--	\$792,000	--	--	--	\$792,000	--	--	--	\$792,000	\$0	+\$792,000	--
Kaanapali	21	54	-33	-61.1%	\$2,821,717	\$2,998,503	-\$176,786	-5.9%	\$2,600,000	\$2,393,500	+\$206,500	+8.6%	\$59,256,050	\$161,919,166	-\$102,663,116	-63.4%
Kahakuloa	0	3	-3	-100.0%	--	\$1,323,333	--	--	--	\$1,430,000	--	--	\$0	\$3,970,000	-\$3,970,000	-100.0%
Kahului	129	139	-10	-7.2%	\$972,229	\$838,304	+\$133,924	+16.0%	\$950,000	\$825,000	+\$125,000	+15.2%	\$125,417,485	\$116,524,300	+\$8,893,185	+7.6%
Kapalua	14	29	-15	-51.7%	\$5,335,714	\$4,972,328	+\$363,387	+7.3%	\$5,250,000	\$4,150,000	+\$1,100,000	+26.5%	\$74,700,000	\$144,197,500	-\$69,497,500	-48.2%
Kaupo	1	0	+1	--	\$2,699,500	--	--	--	\$2,699,500	--	--	--	\$2,699,500	\$0	+\$2,699,500	--
Keanae	3	0	+3	--	\$850,000	--	--	--	\$1,000,000	--	--	--	\$2,550,000	\$0	+\$2,550,000	--
Kihei	135	200	-65	-32.5%	\$1,652,831	\$1,647,897	+\$4,935	+0.3%	\$1,250,000	\$999,500	+\$250,500	+25.1%	\$223,132,218	\$329,579,334	-\$106,447,116	-32.3%
Kipahulu	0	1	-1	-100.0%	--	\$425,000	--	--	--	\$425,000	--	--	\$0	\$425,000	-\$425,000	-100.0%
Kula/Ulupalakua/Kanaio	67	93	-26	-28.0%	\$1,825,836	\$1,545,863	+\$279,973	+18.1%	\$1,450,000	\$1,250,000	+\$200,000	+16.0%	\$122,331,044	\$143,765,275	-\$21,434,231	-14.9%
Lahaina	57	84	-27	-32.1%	\$2,412,659	\$2,507,032	-\$94,373	-3.8%	\$1,650,000	\$2,045,000	-\$395,000	-19.3%	\$137,521,565	\$210,590,673	-\$73,069,108	-34.7%
Maalaea	1	1	0	0.0%	\$2,500,000	\$2,475,000	+\$25,000	+1.0%	\$2,500,000	\$2,475,000	+\$25,000	+1.0%	\$2,500,000	\$2,475,000	+\$25,000	+1.0%
Makawao/Olinda/Haliimaile	78	83	-5	-6.0%	\$1,094,231	\$981,122	+\$113,109	+11.5%	\$900,500	\$860,000	+\$40,500	+4.7%	\$85,350,034	\$81,433,104	+\$3,916,930	+4.8%
Maui Meadows	22	38	-16	-42.1%	\$2,578,445	\$1,784,539	+\$793,906	+44.5%	\$2,110,000	\$1,662,500	+\$447,500	+26.9%	\$56,725,800	\$67,812,500	-\$11,086,700	-16.3%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	39	67	-28	-41.8%	\$1,491,077	\$1,702,088	-\$211,012	-12.4%	\$1,400,000	\$1,125,000	+\$275,000	+24.4%	\$58,151,999	\$114,039,927	-\$55,887,928	-49.0%
Olowalu	3	4	-1	-25.0%	\$4,591,667	\$5,365,000	-\$773,333	-14.4%	\$4,300,000	\$6,225,000	-\$1,925,000	-30.9%	\$13,775,000	\$21,460,000	-\$7,685,000	-35.8%
Pukalani	41	66	-25	-37.9%	\$1,147,671	\$1,029,155	+\$118,516	+11.5%	\$1,105,000	\$904,500	+\$200,500	+22.2%	\$47,054,507	\$67,924,199	-\$20,869,692	-30.7%
Spreckelsville/Paia/Kuau	26	41	-15	-36.6%	\$2,529,038	\$2,358,540	+\$170,498	+7.2%	\$1,340,000	\$1,493,000	-\$153,000	-10.2%	\$65,754,998	\$96,700,140	-\$30,945,142	-32.0%
Wailea/Makena	33	65	-32	-49.2%	\$7,509,832	\$5,986,126	+\$1,523,705	+25.5%	\$3,500,000	\$3,600,000	-\$100,000	-2.8%	\$247,824,450	\$389,098,217	-\$141,273,767	-36.3%
Wailuku	205	240	-35	-14.6%	\$1,010,246	\$866,389	+\$143,857	+16.6%	\$929,000	\$809,300	+\$119,700	+14.8%	\$207,100,511	\$207,933,469	-\$832,958	-0.4%
Lanai	13	17	-4	-23.5%	\$1,166,673	\$1,127,529	+\$39,144	+3.5%	\$720,000	\$700,000	+\$20,000	+2.9%	\$15,166,750	\$19,168,000	-\$4,001,250	-20.9%
Molokai	37	40	-3	-7.5%	\$842,203	\$910,075	-\$67,872	-7.5%	\$644,000	\$587,500	+\$56,500	+9.6%	\$31,161,500	\$36,403,000	-\$5,241,500	-14.4%
All MLS	1,023	1,378	-355	-25.8%	\$1,706,571	\$1,722,922	-\$16,351	-0.9%	\$1,105,000	\$995,000	+\$110,000	+11.1%	\$1,745,822,510	\$2,374,186,911	-\$628,364,401	-26.5%

Total Condominium Sales – Year to Date

December 2022 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Dec-22 YTD Sales	Dec-21 YTD Sales	Unit Change	Percent Change	Dec-22 YTD Average	Dec-21 YTD Average	Dollar Change	Percent Change	Dec-22 YTD Median	Dec-21 YTD Median	Dollar Change	Percent Change	Dec-22 YTD Volume	Dec-21 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	3	2	+1	+50.0%	\$870,000	\$547,000	+\$323,000	+59.0%	\$685,000	\$547,000	+\$138,000	+25.2%	\$2,610,000	\$1,094,000	+\$1,516,000	+138.6%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	148	237	-89	-37.6%	\$1,670,659	\$1,357,385	+\$313,273	+23.1%	\$1,412,500	\$995,000	+\$417,500	+42.0%	\$247,257,475	\$321,700,298	-\$74,442,823	-23.1%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	56	37	+19	+51.4%	\$231,270	\$204,176	+\$27,094	+13.3%	\$210,000	\$175,000	+\$35,000	+20.0%	\$12,951,100	\$7,554,500	+\$5,396,600	+71.4%
Kapalua	64	146	-82	-56.2%	\$2,311,711	\$2,050,471	+\$261,240	+12.7%	\$1,450,000	\$1,203,750	+\$246,250	+20.5%	\$147,949,500	\$299,368,781	-\$151,419,281	-50.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	529	743	-214	-28.8%	\$828,315	\$652,868	+\$175,448	+26.9%	\$730,000	\$566,000	+\$164,000	+29.0%	\$438,178,810	\$485,080,684	-\$46,901,874	-9.7%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	1	0	+1	--	\$600,000	--	--	--	\$600,000	--	--	--	\$600,000	\$0	+\$600,000	--
Lahaina	72	145	-73	-50.3%	\$1,223,768	\$794,945	+\$428,823	+53.9%	\$830,000	\$580,000	+\$250,000	+43.1%	\$88,111,299	\$115,267,045	-\$27,155,746	-23.6%
Maalaea	47	64	-17	-26.6%	\$678,952	\$505,881	+\$173,071	+34.2%	\$665,000	\$480,000	+\$185,000	+38.5%	\$31,910,744	\$32,376,400	-\$465,656	-1.4%
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	316	431	-115	-26.7%	\$780,180	\$600,378	+\$179,802	+29.9%	\$701,000	\$540,000	+\$161,000	+29.8%	\$246,536,789	\$258,762,710	-\$12,225,921	-4.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	7	-6	-85.7%	\$875,000	\$807,571	+\$67,429	+8.3%	\$875,000	\$726,000	+\$149,000	+20.5%	\$875,000	\$5,653,000	-\$4,778,000	-84.5%
Spreckelsville/Paia/Kuau	2	4	-2	-50.0%	\$635,000	\$1,343,500	-\$708,500	-52.7%	\$635,000	\$602,500	+\$32,500	+5.4%	\$1,270,000	\$5,374,000	-\$4,104,000	-76.4%
Wailea/Makena	130	316	-186	-58.9%	\$2,768,765	\$2,140,128	+\$628,637	+29.4%	\$1,757,500	\$1,550,000	+\$207,500	+13.4%	\$359,939,459	\$676,280,402	-\$316,340,943	-46.8%
Wailuku	102	131	-29	-22.1%	\$564,507	\$467,928	+\$96,578	+20.6%	\$517,500	\$430,000	+\$87,500	+20.3%	\$57,579,676	\$61,298,589	-\$3,718,913	-6.1%
Lanai	2	3	-1	-33.3%	\$2,500,000	\$2,091,667	+\$408,333	+19.5%	\$2,500,000	\$1,500,000	+\$1,000,000	+66.7%	\$5,000,000	\$6,275,000	-\$1,275,000	-20.3%
Molokai	46	51	-5	-9.8%	\$252,543	\$195,628	+\$56,916	+29.1%	\$252,500	\$175,000	+\$77,500	+44.3%	\$11,617,000	\$9,977,020	+\$1,639,980	+16.4%
All MLS	1,519	2,317	-798	-34.4%	\$1,087,812	\$986,648	+\$101,165	+10.3%	\$775,000	\$650,000	+\$125,000	+19.2%	\$1,652,386,852	\$2,286,062,429	-\$633,675,577	-27.7%

Fee Simple Condominium Sales – Year to Date

December 2022 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Dec-22 YTD Sales	Dec-21 YTD Sales	Unit Change	Percent Change	Dec-22 YTD Average	Dec-21 YTD Average	Dollar Change	Percent Change	Dec-22 YTD Median	Dec-21 YTD Median	Dollar Change	Percent Change	Dec-22 YTD Volume	Dec-21 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	3	2	+1	+50.0%	\$870,000	\$547,000	+\$323,000	+59.0%	\$685,000	\$547,000	+\$138,000	+25.2%	\$2,610,000	\$1,094,000	+\$1,516,000	+138.6%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	129	218	-89	-40.8%	\$1,818,236	\$1,427,761	+\$390,476	+27.3%	\$1,565,000	\$1,100,000	+\$465,000	+42.3%	\$234,552,475	\$311,251,798	-\$76,699,323	-24.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	56	37	+19	+51.4%	\$231,270	\$204,176	+\$27,094	+13.3%	\$210,000	\$175,000	+\$35,000	+20.0%	\$12,951,100	\$7,554,500	+\$5,396,600	+71.4%
Kapalua	64	146	-82	-56.2%	\$2,311,711	\$2,050,471	+\$261,240	+12.7%	\$1,450,000	\$1,203,750	+\$246,250	+20.5%	\$147,949,500	\$299,368,781	-\$151,419,281	-50.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	516	733	-217	-29.6%	\$830,783	\$655,674	+\$175,109	+26.7%	\$727,000	\$566,000	+\$161,000	+28.4%	\$428,683,910	\$480,608,784	-\$51,924,874	-10.8%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	1	0	+1	--	\$600,000	--	--	--	\$600,000	--	--	--	\$600,000	\$0	+\$600,000	--
Lahaina	67	137	-70	-51.1%	\$1,288,825	\$827,238	+\$461,587	+55.8%	\$835,000	\$594,520	+\$240,480	+40.4%	\$86,351,299	\$113,331,645	-\$26,980,346	-23.8%
Maalaea	33	41	-8	-19.5%	\$757,962	\$572,244	+\$185,718	+32.5%	\$710,000	\$525,000	+\$185,000	+35.2%	\$25,012,744	\$23,462,000	+\$1,550,744	+6.6%
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	267	372	-105	-28.2%	\$796,648	\$608,565	+\$188,083	+30.9%	\$744,000	\$549,500	+\$194,500	+35.4%	\$212,704,979	\$226,386,143	-\$13,681,164	-6.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	7	-6	-85.7%	\$875,000	\$807,571	+\$67,429	+8.3%	\$875,000	\$726,000	+\$149,000	+20.5%	\$875,000	\$5,653,000	-\$4,778,000	-84.5%
Spreckelsville/Paia/Kuau	2	4	-2	-50.0%	\$635,000	\$1,343,500	-\$708,500	-52.7%	\$635,000	\$602,500	+\$32,500	+5.4%	\$1,270,000	\$5,374,000	-\$4,104,000	-76.4%
Wailea/Makena	130	316	-186	-58.9%	\$2,768,765	\$2,140,128	+\$628,637	+29.4%	\$1,757,500	\$1,550,000	+\$207,500	+13.4%	\$359,939,459	\$676,280,402	-\$316,340,943	-46.8%
Wailuku	102	131	-29	-22.1%	\$564,507	\$467,928	+\$96,578	+20.6%	\$517,500	\$430,000	+\$87,500	+20.3%	\$57,579,676	\$61,298,589	-\$3,718,913	-6.1%
Lanai	2	3	-1	-33.3%	\$2,500,000	\$2,091,667	+\$408,333	+19.5%	\$2,500,000	\$1,500,000	+\$1,000,000	+66.7%	\$5,000,000	\$6,275,000	-\$1,275,000	-20.3%
Molokai	42	45	-3	-6.7%	\$266,286	\$210,278	+\$56,007	+26.6%	\$264,500	\$180,000	+\$84,500	+46.9%	\$11,184,000	\$9,462,520	+\$1,721,480	+18.2%
All MLS	1,415	2,192	-777	-35.4%	\$1,121,741	\$1,016,150	+\$105,591	+10.4%	\$799,000	\$677,500	+\$121,500	+17.9%	\$1,587,264,142	\$2,227,401,162	-\$640,137,020	-28.7%

Leasehold Condominium Sales – Year to Date

December 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Dec-22 YTD Sales	Dec-21 YTD Sales	Unit Change	Percent Change	Dec-22 YTD Average	Dec-21 YTD Average	Dollar Change	Percent Change	Dec-22 YTD Median	Dec-21 YTD Median	Dollar Change	Percent Change	Dec-22 YTD Volume	Dec-21 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	19	19	0	0.0%	\$668,684	\$549,921	+\$118,763	+21.6%	\$607,500	\$499,000	+\$108,500	+21.7%	\$12,705,000	\$10,448,500	+\$2,256,500	+21.6%
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	13	10	+3	+30.0%	\$730,377	\$447,190	+\$283,187	+63.3%	\$809,000	\$451,500	+\$357,500	+79.2%	\$9,494,900	\$4,471,900	+\$5,023,000	+112.3%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	5	8	-3	-37.5%	\$352,000	\$241,925	+\$110,075	+45.5%	\$350,000	\$228,950	+\$121,050	+52.9%	\$1,760,000	\$1,935,400	-\$175,400	-9.1%
Maalaea	14	23	-9	-39.1%	\$492,714	\$387,583	+\$105,132	+27.1%	\$487,500	\$395,000	+\$92,500	+23.4%	\$6,898,000	\$8,914,400	-\$2,016,400	-22.6%
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	49	59	-10	-16.9%	\$690,445	\$548,755	+\$141,690	+25.8%	\$308,500	\$324,500	-\$16,000	-4.9%	\$33,831,810	\$32,376,567	+\$1,455,243	+4.5%
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	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Wailuku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	4	6	-2	-33.3%	\$108,250	\$85,750	+\$22,500	+26.2%	\$97,000	\$84,500	+\$12,500	+14.8%	\$433,000	\$514,500	-\$81,500	-15.8%
All MLS	104	125	-21	-16.8%	\$626,180	\$469,290	+\$156,890	+33.4%	\$405,000	\$350,000	+\$55,000	+15.7%	\$65,122,710	\$58,661,267	+\$6,461,443	+11.0%

Land Sales – Year to Date

December 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Dec-22 YTD Sales	Dec-21 YTD Sales	Unit Change	Percent Change	Dec-22 YTD Average	Dec-21 YTD Average	Dollar Change	Percent Change	Dec-22 YTD Median	Dec-21 YTD Median	Dollar Change	Percent Change	Dec-22 YTD Volume	Dec-21 YTD Volume	Dollar Change	Percent Change
Haiku	24	40	-16	-40.0%	\$2,011,208	\$828,525	+\$1,182,683	+142.7%	\$999,000	\$635,000	+\$364,000	+57.3%	\$48,268,999	\$33,141,019	+\$15,127,980	+45.6%
Hana	8	20	-12	-60.0%	\$2,045,370	\$832,435	+\$1,212,935	+145.7%	\$1,487,329	\$526,250	+\$961,079	+182.6%	\$16,362,958	\$16,648,700	-\$285,742	-1.7%
Honokohau	1	0	+1	--	\$408,000	--	--	--	\$408,000	--	--	--	\$408,000	\$0	+\$408,000	--
Kaanapali	21	53	-32	-60.4%	\$1,532,738	\$678,491	+\$854,247	+125.9%	\$840,000	\$550,000	+\$290,000	+52.7%	\$32,187,500	\$35,960,007	-\$3,772,507	-10.5%
Kahakuloa	1	2	-1	-50.0%	\$800,000	\$395,000	+\$405,000	+102.5%	\$800,000	\$395,000	+\$405,000	+102.5%	\$800,000	\$790,000	+\$10,000	+1.3%
Kahului	2	0	+2	--	\$914,635	--	--	--	\$914,635	--	--	--	\$1,829,270	\$0	+\$1,829,270	--
Kapalua	20	58	-38	-65.5%	\$1,641,975	\$1,125,259	+\$516,716	+45.9%	\$1,450,000	\$982,500	+\$467,500	+47.6%	\$32,839,500	\$65,265,000	-\$32,425,500	-49.7%
Kaupo	6	2	+4	+200.0%	\$499,292	\$462,500	+\$36,792	+8.0%	\$512,500	\$462,500	+\$50,000	+10.8%	\$2,995,750	\$925,000	+\$2,070,750	+223.9%
Keanae	2	0	+2	--	\$675,000	--	--	--	\$675,000	--	--	--	\$725,000	\$0	+\$725,000	--
Kihei	6	4	+2	+50.0%	\$3,016,667	\$1,008,625	+\$2,008,042	+199.1%	\$1,350,000	\$661,250	+\$688,750	+104.2%	\$18,100,000	\$4,034,500	+\$14,065,500	+348.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	24	51	-27	-52.9%	\$1,283,750	\$1,093,614	+\$190,136	+17.4%	\$759,500	\$900,000	-\$140,500	-15.6%	\$30,810,000	\$55,774,320	-\$24,964,320	-44.8%
Lahaina	8	19	-11	-57.9%	\$962,875	\$1,344,526	-\$381,651	-28.4%	\$870,000	\$1,150,000	-\$280,000	-24.3%	\$7,703,000	\$25,546,000	-\$17,843,000	-69.8%
Maalaea	0	1	-1	-100.0%	--	\$1,100,000	--	--	--	\$1,100,000	--	--	\$0	\$1,100,000	-\$1,100,000	-100.0%
Makawao/Olinda/Haliimaile	13	28	-15	-53.6%	\$1,040,325	\$1,122,819	-\$82,494	-7.3%	\$777,000	\$505,000	+\$272,000	+53.9%	\$13,524,222	\$31,438,934	-\$17,914,712	-57.0%
Maui Meadows	1	1	0	0.0%	\$1,490,000	\$500,000	+\$990,000	+198.0%	\$1,490,000	\$500,000	+\$990,000	+198.0%	\$1,490,000	\$500,000	+\$990,000	+198.0%
Nahiku	1	2	-1	-50.0%	\$170,000	\$324,000	-\$154,000	-47.5%	\$170,000	\$324,000	-\$154,000	-47.5%	\$170,000	\$648,000	-\$478,000	-73.8%
Napili/Kahana/Honokowai	2	7	-5	-71.4%	\$2,709,000	\$455,282	+\$2,253,718	+495.0%	\$2,709,000	\$500,000	+\$2,209,000	+441.8%	\$5,418,000	\$3,186,975	+\$2,231,025	+70.0%
Olowalu	3	5	-2	-40.0%	\$1,110,667	\$3,600,000	-\$2,489,333	-69.1%	\$1,185,000	\$3,600,000	-\$2,415,000	-67.1%	\$3,332,000	\$18,000,000	-\$14,668,000	-81.5%
Pukalani	7	8	-1	-12.5%	\$525,643	\$465,875	+\$59,768	+12.8%	\$549,000	\$432,500	+\$116,500	+26.9%	\$3,679,500	\$3,727,000	-\$47,500	-1.3%
Spreckelsville/Paia/Kuau	2	2	0	0.0%	\$1,842,500	\$957,500	+\$885,000	+92.4%	\$1,842,500	\$957,500	+\$885,000	+92.4%	\$3,685,000	\$1,915,000	+\$1,770,000	+92.4%
Wailea/Makena	6	15	-9	-60.0%	\$2,089,708	\$2,906,333	-\$816,625	-28.1%	\$1,784,125	\$1,665,000	+\$119,125	+7.2%	\$12,538,250	\$43,595,000	-\$31,056,750	-71.2%
Wailuku	51	38	+13	+34.2%	\$518,536	\$691,671	-\$173,135	-25.0%	\$504,000	\$612,500	-\$108,500	-17.7%	\$26,445,350	\$26,283,500	+\$161,850	+0.6%
Lanai	0	5	-5	-100.0%	--	\$1,069,000	--	--	--	\$1,100,000	--	--	\$0	\$5,345,000	-\$5,345,000	-100.0%
Molokai	37	41	-4	-9.8%	\$251,515	\$160,855	+\$90,660	+56.4%	\$229,500	\$135,000	+\$94,500	+70.0%	\$9,306,050	\$6,595,041	+\$2,711,009	+41.1%
All MLS	246	402	-156	-38.8%	\$1,112,524	\$946,316	+\$166,208	+17.6%	\$650,000	\$675,000	-\$25,000	-3.7%	\$272,618,349	\$380,418,996	-\$107,800,647	-28.3%