

Monthly Indicators



August 2022

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow.

New Listings decreased 26.7 percent for Single Family homes and 40.1 percent for Condominium homes. Pending Sales decreased 45.3 percent for Single Family homes and 30.7 percent for Condominium homes. Inventory increased 18.7 percent for Single Family homes and 33.1 percent for Condominium homes.

Median Sales Price decreased 5.9 percent to \$983,575 for Single Family homes but increased 26.6 percent to \$820,000 for Condominium homes. Days on Market increased 4.4 percent for Single Family homes but decreased 21.8 percent for Condominium homes. Months Supply of Inventory increased 60.0 percent for Single Family homes and 87.5 percent for Condominium homes.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Quick Facts

- 41.5%

Change in Number of
Closed Sales
All Properties

+ 13.4%

Change in Number of
Median Sales Price
All Properties

+ 8.0%

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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		135	99	- 26.7%	1,062	919	- 13.5%
Pending Sales		128	70	- 45.3%	998	677	- 32.2%
Closed Sales		122	87	- 28.7%	927	756	- 18.4%
Days on Market Until Sale		114	119	+ 4.4%	121	113	- 6.6%
Median Sales Price		\$1,045,000	\$983,575	- 5.9%	\$999,000	\$1,150,000	+ 15.1%
Average Sales Price		\$1,705,485	\$1,484,007	- 13.0%	\$1,795,267	\$1,778,177	- 1.0%
Percent of List Price Received		99.9%	97.5%	- 2.4%	98.6%	98.9%	+ 0.3%
Housing Affordability Index		48	40	- 16.7%	50	34	- 32.0%
Inventory of Homes for Sale		235	279	+ 18.7%	—	—	—
Months Supply of Inventory		2.0	3.2	+ 60.0%	—	—	—

Condominium Market Overview

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



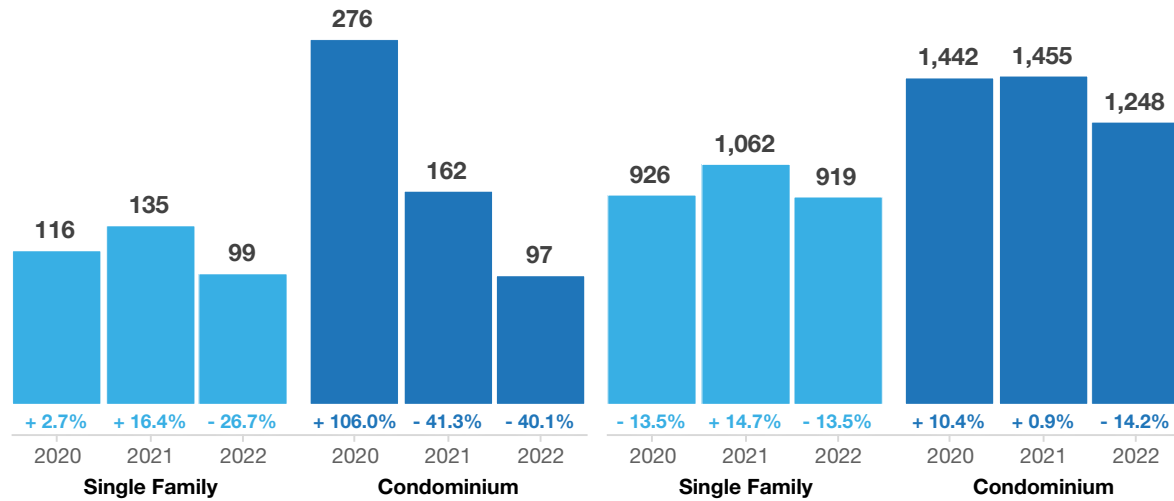
Key Metrics	Historical Sparkbars	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		162	97	- 40.1%	1,455	1,248	- 14.2%
Pending Sales		150	104	- 30.7%	1,733	1,079	- 37.7%
Closed Sales		190	103	- 45.8%	1,671	1,191	- 28.7%
Days on Market Until Sale		101	79	- 21.8%	133	75	- 43.6%
Median Sales Price		\$647,500	\$820,000	+ 26.6%	\$640,000	\$769,900	+ 20.3%
Average Sales Price		\$937,688	\$1,235,482	+ 31.8%	\$950,915	\$1,101,777	+ 15.9%
Percent of List Price Received		99.7%	98.6%	- 1.1%	98.3%	100.1%	+ 1.8%
Housing Affordability Index		77	48	- 37.7%	78	51	- 34.6%
Inventory of Homes for Sale		160	213	+ 33.1%	—	—	—
Months Supply of Inventory		0.8	1.5	+ 87.5%	—	—	—

New Listings

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

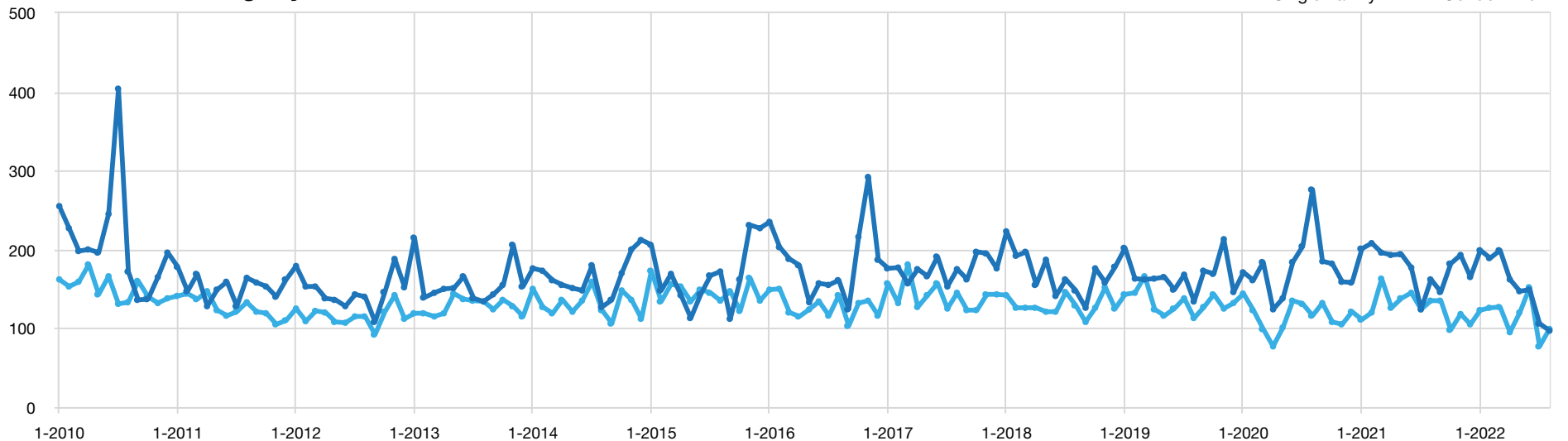


August



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	135	+ 2.3%	146	- 21.1%
Oct-2021	98	- 9.3%	182	0.0%
Nov-2021	118	+ 12.4%	193	+ 21.4%
Dec-2021	105	- 13.2%	165	+ 4.4%
Jan-2022	123	+ 10.8%	199	- 1.0%
Feb-2022	126	+ 5.0%	189	- 9.1%
Mar-2022	127	- 22.1%	199	+ 1.5%
Apr-2022	95	- 24.6%	162	- 16.1%
May-2022	120	- 13.0%	147	- 24.2%
Jun-2022	152	+ 4.8%	149	- 15.8%
Jul-2022	77	- 37.9%	106	- 14.5%
Aug-2022	99	- 26.7%	97	- 40.1%
12-Month Avg	115	- 9.4%	161	- 9.6%

Historical New Listings by Month

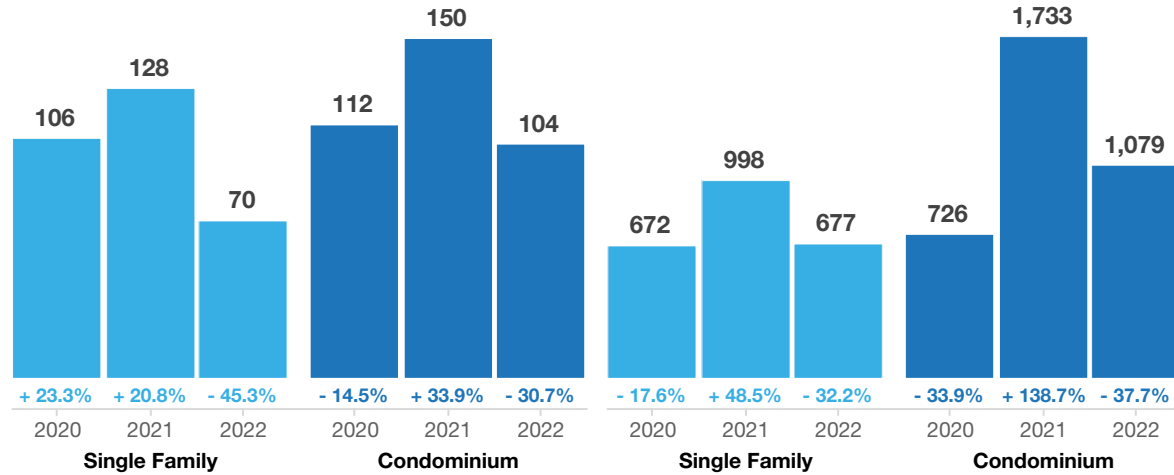


Pending Sales

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

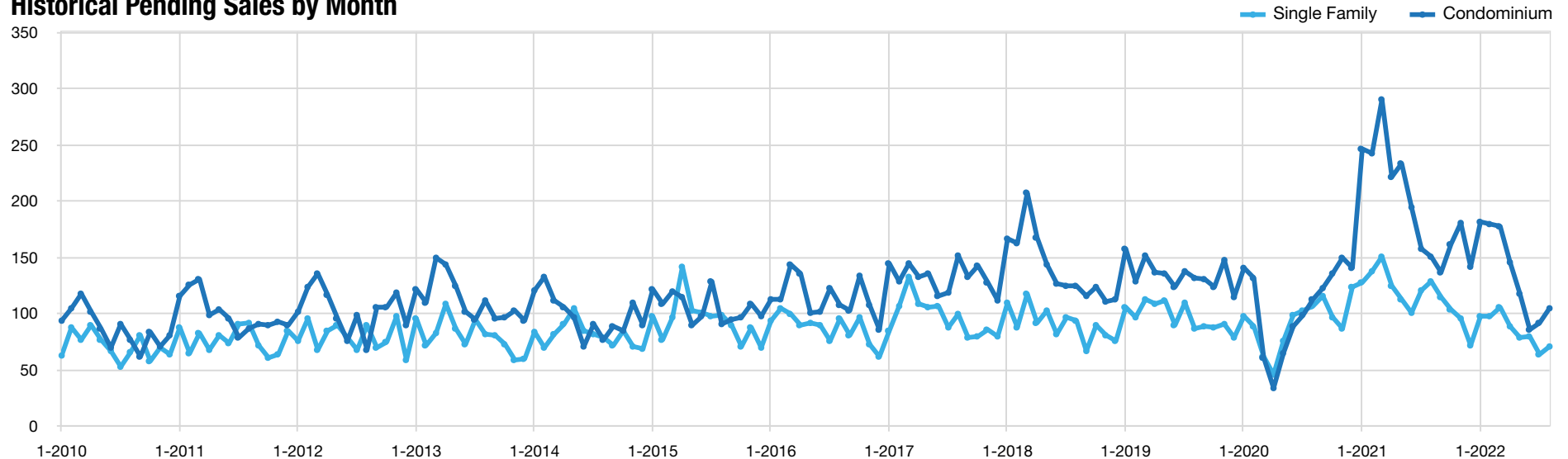


August



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	114	- 0.9%	136	+ 11.5%
Oct-2021	103	+ 7.3%	161	+ 19.3%
Nov-2021	95	+ 10.5%	180	+ 20.8%
Dec-2021	71	- 42.3%	141	+ 0.7%
Jan-2022	97	- 23.6%	181	- 26.4%
Feb-2022	97	- 29.2%	179	- 26.0%
Mar-2022	105	- 30.0%	177	- 39.0%
Apr-2022	88	- 29.0%	145	- 34.4%
May-2022	78	- 30.4%	117	- 49.8%
Jun-2022	79	- 21.0%	85	- 56.2%
Jul-2022	63	- 47.5%	91	- 42.0%
Aug-2022	70	- 45.3%	104	- 30.7%
12-Month Avg	88	- 25.4%	141	- 25.8%

Historical Pending Sales by Month



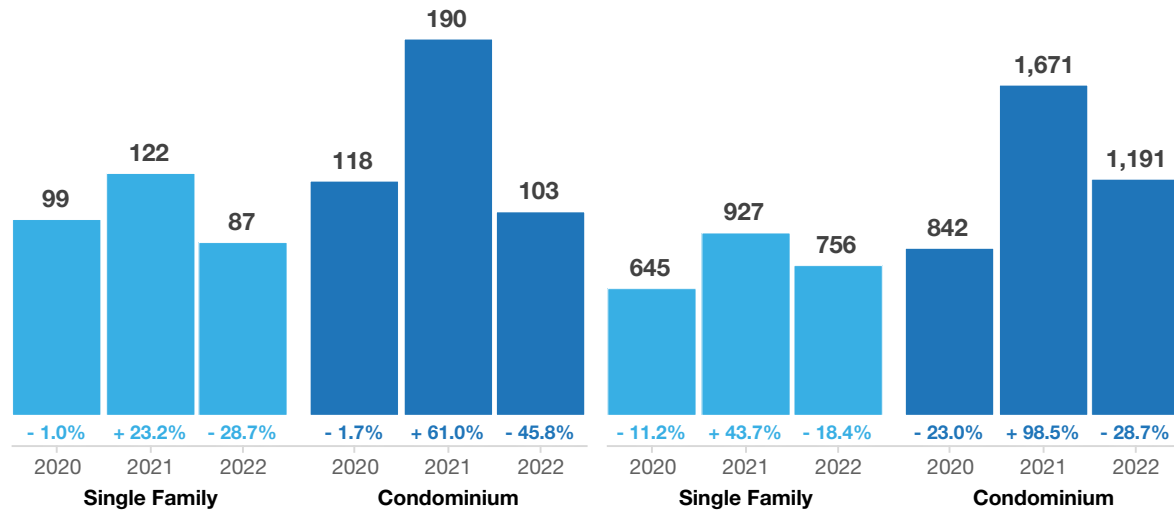
Closed Sales

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



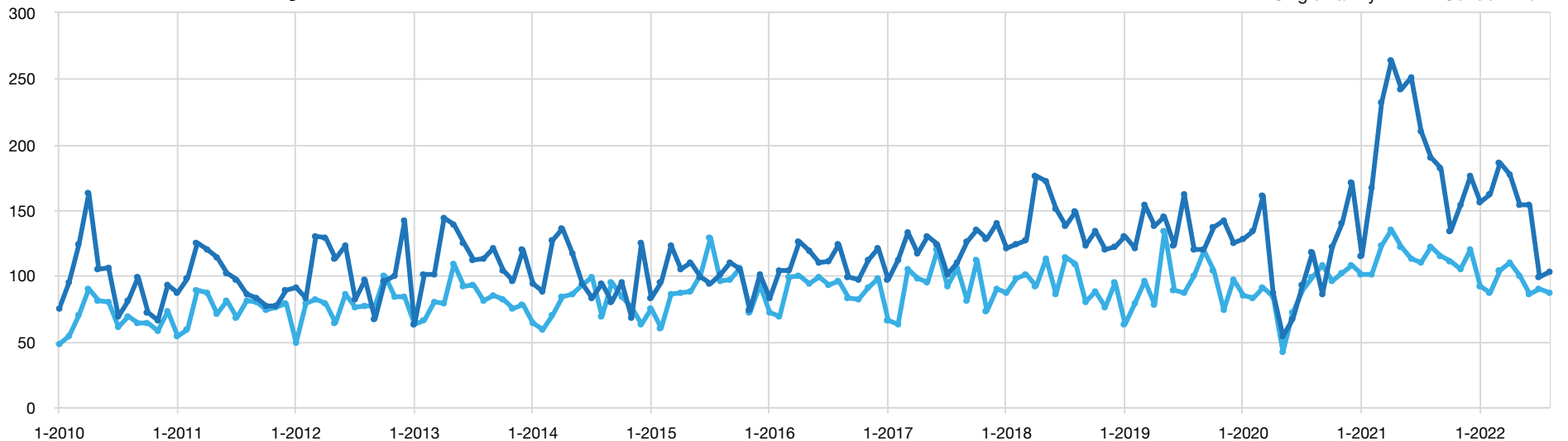
August

Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	115	+ 6.5%	182	+ 111.6%
Oct-2021	111	+ 15.6%	134	+ 9.8%
Nov-2021	105	+ 2.9%	154	+ 10.0%
Dec-2021	120	+ 11.1%	176	+ 2.9%
Jan-2022	92	- 8.9%	156	+ 35.7%
Feb-2022	87	- 13.9%	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%	103	- 45.8%
12-Month Avg	101	- 9.8%	153	- 16.4%

Historical Closed Sales by Month

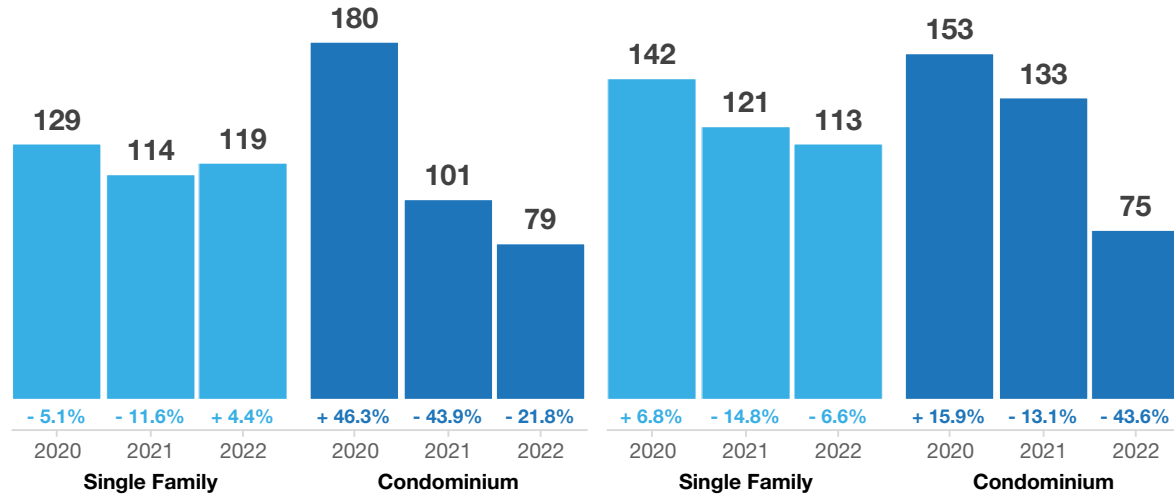


Days on Market Until Sale

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



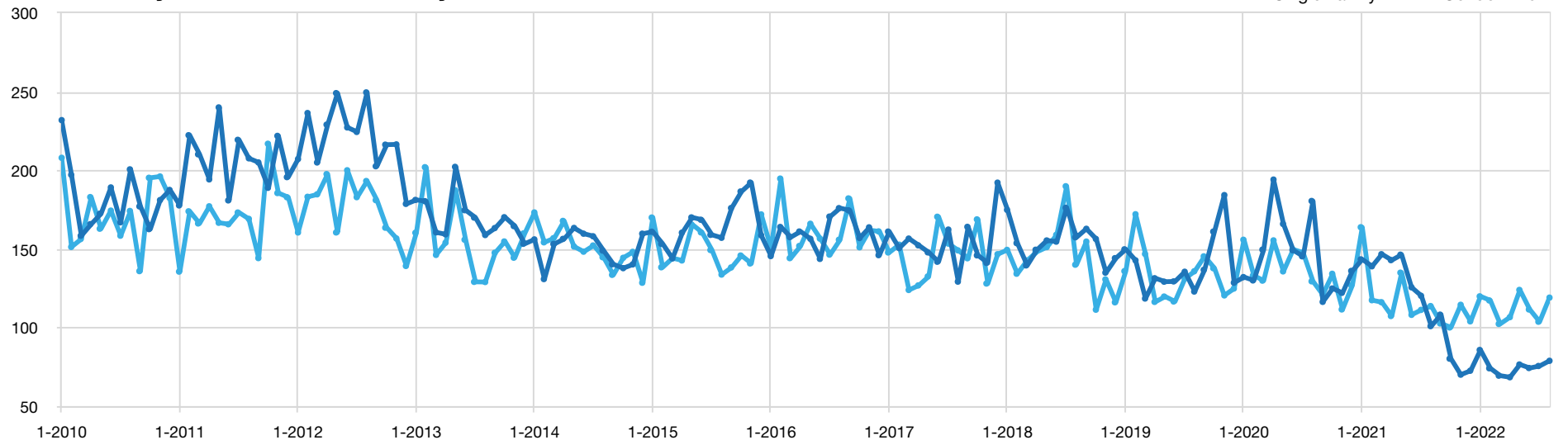
August



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	103	-14.9%	108	-6.9%
Oct-2021	100	-25.4%	80	-36.0%
Nov-2021	114	+2.7%	70	-42.6%
Dec-2021	104	-18.1%	73	-46.3%
Jan-2022	120	-26.8%	86	-39.9%
Feb-2022	117	0.0%	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%
12-Month Avg*	110	-9.6%	78	-40.9%

* Days on Market for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

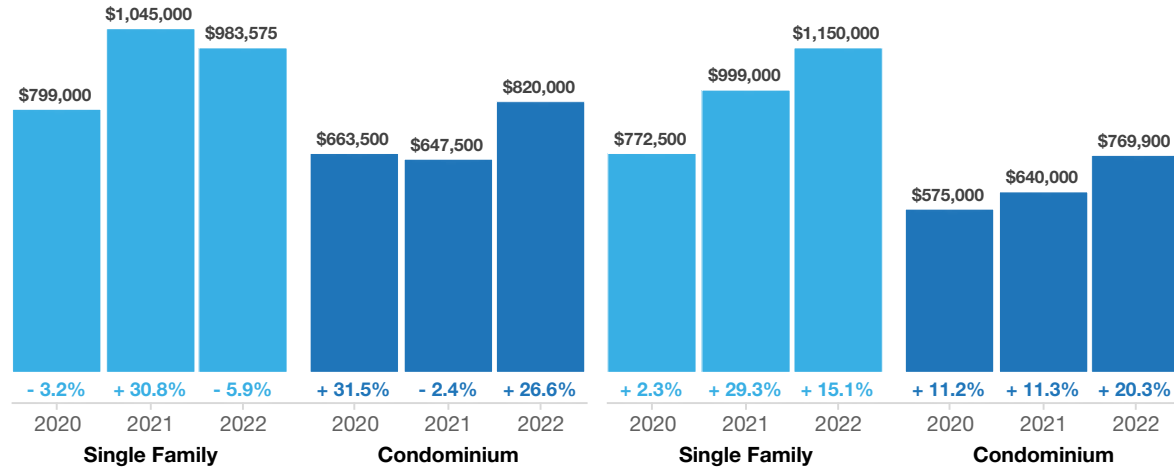


Median Sales Price

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



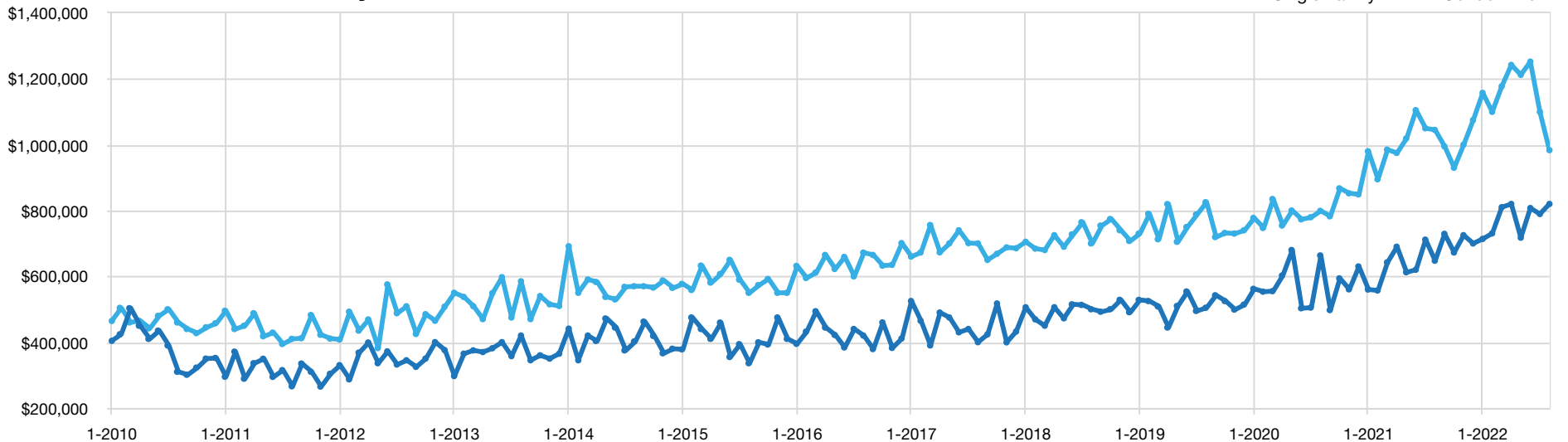
August



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	\$995,000	+ 27.2%	\$729,125	+ 46.6%
Oct-2021	\$930,000	+ 7.2%	\$672,500	+ 13.2%
Nov-2021	\$1,000,000	+ 17.3%	\$725,000	+ 29.3%
Dec-2021	\$1,075,000	+ 26.6%	\$700,000	+ 11.1%
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%	\$820,000	+ 26.6%
12-Month Avg*	\$1,090,000	+ 16.0%	\$750,000	+ 19.3%

* Median Sales Price for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month



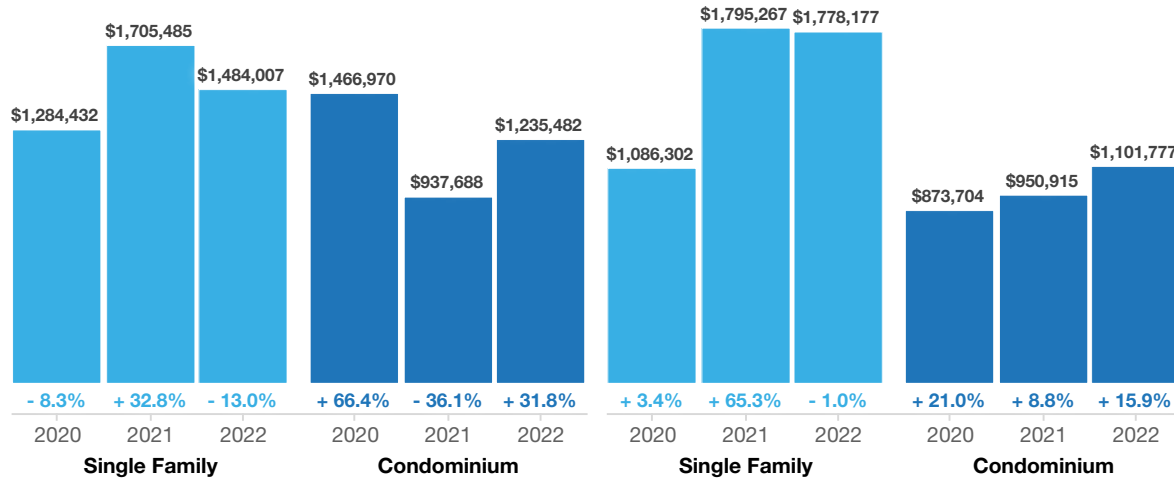
Average Sales Price

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



August

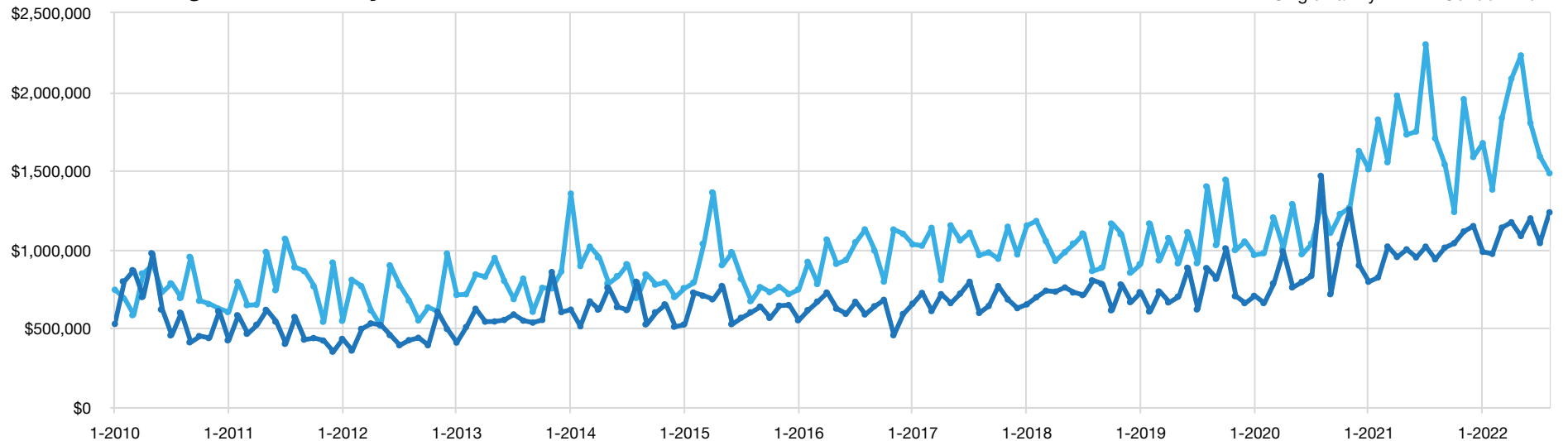
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	\$1,539,285	+ 39.3%	\$1,011,215	+ 41.2%
Oct-2021	\$1,238,060	+ 1.1%	\$1,039,926	+ 0.7%
Nov-2021	\$1,953,527	+ 54.3%	\$1,114,197	- 11.1%
Dec-2021	\$1,586,764	- 2.3%	\$1,148,332	+ 27.7%
Jan-2022	\$1,674,632	+ 11.0%	\$985,118	+ 23.8%
Feb-2022	\$1,380,001	- 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%	\$1,235,482	+ 31.8%
12-Month Avg*	\$1,701,968	+ 3.5%	\$1,093,794	+ 13.8%

* Avg. Sales Price for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

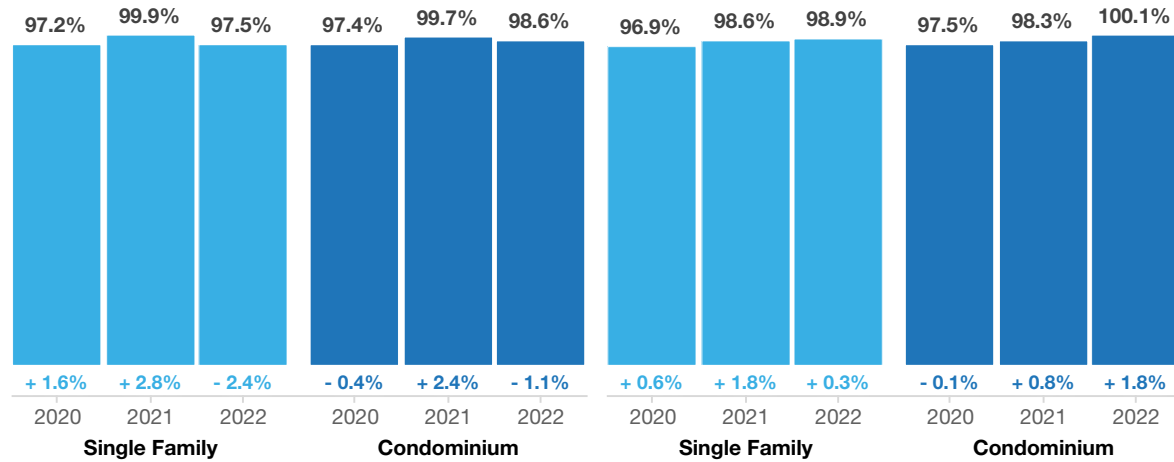


Percent of List Price Received

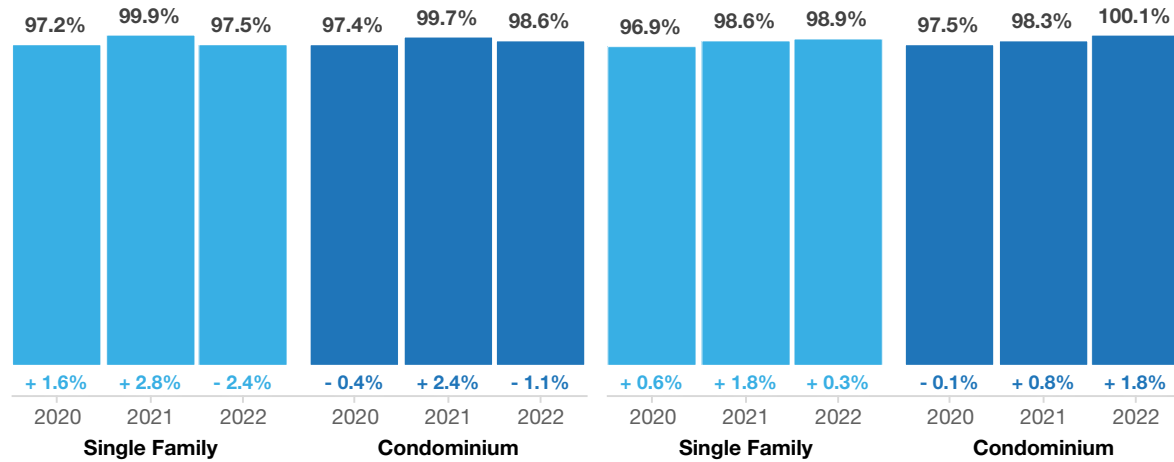
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



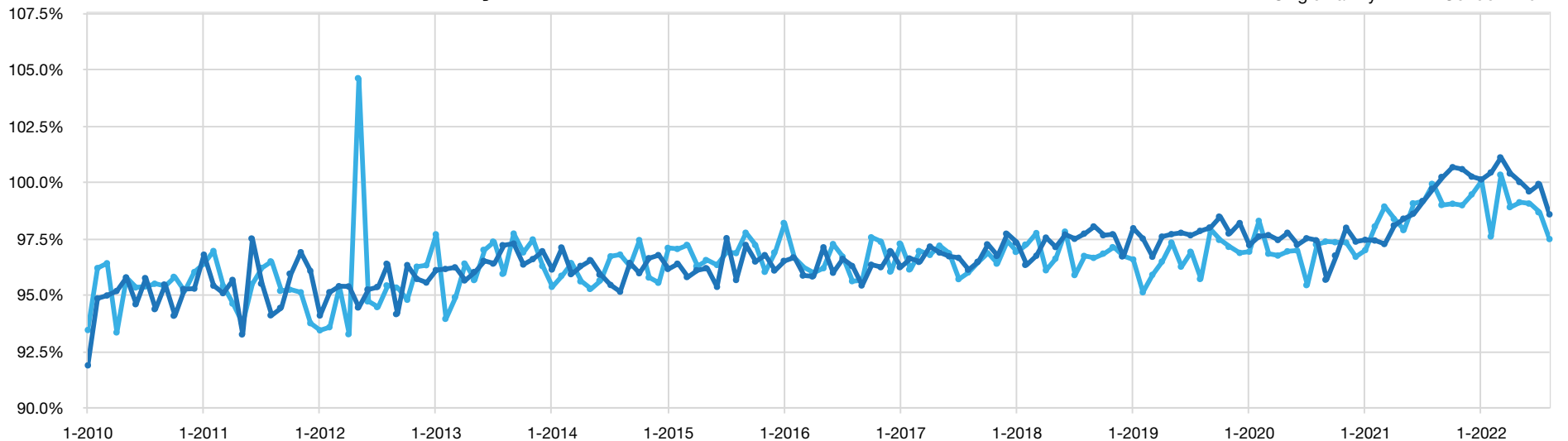
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	99.0%	+ 1.6%	100.2%	+ 4.7%
Oct-2021	99.0%	+ 1.7%	100.7%	+ 4.1%
Nov-2021	99.0%	+ 1.7%	100.6%	+ 2.7%
Dec-2021	99.4%	+ 2.8%	100.2%	+ 3.0%
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%	98.6%	- 1.1%
12-Month Avg*	99.0%	+ 0.9%	100.2%	+ 2.3%

* Pct. of List Price Received for all properties from September 2021 through August 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



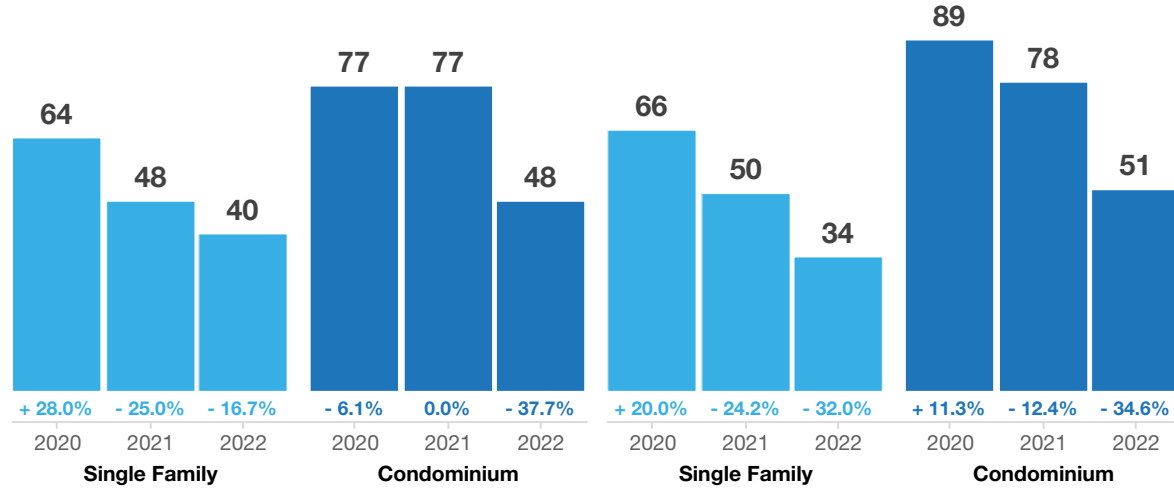
Housing Affordability Index

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.



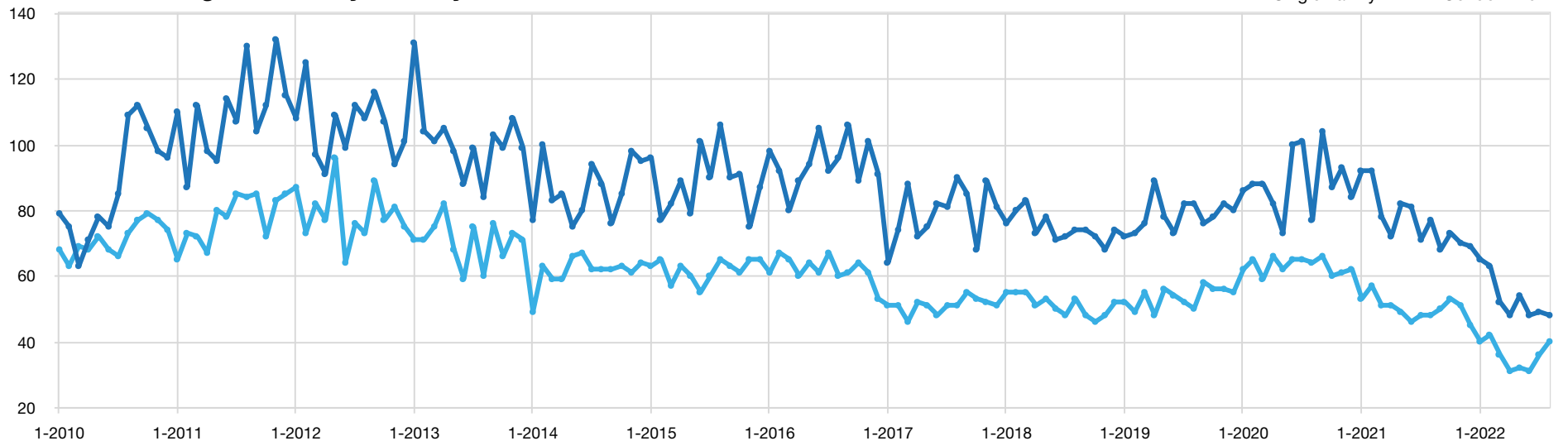
August

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	50	-24.2%	68	-34.6%
Oct-2021	53	-11.7%	73	-16.1%
Nov-2021	51	-16.4%	70	-24.7%
Dec-2021	45	-27.4%	69	-17.9%
Jan-2022	40	-24.5%	65	-29.3%
Feb-2022	42	-26.3%	63	-31.5%
Mar-2022	36	-29.4%	52	-33.3%
Apr-2022	31	-39.2%	48	-33.3%
May-2022	32	-34.7%	54	-34.1%
Jun-2022	31	-32.6%	48	-40.7%
Jul-2022	36	-25.0%	49	-31.0%
Aug-2022	40	-16.7%	48	-37.7%
12-Month Avg	41	-24.1%	59	-29.8%

Historical Housing Affordability Index by Month

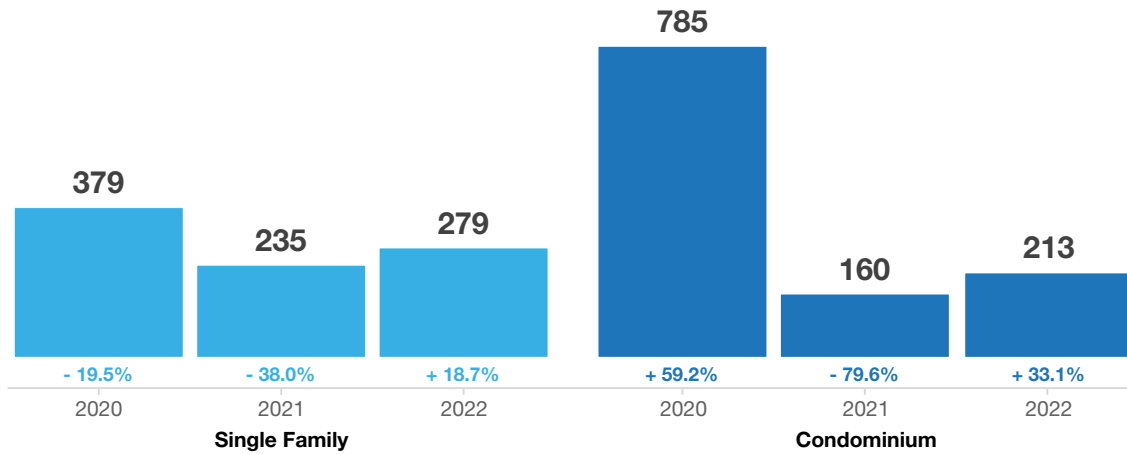


Inventory of Homes for Sale

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

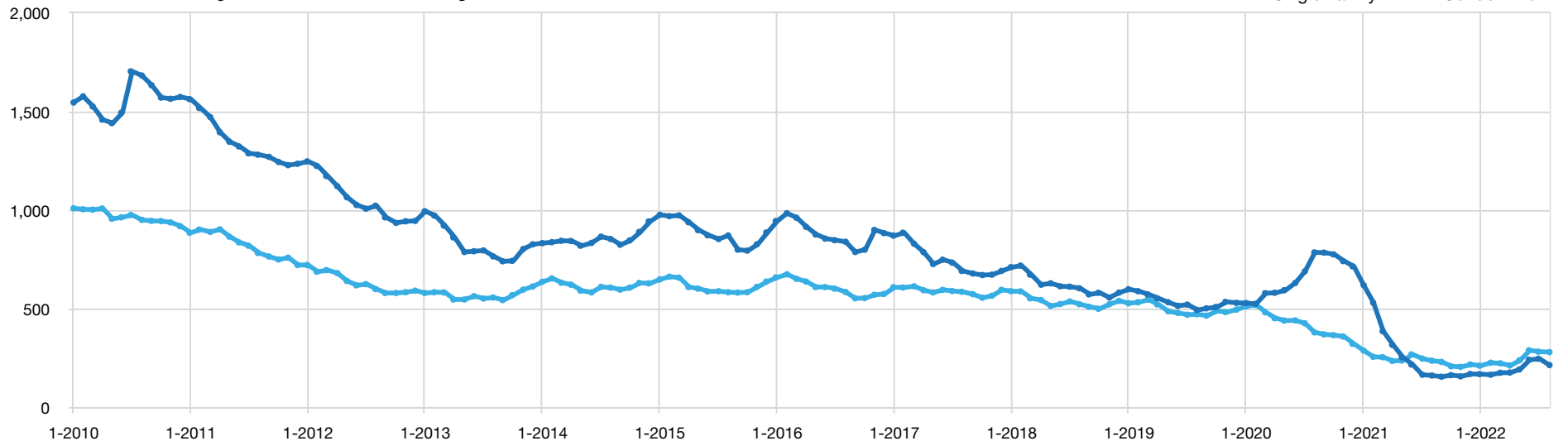


August



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	229	- 37.9%	154	- 80.4%
Oct-2021	207	- 43.3%	162	- 79.1%
Nov-2021	204	- 43.0%	156	- 78.9%
Dec-2021	216	- 32.7%	168	- 76.5%
Jan-2022	210	- 26.8%	167	- 73.0%
Feb-2022	225	- 11.8%	164	- 69.1%
Mar-2022	222	- 12.3%	174	- 54.8%
Apr-2022	211	- 9.8%	175	- 44.6%
May-2022	237	+ 0.4%	191	- 24.5%
Jun-2022	288	+ 7.9%	240	+ 11.1%
Jul-2022	281	+ 14.2%	245	+ 49.4%
Aug-2022	279	+ 18.7%	213	+ 33.1%
12-Month Avg	234	- 18.2%	184	- 60.9%

Historical Inventory of Homes for Sale by Month

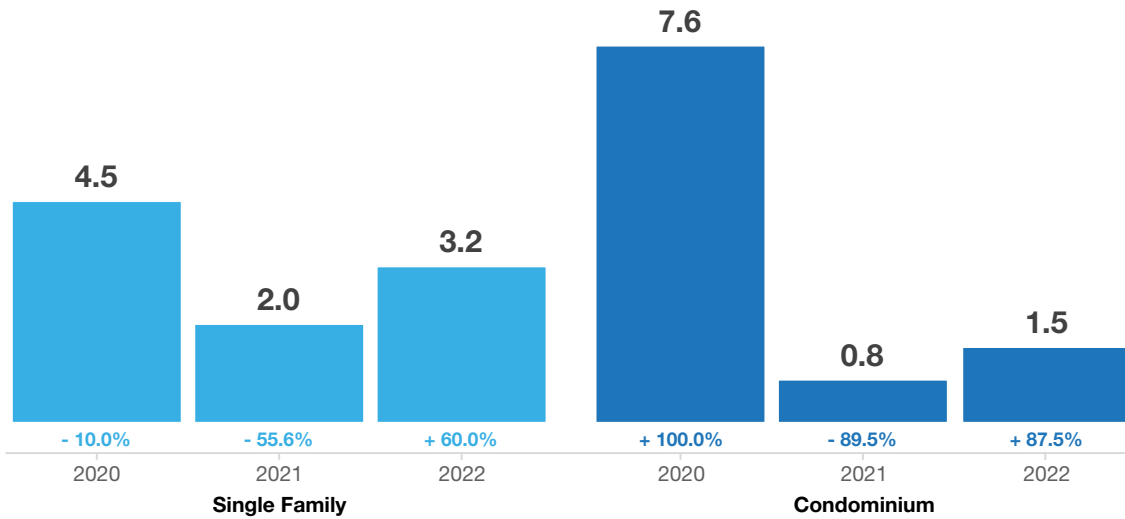


Months Supply of Inventory

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.



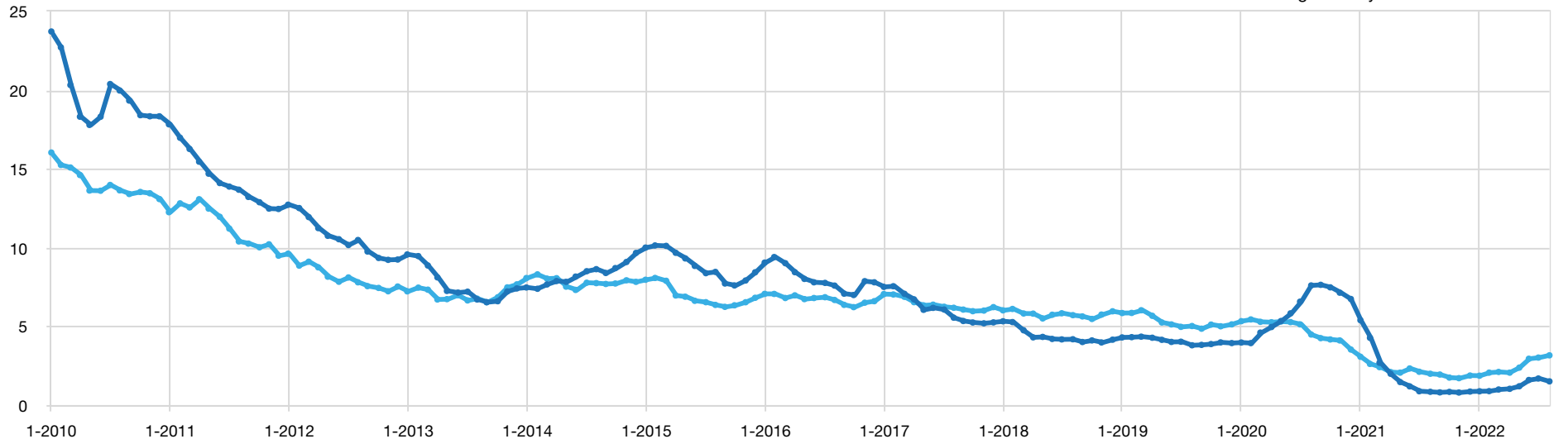
August



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2021	1.9	- 54.8%	0.8	- 89.5%
Oct-2021	1.7	- 59.5%	0.8	- 89.3%
Nov-2021	1.7	- 58.5%	0.8	- 88.7%
Dec-2021	1.9	- 45.7%	0.9	- 86.6%
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	2.9	+ 26.1%	1.6	+ 33.3%
Jul-2022	3.0	+ 42.9%	1.7	+ 88.9%
Aug-2022	3.2	+ 60.0%	1.5	+ 87.5%
12-Month Avg*	2.2	- 22.7%	1.1	- 72.6%

* Months Supply for all properties from September 2021 through August 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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		324	228	- 29.6%	2,817	2,374	- 15.7%
Pending Sales		310	195	- 37.1%	3,042	1,908	- 37.3%
Closed Sales		342	200	- 41.5%	2,893	2,109	- 27.1%
Days on Market Until Sale		116	98	- 15.5%	136	95	- 30.1%
Median Sales Price		\$820,000	\$930,000	+ 13.4%	\$782,500	\$905,000	+ 15.7%
Average Sales Price		\$1,220,067	\$1,322,886	+ 8.4%	\$1,218,536	\$1,351,100	+ 10.9%
Percent of List Price Received		99.2%	98.0%	- 1.2%	98.1%	99.3%	+ 1.2%
Housing Affordability Index		61	42	- 31.1%	64	43	- 32.8%
Inventory of Homes for Sale		565	610	+ 8.0%	—	—	—
Months Supply of Inventory		1.7	2.4	+ 41.2%	—	—	—

Single Family Monthly Sales Volume

August 2022



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	August 2022			July 2022			August 2021		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	7	\$8,884,000	\$1,325,000	7	\$10,794,000	\$1,375,000	11	\$22,802,000	\$1,500,000
Hana	1	\$4,330,000	\$4,330,000	1	\$2,750,000	\$2,750,000	1	\$950,000	\$950,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	4	\$9,945,000	\$2,422,500	1	\$2,199,000	\$2,199,000	4	\$12,350,000	\$2,587,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	7	\$6,724,500	\$899,000	12	\$12,618,000	\$957,500	21	\$18,486,000	\$855,000
Kapalua	2	\$15,800,000	\$7,900,000	3	\$13,850,000	\$5,200,000	2	\$7,525,000	\$3,762,500
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	7	\$9,655,000	\$1,050,000	12	\$19,097,000	\$1,412,500	17	\$20,918,000	\$1,150,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	8	\$11,671,000	\$1,162,500	5	\$16,185,000	\$1,575,000	7	\$8,655,000	\$1,085,000
Lahaina	9	\$14,724,000	\$1,650,000	9	\$23,118,600	\$1,575,000	5	\$10,483,000	\$1,120,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	3	\$2,150,000	\$730,000	6	\$5,350,500	\$891,250	7	\$7,015,975	\$847,500
Maui Meadows	1	\$1,436,000	\$1,436,000	1	\$2,070,000	\$2,070,000	3	\$4,860,000	\$1,600,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	2	\$2,000,000	\$1,000,000	3	\$3,844,000	\$1,190,000	9	\$28,839,000	\$1,450,000
Olowalu	0	--	--	0	--	--	1	\$7,050,000	\$7,050,000
Pukalani	4	\$4,055,000	\$1,020,000	7	\$7,004,000	\$925,000	5	\$5,007,000	\$904,000
Spreckelsville/Paia/Kuau	0	--	--	2	\$1,805,000	\$902,500	5	\$12,865,500	\$1,493,000
Wailea/Makena	2	\$9,400,000	\$4,700,000	1	\$5,350,000	\$5,350,000	3	\$22,050,000	\$3,000,000
Wailuku	25	\$25,314,150	\$941,600	13	\$12,709,125	\$929,000	19	\$17,262,723	\$895,000
Lanai	1	\$705,000	\$705,000	2	\$1,418,750	\$709,375	0	--	--
Molokai	4	\$2,315,000	\$512,500	5	\$2,930,000	\$570,000	2	\$950,000	\$475,000
All MLS	87	\$129,108,650	\$983,575	90	\$143,092,975	\$1,100,000	122	\$208,069,198	\$1,045,000

Condominium Monthly Sales Volume

August 2022



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	August 2022			July 2022			August 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	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	9	\$12,263,000	\$1,137,500	8	\$17,070,000	\$1,675,000	15	\$25,097,000	\$1,650,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	4	\$807,500	\$184,250	2	\$415,000	\$207,500	3	\$747,000	\$182,000
Kapalua	7	\$23,989,000	\$1,949,000	5	\$7,014,000	\$1,425,000	11	\$19,934,999	\$1,170,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	34	\$28,139,500	\$679,000	36	\$30,901,000	\$784,750	62	\$46,950,339	\$612,125
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	6	\$6,633,000	\$830,000	2	\$1,678,000	\$839,000	10	\$7,939,000	\$747,500
Maalaea	3	\$1,620,000	\$400,000	4	\$2,525,000	\$612,500	5	\$2,264,000	\$473,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	23	\$19,138,179	\$808,379	24	\$13,819,400	\$562,500	39	\$21,871,000	\$550,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	1	\$700,000	\$700,000	2	\$4,414,000	\$2,207,000
Wailea/Makena	8	\$29,540,000	\$3,197,500	7	\$21,090,000	\$1,695,000	21	\$39,522,500	\$1,550,000
Wailuku	8	\$4,624,500	\$512,500	7	\$4,034,000	\$520,000	19	\$8,898,900	\$420,000
Lanai	0	--	--	1	\$3,400,000	\$3,400,000	0	--	--
Molokai	1	\$500,000	\$500,000	2	\$375,000	\$187,500	3	\$522,000	\$174,500
All MLS	103	\$127,254,679	\$820,000	99	\$103,021,400	\$789,500	190	\$178,160,738	\$647,500

Land Monthly Sales Volume

August 2022



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	August 2022			July 2022			August 2021		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	1	\$1,600,000	\$1,600,000	2	\$11,400,000	\$5,700,000	1	\$1,200,000	\$1,200,000
Hana	0	--	--	1	\$4,900,000	\$4,900,000	1	\$280,000	\$280,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$1,545,000	\$772,500	1	\$925,000	\$925,000	0	--	--
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	1	\$984,270	\$984,270	0	--	--
Kapalua	0	--	--	1	\$1,275,000	\$1,275,000	7	\$7,130,000	\$855,000
Kaupo	0	--	--	0	--	--	1	\$575,000	\$575,000
Keanae	1	\$675,000	\$675,000	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	2	\$1,864,000	\$932,000	5	\$5,535,000	\$850,000
Lahaina	0	--	--	2	\$1,970,000	\$985,000	2	\$3,800,000	\$1,900,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	0	--	--	2	\$2,400,000	\$1,200,000	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	1	\$248,000	\$248,000
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	0	--	--	0	--	--	1	\$4,300,000	\$4,300,000
Pukalani	1	\$549,000	\$549,000	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	1	\$1,900,000	\$1,900,000	0	--	--	1	\$1,565,000	\$1,565,000
Wailea/Makena	0	--	--	1	\$1,608,250	\$1,608,250	2	\$3,575,000	\$1,787,500
Wailuku	2	\$1,645,000	\$822,500	3	\$2,739,500	\$850,000	3	\$1,970,000	\$640,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	2	\$299,950	\$149,975	3	\$752,000	\$295,000	5	\$855,000	\$190,000
All MLS	10	\$8,213,950	\$662,500	19	\$30,818,020	\$925,000	30	\$31,033,000	\$800,000

Single Family Sales – Year to Date

August 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-22 YTD Sales	Aug-21 YTD Sales	Unit Change	Percent Change	Aug-22 YTD Average	Aug-21 YTD Average	Dollar Change	Percent Change	Aug-22 YTD Median	Aug-21 YTD Median	Dollar Change	Percent Change	Aug-22 YTD Volume	Aug-21 YTD Volume	Dollar Change	Percent Change
Haiku	70	70	0	0.0%	\$1,716,401	\$1,477,121	+\$239,280	+16.2%	\$1,427,500	\$1,249,500	+\$178,000	+14.2%	\$120,148,100	\$103,398,500	+\$16,749,600	+16.2%
Hana	8	7	+1	+14.3%	\$2,070,000	\$913,000	+\$1,157,000	+126.7%	\$1,797,500	\$811,000	+\$986,500	+121.6%	\$16,559,999	\$6,391,000	+\$10,168,999	+159.1%
Honokohau	1	0	+1	--	\$792,000	--	--	--	\$792,000	--	--	--	\$792,000	\$0	+\$792,000	--
Kaanapali	19	45	-26	-57.8%	\$2,887,424	\$2,966,926	-\$79,502	-2.7%	\$2,700,000	\$2,387,000	+\$313,000	+13.1%	\$54,861,050	\$133,511,666	-\$78,650,616	-58.9%
Kahakuloa	0	1	-1	-100.0%	--	\$1,540,000	--	--	--	\$1,540,000	--	--	\$0	\$1,540,000	-\$1,540,000	-100.0%
Kahului	75	90	-15	-16.7%	\$969,400	\$816,207	+\$153,193	+18.8%	\$950,000	\$799,500	+\$150,500	+18.8%	\$72,705,000	\$73,458,600	-\$753,600	-1.0%
Kapalua	12	24	-12	-50.0%	\$5,300,000	\$4,886,354	+\$413,646	+8.5%	\$5,025,000	\$4,010,000	+\$1,015,000	+25.3%	\$63,600,000	\$117,272,500	-\$53,672,500	-45.8%
Kaupo	1	0	+1	--	\$2,699,500	--	--	--	\$2,699,500	--	--	--	\$2,699,500	\$0	+\$2,699,500	--
Keanae	1	0	+1	--	\$1,100,000	--	--	--	\$1,100,000	--	--	--	\$1,100,000	\$0	+\$1,100,000	--
Kihei	103	134	-31	-23.1%	\$1,806,138	\$1,757,878	+\$48,260	+2.7%	\$1,350,000	\$957,000	+\$393,000	+41.1%	\$186,032,218	\$235,555,600	-\$49,523,382	-21.0%
Kipahulu	0	1	-1	-100.0%	--	\$425,000	--	--	--	\$425,000	--	--	\$0	\$425,000	-\$425,000	-100.0%
Kula/Ulupalakua/Kanaio	48	63	-15	-23.8%	\$1,843,230	\$1,527,016	+\$316,214	+20.7%	\$1,425,000	\$1,225,000	+\$200,000	+16.3%	\$88,475,044	\$96,202,000	-\$7,726,956	-8.0%
Lahaina	41	51	-10	-19.6%	\$2,607,966	\$2,562,788	+\$45,178	+1.8%	\$1,700,000	\$2,300,000	-\$600,000	-26.1%	\$106,926,600	\$130,702,173	-\$23,775,573	-18.2%
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	61	43	+18	+41.9%	\$1,060,950	\$889,263	+\$171,687	+19.3%	\$880,000	\$799,000	+\$81,000	+10.1%	\$64,717,943	\$38,238,296	+\$26,479,647	+69.2%
Maui Meadows	17	27	-10	-37.0%	\$2,530,165	\$1,647,833	+\$882,331	+53.5%	\$2,070,000	\$1,565,000	+\$505,000	+32.3%	\$43,012,800	\$44,491,500	-\$1,478,700	-3.3%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	27	52	-25	-48.1%	\$1,458,481	\$1,570,429	-\$111,947	-7.1%	\$1,250,000	\$1,143,250	+\$106,750	+9.3%	\$39,378,999	\$81,662,300	-\$42,283,301	-51.8%
Olowalu	3	3	0	0.0%	\$4,591,667	\$6,883,333	-\$2,291,667	-33.3%	\$4,300,000	\$7,050,000	-\$2,750,000	-39.0%	\$13,775,000	\$20,650,000	-\$6,875,000	-33.3%
Pukalani	33	46	-13	-28.3%	\$1,097,015	\$978,501	+\$118,514	+12.1%	\$1,060,000	\$893,500	+\$166,500	+18.6%	\$36,201,500	\$45,011,049	-\$8,809,549	-19.6%
Spreckelsville/Paia/Kuau	17	30	-13	-43.3%	\$2,330,882	\$2,441,450	-\$110,568	-4.5%	\$1,095,000	\$1,509,000	-\$414,000	-27.4%	\$39,624,998	\$73,243,500	-\$33,618,502	-45.9%
Wailea/Makena	27	49	-22	-44.9%	\$7,617,128	\$5,986,086	+\$1,631,042	+27.2%	\$3,550,000	\$3,875,000	-\$325,000	-8.4%	\$205,662,450	\$293,318,217	-\$87,655,767	-29.9%
Wailuku	153	154	-1	-0.6%	\$1,004,376	\$858,621	+\$145,755	+17.0%	\$898,575	\$799,700	+\$98,875	+12.4%	\$153,669,514	\$132,227,608	+\$21,441,906	+16.2%
Lanai	8	9	-1	-11.1%	\$691,469	\$1,403,778	-\$712,309	-50.7%	\$690,000	\$700,000	-\$10,000	-1.4%	\$5,531,750	\$12,634,000	-\$7,102,250	-56.2%
Molokai	30	27	+3	+11.1%	\$877,567	\$807,556	+\$70,011	+8.7%	\$670,000	\$525,000	+\$145,000	+27.6%	\$26,327,000	\$21,804,000	+\$4,523,000	+20.7%
All MLS	756	927	-171	-18.4%	\$1,778,177	\$1,795,267	-\$17,090	-1.0%	\$1,150,000	\$999,000	+\$151,000	+15.1%	\$1,344,301,465	\$1,664,212,509	-\$319,911,044	-19.2%

Total Condominium Sales – Year to Date

August 2022 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-22 YTD Sales	Aug-21 YTD Sales	Unit Change	Percent Change	Aug-22 YTD Average	Aug-21 YTD Average	Dollar Change	Percent Change	Aug-22 YTD Median	Aug-21 YTD Median	Dollar Change	Percent Change	Aug-22 YTD Volume	Aug-21 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	3	0	+3	--	\$870,000	--	--	--	\$685,000	--	--	--	\$2,610,000	\$0	+\$2,610,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	116	172	-56	-32.6%	\$1,747,189	\$1,297,270	+\$449,920	+34.7%	\$1,450,000	\$967,500	+\$482,500	+49.9%	\$202,673,975	\$223,130,400	-\$20,456,425	-9.2%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	37	17	+20	+117.6%	\$220,489	\$245,235	-\$24,746	-10.1%	\$200,000	\$180,000	+\$20,000	+11.1%	\$8,158,100	\$4,169,000	+\$3,989,100	+95.7%
Kapalua	52	105	-53	-50.5%	\$2,403,721	\$1,879,598	+\$524,123	+27.9%	\$1,450,000	\$1,140,000	+\$310,000	+27.2%	\$124,993,500	\$197,357,782	-\$72,364,282	-36.7%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	414	533	-119	-22.3%	\$823,589	\$628,505	+\$195,084	+31.0%	\$727,500	\$545,000	+\$182,500	+33.5%	\$340,965,811	\$334,993,097	+\$5,972,714	+1.8%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	1	0	+1	--	\$600,000	--	--	--	\$600,000	--	--	--	\$600,000	\$0	+\$600,000	--
Lahaina	54	119	-65	-54.6%	\$1,259,811	\$759,231	+\$500,580	+65.9%	\$830,000	\$560,000	+\$270,000	+48.2%	\$68,029,799	\$90,348,545	-\$22,318,746	-24.7%
Maalaea	34	44	-10	-22.7%	\$665,404	\$477,793	+\$187,611	+39.3%	\$639,872	\$480,000	+\$159,872	+33.3%	\$22,623,744	\$21,022,900	+\$1,600,844	+7.6%
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	263	313	-50	-16.0%	\$776,565	\$594,572	+\$181,993	+30.6%	\$700,000	\$535,000	+\$165,000	+30.8%	\$204,236,579	\$186,100,905	+\$18,135,674	+9.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	4	-3	-75.0%	\$875,000	\$718,750	+\$156,250	+21.7%	\$875,000	\$697,500	+\$177,500	+25.4%	\$875,000	\$2,875,000	-\$2,000,000	-69.6%
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	101	230	-129	-56.1%	\$2,778,595	\$2,038,450	+\$740,144	+36.3%	\$1,750,000	\$1,448,500	+\$301,500	+20.8%	\$280,638,059	\$468,843,612	-\$188,205,553	-40.1%
Wailuku	73	93	-20	-21.5%	\$545,288	\$463,130	+\$82,158	+17.7%	\$500,000	\$425,000	+\$75,000	+17.6%	\$39,806,000	\$43,071,089	-\$3,265,089	-7.6%
Lanai	2	2	0	0.0%	\$2,500,000	\$2,387,500	+\$112,500	+4.7%	\$2,500,000	\$2,387,500	+\$112,500	+4.7%	\$5,000,000	\$4,775,000	+\$225,000	+4.7%
Molokai	38	35	+3	+8.6%	\$256,197	\$197,629	+\$58,568	+29.6%	\$264,500	\$174,500	+\$90,000	+51.6%	\$9,735,500	\$6,917,020	+\$2,818,480	+40.7%
All MLS	1,191	1,671	-480	-28.7%	\$1,101,777	\$950,915	+\$150,862	+15.9%	\$769,900	\$640,000	+\$129,900	+20.3%	\$1,312,216,067	\$1,588,978,350	-\$276,762,283	-17.4%

Fee Simple Condominium Sales – Year to Date

August 2022 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-22 YTD Sales	Aug-21 YTD Sales	Unit Change	Percent Change	Aug-22 YTD Average	Aug-21 YTD Average	Dollar Change	Percent Change	Aug-22 YTD Median	Aug-21 YTD Median	Dollar Change	Percent Change	Aug-22 YTD Volume	Aug-21 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	3	0	+3	--	\$870,000	--	--	--	\$685,000	--	--	--	\$2,610,000	\$0	+\$2,610,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	103	157	-54	-34.4%	\$1,881,019	\$1,368,601	+\$512,418	+37.4%	\$1,600,000	\$1,040,000	+\$560,000	+53.8%	\$193,744,975	\$214,870,400	-\$21,125,425	-9.8%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	37	17	+20	+117.6%	\$220,489	\$245,235	-\$24,746	-10.1%	\$200,000	\$180,000	+\$20,000	+11.1%	\$8,158,100	\$4,169,000	+\$3,989,100	+95.7%
Kapalua	52	105	-53	-50.5%	\$2,403,721	\$1,879,598	+\$524,123	+27.9%	\$1,450,000	\$1,140,000	+\$310,000	+27.2%	\$124,993,500	\$197,357,782	-\$72,364,282	-36.7%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	404	524	-120	-22.9%	\$826,407	\$632,197	+\$194,210	+30.7%	\$722,500	\$545,000	+\$177,500	+32.6%	\$333,868,411	\$331,271,097	+\$2,597,314	+0.8%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	1	0	+1	--	\$600,000	--	--	--	\$600,000	--	--	--	\$600,000	\$0	+\$600,000	--
Lahaina	51	113	-62	-54.9%	\$1,312,741	\$786,630	+\$526,112	+66.9%	\$835,000	\$565,000	+\$270,000	+47.8%	\$66,949,799	\$88,889,145	-\$21,939,346	-24.7%
Maalaea	26	26	0	0.0%	\$739,452	\$548,981	+\$190,471	+34.7%	\$687,500	\$525,000	+\$162,500	+31.0%	\$19,225,744	\$14,273,500	+\$4,952,244	+34.7%
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	219	271	-52	-19.2%	\$784,462	\$604,937	+\$179,526	+29.7%	\$725,000	\$540,000	+\$185,000	+34.3%	\$171,797,279	\$163,937,838	+\$7,859,441	+4.8%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	4	-3	-75.0%	\$875,000	\$718,750	+\$156,250	+21.7%	\$875,000	\$697,500	+\$177,500	+25.4%	\$875,000	\$2,875,000	-\$2,000,000	-69.6%
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	101	230	-129	-56.1%	\$2,778,595	\$2,038,450	+\$740,144	+36.3%	\$1,750,000	\$1,448,500	+\$301,500	+20.8%	\$280,638,059	\$468,843,612	-\$188,205,553	-40.1%
Wailuku	73	93	-20	-21.5%	\$545,288	\$463,130	+\$82,158	+17.7%	\$500,000	\$425,000	+\$75,000	+17.6%	\$39,806,000	\$43,071,089	-\$3,265,089	-7.6%
Lanai	2	2	0	0.0%	\$2,500,000	\$2,387,500	+\$112,500	+4.7%	\$2,500,000	\$2,387,500	+\$112,500	+4.7%	\$5,000,000	\$4,775,000	+\$225,000	+4.7%
Molokai	34	32	+2	+6.3%	\$273,603	\$208,266	+\$65,337	+31.4%	\$275,000	\$177,500	+\$97,500	+54.9%	\$9,302,500	\$6,664,520	+\$2,637,980	+39.6%
All MLS	1,109	1,578	-469	-29.7%	\$1,135,112	\$979,957	+\$155,155	+15.8%	\$787,000	\$650,000	+\$137,000	+21.1%	\$1,258,839,367	\$1,546,371,983	-\$287,532,616	-18.6%

Leasehold Condominium Sales – Year to Date

August 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-22 YTD Sales	Aug-21 YTD Sales	Unit Change	Percent Change	Aug-22 YTD Average	Aug-21 YTD Average	Dollar Change	Percent Change	Aug-22 YTD Median	Aug-21 YTD Median	Dollar Change	Percent Change	Aug-22 YTD Volume	Aug-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	13	15	-2	-13.3%	\$686,846	\$550,667	+\$136,179	+24.7%	\$607,500	\$415,000	+\$192,500	+46.4%	\$8,929,000	\$8,260,000	+\$669,000	+8.1%
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	10	9	+1	+11.1%	\$709,740	\$413,556	+\$296,184	+71.6%	\$797,000	\$318,000	+\$479,000	+150.6%	\$7,097,400	\$3,722,000	+\$3,375,400	+90.7%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	3	6	-3	-50.0%	\$360,000	\$243,233	+\$116,767	+48.0%	\$380,000	\$227,200	+\$152,800	+67.3%	\$1,080,000	\$1,459,400	-\$379,400	-26.0%
Maalaea	8	18	-10	-55.6%	\$424,750	\$374,967	+\$49,783	+13.3%	\$412,500	\$366,000	+\$46,500	+12.7%	\$3,398,000	\$6,749,400	-\$3,351,400	-49.7%
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	44	42	+2	+4.8%	\$737,257	\$527,692	+\$209,565	+39.7%	\$322,500	\$306,000	+\$16,500	+5.4%	\$32,439,300	\$22,163,067	+\$10,276,233	+46.4%
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	3	+1	+33.3%	\$108,250	\$84,167	+\$24,083	+28.6%	\$97,000	\$85,000	+\$12,000	+14.1%	\$433,000	\$252,500	+\$180,500	+71.5%
All MLS	82	93	-11	-11.8%	\$650,935	\$458,133	+\$192,802	+42.1%	\$385,000	\$325,000	+\$60,000	+18.5%	\$53,376,700	\$42,606,367	+\$10,770,333	+25.3%

Land Sales – Year to Date

August 2022 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-22 YTD Sales	Aug-21 YTD Sales	Unit Change	Percent Change	Aug-22 YTD Average	Aug-21 YTD Average	Dollar Change	Percent Change	Aug-22 YTD Median	Aug-21 YTD Median	Dollar Change	Percent Change	Aug-22 YTD Volume	Aug-21 YTD Volume	Dollar Change	Percent Change
Haiku	15	29	-14	-48.3%	\$1,677,867	\$813,190	+\$864,676	+106.3%	\$900,000	\$585,000	+\$315,000	+53.8%	\$25,168,000	\$23,582,520	+\$1,585,480	+6.7%
Hana	5	14	-9	-64.3%	\$2,657,660	\$828,143	+\$1,829,517	+220.9%	\$3,350,000	\$475,000	+\$2,875,000	+605.3%	\$13,288,300	\$11,594,000	+\$1,694,300	+14.6%
Honokohau	1	0	+1	--	\$408,000	--	--	--	\$408,000	--	--	--	\$408,000	\$0	+\$408,000	--
Kaanapali	18	44	-26	-59.1%	\$1,440,972	\$668,659	+\$772,313	+115.5%	\$805,000	\$575,000	+\$230,000	+40.0%	\$25,937,500	\$29,421,007	-\$3,483,507	-11.8%
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	16	41	-25	-61.0%	\$1,648,594	\$1,110,976	+\$537,618	+48.4%	\$1,337,500	\$925,000	+\$412,500	+44.6%	\$26,377,500	\$45,550,000	-\$19,172,500	-42.1%
Kaupo	4	2	+2	+100.0%	\$457,688	\$462,500	-\$4,813	-1.0%	\$415,000	\$462,500	-\$47,500	-10.3%	\$1,830,750	\$925,000	+\$905,750	+97.9%
Keanae	1	0	+1	--	\$675,000	--	--	--	\$675,000	--	--	--	\$675,000	\$0	+\$675,000	--
Kihei	6	3	+3	+100.0%	\$3,016,667	\$611,500	+\$2,405,167	+393.3%	\$1,350,000	\$657,500	+\$692,500	+105.3%	\$18,100,000	\$1,834,500	+\$16,265,500	+886.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	21	36	-15	-41.7%	\$1,318,286	\$1,030,092	+\$288,193	+28.0%	\$820,000	\$922,793	-\$102,793	-11.1%	\$27,684,000	\$37,083,320	-\$9,399,320	-25.3%
Lahaina	6	14	-8	-57.1%	\$997,167	\$1,331,857	-\$334,690	-25.1%	\$870,000	\$1,100,000	-\$230,000	-20.9%	\$5,983,000	\$18,646,000	-\$12,663,000	-67.9%
Maalaea	0	1	-1	-100.0%	--	\$1,100,000	--	--	--	\$1,100,000	--	--	\$0	\$1,100,000	-\$1,100,000	-100.0%
Makawao/Olinda/Haliimaile	7	23	-16	-69.6%	\$1,039,175	\$1,243,171	-\$203,996	-16.4%	\$750,000	\$500,000	+\$250,000	+50.0%	\$7,274,222	\$28,592,934	-\$21,318,712	-74.6%
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	2	0	0.0%	\$2,709,000	\$433,638	+\$2,275,363	+524.7%	\$2,709,000	\$433,638	+\$2,275,363	+524.7%	\$5,418,000	\$867,275	+\$4,550,725	+524.7%
Olowalu	2	5	-3	-60.0%	\$1,216,500	\$3,600,000	-\$2,383,500	-66.2%	\$1,216,500	\$3,600,000	-\$2,383,500	-66.2%	\$2,433,000	\$18,000,000	-\$15,567,000	-86.5%
Pukalani	4	7	-3	-42.9%	\$519,875	\$436,000	+\$83,875	+19.2%	\$514,000	\$425,000	+\$89,000	+20.9%	\$2,079,500	\$3,052,000	-\$972,500	-31.9%
Spreckelsville/Paia/Kuau	2	1	+1	+100.0%	\$1,842,500	\$1,565,000	+\$277,500	+17.7%	\$1,842,500	\$1,565,000	+\$277,500	+17.7%	\$3,685,000	\$1,565,000	+\$2,120,000	+135.5%
Wailea/Makena	5	9	-4	-44.4%	\$1,507,650	\$1,976,111	-\$468,461	-23.7%	\$1,608,250	\$1,550,000	+\$58,250	+3.8%	\$7,538,250	\$17,785,000	-\$10,246,750	-57.6%
Wailuku	13	26	-13	-50.0%	\$583,808	\$784,788	-\$200,981	-25.6%	\$625,000	\$645,000	-\$20,000	-3.1%	\$7,589,500	\$20,404,500	-\$12,815,000	-62.8%
Lanai	0	5	-5	-100.0%	--	\$1,069,000	--	--	--	\$1,100,000	--	--	\$0	\$5,345,000	-\$5,345,000	-100.0%
Molokai	29	28	+1	+3.6%	\$248,084	\$169,571	+\$78,513	+46.3%	\$229,500	\$130,000	+\$99,500	+76.5%	\$7,194,450	\$4,747,999	+\$2,446,451	+51.5%
All MLS	162	295	-133	-45.1%	\$1,191,069	\$922,149	+\$268,920	+29.2%	\$775,000	\$675,000	+\$100,000	+14.8%	\$192,953,242	\$272,034,055	-\$79,080,813	-29.1%