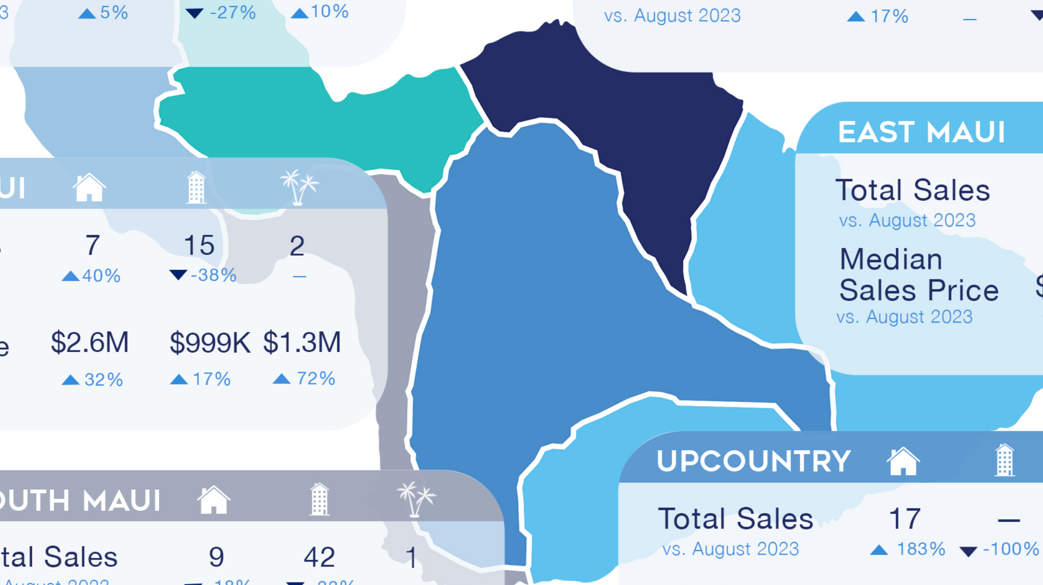
MAUI MARKET REPORT

AUGUST 2024

There was a slight bump in sales activity for the Maui real estate market in August; however, for the fourth consecutive month, the days on market increased, reaching a recent high of 82 days. While properties are taking longer to sell, there is no cause for concern, as limited supply continues to keep prices near recent highs. With mortgage interest rates trending down and the peak season for real estate activity around the corner, now is not the time to sleep on Maui real estate.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	61	$1,323,080	97%	21%	82	74
CONDOMINIUMS	66	$1,000,000	97%	17%	108	133
LAND	17	$700,000	93%	0%	119	22

ISLAND-WIDE OVERVIEW



CENTRAL

	Homes	Condos	Land
Total Sales	20	6	1
vs. August 2023	▼ -23%	▼ -25%	▼ -75%
Median Sales Price	$1.1M	$295K	$520K
vs. August 2023	▲ 5%	▼ -27%	▲ 10%

NORTH SHORE

	Homes	Condos	Land
Total Sales	5	—	4
vs. August 2023	▼ -38%	▼ -100%	▲ 100%
Median Sales Price	$2.2M	—	$675K
vs. August 2023	▲ 17%	—	▼ -50%

EAST MAUI

	Homes	Land
Total Sales	1	3
vs. August 2023	—	—
Median Sales Price	$499K	$750K
vs. August 2023	▼ -43%	—

WEST MAUI

	Homes	Condos	Land
Total Sales	7	15	2
vs. August 2023	▲ 40%	▼ -38%	—
Median Sales Price	$2.6M	$999K	$1.3M
vs. August 2023	▲ 32%	▲ 17%	▲ 72%

SOUTH MAUI

	Homes	Condos	Land
Total Sales	9	42	1
vs. August 2023	▼ -18%	▼ -33%	—
Median Sales Price	$1.6M	$1.7M	$650K
vs. August 2023	▲ 10%	▲ 108%	▼ -28%

UPCOUNTRY

	Homes	Condos	Land
Total Sales	17	—	3
vs. August 2023	▲ 183%	▼ -100%	▼ -25%
Median Sales Price	$1.3M	—	$925K
vs. August 2023	▲ 6%	—	▼ -33%