

# Single Family Monthly Sales Volume

April 2025



Area Name	April 2025			March 2025			April 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	5	\$8,095,000	\$1,600,000	2	\$4,500,000	\$2,250,000	4	\$9,400,000	\$1,450,000
Hana	2	\$2,920,000	\$1,460,000	0	--	--	2	\$1,618,000	\$809,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$10,000,000	\$5,000,000	1	\$6,400,000	\$6,400,000	1	\$2,600,000	\$2,600,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	6	\$6,900,000	\$1,200,000	7	\$7,395,000	\$1,100,000	4	\$4,080,000	\$1,015,000
Kapalua	2	\$11,950,000	\$5,975,000	2	\$13,625,000	\$6,812,500	1	\$3,150,000	\$3,150,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	10	\$27,059,000	\$1,627,500	7	\$10,241,000	\$1,205,000	12	\$18,901,500	\$1,575,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	4	\$6,279,500	\$1,712,500	3	\$4,205,000	\$1,500,000	5	\$7,890,000	\$1,565,000
Lahaina	1	\$2,860,000	\$2,860,000	2	\$6,788,000	\$3,394,000	3	\$7,517,000	\$2,995,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	6	\$8,986,500	\$1,573,750	8	\$12,865,000	\$1,447,500	9	\$20,430,000	\$1,500,000
Maui Meadows	6	\$11,397,888	\$1,937,500	1	\$1,750,000	\$1,750,000	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	2	\$2,850,000	\$1,425,000	2	\$2,485,000	\$1,242,500	1	\$1,578,000	\$1,578,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	6	\$6,650,000	\$1,112,500	2	\$2,050,000	\$1,025,000	1	\$1,595,000	\$1,595,000
Spreckelsville/Paia/Kuau	2	\$2,285,000	\$1,142,500	0	--	--	4	\$15,392,000	\$1,495,000
Wailea/Makena	1	\$2,350,000	\$2,350,000	4	\$43,310,000	\$10,685,000	2	\$12,690,000	\$6,345,000
Wailuku	12	\$15,759,104	\$1,368,218	7	\$7,733,143	\$1,150,000	16	\$20,371,513	\$1,147,500
Lanai	1	\$825,000	\$825,000	0	--	--	3	\$2,010,000	\$650,000
Molokai	1	\$530,000	\$530,000	1	\$581,000	\$581,000	4	\$2,259,450	\$582,225
<b>All MLS</b>	<b>69</b>	<b>\$127,696,992</b>	<b>\$1,380,000</b>	<b>49</b>	<b>\$123,928,143</b>	<b>\$1,295,000</b>	<b>72</b>	<b>\$131,482,463</b>	<b>\$1,300,000</b>

# Condominium Monthly Sales Volume

April 2025



Area Name	April 2025			March 2025			April 2024		
	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	5	\$12,070,000	\$1,090,000	6	\$6,492,000	\$1,102,000	14	\$24,807,250	\$1,592,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	2	\$459,000	\$229,500	0	--	--
Kapalua	5	\$17,820,205	\$2,250,000	4	\$9,009,000	\$1,339,500	5	\$19,652,000	\$1,500,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	19	\$15,419,600	\$697,100	15	\$11,157,800	\$692,500	46	\$46,293,500	\$905,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	4	\$1,860,000	\$442,500	3	\$3,300,000	\$600,000	0	--	--
Maalaea	1	\$650,000	\$650,000	2	\$1,115,000	\$557,500	4	\$4,349,000	\$1,100,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	13	\$9,749,400	\$665,000	9	\$4,870,000	\$550,000	16	\$12,971,500	\$710,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	0	--	--
Spreckelsville/Paia/Kuau	0	--	--	1	\$675,000	\$675,000	0	--	--
Wailea/Makena	8	\$16,933,500	\$1,741,250	11	\$49,200,000	\$4,690,000	13	\$77,303,750	\$3,500,000
Wailuku	6	\$4,520,000	\$617,500	6	\$5,078,000	\$915,000	7	\$4,385,000	\$605,000
Lanai	0	--	--	0	--	--	1	\$2,400,000	\$2,400,000
Molokai	3	\$462,000	\$184,000	2	\$650,000	\$325,000	2	\$485,000	\$242,500
<b>All MLS</b>	<b>64</b>	<b>\$79,484,705</b>	<b>\$727,000</b>	<b>61</b>	<b>\$92,005,800</b>	<b>\$820,000</b>	<b>108</b>	<b>\$192,647,000</b>	<b>\$962,500</b>

# Land Monthly Sales Volume

April 2025



Area Name	April 2025			March 2025			April 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	2	\$1,699,000	\$700,000	0	--	--	1	\$345,000	\$345,000
Hana	0	--	--	0	--	--	2	\$2,485,000	\$1,242,500
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	0	--	--	0	--	--	0	--	--
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	2	\$2,875,000	\$1,437,500	0	--	--	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	1	\$865,000	\$865,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	2	\$1,410,000	\$705,000	1	\$760,000	\$760,000	1	\$700,000	\$700,000
Lahaina	4	\$4,550,000	\$725,000	1	\$650,000	\$650,000	2	\$2,125,000	\$1,062,500
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	0	--	--	1	\$500,000	\$500,000	0	--	--
Maui Meadows	0	--	--	1	\$1,050,000	\$1,050,000	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	0	--	--	1	\$465,000	\$465,000	0	--	--
Pukalani	0	--	--	1	\$459,000	\$459,000	2	\$984,000	\$492,000
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	3	\$6,942,500	\$1,800,000	3	\$15,775,000	\$5,650,000	0	--	--
Wailuku	3	\$1,485,000	\$495,000	0	--	--	1	\$649,000	\$649,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	0	--	--	1	\$125,000	\$125,000	0	--	--
<b>All MLS</b>	<b>16</b>	<b>\$18,961,500</b>	<b>\$810,000</b>	<b>10</b>	<b>\$19,784,000</b>	<b>\$705,000</b>	<b>10</b>	<b>\$8,153,000</b>	<b>\$674,500</b>

# Single Family Sales – Year to Date

## April 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Apr-25 YTD Sales	Apr-24 YTD Sales	Unit Change	Percent Change	Apr-25 YTD Average	Apr-24 YTD Average	Dollar Change	Percent Change	Apr-25 YTD Median	Apr-24 YTD Median	Dollar Change	Percent Change	Apr-25 YTD Volume	Apr-24 YTD Volume	Dollar Change	Percent Change
Haiku	21	20	+1	+5.0%	\$1,666,100	\$1,989,400	-\$323,300	-16.3%	\$1,700,000	\$1,425,000	+\$275,000	+19.3%	\$34,988,100	\$39,788,000	-\$4,799,900	-12.1%
Hana	5	3	+2	+66.7%	\$1,549,500	\$1,089,333	+\$460,167	+42.2%	\$997,500	\$1,125,000	-\$127,500	-11.3%	\$7,747,500	\$3,268,000	+\$4,479,500	+137.1%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	8	4	+4	+100.0%	\$4,724,375	\$2,637,500	+\$2,086,875	+79.1%	\$4,600,000	\$2,650,000	+\$1,950,000	+73.6%	\$37,795,000	\$10,550,000	+\$27,245,000	+258.2%
Kahakuloa	1	1	0	0.0%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%	\$1,100,000	\$1,415,000	-\$315,000	-22.3%
Kahului	24	27	-3	-11.1%	\$1,070,417	\$1,192,467	-\$122,051	-10.2%	\$1,082,500	\$1,150,000	-\$67,500	-5.9%	\$25,690,000	\$32,196,620	-\$6,506,620	-20.2%
Kapalua	4	1	+3	+300.0%	\$6,393,750	\$3,150,000	+\$3,243,750	+103.0%	\$6,812,500	\$3,150,000	+\$3,662,500	+116.3%	\$25,575,000	\$3,150,000	+\$22,425,000	+711.9%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	30	39	-9	-23.1%	\$1,963,783	\$1,501,731	+\$462,052	+30.8%	\$1,361,500	\$1,300,000	+\$61,500	+4.7%	\$58,913,480	\$58,567,500	+\$345,980	+0.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	13	14	-1	-7.1%	\$1,726,615	\$1,643,413	+\$83,203	+5.1%	\$1,500,000	\$1,312,500	+\$187,500	+14.3%	\$22,446,000	\$23,007,775	-\$561,775	-2.4%
Lahaina	4	10	-6	-60.0%	\$3,312,000	\$2,830,525	+\$481,475	+17.0%	\$3,230,000	\$3,041,000	+\$189,000	+6.2%	\$13,248,000	\$28,305,250	-\$15,057,250	-53.2%
Maalaea	0	1	-1	-100.0%	--	\$2,933,006	--	--	--	\$2,933,006	--	--	\$0	\$2,933,006	-\$2,933,006	-100.0%
Makawao/Olinda/Haliimaile	26	30	-4	-13.3%	\$1,438,138	\$1,467,558	-\$29,419	-2.0%	\$1,297,550	\$1,090,000	+\$207,550	+19.0%	\$37,391,600	\$44,026,725	-\$6,635,125	-15.1%
Maui Meadows	10	5	+5	+100.0%	\$2,019,289	\$2,302,000	-\$282,711	-12.3%	\$1,962,500	\$2,200,000	-\$237,500	-10.8%	\$20,192,888	\$11,510,000	+\$8,682,888	+75.4%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	9	12	-3	-25.0%	\$1,568,333	\$1,548,101	+\$20,232	+1.3%	\$1,500,000	\$1,652,500	-\$152,500	-9.2%	\$14,115,000	\$18,577,216	-\$4,462,216	-24.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	11	5	+6	+120.0%	\$1,074,091	\$1,165,000	-\$90,909	-7.8%	\$1,075,000	\$905,000	+\$170,000	+18.8%	\$11,815,000	\$5,825,000	+\$5,990,000	+102.8%
Spreckelsville/Paia/Kuau	5	9	-4	-44.4%	\$3,487,000	\$3,614,667	-\$127,667	-3.5%	\$1,410,000	\$3,100,000	-\$1,690,000	-54.5%	\$17,435,000	\$32,532,000	-\$15,097,000	-46.4%
Wailea/Makena	5	13	-8	-61.5%	\$9,132,000	\$6,156,765	+\$2,975,235	+48.3%	\$6,900,000	\$4,700,000	+\$2,200,000	+46.8%	\$45,660,000	\$80,037,950	-\$34,377,950	-43.0%
Wailuku	40	55	-15	-27.3%	\$1,212,669	\$1,201,437	+\$11,233	+0.9%	\$1,261,250	\$1,260,000	+\$1,250	+0.1%	\$48,506,762	\$66,079,008	-\$17,572,246	-26.6%
Lanai	3	4	-1	-25.0%	\$568,333	\$728,750	-\$160,417	-22.0%	\$525,000	\$697,500	-\$172,500	-24.7%	\$1,705,000	\$2,915,000	-\$1,210,000	-41.5%
Molokai	6	14	-8	-57.1%	\$492,667	\$567,461	-\$74,794	-13.2%	\$525,000	\$448,500	+\$76,500	+17.1%	\$2,956,000	\$7,944,450	-\$4,988,450	-62.8%
All MLS	225	267	-42	-15.7%	\$1,899,024	\$1,770,144	+\$128,879	+7.3%	\$1,315,000	\$1,300,000	+\$15,000	+1.2%	\$427,280,330	\$472,628,500	-\$45,348,170	-9.6%

# Total Condominium Sales – Year to Date

April 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Apr-25 YTD Sales	Apr-24 YTD Sales	Unit Change	Percent Change	Apr-25 YTD Average	Apr-24 YTD Average	Dollar Change	Percent Change	Apr-25 YTD Median	Apr-24 YTD Median	Dollar Change	Percent Change	Apr-25 YTD Volume	Apr-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	1	0	+1	--	\$1,875,000	--	--	--	\$1,875,000	--	--	--	\$1,875,000	\$0	+\$1,875,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	28	37	-9	-24.3%	\$1,718,375	\$1,673,304	+\$45,071	+2.7%	\$1,151,250	\$1,550,000	-\$398,750	-25.7%	\$48,114,500	\$61,912,250	-\$13,797,750	-22.3%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	13	-11	-84.6%	\$229,500	\$269,885	-\$40,385	-15.0%	\$229,500	\$251,000	-\$21,500	-8.6%	\$459,000	\$3,508,500	-\$3,049,500	-86.9%
Kapalua	10	7	+3	+42.9%	\$3,232,921	\$3,628,143	-\$395,222	-10.9%	\$1,945,000	\$2,795,000	-\$850,000	-30.4%	\$32,329,205	\$25,397,000	+\$6,932,205	+27.3%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	75	137	-62	-45.3%	\$811,902	\$957,188	-\$145,286	-15.2%	\$692,500	\$800,000	-\$107,500	-13.4%	\$60,892,670	\$131,134,733	-\$70,242,063	-53.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	9	1	+8	+800.0%	\$690,000	\$95,000	+\$595,000	+626.3%	\$550,000	\$95,000	+\$455,000	+478.9%	\$6,210,000	\$95,000	+\$6,115,000	+6,436.8%
Maalaea	5	10	-5	-50.0%	\$560,400	\$923,700	-\$363,300	-39.3%	\$537,000	\$972,500	-\$435,500	-44.8%	\$2,802,000	\$9,237,000	-\$6,435,000	-69.7%
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	37	64	-27	-42.2%	\$686,876	\$743,082	-\$56,206	-7.6%	\$630,000	\$687,500	-\$57,500	-8.4%	\$25,414,400	\$47,557,250	-\$22,142,850	-46.6%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	3	-3	-100.0%	--	\$973,333	--	--	--	\$969,000	--	--	\$0	\$2,920,000	-\$2,920,000	-100.0%
Spreckelsville/Paia/Kuau	1	1	0	0.0%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%
Wailea/Makena	32	57	-25	-43.9%	\$3,177,375	\$3,807,539	-\$630,164	-16.6%	\$2,672,500	\$2,731,550	-\$59,050	-2.2%	\$101,676,000	\$217,029,749	-\$115,353,749	-53.2%
Wailuku	20	22	-2	-9.1%	\$697,795	\$610,364	+\$87,431	+14.3%	\$605,000	\$610,000	-\$5,000	-0.8%	\$13,955,900	\$13,428,000	+\$527,900	+3.9%
Lanai	1	2	-1	-50.0%	\$188,000	\$2,727,500	-\$2,539,500	-93.1%	\$188,000	\$2,727,500	-\$2,539,500	-93.1%	\$188,000	\$5,455,000	-\$5,267,000	-96.6%
Molokai	9	6	+3	+50.0%	\$244,775	\$241,583	+\$3,192	+1.3%	\$219,975	\$267,250	-\$47,275	-17.7%	\$2,202,975	\$1,449,500	+\$753,475	+52.0%
All MLS	230	360	-130	-36.1%	\$1,290,412	\$1,444,340	-\$153,929	-10.7%	\$766,250	\$880,000	-\$113,750	-12.9%	\$296,794,650	\$519,962,482	-\$223,167,832	-42.9%

# Fee Simple Condominium Sales – Year to Date

April 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Apr-25 YTD Sales	Apr-24 YTD Sales	Unit Change	Percent Change	Apr-25 YTD Average	Apr-24 YTD Average	Dollar Change	Percent Change	Apr-25 YTD Median	Apr-24 YTD Median	Dollar Change	Percent Change	Apr-25 YTD Volume	Apr-24 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	1	0	+1	--	\$1,875,000	--	--	--	\$1,875,000	--	--	--	\$1,875,000	\$0	+\$1,875,000	--
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	26	34	-8	-23.5%	\$1,809,981	\$1,765,684	+\$44,297	+2.5%	\$1,163,750	\$1,570,000	-\$406,250	-25.9%	\$47,059,500	\$60,033,250	-\$12,973,750	-21.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	13	-11	-84.6%	\$229,500	\$269,885	-\$40,385	-15.0%	\$229,500	\$251,000	-\$21,500	-8.6%	\$459,000	\$3,508,500	-\$3,049,500	-86.9%
Kapalua	10	7	+3	+42.9%	\$3,232,921	\$3,628,143	-\$395,222	-10.9%	\$1,945,000	\$2,795,000	-\$850,000	-30.4%	\$32,329,205	\$25,397,000	+\$6,932,205	+27.3%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	74	131	-57	-43.5%	\$808,448	\$982,280	-\$173,832	-17.7%	\$683,750	\$815,000	-\$131,250	-16.1%	\$59,825,170	\$128,678,733	-\$68,853,563	-53.5%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	9	1	+8	+800.0%	\$690,000	\$95,000	+\$595,000	+626.3%	\$550,000	\$95,000	+\$455,000	+478.9%	\$6,210,000	\$95,000	+\$6,115,000	+6,436.8%
Maalaea	2	6	-4	-66.7%	\$675,000	\$1,136,667	-\$461,667	-40.6%	\$675,000	\$1,100,000	-\$425,000	-38.6%	\$1,350,000	\$6,820,000	-\$5,470,000	-80.2%
Makawao/Olinda/Haliimaile	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maui Meadows	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	35	52	-17	-32.7%	\$655,811	\$781,019	-\$125,208	-16.0%	\$630,000	\$715,000	-\$85,000	-11.9%	\$22,953,400	\$40,613,000	-\$17,659,600	-43.5%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	0	3	-3	-100.0%	--	\$973,333	--	--	--	\$969,000	--	--	\$0	\$2,920,000	-\$2,920,000	-100.0%
Spreckelsville/Paia/Kuau	1	1	0	0.0%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%	\$675,000	\$838,500	-\$163,500	-19.5%
Wailea/Makena	32	57	-25	-43.9%	\$3,177,375	\$3,807,539	-\$630,164	-16.6%	\$2,672,500	\$2,731,550	-\$59,050	-2.2%	\$101,676,000	\$217,029,749	-\$115,353,749	-53.2%
Wailuku	20	22	-2	-9.1%	\$697,795	\$610,364	+\$87,431	+14.3%	\$605,000	\$610,000	-\$5,000	-0.8%	\$13,955,900	\$13,428,000	+\$527,900	+3.9%
Lanai	1	2	-1	-50.0%	\$188,000	\$2,727,500	-\$2,539,500	-93.1%	\$188,000	\$2,727,500	-\$2,539,500	-93.1%	\$188,000	\$5,455,000	-\$5,267,000	-96.6%
Molokai	8	5	+3	+60.0%	\$263,622	\$261,900	+\$1,722	+0.7%	\$244,488	\$275,000	-\$30,513	-11.1%	\$2,108,975	\$1,309,500	+\$799,475	+61.1%
All MLS	221	334	-113	-33.8%	\$1,315,227	\$1,515,348	-\$200,121	-13.2%	\$780,000	\$954,500	-\$174,500	-18.3%	\$290,665,150	\$506,126,232	-\$215,461,082	-42.6%

# Leasehold Condominium Sales – Year to Date

April 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Apr-25 YTD Sales	Apr-24 YTD Sales	Unit Change	Percent Change	Apr-25 YTD Average	Apr-24 YTD Average	Dollar Change	Percent Change	Apr-25 YTD Median	Apr-24 YTD Median	Dollar Change	Percent Change	Apr-25 YTD Volume	Apr-24 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	2	3	-1	-33.3%	\$527,500	\$626,333	-\$98,833	-15.8%	\$527,500	\$639,000	-\$111,500	-17.4%	\$1,055,000	\$1,879,000	-\$824,000	-43.9%
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	1	6	-5	-83.3%	\$1,067,500	\$409,333	+\$658,167	+160.8%	\$1,067,500	\$472,500	+\$595,000	+125.9%	\$1,067,500	\$2,456,000	-\$1,388,500	-56.5%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Maalaea	3	4	-1	-25.0%	\$484,000	\$604,250	-\$120,250	-19.9%	\$500,000	\$619,000	-\$119,000	-19.2%	\$1,452,000	\$2,417,000	-\$965,000	-39.9%
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	12	-10	-83.3%	\$1,230,500	\$578,688	+\$651,813	+112.6%	\$1,230,500	\$370,000	+\$860,500	+232.6%	\$2,461,000	\$6,944,250	-\$4,483,250	-64.6%
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	1	0	0.0%	\$94,000	\$140,000	-\$46,000	-32.9%	\$94,000	\$140,000	-\$46,000	-32.9%	\$94,000	\$140,000	-\$46,000	-32.9%
All MLS	9	26	-17	-65.4%	\$681,056	\$532,163	+\$148,892	+28.0%	\$525,000	\$475,000	+\$50,000	+10.5%	\$6,129,500	\$13,836,250	-\$7,706,750	-55.7%

# Land Sales – Year to Date

April 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Apr-25 YTD Sales	Apr-24 YTD Sales	Unit Change	Percent Change	Apr-25 YTD Average	Apr-24 YTD Average	Dollar Change	Percent Change	Apr-25 YTD Median	Apr-24 YTD Median	Dollar Change	Percent Change	Apr-25 YTD Volume	Apr-24 YTD Volume	Dollar Change	Percent Change
Haiku	3	7	-4	-57.1%	\$757,500	\$587,929	+\$169,571	+28.8%	\$757,500	\$445,500	+\$312,000	+70.0%	\$2,514,000	\$4,115,500	-\$1,601,500	-38.9%
Hana	0	3	-3	-100.0%	--	\$950,000	--	--	--	\$385,000	--	--	\$0	\$2,850,000	-\$2,850,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	2	3	-1	-33.3%	\$6,012,500	\$955,000	+\$5,057,500	+529.6%	\$6,012,500	\$1,075,000	+\$4,937,500	+459.3%	\$12,025,000	\$2,865,000	+\$9,160,000	+319.7%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	2	2	0	0.0%	\$1,437,500	\$1,700,000	-\$262,500	-15.4%	\$1,437,500	\$1,700,000	-\$262,500	-15.4%	\$2,875,000	\$3,125,000	-\$250,000	-8.0%
Kaupo	0	1	-1	-100.0%	--	\$630,000	--	--	--	\$630,000	--	--	\$0	\$630,000	-\$630,000	-100.0%
Keanae	0	1	-1	-100.0%	--	\$665,000	--	--	--	\$665,000	--	--	\$0	\$665,000	-\$665,000	-100.0%
Kihei	1	1	0	0.0%	\$860,000	\$865,000	-\$5,000	-0.6%	\$860,000	\$865,000	-\$5,000	-0.6%	\$860,000	\$865,000	-\$5,000	-0.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	5	5	0	0.0%	\$617,000	\$655,400	-\$38,400	-5.9%	\$600,000	\$700,000	-\$100,000	-14.3%	\$3,085,000	\$3,277,000	-\$192,000	-5.9%
Lahaina	9	12	-3	-25.0%	\$934,333	\$781,333	+\$153,000	+19.6%	\$650,000	\$862,501	-\$212,501	-24.6%	\$8,409,000	\$9,376,001	-\$967,001	-10.3%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	4	1	+3	+300.0%	\$1,531,250	\$1,550,000	-\$18,750	-1.2%	\$1,612,500	\$1,550,000	+\$62,500	+4.0%	\$6,125,000	\$1,550,000	+\$4,575,000	+295.2%
Maui Meadows	1	0	+1	--	\$1,050,000	--	--	--	\$1,050,000	--	--	--	\$1,050,000	\$0	+\$1,050,000	--
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	1	1	0	0.0%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%	\$20,000	\$4,200,000	-\$4,180,000	-99.5%
Olowalu	1	0	+1	--	\$465,000	--	--	--	\$465,000	--	--	--	\$465,000	\$0	+\$465,000	--
Pukalani	2	2	0	0.0%	\$470,750	\$492,000	-\$21,250	-4.3%	\$470,750	\$492,000	-\$21,250	-4.3%	\$941,500	\$984,000	-\$42,500	-4.3%
Spreckelsville/Paia/Kuau	0	1	-1	-100.0%	--	\$2,350,000	--	--	--	\$2,350,000	--	--	\$0	\$2,350,000	-\$2,350,000	-100.0%
Wailea/Makena	8	27	-19	-70.4%	\$4,106,969	\$5,046,296	-\$939,328	-18.6%	\$3,069,125	\$4,500,000	-\$1,430,875	-31.8%	\$32,855,750	\$136,250,000	-\$103,394,250	-75.9%
Wailuku	4	3	+1	+33.3%	\$608,750	\$935,333	-\$326,583	-34.9%	\$572,500	\$649,000	-\$76,500	-11.8%	\$2,435,000	\$2,806,000	-\$371,000	-13.2%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	5	3	+2	+66.7%	\$474,000	\$206,667	+\$267,333	+129.4%	\$295,000	\$67,500	+\$227,500	+337.0%	\$2,370,000	\$620,000	+\$1,750,000	+282.3%
All MLS	48	73	-25	-34.2%	\$1,596,410	\$2,431,993	-\$835,583	-34.4%	\$810,000	\$1,112,500	-\$302,500	-27.2%	\$76,030,250	\$176,528,501	-\$100,498,251	-56.9%