

Single Family Monthly Sales Volume

May 2025



Area Name	May 2025			April 2025			May 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	6	\$7,307,800	\$1,131,500	5	\$8,095,000	\$1,600,000	8	\$10,755,000	\$1,500,000
Hana	3	\$4,788,000	\$1,500,000	2	\$2,920,000	\$1,460,000	2	\$2,020,000	\$1,010,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	\$2,200,000	\$2,200,000	2	\$10,000,000	\$5,000,000	3	\$9,660,000	\$2,750,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	9	\$10,081,000	\$1,160,000	7	\$8,050,000	\$1,150,000	6	\$7,606,000	\$1,286,500
Kapalua	1	\$6,205,000	\$6,205,000	2	\$11,950,000	\$5,975,000	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	8	\$16,020,000	\$1,552,500	10	\$27,059,000	\$1,627,500	7	\$10,378,500	\$1,274,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	3	\$5,170,000	\$1,640,000	4	\$6,279,500	\$1,712,500	3	\$5,923,000	\$2,073,000
Lahaina	1	\$3,250,000	\$3,250,000	1	\$2,860,000	\$2,860,000	2	\$3,695,000	\$1,847,500
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	5	\$6,920,000	\$1,195,000	6	\$8,986,500	\$1,573,750	12	\$18,293,150	\$1,303,500
Maui Meadows	1	\$2,777,108	\$2,777,108	6	\$11,397,888	\$1,937,500	1	\$2,995,000	\$2,995,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	2	\$2,850,000	\$1,425,000	2	\$2,170,000	\$1,085,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	6	\$6,650,000	\$1,112,500	2	\$4,967,775	\$2,483,888
Spreckelsville/Paia/Kuau	0	--	--	2	\$2,285,000	\$1,142,500	1	\$975,000	\$975,000
Wailea/Makena	1	\$2,100,000	\$2,100,000	1	\$2,350,000	\$2,350,000	3	\$47,245,000	\$6,050,000
Wailuku	12	\$16,052,580	\$1,395,454	12	\$15,759,104	\$1,368,218	18	\$21,460,256	\$1,257,500
Lanai	0	--	--	1	\$825,000	\$825,000	1	\$745,000	\$745,000
Molokai	4	\$2,273,000	\$592,500	1	\$530,000	\$530,000	4	\$2,292,000	\$511,000
All MLS	55	\$85,144,488	\$1,300,000	70	\$128,846,992	\$1,377,500	75	\$151,180,681	\$1,295,000

Condominium Monthly Sales Volume

May 2025



Area Name	May 2025			April 2025			May 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	6	\$10,305,000	\$1,687,500	5	\$12,070,000	\$1,090,000	7	\$11,654,250	\$1,200,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	3	\$795,000	\$250,000
Kapalua	3	\$4,025,000	\$1,375,000	6	\$19,515,205	\$1,972,500	4	\$14,575,000	\$3,787,500
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	29	\$25,773,000	\$710,000	21	\$16,684,100	\$695,000	19	\$17,895,000	\$780,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	1	\$640,000	\$640,000	4	\$1,860,000	\$442,500	0	--	--
Maalaea	4	\$3,064,000	\$707,500	1	\$650,000	\$650,000	2	\$1,460,000	\$730,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	10	\$6,951,500	\$652,750	13	\$9,749,400	\$665,000	20	\$13,793,500	\$674,500
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	1	\$782,000	\$782,000	0	--	--	2	\$2,058,000	\$1,029,000
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	6	\$15,157,500	\$2,740,000	8	\$16,933,500	\$1,741,250	14	\$48,801,700	\$3,031,675
Wailuku	4	\$3,003,860	\$619,430	6	\$4,520,000	\$617,500	5	\$2,911,000	\$600,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	0	--	--	3	\$462,000	\$184,000	1	\$630,000	\$630,000
All MLS	64	\$69,701,860	\$762,500	67	\$82,444,205	\$715,000	77	\$114,573,450	\$850,000

Land Monthly Sales Volume

May 2025



Area Name	May 2025			April 2025			May 2024		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	3	\$6,945,000	\$2,250,000	2	\$1,699,000	\$700,000	2	\$1,955,000	\$977,500
Hana	1	\$1,800,000	\$1,800,000	0	--	--	1	\$1,025,000	\$1,025,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$2,800,000	\$1,400,000	0	--	--	1	\$740,000	\$740,000
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	1	\$1,312,500	\$1,312,500	2	\$2,875,000	\$1,437,500	1	\$985,000	\$985,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	0	--	--	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	2	\$1,410,000	\$705,000	7	\$7,375,000	\$1,000,000
Lahaina	3	\$3,850,000	\$1,300,000	4	\$4,550,000	\$725,000	3	\$2,075,000	\$825,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	0	--	--	1	\$570,000	\$570,000
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	0	--	--
Wailea/Makena	1	\$7,350,000	\$7,350,000	3	\$6,942,500	\$1,800,000	4	\$22,600,000	\$6,025,000
Wailuku	2	\$1,218,000	\$609,000	3	\$1,485,000	\$495,000	1	\$575,000	\$575,000
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	\$134,000	\$134,000	0	--	--	1	\$289,000	\$289,000
All MLS	14	\$25,409,500	\$1,400,000	16	\$18,961,500	\$810,000	22	\$38,189,000	\$942,500

Single Family Sales – Year to Date

May 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	May-25 YTD Sales	May-24 YTD Sales	Unit Change	Percent Change	May-25 YTD Average	May-24 YTD Average	Dollar Change	Percent Change	May-25 YTD Median	May-24 YTD Median	Dollar Change	Percent Change	May-25 YTD Volume	May-24 YTD Volume	Dollar Change	Percent Change
Haiku	27	28	-1	-3.6%	\$1,566,515	\$1,805,107	-\$238,592	-13.2%	\$1,600,000	\$1,462,500	+\$137,500	+9.4%	\$42,295,900	\$50,543,000	-\$8,247,100	-16.3%
Hana	8	5	+3	+60.0%	\$1,566,938	\$1,057,600	+\$509,338	+48.2%	\$1,248,750	\$1,125,000	+\$123,750	+11.0%	\$12,535,500	\$5,288,000	+\$7,247,500	+137.1%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	9	7	+2	+28.6%	\$4,443,889	\$2,887,143	+\$1,556,746	+53.9%	\$4,500,000	\$2,700,000	+\$1,800,000	+66.7%	\$39,995,000	\$20,210,000	+\$19,785,000	+97.9%
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	34	33	+1	+3.0%	\$1,085,912	\$1,206,140	-\$120,228	-10.0%	\$1,099,000	\$1,195,600	-\$96,600	-8.1%	\$36,921,000	\$39,802,620	-\$2,881,620	-7.2%
Kapalua	5	1	+4	+400.0%	\$6,356,000	\$3,150,000	+\$3,206,000	+101.8%	\$6,205,000	\$3,150,000	+\$3,055,000	+97.0%	\$31,780,000	\$3,150,000	+\$28,630,000	+908.9%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	38	46	-8	-17.4%	\$1,971,934	\$1,498,826	+\$473,108	+31.6%	\$1,394,000	\$1,300,000	+\$94,000	+7.2%	\$74,933,480	\$68,946,000	+\$5,987,480	+8.7%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	16	17	-1	-5.9%	\$1,726,000	\$1,701,810	+\$24,190	+1.4%	\$1,570,000	\$1,565,000	+\$5,000	+0.3%	\$27,616,000	\$28,930,775	-\$1,314,775	-4.5%
Lahaina	5	12	-7	-58.3%	\$3,299,600	\$2,666,688	+\$632,913	+23.7%	\$3,250,000	\$2,497,500	+\$752,500	+30.1%	\$16,498,000	\$32,000,250	-\$15,502,250	-48.4%
Maalaea	0	1	-1	-100.0%	--	\$2,933,006	--	--	--	\$2,933,006	--	--	\$0	\$2,933,006	-\$2,933,006	-100.0%
Makawao/Olinda/Haliimaile	31	42	-11	-26.2%	\$1,429,406	\$1,483,807	-\$54,400	-3.7%	\$1,295,000	\$1,150,000	+\$145,000	+12.6%	\$44,311,600	\$62,319,875	-\$18,008,275	-28.9%
Maui Meadows	11	6	+5	+83.3%	\$2,088,181	\$2,417,500	-\$329,319	-13.6%	\$2,175,000	\$2,480,000	-\$305,000	-12.3%	\$22,969,996	\$14,505,000	+\$8,464,996	+58.4%
Nahiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Napili/Kahana/Honokowai	9	14	-5	-35.7%	\$1,568,333	\$1,481,944	+\$86,389	+5.8%	\$1,500,000	\$1,596,500	-\$96,500	-6.0%	\$14,115,000	\$20,747,216	-\$6,632,216	-32.0%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	11	7	+4	+57.1%	\$1,074,091	\$1,541,825	-\$467,734	-30.3%	\$1,075,000	\$1,100,000	-\$25,000	-2.3%	\$11,815,000	\$10,792,775	+\$1,022,225	+9.5%
Spreckelsville/Paia/Kuau	5	10	-5	-50.0%	\$3,487,000	\$3,350,700	+\$136,300	+4.1%	\$1,410,000	\$2,487,500	-\$1,077,500	-43.3%	\$17,435,000	\$33,507,000	-\$16,072,000	-48.0%
Wailea/Makena	6	16	-10	-62.5%	\$7,960,000	\$7,955,184	+\$4,816	+0.1%	\$5,795,000	\$4,850,000	+\$945,000	+19.5%	\$47,760,000	\$127,282,950	-\$79,522,950	-62.5%
Wailuku	52	73	-21	-28.8%	\$1,241,526	\$1,199,168	+\$42,358	+3.5%	\$1,294,000	\$1,260,000	+\$34,000	+2.7%	\$64,559,342	\$87,539,264	-\$22,979,922	-26.3%
Lanai	3	5	-2	-40.0%	\$568,333	\$732,000	-\$163,667	-22.4%	\$525,000	\$745,000	-\$220,000	-29.5%	\$1,705,000	\$3,660,000	-\$1,955,000	-53.4%
Molokai	10	18	-8	-44.4%	\$522,900	\$568,692	-\$45,792	-8.1%	\$525,000	\$458,000	+\$67,000	+14.6%	\$5,229,000	\$10,236,450	-\$5,007,450	-48.9%
All MLS	281	342	-61	-17.8%	\$1,827,668	\$1,824,003	+\$3,665	+0.2%	\$1,300,000	\$1,300,000	\$0	0.0%	\$513,574,818	\$623,809,181	-\$110,234,363	-17.7%

Total Condominium Sales – Year to Date

May 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	May-25 YTD Sales	May-24 YTD Sales	Unit Change	Percent Change	May-25 YTD Average	May-24 YTD Average	Dollar Change	Percent Change	May-25 YTD Median	May-24 YTD Median	Dollar Change	Percent Change	May-25 YTD Volume	May-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	34	44	-10	-22.7%	\$1,718,221	\$1,671,966	+\$46,255	+2.8%	\$1,212,500	\$1,542,500	-\$330,000	-21.4%	\$58,419,500	\$73,566,500	-\$15,147,000	-20.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	16	-14	-87.5%	\$229,500	\$268,969	-\$39,469	-14.7%	\$229,500	\$250,500	-\$21,000	-8.4%	\$459,000	\$4,303,500	-\$3,844,500	-89.3%
Kapalua	14	11	+3	+27.3%	\$2,717,800	\$3,633,818	-\$916,018	-25.2%	\$1,635,000	\$2,795,000	-\$1,160,000	-41.5%	\$38,049,205	\$39,972,000	-\$1,922,795	-4.8%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	106	156	-50	-32.1%	\$829,530	\$955,319	-\$125,789	-13.2%	\$683,750	\$800,000	-\$116,250	-14.5%	\$87,930,170	\$149,029,733	-\$61,099,563	-41.0%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	10	1	+9	+900.0%	\$685,000	\$95,000	+\$590,000	+621.1%	\$575,000	\$95,000	+\$480,000	+505.3%	\$6,850,000	\$95,000	+\$6,755,000	+7,110.5%
Maalaea	9	12	-3	-25.0%	\$651,778	\$891,417	-\$239,639	-26.9%	\$650,000	\$935,000	-\$285,000	-30.5%	\$5,866,000	\$10,697,000	-\$4,831,000	-45.2%
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	47	84	-37	-44.0%	\$688,636	\$730,366	-\$41,730	-5.7%	\$630,000	\$677,500	-\$47,500	-7.0%	\$32,365,900	\$61,350,750	-\$28,984,850	-47.2%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	5	-4	-80.0%	\$782,000	\$995,600	-\$213,600	-21.5%	\$782,000	\$1,009,000	-\$227,000	-22.5%	\$782,000	\$4,978,000	-\$4,196,000	-84.3%
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	38	71	-33	-46.5%	\$3,074,566	\$3,744,105	-\$669,539	-17.9%	\$2,687,500	\$2,800,000	-\$112,500	-4.0%	\$116,833,500	\$265,831,449	-\$148,997,949	-56.0%
Wailuku	24	27	-3	-11.1%	\$706,657	\$605,148	+\$101,509	+16.8%	\$605,000	\$605,000	\$0	0.0%	\$16,959,760	\$16,339,000	+\$620,760	+3.8%
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	7	+2	+28.6%	\$244,775	\$297,071	-\$52,296	-17.6%	\$219,975	\$275,000	-\$55,025	-20.0%	\$2,202,975	\$2,079,500	+\$123,475	+5.9%
All MLS	297	437	-140	-32.0%	\$1,243,960	\$1,452,027	-\$208,068	-14.3%	\$760,000	\$865,000	-\$105,000	-12.1%	\$369,456,010	\$634,535,932	-\$265,079,922	-41.8%

Fee Simple Condominium Sales – Year to Date

May 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	May-25 YTD Sales	May-24 YTD Sales	Unit Change	Percent Change	May-25 YTD Average	May-24 YTD Average	Dollar Change	Percent Change	May-25 YTD Median	May-24 YTD Median	Dollar Change	Percent Change	May-25 YTD Volume	May-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	32	41	-9	-22.0%	\$1,792,641	\$1,748,476	+\$44,165	+2.5%	\$1,275,000	\$1,565,000	-\$290,000	-18.5%	\$57,364,500	\$71,687,500	-\$14,323,000	-20.0%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	2	16	-14	-87.5%	\$229,500	\$268,969	-\$39,469	-14.7%	\$229,500	\$250,500	-\$21,000	-8.4%	\$459,000	\$4,303,500	-\$3,844,500	-89.3%
Kapalua	14	11	+3	+27.3%	\$2,717,800	\$3,633,818	-\$916,018	-25.2%	\$1,635,000	\$2,795,000	-\$1,160,000	-41.5%	\$38,049,205	\$39,972,000	-\$1,922,795	-4.8%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	104	150	-46	-30.7%	\$833,055	\$977,158	-\$144,104	-14.7%	\$683,750	\$815,000	-\$131,250	-16.1%	\$86,637,670	\$146,573,733	-\$59,936,063	-40.9%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	10	1	+9	+900.0%	\$685,000	\$95,000	+\$590,000	+621.1%	\$575,000	\$95,000	+\$480,000	+505.3%	\$6,850,000	\$95,000	+\$6,755,000	+7,110.5%
Maalaea	6	8	-2	-25.0%	\$735,667	\$1,035,000	-\$299,333	-28.9%	\$682,500	\$1,000,000	-\$317,500	-31.8%	\$4,414,000	\$8,280,000	-\$3,866,000	-46.7%
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	45	70	-25	-35.7%	\$664,553	\$760,879	-\$96,325	-12.7%	\$630,000	\$702,500	-\$72,500	-10.3%	\$29,904,900	\$53,261,500	-\$23,356,600	-43.9%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	1	5	-4	-80.0%	\$782,000	\$995,600	-\$213,600	-21.5%	\$782,000	\$1,009,000	-\$227,000	-22.5%	\$782,000	\$4,978,000	-\$4,196,000	-84.3%
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	38	71	-33	-46.5%	\$3,074,566	\$3,744,105	-\$669,539	-17.9%	\$2,687,500	\$2,800,000	-\$112,500	-4.0%	\$116,833,500	\$265,831,449	-\$148,997,949	-56.0%
Wailuku	24	27	-3	-11.1%	\$706,657	\$605,148	+\$101,509	+16.8%	\$605,000	\$605,000	\$0	0.0%	\$16,959,760	\$16,339,000	+\$620,760	+3.8%
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	6	+2	+33.3%	\$263,622	\$323,250	-\$59,628	-18.4%	\$244,488	\$275,000	-\$30,513	-11.1%	\$2,108,975	\$1,939,500	+\$169,475	+8.7%
All MLS	287	409	-122	-29.8%	\$1,265,162	\$1,514,804	-\$249,642	-16.5%	\$775,000	\$926,000	-\$151,000	-16.3%	\$363,101,510	\$619,554,682	-\$256,453,172	-41.4%

Leasehold Condominium Sales – Year to Date

May 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	May-25 YTD Sales	May-24 YTD Sales	Unit Change	Percent Change	May-25 YTD Average	May-24 YTD Average	Dollar Change	Percent Change	May-25 YTD Median	May-24 YTD Median	Dollar Change	Percent Change	May-25 YTD Volume	May-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	2	6	-4	-66.7%	\$646,250	\$409,333	+\$236,917	+57.9%	\$646,250	\$472,500	+\$173,750	+36.8%	\$1,292,500	\$2,456,000	-\$1,163,500	-47.4%
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	14	-12	-85.7%	\$1,230,500	\$577,804	+\$652,696	+113.0%	\$1,230,500	\$410,000	+\$820,500	+200.1%	\$2,461,000	\$8,089,250	-\$5,628,250	-69.6%
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	10	28	-18	-64.3%	\$635,450	\$535,045	+\$100,405	+18.8%	\$512,500	\$475,000	+\$37,500	+7.9%	\$6,354,500	\$14,981,250	-\$8,626,750	-57.6%

Land Sales – Year to Date

May 2025 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	May-25 YTD Sales	May-24 YTD Sales	Unit Change	Percent Change	May-25 YTD Average	May-24 YTD Average	Dollar Change	Percent Change	May-25 YTD Median	May-24 YTD Median	Dollar Change	Percent Change	May-25 YTD Volume	May-24 YTD Volume	Dollar Change	Percent Change
Haiku	6	9	-3	-33.3%	\$1,692,000	\$674,500	+\$1,017,500	+150.9%	\$2,200,000	\$555,000	+\$1,645,000	+296.4%	\$9,459,000	\$6,070,500	+\$3,388,500	+55.8%
Hana	1	4	-3	-75.0%	\$1,800,000	\$968,750	+\$831,250	+85.8%	\$1,800,000	\$705,000	+\$1,095,000	+155.3%	\$1,800,000	\$3,875,000	-\$2,075,000	-53.5%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	4	4	0	0.0%	\$3,706,250	\$901,250	+\$2,805,000	+311.2%	\$1,400,000	\$907,500	+\$492,500	+54.3%	\$14,825,000	\$3,605,000	+\$11,220,000	+311.2%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kapalua	3	3	0	0.0%	\$1,395,833	\$1,342,500	+\$53,333	+4.0%	\$1,375,000	\$1,342,500	+\$32,500	+2.4%	\$4,187,500	\$4,110,000	+\$77,500	+1.9%
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	12	-7	-58.3%	\$617,000	\$887,667	-\$270,667	-30.5%	\$600,000	\$762,500	-\$162,500	-21.3%	\$3,085,000	\$10,652,000	-\$7,567,000	-71.0%
Lahaina	12	15	-3	-20.0%	\$1,021,583	\$763,400	+\$258,183	+33.8%	\$774,500	\$825,000	-\$50,500	-6.1%	\$12,259,000	\$11,451,001	+\$807,999	+7.1%
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	3	-1	-33.3%	\$470,750	\$518,000	-\$47,250	-9.1%	\$470,750	\$495,000	-\$24,250	-4.9%	\$941,500	\$1,554,000	-\$612,500	-39.4%
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	9	31	-22	-71.0%	\$4,467,306	\$5,124,194	-\$656,888	-12.8%	\$4,250,000	\$5,000,000	-\$750,000	-15.0%	\$40,205,750	\$158,850,000	-\$118,644,250	-74.7%
Wailuku	6	4	+2	+50.0%	\$608,833	\$845,250	-\$236,417	-28.0%	\$609,000	\$612,000	-\$3,000	-0.5%	\$3,653,000	\$3,381,000	+\$272,000	+8.0%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	6	4	+2	+50.0%	\$417,333	\$227,250	+\$190,083	+83.6%	\$214,500	\$178,250	+\$36,250	+20.3%	\$2,504,000	\$909,000	+\$1,595,000	+175.5%
All MLS	62	95	-33	-34.7%	\$1,646,570	\$2,269,069	-\$622,499	-27.4%	\$875,000	\$1,012,500	-\$137,500	-13.6%	\$101,439,750	\$214,717,501	-\$113,277,751	-52.8%