

Monthly Indicators



August 2023

Higher mortgage rates, along with elevated sales prices and a lack of housing inventory, have continued to impact market activity during the summer homebuying season. The average 30-year fixed-rate mortgage has remained above 6.5% since May, recently hitting a two-decade high in August, according to Freddie Mac. As a result, existing-home sales have continued to slow nationwide, dropping 2.2% month-over-month as of last measure, with sales down 16.6% compared to the same time last year, according to the National Association of REALTORS® (NAR).

New Listings decreased 49.1 percent for Single Family homes and 31.4 percent for Condominium homes. Pending Sales increased 1.6 percent for Single Family homes but decreased 37.1 percent for Condominium homes. Inventory decreased 31.5 percent for Single Family homes and 12.1 percent for Condominium homes.

Median Sales Price increased 21.7 percent to \$1,197,500 for Single Family homes but decreased 4.3 percent to \$773,750 for Condominium homes. Days on Market decreased 16.8 percent for Single Family homes but increased 36.7 percent for Condominium homes. Months Supply of Inventory decreased 5.7 percent for Single Family homes but increased 56.3 percent for Condominium homes.

Falling home sales have done little to cool home prices, however, which have continued to sit at record high levels nationally thanks to a limited supply of homes for sale. According to NAR, there were 1.11 million homes for sale heading into August, 14.6% fewer homes than the same period last year, for a 3.3 months' supply at the current sales pace. The shortage of homes for sale has boosted competition for available properties and is driving sales prices higher, with NAR reporting a national median existing-home price of \$406,700, a 1.9% increase from a year earlier.

Quick Facts

- 16.3%

Change in Number of
Closed Sales
All Properties

- 1.7%

Change in Number of
Median Sales Price
All Properties

- 18.2%

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	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		106	54	- 49.1%	936	650	- 30.6%
Pending Sales		63	64	+ 1.6%	672	524	- 22.0%
Closed Sales		87	56	- 35.6%	757	508	- 32.9%
Days on Market Until Sale		119	99	- 16.8%	113	117	+ 3.5%
Median Sales Price		\$983,575	\$1,197,500	+ 21.7%	\$1,150,000	\$1,170,000	+ 1.7%
Average Sales Price		\$1,484,007	\$1,516,480	+ 2.2%	\$1,777,644	\$1,789,528	+ 0.7%
Percent of List Price Received		97.5%	97.4%	- 0.1%	98.9%	96.9%	- 2.0%
Housing Affordability Index		43	30	- 30.2%	37	31	- 16.2%
Inventory of Homes for Sale		305	209	- 31.5%	—	—	—
Months Supply of Inventory		3.5	3.3	- 5.7%	—	—	—

Condominium Market Overview

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



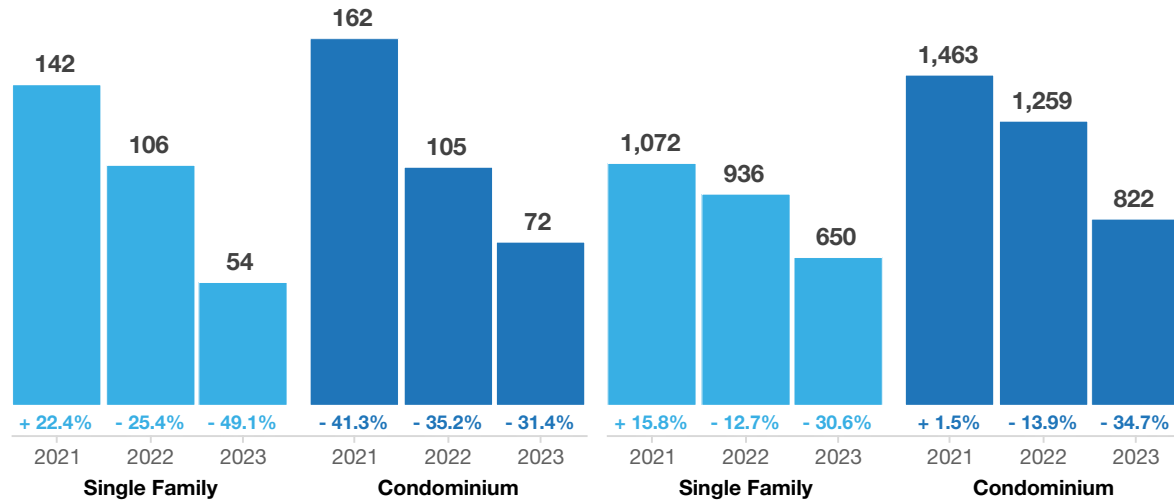
Key Metrics	Historical Sparkbars	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		105	72	- 31.4%	1,259	822	- 34.7%
Pending Sales		105	66	- 37.1%	1,080	667	- 38.2%
Closed Sales		105	100	- 4.8%	1,193	693	- 41.9%
Days on Market Until Sale		79	108	+ 36.7%	75	106	+ 41.3%
Median Sales Price		\$808,379	\$773,750	- 4.3%	\$767,000	\$830,000	+ 8.2%
Average Sales Price		\$1,219,949	\$1,286,785	+ 5.5%	\$1,100,634	\$1,174,270	+ 6.7%
Percent of List Price Received		98.5%	98.6%	+ 0.1%	100.1%	98.4%	- 1.7%
Housing Affordability Index		53	46	- 13.2%	56	43	- 23.2%
Inventory of Homes for Sale		223	196	- 12.1%	—	—	—
Months Supply of Inventory		1.6	2.5	+ 56.3%	—	—	—

New Listings

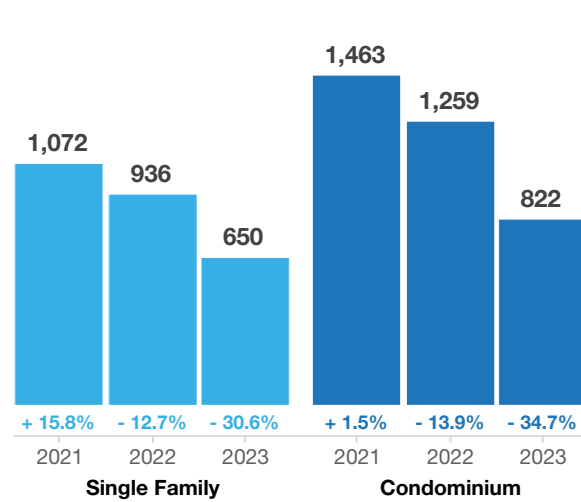
A count of the properties that have been newly listed on the market in a given month.



August

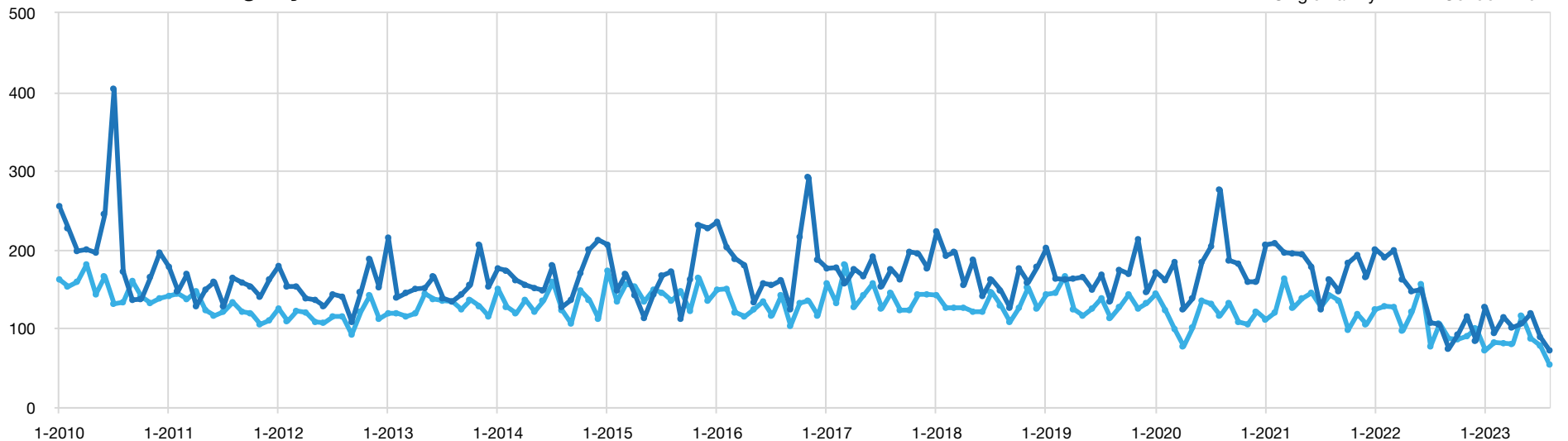


Year to Date



New Listings	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2022	87	-35.6%	74	-49.7%
Oct-2022	86	-12.2%	92	-49.7%
Nov-2022	90	-23.7%	115	-40.4%
Dec-2022	100	-4.8%	84	-49.1%
Jan-2023	72	-41.9%	127	-36.5%
Feb-2023	82	-35.9%	94	-50.5%
Mar-2023	81	-36.2%	114	-42.7%
Apr-2023	80	-17.5%	101	-37.7%
May-2023	116	-4.1%	106	-27.9%
Jun-2023	87	-44.2%	119	-20.1%
Jul-2023	78	+1.3%	89	-16.8%
Aug-2023	54	-49.1%	72	-31.4%
12-Month Avg	84	-27.6%	99	-38.9%

Historical New Listings by Month



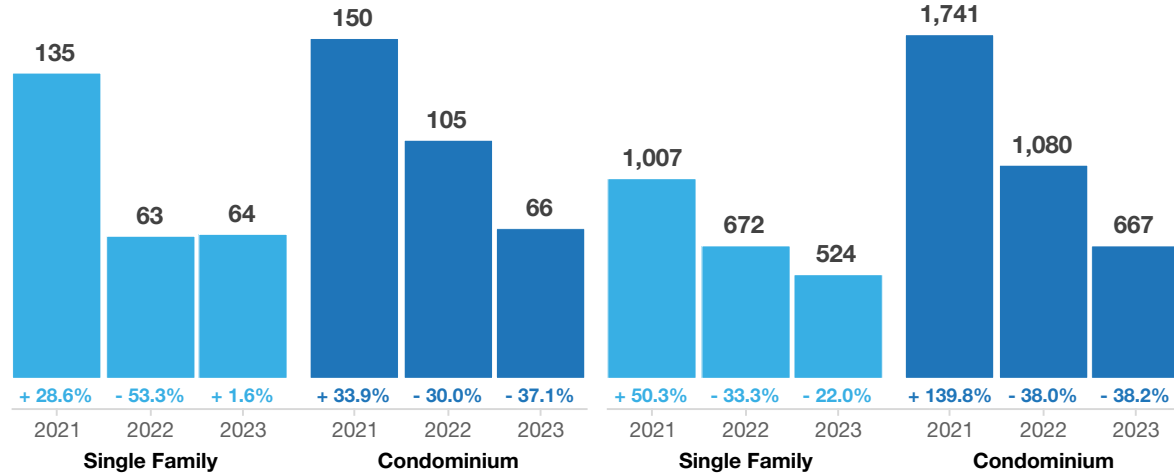
Pending Sales

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



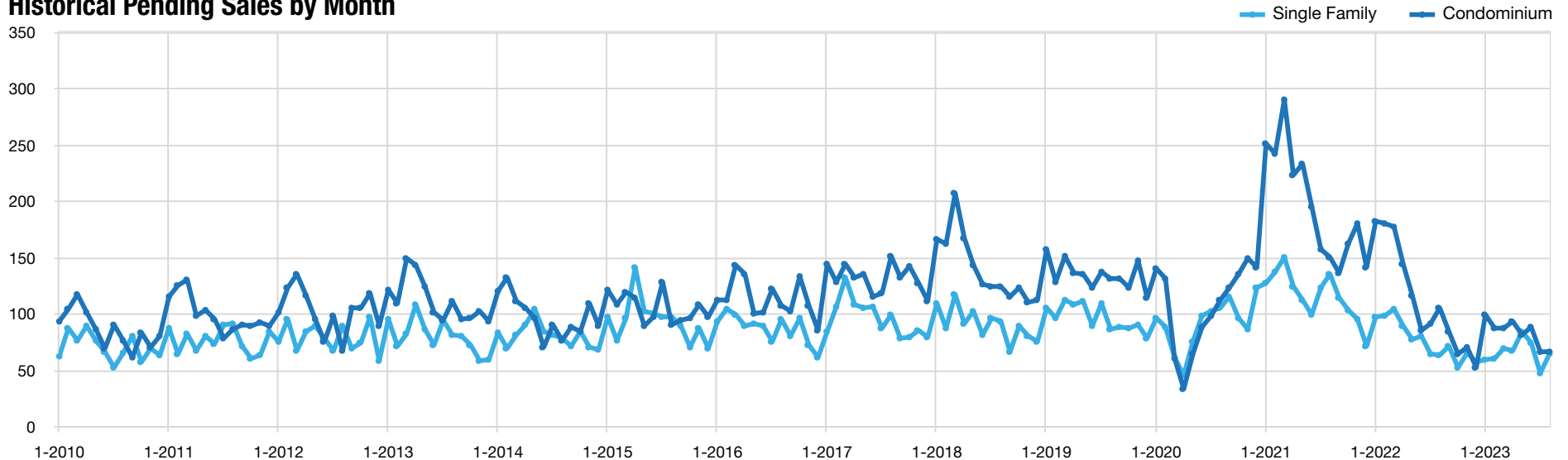
August

Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2022	71	- 37.7%	84	- 38.2%
Oct-2022	52	- 49.5%	64	- 60.5%
Nov-2022	65	- 31.6%	70	- 61.1%
Dec-2022	57	- 19.7%	52	- 63.1%
Jan-2023	59	- 39.2%	99	- 45.6%
Feb-2023	60	- 38.8%	87	- 51.7%
Mar-2023	69	- 33.7%	87	- 50.8%
Apr-2023	67	- 24.7%	93	- 35.4%
May-2023	84	+ 9.1%	81	- 30.2%
Jun-2023	74	- 7.5%	88	+ 3.5%
Jul-2023	47	- 26.6%	66	- 27.5%
Aug-2023	64	+ 1.6%	66	- 37.1%
12-Month Avg	64	- 27.3%	78	- 45.1%

Historical Pending Sales by Month

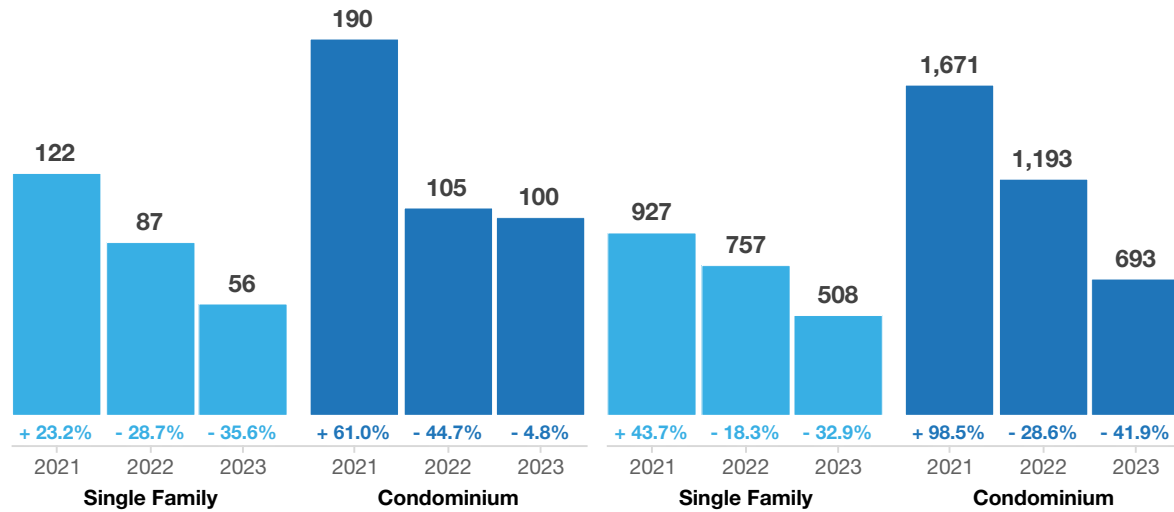


Closed Sales

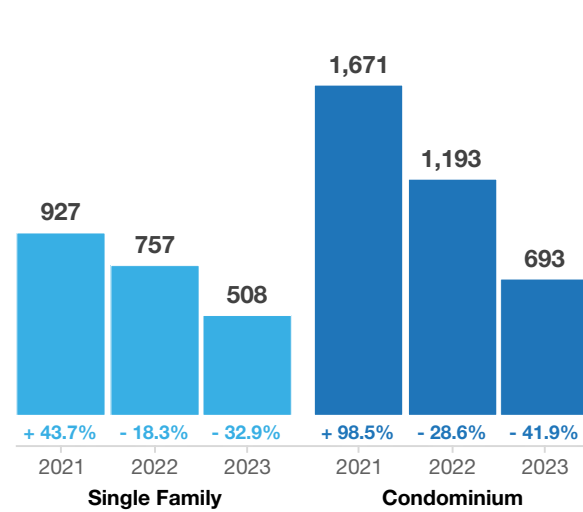
A count of the actual sales that closed in a given month.



August

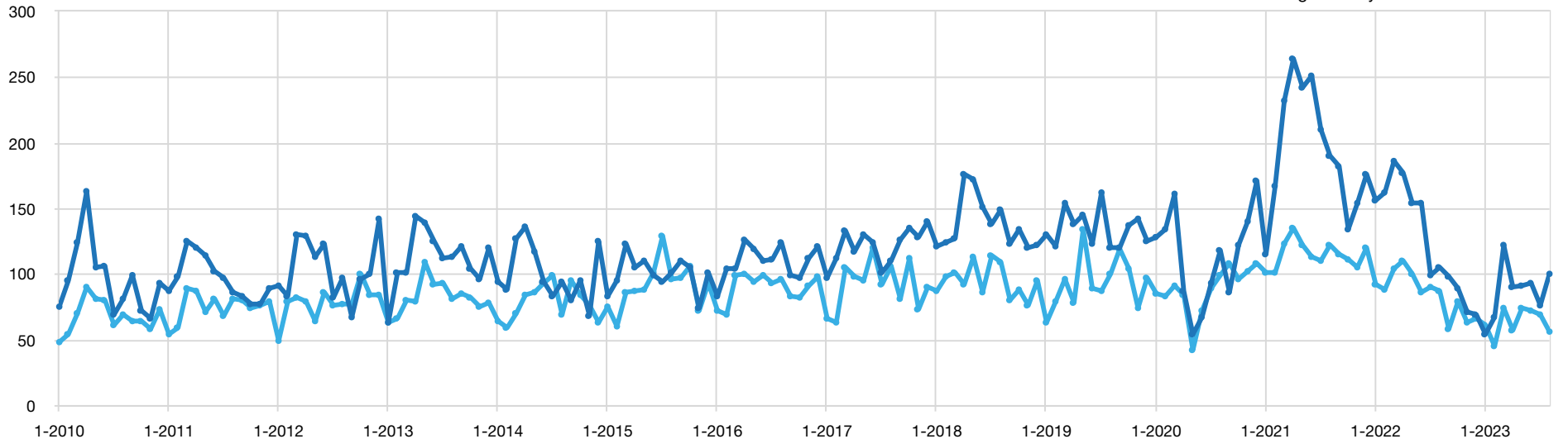


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-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%	69	- 60.8%
Jan-2023	61	- 33.7%	54	- 65.4%
Feb-2023	45	- 48.9%	67	- 58.6%
Mar-2023	74	- 28.8%	122	- 34.4%
Apr-2023	57	- 48.2%	90	- 49.2%
May-2023	74	- 26.0%	91	- 40.9%
Jun-2023	72	- 16.3%	93	- 39.6%
Jul-2023	69	- 23.3%	76	- 23.2%
Aug-2023	56	- 35.6%	100	- 4.8%
12-Month Avg	65	- 35.6%	85	- 44.4%

Historical Closed Sales by Month

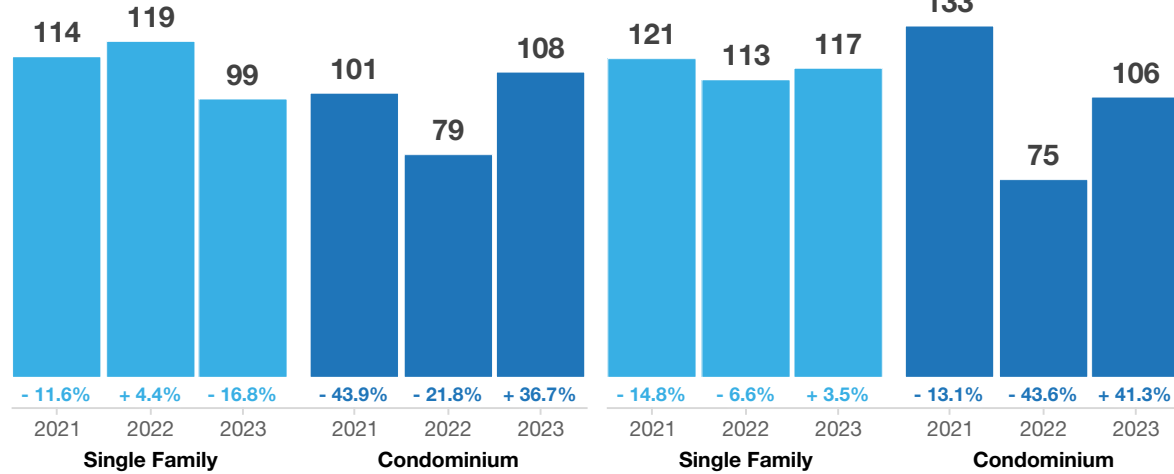


Days on Market Until Sale

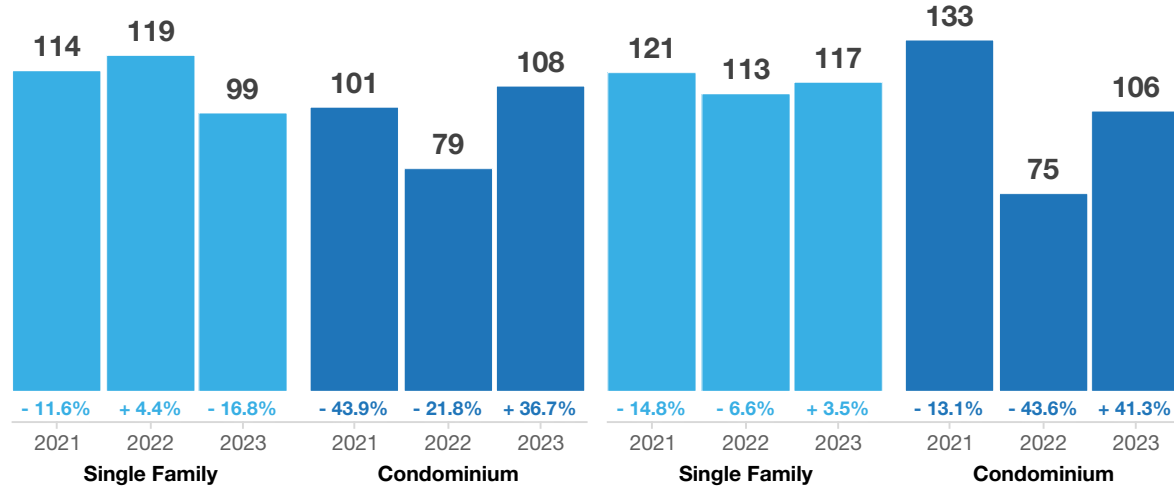
Average number of days between when a property is listed and when it closed in a given month.



August



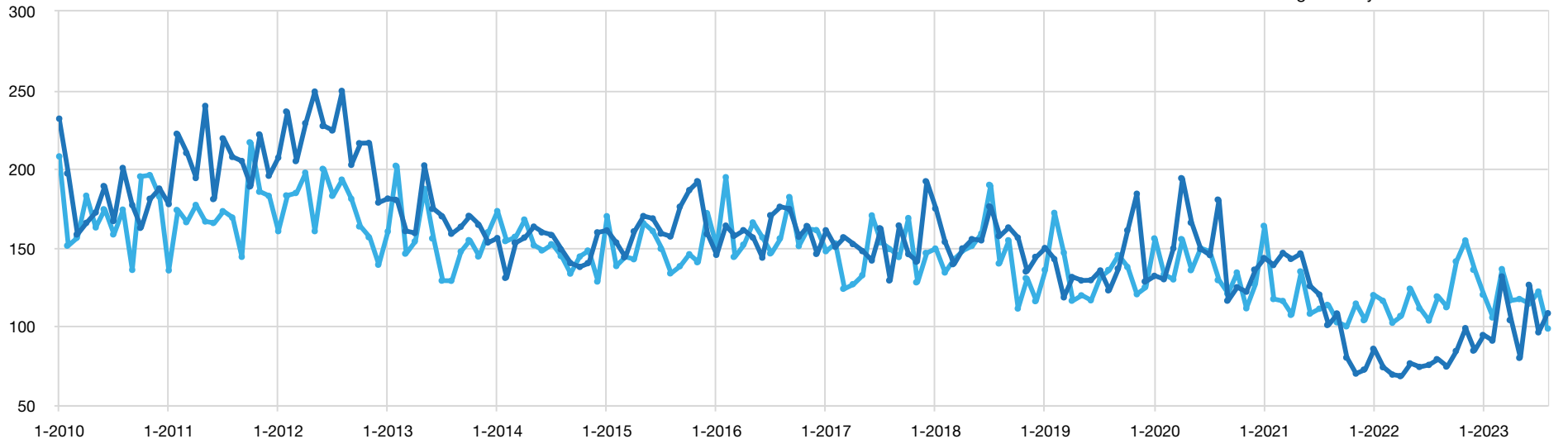
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%
Jan-2023	120	0.0%	94	+ 9.3%
Feb-2023	106	- 8.6%	91	+ 23.0%
Mar-2023	136	+ 33.3%	132	+ 91.3%
Apr-2023	116	+ 8.4%	104	+ 52.9%
May-2023	117	- 5.6%	80	+ 5.3%
Jun-2023	114	+ 2.7%	126	+ 70.3%
Jul-2023	122	+ 17.3%	96	+ 26.3%
Aug-2023	99	- 16.8%	108	+ 36.7%
12-Month Avg*	124	+ 13.0%	99	+ 27.2%

* Days on Market for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

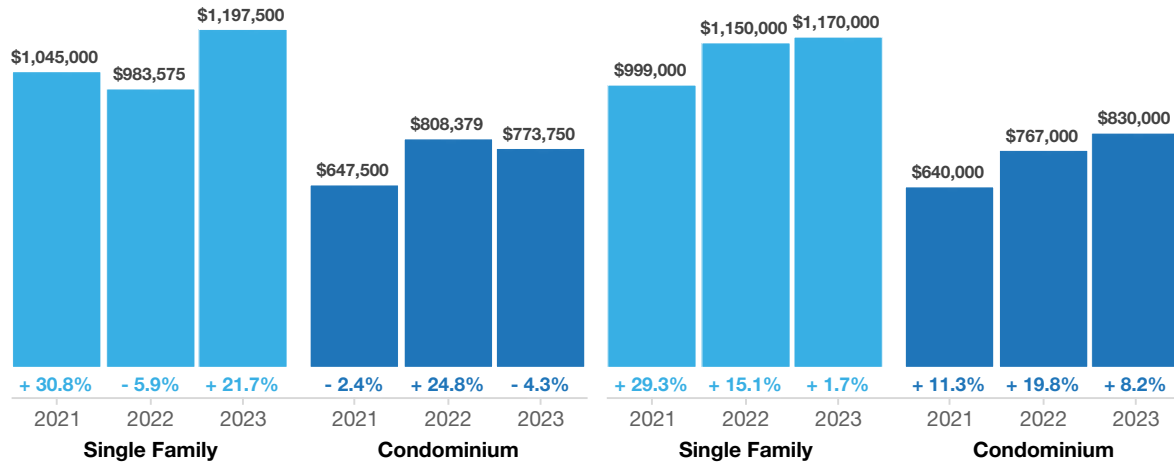


Median Sales Price

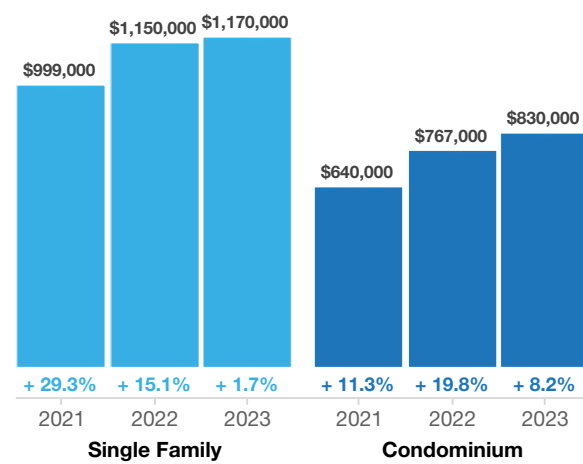
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



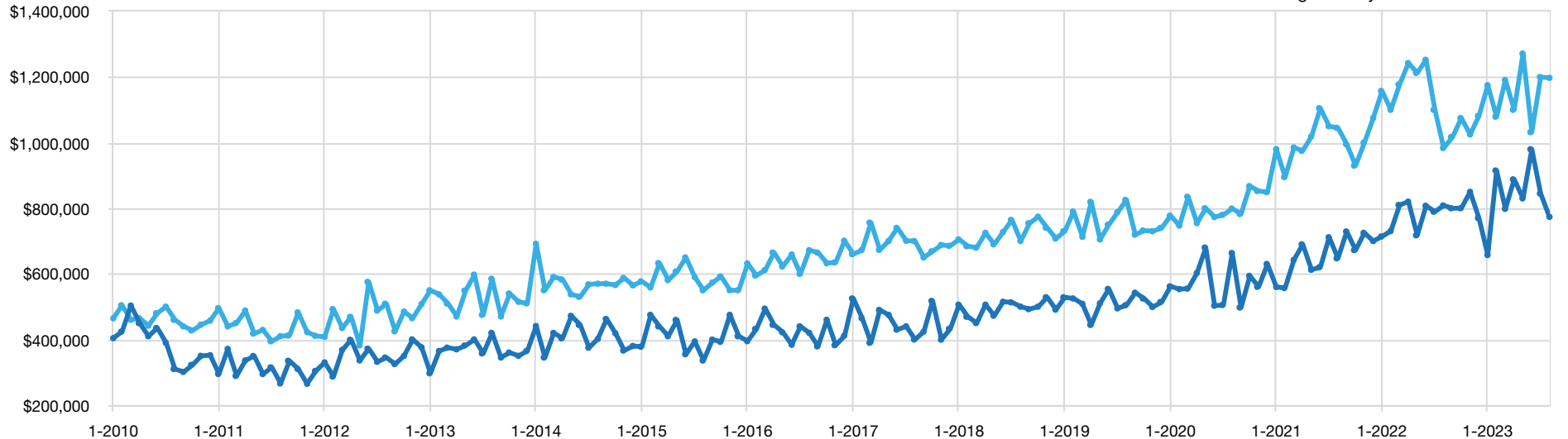
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
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%	\$770,000	+ 10.0%
Jan-2023	\$1,175,000	+ 1.5%	\$657,500	- 7.9%
Feb-2023	\$1,079,000	- 1.9%	\$915,000	+ 25.3%
Mar-2023	\$1,191,000	+ 1.1%	\$798,250	- 1.5%
Apr-2023	\$1,100,000	- 11.5%	\$888,000	+ 8.3%
May-2023	\$1,271,500	+ 4.9%	\$830,000	+ 15.7%
Jun-2023	\$1,032,000	- 17.6%	\$979,900	+ 21.3%
Jul-2023	\$1,200,000	+ 9.1%	\$845,000	+ 7.0%
Aug-2023	\$1,197,500	+ 21.7%	\$773,750	- 4.3%
12-Month Avg*	\$1,118,750	+ 2.4%	\$825,000	+ 10.0%

* Median Sales Price for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

Historical Median Sales Price by Month

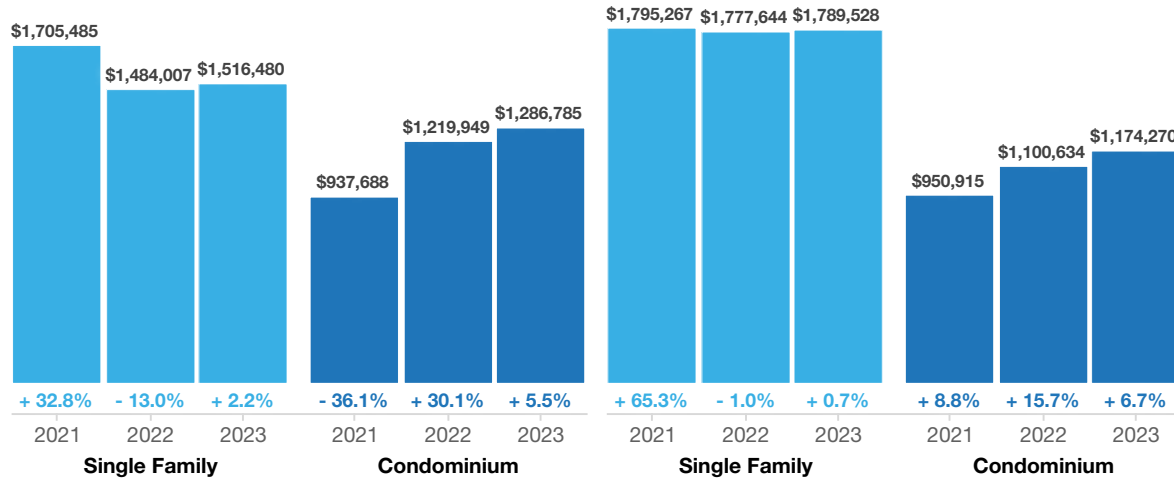


Average Sales Price

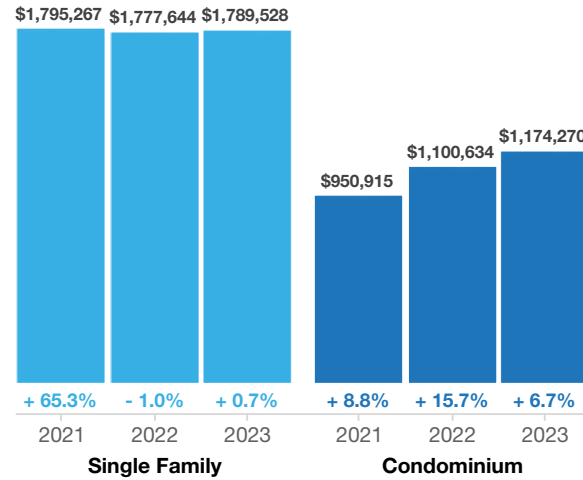
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



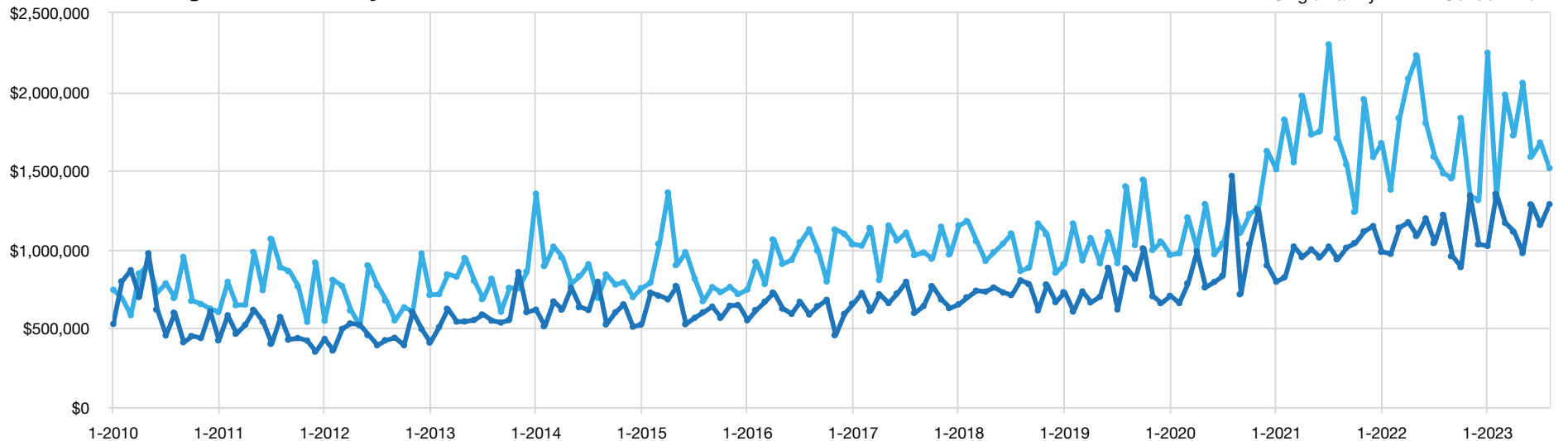
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-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%	\$1,032,435	- 10.1%
Jan-2023	\$2,247,809	+ 34.2%	\$1,022,861	+ 3.8%
Feb-2023	\$1,327,901	- 3.8%	\$1,352,118	+ 39.1%
Mar-2023	\$1,981,402	+ 8.1%	\$1,168,922	+ 2.7%
Apr-2023	\$1,723,940	- 17.3%	\$1,113,644	- 5.0%
May-2023	\$2,056,937	- 7.8%	\$977,545	- 9.9%
Jun-2023	\$1,588,228	- 11.9%	\$1,286,274	+ 7.5%
Jul-2023	\$1,678,715	+ 5.6%	\$1,155,886	+ 11.1%
Aug-2023	\$1,516,480	+ 2.2%	\$1,286,785	+ 5.5%
12-Month Avg*	\$1,691,507	- 0.6%	\$1,130,642	+ 3.4%

* Avg. Sales Price for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

Historical Average Sales Price by Month



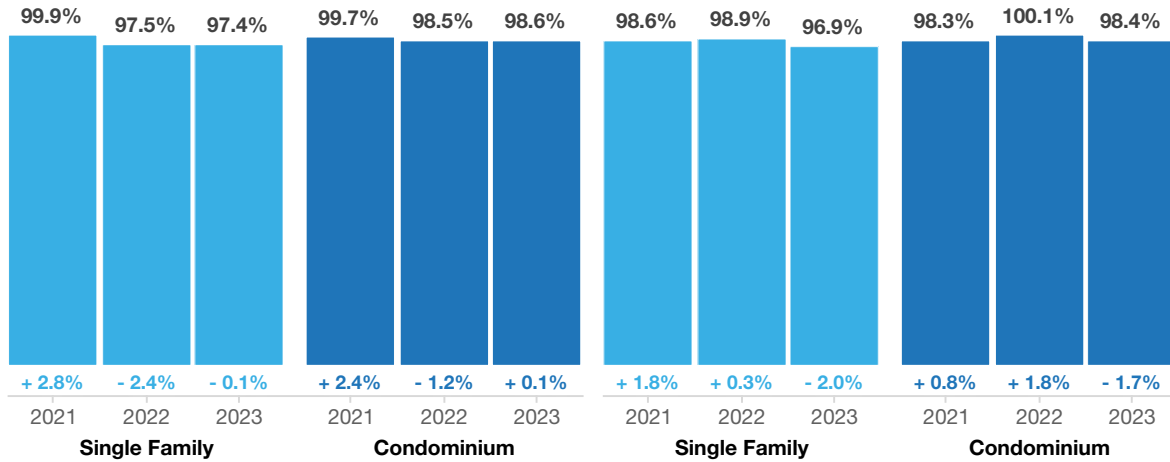
Percent of List Price Received

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

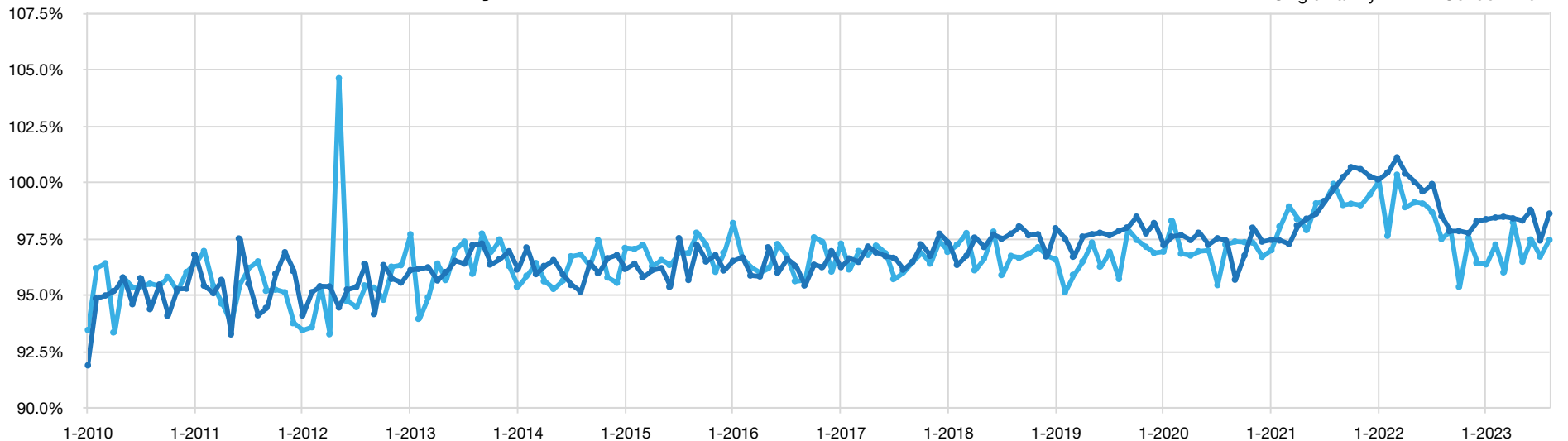
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-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%	98.2%	- 2.0%
Jan-2023	96.3%	- 3.7%	98.3%	- 1.8%
Feb-2023	97.2%	- 0.4%	98.4%	- 2.0%
Mar-2023	96.0%	- 4.3%	98.5%	- 2.6%
Apr-2023	98.2%	- 0.7%	98.4%	- 2.0%
May-2023	96.5%	- 2.6%	98.3%	- 1.7%
Jun-2023	97.4%	- 1.6%	98.8%	- 0.8%
Jul-2023	96.7%	- 2.0%	97.4%	- 2.5%
Aug-2023	97.4%	- 0.1%	98.6%	+ 0.1%
12-Month Avg*	96.8%	- 2.2%	98.2%	- 2.0%

* Pct. of List Price Received for all properties from September 2022 through August 2023. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



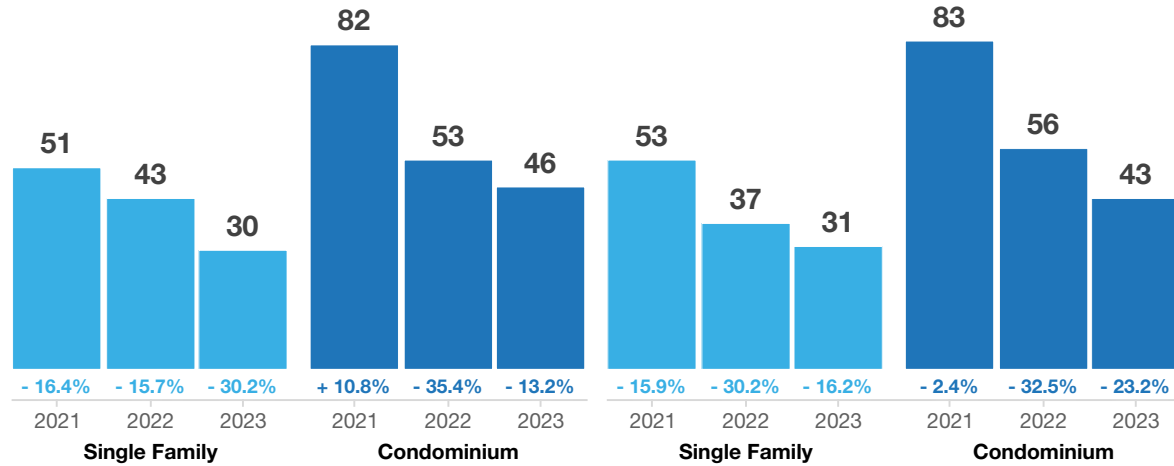
Housing Affordability Index

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.



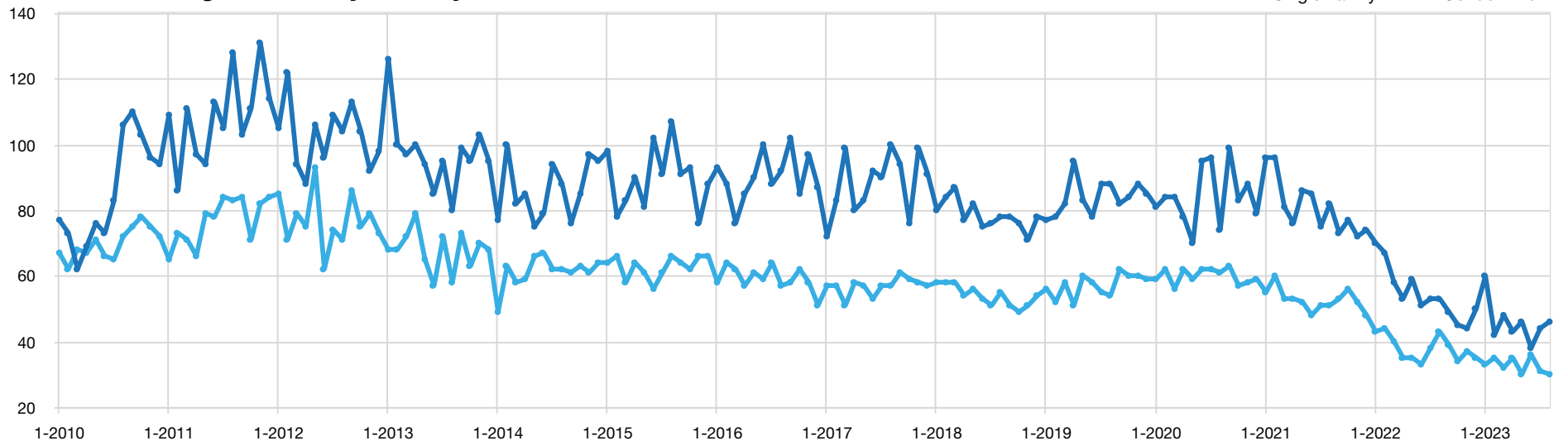
August

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2022	39	-26.4%	49	-32.9%
Oct-2022	34	-39.3%	45	-41.6%
Nov-2022	37	-28.8%	44	-38.9%
Dec-2022	35	-27.1%	50	-32.4%
Jan-2023	33	-23.3%	60	-14.3%
Feb-2023	35	-20.5%	42	-37.3%
Mar-2023	32	-20.0%	48	-17.2%
Apr-2023	35	0.0%	43	-18.9%
May-2023	30	-14.3%	46	-22.0%
Jun-2023	36	+9.1%	38	-25.5%
Jul-2023	31	-18.4%	44	-17.0%
Aug-2023	30	-30.2%	46	-13.2%
12-Month Avg	34	-20.9%	46	-27.0%

Historical Housing Affordability Index by Month

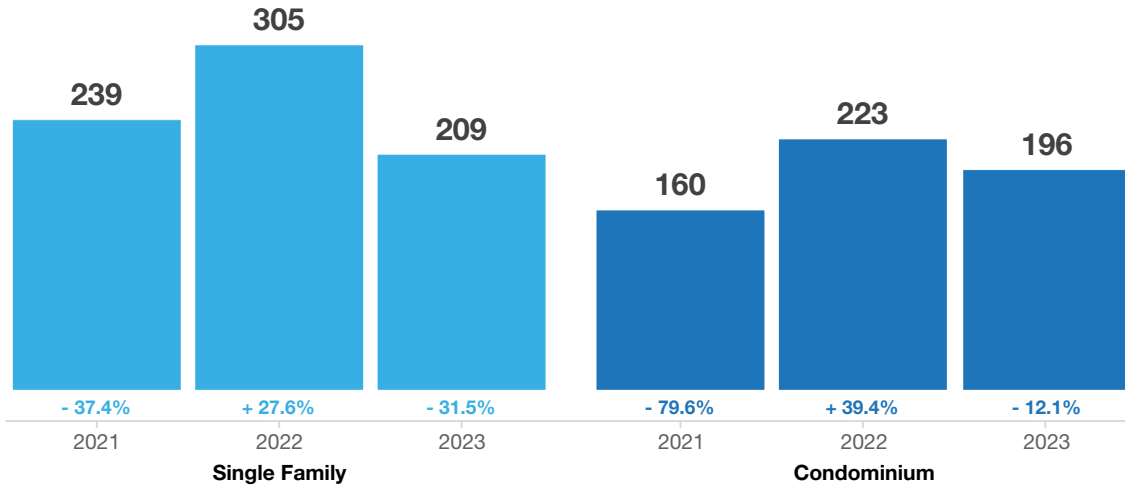


Inventory of Homes for Sale

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

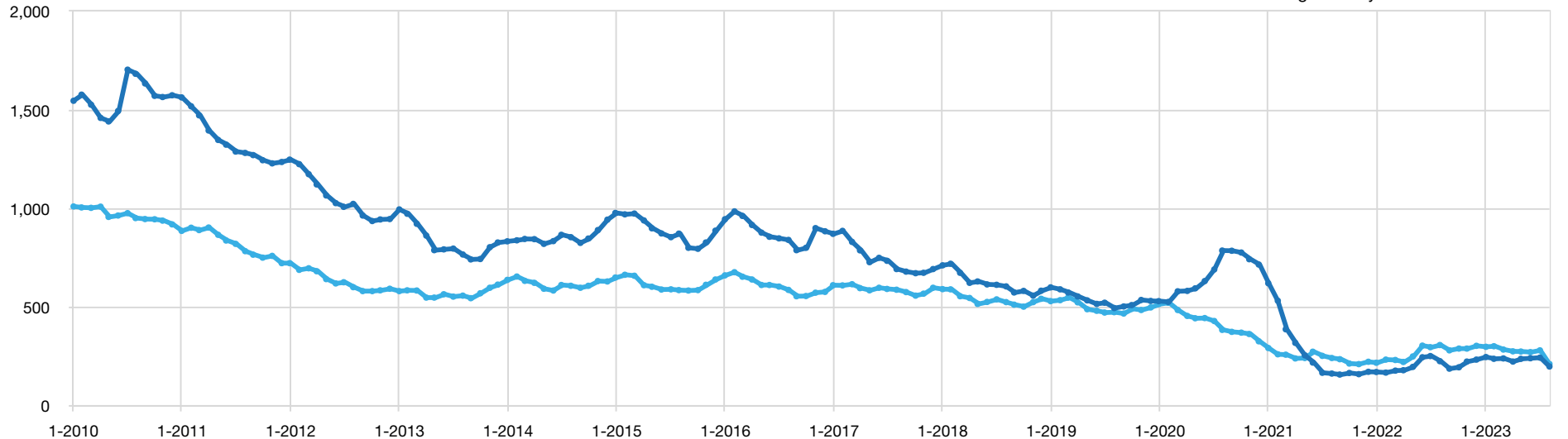


August



Homes for Sale	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2022	278	+ 19.3%	185	+ 19.4%
Oct-2022	287	+ 36.0%	192	+ 17.8%
Nov-2022	287	+ 38.0%	221	+ 40.8%
Dec-2022	301	+ 36.8%	231	+ 36.7%
Jan-2023	296	+ 37.7%	244	+ 45.2%
Feb-2023	299	+ 29.4%	235	+ 42.4%
Mar-2023	282	+ 23.1%	237	+ 35.4%
Apr-2023	273	+ 24.7%	221	+ 24.9%
May-2023	272	+ 10.1%	235	+ 21.1%
Jun-2023	269	- 10.9%	238	- 2.1%
Jul-2023	278	- 5.4%	241	- 3.2%
Aug-2023	209	- 31.5%	196	- 12.1%
12-Month Avg	278	+ 14.4%	223	+ 19.3%

Historical Inventory of Homes for Sale by Month

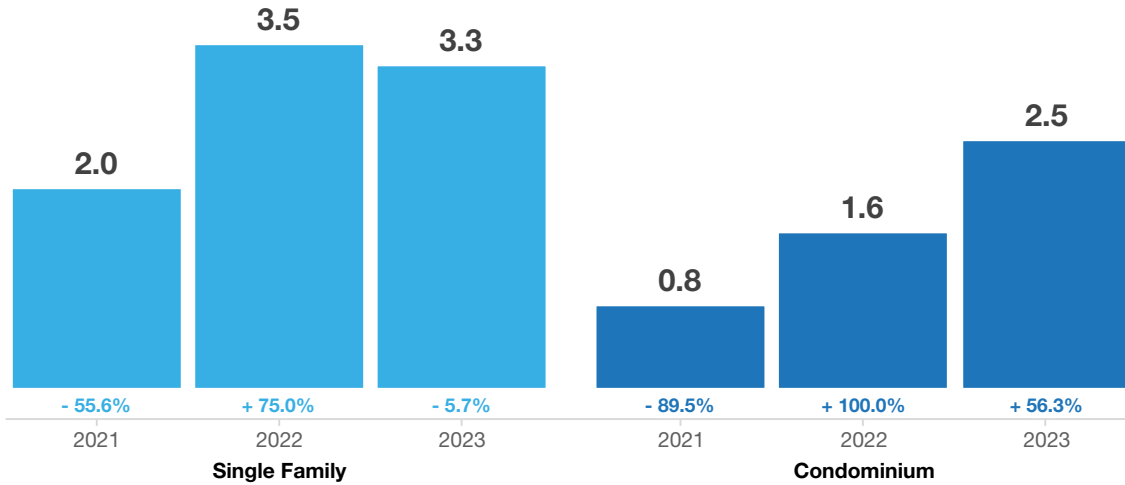


Months Supply of Inventory

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.



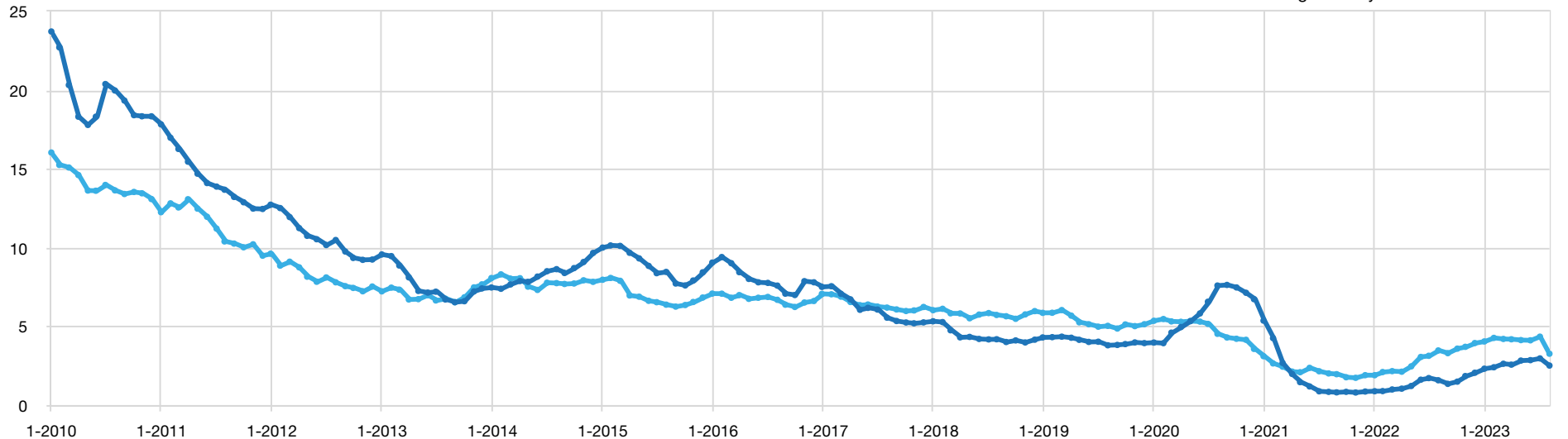
August



Months Supply	Single Family	Year-Over-Year Change	Condominium	Year-Over-Year Change
Sep-2022	3.3	+ 65.0%	1.3	+ 62.5%
Oct-2022	3.6	+ 100.0%	1.5	+ 87.5%
Nov-2022	3.7	+ 117.6%	1.8	+ 125.0%
Dec-2022	3.9	+ 105.3%	2.1	+ 133.3%
Jan-2023	4.0	+ 110.5%	2.3	+ 155.6%
Feb-2023	4.3	+ 104.8%	2.4	+ 166.7%
Mar-2023	4.2	+ 90.9%	2.6	+ 160.0%
Apr-2023	4.2	+ 100.0%	2.6	+ 160.0%
May-2023	4.1	+ 64.0%	2.8	+ 133.3%
Jun-2023	4.1	+ 32.3%	2.9	+ 81.3%
Jul-2023	4.3	+ 38.7%	3.0	+ 76.5%
Aug-2023	3.3	- 5.7%	2.5	+ 56.3%
12-Month Avg*	3.9	+ 69.6%	2.3	+ 110.2%

* Months Supply for all properties from September 2022 through August 2023. 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	8-2022	8-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		245	142	- 42.0%	2,446	1,653	- 32.4%
Pending Sales		185	134	- 27.6%	1,938	1,292	- 33.3%
Closed Sales		203	170	- 16.3%	2,113	1,316	- 37.7%
Days on Market Until Sale		98	110	+ 12.2%	95	119	+ 25.3%
Median Sales Price		\$922,500	\$907,000	- 1.7%	\$905,000	\$945,000	+ 4.4%
Average Sales Price		\$1,310,578	\$1,410,237	+ 7.6%	\$1,349,889	\$1,427,354	+ 5.7%
Percent of List Price Received		97.9%	97.9%	0.0%	99.3%	97.5%	- 1.8%
Housing Affordability Index		46	39	- 15.2%	47	38	- 19.1%
Inventory of Homes for Sale		661	541	- 18.2%	—	—	—
Months Supply of Inventory		2.6	3.5	+ 34.6%	—	—	—

Single Family Monthly Sales Volume

August 2023



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	August 2023			July 2023			August 2022		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	6	\$12,589,000	\$2,114,500	6	\$10,635,000	\$1,567,500	7	\$8,884,000	\$1,325,000
Hana	1	\$875,000	\$875,000	1	\$837,500	\$837,500	1	\$4,330,000	\$4,330,000
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	1	\$3,900,000	\$3,900,000	3	\$13,850,000	\$4,850,000	4	\$9,945,000	\$2,422,500
Kahakuloa	0	--	--	1	\$1,525,000	\$1,525,000	0	--	--
Kahului	3	\$2,993,000	\$915,000	8	\$8,639,000	\$1,087,500	7	\$6,724,500	\$899,000
Kapalua	0	--	--	3	\$12,675,000	\$3,550,000	2	\$15,800,000	\$7,900,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	8	\$11,852,500	\$1,357,500	10	\$11,600,000	\$1,185,000	7	\$9,655,000	\$1,050,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	3	\$4,325,000	\$1,200,000	0	--	--	8	\$11,671,000	\$1,162,500
Lahaina	1	\$6,800,000	\$6,800,000	3	\$4,775,000	\$1,300,000	9	\$14,724,000	\$1,650,000
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	2	\$2,085,000	\$1,042,500	4	\$4,221,000	\$960,500	3	\$2,150,000	\$730,000
Maui Meadows	2	\$6,060,000	\$3,030,000	0	--	--	1	\$1,436,000	\$1,436,000
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	3	\$4,395,000	\$1,445,000	2	\$3,215,000	\$1,607,500	2	\$2,000,000	\$1,000,000
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	1	\$1,450,000	\$1,450,000	3	\$2,513,000	\$758,000	4	\$4,055,000	\$1,020,000
Spreckelsville/Paia/Kuau	1	\$775,000	\$775,000	2	\$2,925,000	\$1,462,500	0	--	--
Wailea/Makena	1	\$2,700,000	\$2,700,000	1	\$8,400,000	\$8,400,000	2	\$9,400,000	\$4,700,000
Wailuku	21	\$22,685,356	\$1,090,000	18	\$26,613,050	\$1,201,500	25	\$25,314,150	\$941,600
Lanai	2	\$1,438,000	\$719,000	0	--	--	1	\$705,000	\$705,000
Molokai	0	--	--	4	\$3,407,770	\$845,000	4	\$2,315,000	\$512,500
All MLS	56	\$84,922,856	\$1,197,500	69	\$115,831,320	\$1,200,000	87	\$129,108,650	\$983,575

Condominium Monthly Sales Volume

August 2023



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	August 2023			July 2023			August 2022		
	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	\$13,694,000	\$1,974,500	8	\$17,772,700	\$1,307,500	9	\$12,263,000	\$1,137,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	3	\$800,000	\$280,000	1	\$299,000	\$299,000	5	\$1,077,500	\$205,000
Kapalua	3	\$5,150,000	\$1,700,000	2	\$3,265,000	\$1,632,500	7	\$23,989,000	\$1,949,000
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	0	--	--
Kihei	45	\$40,204,500	\$797,500	25	\$23,383,200	\$875,000	35	\$28,709,500	\$670,000
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	0	--	--	0	--	--	0	--	--
Lahaina	0	--	--	5	\$3,589,950	\$704,950	6	\$6,633,000	\$830,000
Maalaea	8	\$5,132,000	\$569,500	4	\$2,790,000	\$740,000	3	\$1,620,000	\$400,000
Makawao/Olinda/Haliimaile	0	--	--	0	--	--	0	--	--
Maui Meadows	0	--	--	0	--	--	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	15	\$9,675,500	\$635,000	18	\$12,577,000	\$722,500	23	\$19,138,179	\$808,379
Olowalu	0	--	--	0	--	--	0	--	--
Pukalani	0	--	--	1	\$965,000	\$965,000	0	--	--
Spreckelsville/Paia/Kuau	1	\$800,000	\$800,000	0	--	--	0	--	--
Wailea/Makena	10	\$49,357,000	\$3,212,500	4	\$18,725,000	\$3,250,000	8	\$29,540,000	\$3,197,500
Wailuku	5	\$2,658,500	\$545,000	7	\$4,080,500	\$568,000	8	\$4,624,500	\$512,500
Lanai	0	--	--	0	--	--	0	--	--
Molokai	4	\$1,207,000	\$323,500	1	\$400,000	\$400,000	1	\$500,000	\$500,000
All MLS	100	\$128,678,500	\$773,750	76	\$87,847,350	\$845,000	105	\$128,094,679	\$808,379

Land Monthly Sales Volume

August 2023



Area Name	August 2023			July 2023			August 2022		
	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price	Units	Dollar Volume	Median Sales Price
Haiku	2	\$2,690,000	\$1,345,000	2	\$1,477,000	\$738,500	1	\$1,600,000	\$1,600,000
Hana	0	--	--	0	--	--	0	--	--
Honokohau	0	--	--	0	--	--	0	--	--
Kaanapali	2	\$1,556,500	\$778,250	0	--	--	2	\$1,545,000	\$772,500
Kahakuloa	0	--	--	0	--	--	0	--	--
Kahului	0	--	--	0	--	--	0	--	--
Kapalua	0	--	--	2	\$2,195,000	\$1,097,500	0	--	--
Kaupo	0	--	--	0	--	--	0	--	--
Keanae	0	--	--	0	--	--	1	\$675,000	\$675,000
Kihei	0	--	--	0	--	--	0	--	--
Kipahulu	0	--	--	0	--	--	0	--	--
Kula/Ulupalakua/Kanaio	1	\$715,000	\$715,000	3	\$9,230,000	\$2,100,000	0	--	--
Lahaina	0	--	--	1	\$1,300,000	\$1,300,000	0	--	--
Maalaea	0	--	--	0	--	--	0	--	--
Makawao/Olinda/Haliimaile	2	\$17,550,000	\$8,775,000	1	\$750,000	\$750,000	0	--	--
Maui Meadows	0	--	--	1	\$1,620,000	\$1,620,000	0	--	--
Nahiku	0	--	--	0	--	--	0	--	--
Napili/Kahana/Honokowai	0	--	--	0	--	--	0	--	--
Olowalu	0	--	--	2	\$1,965,000	\$982,500	0	--	--
Pukalani	1	\$485,000	\$485,000	0	--	--	1	\$549,000	\$549,000
Spreckelsville/Paia/Kuau	0	--	--	0	--	--	1	\$1,900,000	\$1,900,000
Wailea/Makena	1	\$899,000	\$899,000	2	\$1,453,808	\$726,904	0	--	--
Wailuku	4	\$1,923,500	\$471,500	0	--	--	2	\$1,645,000	\$822,500
Lanai	0	--	--	0	--	--	0	--	--
Molokai	1	\$320,000	\$320,000	3	\$425,000	\$93,000	3	\$929,950	\$240,000
All MLS	14	\$26,139,000	\$677,500	17	\$20,415,808	\$943,808	11	\$8,843,950	\$650,000

Single Family Sales – Year to Date

August 2023 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-23 YTD Sales	Aug-22 YTD Sales	Unit Change	Percent Change	Aug-23 YTD Average	Aug-22 YTD Average	Dollar Change	Percent Change	Aug-23 YTD Median	Aug-22 YTD Median	Dollar Change	Percent Change	Aug-23 YTD Volume	Aug-22 YTD Volume	Dollar Change	Percent Change
Haiku	39	70	-31	-44.3%	\$1,794,800	\$1,716,401	+\$78,398	+4.6%	\$1,495,000	\$1,427,500	+\$67,500	+4.7%	\$69,997,196	\$120,148,100	-\$50,150,904	-41.7%
Hana	5	7	-2	-28.6%	\$1,262,500	\$2,262,143	-\$999,643	-44.2%	\$950,000	\$1,950,000	-\$1,000,000	-51.3%	\$6,312,500	\$15,834,999	-\$9,522,499	-60.1%
Honokohau	0	1	-1	-100.0%	--	\$792,000	--	--	--	\$792,000	--	--	\$0	\$792,000	-\$792,000	-100.0%
Kaanapali	11	19	-8	-42.1%	\$5,504,012	\$2,887,424	+\$2,616,589	+90.6%	\$3,550,000	\$2,700,000	+\$850,000	+31.5%	\$60,544,136	\$54,861,050	+\$5,683,086	+10.4%
Kahakuloa	1	0	+1	--	\$1,525,000	--	--	--	\$1,525,000	--	--	--	\$1,525,000	\$0	+\$1,525,000	--
Kahului	66	75	-9	-12.0%	\$988,366	\$969,400	+\$18,966	+2.0%	\$952,500	\$950,000	+\$2,500	+0.3%	\$65,232,143	\$72,705,000	-\$7,472,857	-10.3%
Kapalua	8	12	-4	-33.3%	\$4,872,500	\$5,300,000	-\$427,500	-8.1%	\$4,350,000	\$5,025,000	-\$675,000	-13.4%	\$38,980,000	\$63,600,000	-\$24,620,000	-38.7%
Kaupo	1	1	0	0.0%	\$725,000	\$2,699,500	-\$1,974,500	-73.1%	\$725,000	\$2,699,500	-\$1,974,500	-73.1%	\$725,000	\$2,699,500	-\$1,974,500	-73.1%
Keanae	0	1	-1	-100.0%	--	\$1,100,000	--	--	--	\$1,100,000	--	--	\$0	\$1,100,000	-\$1,100,000	-100.0%
Kihei	76	103	-27	-26.2%	\$1,358,715	\$1,806,138	-\$447,423	-24.8%	\$1,167,500	\$1,350,000	-\$182,500	-13.5%	\$103,262,350	\$186,032,218	-\$82,769,868	-44.5%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	30	49	-19	-38.8%	\$1,663,500	\$1,833,674	-\$170,174	-9.3%	\$1,377,500	\$1,400,000	-\$22,500	-1.6%	\$49,905,000	\$89,850,044	-\$39,945,044	-44.5%
Lahaina	26	41	-15	-36.6%	\$3,702,837	\$2,607,966	+\$1,094,871	+42.0%	\$2,000,000	\$1,700,000	+\$300,000	+17.6%	\$96,273,758	\$106,926,600	-\$10,652,842	-10.0%
Maalaea	0	1	-1	-100.0%	--	\$2,500,000	--	--	--	\$2,500,000	--	--	\$0	\$2,500,000	-\$2,500,000	-100.0%
Makawao/Olinda/Haliimaile	29	61	-32	-52.5%	\$1,458,789	\$1,060,950	+\$397,839	+37.5%	\$1,110,000	\$880,000	+\$230,000	+26.1%	\$42,304,891	\$64,717,943	-\$22,413,052	-34.6%
Maui Meadows	14	17	-3	-17.6%	\$2,645,286	\$2,530,165	+\$115,121	+4.5%	\$2,840,000	\$2,070,000	+\$770,000	+37.2%	\$37,034,000	\$43,012,800	-\$5,978,800	-13.9%
Nahiku	0	1	-1	-100.0%	--	\$725,000	--	--	--	\$725,000	--	--	\$0	\$725,000	-\$725,000	-100.0%
Napili/Kahana/Honokowai	20	27	-7	-25.9%	\$1,384,875	\$1,458,481	-\$73,606	-5.0%	\$1,417,500	\$1,250,000	+\$167,500	+13.4%	\$27,697,499	\$39,378,999	-\$11,681,500	-29.7%
Olowalu	2	3	-1	-33.3%	\$4,800,000	\$4,591,667	+\$208,333	+4.5%	\$4,800,000	\$4,300,000	+\$500,000	+11.6%	\$9,600,000	\$13,775,000	-\$4,175,000	-30.3%
Pukalani	20	33	-13	-39.4%	\$1,166,220	\$1,097,015	+\$69,205	+6.3%	\$1,025,000	\$1,060,000	-\$35,000	-3.3%	\$23,324,400	\$36,201,500	-\$12,877,100	-35.6%
Spreckelsville/Paia/Kuau	7	17	-10	-58.8%	\$1,585,300	\$2,330,882	-\$745,582	-32.0%	\$1,700,000	\$1,095,000	+\$605,000	+55.3%	\$11,097,103	\$39,624,998	-\$28,527,895	-72.0%
Wailea/Makena	13	27	-14	-51.9%	\$8,319,729	\$7,617,128	+\$702,602	+9.2%	\$5,800,000	\$3,550,000	+\$2,250,000	+63.4%	\$108,156,481	\$205,662,450	-\$97,505,969	-47.4%
Wailuku	114	153	-39	-25.5%	\$1,228,806	\$1,004,376	+\$224,430	+22.3%	\$1,070,000	\$898,575	+\$171,425	+19.1%	\$140,083,909	\$153,669,514	-\$13,585,605	-8.8%
Lanai	6	8	-2	-25.0%	\$713,833	\$691,469	+\$22,365	+3.2%	\$719,000	\$690,000	+\$29,000	+4.2%	\$4,283,000	\$5,531,750	-\$1,248,750	-22.6%
Molokai	20	30	-10	-33.3%	\$637,089	\$877,567	-\$240,478	-27.4%	\$437,500	\$670,000	-\$232,500	-34.7%	\$12,741,770	\$26,327,000	-\$13,585,230	-51.6%
All MLS	508	757	-249	-32.9%	\$1,789,528	\$1,777,644	+\$11,884	+0.7%	\$1,170,000	\$1,150,000	+\$20,000	+1.7%	\$909,080,136	\$1,345,676,465	-\$436,596,329	-32.4%

Total Condominium Sales – Year to Date

August 2023 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-23 YTD Sales	Aug-22 YTD Sales	Unit Change	Percent Change	Aug-23 YTD Average	Aug-22 YTD Average	Dollar Change	Percent Change	Aug-23 YTD Median	Aug-22 YTD Median	Dollar Change	Percent Change	Aug-23 YTD Volume	Aug-22 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	3	-3	-100.0%	--	\$870,000	--	--	--	\$685,000	--	--	\$0	\$2,610,000	-\$2,610,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	53	116	-63	-54.3%	\$1,850,653	\$1,747,189	+\$103,463	+5.9%	\$1,500,000	\$1,450,000	+\$50,000	+3.4%	\$98,084,600	\$202,673,975	-\$104,589,375	-51.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	16	38	-22	-57.9%	\$261,750	\$221,792	+\$39,958	+18.0%	\$279,000	\$200,000	+\$79,000	+39.5%	\$4,188,000	\$8,428,100	-\$4,240,100	-50.3%
Kapalua	22	52	-30	-57.7%	\$2,238,364	\$2,403,721	-\$165,358	-6.9%	\$1,685,000	\$1,450,000	+\$235,000	+16.2%	\$49,244,000	\$124,993,500	-\$75,749,500	-60.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	275	415	-140	-33.7%	\$889,211	\$822,978	+\$66,233	+8.0%	\$800,000	\$725,000	+\$75,000	+10.3%	\$244,533,075	\$341,535,811	-\$97,002,736	-28.4%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	1	-1	-100.0%	--	\$600,000	--	--	--	\$600,000	--	--	\$0	\$600,000	-\$600,000	-100.0%
Lahaina	43	54	-11	-20.4%	\$949,045	\$1,259,811	-\$310,766	-24.7%	\$865,000	\$830,000	+\$35,000	+4.2%	\$40,808,950	\$68,029,799	-\$27,220,849	-40.0%
Maalaea	34	34	0	0.0%	\$705,588	\$665,404	+\$40,184	+6.0%	\$717,000	\$639,872	+\$77,128	+12.1%	\$23,990,000	\$22,623,744	+\$1,366,256	+6.0%
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	118	263	-145	-55.1%	\$766,557	\$776,565	-\$10,008	-1.3%	\$750,000	\$700,000	+\$50,000	+7.1%	\$90,453,700	\$204,236,579	-\$113,782,879	-55.7%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	4	1	+3	+300.0%	\$898,250	\$875,000	+\$23,250	+2.7%	\$899,000	\$875,000	+\$24,000	+2.7%	\$3,593,000	\$875,000	+\$2,718,000	+310.6%
Spreckelsville/Paia/Kuau	1	2	-1	-50.0%	\$800,000	\$635,000	+\$165,000	+26.0%	\$800,000	\$635,000	+\$165,000	+26.0%	\$800,000	\$1,270,000	-\$470,000	-37.0%
Wailea/Makena	61	101	-40	-39.6%	\$3,698,688	\$2,778,595	+\$920,093	+33.1%	\$2,050,000	\$1,750,000	+\$300,000	+17.1%	\$225,619,949	\$280,638,059	-\$55,018,110	-19.6%
Wailuku	41	73	-32	-43.8%	\$565,854	\$545,288	+\$20,566	+3.8%	\$540,000	\$500,000	+\$40,000	+8.0%	\$23,200,000	\$39,806,000	-\$16,606,000	-41.7%
Lanai	1	2	-1	-50.0%	\$1,650,000	\$2,500,000	-\$850,000	-34.0%	\$1,650,000	\$2,500,000	-\$850,000	-34.0%	\$1,650,000	\$5,000,000	-\$3,350,000	-67.0%
Molokai	24	38	-14	-36.8%	\$316,813	\$256,197	+\$60,615	+23.7%	\$323,500	\$264,500	+\$59,000	+22.3%	\$7,603,500	\$9,735,500	-\$2,132,000	-21.9%
All MLS	693	1,193	-500	-41.9%	\$1,174,270	\$1,100,634	+\$73,636	+6.7%	\$830,000	\$767,000	+\$63,000	+8.2%	\$813,768,774	\$1,313,056,067	-\$499,287,293	-38.0%

Fee Simple Condominium Sales – Year to Date

August 2023 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-23 YTD Sales	Aug-22 YTD Sales	Unit Change	Percent Change	Aug-23 YTD Average	Aug-22 YTD Average	Dollar Change	Percent Change	Aug-23 YTD Median	Aug-22 YTD Median	Dollar Change	Percent Change	Aug-23 YTD Volume	Aug-22 YTD Volume	Dollar Change	Percent Change
Haiku	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Hana	0	3	-3	-100.0%	--	\$870,000	--	--	--	\$685,000	--	--	\$0	\$2,610,000	-\$2,610,000	-100.0%
Honokohau	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kaanapali	48	103	-55	-53.4%	\$1,954,206	\$1,881,019	+\$73,187	+3.9%	\$1,575,000	\$1,600,000	-\$25,000	-1.6%	\$93,801,900	\$193,744,975	-\$99,943,075	-51.6%
Kahakuloa	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kahului	16	38	-22	-57.9%	\$261,750	\$221,792	+\$39,958	+18.0%	\$279,000	\$200,000	+\$79,000	+39.5%	\$4,188,000	\$8,428,100	-\$4,240,100	-50.3%
Kapalua	22	52	-30	-57.7%	\$2,238,364	\$2,403,721	-\$165,358	-6.9%	\$1,685,000	\$1,450,000	+\$235,000	+16.2%	\$49,244,000	\$124,993,500	-\$75,749,500	-60.6%
Kaupo	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Keanae	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kihei	269	405	-136	-33.6%	\$890,729	\$825,774	+\$64,955	+7.9%	\$800,000	\$720,000	+\$80,000	+11.1%	\$239,606,075	\$334,438,411	-\$94,832,336	-28.4%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	1	-1	-100.0%	--	\$600,000	--	--	--	\$600,000	--	--	\$0	\$600,000	-\$600,000	-100.0%
Lahaina	38	51	-13	-25.5%	\$1,019,486	\$1,312,741	-\$293,256	-22.3%	\$870,750	\$835,000	+\$35,750	+4.3%	\$38,740,450	\$66,949,799	-\$28,209,349	-42.1%
Maalaea	12	26	-14	-53.8%	\$886,875	\$739,452	+\$147,423	+19.9%	\$857,500	\$687,500	+\$170,000	+24.7%	\$10,642,500	\$19,225,744	-\$8,583,244	-44.6%
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	96	219	-123	-56.2%	\$789,820	\$784,462	+\$5,357	+0.7%	\$787,000	\$725,000	+\$62,000	+8.6%	\$75,822,700	\$171,797,279	-\$95,974,579	-55.9%
Olowalu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Pukalani	4	1	+3	+300.0%	\$898,250	\$875,000	+\$23,250	+2.7%	\$899,000	\$875,000	+\$24,000	+2.7%	\$3,593,000	\$875,000	+\$2,718,000	+310.6%
Spreckelsville/Paia/Kuau	1	2	-1	-50.0%	\$800,000	\$635,000	+\$165,000	+26.0%	\$800,000	\$635,000	+\$165,000	+26.0%	\$800,000	\$1,270,000	-\$470,000	-37.0%
Wailea/Makena	61	101	-40	-39.6%	\$3,698,688	\$2,778,595	+\$920,093	+33.1%	\$2,050,000	\$1,750,000	+\$300,000	+17.1%	\$225,619,949	\$280,638,059	-\$55,018,110	-19.6%
Wailuku	41	73	-32	-43.8%	\$565,854	\$545,288	+\$20,566	+3.8%	\$540,000	\$500,000	+\$40,000	+8.0%	\$23,200,000	\$39,806,000	-\$16,606,000	-41.7%
Lanai	1	2	-1	-50.0%	\$1,650,000	\$2,500,000	-\$850,000	-34.0%	\$1,650,000	\$2,500,000	-\$850,000	-34.0%	\$1,650,000	\$5,000,000	-\$3,350,000	-67.0%
Molokai	23	34	-11	-32.4%	\$324,065	\$273,603	+\$50,462	+18.4%	\$335,000	\$275,000	+\$60,000	+21.8%	\$7,453,500	\$9,302,500	-\$1,849,000	-19.9%
All MLS	632	1,111	-479	-43.1%	\$1,225,256	\$1,133,825	+\$91,432	+8.1%	\$855,000	\$786,000	+\$69,000	+8.8%	\$774,362,074	\$1,259,679,367	-\$485,317,293	-38.5%

Leasehold Condominium Sales – Year to Date

August 2023 YTD



REALTORS® ASSOCIATION
OF MAUI, INC.

Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-23 YTD Sales	Aug-22 YTD Sales	Unit Change	Percent Change	Aug-23 YTD Average	Aug-22 YTD Average	Dollar Change	Percent Change	Aug-23 YTD Median	Aug-22 YTD Median	Dollar Change	Percent Change	Aug-23 YTD Volume	Aug-22 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	5	13	-8	-61.5%	\$856,540	\$686,846	+\$169,694	+24.7%	\$650,000	\$607,500	+\$42,500	+7.0%	\$4,282,700	\$8,929,000	-\$4,646,300	-52.0%
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	6	10	-4	-40.0%	\$821,167	\$709,740	+\$111,427	+15.7%	\$964,500	\$797,000	+\$167,500	+21.0%	\$4,927,000	\$7,097,400	-\$2,170,400	-30.6%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Lahaina	5	3	+2	+66.7%	\$413,700	\$360,000	+\$53,700	+14.9%	\$435,000	\$380,000	+\$55,000	+14.5%	\$2,068,500	\$1,080,000	+\$988,500	+91.5%
Maalaea	22	8	+14	+175.0%	\$606,705	\$424,750	+\$181,955	+42.8%	\$612,250	\$412,500	+\$199,750	+48.4%	\$13,347,500	\$3,398,000	+\$9,949,500	+292.8%
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	22	44	-22	-50.0%	\$665,045	\$737,257	-\$72,211	-9.8%	\$443,000	\$322,500	+\$120,500	+37.4%	\$14,631,000	\$32,439,300	-\$17,808,300	-54.9%
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	4	-3	-75.0%	\$150,000	\$108,250	+\$41,750	+38.6%	\$150,000	\$97,000	+\$53,000	+54.6%	\$150,000	\$433,000	-\$283,000	-65.4%
All MLS	61	82	-21	-25.6%	\$646,011	\$650,935	-\$4,924	-0.8%	\$577,000	\$385,000	+\$192,000	+49.9%	\$39,406,700	\$53,376,700	-\$13,970,000	-26.2%

Land Sales – Year to Date

August 2023 YTD



Area Name	Number of Sales				Average Sales Price				Median Sales Price				Total Dollar Volume			
	Aug-23 YTD Sales	Aug-22 YTD Sales	Unit Change	Percent Change	Aug-23 YTD Average	Aug-22 YTD Average	Dollar Change	Percent Change	Aug-23 YTD Median	Aug-22 YTD Median	Dollar Change	Percent Change	Aug-23 YTD Volume	Aug-22 YTD Volume	Dollar Change	Percent Change
Haiku	21	15	+6	+40.0%	\$967,138	\$1,677,867	-\$710,728	-42.4%	\$912,500	\$900,000	+\$12,500	+1.4%	\$21,742,765	\$25,168,000	-\$3,425,235	-13.6%
Hana	8	5	+3	+60.0%	\$618,250	\$2,657,660	-\$2,039,410	-76.7%	\$607,500	\$3,350,000	-\$2,742,500	-81.9%	\$4,946,000	\$13,288,300	-\$8,342,300	-62.8%
Honokohau	0	1	-1	-100.0%	--	\$408,000	--	--	--	\$408,000	--	--	\$0	\$408,000	-\$408,000	-100.0%
Kaanapali	8	18	-10	-55.6%	\$2,137,188	\$1,440,972	+\$696,215	+48.3%	\$928,250	\$805,000	+\$123,250	+15.3%	\$17,097,500	\$25,937,500	-\$8,840,000	-34.1%
Kahakuloa	0	1	-1	-100.0%	--	\$800,000	--	--	--	\$800,000	--	--	\$0	\$800,000	-\$800,000	-100.0%
Kahului	0	2	-2	-100.0%	--	\$914,635	--	--	--	\$914,635	--	--	\$0	\$1,829,270	-\$1,829,270	-100.0%
Kapalua	3	16	-13	-81.3%	\$1,240,000	\$1,648,594	-\$408,594	-24.8%	\$1,200,000	\$1,337,500	-\$137,500	-10.3%	\$3,720,000	\$26,377,500	-\$22,657,500	-85.9%
Kaupo	1	4	-3	-75.0%	\$21,132,920	\$457,688	+\$20,675,233	+4,517.3%	\$21,132,920	\$415,000	+\$20,717,920	+4,992.3%	\$21,132,920	\$1,830,750	+\$19,302,170	+1,054.3%
Keanae	1	1	0	0.0%	\$685,000	\$675,000	+\$10,000	+1.5%	\$685,000	\$675,000	+\$10,000	+1.5%	\$685,000	\$675,000	+\$10,000	+1.5%
Kihei	0	6	-6	-100.0%	--	\$3,016,667	--	--	--	\$1,350,000	--	--	\$0	\$18,100,000	-\$18,100,000	-100.0%
Kipahulu	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Kula/Ulupalakua/Kanaio	15	21	-6	-28.6%	\$1,753,200	\$1,318,286	+\$434,914	+33.0%	\$1,200,000	\$820,000	+\$380,000	+46.3%	\$26,298,000	\$27,684,000	-\$1,386,000	-5.0%
Lahaina	3	6	-3	-50.0%	\$1,275,000	\$997,167	+\$277,833	+27.9%	\$1,300,000	\$870,000	+\$430,000	+49.4%	\$3,825,000	\$5,983,000	-\$2,158,000	-36.1%
Maalaea	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Makawao/Olinda/Haliimaile	8	7	+1	+14.3%	\$2,856,250	\$1,039,175	+\$1,817,075	+174.9%	\$1,025,000	\$750,000	+\$275,000	+36.7%	\$22,850,000	\$7,274,222	+\$15,575,778	+214.1%
Maui Meadows	1	1	0	0.0%	\$1,620,000	\$1,490,000	+\$130,000	+8.7%	\$1,620,000	\$1,490,000	+\$130,000	+8.7%	\$1,620,000	\$1,490,000	+\$130,000	+8.7%
Nahiku	0	1	-1	-100.0%	--	\$170,000	--	--	--	\$170,000	--	--	\$0	\$170,000	-\$170,000	-100.0%
Napili/Kahana/Honokowai	0	2	-2	-100.0%	--	\$2,709,000	--	--	--	\$2,709,000	--	--	\$0	\$5,418,000	-\$5,418,000	-100.0%
Olowalu	3	2	+1	+50.0%	\$915,000	\$1,216,500	-\$301,500	-24.8%	\$780,000	\$1,216,500	-\$436,500	-35.9%	\$2,745,000	\$2,433,000	+\$312,000	+12.8%
Pukalani	1	4	-3	-75.0%	\$485,000	\$519,875	-\$34,875	-6.7%	\$485,000	\$514,000	-\$29,000	-5.6%	\$485,000	\$2,079,500	-\$1,594,500	-76.7%
Spreckelsville/Paia/Kuau	0	2	-2	-100.0%	--	\$1,842,500	--	--	--	\$1,842,500	--	--	\$0	\$3,685,000	-\$3,685,000	-100.0%
Wailea/Makena	5	5	0	0.0%	\$2,170,562	\$1,507,650	+\$662,912	+44.0%	\$943,808	\$1,608,250	-\$664,442	-41.3%	\$10,852,808	\$7,538,250	+\$3,314,558	+44.0%
Wailuku	27	13	+14	+107.7%	\$614,315	\$583,808	+\$30,507	+5.2%	\$550,000	\$625,000	-\$75,000	-12.0%	\$16,586,500	\$7,589,500	+\$8,997,000	+118.5%
Lanai	0	0	0	--	--	--	--	--	--	--	--	--	\$0	\$0	\$0	--
Molokai	10	30	-20	-66.7%	\$193,550	\$260,815	-\$67,265	-25.8%	\$221,250	\$232,250	-\$11,000	-4.7%	\$1,935,500	\$7,824,450	-\$5,888,950	-75.3%
All MLS	115	163	-48	-29.4%	\$1,351,947	\$1,187,627	+\$164,320	+13.8%	\$693,000	\$775,000	-\$82,000	-10.6%	\$156,521,993	\$193,583,242	-\$37,061,249	-19.1%