

Maui Island-Wide Sales Statistics: December 2024 & Year-to-Date

National: U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

Nationally, total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Maui: New Listings increased 13.4 percent for Single Family homes but decreased 7.7 percent for Condominium homes. Pending Sales decreased 32.8 percent for Single Family homes and 24.4 percent for Condominium homes. Inventory increased 63.2 percent for Single Family homes and 105.3 percent for Condominium homes.

Median Sales Price increased 14.5 percent to \$1,374,238 for Single Family homes and 1.2 percent to \$860,000 for Condominium homes. Days on Market increased 34.4 percent for Single Family homes and 18.2 percent for Condominium homes. Months Supply of Inventory increased 67.6 percent for Single Family homes and 151.0 percent for Condominium homes.

Single Family Market Overview	12/2023	12/2024	% of Chg	YTD 2023	YTD 2024	% of Chg
New Listings	82	93	+ 13.4%	992	1,175	+ 18.4%
Pending Sales	67	45	- 32.8%	744	730	- 1.9%
Closed Sales	57	56	- 1.8%	731	754	+ 3.1%
Days on Market	96	129	+ 34.4%	115	124	+ 7.8%
Median Sales Price	\$1,200,000	\$1,374,238	+ 14.5%	\$1,200,000	\$1,301,900	+ 8.5%
Average Sales Price	\$1,458,679	\$1,901,134	+ 30.3%	\$1,737,866	\$1,800,887	+ 3.6%
Percent of List Price Received	97.9%	96.0%	- 1.9%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	231	377	+ 63.2%	N/A	N/A	N/A
Months Supply of Inventory	3.7	6.2	+ 67.6%	N/A	N/A	N/A
Condominium Market Overview	12/2023	12/2024	% of Chg	YTD 2023	YTD 2024	% of Chg
New Listings	182	168	- 7.7%	1,375	1,812	+ 31.8%
Pending Sales	82	62	- 24.4%	926	755	- 18.5%
Closed Sales	94	53	- 43.6%	970	851	- 12.3%
Days on Market	99	117	+ 18.2%	107	115	+ 7.5%
Median Sales Price	\$850,000	\$860,000	+ 1.2%	\$831,250	\$900,000	+ 8.3%
Average Sales Price	\$1,497,972	\$1,140,997	- 23.8%	\$1,236,409	\$1,420,341	+ 14.9%
Percent of List Price Received	98.5%	95.3%	- 3.2%	98.3%	96.7%	- 1.6%
Inventory of Homes for Sale	376	772	+ 105.3%	N/A	N/A	N/A
Months Supply of Inventory	4.9	12.3	+ 151.0%	N/A	N/A	N/A

Maui Real Estate Advisors

161 Wailea Ike Pl, Ste #A-102 ♦ Wailea, HI 96753 ♦ (808) 875-4444 ♦ MauiRealEstateAdvisors.com



Robert H. 'Robbie' Dein

Realtor-Broker/Owner
 ABR, CRS, RSPS, RB-18398
Direct (808) 250-3564
 Robbie@MauiRealEstateAdvisors.com



Kenneth M. 'Ken' Hayo

Principal Broker/Owner
 RB-15529
Direct (808) 283-8435
 Ken@MauiRealEstateAdvisors.com

