

Maui Island-Wide Sales Statistics: January 2025 & Year-to-Date

National: U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

Nationally, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to prepandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Maui: New Listings decreased 6.4 percent for Single Family homes but increased 8.6 percent for Condominium homes. Pending Sales decreased 34.2 percent for Single Family homes and 29.8 percent for Condominium homes. Inventory increased 61.6 percent for Single Family homes and 108.3 percent for Condominium homes.

Median Sales Price decreased 11.6 percent to \$1,187,500 for Single Family homes and 15.6 percent to \$675,000 for Condominium homes. Days on Market increased 3.5 percent for Single Family homes and 81.8 percent for Condominium homes. Months Supply of Inventory increased 78.9 percent for Single Family homes and 164.0 percent for Condominium homes.

Single Family Market Overview	1/2024	1/2025	% of Chg	YTD 2024	YTD 2025	% of Chg
New Listings	109	102	- 6.4%	109	102	- 6.4%
Pending Sales	76	50	- 34.2%	76	50	- 34.2%
Closed Sales	57	58	+ 1.8%	57	58	+ 1.8%
Days on Market	115	119	+ 3.5%	115	119	+ 3.5%
Median Sales Price	\$1,342,581	\$1,187,500	- 11.6%	\$1,342,581	\$1,187,500	- 11.6%
Average Sales Price	\$1,570,205	\$1,438,692	- 8.4%	\$1,570,205	\$1,438,692	- 8.4%
Percent of List Price Received	98.5%	95.5%	- 3.0%	98.5%	95.5%	- 3.0%
Inventory of Homes for Sale	242	391	+ 61.6%	N/A	N/A	N/A
Months Supply of Inventory	3.8	6.8	+ 78.9%	N/A	N/A	N/A
Condominium Market Overview	1/2024	1/2025	% of Chg	YTD 2024	YTD 2025	% of Chg
New Listings	151	164	+ 8.6%	151	164	+ 8.6%
Pending Sales	94	66	- 29.8%	94	66	- 29.8%
Closed Sales	93	53	- 43.0%	93	53	- 43.0%
Days on Market	77	140	+ 81.8%	77	140	+ 81.8%
Median Sales Price	\$800,000	\$675,000	- 15.6%	\$800,000	\$675,000	- 15.6%
Average Sales Price	\$1,187,537	\$1,059,248	- 10.8%	\$1,187,537	\$1,059,248	- 10.8%
Percent of List Price Received	97.8%	94.5%	- 3.4%	97.8%	94.5%	- 3.4%
Inventory of Homes for Sale	386	804	+ 108.3%	N/A	N/A	N/A
Months Supply of Inventory	5.0	13.2	+ 164.0%	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

