

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

National: U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

Nationally, the limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existinghome price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% monthover-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Maui: New Listings increased 4.3 percent for Single Family homes but decreased 7.8 percent for Condominium homes. Pending Sales decreased 11.3 percent for Single Family homes and 38.7 percent for Condominium homes. Inventory increased 58.0 percent for Single Family homes and 97.9 percent for Condominium homes.

Median Sales Price increased 9.7 percent to \$1,395,319 for Single Family homes and 27.7 percent to \$945,000 for Condominium homes. Days on Market decreased 3.1 percent for Single Family homes but increased 85.9 percent for Condominium homes. Months Supply of Inventory increased 71.4 percent for Single Family homes and 167.3 percent for Condominium homes.

Single Family Market Overview	2/2024	2/2025	% of Chg	YTD 2024	YTD 2025	% of Chg
New Listings	94	98	+ 4.3%	203	202	- 0.5%
Pending Sales	62	55	- 11.3%	138	103	- 25.4%
Closed Sales	62	48	- 22.6%	119	107	- 10.1%
Days on Market	130	126	- 3.1%	123	123	0.0%
Median Sales Price	\$1,272,000	\$1,395,319	+ 9.7%	\$1,300,000	\$1,295,000	- 0.4%
Average Sales Price	\$1,731,006	\$1,888,218	+ 9.1%	\$1,653,984	\$1,641,637	- 0.7%
Percent of List Price Received	96.8%	97.8%	+ 1.0%	97.6%	96.6%	- 1.0%
Inventory of Homes for Sale	264	417	- 6.5%	N/A	N/A	N/A
Months Supply of Inventory	4.2	7.2	+ 71.4%	N/A	N/A	N/A
Condominium Market Overview	2/2024	2/2025	% of Chg	YTD 2024	YTD 2025	% of Chg
New Listings	154	142	- 7.8%	305	307	+ 0.7%
Pending Sales	93	57	- 38.7%	187	116	- 38.0%
Closed Sales	65	50	- 23.1%	158	105	- 33.5%
Days on Market	71	132	+ 85.9%	74	136	+ 83.8%
Median Sales Price	\$740,000	\$945,000	+ 27.7%	\$782,500	\$775,000	- 1.0%
Average Sales Price	\$1,034,442	\$1,358,680	+ 31.3%	\$1,124,555	\$1,193,373	+ 6.1%
Percent of List Price Received	96.7%	94.6%	- 2.2%	97.4%	94.6%	- 2.9%
Inventory of Homes for Sale	426	843	+ 97.9%	N/A	N/A	N/A
Months Supply of Inventory	5.5	14.7	+ 167.3%	N/A	N/A	N/A

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