



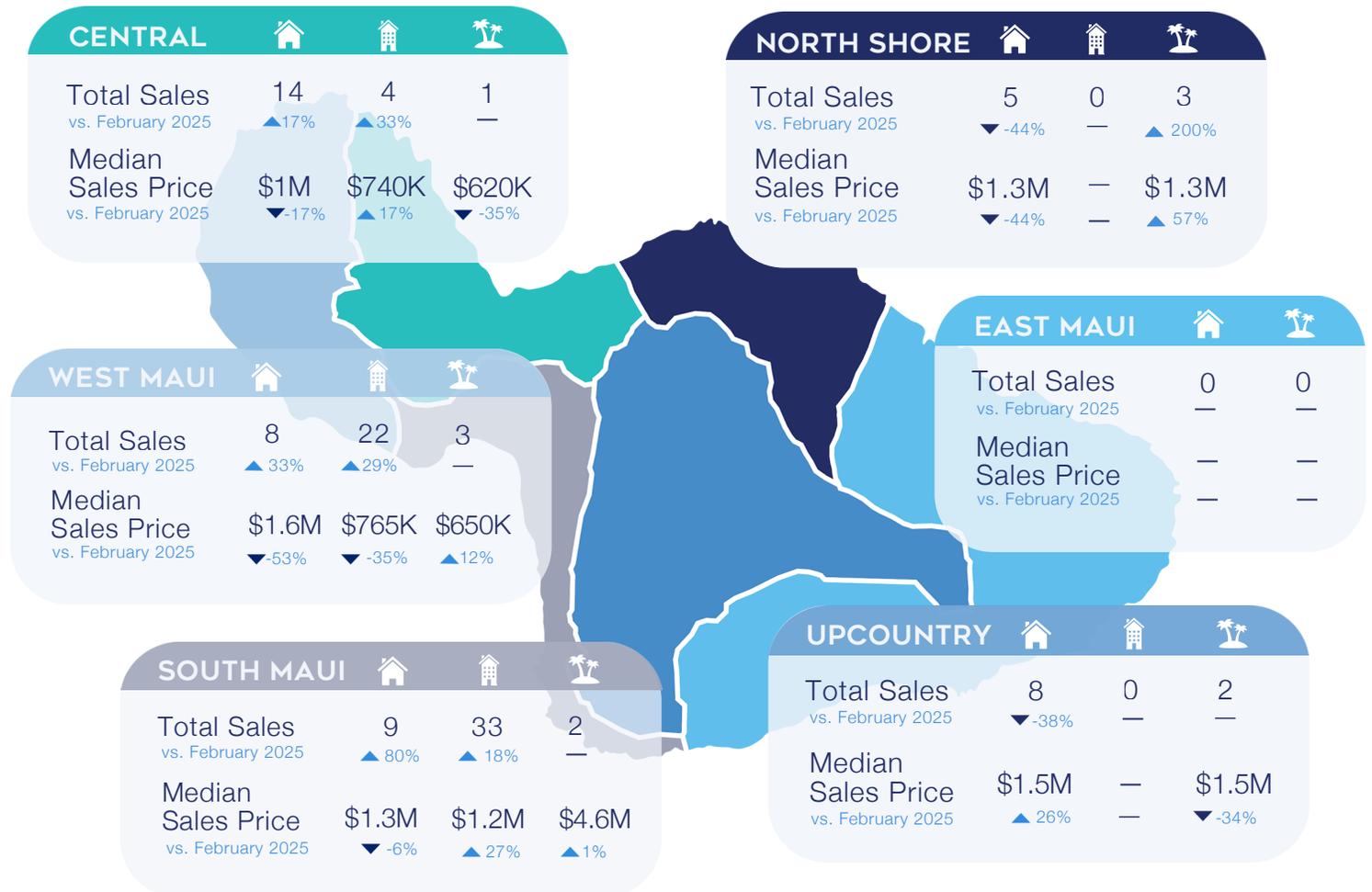
MAUI MARKET REPORT

FEBRUARY 2026

Maui's housing market continued to reflect seasonal patterns in February, with single-family home activity moderating while the condominium segment showed renewed strength. Single-family sales totaled 46 transactions (-4.2% YoY), consistent with a traditionally slower time of year, while the median price held at \$1.2 million (-10% YoY). In contrast, the condo market closed 64 sales (+25% YoY) as pricing adjustments helped stimulate buyer engagement. Together, February's results highlight a market shaped by seasonality and strategic pricing rather than broad shifts in demand.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	46	\$1,250,000	95%	13%	116	79
CONDOMINIUMS	64	\$847,500	94%	5%	98	133
LAND	12	\$1,041,000	100%	100%	106	15

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

FEBRUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity reflected the expected February lull, with 46 total sales (-4.2% YoY) and median days on market rising to 115 days (+15% YoY), signaling a more deliberate buyer pool compared to last year. With only one sale falling in the luxury tier, February's median sales price of \$1.2 million reflects activity concentrated in the primary home market rather than high-end or secondary transactions. Notable markets with meaningful year-over-year sales gains included Kahului (+75%), Kihei (+100%), and Lahaina (+300%), reinforcing that local demand drove much of the month's activity. Even without significant luxury influence, today's median remains well above the pre-pandemic level of approximately \$748,000 six years ago, highlighting Maui's long-term price growth despite seasonal fluctuations.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	7 ▲ 75%	\$880,000 ▲ 5%	96% ▼ -4%	114 ▲ 61%	14% ▼ -43%	\$805 ▲ 17%
	Wailuku	7 ▼ -13%	\$1,050,000 ▼ -25%	94% ▼ -6%	107 ▼ -18%	0% ▼ -100%	\$649 ▼ -16%
NORTH SHORE	Haiku	4 ▼ -33%	\$1,112,500 ▼ -48%	94% ▼ -6%	98 ▲ 5%	0% ▼ -100%	\$896 ▼ 0%
	Spreckelsville/ Paia/Kuau	1 ▼ -67%	\$1,300,000 ▼ -78%	87% ▼ -9%	658 ▲ 453%	0% —	\$1,233 ▼ -45%
SOUTH MAUI	Kihei	8 ▲ 100%	\$1,225,000 ▼ -4%	97% ▲ 3%	128 ▼ -51%	25% —	\$755 ▼ 0%
	Maui Meadows	1 — 0%	\$2,360,000 ▲ 62%	80% ▼ 37%	196 ▲ 73%	0% ▼ -100%	\$937 ▼ -39%
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	3 ▼ -25%	\$1,530,000 ▼ -43%	101% ▲ 9%	64 ▼ -25%	67% —	\$985 ▲ 18%
	Makawao/ Olinda/ Haliimaile	5 ▼ -29%	\$1,625,000 ▲ 30%	97% ▼ -1%	293 ▲ 301%	0% ▼ -100%	\$967 ▼ -3%
WEST MAUI	Kaanapali	2 ▼ -33%	\$1,900,000 ▼ -60%	85% ▼ 10%	166 ▲ 121%	0% —	\$765 ▼ -36%
	Lahaina	4 ▲ 300%	\$1,400,000 ▼ -61%	96% ▲ 7%	99 ▼ -53%	0% —	\$903 ▼ -23%
	Napili/ Kahana/ Honokowai	1 ▼ -50%	\$1,225,000 ▼ -33%	98% ▲ 6%	336 ▲ 248%	0% —	\$893 ▲ 19%
	Olowalu	1 —	\$5,000,000 —	100% —	108 —	0% —	\$1,187 —
MOLOKAI	Molokai	1 ▼ -50%	\$365,000 ▼ -11%	104% ▲ 10%	62 ▼ -55%	100% —	\$312 ▲ 71%
LANAI	Lanai	1 — 0%	\$650,000 ▲ 24%	93% ▼ -8%	125 ▲ 71%	0% ▼ -100%	\$768 ▲ 38%
GRAND TOTAL		46 — 0%	\$1,250,000 ▼ -11%	95% ▼ -2%	116 ▲ 12%	13% ▼ -40%	\$838 ▼ -13%

CONDOMINIUM TRANSACTIONS

FEBRUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Despite the seasonal slowdown in market activity, total condo sales improved 25% year over year to 64 transactions, as pricing adjusted to better align with buyer expectations. Twenty-four of the 64 sales (38%) closed after a price adjustment, with the median condo price declining 11% year over year and median days on market improving slightly (-6% YoY), reinforcing the importance of strategic pricing in today's environment. Luxury remained a meaningful component of activity, with 13 of the 64 sales (20%) closing above \$1.5 million luxury threshold at an average price of \$2.9 million. Coldwell Banker Island Properties facilitated 10 of those 13 luxury transactions (77%), including 7 seller representations (54%), underscoring our continued leadership in Maui's luxury condo market, particularly in South Maui.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	1 —	\$115,000 —	97% —	168 —	0% —	\$146 —
	Wailuku	3 — 0%	\$850,000 ▲ 35%	97% ▼ -1%	83 ▼ -20%	0% —	\$662 ▼ -16%
SOUTH MAUI	Kihei	19 ▼ -5%	\$695,000 ▲ 4%	93% ▼ -1%	140 ▲ 21%	0% —	\$900 ▼ -3%
	Maalaea	1 —	\$715,000 —	89% —	192 —	0% —	\$733 —
	Wailea/ Makena	13 ▲ 63%	\$2,650,000 ▲ 17%	94% ▼ -1%	90 ▲ 38%	0% —	\$1,858 ▲ 20%
WEST MAUI	Kaanapali	8 ▼ -20%	\$992,500 ▼ -21%	93% ▼ -1%	80 ▼ -49%	13% —	\$1,304 ▼ -34%
	Kapalua	1 — 0%	\$1,335,000 ▼ -76%	96% ▲ 2%	131 ▲ 274%	0% —	\$1,485 ▼ -44%
	Lahaina	3 —	\$815,000 —	98% —	141 —	0% —	\$690 —
	Napili/ Kahana/ Honokowai	10 ▲ 67%	\$590,000 ▲ 1%	96% ▲ 1%	142 ▲ 1%	20% ▼ -40%	\$729 ▼ -44%
MOLOKAI	Molokai	5 ▲ 150%	\$150,000 ▼ -39%	96% ▼ -1%	132 ▼ -23%	0% —	\$249 ▼ -23%
GRAND TOTAL		64 ▲ 28%	\$847,500 ▼ -18%	94% ▼ 0%	98 ▼ -5%	5% ▲ 17%	\$1,148 ▼ -16%

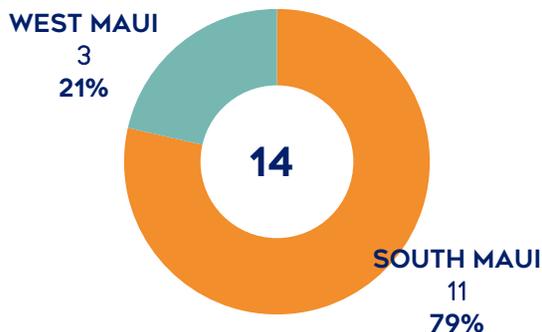
LUXURY TRANSACTIONS FOR FEBRUARY 2026

FOR SINGLE-FAMILY HOME SALES OVER \$2.5M AND CONDO SALES OVER \$1.5M

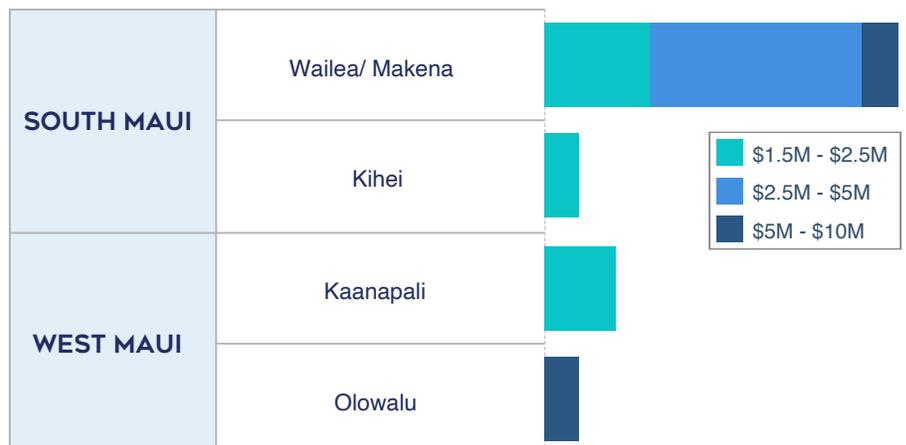
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
WEST MAUI	Olowalu	1	\$5,000,000	\$5,000,000	\$5,000,000	100%	108	0%	\$1,187
GRAND TOTAL		1	\$5,000,000	\$5,000,000	\$5,000,000	100%	108	0%	\$1,187

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
SOUTH MAUI	Kihei	1	\$1,575,000	\$1,575,000	\$1,575,000	95%	15	0%	\$1,612
	Wailea/ Makena	10	\$32,419,000	\$3,241,900	\$2,742,500	95%	84	0%	\$2,007
WEST MAUI	Kaanapali	2	\$3,470,000	\$1,735,000	\$1,735,000	94%	145	50%	\$1,283
GRAND TOTAL		13	\$37,464,000	\$2,881,846	\$2,650,000	95%	78	8%	\$1,889

TOTAL LUXURY SALES BY DISTRICT



LUXURY SALES BY PRICE RANGE



* The information in this report is deemed reliable but not guaranteed. Data provided by the REALTORS® Association of Maui as of 11/03/21 and is subject to change.