



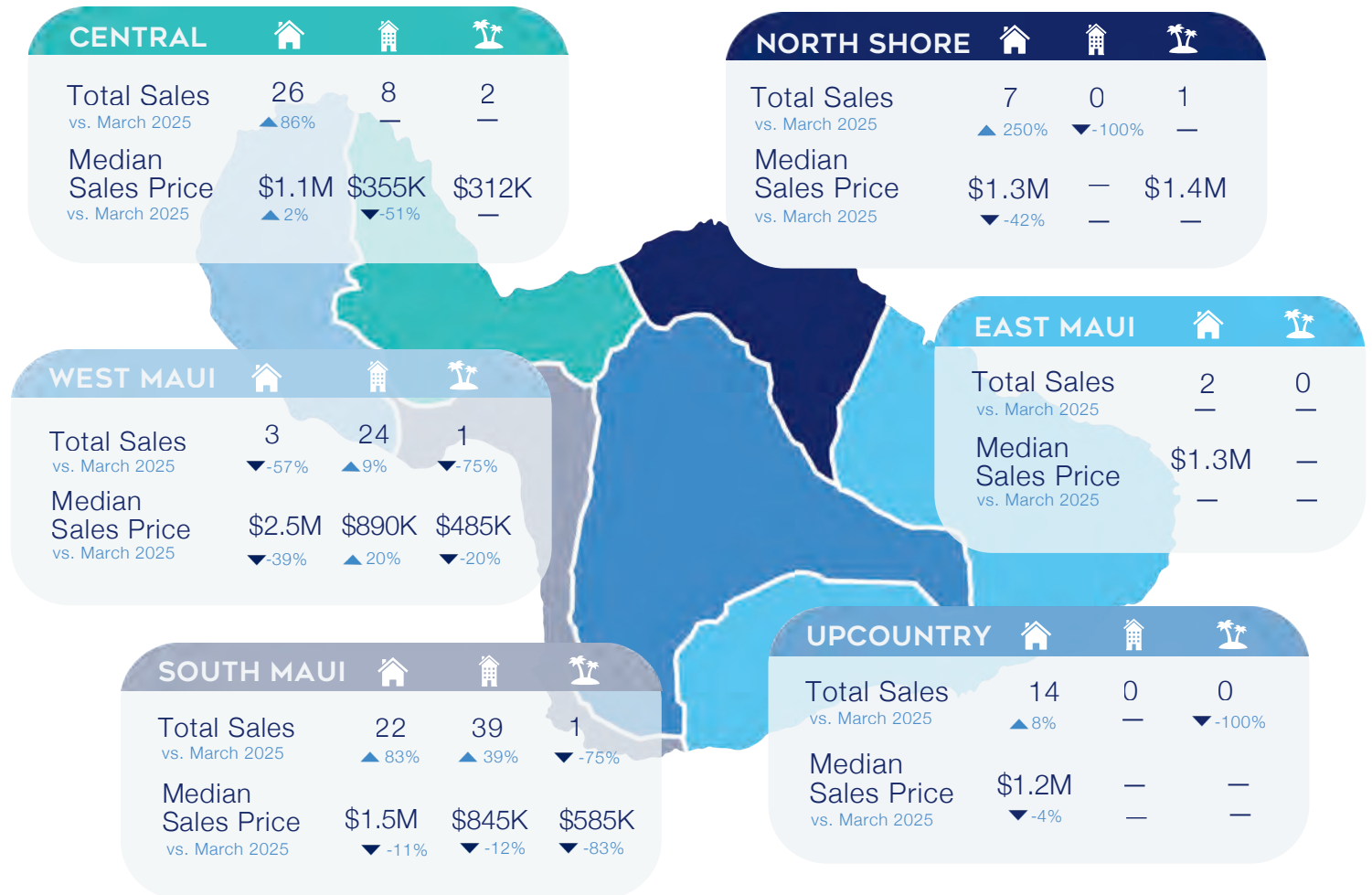
MAUI MARKET REPORT

MARCH 2026

Maui's housing market showed renewed momentum in March, with single-family home sales rebounding from February's seasonal slowdown while condominium activity continued to recover from earlier lows. Single-family sales climbed to 76 transactions (+55% YoY), the highest level since October 2022 and a notable increase from last month, while the median price held at \$1,203,250 (-7% YoY), remaining within recent ranges. The condo market also improved, with 74 sales (+21% YoY), though pricing reflects continued adjustment as the market moves into the spring cycle.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	76	\$1,203,250	96%	11%	104	78
CONDOMINIUMS	74	\$675,000	94%	4	118	120
LAND	6	\$502,500	98%	17%	158	20

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

MARCH 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home sales rebounded sharply to 76 transactions (+55% YoY), marking the strongest month of activity since October 2022. The median price of \$1,203,250 (-7% YoY) remained within the broader range of the past year, indicating stable pricing despite the increase in volume. Median days on market rose to 104 days (+29% YoY), reflecting a more deliberate pace compared to last year. The rebound in activity was broad-based across the island rather than driven by a single submarket, pointing to renewed buyer engagement as the market enters the spring season.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	11 ▲ 57%	\$1,165,000 ▲ 6%	97% ▼ -3%	193 ▲ 45%	18% ▼ -36%	\$634 ▼ -21%
	Wailuku	15 ▲ 114%	\$900,000 ▼ -22%	98% ▼ -2%	107 ▲ 81%	20% ▼ -53%	\$577 ▼ -22%
EAST MAUI	Hana	1 -	\$2,000,000 -	100% -	89 -	0% -	\$992 -
	Keanae	1 -	\$620,000 -	99% -	48 -	0% -	\$1,550 -
NORTH SHORE	Haiku	6 ▲ 200%	\$1,545,000 ▼ -31%	97% ▼ -2%	85 ▲ 64%	17% ▼ -67%	\$916 ▲ 26%
	Spreckelsville/ Paia/Kuau	1 -	\$1,190,000 -	93% -	294 -	0% -	\$1,070 -
SOUTH MAUI	Kihei	15 ▲ 114%	\$1,200,000 ▼ 0%	95% ▲ 2%	100 ▲ 25%	0% ▼ -100%	\$742 ▼ -10%
	Maui Meadows	2 ▲ 100%	\$2,425,000 ▲ 39%	98% ▲ 28%	132 ▲ 74%	0% -	\$831 ▼ -7%
	Wailea/ Makena	5 ▲ 25%	\$2,780,000 ▼ -74%	95% ▲ 4%	91 ▼ -5%	0% -	\$1,347 ▼ -46%
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	6 ▲ 100%	\$2,075,000 ▲ 38%	94% ▼ -2%	103 ▼ -45%	17% ▼ -50%	\$752 ▲ 3%
	Makawao/ Olinda/ Haliimaile	5 ▼ -38%	\$1,180,000 ▼ -18%	92% ▼ -7%	125 ▲ 92%	0% -	\$724 ▼ -22%
	Pukalani	3 ▲ 50%	\$1,249,000 ▲ 22%	97% ▼ -2%	88 ▲ 120%	33% -	\$623 ▼ -39%
WEST MAUI	Kaanapali	1 - 0%	\$3,050,000 ▼ -52%	90% ▼ -5%	43 ▼ -82%	0% -	\$806 ▼ -39%
	Lahaina	1 ▼ -50%	\$2,485,000 ▼ -27%	100% ▲ 10%	48 ▼ -58%	0% -	\$1,479 ▲ 5%
	Napili/ Kahana/ Honokowai	1 ▼ -50%	\$1,500,000 ▲ 21%	88% ▼ -3%	134 ▼ -15%	0% -	\$779 ▼ -19%
MOLOKAI	Molokai	2 ▲ 100%	\$575,000 ▼ -1%	87% ▼ 10%	233 ▼ -24%	0% -	\$538 ▲ 15%
GRAND TOTAL		76 ▲ 62%	\$1,203,250 ▼ -7%	96% ▼ 0%	104 ▲ 36%	11% ▼ -38%	\$778 ▼ -35%

CONDOMINIUM TRANSACTIONS

MARCH 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market continued its gradual recovery, with 74 sales (+21% YoY) reflecting improved activity from earlier in the year. The median price declined to \$675,000 (-18% YoY), indicating ongoing pricing adjustments, while median days on market edged up to 118 days (+3% YoY), suggesting a steady but measured pace of buyer activity. While demand has improved, the segment remains price-sensitive, with buyers responding to opportunities as inventory and pricing continue to align with current market conditions.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	4 ▲ 100%	\$174,500 ▼ -24%	91% ▼ -3%	189 ▲ 24%	0% -	\$268 ▼ -8%
	Wailuku	4 ▼ -33%	\$565,000 ▼ -38%	96% ▼ -1%	118 ▲ 34%	0% -	\$641 ▼ -2%
SOUTH MAUI	Kihei	28 ▲ 87%	\$619,500 ▼ -11%	94% ▼ -3%	116 ▲ 28%	7% ▲ 7%	\$875 ▼ -5%
	Maalaea	2 - 0%	\$680,000 ▲ 22%	96% ▲ 3%	35 ▼ -86%	0% -	\$905 ▲ 45%
	Wailea/ Makena	9 ▼ -18%	1,900,000 ▼ -59%	97% ▲ 1%	136 ▲ 9%	0% ▼ -100%	\$2,127 ▼ -9%
WEST MAUI	Kaanapali	7 ▲ 17%	1,495,000 ▲ 36%	91% ▼ -4%	105 ▼ -58%	0% -	\$1,376 ▲ 23%
	Kapalua	4 - 0%	1,417,500 ▲ 6%	90% ▼ -6%	312 ▲ 282%	0% -	\$957 ▼ -31%
	Lahaina	3 - 0%	\$355,000 ▼ -41%	96% ▲ 4%	140 ▲ 73%	0% -	\$728 ▼ -45%
	Napili/ Kahana/ Honokowai	10 ▲ 11%	\$520,000 ▼ -5%	93% ▼ -5%	129 ▲ 41%	10% -	\$935 ▲ 14%
MOLOKAI	Molokai	3 ▲ 50%	\$200,000 ▼ -38%	96% ▼ -1%	58 ▼ -41%	0% -	\$336 ▼ -43%
GRAND TOTAL		74 ▲ 23%	\$675,000 ▼ -18%	94% ▼ -2%	118 ▲ 2%	4% ▲ 22%	\$1,145 ▼ -17%

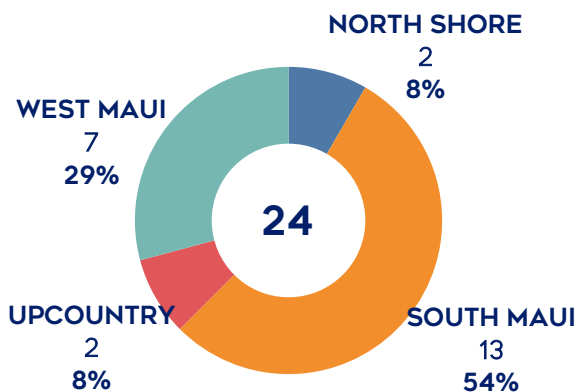
LUXURY TRANSACTIONS FOR MARCH 2026

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

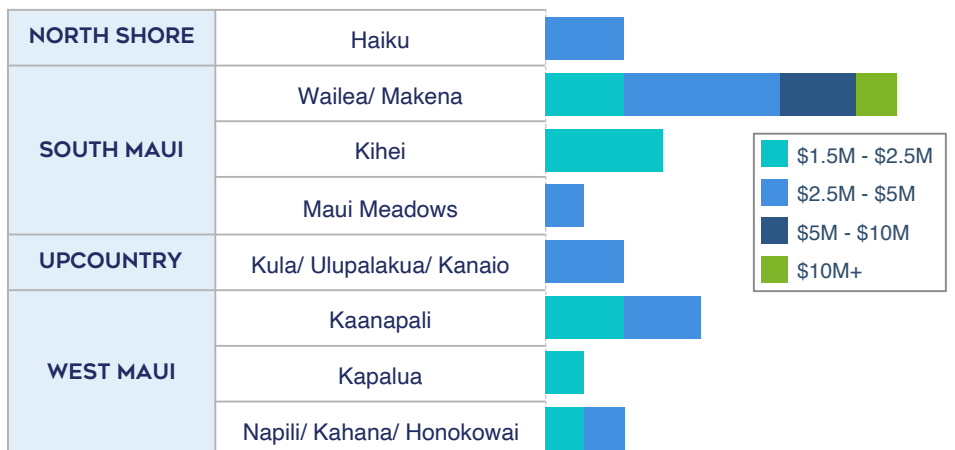
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haiku	2	\$5,317,108	\$2,658,554	\$2,658,554	96%	145	0%	\$1,376
SOUTH MAUI	Maui Meadows	1	\$2,975,000	\$2,975,000	\$2,975,000	99%	84	0%	\$853
	Wailea/ Makena	4	\$14,845,000	\$3,711,250	\$2,840,000	94%	80	0%	\$1,368
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	2	\$5,280,000	\$2,640,000	\$2,640,000	95%	77	0%	\$1,126
WEST MAUI	Kaanapali	1	\$3,050,000	\$3,050,000	\$3,050,000	90%	43	0%	\$806
GRAND TOTAL		10	\$31,467,108	\$3,146,711	\$2,773,554	95%	79	0%	\$1,180

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	3	\$5,724,999	\$1,908,333	\$1,999,999	95%	232	0%	\$922
	Wailea/ Makena	5	\$29,045,000	\$5,809,000	\$3,850,000	96%	136	0%	\$2,435
WEST MAUI	Kaanapali	3	\$6,815,000	\$2,271,667	\$2,180,000	93%	134	0%	\$1,523
	Kapalua	1	\$1,500,000	\$1,500,000	\$1,500,000	77%	305	0%	\$844
	Napili/ Kahana/ Honokawai	2	\$5,235,000	\$2,617,500	\$2,617,500	97%	58	50%	\$1,680
GRAND TOTAL		14	\$29,045,000	\$3,451,429	\$2,000,000	94%	135	7%	\$1,756

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 04/01/26 and is subject to change.