



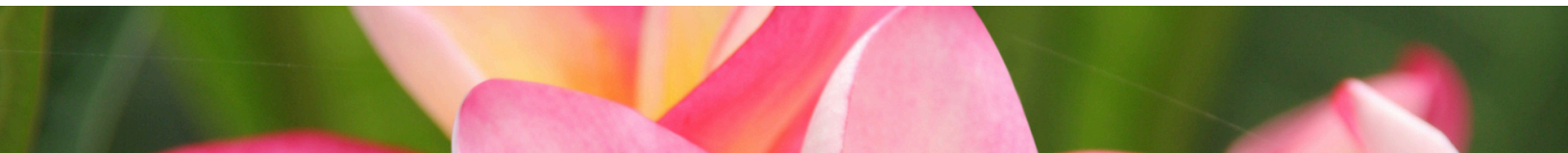
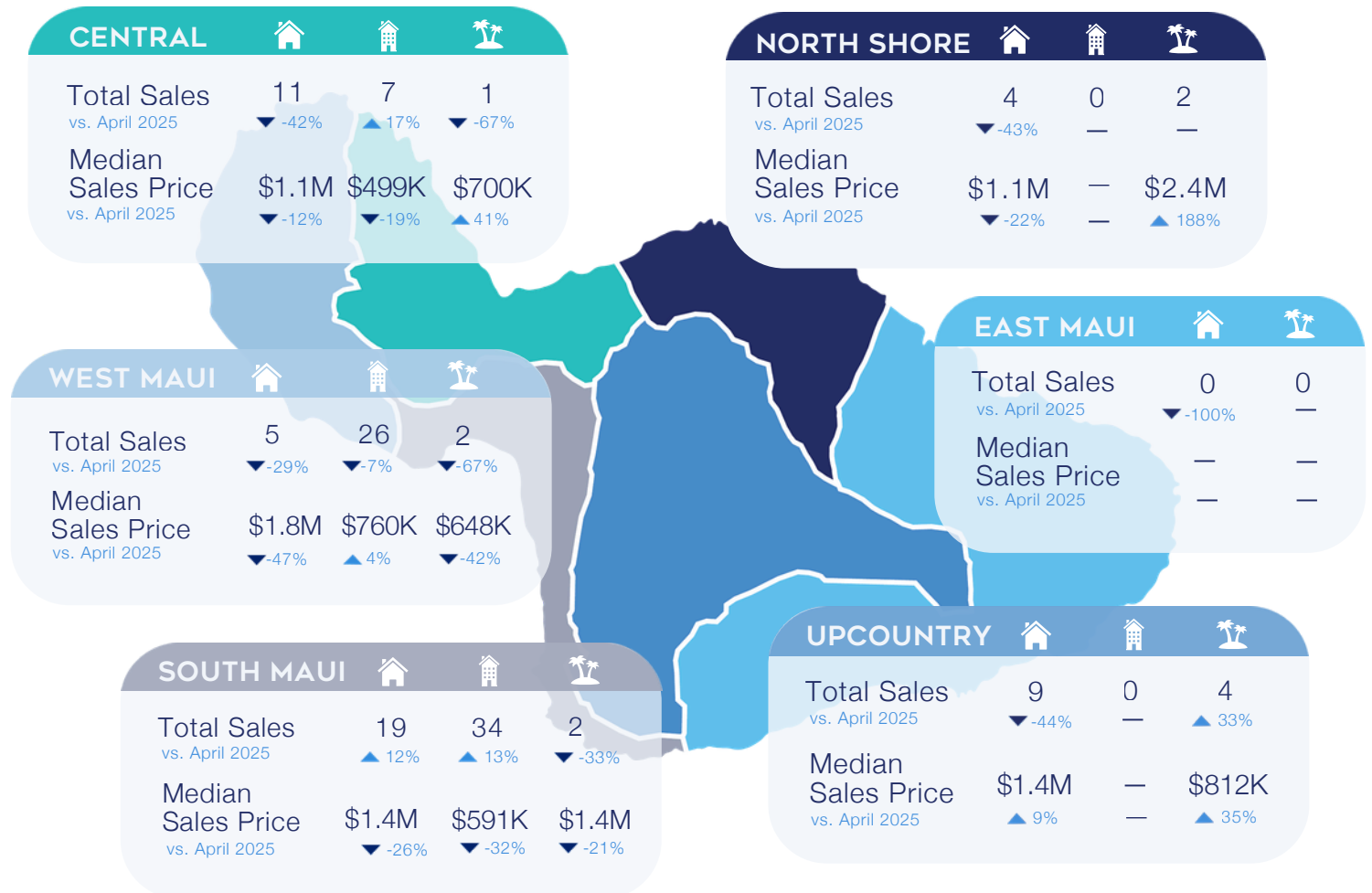
MAUI MARKET REPORT

APRIL 2026

Maui's housing market showed signs of slowing in April, with single-family home sales declining 30% year over year to 49 transactions, while the median price held within recent ranges at \$1,290,000 (-26% YoY). In contrast, the condo segment saw a modest increase in activity, with 70 sales (+13% YoY), though pricing remained adjusted at \$651,250 (-32% YoY). While closed sales reflect prior months, a noticeable slowdown in new escrows during April signals a shift in near-term demand. As the market moves into the summer months, rising mortgage rates, broader geopolitical uncertainty, along with factors such as weather patterns and fluctuations in tourism throughout March and April, will all play a role in shaping overall market performance.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	49	\$1,290,000	96%	14%	107	91
CONDOMINIUMS	70	\$651,250	95%	11%	132	155
LAND	13	\$700,000	89%	—	189	23

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

APRIL 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity slowed in April, with 49 total sales (-30% YoY), reflecting reduced transaction volume across several regions. The median price of \$1,290,000 (-26% YoY) remained within the broader range of recent months, though influenced by the luxury segment which had no closings above \$5 million during the month. Regionally, South Maui continued to account for a significant share of activity (39% of total sales), while other areas experienced softer activity, contributing to the overall decline. The combination of lower volume and rising days on market points to a more selective buyer pool.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	5 ▼ -29%	\$1,010,000 ▼ -12%	101% ▲ 7%	66 ▼ -48%	40% ▬	\$770 ▲ 6%
	Wailuku	6 ▼ -50%	\$1,226,250 ▼ -10%	97% ▼ -2%	99 ▲ 63%	17% ▼ -33%	\$583 ▼ -27%
NORTH SHORE	Haiku	2 ▼ -60%	\$962,750 ▼ -40%	97% ▲ 5%	71 ▲ 14%	50% ▬	\$755 ▼ -37%
	Spreckelsville/ Paia/Kuau	2 ▬ 0%	\$1,113,000 ▼ -3%	96% ▲ 12%	130 ▲ 1%	50% ▬	\$968 ▲ 112%
SOUTH MAUI	Kihei	13 ▲ 30%	\$1,300,000 ▼ -20%	95% ▼ -3%	126 ▲ 43%	8% ▼ -62%	\$774 ▼ -51%
	Maui Meadows	4 ▼ -33%	\$2,637,500 ▲ 36%	96% ▲ 0%	131 ▲ 20%	25% ▬	\$981 ▲ 10%
	Wailea/ Makena	2 ▲ 100%	\$3,250,000 ▲ 38%	93% ▼ -7%	261 ▲ 307%	0% ▬	\$1,028 ▼ -24%
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	5 ▲ 25%	\$1,375,000 ▼ -20%	90% ▼ -5%	101 ▼ -28%	0% ▬	\$881 ▼ -27%
	Makawao/ Olinda/ Haliiaile	3 ▼ -50%	\$1,400,000 ▼ -11%	98% ▲ 1%	49 ▼ -39%	0% ▼ -100%	\$835 ▼ -7%
	Pukalani	1 ▼ -83%	\$1,968,000 ▲ 77%	96% ▼ -2%	63 ▼ -24%	0% ▼ -100%	\$685 ▼ -1%
WEST MAUI	Lahaina	2 ▲ 100%	\$2,382,500 ▼ -17%	92% ▲ 6%	137 ▼ -6%	0% ▬	\$1,280 ▲ 28%
	Napili/ Kahana/ Honokowai	3 ▲ 50%	\$1,500,000 ▲ 5%	96% ▼ -4%	221 ▲ 95%	0% ▼ -100%	\$658 ▼ -49%
LANAI	Lanai	1 ▬ 0%	\$859,000 ▲ 4%	95% ▼ -5%	101 ▼ -33%	0% ▬	\$516 ▼ -18%
GRAND TOTAL		49 ▼ -30%	\$1,290,000 ▼ -4%	96% ▼ -1%	107 ▲ 18%	14% ▲ 13%	\$814 ▼ -17%

CONDOMINIUM TRANSACTIONS

APRIL 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market showed modest improvement in activity during April, with 70 sales (+13% YoY), though pricing remained under pressure, with the median price at \$651,250 (-32% YoY). Median days on market increased to 132 days, reflecting a slower pace as buyers take more time to evaluate options. While renewed demand remains present, the segment continues to be price-sensitive, with activity concentrated among well-positioned and competitively priced units.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	1 ▬	\$185,000 ▬	93% ▬	162 ▬	0% ▬	\$235 ▬
	Wailuku	6 ▬ 0%	\$604,500 ▼ -2%	99% ▲ 2%	132 ▲ 9%	33% ▬	\$617 ▼ -4%
SOUTH MAUI	Kihei	27 ▲ 29%	\$552,000 ▼ -21%	96% ▲ 2%	112 ▼ -1%	15% ▲ 56%	\$851 ▼ -9%
	Maalaea	2 ▲ 100%	\$510,000 ▼ -22%	89% ▼ -4%	114 ▼ -1%	0% ▬	\$677 ▼ -38%
	Wailea/ Makena	5 ▼ -38%	\$1,975,000 ▲ 13%	98% ▲ 7%	284 ▲ 122%	20% ▲ 60%	\$1,535 ▲ 10%
WEST MAUI	Kaanapali	10 ▲ 100%	\$1,150,000 ▲ 6%	92% ▼ -4%	128 ▲ 116%	0% ▼ -100%	\$1,181 ▼ -39%
	Kapalua	4 ▼ -33%	\$950,000 ▼ -52%	91% ▼ -5%	189 ▲ 186%	0% ▬	\$993 ▼ -41%
	Lahaina	4 ▬ 0%	\$678,250 ▲ 53%	96% ▲ 4%	65 ▼ -4%	0% ▬	\$1,093 ▲ 58%
	Napili/ Kahana/ Honokowai	8 ▼ -38%	\$552,500 ▼ -17%	95% ▲ 1%	249 ▲ 74%	13% ▼ -19%	\$740 ▼ -27%
MOLOKAI	Molokai	1 ▼ -67%	\$230,000 ▲ 25%	94% ▲ 1%	202 ▲ 166%	0% ▬	\$409 ▲ 57%
LANAI	Lanai	2 ▬	\$3,782,500 ▬	100% ▬	251 ▬	0% ▬	\$1,412 ▬
GRAND TOTAL		70 ▲ 4%	\$651,250 ▼ -9%	95% ▲ 1%	132 ▲ 23%	11% ▲ 28%	\$994 ▼ -16%

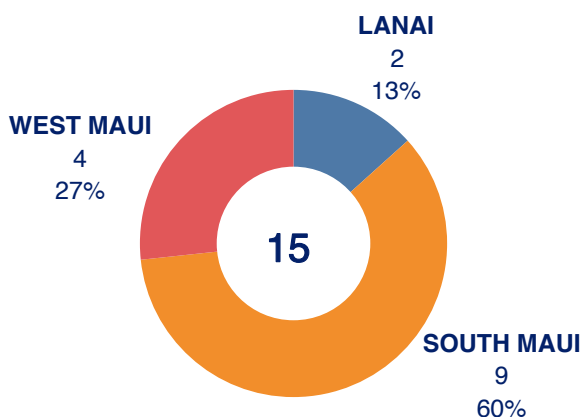
LUXURY TRANSACTIONS FOR APRIL 2026

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

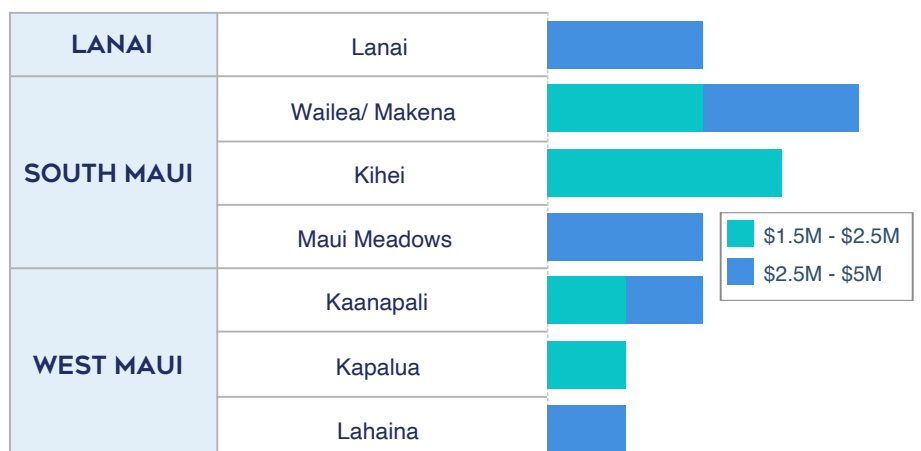
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
SOUTH MAUI	Maui Meadows	2	\$6,650,000	\$3,325,000	\$3,325,000	95%	209	0%	\$1,030
	Wailea/ Makena	1	\$4,150,000	\$4,150,000	\$4,150,000	86%	239	0%	\$1,246
WEST MAUI	Lahaina	1	\$2,950,000	\$2,950,000	\$2,950,000	92%	91	0%	\$1,069
GRAND TOTAL		4	\$13,750,000	\$3,437,500	\$3,400,000	92%	186	0%	\$1,096

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	\$5,750,428	\$1,916,809	\$1,760,000	91%	136	0%	\$1,318
	Wailea/ Makena	3	\$8,675,000	\$2,891,667	\$2,150,000	100%	284	33%	\$1,738
WEST MAUI	Kaanapali	2	\$5,075,000	\$2,537,500	\$2,537,500	95%	112	0%	\$1,759
	Kapalua	1	\$2,085,000	\$2,085,000	\$2,085,000	95%	108	0%	\$1,173
LANAI	Lanai	2	\$7,565,000	\$3,782,500	\$3,782,500	100%	251	0%	\$1,412
GRAND TOTAL		11	\$29,150,428	\$2,650,039	\$2,240,428	96%	127	9%	\$1,505

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 05/01/26 and is subject to change.