



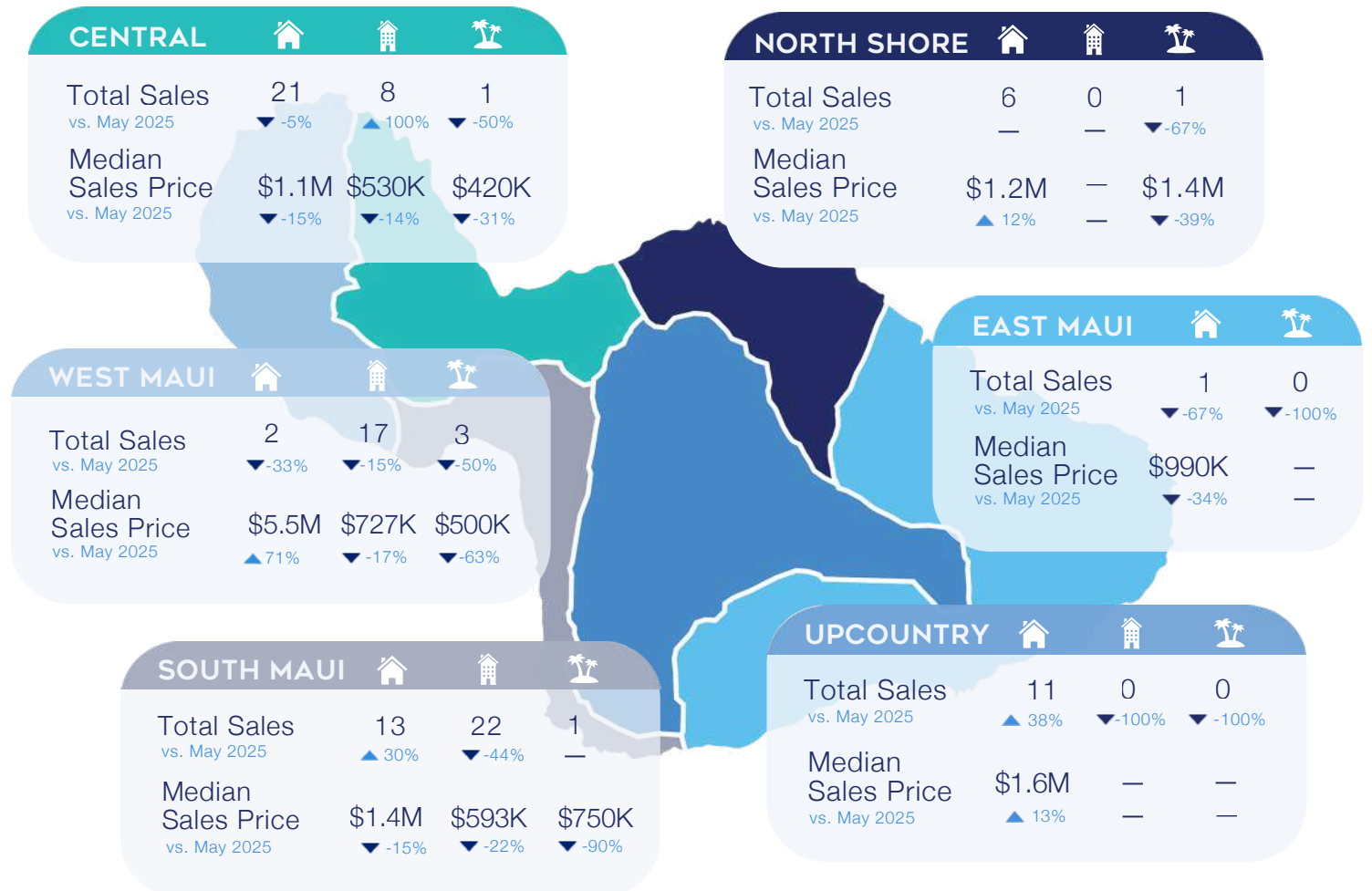
MAUI MARKET REPORT

MAY 2026

Maui's housing market moved at a more deliberate pace in May, with single-family home sales rising 4% year over year to 58 transactions, while the median price held at \$1,174,500 (-9% YoY). While closed sales reflect contracts written in prior months, pricing behavior became increasingly notable toward the end of May, with 80 price changes in one week (all but one reductions), representing roughly 5.1% of the active market, signaling continued sensitivity to pricing and buyer expectations heading into summer.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	58	\$1,174,500	95%	9%	95	82
CONDOMINIUMS	51	\$597,000	95%	4%	100	139
LAND	11	\$495,000	92%	9%	178	19

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

MAY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity remained relatively steady in May, with 58 sales and a median price of \$1,174,500. Regionally, South Maui and Upcountry led activity, with Upcountry sales increasing 38% year over year and South Maui posting a 30% increase in sales, pointing to continued demand in lifestyle-driven and primary home markets. Meanwhile, West Maui volume declined, though pricing remained elevated due to a small number of higher-priced transactions. Overall, the single-family market reflects a buyer pool that remains active but increasingly price-conscious as inventory and financing conditions continue to evolve.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	9 ▼ -10%	\$1,130,000 ▲ 0%	96% ▼ -1%	63 ▼ -30%	11% ▲ 11%	\$622 ▼ -23%
	Wailuku	12 — 0%	\$1,005,000 ▼ -28%	97% ▼ -1%	89 ▼ -54%	8% ▼ -50%	\$699 ▼ -5%
EAST MAUI	Hana	1 ▼ -67%	\$990,000 ▼ -34%	90% ▼ -5%	287 ▲ 109%	0% ▼ -100%	\$504 ▼ -46%
NORTH SHORE	Haiku	4 ▼ -33%	\$1,695,000 ▲ 50%	89% ▼ -9%	177 ▲ 91%	0% —	\$895 ▲ 12%
	Spreckelsville/ Paia/Kuau	2 —	\$1,070,000 —	98% —	166 —	0% —	\$571 —
SOUTH MAUI	Kihei	9 ▲ 13%	\$1,255,079 ▼ -19%	94% ▼ -1%	118 ▲ 44%	0% ▼ -100%	\$845 ▼ -22%
	Maui Meadows	2 ▲ 100%	\$1,512,500 ▼ -46%	88% ▼ 11%	341 ▲ 132%	0% —	\$1,025 ▲ 7%
	Wailea/ Makena	2 ▲ 100%	\$2,427,750 ▲ 16%	93% ▲ 5%	127 ▼ -11%	0% —	\$857 ▼ -16%
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	4 ▲ 33%	\$1,537,500 ▼ -6%	99% ▲ 4%	100 ▼ -68%	50% —	\$975 ▲ 13%
	Makawao/ Olinda/ Haliimaile	5 — 0%	\$1,595,000 ▲ 33%	95% ▼ -3%	238 ▲ 303%	0% ▼ -100%	\$783 ▼ -31%
	Pukalani	2 —	\$1,690,000 —	94% —	124 —	0% —	\$1,140 —
WEST MAUI	Kaanapali	1 — 0%	\$5,600,000 ▲ 155%	95% ▲ 8%	225 ▲ 263%	0% —	\$1,575 ▲ 92%
	Kapalua	1 — 0%	\$5,500,000 ▼ -11%	93% ▼ -3%	77 ▲ 126%	0% —	\$1,443 ▼ -1%
MOLOKAI	Molokai	3 ▼ -25%	\$425,000 ▼ -28%	99% ▲ 4%	135 ▼ -43%	33% —	\$727 ▲ 54%
LANAI	Lanai	1 —	\$400,000 —	89% —	82 —	0% —	\$758 —
Grand Total		58 ▲ 5%	\$1,174,500 ▼ -8%	95% ▼ -1%	95 ▼ -7%	9% ▼ -21%	\$831 ▼ -6%

CONDOMINIUM TRANSACTIONS

MAY 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo segment softened in May, with 51 total sales (-20% YoY) and a median price of \$597,000 (-22% YoY), reaching its lowest point since early 2021, though still aligned with more recent pricing seen late last year. At the same time, condo days on market held near 100 days (+4% YoY), consistent with pre-pandemic market pacing and indicative of a more deliberate buyer environment. The notable rise in recent price reductions reinforces the importance of pricing alignment in today's market, particularly within the condo segment.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	1 —	\$128,116 —	95% —	234 —	0% —	\$163 —
	Wailuku	7 ▲ 75%	\$592,336 ▼ -4%	99% ▼ -1%	80 ▼ -44%	0% ▼ -100%	\$621 ▼ -3%
SOUTH MAUI	Kihei	19 ▼ -34%	\$590,000 ▼ -17%	96% ▲ 1%	100 ▲ 16%	5% —	\$743 ▼ -27%
	Maalaea	1 ▼ -75%	\$495,000 ▼ -30%	99% ▲ 3%	286 ▲ 673%	0% —	\$892 ▼ -17%
	Wailea/ Makena	2 ▼ -67%	\$4,357,500 ▲ 59%	96% ▲ 2%	100 ▼ -62%	0% —	\$3,202 ▲ 94%
WEST MAUI	Kaanapali	6 — 0%	\$2,285,000 ▲ 35%	89% ▼ -1%	100 ▼ -34%	0% —	\$1,530 ▲ 7%
	Kapalua	1 ▼ -67%	\$1,425,000 ▲ 4%	95% ▼ -2%	387 ▲ 403%	0% —	\$1,060 ▼ -4%
	Lahaina	2 ▲ 100%	\$588,750 ▼ -8%	99% ▲ 8%	41 ▲ 19%	50% —	\$1,219 ▼ -8%
	Napili/ Kahana/ Honokowai	8 ▼ -20%	\$600,000 ▼ -8%	94% ▼ -3%	144 ▲ 35%	0% ▼ -100%	\$783 ▼ -22%
MOLOKAI	Molokai	4 —	\$197,000 —	91% —	90 —	0% —	\$429 —
GRAND TOTAL		51 ▼ -19%	\$597,000 ▼ -21%	95% ▼ 0%	100 ▼ -6%	4% ▲ 24%	\$1,021 ▼ -11%

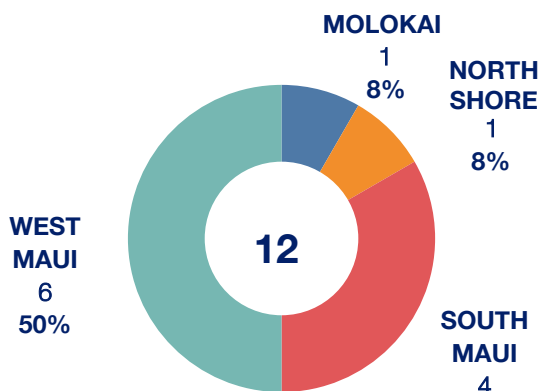
LUXURY TRANSACTIONS FOR MAY 2026

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

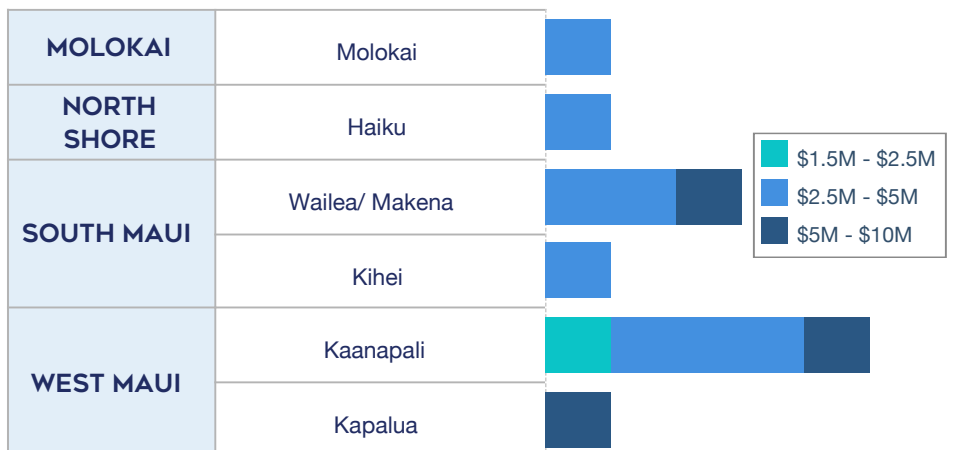
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haiku	1	\$3,200,000	\$3,200,000	\$3,200,000	96%	271	0%	\$825
SOUTH MAUI	Kihei	1	\$2,950,000	\$2,950,000	\$2,950,000	92%	134	0%	\$1,060
	Wailea/ Makena	1	\$3,130,500	\$3,130,500	\$3,130,500	90%	164	0%	\$1,090
WEST MAUI	Kaanapali	1	\$5,600,000	\$5,600,000	\$5,600,000	95%	225	0%	\$1,575
	Kapalua	1	\$5,500,000	\$5,500,000	\$5,500,000	93%	77	0%	\$1,443
MOLOKAI	Molokai	1	\$3,760,000	\$3,760,000	\$3,760,000	94%	197	0%	\$991
GRAND TOTAL		6	\$24,140,500	\$4,023,417	\$3,480,000	93%	181	0%	\$1,166

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
SOUTH MAUI	Wailea/ Makena	2	\$8,715,000	\$4,357,500	\$4,357,500	96%	100	0%	\$3,202
WEST MAUI	Kaanapali	4	\$10,320,000	\$2,580,000	\$2,850,000	91%	100	0%	\$1,830
GRAND TOTAL		6	\$19,035,000	\$3,172,500	\$2,850,000	93%	100	0%	\$2,277

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 06/01/26 and is subject to change.