



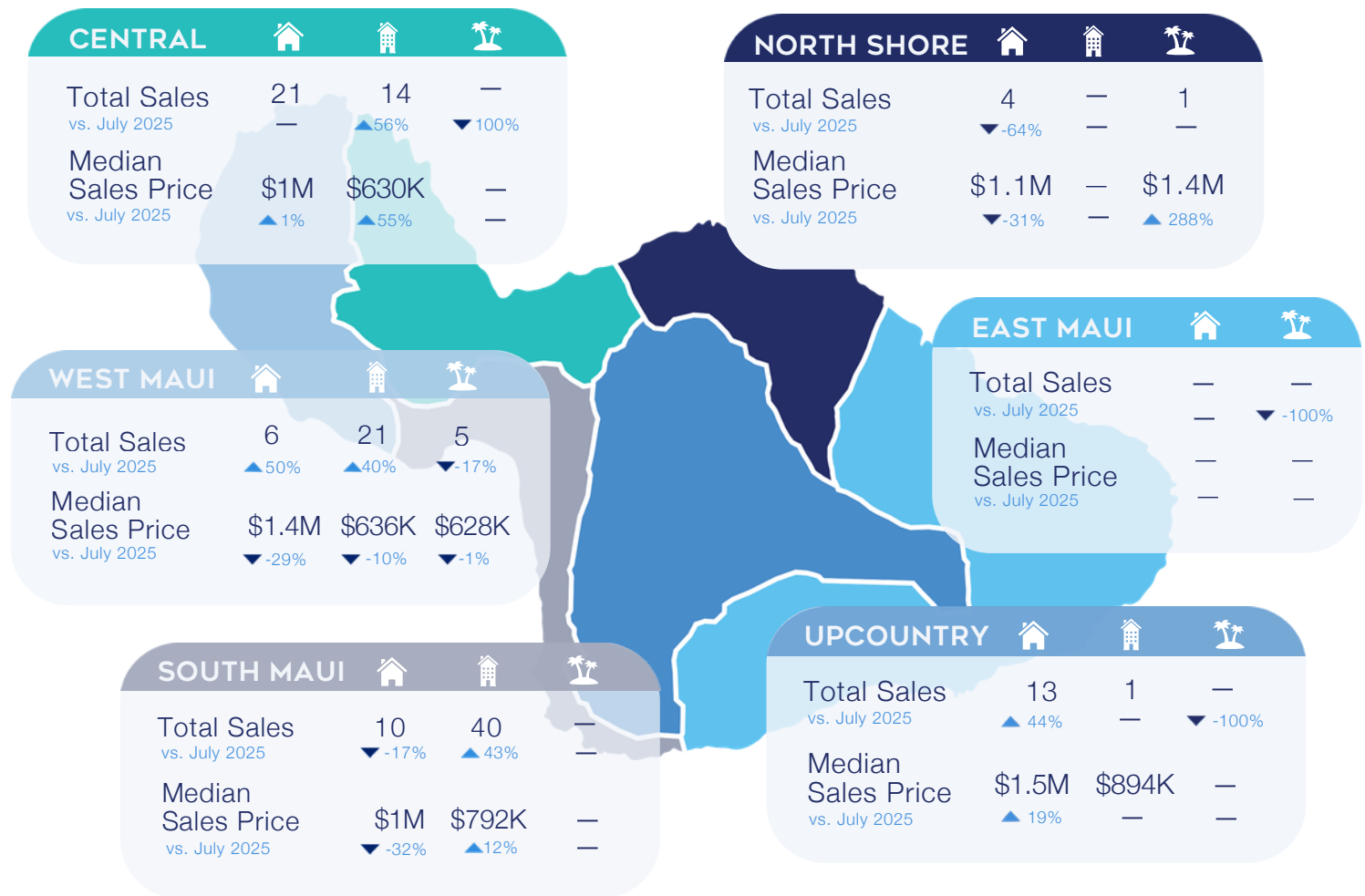
MAUI MARKET REPORT

JULY 2026

Maui's housing market remained active in July, with single-family home sales totaling 54 transactions (-10% YoY) while the median price settled at \$1,165,000 (-11% YoY), marking the lowest median price of 2026 but remaining within the broader range experienced over the past several years. The condo market continued the stronger sales pace established in June, with 81 sales (+53% YoY) and a median price of \$685,000 (+1% YoY). Although median days on market increased to 114 days (+6% YoY), activity remained healthy as buyers continued responding to well-priced opportunities. Toward the end of July, new escrows remained active while 71 sellers adjusted pricing (all reductions), representing 4.6% of the active market, reinforcing that strategic pricing continues to be one of the strongest drivers of buyer activity.

COUNTY-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	54	\$1,165,000	96%	13%	83	98
CONDOMINIUMS	81	\$685,000	96%	14%	114	107
LAND	7	\$628,300	97%	14%	92	27

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

JULY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity remained relatively stable in July, with 54 sales, just six fewer than the same month last year, and a median price of \$1.165 million. The lower island-wide median sales price was driven in part by a shift in where sales occurred, as Central Maui led the island with 21 sales, followed by Upcountry with 13 sales (+44% YoY) and South Maui with 10 sales. At the same time, higher-priced West Maui recorded just six single-family sales, contributing less influence on the island-wide median than in many previous months. Buyers also acted more quickly, with the median time on market improving to 83 days (-12% YoY), the shortest since March 2025, reflecting continued demand for competitively priced homes.



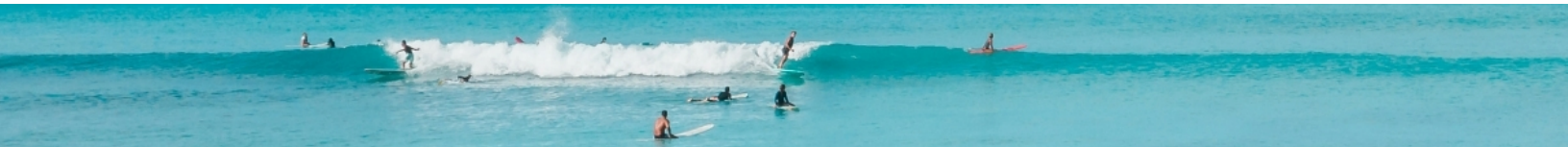
		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	9 ▲ 80%	\$1,050,000 ▲ 5%	97% ▼ -1%	52 ▼ -34%	11% ▼ -44%	\$708 ▼ -12%
	Wailuku	12 ▼ -25%	\$1,000,000 ▲ 1%	95% ▼ -2%	98 ▲ 18%	17% ▼ -56%	\$700 ▼ -1%
NORTH SHORE	Haiku	3 ▼ -57%	\$1,025,000 ▼ -36%	94% ▼ -2%	147 ▲ 39%	33% —	\$719 ▼ -39%
	Spreckelsville/ Paia/Kuau	1 ▼ -75%	\$2,430,000 ▼ 0%	93% ▲ 4%	276 ▼ -6%	0% —	\$1,167 ▼ -18%
SOUTH MAUI	Kihei	9 ▼ -18%	\$1,020,000 ▼ -32%	97% ▲ 1%	120 ▼ -18%	0% ▼ -100%	\$681 ▼ -19%
	Wailea/ Makena	1 — 0%	\$3,870,000 ▲ 3%	92% ▲ 0%	225 ▲ 8%	0% —	\$984 ▼ -29%
UPCOUNTRY	Kula/ Ulupalakua/ Kanaio	9 ▲ 125%	\$1,525,000 ▲ 3%	98% ▼ 0%	92 ▲ 46%	11% —	\$763 ▼ -9%
	Makawao/ Olinda/ Haliimaile	2 — 0%	\$3,322,500 ▲ 166%	96% ▼ 0%	614 ▲ 21%	0% —	\$1,024 ▼ -1%
	Pukalani	2 ▼ -33%	\$1,214,500 ▼ -3%	99% ▲ 4%	41 ▼ -35%	50% ▲ 50%	\$1,154 ▲ 30%
WEST MAUI	Kapalua	1 — 0%	\$4,500,000 ▼ -42%	92% ▲ 17%	232 ▼ -64%	0% —	\$999 ▼ -48%
	Lahaina	1 — 0%	\$12,150,000 ▲ 831%	81% ▼ 11%	69 ▼ -49%	0% —	\$1,294 ▲ 48%
	Napili/ Kahana/ Honokowai	4 ▲ 100%	\$1,407,000 ▼ -33%	98% ▲ 1%	184 ▲ 189%	25% —	\$723 ▼ -35%
Grand Total		54 ▼ -5%	\$1,165,000 ▼ -12%	96% ▲ 0%	83 ▼ -9%	13% ▼ -18%	\$828 ▼ -15%

CONDOMINIUM TRANSACTIONS

JULY 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market continued building on June's momentum, with 81 sales, the second-highest monthly total since May 2024, supported primarily by South Maui (40) and West Maui (21), where activity increased 43% and 40% year over year, respectively. While median days on market reached 114 days, buyers remained engaged as pricing held relatively stable island-wide. Central Maui also stood out, with condo sales increasing 56% year over year and the median price rising 55%, illustrating that demand extended beyond the traditional resort markets.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Kahului	2 ▼ -33%	\$224,500 ▲ 19%	97% ▲ 4%	333 ▲ 484%	0% —	\$292 ▲ 26%
	Wailuku	12 ▲ 100%	\$712,500 ▼ -14%	99% ▲ 0%	77 ▼ -18%	25% ▲ 50%	\$596 ▼ -14%
SOUTH MAUI	Kihei	31 ▲ 48%	\$695,000 ▲ 10%	96% ▼ -1%	110 ▼ -17%	19% ▲ 103%	\$958 ▲ 9%
	Maalaea	1 — 0%	\$600,000 ▲ 50%	86% ▼ -14%	166 ▲ 326%	0% —	\$630 ▲ 50%
	Wailea/ Makena	8 ▲ 33%	\$3,750,000 ▲ 88%	92% ▼ -3%	151 ▼ -8%	0% —	\$2,045 ▲ 55%
WEST MAUI	Kaanapali	7 ▲ 600%	\$1,000,000 ▼ -63%	95% ▼ -2%	182 ▲ 46%	0% —	\$1,134 ▼ -44%
	Kapalua	1 —	\$900,000 —	101% —	532 —	100% —	\$912 —
	Lahaina	3 ▼ -40%	\$590,000 ▼ -34%	96% ▼ -2%	87 ▼ -31%	0% —	\$1,012 ▼ -5%
	Napili/ Kahana/ Honokowai	10 ▲ 11%	\$462,500 ▼ -20%	95% ▲ 2%	113 ▼ -7%	10% —	\$717 ▼ -9%
MOLOKAI	Molokai	4 ▲ 300%	\$184,500 ▼ -49%	96% ▲ 5%	157 ▲ 51%	0% —	\$248 ▼ -63%
LANAI	Lanai	1 —	\$4,775,000 —	96% —	490 —	0% —	\$1,411 —
UPCOUNTRY	Pukalani	1 —	\$894,000 —	99% —	114 —	0% —	\$634 —
Grand Total		81 ▲ 53%	\$685,000 ▲ 1%	96% ▼ 0%	114 ▲ 6%	14% ▲ 140%	\$1,056 ▲ 13%

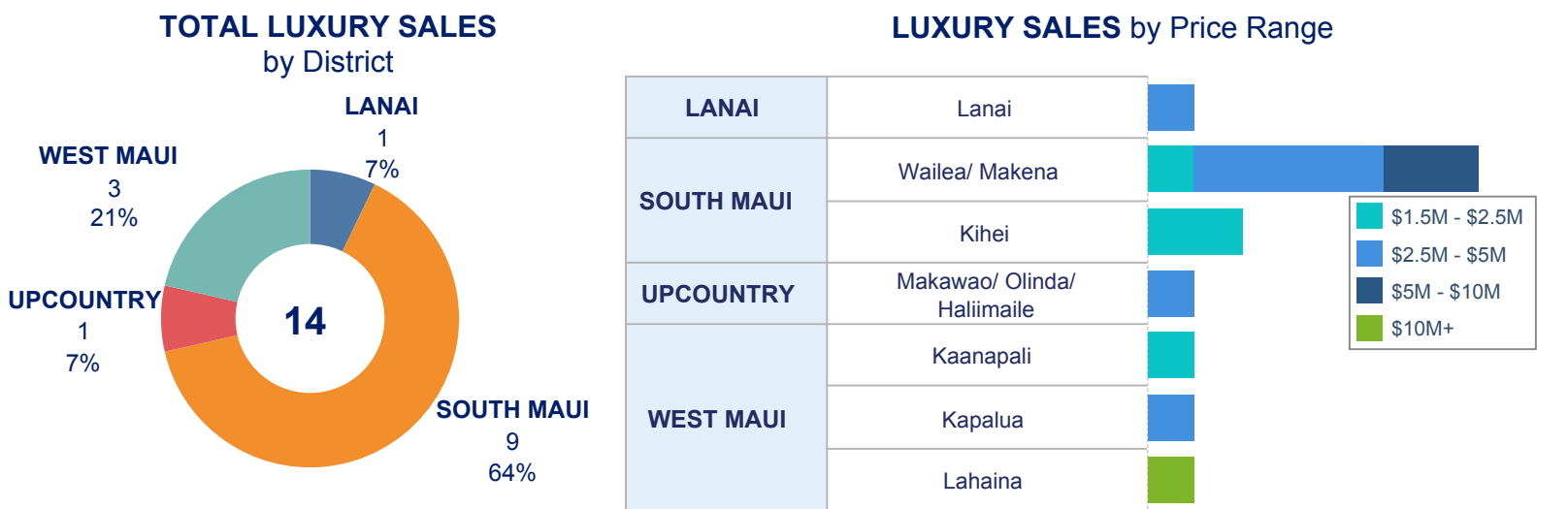


LUXURY TRANSACTIONS FOR JULY 2026

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	Wailea/ Makena	1	\$3,870,000	\$3,870,000	\$3,870,000	92%	225	0%	\$984
UPCOUNTRY	Makawao/ Olinda/ Haliimaile	1	\$4,920,000	\$4,920,000	\$4,920,000	93%	65	0%	\$977
WEST MAUI	Kapalua	1	\$4,500,000	\$4,500,000	\$4,500,000	92%	232	0%	\$999
	Lahaina	1	\$12,150,000	\$12,150,000	\$12,150,000	81%	69	0%	\$1,294
Grand Total		4	\$25,440,000	\$6,360,000	\$4,710,000	90%	147	0%	\$1,113

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	2	\$4,175,000	\$2,087,500	\$2,087,500	102%	100	50%	\$2,222
	Wailea/ Makena	6	\$25,999,999	\$4,333,333	\$4,250,000	92%	218	0%	\$2,197
WEST MAUI	Kaanapali	1	\$1,905,000	\$1,905,000	\$1,905,000	96%	121	0%	\$1,141
LANAI	Lanai	1	\$4,775,000	\$4,775,000	\$4,775,000	96%	490	0%	\$1,411
Grand Total		10	\$36,854,999	\$3,685,500	\$3,750,000	95%	176	10%	\$1,964



* The information in this report is deemed reliable but not guaranteed. Data provided by the REALTORS® Association of Maui as of 08/01/26 and is subject to change.

