

Local Market Update – August 2023

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



All MLS

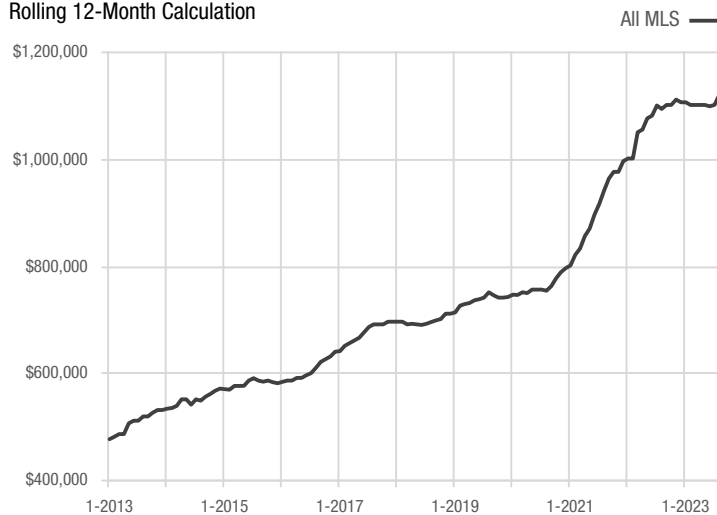
Single Family	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	106	54	- 49.1%	936	650	- 30.6%
Pending Sales	63	64	+ 1.6%	672	524	- 22.0%
Closed Sales	87	56	- 35.6%	757	508	- 32.9%
Days on Market Until Sale	119	99	- 16.8%	113	117	+ 3.5%
Median Sales Price*	\$983,575	\$1,197,500	+ 21.7%	\$1,150,000	\$1,170,000	+ 1.7%
Average Sales Price*	\$1,484,007	\$1,516,480	+ 2.2%	\$1,777,644	\$1,789,528	+ 0.7%
Percent of List Price Received*	97.5%	97.4%	- 0.1%	98.9%	96.9%	- 2.0%
Inventory of Homes for Sale	305	209	- 31.5%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

Condominium	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	105	72	- 31.4%	1,259	822	- 34.7%
Pending Sales	105	66	- 37.1%	1,080	667	- 38.2%
Closed Sales	105	100	- 4.8%	1,193	693	- 41.9%
Days on Market Until Sale	79	108	+ 36.7%	75	106	+ 41.3%
Median Sales Price*	\$808,379	\$773,750	- 4.3%	\$767,000	\$830,000	+ 8.2%
Average Sales Price*	\$1,219,949	\$1,286,785	+ 5.5%	\$1,100,634	\$1,174,270	+ 6.7%
Percent of List Price Received*	98.5%	98.6%	+ 0.1%	100.1%	98.4%	- 1.7%
Inventory of Homes for Sale	223	196	- 12.1%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

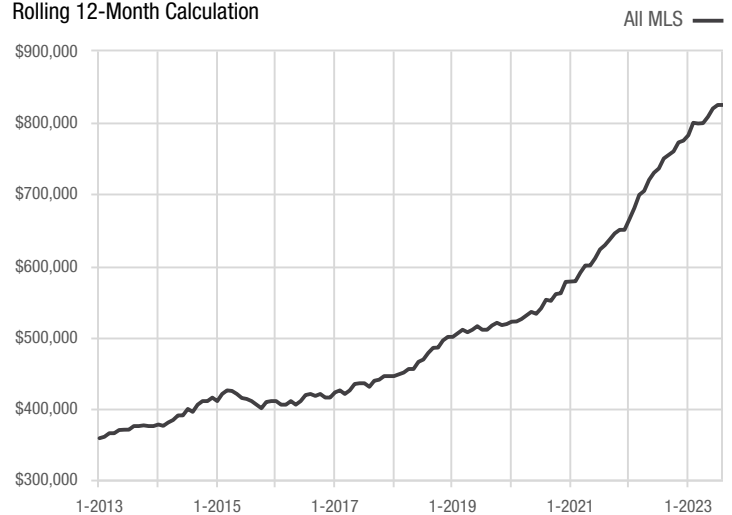
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.