

Local Market Update – February 2024

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



All MLS

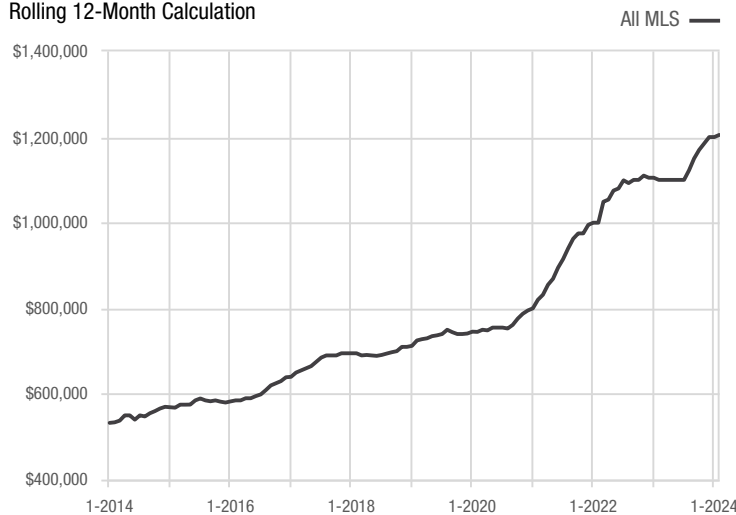
Single Family	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	82	84	+ 2.4%	154	188	+ 22.1%
Pending Sales	59	56	- 5.1%	118	132	+ 11.9%
Closed Sales	45	62	+ 37.8%	106	119	+ 12.3%
Days on Market Until Sale	106	121	+ 14.2%	114	118	+ 3.5%
Median Sales Price*	\$1,079,000	\$1,250,760	+ 15.9%	\$1,100,000	\$1,300,000	+ 18.2%
Average Sales Price*	\$1,327,901	\$1,722,377	+ 29.7%	\$1,857,282	\$1,649,488	- 11.2%
Percent of List Price Received*	97.2%	96.8%	- 0.4%	96.7%	97.6%	+ 0.9%
Inventory of Homes for Sale	300	268	- 10.7%	—	—	—
Months Supply of Inventory	4.3	4.2	- 2.3%	—	—	—

Condominium	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Key Metrics						
New Listings	94	143	+ 52.1%	221	290	+ 31.2%
Pending Sales	87	94	+ 8.0%	186	187	+ 0.5%
Closed Sales	67	66	- 1.5%	121	158	+ 30.6%
Days on Market Until Sale	91	71	- 22.0%	93	74	- 20.4%
Median Sales Price*	\$915,000	\$744,500	- 18.6%	\$835,000	\$782,500	- 6.3%
Average Sales Price*	\$1,352,118	\$1,042,935	- 22.9%	\$1,205,177	\$1,124,555	- 6.7%
Percent of List Price Received*	98.4%	96.8%	- 1.6%	98.4%	97.4%	- 1.0%
Inventory of Homes for Sale	236	422	+ 78.8%	—	—	—
Months Supply of Inventory	2.4	5.5	+ 129.2%	—	—	—

* 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.

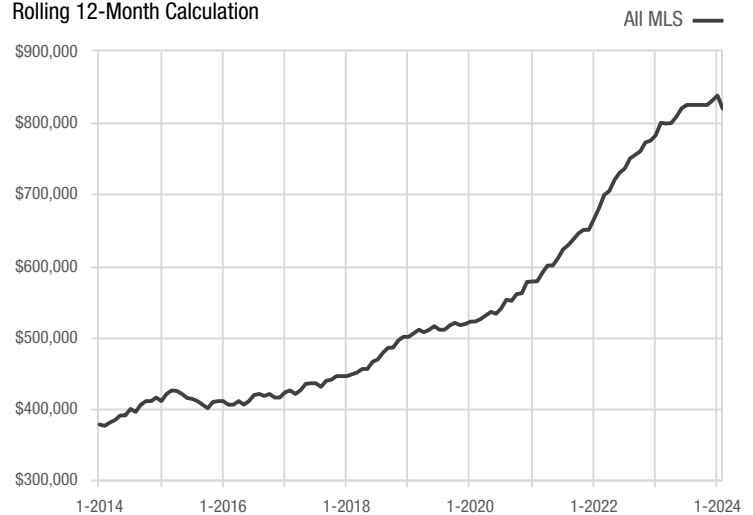
Median Sales Price - Single Family

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.