

Local Market Update – April 2026

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



AII MLS

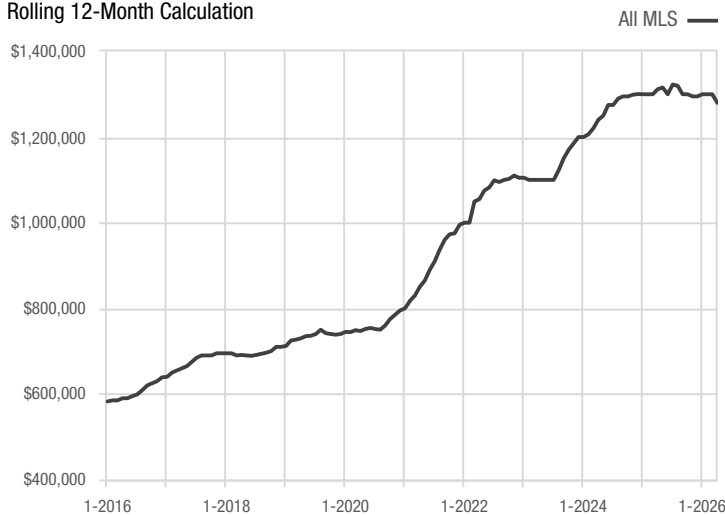
| Single Family | April | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 89 | 92 | + 3.4% | 404 | 378 | - 6.4% |
| Pending Sales | 63 | 64 | + 1.6% | 228 | 245 | + 7.5% |
| Closed Sales | 70 | 49 | - 30.0% | 226 | 226 | 0.0% |
| Days on Market Until Sale | 127 | 138 | + 8.7% | 125 | 149 | + 19.2% |
| Median Sales Price* | \$1,377,500 | \$1,290,000 | - 6.4% | \$1,307,550 | \$1,297,500 | - 0.8% |
| Average Sales Price* | \$1,840,671 | \$1,506,684 | - 18.1% | \$1,895,709 | \$1,562,825 | - 17.6% |
| Percent of List Price Received* | 95.7% | 95.6% | - 0.1% | 96.2% | 95.4% | - 0.8% |
| Inventory of Homes for Sale | 429 | 442 | + 3.0% | — | — | — |
| Months Supply of Inventory | 7.6 | 7.7 | + 1.3% | — | — | — |

| Condominium | April | | | Year to Date | | |
|---------------------------------|-------------|-----------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 197 | 155 | - 21.3% | 660 | 565 | - 14.4% |
| Pending Sales | 62 | 68 | + 9.7% | 243 | 276 | + 13.6% |
| Closed Sales | 67 | 70 | + 4.5% | 234 | 254 | + 8.5% |
| Days on Market Until Sale | 144 | 169 | + 17.4% | 141 | 155 | + 9.9% |
| Median Sales Price* | \$715,000 | \$651,250 | - 8.9% | \$766,250 | \$699,000 | - 8.8% |
| Average Sales Price* | \$1,230,511 | \$971,614 | - 21.0% | \$1,288,586 | \$1,075,285 | - 16.6% |
| Percent of List Price Received* | 94.4% | 95.4% | + 1.1% | 95.0% | 94.5% | - 0.5% |
| Inventory of Homes for Sale | 921 | 944 | + 2.5% | — | — | — |
| Months Supply of Inventory | 16.4 | 15.4 | - 6.1% | — | — | — |

* 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.

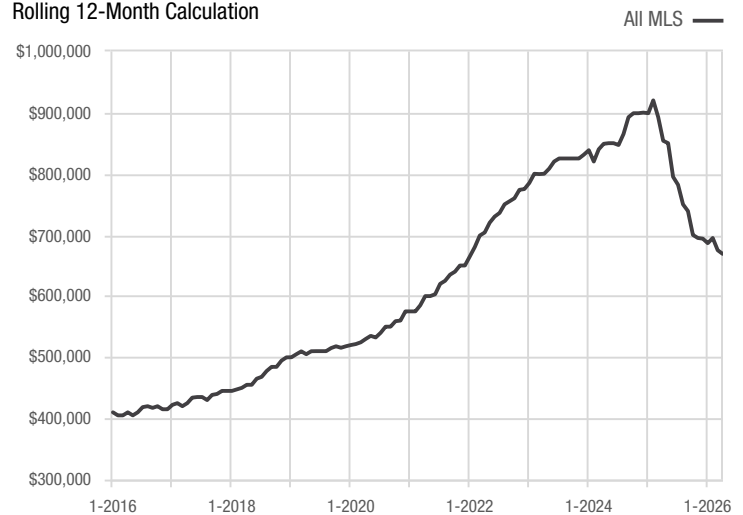
Median Sales Price - Single Family

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.