



## MAUI REAL ESTATE REPORT

### THIRD QUARTER 2014 SALES ACTIVITY - KEY OBSERVATIONS

Maui real estate inventory remains low, which is reflected by fewer number of condo sales in the third quarter of 2014 compared to 2013. **Maui condo sales are down 23.6%** while the number of **single family homes sales is up 1.1%**. Single family home prices have increased **9.8% to \$570,000**, while median condo prices saw an increase of **10.4% to \$410,000**.

Maui is a unique real estate market, with individual trends in each neighborhood and even each condominium. If you would like to learn more about prices or sales activity in a specific neighborhood or building, please contact one of our Prudential Locations Maui agents.

#### Resales (Over 3-Month Period)

#### Median Price (Over 3-Month Period)

SINGLE FAMILY	Sep 2014	Jul-Sep 2014	Apr-Jun 2014	%ch	Jul-Sep 2013	%ch	Sep 2014	Jul-Sep 2014	Apr-Jun 2014	%ch	Jul-Sep 2013	%ch
<b>All Maui</b>	<b>95</b>	<b>264</b>	<b>266</b>	<b>-0.8%</b>	<b>261</b>	<b>1.1%</b>	<b>\$570,000</b>	<b>\$570,000</b>	<b>\$552,500</b>	<b>3.2%</b>	<b>\$519,000</b>	<b>9.8%</b>
Haiku	8	20	23	-13.0%	15	33.3%	\$745,575	\$680,000	\$575,000	18.3%	\$725,000	-6.2%
Hana	0	2	1	100.0%	3	-33.3%	\$0	\$433,500	\$168,000	158.0%	\$685,000	-36.7%
Kaanapali	3	10	10	0.0%	3	233.3%	\$1,500,000	\$1,562,500	\$1,737,500	-10.1%	\$1,100,000	42.0%
Kahului	18	39	47	-17.0%	39	0.0%	\$438,110	\$435,000	\$425,000	2.4%	\$413,500	5.2%
Kapalua	1	1	3	-66.7%	3	-66.7%	\$4,900,000	\$4,900,000	\$3,250,000	50.8%	\$3,500,000	40.0%
Kihei	14	41	52	-21.2%	45	-8.9%	\$570,000	\$610,000	\$555,000	9.9%	\$565,000	8.0%
Kula/Ulupalakua/Kanaio	5	17	12	41.7%	15	13.3%	\$825,000	\$895,000	\$945,000	-5.3%	\$585,000	53.0%
Lahaina	4	16	15	6.7%	20	-20.0%	\$565,356	\$627,500	\$1,225,000	-48.8%	\$768,350	-18.3%
Lanai	3	5	3	66.7%	12	-58.3%	\$800,000	\$545,000	\$625,000	-12.8%	\$320,000	70.3%
Makawao/Olinda/Haliimaile	6	15	18	-16.7%	22	-31.8%	\$375,000	\$464,000	\$537,500	-13.7%	\$433,250	7.1%
Maui Meadows	5	8	5	60.0%	6	33.3%	\$1,093,500	\$1,166,750	\$900,000	29.6%	\$975,000	19.7%
Molokai	1	4	2	100.0%	2	100.0%	\$575,000	\$148,500	\$232,000	-36.0%	\$665,500	-77.7%
Napili/Kahana/Honokowai	0	10	10	0.0%	9	11.1%	\$0	\$839,500	\$687,500	22.1%	\$830,000	1.1%
Pukalani	6	16	12	33.3%	12	33.3%	\$585,500	\$555,000	\$603,000	-8.0%	\$527,000	5.3%
Spreckelsville/Paia/Kuau	3	10	5	100.0%	4	150.0%	\$875,000	\$613,750	\$644,500	-4.8%	\$957,750	-35.9%
Wailea/Makena	4	6	9	-33.3%	4	50.0%	\$1,350,000	\$2,862,500	\$3,150,000	-9.1%	\$1,595,000	79.5%
Wailuku	14	44	37	18.9%	45	-2.2%	\$515,000	\$505,000	\$444,000	13.7%	\$425,000	18.8%
CONDOMINIUM	Sep 2014	Jul-Sep 2014	Apr-Jun 2014	%ch	Jul-Sep 2013	%ch	Sep 2014	Jul-Sep 2014	Apr-Jun 2014	%ch	Jul-Sep 2013	%ch
<b>All Maui</b>	<b>79</b>	<b>252</b>	<b>337</b>	<b>-25.2%</b>	<b>330</b>	<b>-23.6%</b>	<b>\$465,000</b>	<b>\$410,000</b>	<b>\$429,900</b>	<b>-4.6%</b>	<b>\$371,500</b>	<b>10.4%</b>
Kaanapali	11	26	48	-45.8%	23	13.0%	\$740,000	\$680,000	\$756,250	-10.1%	\$665,000	2.3%
Kahului	1	9	3	200.0%	4	125.0%	\$75,000	\$71,000	\$67,000	6.0%	\$48,500	46.4%
Kapalua	3	12	7	71.4%	15	-20.0%	\$910,000	\$2,793,750	\$1,200,000	132.8%	\$950,000	194.1%
Kihei	31	88	124	-29.0%	120	-26.7%	\$315,000	\$320,000	\$346,250	-7.6%	\$349,500	-8.4%
Lahaina	3	16	17	-5.9%	20	-20.0%	\$420,000	\$260,000	\$505,000	-48.5%	\$354,500	-26.7%
Lanai	0	1	2	-50.0%	6	-83.3%	\$0	\$675,000	\$2,062,500	-67.3%	\$97,000	595.9%
Maalaea	1	5	4	25.0%	13	-61.5%	\$405,000	\$385,000	\$223,750	72.1%	\$300,000	28.3%
Molokai	1	5	2	150.0%	2	150.0%	\$142,500	\$87,500	\$111,250	-21.3%	\$89,500	-2.2%
Napili/Kahana/Honokowai	11	37	58	-36.2%	57	-35.1%	\$430,000	\$414,750	\$400,000	3.7%	\$389,000	6.6%
Wailea/Makena	7	24	29	-17.2%	21	14.3%	\$675,000	\$975,000	\$1,012,500	-3.7%	\$1,200,000	-18.8%
Wailuku	9	27	41	-34.1%	47	-42.6%	\$394,000	\$325,000	\$320,000	1.6%	\$221,000	47.1%

*This report contains real estate activity for several general areas of Maui. Prudential Locations' Research Department currently tracks sales activity for many Hawaii neighborhoods. For information about a specific neighborhood, please call a Prudential Locations Maui agent - 808.879.5200.*