

MAUI REAL ESTATE REPORT

FOURTH QUARTER 2014 SALES ACTIVITY - KEY OBSERVATIONS

Maui real estate inventory remains low, which is reflected by fewer number of condo sales in the fourth quarter of 2014 compared to 2013. **Maui condo sales are down 10.0%** while the number of **single-family homes sales is down at 5.1%**. Single-family home prices have increased **6.8% to \$565,000**, while median condo prices saw an increase of **5.3% to \$380,000**.

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 Locations Maui agents.

Resales (Over 3-Month Period)

Median Price (Over 3-Month Period)

SINGLE FAMILY	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch
All Maui	63	223	263	-15.2%	235	-5.1%	\$565,000	\$566,000	\$570,000	-0.7%	\$530,000	6.8%
Haiku	6	18	20	-10.0%	20	-10.0%	\$704,500	\$617,500	\$680,000	-9.2%	\$635,000	-2.8%
Hana	1	1	2	-50.0%	2	-50.0%	\$2,000,000	\$2,000,000	\$433,500	361.4%	\$760,750	162.9%
Kaanapali	1	4	10	-60.0%	9	-55.6%	\$1,575,000	\$1,460,000	\$1,562,500	-6.6%	\$1,182,500	23.5%
Kahului	10	44	41	7.3%	36	22.2%	\$476,778	\$473,478	\$436,800	8.4%	\$408,581	15.9%
Kapalua	1	1	1	0.0%	3	-66.7%	\$2,200,000	\$2,200,000	\$4,900,000	-55.1%	\$2,761,152	-20.3%
Kihei	13	36	41	-12.2%	38	-5.3%	\$560,000	\$595,000	\$610,000	-2.5%	\$669,500	-11.1%
Kula/Ulupalakua/Kanaio	3	12	17	-29.4%	11	9.1%	\$742,500	\$907,500	\$895,000	1.4%	\$850,000	6.8%
Lahaina	2	13	16	-18.8%	10	30.0%	\$603,750	\$712,500	\$627,500	13.5%	\$865,000	-17.6%
Lanai	1	4	5	-20.0%	5	-20.0%	\$325,000	\$350,000	\$545,000	-35.8%	\$455,500	-23.2%
Makawao/Olinda/Haliimaile	3	11	13	-15.4%	14	-21.4%	\$470,000	\$435,000	\$475,000	-8.4%	\$400,000	8.7%
Maui Meadows	2	3	8	-62.5%	8	-62.5%	\$1,026,050	\$1,052,100	\$1,166,750	-9.8%	\$1,200,000	-12.3%
Molokai	1	3	3	0.0%	2	50.0%	\$85,000	\$111,000	\$150,000	-26.0%	\$425,000	-73.9%
Napili/Kahana/Honokowai	3	8	10	-20.0%	7	14.3%	\$710,000	\$730,000	\$839,500	-13.0%	\$607,000	20.3%
Pukalani	3	16	18	-11.1%	12	33.3%	\$600,000	\$605,000	\$544,250	11.2%	\$515,000	17.5%
Spreckelsville/Paia/Kuau	0	5	10	-50.0%	7	-28.6%	\$0	\$800,000	\$613,750	30.3%	\$1,176,500	-32.0%
Wailea/Makena	2	7	6	16.7%	5	40.0%	\$1,407,500	\$1,725,000	\$2,862,500	-39.7%	\$2,100,000	-17.9%
Wailuku	11	37	42	-11.9%	46	-19.6%	\$490,000	\$499,000	\$494,625	0.9%	\$442,250	12.8%
CONDOMINIUM	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch
All Maui	125	288	257	12.1%	320	-10.0%	\$380,000	\$384,500	\$410,000	-6.2%	\$365,500	5.3%
Kaanapali	13	32	30	6.7%	37	-13.5%	\$715,000	\$789,000	\$752,450	4.9%	\$839,900	-6.1%
Kahului	5	10	9	11.1%	5	100.0%	\$75,000	\$67,500	\$71,000	-4.9%	\$60,000	12.5%
Kapalua	2	7	12	-41.7%	5	40.0%	\$842,500	\$870,000	\$2,793,750	-68.9%	\$1,050,000	-17.1%
Kihei	50	109	89	22.5%	115	-5.2%	\$334,500	\$334,000	\$320,000	4.4%	\$315,000	6.0%
Lahaina	15	23	16	43.8%	13	76.9%	\$485,000	\$480,000	\$260,000	84.6%	\$352,500	36.2%
Lanai	1	1	1	0.0%	7	-85.7%	\$2,625,000	\$2,625,000	\$675,000	288.9%	\$1,750,000	50.0%
Maalaea	3	7	5	40.0%	11	-36.4%	\$470,000	\$470,000	\$385,000	22.1%	\$250,000	88.0%
Molokai	0	4	5	-20.0%	2	100.0%	\$0	\$85,500	\$87,500	-2.3%	\$161,950	-47.2%
Napili/Kahana/Honokowai	18	39	37	5.4%	41	-4.9%	\$339,000	\$378,000	\$414,750	-8.9%	\$350,000	8.0%
Wailea/Makena	5	16	24	-33.3%	35	-54.3%	\$1,040,000	\$1,142,500	\$975,000	17.2%	\$1,325,000	-13.8%
Wailuku	12	37	27	37.0%	48	-22.9%	\$296,250	\$318,000	\$325,000	-2.2%	\$282,000	12.8%

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