

MAUI REAL ESTATE REPORT

FIRST QUARTER 2015 SALES ACTIVITY - KEY OBSERVATIONS

Maui real estate inventory remains low, which is reflected by fewer number of condo sales in the first quarter of 2015 compared to 2014. **Maui condo sales are down 1.4%** while the number of **single-family homes sales is up at 12.2%**. Single-family home prices have increased **2.5% to \$630,000**, while median condo prices saw an increase of **13.2% to \$435,000**.

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	Mar 2015	Jan-Mar 2015	Oct-Dec 2014	%ch	Jan-Mar 2014	%ch	Mar 2015	Jan-Mar 2015	Oct-Dec 2014	%ch	Jan-Mar 2014	%ch
All Maui	85	220	220	0.0%	196	12.2%	\$630,000	\$599,500	\$575,000	4.3%	\$585,000	2.5%
Haiku	8	17	18	-5.6%	12	41.7%	\$802,375	\$745,000	\$617,500	20.6%	\$732,500	1.7%
Hana	2	5	1	400.0%	1	400.0%	\$631,250	\$367,500	\$2,000,000	-81.6%	\$750,000	-51.0%
Kaanapali	1	9	4	125.0%	4	125.0%	\$1,875,000	\$1,875,000	\$1,460,000	28.4%	\$2,082,500	-10.0%
Kahului	11	43	41	4.9%	29	48.3%	\$468,000	\$513,250	\$470,000	9.2%	\$420,715	22.0%
Kapalua	1	1	1	0.0%	2	-50.0%	\$3,196,000	\$3,196,000	\$2,200,000	45.3%	\$3,200,000	-0.1%
Kihei	17	43	36	19.4%	44	-2.3%	\$583,000	\$635,000	\$595,000	6.7%	\$598,000	6.2%
Kula/Ulupalakua/Kanaio	11	16	12	33.3%	12	33.3%	\$885,000	\$905,000	\$907,500	-0.3%	\$807,500	12.1%
Lahaina	2	8	13	-38.5%	12	-33.3%	\$1,043,000	\$1,487,500	\$712,500	108.8%	\$981,250	51.6%
Lanai	1	5	4	25.0%	6	-16.7%	\$190,000	\$400,000	\$350,000	14.3%	\$432,500	-7.5%
Makawao/Olinda/Haliimaile	6	12	9	33.3%	11	9.1%	\$610,000	\$490,000	\$435,000	12.6%	\$525,000	-6.7%
Maui Meadows	2	4	3	33.3%	4	0.0%	\$1,074,444	\$990,000	\$1,052,100	-5.9%	\$1,175,000	-15.7%
Molokai	0	2	3	-33.3%	3	-33.3%	\$0	\$342,500	\$111,000	208.6%	\$250,000	37.0%
Napili/Kahana/Honokowai	1	5	8	-37.5%	6	-16.7%	\$1,200,000	\$985,000	\$730,000	34.9%	\$1,162,500	-15.3%
Pukalani	6	11	17	-35.3%	10	10.0%	\$632,500	\$625,000	\$600,000	4.2%	\$581,250	7.5%
Spreckelsville/Paia/Kuau	4	7	5	40.0%	6	16.7%	\$604,500	\$599,000	\$800,000	-25.1%	\$4,250,000	-85.9%
Wailea/Makena	2	4	7	-42.9%	10	-60.0%	\$8,062,500	\$1,452,500	\$1,725,000	-15.8%	\$1,826,500	-20.5%
Wailuku	10	28	38	-26.3%	24	16.7%	\$542,500	\$475,000	\$499,500	-4.9%	\$389,500	22.0%
CONDOMINIUM	Mar 2015	Jan-Mar 2015	Oct-Dec 2014	%ch	Jan-Mar 2014	%ch	Mar 2015	Jan-Mar 2015	Oct-Dec 2014	%ch	Jan-Mar 2014	%ch
All Maui	116	292	278	5.0%	296	-1.4%	\$435,000	\$438,738	\$375,000	17.0%	\$387,500	13.2%
Kaanapali	13	31	21	47.6%	37	-16.2%	\$875,000	\$827,500	\$535,000	54.7%	\$710,000	16.5%
Kahului	0	3	10	-70.0%	9	-66.7%	\$0	\$38,000	\$67,500	-43.7%	\$66,000	-42.4%
Kapalua	6	10	7	42.9%	9	11.1%	\$1,042,500	\$1,077,500	\$870,000	23.9%	\$974,000	10.6%
Kihei	39	106	109	-2.8%	109	-2.8%	\$335,000	\$332,500	\$334,000	-0.4%	\$311,500	6.7%
Lahaina	7	25	24	4.2%	16	56.3%	\$430,000	\$437,475	\$482,500	-9.3%	\$420,000	4.2%
Lanai	0	2	1	100.0%	2	0.0%	\$0	\$1,062,000	\$2,625,000	-59.5%	\$1,725,000	-38.4%
Maalaea	6	9	7	28.6%	5	80.0%	\$314,500	\$310,000	\$470,000	-34.0%	\$385,000	-19.5%
Molokai	3	8	4	100.0%	4	100.0%	\$105,000	\$87,500	\$85,500	2.3%	\$164,995	-47.0%
Napili/Kahana/Honokowai	21	42	39	7.7%	53	-20.8%	\$390,000	\$420,000	\$378,000	11.1%	\$315,000	33.3%
Wailea/Makena	13	32	16	100.0%	23	39.1%	\$1,050,000	\$1,033,440	\$1,142,500	-9.5%	\$999,000	3.4%
Wailuku	8	23	37	-37.8%	29	-20.7%	\$336,250	\$325,000	\$318,000	2.2%	\$284,000	14.4%

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.