## QUARTER TWO (APR-JUN 2015)
## KEY OBSERVATIONS

LocationsMaui
Welcome Home

# Maui Real Estate Report

## This report contains real estate activity for neighborhoods on Maui.

In recent years, about 7-8% of Maui's home sales are in resort areas, and about 25-30% of Maui's condo sales are in resort areas. In the second quarter 2015, the number of resort sales is down from the same quarter last year, down -9% for resort homes and down -21% for resort condos. Non-resort areas are faring better, with the number of home sales up 5% and condo sales only down about -4%.

The condo markets **trending upward** in median price include Kaanapali, Kahului, Maalaea, Wailea/Makena and Wailuku. Single-family home markets that **increased in both** sales and median price include Hana, Kahaluli, Kapalua, Molokai, Napili/Kahana/Honokowai, Pukalani, Spreckelsville/Paia/Kuau and Wailuku.

For more information on a specific neighborhood, contact your Locations real estate agent today.

- **Single-family home median price up 8.6% to $600,000**
- **Condominium median price down 7.4% to $398,000**
- **Single-family home resales up 3.8%**
- **Condominium resales down 8.3%**

| | RESALES (Over 3-Month Period) | | | | | | MEDIAN PRICE (Over 3-Month Period) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SINGLE FAMILY | Jun 2015 | Apr-Jun 2015 | Jan-Mar 2015 | %ch | Apr-Jun 2014 | %ch | Jun 2015 | Apr-Jun 2015 | Jan-Mar 2015 | %ch | Apr-Jun 2014 | %ch |
| **All Maui** | **101** | **276** | **220** | ***25.5%*** | **266** | ***3.8%*** | **$650,000** | **$600,000** | **$599,500** | ***0.1%*** | **$552,500** | ***8.6%*** |
| Haiku | 6 | 20 | 17 | *17.6%* | 23 | *-13.0%* | $785,000 | $731,000 | $745,000 | *-1.9%* | $575,000 | *27.1%* |
| Hana | 2 | 3 | 4 | *-25.0%* | 1 | *200.0%* | $704,000 | $720,000 | $382,500 | *88.2%* | $168,000 | *328.6%* |
| Kaanapali | 2 | 6 | 9 | *-33.3%* | 10 | *-40.0%* | $2,470,000 | $1,775,000 | $1,875,000 | *-5.3%* | $1,737,500 | *2.2%* |
| Kahului | 18 | 56 | 43 | *30.2%* | 47 | *19.1%* | $497,060 | $506,095 | $513,250 | *-1.4%* | $425,000 | *19.1%* |
| Kapalua | 3 | 7 | 1 | *600.0%* | 3 | *133.3%* | $2,275,000 | $3,350,000 | $3,196,000 | *4.8%* | $3,250,000 | *3.1%* |
| Kihei | 13 | 39 | 44 | *-11.4%* | 52 | *-25.0%* | $643,000 | $635,000 | $635,000 | *0.0%* | $555,000 | *14.4%* |
| Kula/Ulupalakua/Kanaio | 7 | 17 | 16 | *6.3%* | 12 | *41.7%* | $860,000 | $862,000 | $905,000 | *-4.8%* | $945,000 | *-8.8%* |
| Lahaina | 7 | 19 | 7 | *171.4%* | 15 | *26.7%* | $1,555,000 | $700,000 | $1,500,000 | *-53.3%* | $1,225,000 | *-42.9%* |
| Lanai | 1 | 2 | 5 | *-60.0%* | 3 | *-33.3%* | $220,000 | $290,000 | $400,000 | *-27.5%* | $625,000 | *-53.6%* |
| Makawao/Olinda/Haliimaile | 3 | 8 | 12 | *-33.3%* | 18 | *-55.6%* | $399,000 | $440,125 | $490,000 | *-10.2%* | $537,500 | *-18.1%* |
| Maui Meadows | 3 | 6 | 4 | *50.0%* | 5 | *20.0%* | $925,000 | $882,000 | $990,000 | *-10.9%* | $900,000 | *-2.0%* |
| Molokai | 5 | 8 | 2 | *300.0%* | 2 | *300.0%* | $795,000 | $412,500 | $342,500 | *20.4%* | $232,000 | *77.8%* |
| Napili/Kahana/Honokowai | 6 | 9 | 5 | *80.0%* | 10 | *-10.0%* | $915,000 | $825,900 | $985,000 | *-16.2%* | $687,500 | *20.1%* |
| Pukalani | 5 | 20 | 11 | *81.8%* | 12 | *66.7%* | $740,000 | $654,500 | $625,000 | *4.7%* | $603,000 | *8.5%* |
| Spreckelsville/Paia/Kuau | 1 | 4 | 7 | *-42.9%* | 5 | *-20.0%* | $1,695,000 | $1,137,500 | $599,000 | *89.9%* | $644,500 | *76.5%* |
| Wailea/Makena | 3 | 7 | 3 | *133.3%* | 9 | *-22.2%* | $2,925,000 | $2,750,000 | $1,280,000 | *114.8%* | $3,150,000 | *-12.7%* |
| Wailuku | 16 | 44 | 28 | *57.1%* | 37 | *18.9%* | $517,000 | $517,000 | $475,000 | *8.8%* | $444,000 | *16.4%* |
| CONDOMINIUM | Jun 2015 | Apr-Jun 2015 | Jan-Mar 2015 | %ch | Apr-Jun 2014 | %ch | Jun 2015 | Apr-Jun 2015 | Jan-Mar 2015 | %ch | Apr-Jun 2014 | %ch |
| **All Maui** | **98** | **309** | **293** | ***5.5%*** | **337** | ***-8.3%*** | **$350,000** | **$398,000** | **$437,475** | ***-9.0%*** | **$429,900** | ***-7.4%*** |
| Kaanapali | 5 | 26 | 31 | *-16.1%* | 48 | *-45.8%* | $1,000,000 | $1,012,500 | $827,500 | *22.4%* | $756,250 | *33.9%* |
| Kahului | 2 | 8 | 3 | *166.7%* | 3 | *166.7%* | $194,250 | $160,000 | $38,000 | *321.1%* | $67,000 | *138.8%* |
| Kapalua | 3 | 10 | 10 | *0.0%* | 7 | *42.9%* | $1,000,000 | $909,000 | $1,077,500 | *-15.6%* | $1,200,000 | *-24.3%* |
| Kihei | 48 | 130 | 106 | *22.6%* | 124 | *4.8%* | $313,000 | $350,000 | $332,500 | *5.3%* | $346,250 | *1.1%* |
| Lahaina | 8 | 31 | 25 | *24.0%* | 17 | *82.4%* | $493,573 | $410,000 | $437,475 | *-6.3%* | $505,000 | *-18.8%* |
| Lanai | 0 | 1 | 2 | *-50.0%* | 2 | *-50.0%* | $0 | $1,800,000 | $1,062,000 | *69.5%* | $2,062,500 | *-12.7%* |
| Maalaea | 2 | 5 | 10 | *-50.0%* | 4 | *25.0%* | $272,000 | $350,000 | $315,000 | *11.1%* | $223,750 | *56.4%* |
| Molokai | 1 | 3 | 8 | *-62.5%* | 2 | *50.0%* | $170,000 | $96,000 | $87,500 | *9.7%* | $111,250 | *-13.7%* |
| Napili/Kahana/Honokowai | 12 | 39 | 42 | *-7.1%* | 58 | *-32.8%* | $281,000 | $375,000 | $420,000 | *-10.7%* | $400,000 | *-6.3%* |
| Wailea/Makena | 7 | 31 | 32 | *-3.1%* | 29 | *6.9%* | $999,999 | $1,100,000 | $1,033,440 | *6.4%* | $1,012,500 | *8.6%* |
| Wailuku | 9 | 24 | 23 | *4.3%* | 41 | *-41.5%* | $306,000 | $329,000 | $325,000 | *1.2%* | $320,000 | *2.8%* |

**This report contains real estate activity for several general areas of Maui.**
**Locations' Research Department currently tracks sales activity for many Hawaii neighborhoods.**

Equal Housing Opportunity

MAUI OFFICE | 34 Wailea Gateway Place #A-207 | Wailea, Hawaii 96753

LocationsHawaii.com