

- Residential
- Condominiums
- Vacant Land

\*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS	# OF UNITS RECORDED	MEDIAN PRICE	MEDIAN DAYS ON MARKET
HOMES	43%	99 <span style="color: blue;">▼</span> -7%	\$1,350,000 <span style="color: orange;">▲</span> 4%	156 <span style="color: orange;">▲</span> 2%
CONDO	47%	108 <span style="color: orange;">▲</span> 2%	\$712,500 <span style="color: blue;">▼</span> -8%	140 <span style="color: orange;">▲</span> 14%
LAND	10%	24 <span style="color: orange;">▲</span> 4%	\$750,000 <span style="color: blue;">▼</span> -8%	77 <span style="color: orange;">▲</span> 12%

2026 VS 2025 YTD NUMBER OF UNITS			2026 VS 2025 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
SOUTH	80	7%	SOUTH	\$129,349,800	17%
WEST	63	15%	WEST	\$76,900,400	-22%
CENTRAL	33	-21%	CENTRAL	\$32,005,833	-25%
UPCOUNTRY	23	-15%	UPCOUNTRY	\$37,579,000	0%
NORTH SHORE	15	-17%	NORTH SHORE	\$26,651,000	-31%
LANAI/MOLOKAI	16	7%	EAST	\$1,500,000	-78%
EAST	1	-75%	LANAI/MOLOKAI	\$5,299,000	-15%
<b>TOTAL</b>	<b>231</b>	<b>-2%</b>	<b>TOTAL</b>	<b>\$309,285,033</b>	<b>-9%</b>

% of Closed Sales by Districts through February 31, 2026

Number of Recorded transactions from January 1, 2026 – February 28, 2026

## Real Estate Market Report



**RESIDENTIAL**  
YEAR-OVER-YEAR

99  
TOTAL NUMBER OF SALES  
2026  
**107**  
TOTAL NUMBER OF SALES  
2025  
**-7%**

\$1,350,000  
MEDIAN SALES PRICE  
2026  
**\$1,295,000**  
MEDIAN SALES PRICE  
2025  
**4%**

\$164,475,333  
TOTAL DOLLAR VOL  
2026  
**\$175,655,195**  
TOTAL DOLLAR VOLUME  
2025  
**-6%**

**Number of Sales**

**Median Sales Price**

**Total Dollar Volume**

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
<b>CENTRAL</b>									
Kahakuloa	-	1	-100%	-	\$1,100,000	-100%	-	\$1,100,000	-100%
Kahului	13	11	18%	\$1,100,000	\$985,000	12%	\$14,954,333	\$11,395,000	31%
Wailuku	12	21	-43%	\$1,037,500	\$1,175,000	-12%	\$12,055,000	\$25,014,515	-52%
<b>EAST</b>									
Hana	1	3	-67%	\$1,500,000	\$997,500	50%	\$1,500,000	\$4,827,500	-69%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
<b>NORTH SHORE</b>									
Haiku	8	14	-43%	\$1,112,500	\$1,598,500	-30%	\$8,989,000	\$22,393,100	-60%
Sprecks/Paia/Kuau	4	3	33%	\$2,575,000	\$5,900,000	-56%	\$14,290,000	\$15,150,000	-6%
<b>SOUTH</b>									
Kihei	18	13	38%	\$1,325,000	\$1,400,000	-5%	\$29,810,000	\$21,613,480	38%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	2	3	-33%	\$2,280,000	\$2,690,000	-15%	\$4,560,000	\$7,045,000	-35%
Wailea/Makena	4	-	-	\$2,737,500	-	-	\$10,670,000	-	-
<b>UPCOUNTRY</b>									
Kula/Ulupalakua/Kanaio	4	6	-33%	\$1,440,000	\$1,755,000	-18%	\$5,515,000	\$11,961,500	-54%
Makawao/Olinda/Haliimaile	13	12	8%	\$1,625,000	\$1,295,000	25%	\$24,259,000	\$15,540,100	56%
Pukalani	2	3	-33%	\$1,627,500	\$1,075,000	51%	\$3,255,000	\$3,115,000	4%
<b>WEST</b>									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	3	5	-40%	\$2,200,000	\$4,400,000	-50%	\$9,300,000	\$21,395,000	-57%
Kapalua	-	-	-	-	-	-	-	-	-
Lahaina	6	1	500%	\$1,775,000	\$3,600,000	-51%	\$14,574,000	\$3,600,000	305%
Napili/Kahana/Honokowai	2	5	-60%	\$1,572,500	\$1,805,000	-13%	\$3,145,000	\$8,780,000	-64%
Olowalu	1	-	-	\$5,000,000	-	-	\$5,000,000	-	-
<b>LANAI - MOLOKAI</b>									
Lanai	2	2	0%	\$562,500	\$440,000	28%	\$1,125,000	\$880,000	28%
Molokai	4	4	0%	\$347,500	\$460,000	-24%	\$1,474,000	\$1,845,000	-20%
<b>MAUI SUMMARY</b>	<b>99</b>	<b>107</b>	<b>-7%</b>	<b>\$1,350,000</b>	<b>\$1,295,000</b>	<b>4%</b>	<b>\$164,475,333</b>	<b>\$175,655,195</b>	<b>-6%</b>

**FEBRUARY 2026 YTD NUMBER OF SALES**

**FEBRUARY 2026 YTD TOTAL DOLLAR VOLUME**

DISTRICT	2026	2025	% Change
CENTRAL	25	33	-24%
SOUTH	24	16	50%
UPCOUNTRY	19	21	-10%
NORTH SHORE	12	17	-29%
WEST	12	11	9%
LANAI/MOLOKAI	6	6	0%
EAST	1	3	-67%
<b>TOTAL</b>	<b>99</b>	<b>107</b>	<b>-7%</b>

DISTRICT	2026	2025	% Change
SOUTH	\$45,040,000	\$28,658,480	57%
UPCOUNTRY	\$33,029,000	\$30,616,600	8%
WEST	\$32,019,000	\$33,775,000	-5%
CENTRAL	\$27,009,333	\$37,509,515	-28%
NORTH SHORE	\$23,279,000	\$37,543,100	-38%
LANAI/MOLOKAI	\$2,599,000	\$2,725,000	-5%
EAST	\$1,500,000	\$4,827,500	-69%
<b>TOTAL</b>	<b>\$164,475,333</b>	<b>\$175,655,195</b>	<b>-6%</b>

Source: Realtors Association of Maui  
- www.RAMaui.com

## Real Estate Market Report



**CONDOMINIUM**  
YEAR-OVER-YEAR

108  
TOTAL NUMBER OF SALES  
2026

106  
TOTAL NUMBER OF SALES  
2025

2%

\$712,500  
MEDIAN SALES PRICE  
2026

\$777,500  
MEDIAN SALES PRICE  
2025

-8%

\$114,399,700  
TOTAL DOLLAR VOL  
2026

\$127,079,145  
TOTAL DOLLAR VOLUME  
2025

-10%

**Number of Sales**

**Median Sales Price**

**Total Dollar Volume**

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
<b>CENTRAL</b>									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	1	-	-	\$115,000	-	-	\$115,000	-	-
Wailuku	6	8	-25%	\$786,250	\$524,950	50%	\$4,261,500	\$4,357,900	-2%
<b>EAST</b>									
Hana	-	1	-100%	-	\$1,875,000	-100%	-	\$1,875,000	-100%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
<b>NORTH SHORE</b>									
Haiku	-	-	-	-	-	-	-	-	-
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-
<b>SOUTH</b>									
Kihei	31	41	-24%	\$605,000	\$675,000	-10%	\$23,650,800	\$34,315,270	-31%
Maalaea	3	2	50%	\$530,000	\$518,500	2%	\$1,580,000	\$1,037,000	52%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	19	13	46%	\$2,300,000	\$2,800,000	-18%	\$48,854,000	\$35,542,500	37%
<b>UPCOUNTRY</b>									
Kula/Ulupalakua/Kanaio	-	-	-	-	-	-	-	-	-
Makawao/Olinda/Haliimaile	-	-	-	-	-	-	-	-	-
Pukalani	-	-	-	-	-	-	-	-	-
<b>WEST</b>									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	12	17	-29%	\$992,500	\$1,152,500	-14%	\$15,025,000	\$29,552,500	-49%
Kapalua	1	1	0%	\$1,335,000	\$5,500,000	-76%	\$1,335,000	\$5,500,000	-76%
Lahaina	6	2	200%	\$733,750	\$525,000	40%	\$4,576,500	\$1,050,000	336%
Napili/Kahana/Honokowai	21	16	31%	\$620,000	\$630,000	-2%	\$12,461,900	\$12,570,000	-1%
Olowalu	-	-	-	-	-	-	-	-	-
<b>LANAI - MOLOKAI</b>									
Lanai	-	1	-100%	-	\$188,000	-100%	-	\$188,000	-100%
Molokai	8	4	100%	\$187,500	\$244,488	-23%	\$2,540,000	\$1,090,975	133%
<b>MAUI SUMMARY</b>	<b>108</b>	<b>106</b>	<b>2%</b>	<b>\$712,500</b>	<b>\$777,500</b>	<b>-8%</b>	<b>\$114,399,700</b>	<b>\$127,079,145</b>	<b>-10%</b>

**FEBRUARY 2026 YTD NUMBER OF SALES**

**FEBRUARY 2026 YTD TOTAL DOLLAR VOLUME**

Source: Realtors Association of Maui  
- www.RAMaui.com

DISTRICT	2026	2025	% Change
SOUTH	53	56	-5%
WEST	40	36	11%
LANAI/MOLOKAI	8	5	60%
CENTRAL	7	8	-13%
NORTH SHORE	-	-	-
UPCOUNTRY	-	-	-
EAST	-	1	-100%
<b>TOTAL</b>	<b>108</b>	<b>106</b>	<b>2%</b>

DISTRICT	2026	2025	% Change
SOUTH	\$74,084,800	\$70,894,770	4%
WEST	\$33,398,400	\$48,672,500	-31%
CENTRAL	\$4,376,500	\$4,357,900	0%
LANAI/MOLOKAI	\$2,540,000	\$1,278,975	99%
NORTH SHORE	-	-	-
EAST	-	\$1,875,000	-100%
UPCOUNTRY	-	-	-
<b>TOTAL</b>	<b>\$114,399,700</b>	<b>\$127,079,145</b>	<b>-10%</b>

## Real Estate Market Report



**VACANT LAND**  
YEAR-OVER-YEAR

24  
TOTAL NUMBER OF SALES  
2026

23  
TOTAL NUMBER OF SALES  
2025

**4%**

\$750,000  
MEDIAN SALES PRICE  
2026

**\$815,000**  
MEDIAN SALES PRICE  
2025

**-8%**

\$30,410,000  
TOTAL DOLLAR VOL  
2026

**\$37,864,750**  
TOTAL DOLLAR VOLUME  
2025

**-20%**

**Number of Sales**

**Median Sales Price**

**Total Dollar Volume**

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
<b>CENTRAL</b>									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	-	-	-	-	-	-	-	-	-
Wailuku	1	1	0%	\$620,000	\$950,000	-35%	\$620,000	\$950,000	-35%
<b>EAST</b>									
Hana	-	-	-	-	-	-	-	-	-
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
<b>NORTH SHORE</b>									
Haiku	3	1	200%	\$1,282,000	\$815,000	57%	\$3,372,000	\$815,000	314%
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-
<b>SOUTH</b>									
Kihei	-	1	-100%	-	\$860,000	-100%	-	\$860,000	-100%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	3	2	50%	\$4,000,000	\$5,069,125	-21%	\$10,225,000	\$10,138,250	1%
<b>UPCOUNTRY</b>									
Kula/Ulupalakua/Kanaio	3	2	50%	\$1,300,000	\$457,500	184%	\$3,850,000	\$915,000	321%
Makawao/Olinda/Haliimaile	1	3	-67%	\$700,000	\$2,150,000	-67%	\$700,000	\$5,625,000	-88%
Pukalani	-	1	-100%	-	\$482,500	-100%	-	\$482,500	-100%
<b>WEST</b>									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	2	2	0%	\$1,297,500	\$6,012,500	-78%	\$2,595,000	\$12,025,000	-78%
Kapalua	1	-	-	\$1,200,000	-	-	\$1,200,000	-	-
Lahaina	8	5	60%	\$640,000	\$585,000	9%	\$7,688,000	\$3,789,000	103%
Napili/Kahana/Honokowai	-	1	-100%	-	\$20,000	-100%	-	\$20,000	-100%
Olowalu	-	-	-	-	-	-	-	-	-
<b>LANAI - MOLOKAI</b>									
Lanai	-	-	-	-	-	-	-	-	-
Molokai	2	4	-50%	\$80,000	\$336,500	-76%	\$160,000	\$2,245,000	-93%
<b>MAUI SUMMARY</b>	<b>24</b>	<b>23</b>	<b>4%</b>	<b>\$750,000</b>	<b>\$815,000</b>	<b>-8%</b>	<b>\$30,410,000</b>	<b>\$37,864,750</b>	<b>-20%</b>

**FEBRUARY 2026 YTD NUMBER OF SALES**

**FEBRUARY 2026 YTD TOTAL DOLLAR VOLUME**

Source: Realtors Association of Maui  
- www.RAMaui.com

DISTRICT	2026	2025	% Change
WEST	11	8	38%
UPCOUNTRY	4	6	-33%
SOUTH	3	3	0%
LANAI/MOLOKAI	2	4	-50%
CENTRAL	1	1	0%
NORTH SHORE	3	1	200%
EAST	-	-	-
<b>TOTAL</b>	<b>24</b>	<b>23</b>	<b>4%</b>

DISTRICT	2026	2025	% Change
WEST	\$11,483,000	\$15,834,000	-27%
UPCOUNTRY	\$4,550,000	\$7,022,500	-35%
SOUTH	\$10,225,000	\$10,998,250	-7%
LANAI/MOLOKAI	\$160,000	\$2,245,000	-93%
NORTH SHORE	\$3,372,000	\$815,000	314%
CENTRAL	\$620,000	\$950,000	-35%
EAST	-	-	-
<b>TOTAL</b>	<b>\$30,410,000</b>	<b>\$37,864,750</b>	<b>-20%</b>

**Real Estate Market Report**

**CENTRAL**

**HOMES**

Number of Sales	25	-24%
Total Dollar Transactions	\$27,009,333	-28%

**CONDOS**

Number of Sales	7	-13%
Total Dollar Transactions	\$4,376,500	0%

**LAND**

Number of Sales	1	0%
Total Dollar Transactions	\$620,000	-35%

**NORTH SHORE**

**HOMES**

Number of Sales	12	-29%
Total Dollar Transactions	\$23,279,000	-38%

**CONDOS**

Number of Sales	-	-
Total Dollar Transactions	-	-

**LAND**

Number of Sales	3	200%
Total Dollar Transactions	\$3,372,000	314%

**WEST**

**HOMES**

Number of Sales	12	9%
Total Dollar Transactions	\$32,019,000	-5%

**CONDOS**

Number of Sales	40	11%
Total Dollar Transactions	\$33,398,400	-31%

**LAND**

Number of Sales	11	38%
Total Dollar Transactions	\$11,483,000	-27%

**EAST**

**HOMES**

Number of Sales	1	-67%
Total Dollar Transactions	\$1,500,000	-69%

**CONDOS**

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

**LAND**

Number of Sales	-	-
Total Dollar Transactions	-	-

**SOUTH**

**HOMES**

Number of Sales	24	50%
Total Dollar Transactions	\$45,040,000	57%

**CONDOS**

Number of Sales	53	-5%
Total Dollar Transactions	\$74,084,800	4%

**LAND**

Number of Sales	3	0%
Total Dollar Transactions	\$10,225,000	-7%

**UPCOUNTRY**

**HOMES**

Number of Sales	19	-10%
Total Dollar Transactions	\$33,029,000	8%

**CONDOS**

Number of Sales	-	-
Total Dollar Transactions	-	-

**LAND**

Number of Sales	4	-33%
Total Dollar Transactions	\$4,550,000	-35%

**CENTRAL**  
Kahakuloa, Kahului, Wailuku

**SOUTH**  
Kihei, Maalaea, Maui Meadows, Wailea/Makena

**EAST**  
Hana, Kaupo, Kipahulu, Nahiku

**UPCOUNTRY**  
Kula/Ulupalakua/Kanaio, Makawao/Olinda/Haliimaile, Pukalani

**NORTH SHORE**  
Haiku, Sprecklesville/Paia/Kuau

**WEST**  
Kaanapali, Kapalua, Lahaina, Napili/Kahana/Honokowai, Olowalu

Source:  
Realtors Association of Maui  
www.RAMaui.com

**RESIDENTIAL**

TOP 10 AREAS  
Total Dollar Volume

Kihei	\$29,810,000
Makawao/Olinda/Haliimaile	\$24,259,000
Kahului	\$14,954,333
Lahaina	\$14,574,000
Sprecklesville/Paia/Kuau	\$14,290,000
Wailuku	\$12,055,000
Wailea/Makena	\$10,670,000
Kaanapali	\$9,300,000
Haiku	\$8,989,000
Kula/Ulupalakua/Kanaio	\$5,515,000

**CONDOMINIUM**

TOP 10 AREAS  
Total Dollar Volume

Wailea/Makena	\$48,854,000
Kihei	\$23,650,800
Kaanapali	\$15,025,000
Napili/Kahana/Honokowai	\$12,461,900
Lahaina	\$4,576,500
Wailuku	\$4,261,500
Molokai	\$2,540,000
Maalaea	\$1,580,000
Kapalua	\$1,335,000
Kahului	\$115,000

**VACANT LAND**

TOP 10 AREAS  
Total Dollar Volume

Wailea/Makena	\$10,225,000
Lahaina	\$7,688,000
Kula/Ulupalakua/Kanaio	\$3,850,000
Haiku	\$3,372,000
Kaanapali	\$2,595,000
Kapalua	\$1,200,000
Makawao/Olinda/Haliimaile	\$700,000
Wailuku	\$620,000
Molokai	\$160,000
Hana	\$0



RESIDENTIAL



CONDOMINIUM



VACANT LAND

Home Sales

99

vs 2025  
107

-7%

Condo Sales

108

vs 2025  
106

2%

Vacant Land Sales

24

vs 2025  
23

4%

Median Sales Price

\$1,350,000

vs 2025  
\$1,295,000

4%

Median Sales Price

\$712,500

vs 2025  
\$777,500

-8%

Median Sales Price

\$750,000

vs 2025  
\$815,000

-8%

Total Dollar Volume

\$164,475,333

vs 2025  
\$175,655,195

-6%

Total Dollar Volume

\$114,399,700

vs 2025  
\$127,079,145

-10%

Total Dollar Volume

\$30,410,000

vs 2025  
\$37,864,750

-20%

Median Days on Market

123 Days

vs 2025  
99 Days

24%

Median Days on Market

122 Days

vs 2025  
111 Days

10%

Median Days on Market

88 Days

vs 2025  
78 Days

13%

\*Inventory of  
Homes for Sales

448

vs 2025  
429

4%

\*Inventory of  
Homes for Sales

916

vs 2025  
852

8%

\*Supply of Inventory

7.7 Months

vs 2025  
7.4 Months

4%

\*Supply of Inventory

14.9 Months

vs 2025  
14.8 Months

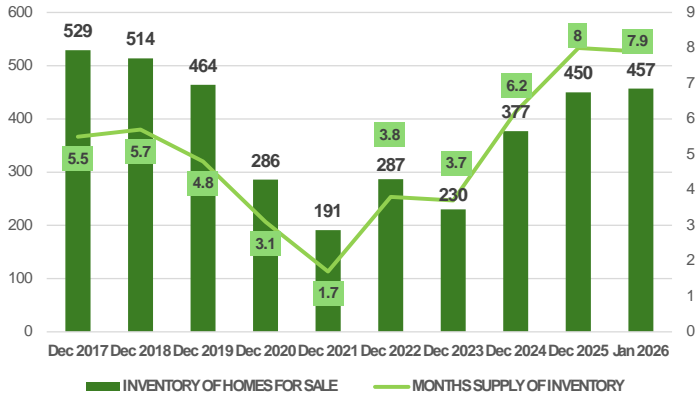
1%

\*Residential & Condo Inventory Data is derived from RAM's Local Market Update Stats dated February 2026

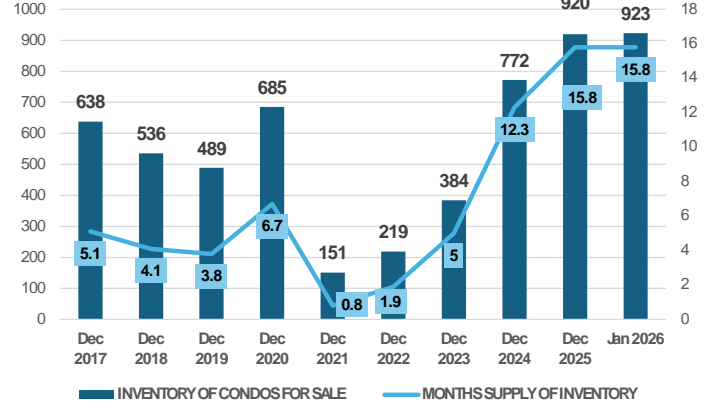
Source: Realtors Association of Maui (RAM). Data is deemed reliable, but not guaranteed.

### Inventory Market Update 2017-2026

MAUI - SINGLE FAMILY  
Inventory Market Update

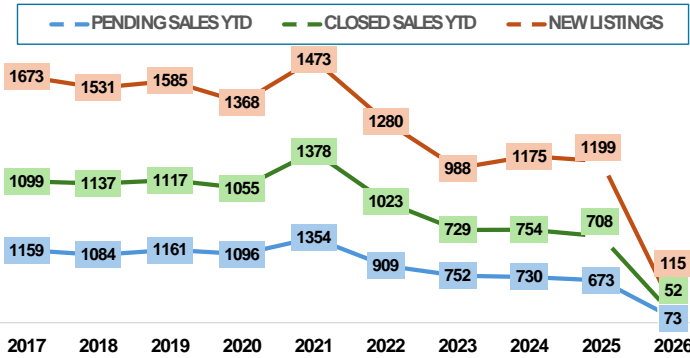


MAUI - CONDOMINIUM  
Inventory Market Update

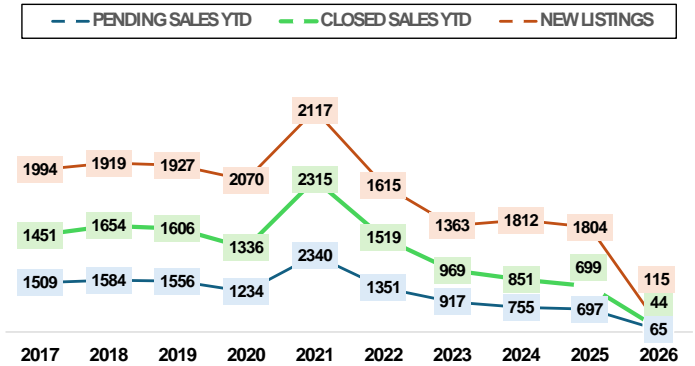


### Pendings. Solds. New Listings. 2017-2026

MAUI - SINGLE FAMILY  
PENDINGS/SOLDS/NEW LISTINGS  
2017 - 2026 YTD

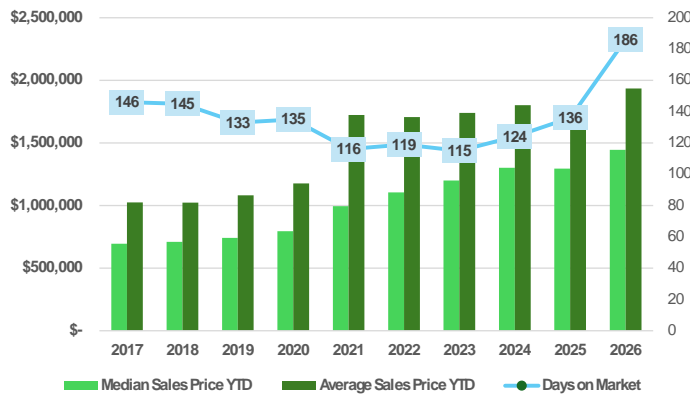


MAUI - CONDOMINIUM  
PENDINGS/SOLDS/NEW LISTINGS  
2017 - 2026 YTD

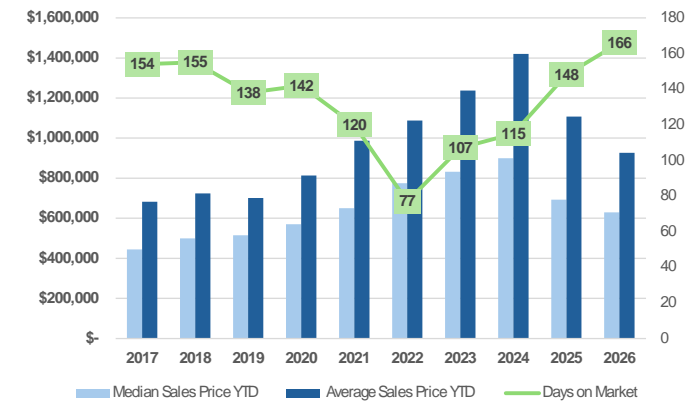


### Median/Average Sales Price. Days on Market. 2017-2026

MAUI - SINGLE FAMILY  
Median SP | Average SP | Days on Market  
2017 - 2026 YTD



MAUI - CONDOMINIUM  
Median SP | Average SP | Days on Market  
2017 - 2026 YTD



# MAUI MARKET SNAPSHOT

## HOME SALES FEBRUARY 2026 YTD

# 30%

**SOLD AT OR OVER LIST PRICE**  
vs 34% February 2025

**36%** of ALL Home Sales Were **CASH** Deals  
vs 40% February 2025

## CONDO SALES FEBRUARY 2026 YTD

# 21%

**SOLD AT OR OVER LIST PRICE**  
vs 51% February 2025

**60%** of ALL Condo Sales Were **CASH** Deals  
vs 51% February 2025



## HIGHEST RECORDED HOME SALES

**#1) 461 LAULEA PL | \$7,950,000**  
4BD/3.5 BA | 2,612 SF | 0.521 ACRE LOT

**#2) 2274 S KIHEI RD | \$5,700,000**  
6BD/6.5BA | 3,025 SF | 0.1947 ACRE LOT

**#3) 467 ANAPUNI LOOP | \$5,500,000**  
4BD/5BA | 3,846 SF | 0.7085 ACRE LOT

**#4) 85 LAU AWA PL | \$5,250,000**  
4BD/4BA | 3,197 SF | 5.595 ACRE LOT

**#5) 320 LUAWAI ST | \$5,000,000**  
5BD/6BA | 4,212 SF | 5353 ACRE LOT



## HIGHEST RECORDED CONDO SALES

**#1) WAILEA BEACH VILLAS, #J 505 | \$6,125,000**  
3BD/3BA | 1,961 SF LA

**#2) WAILEA POINT, #603 | \$5,750,000**  
2BD/2BA | 1,900 SF LA

**#3) POLO BEACH CLUB, #604 | \$4,600,000**  
2BD/2BA | 1,303 SF LA

**#4) PAPALI WAILEA, #12 | \$4,500,000**  
3BD/3.5BA | 2,386 SF LA

**#5) HONU A KAI, #NR102 | \$3,575,000**  
3BD/3BA | 2,230 SF LA

# MAUI REAL ESTATE MARKET

## Timeline of Events 2019-2026



**2019-2020:**  
**COVID-19**

Tourism slowed dramatically due to travel restrictions.

Real estate activity paused briefly, then rebounded as remote workers sought island living.

Low interest rates and demand from mainland buyers drove up prices.



**2021-2022:**  
**PANDEMIC BOOM**

Home prices surged across Maui, with median prices exceeding \$1 million in many areas.

Inventory remained tight, worsening affordability.



**2023:**  
**LAHAINA WILD FIRES**

Devastating wildfires destroyed over 3,000 homes and displaced more than 6,000 residents.

Real estate activity in Lahaina halted; rebuilding efforts began slowly.



**2024:**  
**RECOVERY PHASE**

Real estate transactions resumed in parts of West Maui. Overall home sales dropped significantly due to high interest rates.

Affordability crisis deepened, with only 1 in 5 households able to afford a median-priced home.



**2025:**  
**LEGISLATIVE SHIFTS**

Maui County Bill 9, phasing out short-term rentals (STRs) in apartment-zoned areas.

West Maui STRs phase out by 2029; rest of island by 2031.

Affects 6,000-7,000 units; potential 20-40% drop in condo values.

Market shows mixed signals: faster home sales but increased buyer caution due to STR uncertainty.



**2026:**  
**BILL 9 STR LEGISLATION ENACTED**

Bill 9 passes, STR restrictions become law as legal challenges move through the courts, adding short-term market uncertainty while policies are tested.

Contributes to buyer caution and pricing adjustments—particularly in the condo market.

*Scan* Hawaii Buyer & Seller Guide

