

RAM - Condos

Facts and TrendsTM - Published March 2023*

Location: All Realtors Association of Maui Districts Combined

Property Types: All Condo Properties - All Properties - All Properties - All Properties - All Lot Sizes

Price Range: \$0 - No Limit

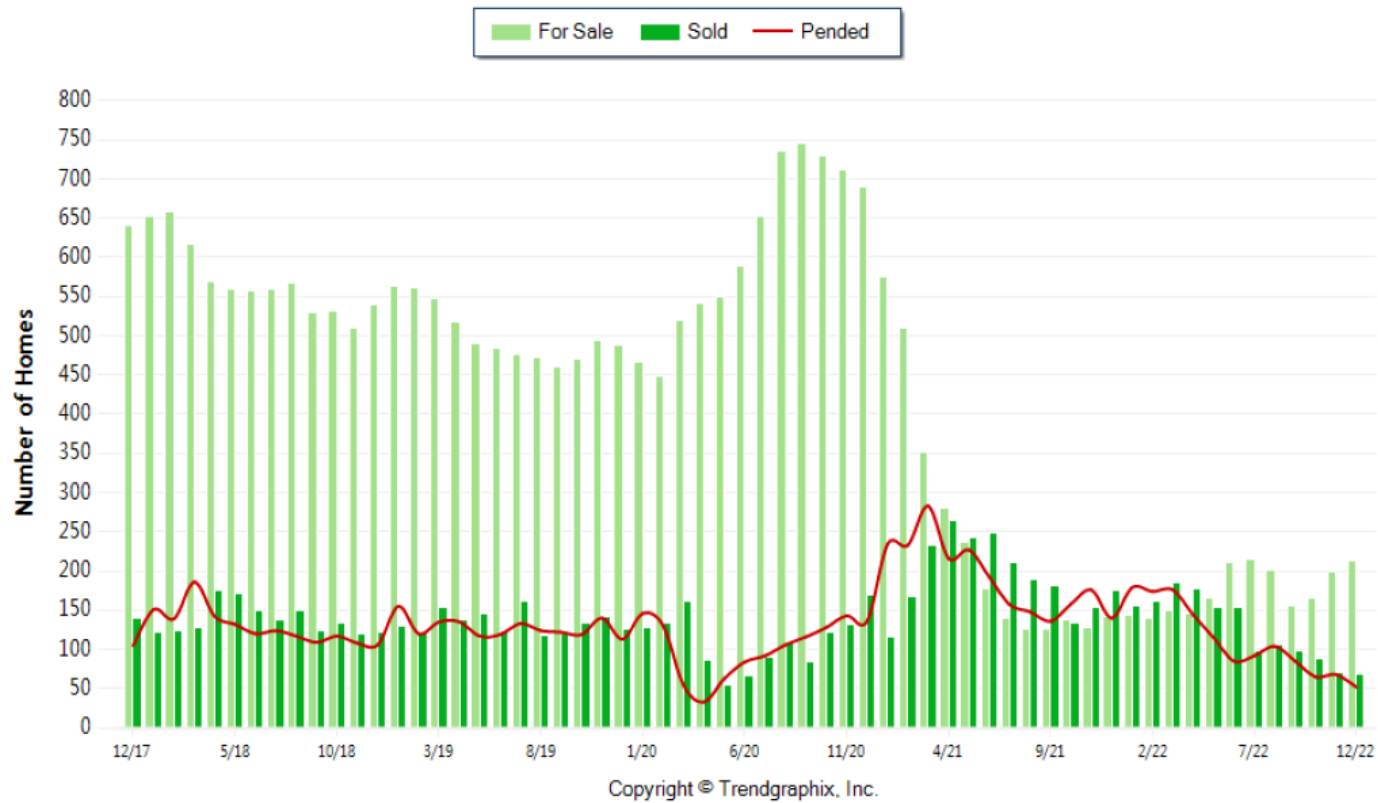
SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Bathrooms: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended - Last 5 years (Calendar Quarter)



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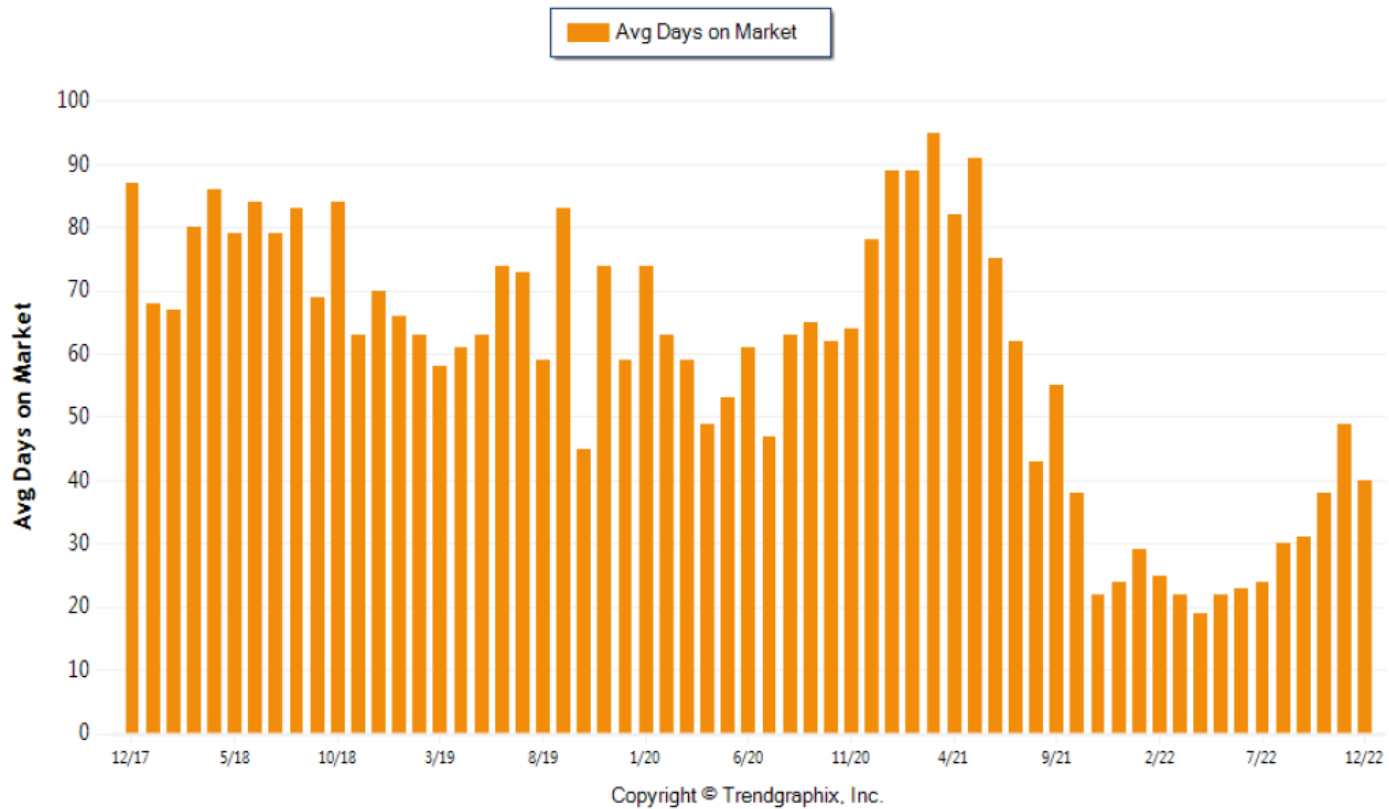
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Avg Days On Market - Last 5 years (Calendar Quarter)



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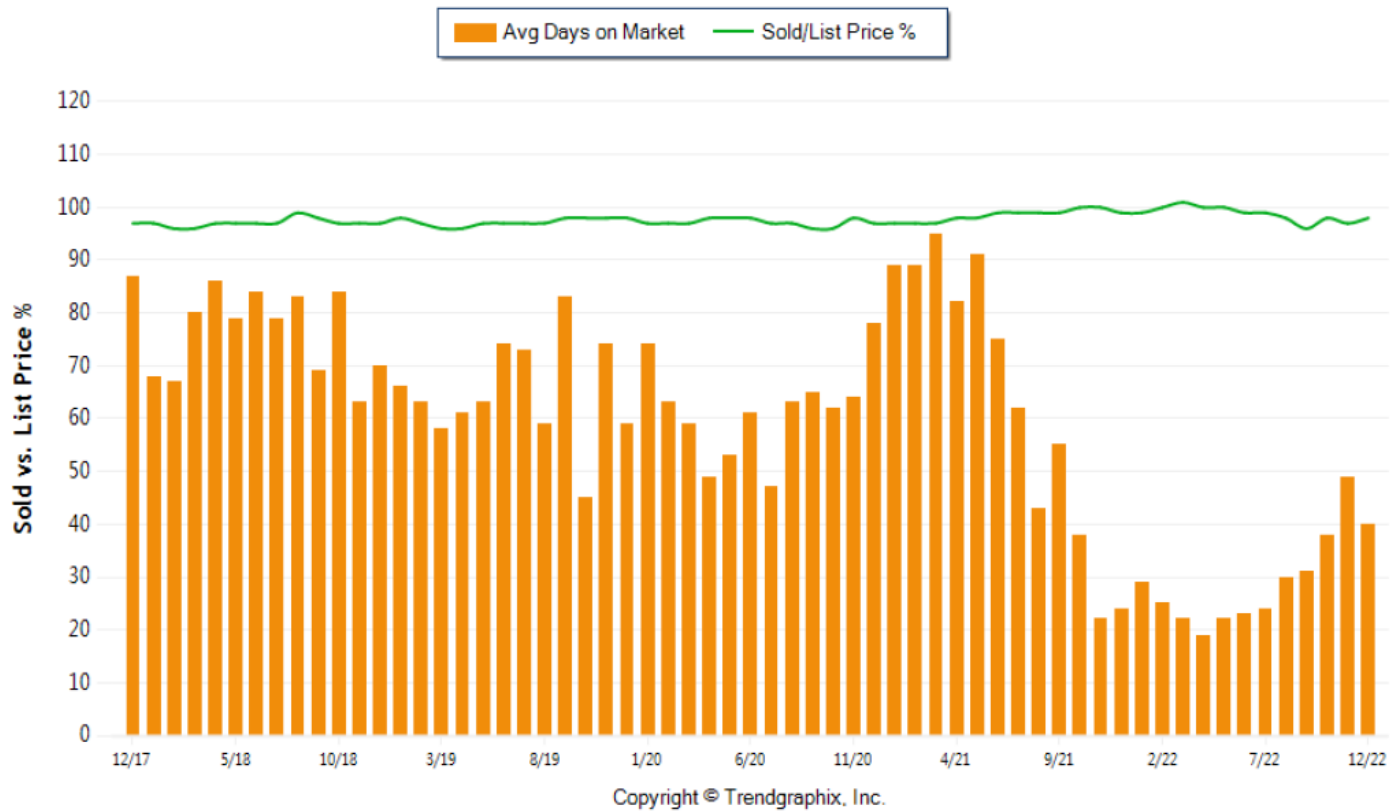
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Avg Days On Market & Sold/List Price % - Last 5 years (Calendar Quarter)



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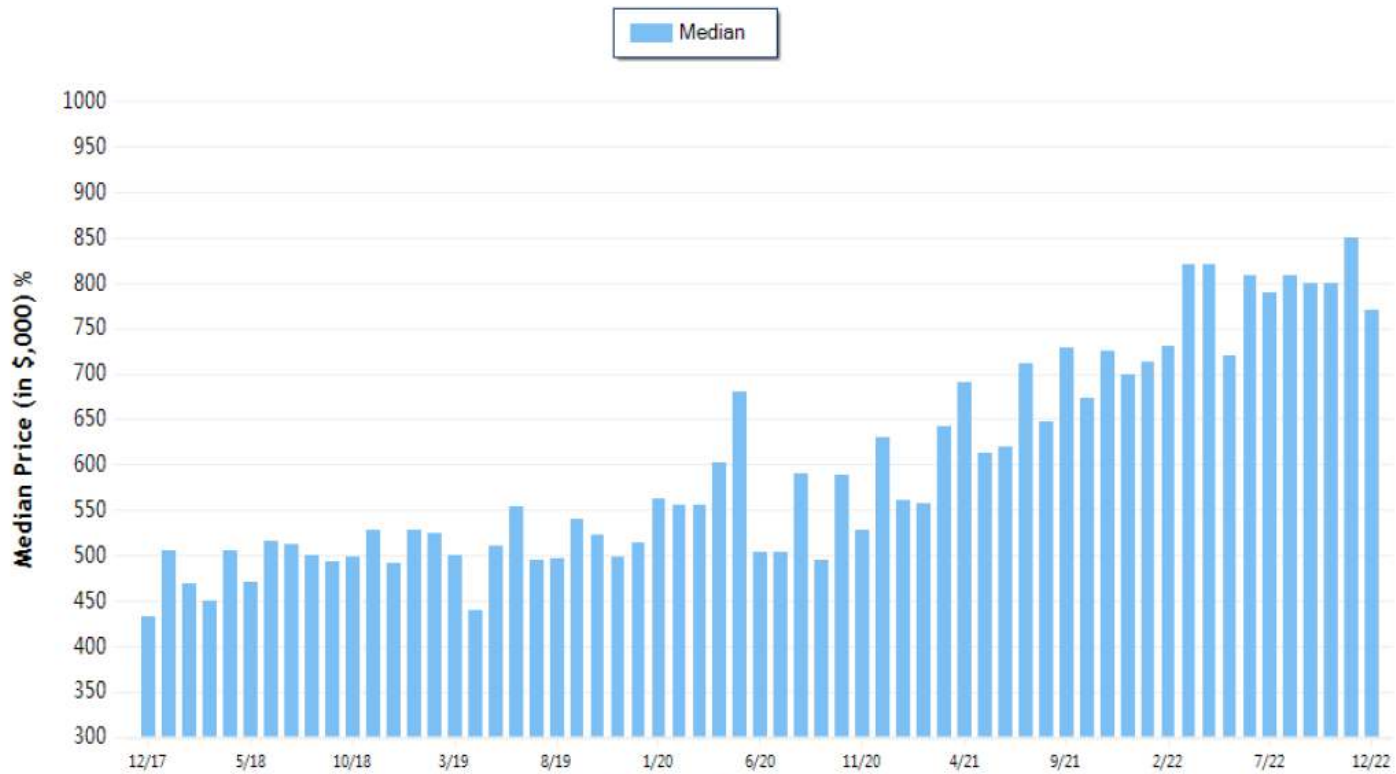
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Median Price of Sold - Last 5 years (Calendar Quarter)



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Avg Prices & Median Price - Last 5 years (Calendar Quarter)



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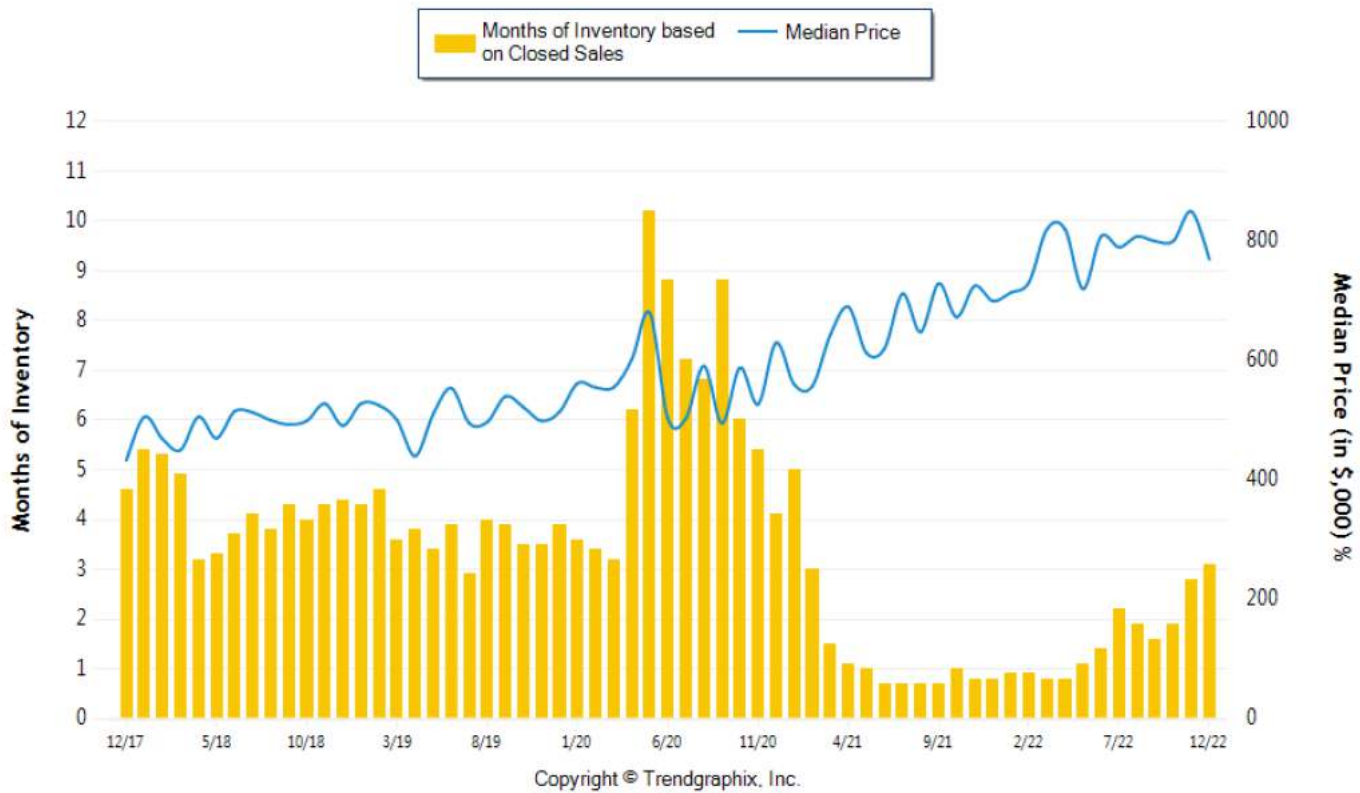
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**Median Price vs. Months of Inventory Based on Closed Sales - Last 5 years
(Calendar Quarter)**



Date	12/17	3/18	6/18	9/18	12/18	3/19	6/19	9/19	12/19	3/20	6/20	9/20	12/20	3/21	6/21	9/21	12/21	3/22	6/22	9/22	12/22
For Sale	640	616	557	530	539	548	495	460	489	520	590	746	691	352	178	126	142	149	210	155	212
New Listing	170	174	130	119	171	145	143	164	138	176	179	178	152	189	175	145	164	198	148	74	83
Sold	140	127	150	123	122	153	123	119	125	161	67	85	170	232	249	182	176	185	154	98	69
Pended	105	186	120	109	106	135	119	122	113	54	84	116	136	283	192	136	140	176	85	85	52
Months of Inventory (Closed Sales)	4.6	4.9	3.7	4.3	4.4	3.6	3.9	3.9	3.9	3.2	8.8	8.8	4.1	1.5	0.7	0.7	0.8	0.8	1.4	1.6	3.1
Months of Inventory (Pended Sales)	6.1	3.3	4.6	4.9	5.1	4.1	4.1	3.8	4.3	9.6	7	6.4	5.1	1.2	0.9	0.9	1	0.8	2.5	1.8	4.1
Absorption Rate (Closed Sales) %	21.9	20.6	26.9	23.2	22.6	27.9	25.4	25.9	25.6	31	11.4	11.4	24.6	65.9	139.9	144.4	123.9	124.2	73.3	63.2	32.5
Absorption Rate (Pended Sales) %	16.4	30.2	21.5	20.6	19.7	24.6	24.5	26.5	23.1	10.4	14.2	15.5	19.7	80.4	107.9	107.9	98.6	118.1	40.5	54.8	24.5
Avg. Active Price	1027	1019	1085	1022	1204	1257	1326	1248	1256	1182	1018	957	1050	1204	1277	1249	1692	1841	1750	1911	1871
Avg. Sold Price	628	738	727	781	666	732	884	729	660	784	794	718	864	1018	953	1011	1148	1141	1197	958	1032
Avg. Sq. Ft. Price (Sold)	631	756	705	734	670	742	835	748	694	773	764	776	781	916	958	1024	1177	1227	1300	978	1122
Sold/List Diff. %	97	96	97	98	97	96	97	98	98	97	98	96	97	97	99	99	99	101	99	96	98
Sold/Orig LP Diff. %	96	95	95	96	95	95	95	95	96	96	97	95	96	96	98	99	99	100	98	95	95
Avg Days on Market	87	80	84	69	70	58	74	83	59	59	61	65	78	95	75	55	24	22	23	31	40
Median Active Price	685	649	670	737	785	795	815	790	795	727	649	639	689	594	677	839	944	1050	968	995	997
Median Sold Price	433	450	515	493	491	500	554	540	514	555	503	495	630	643	620	729	700	820	808	800	770

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