

Local Market Update – September 2023

A FREE RESEARCH TOOL FROM THE REALTORS® ASSOCIATION OF MAUI, INC.



All MLS

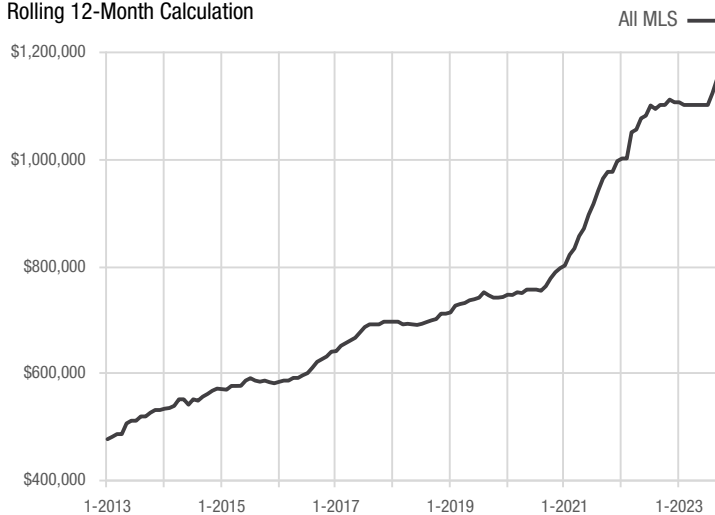
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	87	98	+ 12.6%	1,023	751	- 26.6%
Pending Sales	71	52	- 26.8%	743	571	- 23.1%
Closed Sales	58	66	+ 13.8%	815	578	- 29.1%
Days on Market Until Sale	112	105	- 6.3%	113	116	+ 2.7%
Median Sales Price*	\$1,016,850	\$1,294,500	+ 27.3%	\$1,150,000	\$1,195,500	+ 4.0%
Average Sales Price*	\$1,451,482	\$1,743,736	+ 20.1%	\$1,754,432	\$1,779,648	+ 1.4%
Percent of List Price Received*	97.8%	96.0%	- 1.8%	98.8%	96.8%	- 2.0%
Inventory of Homes for Sale	278	230	- 17.3%	—	—	—
Months Supply of Inventory	3.3	3.7	+ 12.1%	—	—	—

Condominium	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
New Listings	74	100	+ 35.1%	1,333	928	- 30.4%
Pending Sales	84	52	- 38.1%	1,164	715	- 38.6%
Closed Sales	98	66	- 32.7%	1,291	760	- 41.1%
Days on Market Until Sale	74	104	+ 40.5%	75	106	+ 41.3%
Median Sales Price*	\$800,000	\$789,500	- 1.3%	\$770,000	\$825,000	+ 7.1%
Average Sales Price*	\$957,529	\$1,125,244	+ 17.5%	\$1,089,771	\$1,169,256	+ 7.3%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	99.9%	98.3%	- 1.6%
Inventory of Homes for Sale	185	227	+ 22.7%	—	—	—
Months Supply of Inventory	1.3	3.0	+ 130.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

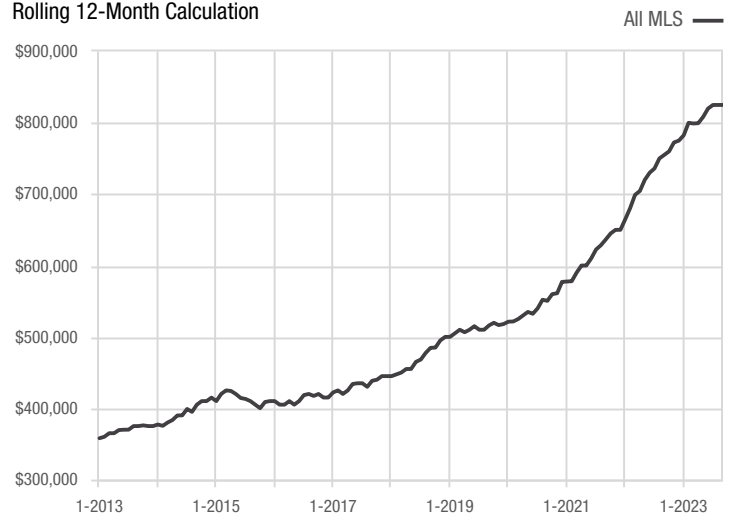
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.