Maui's housing market rebounds after a brief setback. Events on August 8th affected many areas and lives on Maui, including its housing market. As a result, the data for the third quarter shows varied results. After the wildfires, the number of homes available for sale in August dropped significantly. By September, there were slightly more homes available, but we don't expect overall inventory to return to the levels seen before the fires. The availability of single-family homes is contracting.

### South Maui Snapshot

- **New pending homes put under contract this quarter:** 194
- **Sold Listings:** 55
- **Avg Days On Market:** 3.3
- **Median Sold Price:** $1,207,000
  - Up 17.4% from Q3 2022
  - Up 10.7% from Q2 2023
- **Avg Days On Market:** 3.6
- **AVERAGE PRICE PER SQUARE FOOT:** $790
  - Up 13.3% from Q3 2022
  - Up 14.1% from Q2 2023
- **Listings by Price Category:**
  - Under $500K: 14 (7%)
  - $500K-$1M: 34 (18%)
  - $1M-$2M: 91 (47%)
  - Over $2M: 51 (27%)

### Maui Residential Market Statistics Overview

- **Month-Over-Month Change:**
  - **Listings:** 59 (13%)
  - **Sold Listings:** 255 (59.33%)
  - **Avg Days On Market:** 62 (11%)
- **Year-Over-Year Change:**
  - **Listings:** 202 (94.9%)
  - **Sold Listings:** 235 (100%)
  - **Avg Days On Market:** 73 (11.49%)

### Median Sold Price

- **Current Median:** $1,207,000
  - Up 17.4% from Q3 2022
  - Up 10.7% from Q2 2023
- **Median Home Value:**
  - **10 Year Median:** $1,207,000
  - **1 Decade Median:** $377,460
  - **1 Decade Average:** $443,850

### Inventory

- **Current Inventory:** 266
  - Down 19.9% from Q3 2022
  - Down 27% from Q2 2023
- **Median Sold Price:**
  - **10 Years Ago:** $377,460
  - **1 Decade Ago:** $409,230
  - **1 Decade Average:** $443,850

### Other Statistics

- **Median Sold Price by Price Category:**
  - Under $500K: $290,000
  - $500K-$1M: $790,000
  - $1M-$2M: $1,200,000
  - Over $2M: $1,800,000
- **Median Home Value:**
  - **10 Years Ago:** $377,460
  - **1 Decade Ago:** $409,230
  - **1 Decade Average:** $443,850

### Median Sold Price

- **Current Median:** $1,207,000
  - Up 17.4% from Q3 2022
  - Up 10.7% from Q2 2023
- **Median Home Value:**
  - **10 Years Ago:** $377,460
  - **1 Decade Ago:** $409,230
  - **1 Decade Average:** $443,850

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