Maui's housing market continues after a brief outlook.

- **Appreciation**: Over the past 12 months, Maui's median home value increased by $1207M, marking a 13% increase.

- **Sold Listings**: Even pre-pandemic levels for several years. Homes sold faster in August and by September, some of the homes that had not been on the market for a while were purchased. Predictably, Maui will likely see fewer home sales in Q4, although prices should remain high.

- **South Maui Snapshot**: After the wildfires, the number of homes available for sale in August dropped to 211 from 235 in Q3 2022. This is the second highest quarter ever for Maui, only behind Q2 2022 which was at $1.238M. Maui's housing market in the near term - and potentially outsized demand and low supply for years to come.

- **Median Sold Price**: In Q3 2023, the median sold price reached $1.207M, an increase of 13% compared to $759 in Q3 2022. This is the second highest quarter ever for Maui, only behind Q2 2022 which was at $1.238M.

- **Prices per square foot**: Can vary based on location, property age, condition, etc. The average price per square foot reached $790/sq ft in Q3 2023, marking an increase of 17.8% compared to $737 in Q3 2022.

- **Avg Days On Market**: The average Days on Market (DOM) shows how many days, on average, a property is on the market before it sells. While some of the previous 12 months factors, which must be considered when comparing different properties, neighborhoods or complexes.

- **Months of Inventory**: signifies the time it would take to sell all current listings at the current sales rate. Inventory had been declining since a high in Q4 2022, and this trend continued to the third quarter. In Q3 2023, it reached 3.3 months, an increase of 6.5% compared to 3.1 months in Q3 2022. This is the second highest quarter ever for Maui, only behind Q2 2022 which was at 5.8 months.

- **Days on Market**: For the third quarter of 2023, the median days on market increased to 62 DOM, marking a 17.9% increase compared to 55 DOM in Q2 2023. This is the second highest quarter ever for Maui, only behind Q2 2022 which was at 67 DOM.

- **HawaiiLife.com**: Presenting this report, HawaiiLife.com, Denise Drake, REALTOR(S), RS-12345, (808) 780-4259, DeniseDrake@HawaiiLife.com, REALTOR(S) | (808) 780-4259, 10 YEAR MEDIAN HOME VALUE, Maui's median home value currently stands at $1.207M, an impressive uptick of 13% compared to $1.064M in Q3 2013 (10 Years Ago). This underscores a substantial and sustained growth in property values.

- **Current Inventory**: is 211 listings in Q3 2023, with 157 pending properties. The average number of days on the market (DOM) shows how many days it takes for a property to go under contract. In Q3 2023, the average DOM is 62 days, marking a 17.9% increase compared to 55 days in Q2 2023. This is the second highest quarter ever for Maui, only behind Q2 2022 which was at 67 days.