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## Maui Market Report Q4 '25 Preview

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# Maui Real Estate Market Report

Q4 2025 Year-to-Date | [Diane Pool](#), REALTOR Broker



### Residential Market Snapshot

**The Maui market reflects a more measured pace as inventory rises and pricing holds steady.**

# \$1.295M

## Median Sold Price

▼ -0.5% from **\$1.30M** in 2024 (YoY)

▲ +123.3% from **\$580K** in 2015 (10YR)

# \$961

## Avg Sold Price/SF

▼ -0.3% from **\$964** in 2024 (YoY)

▲ +115.0% from **\$447** in 2015 (10YR)

## **5.7 Months of Inventory**

▲ +27.9% from **4.5** in 2024 (YoY)

▲ +16.1% from **4.9** in 2015 (10YR)

## **671 Pended Properties**

▼ -8.1% from **730** in 2024 (YoY)

▼ -40.6% from **1129** in 2015 (10YR)

# 708

## Sold Listings

- ▼ -6.0% from **753** in 2024 (YoY)
- ▼ -35.0% from **1090** in 2015 (10YR)

# 451

## Current Inventory

- ▲ +20.3% from **375** in 2024 (YoY)
- ▼ -24.6% from **598** in 2015 (10YR)

# 75

## Avg Days On Market

- ▲ +29.3% from **58** in 2024 (YoY)
- ▼ -2.6% from **77** in 2015 (10YR)

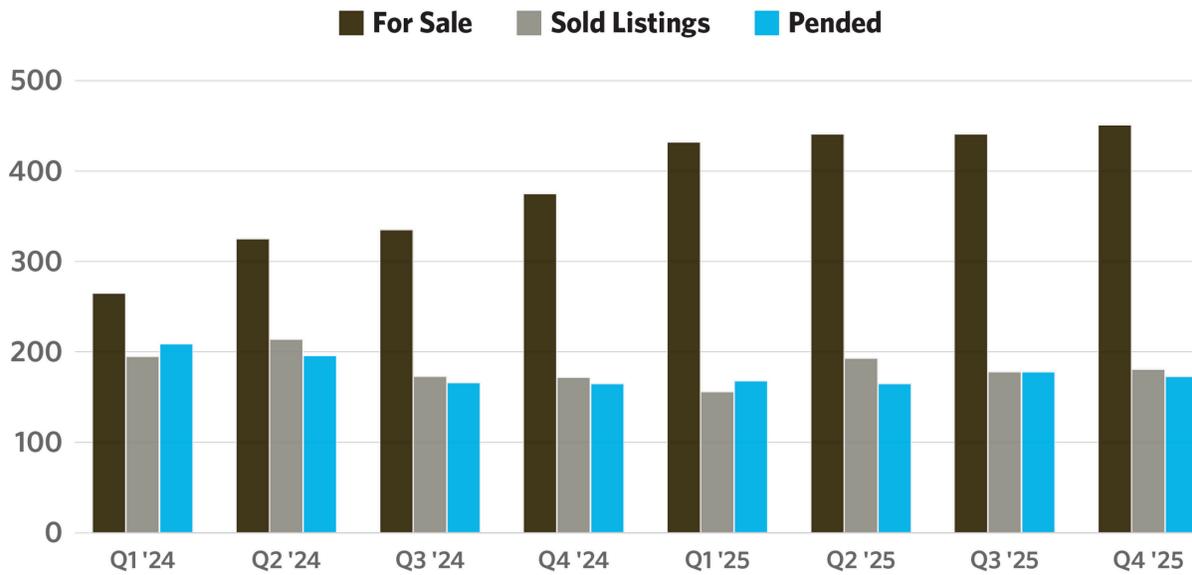
**Behind the Numbers:** Maui moved at a more deliberate pace in 2025. A lift in inventory gave buyers more to think about, stretching decision timelines as pricing and overall value became more important in the process.

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## Residential Market Overview

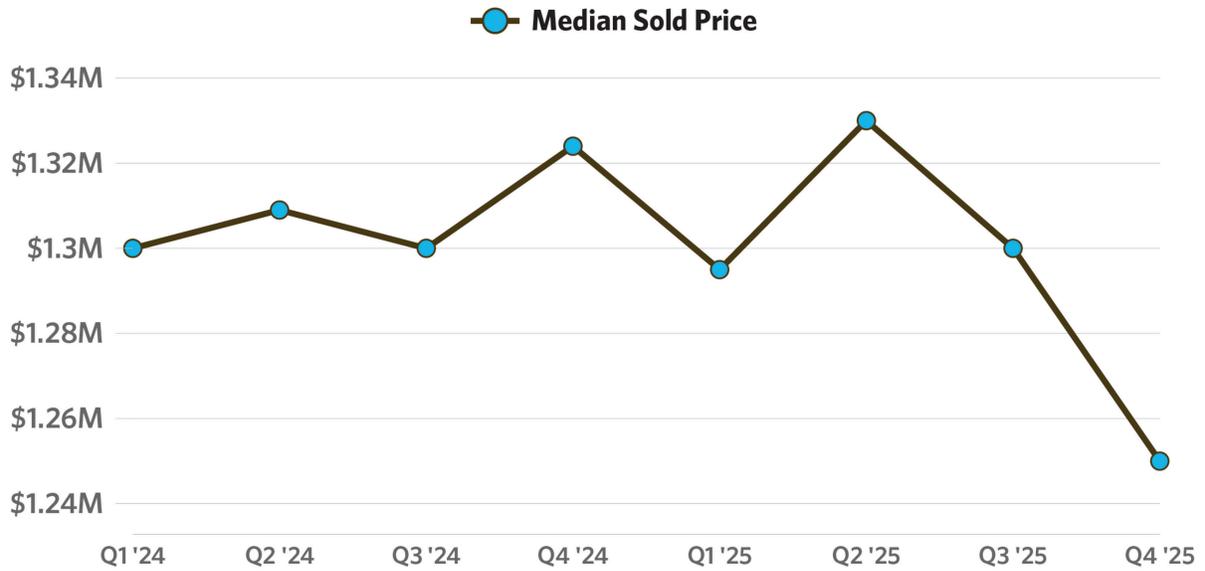
### Inventory

**Inventory rose 20.3% to 451 active listings.** Buyers enjoyed more to choose from, while sellers focused more on relevant pricing and strong presentation.



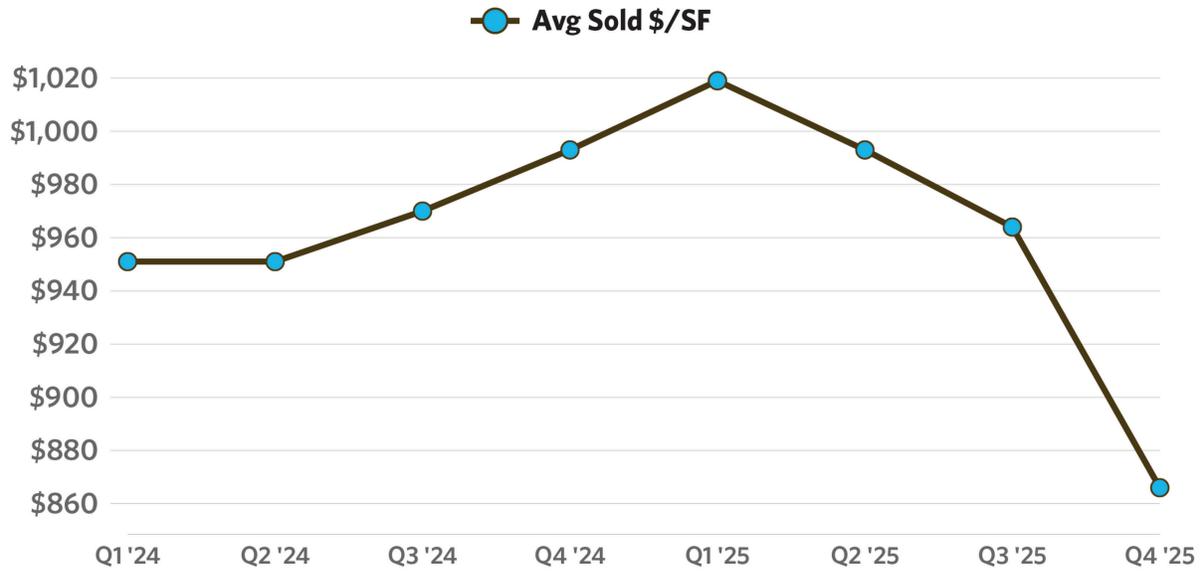
## Median Sold Price

Median sold price came in at **\$1.295M**, about **0.5% lower than last year**. It's a small change that shows prices are holding steady, with the number reflecting what sold more than broader shifts.



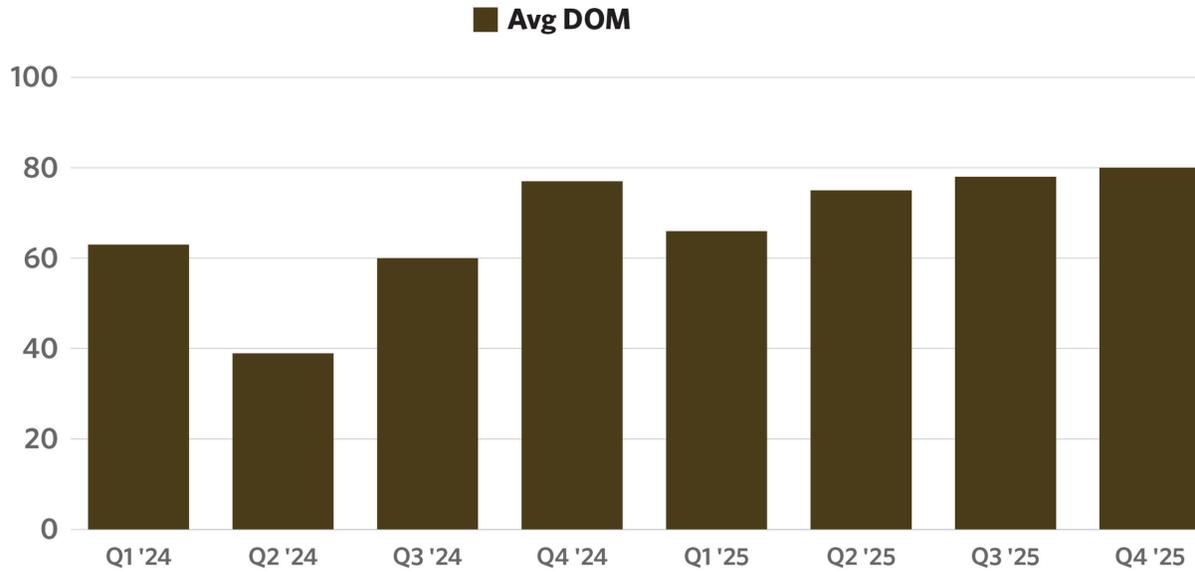
# Average Price Per Square Foot

The average price per square foot came in at **\$961** year over year, just **0.3%** lower than last year. Buyers are still looking closely at condition, location, and long-term value.



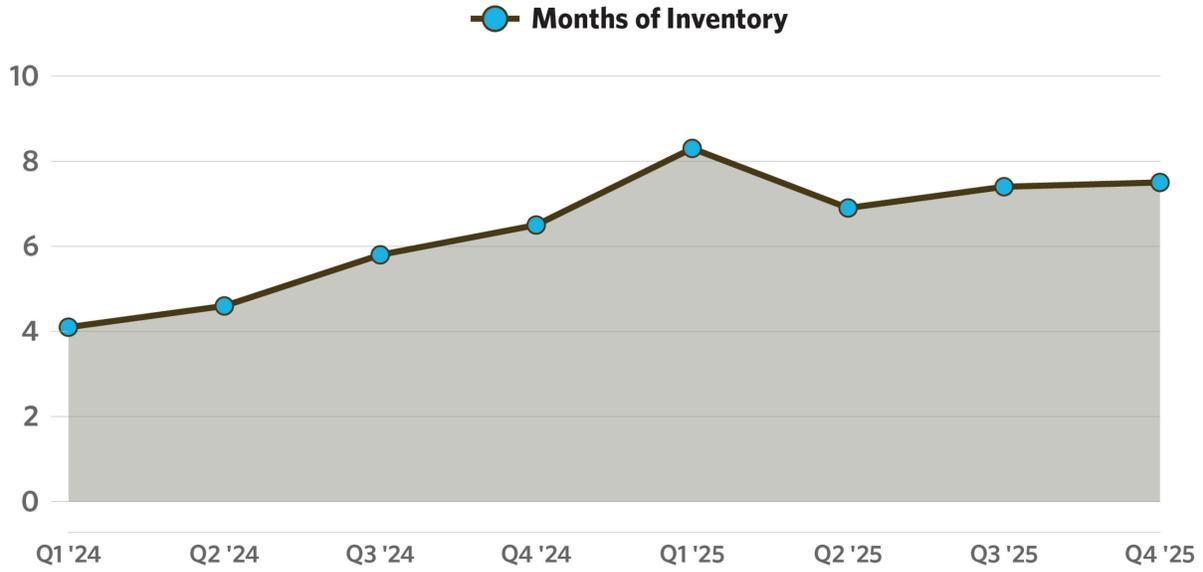
# Days on Market

Homes on Maui averaged 75 days on market, about 29% longer than last year. Longer timelines generally reflect buyer caution, especially in second-home and vacation-focused areas.



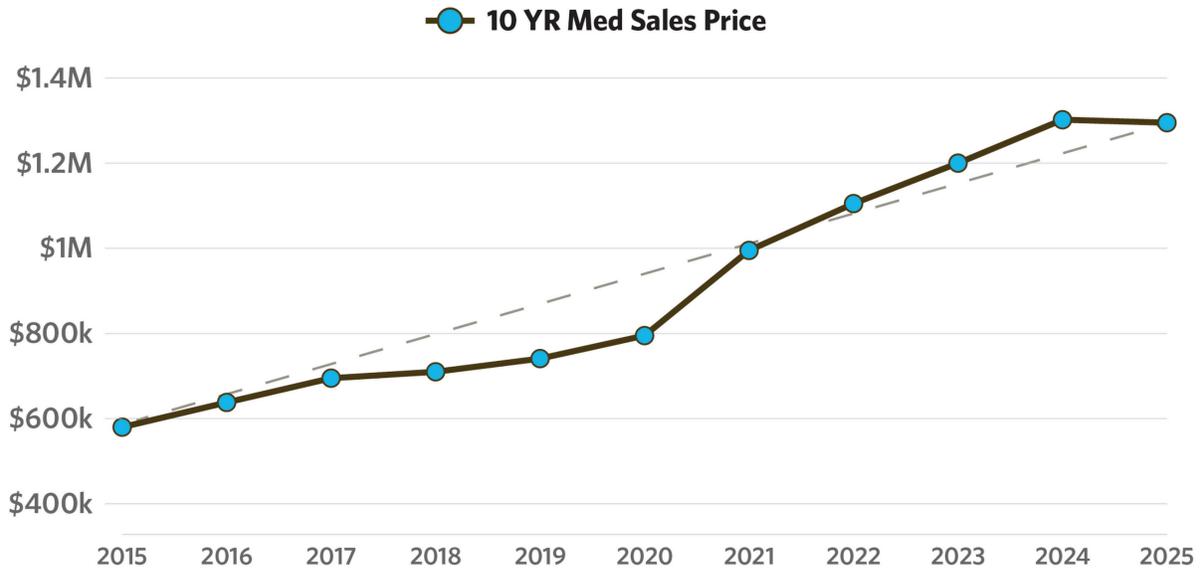
# Months of Inventory

Months of inventory increased from 4.5 to 5.7, a 27.9% rise year over year. The shift seems to point to a market where deals are still happening, but are taking more time to come together.



## 10 Year History

Over the past decade, Maui's median home price has climbed **123.3%**. This long-term rise reflects the island's enduring draw and the strong value of owning here, even as year-to-year prices move with changing market conditions.



## Sales by Property Type



**708**

**Home Sales**

- ▼ -6.0% from **753** in 2024 (YoY)
- ▼ -35.0% from **1090** in 2015 (10YR)



**702**

**Condo Sales**

- ▼ -17.6% from **852** in 2024 (YoY)
- ▼ -41.5% from **1200** in 2015 (10YR)



**152**

**Land Sales**

- ▼ -19.1% from **188** in 2024 (YoY)
- ▼ -1.3% from **154** in 2015 (10YR)

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## Residential Submarket Snapshot

**Selected Just For You:** This snapshot gives you an overview of the kind of activity we are seeing in this part of the Island. Contact me for details.

West Maui	2025 YTD	2024 YOY	% change
Median Sold Price	\$3,000,000	\$2,050,000	▲ +46.3%
Sold Listings	73	76	▼ -3.9%
Avg Price / SF (sold)	\$1,322	\$1,274	▲ +3.8%
Current Inventory	86	79	▲ +8.9%
Avg Days on Market	112	81	▲ +38.3%

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## Looking Forward

### **Maui heads into the next quarter with buyers acting thoughtfully.**

Heading into the next quarter, we'll be watching how inventory and pricing continue to shape activity. Buyers remain engaged but thoughtful, while sellers are winning with the right pricing strategy in place.

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## Featured Listings



11 Halapa Pl, Kihei | [More Info](#)

**\$9,980,000** Fee Simple | **5,708** sqft Living | **0.53** acres | **5BR / 5BA** |  
MLS# 408708

Nestled within one of Wailea's most coveted residential settings, this architecturally refined contemporary residence offers an exceptional blend of privacy, design integrity, and resort-style living. Expansive ocean views anchor both the main living level and the elevated primar...

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MAUI



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**Do you have questions about this report? I'm here to help.**

*Contact me and let's discuss it together.*



Diane Pool

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Data compiled from Trendgraphix.com as of 1/7/26, based on public MLS sales, listing, pending, inventory, days on market, etc. data. In the event that sales were not yet recorded, or errors or omissions in the public data not yet corrected may impact the accuracy of these statistics.



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