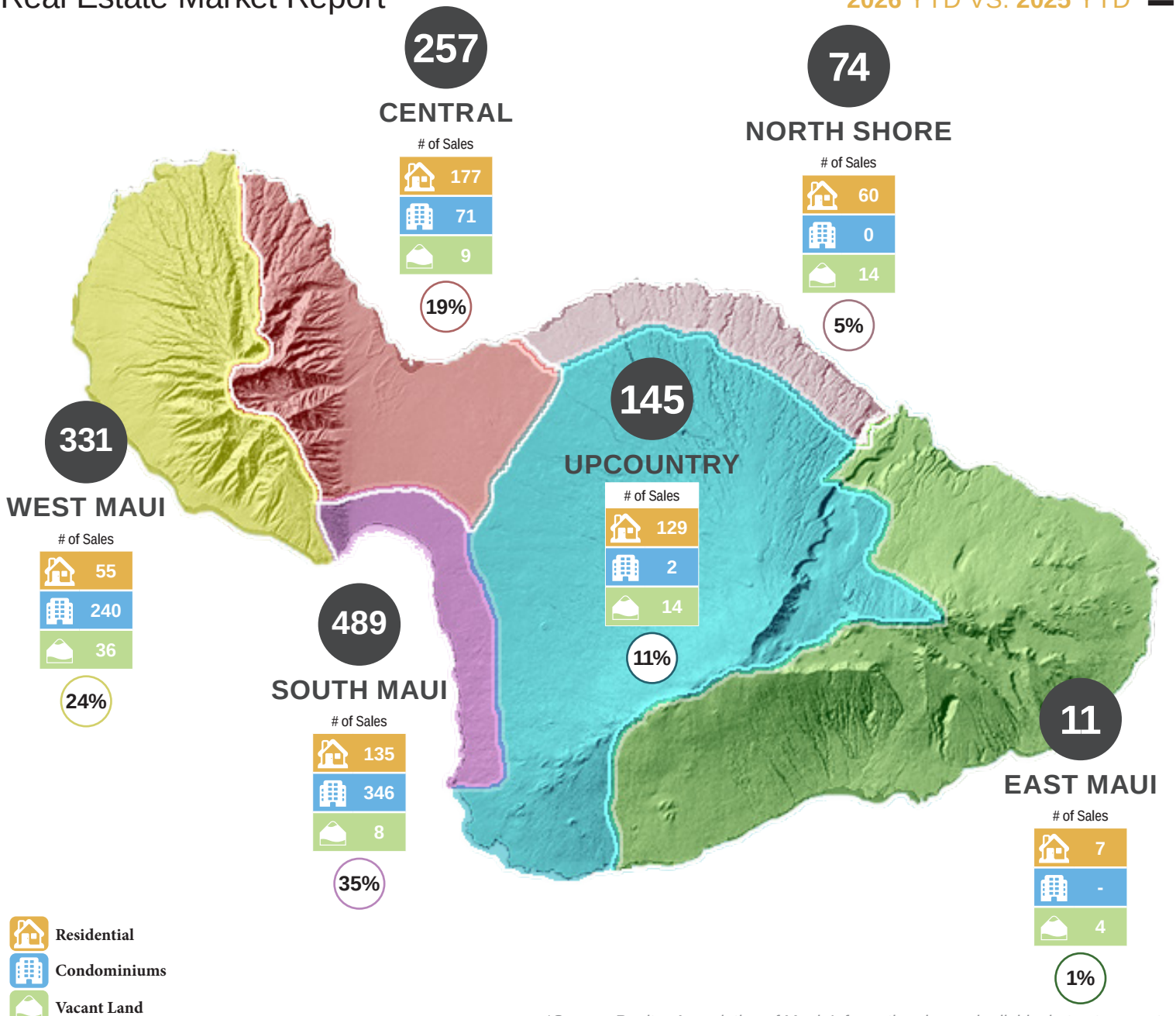
Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. 2025 YTD



*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE			MEDIAN DAYS ON MARKET		
HOMES	43%	596	▲	1%	$1,211,500	▼	-7%	104	▲	2%
CONDO	50%	688	▲	20%	$651,250	▼	-7%	127	▲	17%
LAND	7%	102	▼	-14%	$625,000	▼	-4%	95	▼	-17%

2026 VS 2025 YTD NUMBER OF UNITS			2026 VS 2025 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
SOUTH	489	17%	SOUTH	$707,462,844	0%
WEST	331	11%	WEST	$413,632,449	-22%
CENTRAL	257	-3%	UPCOUNTRY	$234,689,288	-12%
UPCOUNTRY	145	1%	CENTRAL	$227,019,424	19%
LANAI/MOLOKAI	79	25%	NORTH SHORE	$127,962,158	-10%
NORTH SHORE	74	-9%	LANAI/MOLOKAI	$45,686,000	-39%
EAST	11	-21%	EAST	$11,769,000	61%
TOTAL	**1,386**	**8%**	**TOTAL**	**$1,768,221,163**	**-6%**

% % of Closed Sales by Districts through October 31, 2026

● Number of Recorded transactions from January 1, 2026 – October 31, 2026

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. **2025** YTD

RESIDENTIAL
YEAR-OVER-YEAR

596
TOTAL NUMBER OF SALES
2026

591
TOTAL NUMBER OF SALES
2025

1%

$1,211,500
MEDIAN SALES PRICE
2026

$1,300,000
MEDIAN SALES PRICE
2025

-7%

$976,291,047
TOTAL DOLLAR VOL
2026

$1,071,938,485
TOTAL DOLLAR VOLUME
2025

-9%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
CENTRAL									
Kahakuloa	-	1	-100%	-	$1,100,000	-100%	-	$1,100,000	-100%
Kahului	77	67	15%	$1,125,000	$1,130,000	0%	$85,781,116	$73,707,468	16%
Wailuku	100	115	-13%	$1,007,500	$1,200,000	-16%	$99,941,356	$135,698,259	-26%
EAST									
Hana	6	8	-25%	$1,750,000	$1,248,750	40%	$10,275,000	$12,535,500	-18%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	1	1	0%	$620,000	$393,751	57%	$620,000	$393,751	57%
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	46	55	-16%	$1,385,000	$1,300,000	7%	$69,139,408	$83,003,899	-17%
Sprecks/Paia/Kuau	14	11	27%	$1,395,000	$1,410,000	-1%	$41,966,000	$32,140,000	31%
SOUTH									
Kihei	95	88	8%	$1,200,000	$1,330,000	-10%	$133,062,879	$173,026,230	-23%
Maalaea	-	1	-100%	-	$2,500,000	-100%	-	$2,500,000	-100%
Maui Meadows	15	15	0%	$2,300,000	$2,175,000	6%	$34,837,000	$31,317,018	11%
Wailea/Makena	25	12	108%	$2,900,000	$3,812,500	-24%	$102,960,500	$70,940,000	45%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	55	47	17%	$1,530,000	$1,600,000	-4%	$101,970,123	$76,023,660	34%
Makawao/Olinda/Haliimaile	51	60	-15%	$1,560,000	$1,365,000	14%	$83,185,165	$82,816,100	0%
Pukalani	23	20	15%	$1,249,000	$1,145,000	9%	$31,133,000	$23,869,000	30%
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	10	17	-41%	$3,000,000	$4,500,000	-33%	$32,475,000	$76,195,000	-57%
Kapalua	5	9	-44%	$5,450,000	$7,625,000	-29%	$26,339,000	$68,805,000	-62%
Lahaina	18	12	50%	$2,480,000	$2,780,000	-11%	$64,695,500	$33,690,000	92%
Napili/Kahana/Honokowai	21	23	-9%	$1,415,000	$1,775,000	-20%	$31,724,000	$74,002,000	-57%
Olowalu	1	-	-	$5,000,000	-	-	$5,000,000	-	-
LANAI - MOLOKAI									
Lanai	9	6	50%	$695,000	$638,500	9%	$6,007,000	$6,732,000	-11%
Molokai	24	23	4%	$465,000	$510,000	-9%	$15,179,000	$13,443,600	13%
MAUI SUMMARY	**596**	**591**	**1%**	**$1,211,500**	**$1,300,000**	**-7%**	**$976,291,047**	**$1,071,938,485**	**-9%**

OCTOBER 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
CENTRAL	177	183	-3%
SOUTH	135	116	16%
UPCOUNTRY	129	127	2%
NORTH SHORE	60	66	-9%
WEST	55	61	-10%
LANAI/MOLOKAI	33	29	14%
EAST	7	9	-22%
TOTAL	**596**	**591**	**1%**

OCTOBER 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	$270,860,379	$277,783,248	-2%
UPCOUNTRY	$216,288,288	$182,708,760	18%
CENTRAL	$185,722,472	$210,505,727	-12%
WEST	$160,233,500	$252,692,000	-37%
NORTH SHORE	$111,105,408	$115,143,899	-4%
LANAI/MOLOKAI	$21,186,000	$20,175,600	5%
EAST	$10,895,000	$12,929,251	-16%
TOTAL	**$976,291,047**	**$1,071,938,485**	**-9%**

Source: Realtors Association of Maui – www.RAMaui.com

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. **2025** YTD

CONDOMINIUM

YEAR-OVER-YEAR

688
TOTAL NUMBER OF SALES
2026

573
TOTAL NUMBER OF SALES
2025

20%

$651,250
MEDIAN SALES PRICE
2026

$700,000
MEDIAN SALES PRICE
2025

-7%

$705,375,566
TOTAL DOLLAR VOL
2026

$659,362,987
TOTAL DOLLAR VOLUME
2025

7%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
CENTRAL									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	17	9	89%	$150,000	$190,000	-21%	$4,161,116	$1,915,000	117%
Wailuku	54	60	-10%	$581,668	$585,000	-1%	$32,925,836	$39,274,510	-16%
EAST									
Hana	-	1	-100%	-	$1,875,000	-100%	-	$1,875,000	-100%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	-	-	-	-	-	-	-	-	-
Sprecks/Paia/Kuau	-	3	-100%	-	$675,000	-100%	-	$12,845,000	-100%
SOUTH									
Kihei	254	203	25%	$590,000	$665,000	-11%	$178,692,316	$165,194,369	8%
Maalaea	16	16	0%	$447,500	$643,750	-30%	$7,975,500	$10,502,400	-24%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	76	66	15%	$2,300,000	$2,487,500	-8%	$234,779,649	$201,182,303	17%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	-	-	-	-	-	-	-	-	-
Makawao/Olinda/Haliimaile	-	-	-	-	-	-	-	-	-
Pukalani	2	1	100%	$819,500	$782,000	5%	$1,639,000	$782,000	110%
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	77	55	40%	$1,035,000	$1,152,500	-10%	$99,742,749	$88,362,000	13%
Kapalua	19	19	0%	$1,335,000	$1,630,000	-18%	$36,503,000	$51,219,205	-29%
Lahaina	32	25	28%	$658,750	$640,000	3%	$22,169,000	$17,855,000	24%
Napili/Kahana/Honokowai	112	93	20%	$532,500	$600,000	-11%	$66,151,400	$63,391,150	4%
Olowalu	-	-	-	-	-	-	-	-	-
LANAI - MOLOKAI									
Lanai	5	1	400%	$2,575,000	$188,000	1270%	$14,911,000	$188,000	7831%
Molokai	24	21	14%	$195,000	$225,000	-13%	$5,725,000	$4,777,050	20%
MAUI SUMMARY	**688**	**573**	**20%**	**$651,250**	**$700,000**	**-7%**	**$705,375,566**	**$659,362,987**	**7%**

OCTOBER 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
SOUTH	346	285	21%
WEST	240	192	25%
CENTRAL	71	69	3%
LANAI/MOLOKAI	29	22	32%
UPCOUNTRY	2	1	100%
NORTH SHORE	-	3	-100%
EAST	-	1	-100%
TOTAL	**688**	**573**	**20%**

OCTOBER 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	$421,447,465	$376,879,072	12%
WEST	$224,566,149	$220,827,355	2%
CENTRAL	$37,086,952	$41,189,510	-10%
LANAI/MOLOKAI	$20,636,000	$4,965,050	316%
UPCOUNTRY	$1,639,000	$782,000	110%
NORTH SHORE	-	$12,845,000	-100%
EAST	-	$1,875,000	-100%
TOTAL	**$705,375,566**	**$659,362,987**	**7%**

Source: Realtors Association of Maui – www.RAMaui.com

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. **2025** YTD

VACANT LAND

YEAR-OVER-YEAR

102
TOTAL NUMBER OF SALES
2026

119
TOTAL NUMBER OF SALES
2025

-14%

$625,000
MEDIAN SALES PRICE
2026

$649,500
MEDIAN SALES PRICE
2025

-4%

$86,554,550
TOTAL DOLLAR VOL
2026

$149,647,250
TOTAL DOLLAR VOLUME
2025

-42%

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
CENTRAL									
Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	-	-	-	-	-	-	-	-	-
Wailuku	9	12	-25%	$500,000	$589,000	-15%	$4,210,000	$6,932,000	-39%
EAST									
Hana	4	3	33%	$210,000	$825,000	-75%	$874,000	$3,400,000	-74%
Kaupo	-	1	-100%	-	$955,000	-100%	-	$955,000	-100%
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-
NORTH SHORE									
Haiku	14	12	17%	$1,316,000	$700,000	88%	$16,856,750	$13,498,000	25%
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-
SOUTH									
Kihei	3	4	-25%	$720,000	$1,080,000	-33%	$3,430,000	$3,838,500	-11%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	2	3	-33%	$750,000	$1,050,000	-29%	$1,500,000	$2,974,000	-50%
Wailea/Makena	3	10	-70%	$4,000,000	$4,950,000	-19%	$10,225,000	$47,205,750	-78%
UPCOUNTRY									
Kula/Ulupalakua/Kanaio	12	7	71%	$762,500	$512,500	49%	$11,602,000	$4,062,500	186%
Makawao/Olinda/Haliimaile	2	6	-67%	$700,000	$1,432,500	-51%	$5,160,000	$8,180,000	-37%
Pukalani	-	3	-100%	-	$459,000	-100%	-	$1,386,500	-100%
WEST									
Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	3	4	-25%	$800,000	$1,400,000	-43%	$3,280,000	$14,825,000	-78%
Kapalua	2	5	-60%	$1,425,000	$1,375,000	4%	$2,850,000	$8,636,500	-67%
Lahaina	29	34	-15%	$650,000	$602,500	8%	$21,427,800	$29,446,000	-27%
Napili/Kahana/Honokowai	0	2	-100%	$0	$285,000	-100%	$0	$570,000	-100%
Olowalu	2	1	100%	$637,500	$465,000	37%	$1,275,000	$465,000	174%
LANAI - MOLOKAI									
Lanai	1	-	-	$255,000	-	-	$255,000	-	-
Molokai	16	12	33%	$162,500	$129,500	25%	$3,609,000	$3,272,500	10%
MAUI SUMMARY	**102**	**119**	**-14%**	**$625,000**	**$649,500**	**-4%**	**$86,554,550**	**$149,647,250**	**-42%**

OCTOBER 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
WEST	36	46	-22%
LANAI/MOLOKAI	17	12	42%
NORTH SHORE	14	12	17%
UPCOUNTRY	14	16	-13%
SOUTH	8	17	-53%
CENTRAL	9	12	-25%
EAST	4	4	0%
TOTAL	**102**	**119**	**-14%**

OCTOBER 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
WEST	$28,832,800	$53,942,500	-47%
SOUTH	$15,155,000	$54,018,250	-72%
NORTH SHORE	$16,856,750	$13,498,000	25%
UPCOUNTRY	$16,762,000	$13,629,000	23%
LANAI/MOLOKAI	$3,864,000	$3,272,500	18%
CENTRAL	$4,210,000	$6,932,000	-39%
EAST	$874,000	$4,355,000	-80%
TOTAL	**$86,554,550**	**$149,647,250**	**-42%**

Source: Realtors Association of Maui – www.RAMaui.com

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. 2025 YTD

CENTRAL

HOMES		
Number of Sales	177	-3%
Total Dollar Transactions	$185,722,472	-12%
CONDOS		
Number of Sales	71	3%
Total Dollar Transactions	$37,086,952	-10%
LAND		
Number of Sales	9	-25%
Total Dollar Transactions	$4,210,000	-39%

NORTH SHORE

HOMES		
Number of Sales	60	-9%
Total Dollar Transactions	$111,105,408	-4%
CONDOS		
Number of Sales	-	-100%
Total Dollar Transactions	-	-100%
LAND		
Number of Sales	14	17%
Total Dollar Transactions	$16,856,750	25%

WEST

HOMES		
Number of Sales	55	-10%
Total Dollar Transactions	$160,233,500	-37%
CONDOS		
Number of Sales	240	25%
Total Dollar Transactions	$224,566,149	2%
LAND		
Number of Sales	36	-22%
Total Dollar Transactions	$28,832,800	-47%

EAST

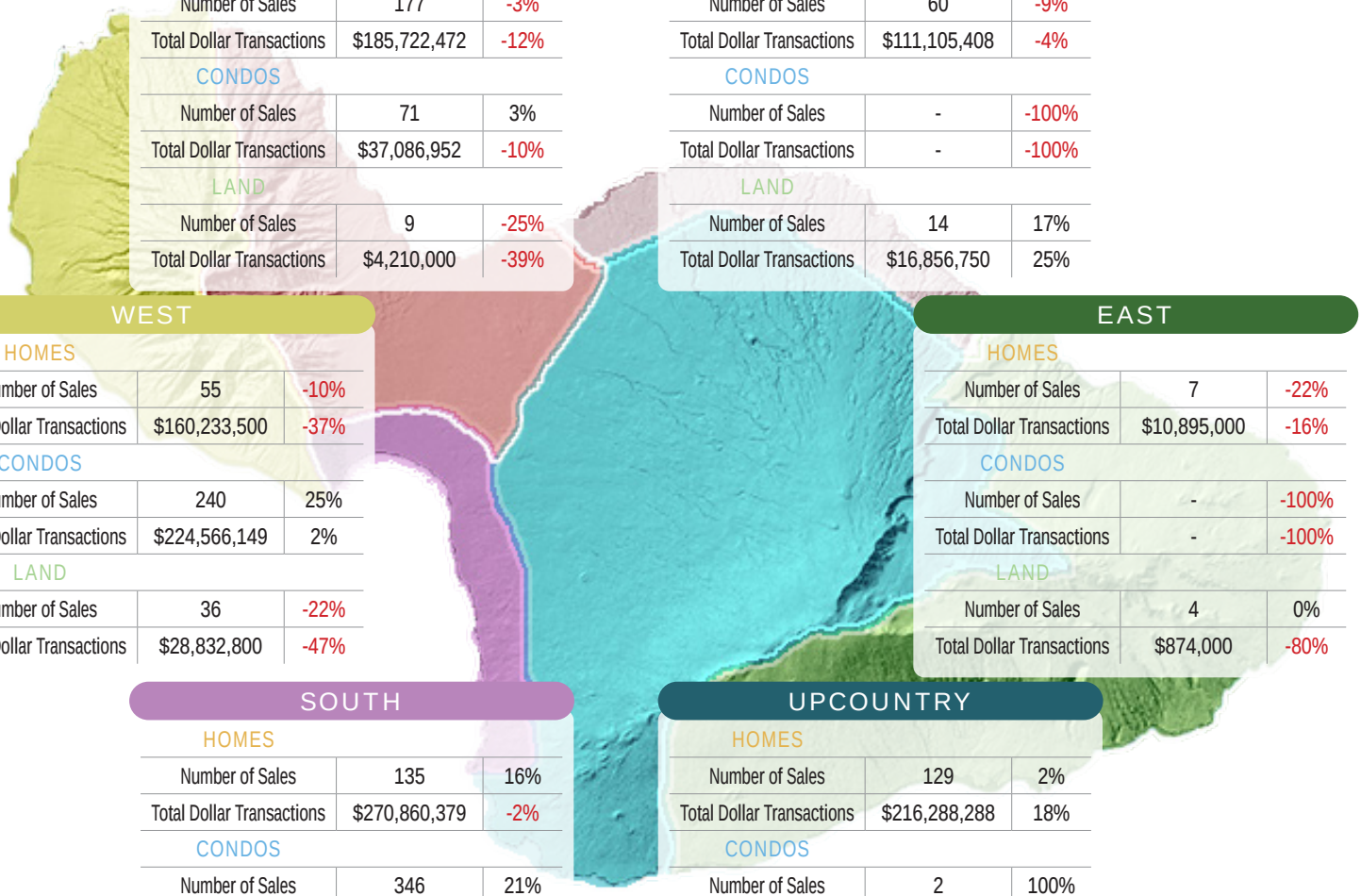
HOMES		
Number of Sales	7	-22%
Total Dollar Transactions	$10,895,000	-16%
CONDOS		
Number of Sales	-	-100%
Total Dollar Transactions	-	-100%
LAND		
Number of Sales	4	0%
Total Dollar Transactions	$874,000	-80%

SOUTH

HOMES		
Number of Sales	135	16%
Total Dollar Transactions	$270,860,379	-2%
CONDOS		
Number of Sales	346	21%
Total Dollar Transactions	$421,447,465	12%
LAND		
Number of Sales	8	-53%
Total Dollar Transactions	$15,155,000	-72%

UPCOUNTRY

HOMES		
Number of Sales	129	2%
Total Dollar Transactions	$216,288,288	18%
CONDOS		
Number of Sales	2	100%
Total Dollar Transactions	$1,639,000	110%
LAND		
Number of Sales	14	-13%
Total Dollar Transactions	$16,762,000	23%



CENTRAL
Kahakuloa, Kahului, Wailuku

SOUTH
Kihei, Maalaea, Maui Meadows, Wailea/Makena

EAST
Hana, Kaupo, Kipahulu, Nahiku

UPCOUNTRY
Kula/Ulupalakua/Kanaio, Makawao/Olinda/Haliimaile, Pukalani

NORTH SHORE
Haiku, Spreckelsville/Paia/Kuau

WEST
Kaanapali, Kapalua, Lahaina, Napili/Kahana/Honokowai, Olowalu

Source:
Realtors Association of Maui
www.RAMaui.com

RESIDENTIAL

TOP 10 AREAS
Total Dollar Volume

Kihei	$133,062,879
Wailea/Makena	$102,960,500
Kula/Ulupalakua/Kanaio	$101,970,123
Wailuku	$99,941,356
Kahului	$85,781,116
Makawao/Olinda/Haliimaile	$83,185,165
Haiku	$69,139,408
Lahaina	$64,695,500
Spreckelsville/Paia/Kuau	$41,966,000
Maui Meadows	$34,837,000

CONDOMINIUM

TOP 10 AREAS
Total Dollar Volume

Wailea/Makena	$234,779,649
Kihei	$178,692,316
Kaanapali	$99,742,749
Napili/Kahana/Honokowai	$66,151,400
Kapalua	$36,503,000
Wailuku	$32,925,836
Lahaina	$22,169,000
Lanai	$14,911,000
Maalaea	$7,975,500
Molokai	$5,725,000

VACANT LAND

TOP 10 AREAS
Total Dollar Volume

Lahaina	$21,427,800
Haiku	$16,856,750
Kula/Ulupalakua/Kanaio	$11,602,000
Wailea/Makena	$10,225,000
Makawao/Olinda/Haliimaile	$5,160,000
Wailuku	$4,210,000
Molokai	$3,609,000
Kihei	$3,430,000
Kaanapali	$3,280,000
Kapalua	$2,850,000

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

OCTOBER MAUI

2026 YTD VS. **2025** YTD

RESIDENTIAL

Home Sales
596 ▲
vs 2025: 591 — 1%

Median Sales Price
$1,211,500 ▼
vs 2025: $1,300,000 — -7%

Total Dollar Volume
$976,291,047 ▼
vs 2025: $1,071,938,485 — -9%

Median Days on Market
104 Days ▲
vs 2025: 102 Days — 2%

***Inventory of Homes for Sales**
445 =
vs 2025: 445 — 0%

***Supply of Inventory**
7.6 Months ▼
vs 2025: 8.2 Months — -7.3%

CONDOMINIUM

Condo Sales
688 ▲
vs 2025: 573 — 20%

Median Sales Price
$651,250 ▼
vs 2025: $700,000 — -7%

Total Dollar Volume
$705,375,566 ▲
vs 2025: $659,362,987 — 7%

Median Days on Market
127 Days ▲
vs 2025: 109 Days — 17%

***Inventory of Condo for Sales**
818 ▼
vs 2025: 852 — -4%

***Supply of Inventory**
12.3 Months ▼
vs 2025: 14.6 Months — -15.8%

VACANT LAND

Vacant Land Sales
102 ▼
vs 2025: 119 — -14%

Median Sales Price
$625,000 ▼
vs 2025: $649,500 — -4%

Total Dollar Volume
$86,554,550 ▼
vs 2025: $149,647,250 — -42%

Median Days on Market
95 Days ▼
vs 2025: 114 Days — -17%

*Residential & Condo Inventory Data is derived from RAM's Local Market Update Stats dated October 31, 2026

Source: Realtors Association of Maui (RAM). Data is deemed reliable, but not guaranteed.

Fidelity National Title & ESCROW OF HAWAII

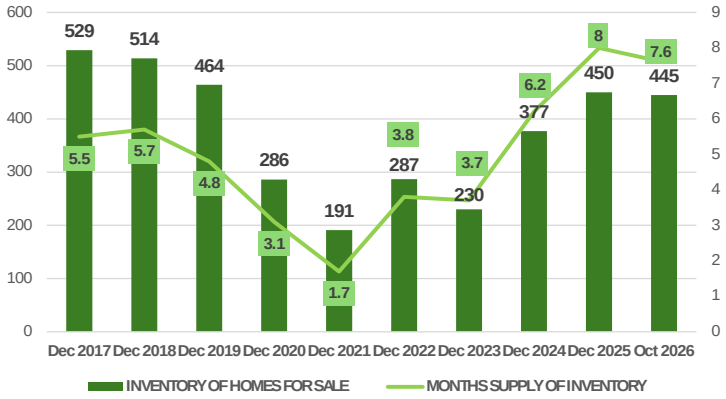
Real Estate Market Report

OCTOBER MAUI

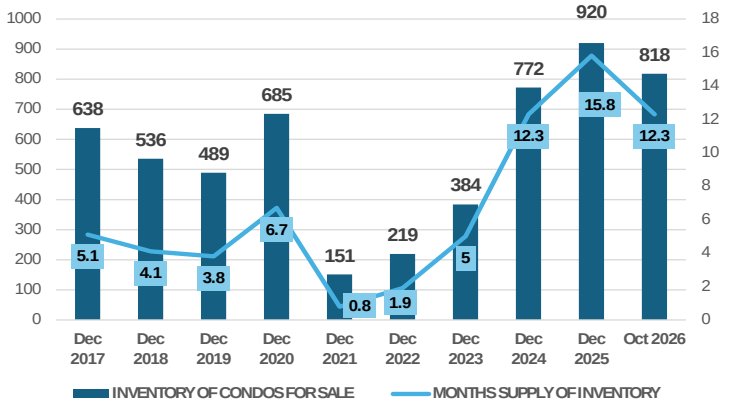
Historical Overview 2017 - 2026

Inventory Market Update 2017-2026

MAUI - SINGLE FAMILY
Inventory Market Update

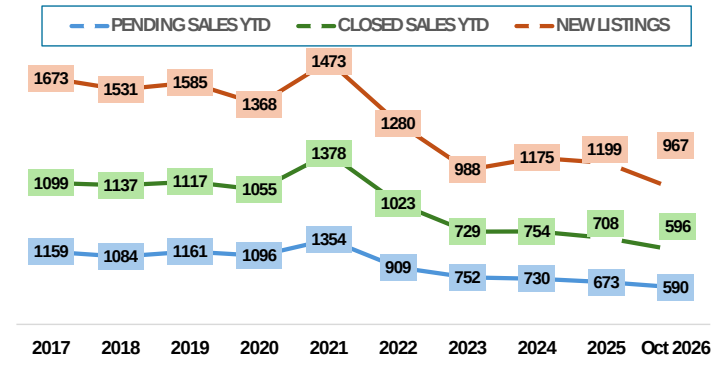


MAUI - CONDOMINIUM
Inventory Market Update

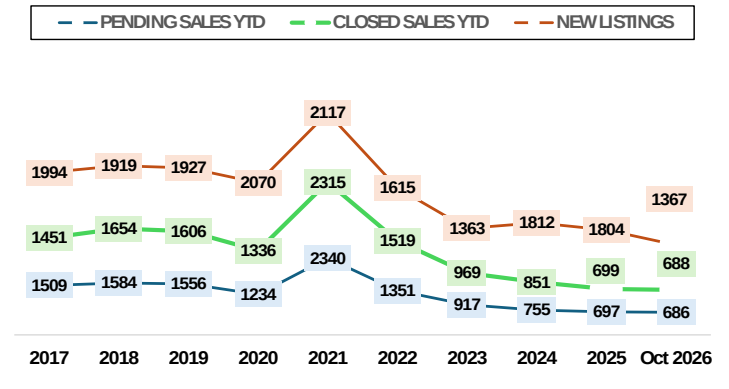


Pendings. Solds. New Listings. 2017-2026

MAUI - SINGLE FAMILY
PENDINGS/SOLDS/NEW LISTINGS
2017 - 2026 YTD

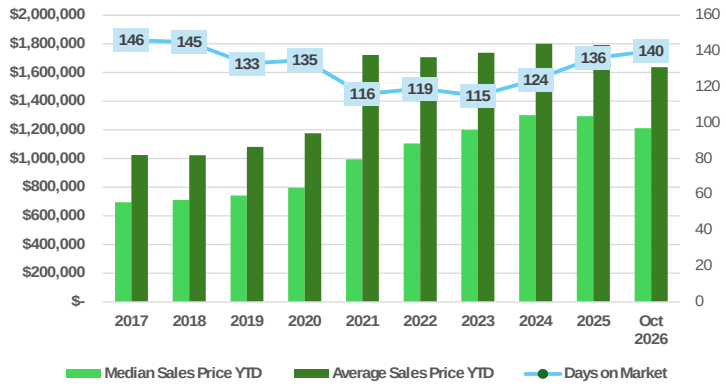


MAUI - CONDOMINIUM
PENDINGS/SOLDS/NEW LISTINGS
2017 - 2026 YTD

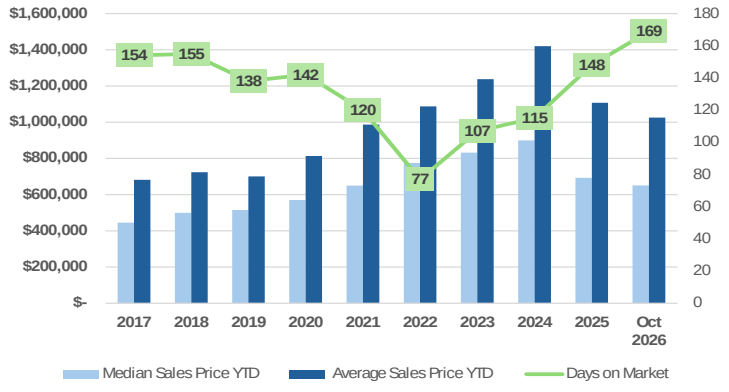


Median/Average Sales Price. Days on Market. 2017-2026

MAUI - SINGLE FAMILY
Median SP | Average SP | Days on Market
2017 - 2026 YTD



MAUI - CONDOMINIUM
Median SP | Average SP | Days on Market
2017 - 2026 YTD



Source: Realtors Association of Maui. Data is deemed reliable, but not guaranteed.

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. **2025** YTD

MAUI MARKET SNAPSHOT

HOME SALES

OCTOBER 2026 YTD

27%

SOLD AT OR OVER LIST PRICE

vs 31% October 2025

31% of ALL Home Sales Were **CASH** Deals

vs 32% October 2025

CONDO SALES

OCTOBER 2026 YTD

19%

SOLD AT OR OVER LIST PRICE

vs 19% October 2025

51% of ALL Condo Sales Were **CASH** Deals

vs 47% October 2025

HIGHEST RECORDED HOME SALES

#1) 7421 MAKENA RD | $18,500,000
4BD/5BA | 4,544 SF LA | 1.0851 ACRE LOT

#2) 300 PUNAKEA LOOP | $12,150,000
8BD/10BA | 9,392 SF LA | 15.324 ACRE LOT

#3) 730 LOWER KIMO DR | $9,875,000
3BD/4.5 BA | 7,102 SF | 5.28 ACRE LOT

#4) 4584 MAKENA RD | $8,500,000
2BD/3.5BA | 2,760 SF LA | 1.15 ACRE LOT

#5) 11 HALAPA PL | $8,300,000
5BD/4.5BA | 5,708 SF LA | 0.53 ACRE LOT

HIGHEST RECORDED CONDO SALES

#1) MAKENA SURF, #A103 | $9,000,000
3BD/3.5BA | 3,415 SF LA

#2) WAILEA POINT, #1103 | $6,950,000
3BD/3BA | 2,163 SF LA

#3) WAILEA BEACH VILLAS, #J 505 | $6,125,000
3BD/3BA | 1,961 SF LA

#4) WAILEA POINT, #603 | $5,750,000
2BD/2BA | 1,900 SF LA

#5) WAILEA BEACH VILLAS, #PH503 | $5,250,000
3BD/3BA | 1,961 SF LA

Source: Realtors Association of Maui. Data is deemed reliable, but not guaranteed.

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER MAUI

2026 YTD VS. 2025 YTD

MAUI REAL ESTATE MARKET

Timeline of Events 2019-2026



2019-2020:
COVID-19

Tourism slowed dramatically due to travel restrictions.

Real estate activity paused briefly, then rebounded as remote workers sought island living.

Low interest rates and demand from mainland buyers drove up prices.



2021-2022:
PANDEMIC BOOM

Home prices surged across Maui, with median prices exceeding $1 million in many areas.

Inventory remained tight, worsening affordability.



2023:
LAHAINA WILD FIRES

Devastating wildfires destroyed over 3,000 homes and displaced more than 6,000 residents.

Real estate activity in Lahaina halted; rebuilding efforts began slowly.



2024:
RECOVERY PHASE

Real estate transactions resumed in parts of West Maui.
Overall home sales dropped significantly due to high interest rates.

Affordability crisis deepened, with only 1 in 5 households able to afford a median-priced home.



2025:
LEGISLATIVE SHIFTS

Maui County Bill 9, phasing out shortterm rentals (STRs) in apartment-zoned areas.

West Maui STRs phase out by 2029; rest of island by 2031.

Affects 6,000-7,000 units; potential 20-40% drop in condo values.

Market shows mixed signals: faster home sales but increased buyer caution due to STR uncertainty.



2026:
LEGISLATION Bill 9 + Bill 88

Bill 9 phase-out continues, while Bill 88 introduces a potential pathway for certain apartment-zoned condos to retain short-term rental use through new H-3 and H-4 hotel zoning.

Rezoning is not automatic; properties must apply and be approved on a case-by-case basis, leaving outcomes uncertain.

Ongoing legislative changes contribute to buyer caution and pricing adjustments—particularly in the condo market.

Sean Hawaii Buyer & Seller Guide

Source: Realtors Association of Maui. Data is deemed reliable, but not guaranteed.