

Maui County, HI

County · HI · Hawaii

BUYER'S MARKET

\$855K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

1,621

SALES (12 MO)

\$998K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



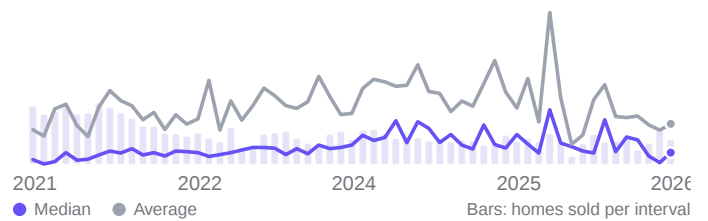
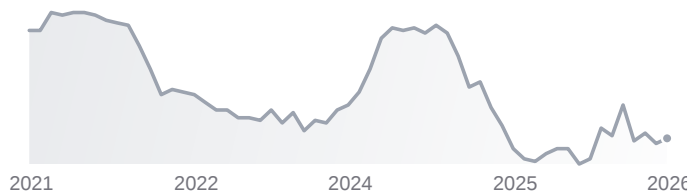
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$900K · Average \$1.2M

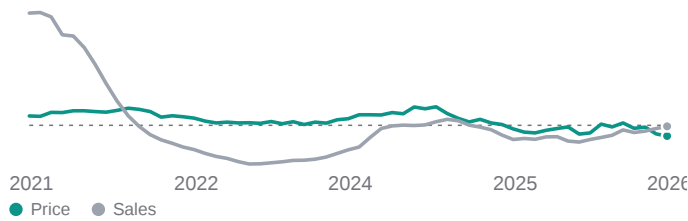


Growth (year over year)

Price -13.3% · Sales -1.2%

Price per square foot

\$759/ft²

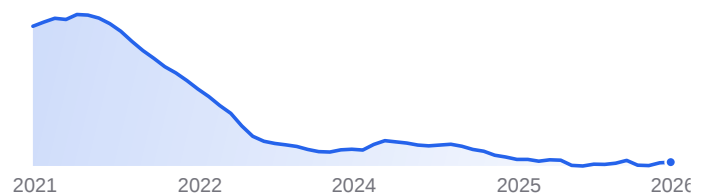
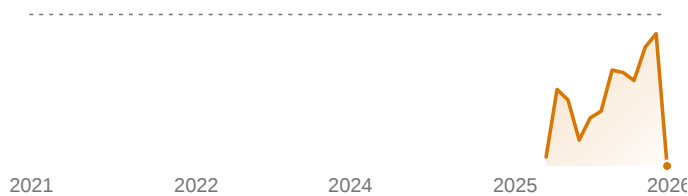


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

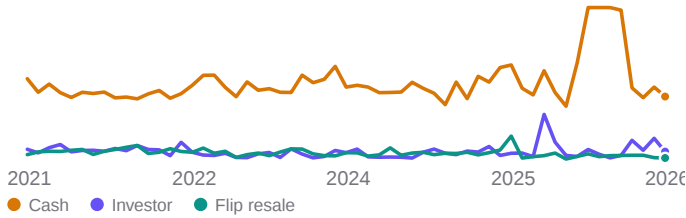
2.5%



BUYERS & OUTCOMES

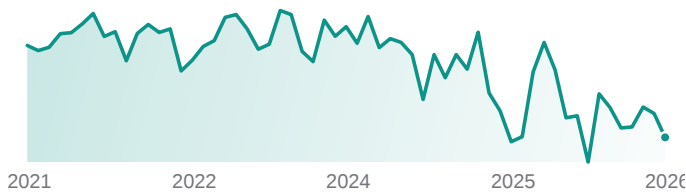
Buyer mix

Cash 41% · Investor 4.9% · Flip resale 0.7%



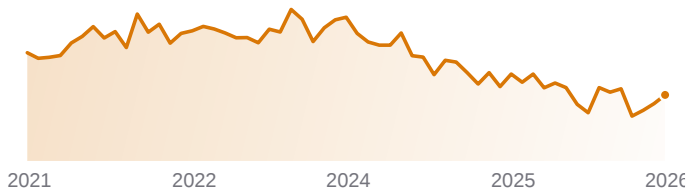
Sellers who sold at a gain

78%

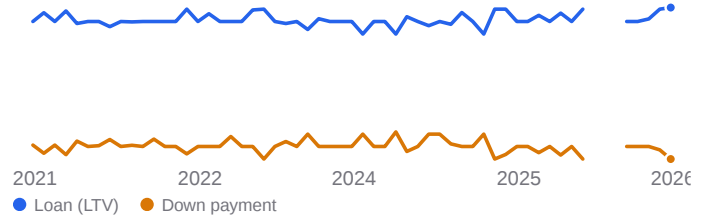


Median annualized return at resale

+4.4%

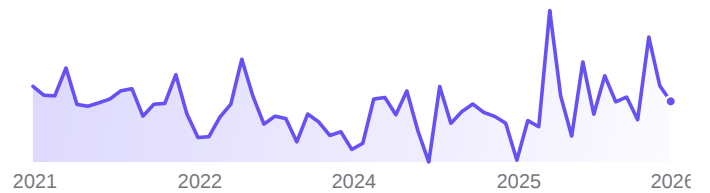


Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



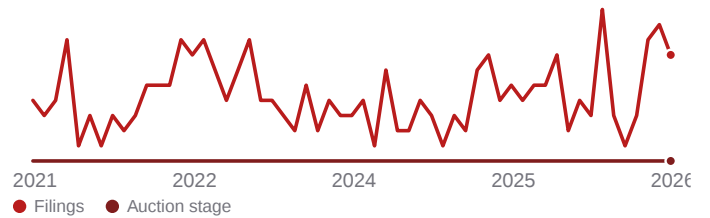
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	65,797
Median value (AVM)	\$998K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1985
Single family	65%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	43%
Company owned	52%
Median loan-to-value	26%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	163,873
Density	141 / mi²
Median household income	\$89K
Average household income	\$119K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	0
Homes occupied	81%
Bachelor's or higher	20%
Poverty rate	9.1%
Unemployment	1.2%
Average temp	73°F
Annual precip	37 in
Sunshine	67%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.