



REALTORS[®]
Association of
Maui, Inc.

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August 7, 2015
 Aloha all!

Maui July 2015 Statistics

Brief Maui Statistics Overview:

Page 4 - July's Sales Unit Volume – Residential sales rose significantly to 128 homes sold while Condominium sales declined slightly to 94 units sold. Land sales came in at 13 lots sold.

Page 5 - July's Median SALES prices –The Residential median price declined to \$590,000 and the Condo median price rose to \$394,000. Land median price decreased to \$250,000.

Page 6 - Days on Market, Residential homes = 119, Condos = 124 DOM, Land = 149 DOM.

(General DOM Note: this is the average DOM for the properties that SOLD. If predominantly OLD inventory sells, it will move this indicator upward, and vice versa. RAM's Days on Market are calculated from List Date to Closing Date [not contract date], including approximately 60 days of escrow time.)

Pages 10 - 14 – “Year to Date Sales” numbers compare January – July 2015 to January – July 2014. Shorter timeframe (monthly) views do not necessarily reflect the longer timeframe trends. Big percentage changes may be misleading or misunderstood so be careful. **Early 2014 monthly numbers were quite strong making early 2015 seem “a bit pale” in comparison. Anticipate that they will even out as we progress through the year.**

For a more comprehensive view, compare to 2014's Year-End (Dec. 2014) figures available at:

<http://www.ramaui.com/UserFiles/File/Stats/All-December2014.pdf>

YTD - Residential unit sales increased (624 homes sold / +66 units / +12% change YTD), average sold price = \$950,724 (0% change YTD), median price = \$599,500 (+5% change YTD) and total dollar volume sold = \$593,251,624 (+12%YTD). Note: A previously unreported \$40+ million sale in Wailea is now included in YTD.

YTD - Condo unit sales decreased (708 units sold / -32 units / -4%YTD), average sold price = \$650,189 (+2%YTD), median price = \$414,450 (-1%YTD). Total Condo dollar volume sold = \$460,333,680 (-2% YTD).

Land – NOTE: Land Lot sales are such a small sampling that statistics in this property class are not necessarily reliable indicators. Land lot sales declined (92 lots / -14 units / -13% YTD change), average sold price = \$707,948 (+8%), median price = \$490,000 (-9%), Total dollar volume = \$65,131,241 (-6% YTD).

Total sales for immediate past 12 months: Residential = 1,011 (with 12.3% being REO or Short Sale), Condo = 1,170 (7.4% REO or SS), Land = 153 (3.3% REO or SS).

NOTE: 38% of these Sales in the last 12 months have been CASH transactions.

As of August 7, 2015 - Active/Pending-Continue to Show/Contingent status inventory:

	Aug. '15	July	June	May	April	Mar.	Feb.	Jan.	Dec.'14	Nov.	Oct.	Sept.	Aug. '14
Homes	652	677	697	725	747	746	716	672	676	641	646	674	675
Condos	934	940	987	1,024	1,069	1,062	1,049	977	963	890	858	871	900
Land	362	371	366	369	360	383	392	393	397	401	399	407	414

Current Absorption Rate base on this month's Active/Pending-Continue to Show/Contingent status inventory divided by July Sales: Residential = 5 months, Condo = 9.9 months, Land = 27.8 months of inventory.

For Absorption Rate enthusiasts who calculate only pure “Active,” (not any pending/contingent) divided by July Sales: Residential 515 “Active”/128 Sold = 4 months. Condo 796 / 94 Sold = 8.5 mos. Land 339 / 14 Sold = 26 months of inventory.

IN A NUT SHELL..... Monthly Residential and Condo Unit Sales numbers bounced up and down the last few months, with Residential and Condo Inventory still decreasing this month after the Winter Vacation (High Sales) season. Canadian investors have been big participants in Maui's real estate market, however the current Canadian Dollar exchange rate (.76 US \$) may motivate Canadian investors to sell, rather than buy.

2014 Year-to-Date Median and Average prices were rising across the Residential, Condo and Vacant Land markets despite lower number of unit sales (YTD). First Quarter 2015 took a break from that trend; however that may catch up as we proceed through the rest of the year.

Increased showings and sales, multiple offers on "well priced" listings, hesitant buyers become onlookers..... Window of opportunity is quickly closing for first-time homebuyers (see below). "CASH is King!" when making an offer. For several months approximately 40% of all sales were CASH. Well priced properties are attracting multiple offers making for a quick sale. **Inventories in Residential and Condo classes grow somewhat** as Sale Prices increase. REO (Foreclosures) and Short Sales are dwindling, with any "hidden inventory" (or overhang) backlog slowly trickling onto the market. Mortgage Interest Rates are inching up slightly which may help motivate would-be Buyers to go ahead and buy IF they can qualify. **Savvy Investors are buying with Cash, giving them a strong negotiating position, no financing/appraisal hassles and a quick closing.** While general U.S. economic news looks cautiously hopeful, current World and US events will have ripple effects on cost of living, consumer confidence, Financial and Real Estate Markets. **Rising Sales prices cause some "Owners" to become "Sellers," putting their homes on the market.**

FOR SELLERS: Sharpen your pencil, talk to your CPA and your Realtor® to explore the hidden benefits or consequences. Make no assumptions that will sting later.

To be successful, Sellers need to beat competing properties with better property condition, **realistic pricing,** good marketing, and flexible, creative terms. Days on Market figures show that properties **priced right** will sell in a reasonable timeframe, often with multiple offers. "Priced Right" is still the determining factor.

BEST Deals are selling, while significantly over-priced listings remain un-sold.

Pro-Active Sellers are getting their properties **appraised, inspected and surveyed** in advance to encourage realistic offers from knowledgeable Buyers. This can prevent unanticipated escrow fallout or Buyers whittling your price down during the transaction when previously unknown facts come to light.

FOR BUYERS: Low interest rates prevail; however have started to nudge up and are predicted to rise later in 2015. Buyers should get **Pre-Approved** so they can shop in confidence (fewer last minute disappointments due to non-funding loans). "Short-sales" and foreclosures are still in the marketplace, yet they can be less of a bargain than they seem, requiring more hurdles to leap and more time (often 4-6-12 months) to close, if at all. Be prepared, but BE REALISTIC. Lenders are more stringent on requirements now for loan approval, compared to 2004-2008.

First-Time Home Buyers – Many programs are available..... Attend a First-Time Home Buyers workshop, get familiar with the process, get qualified/approved, do your homework to get your own home. Many current owners **never thought they would be able to own** until they attended a workshop, discovered they could own a home, and are glad they did.

The low point in the market has passed, so check it out carefully NOW, don't delay. The opportunity is fading quickly. If you can't buy now, start saving your down payment for the next market cycle.

Disclaimer: Zooming in on the figures of a specific geographic area or property type may lead to different conclusions that looking at the overall view.

Maui's market place is much smaller than Oahu's, and a few high or low sales have a greater effect on the statistical numbers without necessarily indicating a big market swing one way or another.

If you have any questions regarding hard numbers, call Terry at 808-270-4602.

Mahalo,

Terry Tolman

RAM Chief Staff Executive

Single Family Monthly Sales Volume

For Month Ending 7/31/2015

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	51	\$27,651,627	\$525,000	34	\$17,784,909	\$506,000	31	\$15,222,301	\$449,560
Haiku	10	\$7,207,000	\$693,500	6	\$4,985,000	\$785,000	3	\$1,946,000	\$685,000
Hana	0	\$0	\$0	2	\$1,408,000	\$704,000	1	\$367,000	\$367,000
Kaanapali	2	\$6,000,000	\$3,000,000	2	\$4,940,000	\$2,470,000	5	\$8,840,000	\$1,735,000
Kapalua	1	\$1,985,000	\$1,985,000	3	\$10,074,000	\$2,275,000	0	\$0	\$0
Kihei	15	\$9,217,099	\$525,000	11	\$9,116,930	\$643,000	11	\$9,822,500	\$650,000
Kula/Ulupalakua/Kanaio	15	\$11,588,281	\$630,000	9	\$8,698,888	\$810,000	12	\$9,798,500	\$797,000
Lahaina	3	\$2,014,000	\$680,000	7	\$12,523,000	\$1,555,000	6	\$6,910,000	\$627,500
Lanai	2	\$1,290,000	\$645,000	1	\$220,000	\$220,000	2	\$865,000	\$432,500
Makawao/Olinda/Haliimaile	4	\$2,336,000	\$579,500	3	\$1,535,000	\$399,000	5	\$2,611,500	\$510,000
Maui Meadows	3	\$5,380,000	\$970,000	3	\$3,147,000	\$925,000	2	\$2,030,000	\$1,015,000
Molokai	4	\$1,238,000	\$307,500	5	\$5,396,000	\$795,000	1	\$150,000	\$150,000
Napili/Kahana/Honokowai	6	\$5,165,000	\$887,500	6	\$5,384,000	\$915,000	9	\$14,179,000	\$850,000
Pukalani	5	\$3,109,000	\$608,000	5	\$3,502,000	\$740,000	7	\$4,137,875	\$560,000
Sprecklesville/Paia/Kuau	2	\$1,098,500	\$549,250	1	\$1,695,000	\$1,695,000	3	\$1,562,250	\$519,750
Wailea/Makena	5	\$19,250,000	\$3,800,000	3	\$8,925,000	\$2,925,000	2	\$12,350,000	\$6,175,000
Maui Summary :	128	\$104,529,507	\$590,000	101	\$99,334,727	\$650,000	100	\$90,791,926	\$570,250

Condominium Monthly Sales Volume

For Month Ending 7/31/2015

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	11	\$3,154,900	\$313,000	11	\$3,628,100	\$306,000	10	\$2,091,000	\$207,000
Kaanapali	5	\$6,582,000	\$1,327,000	5	\$4,882,500	\$1,000,000	7	\$6,794,800	\$764,900
Kapalua	1	\$640,000	\$640,000	3	\$4,400,000	\$1,000,000	3	\$9,932,500	\$4,300,000
Kihei	38	\$14,691,500	\$333,000	47	\$18,801,299	\$311,000	24	\$9,867,900	\$295,000
Lahaina	6	\$1,946,500	\$336,250	8	\$4,241,145	\$493,573	10	\$2,952,700	\$260,000
Maalaea	0	\$0	\$0	4	\$2,234,000	\$472,500	5	\$1,763,700	\$320,000
Molokai	1	\$145,000	\$145,000	1	\$170,000	\$170,000	2	\$185,000	\$92,500
Napili/Kahana/Honokowai	23	\$10,147,400	\$411,000	12	\$4,495,500	\$281,000	11	\$5,107,000	\$440,000
Pukalani	1	\$490,000	\$490,000	0	\$0	\$0	0	\$0	\$0
Sprecklesville/Paia/Kuau	0	\$0	\$0	1	\$280,000	\$280,000	1	\$2,850,000	\$2,850,000
Wailea/Makena	8	\$15,446,000	\$921,000	7	\$8,929,499	\$999,999	10	\$9,537,500	\$975,000
Maui Summary :	94	\$53,243,300	\$394,000	99	\$52,062,043	\$355,000	83	\$51,082,100	\$375,000

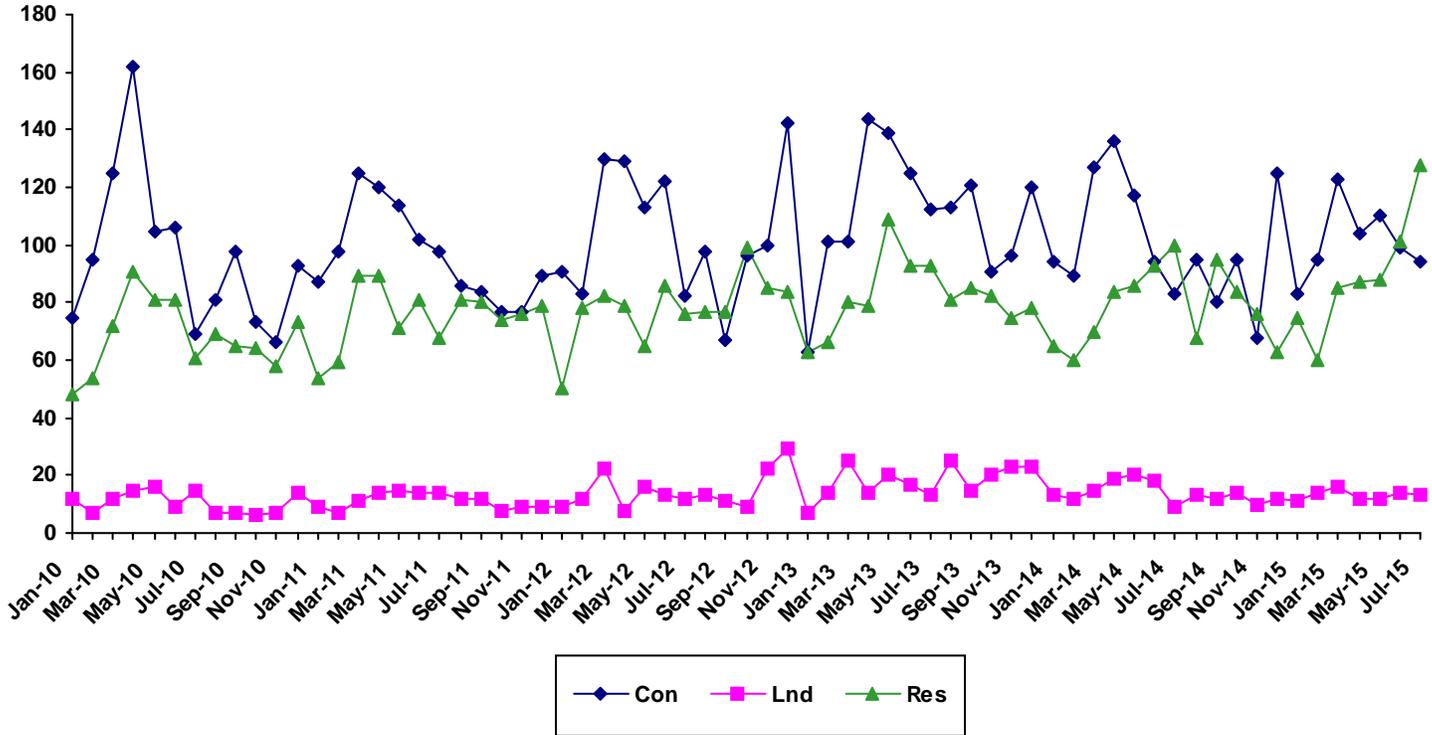
Land Monthly Sales Volume

For Month Ending 7/31/2015

Area Name	Current Month			Previous Month			Year Ago Month		
	Units	Volume	Median	Units	Volume	Median	Units	Volume	Median
Central	1	\$150,000	\$150,000	4	\$2,500,000	\$280,000	2	\$1,015,000	\$507,500
Haiku	3	\$1,060,000	\$225,000	1	\$395,000	\$395,000	4	\$2,245,000	\$520,000
Hana	1	\$200,000	\$200,000	1	\$310,000	\$310,000	0	\$0	\$0
Honokohau	0	\$0	\$0	1	\$300,000	\$300,000	0	\$0	\$0
Kaanapali	1	\$875,000	\$875,000	1	\$745,750	\$745,750	0	\$0	\$0
Kapalua	0	\$0	\$0	2	\$5,900,000	\$2,950,000	0	\$0	\$0
Keanae	0	\$0	\$0	0	\$0	\$0	1	\$1,000,000	\$1,000,000
Kihei	1	\$315,000	\$315,000	0	\$0	\$0	0	\$0	\$0
Kula/Ulupalakua/Kanaio	3	\$840,000	\$250,000	2	\$1,330,000	\$665,000	0	\$0	\$0
Lahaina	0	\$0	\$0	1	\$620,000	\$620,000	0	\$0	\$0
Lanai	1	\$20,000	\$20,000	0	\$0	\$0	0	\$0	\$0
Makawao/Olinda/Haliimaile	0	\$0	\$0	1	\$215,000	\$215,000	1	\$2,400,000	\$2,400,000
Sprecklesville/Paia/Kuau	0	\$0	\$0	0	\$0	\$0	1	\$1,300,000	\$1,300,000
Wailea/Makena	2	\$12,260,000	\$6,130,000	0	\$0	\$0	0	\$0	\$0
Maui Summary :	13	\$15,720,000	\$250,000	14	\$12,315,750	\$420,000	9	\$7,960,000	\$550,000

Sales Unit Volume By Month

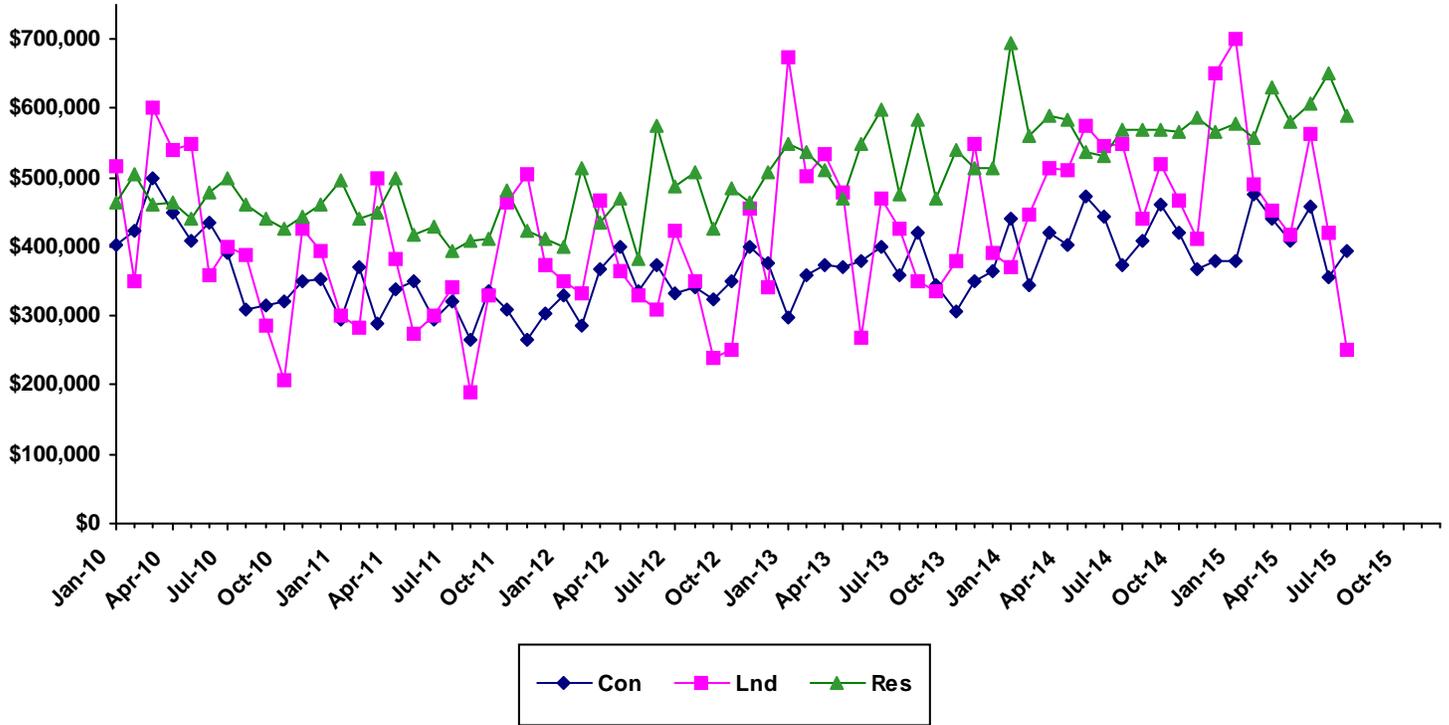
For Month Ending 7/31/2015



Month	2010			2011			2012			2013			2014			2015		
	Single Family	Condo	Land															
Jan	48	75	12	54	87	9	50	91	9	63	63	7	65	94	13	75	83	11
Feb	54	95	7	59	98	7	78	83	12	66	101	14	60	89	12	60	95	14
Mar	72	125	12	89	125	11	82	130	22	80	101	25	70	127	15	85	123	16
Apr	91	162	15	89	120	14	79	129	8	79	144	14	84	136	19	87	104	12
May	81	105	16	71	114	15	65	113	16	109	139	20	86	117	20	88	110	12
Jun	81	106	9	81	102	14	86	122	13	93	125	17	93	94	18	101	99	14
Jul	61	69	15	68	98	14	76	82	12	93	112	13	100	83	9	128	94	13
Aug	69	81	7	81	86	12	77	98	13	81	113	25	68	95	13			
Sep	65	98	7	80	84	12	77	67	11	85	121	15	95	80	12			
Oct	64	73	6	74	77	8	99	96	9	82	91	20	84	95	14			
Nov	58	66	7	76	77	9	85	100	22	75	96	23	76	68	10			
Dec	73	93	14	79	89	9	84	142	29	78	120	23	63	125	12			

Sales Median By Month

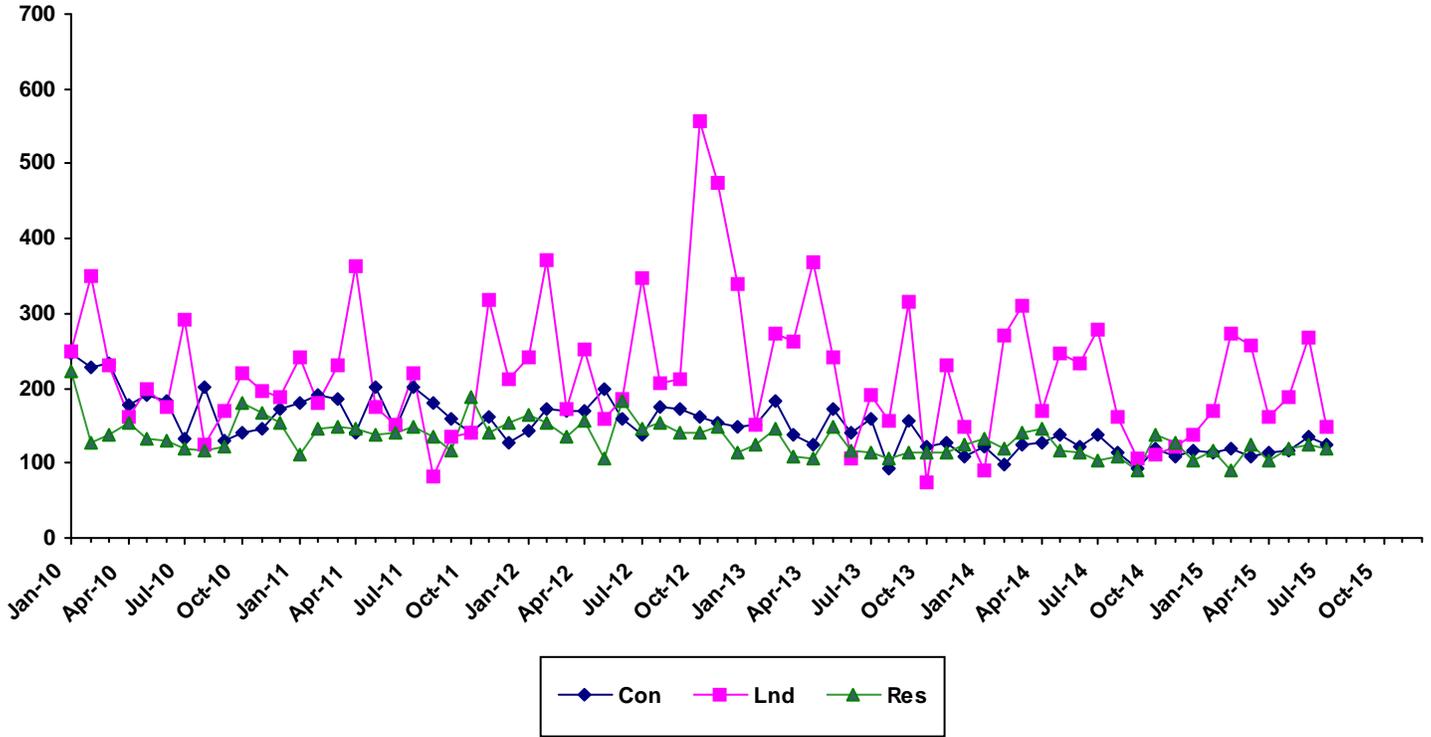
For Month Ending 7/31/2015



Month	2010			2011			2012			2013			2014			2015		
	Single Family	Condo	Land															
Jan	464500	404000	516300	495415	295000	300000	399000	330000	350000	550000	297000	675000	695000	441000	370000	577000	378000	700000
Feb	504150	424000	350000	440000	371200	282500	513750	287000	333925	537500	360000	502500	560000	345000	447500	558625	475000	490000
Mar	460000	499000	600000	450000	289000	500000	435000	368043	467500	509500	375000	535000	590500	420000	515000	630000	440000	451000
Apr	465000	450000	540000	500000	338603	382500	469000	399000	365000	470000	370000	479500	583000	403500	510000	581000	407500	417500
May	442000	410000	547500	418000	349500	275000	382000	336000	330000	549000	380000	267500	537500	472000	575000	607098	459500	563750
Jun	480000	435000	360000	429000	294500	302000	575500	372990	310000	599000	400000	469260	530000	444500	545500	650000	355000	420000
Jul	500000	390000	400000	394500	320000	340000	488000	332000	422500	475000	357625	425000	570250	375000	550000	590000	394000	250000
Aug	460000	310000	387500	410000	266000	189500	509000	342450	350000	585000	420000	350000	570000	410000	440000			
Sep	440000	315635	285000	412000	334950	330000	425000	325000	238000	470000	345000	335000	570000	462500	520000			
Oct	427500	320000	207500	482500	310000	465000	485000	349995	250000	540000	305500	380500	566000	419000	467500			
Nov	445000	349990	425000	422500	265000	505000	465000	400000	455000	515000	350000	547371	587500	366250	411500			
Dec	460000	352000	394850	411000	304000	375000	508000	376000	340000	512500	365000	390000	565000	380000	650000			

Sales Days on Market By Month

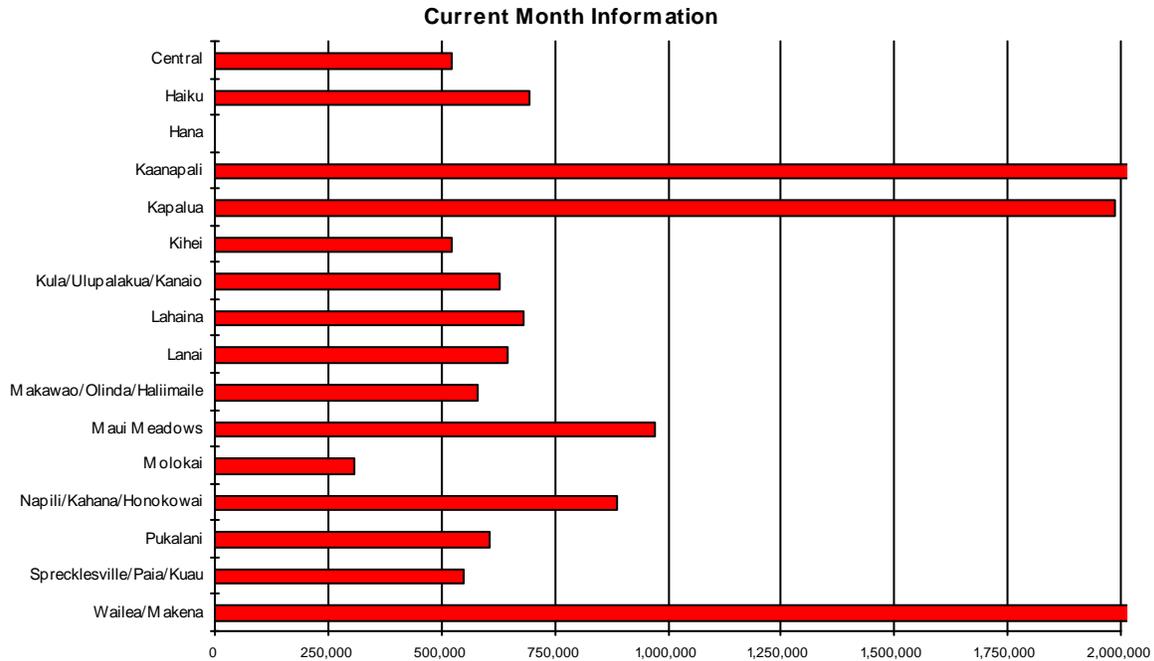
For Month Ending 7/31/2015



	2010			2011			2012			2013			2014			2015		
Month	Single Family	Condo	Land															
Jan	224	247	248	112	180	240	165	144	242	125	151	151	132	123	91	118	113	171
Feb	127	229	351	147	192	180	153	172	371	147	183	273	119	99	271	90.5	118	274
Mar	138	233	230	150	185	231	136	171	173	110	137	263	141	124	310	124	108	256
Apr	153	179	162	146	142	362	156	170	253	107	125	368	147	127	170	104	113	161
May	132	192	200	138	201	175	106	198	159	149	173	241	117	137	247	119	116	188
Jun	131	184	174	141	145	150	183	158	186	116	142	105	114	122	233	125	136	267
Jul	119	132	292	150	201	219	146	138	347	115	159	192	104	137	279	119	124	149
Aug	118	202	124	136	179	82.5	153	175	208	107	94	156	109	114	163			
Sep	122	129	169	117	158	136	140	172	211	115	157	315	90	93	107			
Oct	181	141	220	187	140	140	140	161	556	114	121	75	139	118	111			
Nov	166	147	196	140	163	317	148	153	476	115	128	231	129	109	122			
Dec	153	172	190	155	126	211	114	148	339	125	109	150	103	117	137			

Single Family Median Prices by Area

For Month Ending 7/31/2015

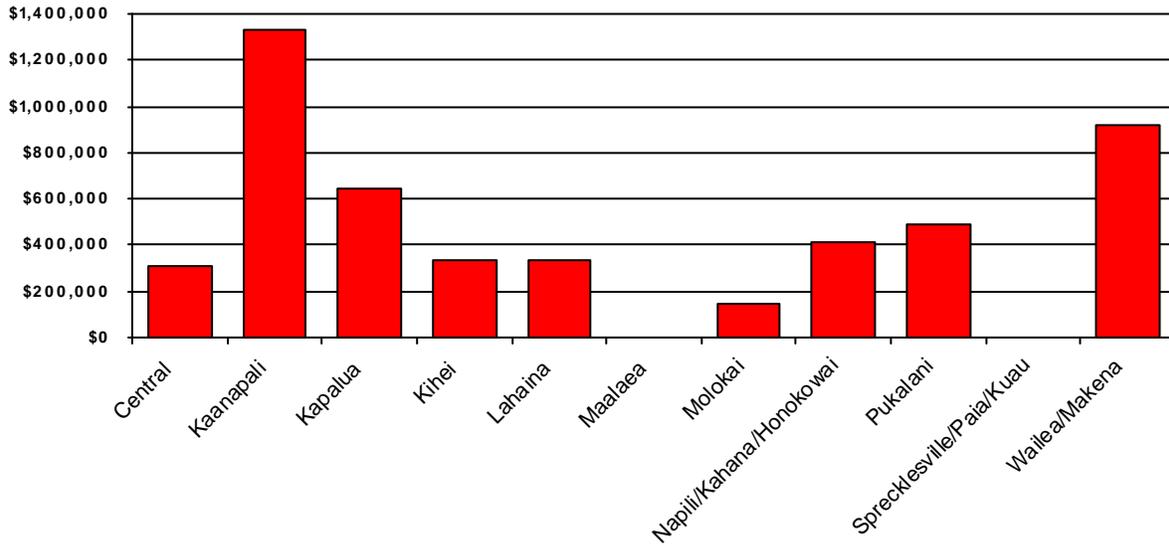


Area	Current Month	Previous Month	Year Ago Month
Central	\$525,000	\$506,000	\$449,560
Haiku	\$693,500	\$785,000	\$685,000
Hana	\$0	\$704,000	\$367,000
Kaanapali	\$3,000,000	\$2,470,000	\$1,735,000
Kapalua	\$1,985,000	\$2,275,000	\$0
Kihei	\$525,000	\$643,000	\$650,000
Kula/Ulupalakua/Kanaio	\$630,000	\$810,000	\$797,000
Lahaina	\$680,000	\$1,555,000	\$627,500
Lanai	\$645,000	\$220,000	\$432,500
Makawao/Olinda/Haliimaile	\$579,500	\$399,000	\$510,000
Maui Meadows	\$970,000	\$925,000	\$1,015,000
Molokai	\$307,500	\$795,000	\$150,000
Napili/Kahana/Honokowai	\$887,500	\$915,000	\$850,000
Pukalani	\$608,000	\$740,000	\$560,000
Sprecklesville/Paia/Kuau	\$549,250	\$1,695,000	\$519,750
Wailea/Makena	\$3,800,000	\$2,925,000	\$6,175,000

Condominium Median Prices by Area

For Month Ending 7/31/2015

Current Month Information

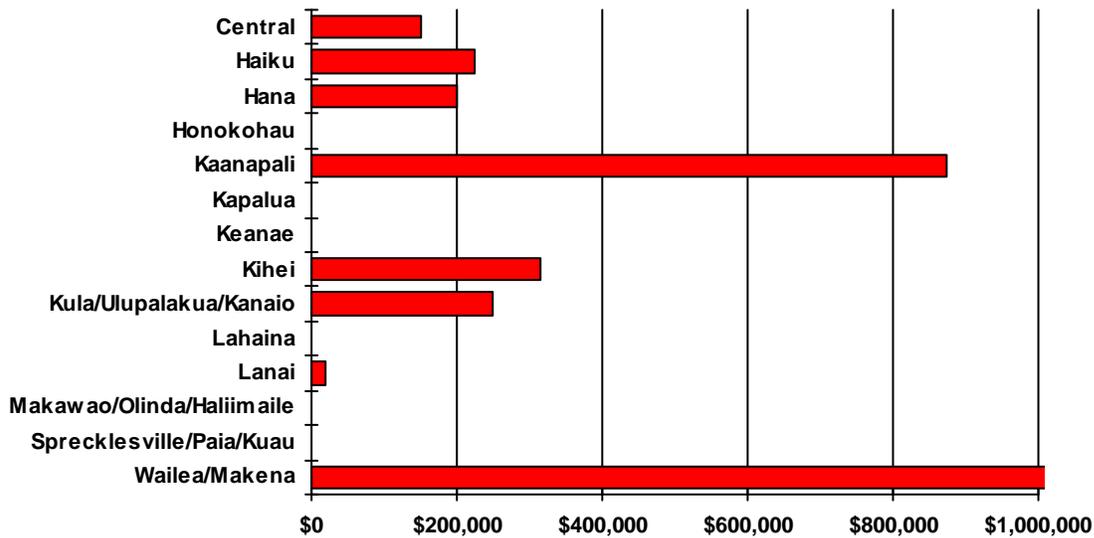


Area	Current Month	Previous Month	Year Ago Month
Central	\$313,000	\$306,000	\$207,000
Kaanapali	\$1,327,000	\$1,000,000	\$764,900
Kapalua	\$640,000	\$1,000,000	\$4,300,000
Kihei	\$333,000	\$311,000	\$295,000
Lahaina	\$336,250	\$493,573	\$260,000
Maalaea	\$0	\$472,500	\$320,000
Molokai	\$145,000	\$170,000	\$92,500
Napili/Kahana/Honokowai	\$411,000	\$281,000	\$440,000
Pukalani	\$490,000	\$0	\$0
Sprecklesville/Paia/Kuau	\$0	\$280,000	\$2,850,000
Wailea/Makena	\$921,000	\$999,999	\$975,000

Land Median Prices by Area

For Month Ending 7/31/2015

Current Month Information



Area	Current Month	Previous Month	Year Ago Month
Central	\$150,000	\$280,000	\$507,500
Haiku	\$225,000	\$395,000	\$520,000
Hana	\$200,000	\$310,000	\$0
Honokohau	\$0	\$300,000	\$0
KaaNapali	\$875,000	\$745,750	\$0
Kapalua	\$0	\$2,950,000	\$0
Keanae	\$0	\$0	\$1,000,000
Kihei	\$315,000	\$0	\$0
Kula/Ulupalakua/Kanaio	\$250,000	\$665,000	\$0
Lahaina	\$0	\$620,000	\$0
Lanai	\$20,000	\$0	\$0
Makawao/Olinda/Haliimaile	\$0	\$215,000	\$2,400,000
Sprecklesville/Paia/Kuau	\$0	\$0	\$1,300,000
Wailea/Makena	\$6,130,000	\$0	\$0

Single Family Year To Date Sales Information

Comparing 1/1/2015 thru 7/31/2015 with 1/1/2014 thru 7/31/2014

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	219	167	52	31%	\$525,637	\$455,361	15%	\$510,000	\$428,000	19%	\$115,114,571	\$76,045,277	51%
Haiku	47	38	9	24%	\$1,075,871	\$763,618	41%	\$707,000	\$652,500	8%	\$50,565,950	\$29,017,500	74%
Hana	6	3	3	100%	\$1,085,483	\$428,333	153%	\$704,000	\$367,000	92%	\$6,512,900	\$1,285,000	407%
Kaanapali	17	18	-1	-6%	\$2,118,235	\$1,941,146	9%	\$2,000,000	\$1,767,500	13%	\$36,009,999	\$34,940,620	3%
Kahakuloa	1	0	1	N/A	\$656,000	\$0	N/A	\$656,000	\$0	N/A	\$656,000	\$0	N/A
Kapalua	9	5	4	80%	\$3,061,111	\$3,419,400	-10%	\$3,196,000	\$3,250,000	-2%	\$27,550,000	\$17,097,000	61%
Kihei	91	102	-11	-11%	\$982,278	\$785,686	25%	\$625,000	\$597,500	5%	\$89,387,303	\$80,139,974	12%
Kipahulu	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Kula/Ulupalakua/Kanaio	57	43	14	33%	\$861,472	\$887,995	-3%	\$759,000	\$844,995	-10%	\$49,103,919	\$38,183,780	29%
Lahaina	28	30	-2	-7%	\$1,221,030	\$1,307,583	-7%	\$712,500	\$840,000	-15%	\$34,188,830	\$39,227,500	-13%
Lanai	9	11	-2	-18%	\$416,000	\$982,727	-58%	\$360,000	\$440,000	-18%	\$3,744,000	\$10,810,000	-65%
Makawao/Olinda/Haliimaile	26	33	-7	-21%	\$642,975	\$579,818	11%	\$480,000	\$525,000	-9%	\$16,717,359	\$19,134,000	-13%
Maui Meadows	13	11	2	18%	\$1,203,376	\$1,756,391	-31%	\$925,000	\$1,050,000	-12%	\$15,643,888	\$19,320,300	-19%
Molokai	14	6	8	133%	\$591,009	\$249,833	137%	\$350,000	\$232,000	51%	\$8,274,130	\$1,499,000	452%
Nahiku	2	1	1	100%	\$316,250	\$233,000	36%	\$316,250	\$233,000	36%	\$632,500	\$233,000	171%
Napili/Kahana/Honokowai	21	25	-4	-16%	\$903,370	\$1,245,276	-27%	\$940,000	\$760,000	24%	\$18,970,775	\$31,131,900	-39%
Olowalu	2	2	0	0%	\$1,482,500	\$3,562,500	-58%	\$1,482,500	\$3,562,500	-58%	\$2,965,000	\$7,125,000	-58%
Pukalani	34	28	6	21%	\$684,647	\$638,962	7%	\$611,500	\$578,250	6%	\$23,278,000	\$17,890,934	30%
Sprecklesville/Paia/Kuau	12	14	-2	-14%	\$988,458	\$2,361,911	-58%	\$626,750	\$1,120,000	-44%	\$11,861,500	\$33,066,750	-64%
Wailea/Makena	16	21	-5	-24%	\$5,129,688	\$3,484,190	47%	\$2,725,000	\$2,850,000	-4%	\$82,075,000	\$73,168,000	12%
Maui Summary:	624	558	66	12%	\$950,724	\$948,594	0%	\$599,500	\$571,250	5%	\$593,251,624	\$529,315,535	12%

Condominium Year To Date Sales Information

Comparing 1/1/2015 thru 7/31/2015 with 1/1/2014 thru 7/31/2014

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	69	91	-22	-24%	\$313,437	\$279,533	12%	\$310,000	\$270,000	15%	\$21,627,150	\$25,437,500	-15%
Haiku	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Hana	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Kaanapali	66	104	-38	-37%	\$1,378,509	\$1,173,210	17%	\$1,187,500	\$822,450	44%	\$90,981,600	\$122,013,825	-25%
Kapalua	21	19	2	11%	\$1,769,952	\$1,746,474	1%	\$900,000	\$1,200,000	-25%	\$37,169,000	\$33,182,999	12%
Kihei	267	248	19	8%	\$412,821	\$397,717	4%	\$342,000	\$317,500	8%	\$110,223,196	\$98,633,715	12%
Lahaina	62	43	19	44%	\$436,087	\$495,888	-12%	\$412,500	\$410,000	1%	\$27,037,405	\$21,323,200	27%
Lanai	3	4	-1	-25%	\$1,308,000	\$1,893,750	-31%	\$1,800,000	\$1,725,000	4%	\$3,924,000	\$7,575,000	-48%
Maalaea	23	23	0	0%	\$386,326	\$437,552	-12%	\$350,000	\$380,000	-8%	\$8,885,500	\$10,063,700	-12%
Molokai	12	8	4	50%	\$103,708	\$131,249	-21%	\$98,000	\$127,495	-23%	\$1,244,500	\$1,049,990	19%
Napili/Kahana/Honokowai	111	135	-24	-18%	\$451,659	\$442,779	2%	\$405,600	\$389,000	4%	\$50,134,200	\$59,775,208	-16%
Pukalani	1	0	1	N/A	\$490,000	\$0	N/A	\$490,000	\$0	N/A	\$490,000	\$0	N/A
Sprecklesville/Paia/Kuau	2	3	-1	-33%	\$1,014,250	\$1,133,000	-10%	\$1,014,250	\$279,000	264%	\$2,028,500	\$3,399,000	-40%
Wailea/Makena	71	62	9	15%	\$1,501,248	\$1,446,464	4%	\$1,045,000	\$1,000,000	5%	\$106,588,629	\$89,680,774	19%
Maui Summary:	708	740	-32	-4%	\$650,189	\$638,020	2%	\$414,450	\$417,500	-1%	\$460,333,680	\$472,134,911	-2%

Fee Simple Condominium Year To Date Sales Information

Comparing 1/1/2015 thru 7/31/2015 with 1/1/2014 thru 7/31/2014

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	69	91	-22	-24%	\$313,437	\$279,533	12%	\$310,000	\$270,000	15%	\$21,627,150	\$25,437,500	-15%
Haiku	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Hana	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Kaanapali	64	96	-32	-33%	\$1,414,009	\$1,245,352	14%	\$1,250,000	\$964,900	30%	\$90,496,600	\$119,553,825	-24%
Kapalua	21	19	2	11%	\$1,769,952	\$1,746,474	1%	\$900,000	\$1,200,000	-25%	\$37,169,000	\$33,182,999	12%
Kihei	266	247	19	8%	\$413,129	\$397,902	4%	\$343,498	\$315,000	9%	\$109,892,196	\$98,281,715	12%
Lahaina	60	40	20	50%	\$446,640	\$524,130	-15%	\$422,500	\$417,500	1%	\$26,798,405	\$20,965,200	28%
Lanai	3	4	-1	-25%	\$1,308,000	\$1,893,750	-31%	\$1,800,000	\$1,725,000	4%	\$3,924,000	\$7,575,000	-48%
Maalaea	15	22	-7	-32%	\$442,500	\$444,714	0%	\$376,500	\$382,500	-2%	\$6,637,500	\$9,783,700	-32%
Molokai	12	8	4	50%	\$103,708	\$131,249	-21%	\$98,000	\$127,495	-23%	\$1,244,500	\$1,049,990	19%
Napili/Kahana/Honokowai	92	119	-27	-23%	\$483,047	\$441,840	9%	\$420,000	\$403,000	4%	\$44,440,300	\$52,578,908	-15%
Pukalani	1	0	1	N/A	\$490,000	\$0	N/A	\$490,000	\$0	N/A	\$490,000	\$0	N/A
Sprecklesville/Paia/Kuau	2	3	-1	-33%	\$1,014,250	\$1,133,000	-10%	\$1,014,250	\$279,000	264%	\$2,028,500	\$3,399,000	-40%
Wailea/Makena	71	62	9	15%	\$1,501,248	\$1,446,464	4%	\$1,045,000	\$1,000,000	5%	\$106,588,629	\$89,680,774	19%
Maui Summary:	676	711	-35	-5%	\$667,658	\$649,070	3%	\$422,500	\$425,000	-1%	\$451,336,780	\$461,488,611	-2%

Leasehold Condominium Year To Date Sales Information

Comparing 1/1/2015 thru 7/31/2015 with 1/1/2014 thru 7/31/2014

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	Changes %	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Kaanapali	2	8	-6	-75%	\$242,500	\$307,500	-21%	\$242,500	\$241,750	0%	\$485,000	\$2,460,000	-80%
Kihei	1	1	0	0%	\$331,000	\$352,000	-6%	\$331,000	\$352,000	-6%	\$331,000	\$352,000	-6%
Lahaina	2	3	-1	-33%	\$119,500	\$119,333	0%	\$119,500	\$110,000	9%	\$239,000	\$358,000	-33%
Maalaea	8	1	7	700%	\$281,000	\$280,000	0%	\$309,500	\$280,000	11%	\$2,248,000	\$280,000	703%
Napili/Kahana/Honokowai	19	16	3	19%	\$299,679	\$449,769	-33%	\$220,000	\$308,750	-29%	\$5,693,900	\$7,196,300	-21%
Maui Summary:	32	29	3	10%	\$281,153	\$367,114	-23%	\$245,000	\$265,000	-8%	\$8,996,900	\$10,646,300	-15%

Land Year To Date Sales Information

Comparing 1/1/2015 thru 7/31/2015 with 1/1/2014 thru 7/31/2014

Area	Number of Sales				Average Sales Price			Median Sales Price			Total Dollar Volume		
	Current YTD Sales	Year Ago YTD	Changes Units	%	Current YTD Average	Year Ago YTD Average	Percent Change	Current YTD Median	Year Ago YTD Median	Percent Change	Current YTD Volume	Year Ago YTD Volume	Percent Change
Central	15	13	2	15%	\$471,916	\$406,692	16%	\$290,000	\$280,000	4%	\$7,078,741	\$5,287,000	34%
Haiku	12	12	0	0%	\$552,083	\$647,333	-15%	\$470,000	\$520,000	-10%	\$6,625,000	\$7,768,000	-15%
Hana	3	8	-5	-63%	\$296,667	\$976,587	-70%	\$310,000	\$412,500	-25%	\$890,000	\$7,812,699	-89%
Honokohau	1	0	1	N/A	\$300,000	\$0	N/A	\$300,000	\$0	N/A	\$300,000	\$0	N/A
Kaanapali	10	18	-8	-44%	\$611,475	\$613,849	0%	\$592,500	\$576,933	3%	\$6,114,750	\$11,049,276	-45%
Kahakuloa	1	1	0	0%	\$377,000	\$1,600,000	-76%	\$377,000	\$1,600,000	-76%	\$377,000	\$1,600,000	-76%
Kapalua	2	1	1	100%	\$2,950,000	\$1,075,000	174%	\$2,950,000	\$1,075,000	174%	\$5,900,000	\$1,075,000	449%
Kaupo	1	0	1	N/A	\$468,000	\$0	N/A	\$468,000	\$0	N/A	\$468,000	\$0	N/A
Keanae	0	1	-1	-100%	\$0	\$1,000,000	-100%	\$0	\$1,000,000	-100%	\$0	\$1,000,000	-100%
Kihei	11	10	1	10%	\$458,864	\$392,400	17%	\$490,000	\$320,000	53%	\$5,047,500	\$3,924,000	29%
Kula/Ulupalakua/Kanaio	13	11	2	18%	\$468,942	\$558,955	-16%	\$445,000	\$675,000	-34%	\$6,096,250	\$6,148,500	-1%
Lahaina	5	10	-5	-50%	\$757,000	\$975,400	-22%	\$620,000	\$707,500	-12%	\$3,785,000	\$9,754,000	-61%
Lanai	1	0	1	N/A	\$20,000	\$0	N/A	\$20,000	\$0	N/A	\$20,000	\$0	N/A
Makawao/Olinda/Haliimaile	4	5	-1	-20%	\$828,750	\$715,500	16%	\$300,000	\$352,500	-15%	\$3,315,000	\$3,577,500	-7%
Maui Meadows	0	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A
Molokai	4	4	0	0%	\$101,000	\$89,500	13%	\$115,000	\$91,500	26%	\$404,000	\$358,000	13%
Nahiku	0	1	-1	-100%	\$0	\$227,500	-100%	\$0	\$227,500	-100%	\$0	\$227,500	-100%
Napili/Kahana/Honokowai	0	3	-3	-100%	\$0	\$696,000	-100%	\$0	\$725,000	-100%	\$0	\$2,088,000	-100%
Olowalu	2	0	2	N/A	\$875,000	\$0	N/A	\$875,000	\$0	N/A	\$1,750,000	\$0	N/A
Pukalani	2	1	1	100%	\$1,075,000	\$200,000	438%	\$1,075,000	\$200,000	438%	\$2,150,000	\$200,000	975%
Sprecklesville/Paia/Kuau	0	3	-3	-100%	\$0	\$925,000	-100%	\$0	\$900,000	-100%	\$0	\$2,775,000	-100%
Wailea/Makena	5	4	1	25%	\$2,962,000	\$1,243,750	138%	\$1,430,000	\$1,355,000	6%	\$14,810,000	\$4,975,000	198%
Maui Summary:	92	106	-14	-13%	\$707,948	\$656,788	8%	\$490,000	\$540,500	-9%	\$65,131,241	\$69,619,475	-6%