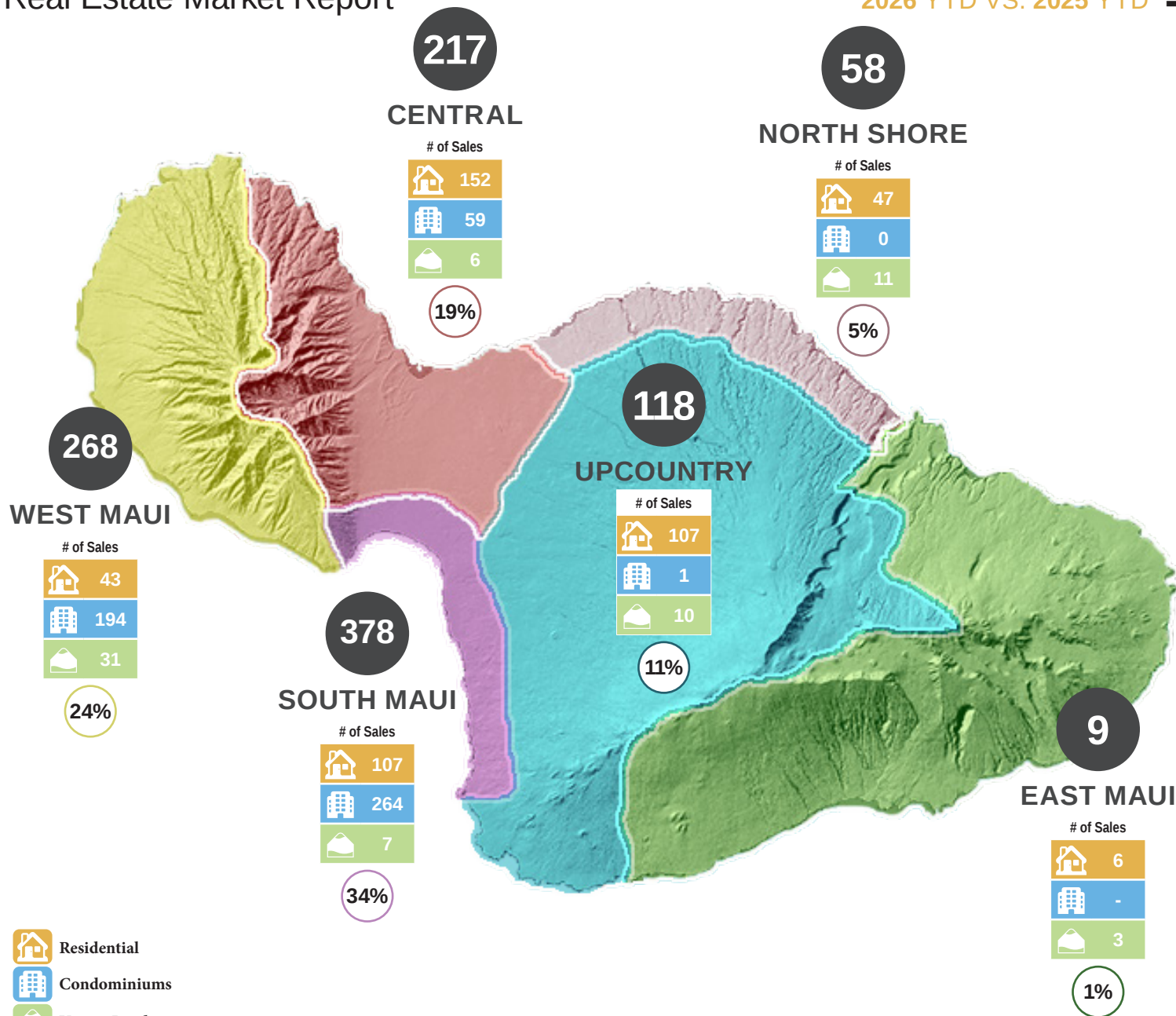




*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

		% OF CLOSINGS		# OF UNITS RECORDED		MEDIAN PRICE			MEDIAN DAYS ON MARKET	
House icon	HOMES	44%		485	▲ 3%	\$1,225,000	▼ -6%		107	▲ 8%
Apartment icon	CONDO	49%		546	▲ 17%	\$650,000	▼ -9%		125	▲ 16%
Tent icon	LAND	7%		82	▼ -16%	\$628,300	▼ -6%		97	▼ -15%

2026 VS 2025 YTD NUMBER OF UNITS			2026 VS 2025 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
SOUTH	378	12%	SOUTH	\$513,460,444	-16%
WEST	268	9%	WEST	\$323,148,699	-25%
CENTRAL	217	4%	UPCOUNTRY	\$195,882,288	-4%
UPCOUNTRY	118	0%	CENTRAL	\$195,408,424	22%
LANAI/MOLOKAI	65	38%	NORTH SHORE	\$103,714,158	-15%
NORTH SHORE	58	-11%	LANAI/MOLOKAI	\$38,564,000	-38%
EAST	9	-25%	EAST	\$10,855,000	80%
TOTAL	1,113	8%	TOTAL	\$1,381,033,013	-12%

⊘ % of Closed Sales by Districts through August 31, 2026

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

Real Estate Market Report

AUGUST MAUI

2026 YTD VS. 2025 YTD



RESIDENTIAL

YEAR-OVER-YEAR

485

TOTAL NUMBER OF SALES

2026

471

TOTAL NUMBER OF SALES

2025

3%
\$1,225,000

MEDIAN SALES PRICE

2026

\$1,300,000

MEDIAN SALES PRICE

2025

-6%
\$768,798,547

TOTAL DOLLAR VOL

2026

\$876,352,756

TOTAL DOLLAR VOLUME

2025

-12%

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	67	54	24%	\$1,100,000	\$1,099,000	0%	\$74,177,116	\$58,889,468	26%
Wailuku	85	91	-7%	\$1,040,000	\$1,200,000	-13%	\$86,379,356	\$107,172,051	-19%

EAST

Hana	5	8	-38%	\$2,000,000	\$1,248,750	60%	\$9,415,000	\$12,535,500	-25%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	1	1	0%	\$620,000	\$393,751	57%	\$620,000	\$393,751	57%
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-

NORTH SHORE

Haiku	34	42	-19%	\$1,325,000	\$1,548,500	-14%	\$49,595,408	\$64,945,900	-24%
Sprecks/Paia/Kuau	13	11	18%	\$1,300,000	\$1,410,000	-8%	\$40,476,000	\$32,140,000	26%

SOUTH

Kihei	77	66	17%	\$1,250,000	\$1,400,000	-11%	\$106,338,879	\$146,999,730	-28%
Maalaea	-	1	-100%	-	\$2,500,000	-100%	-	\$2,500,000	-100%
Maui Meadows	11	12	-8%	\$2,360,000	\$2,248,944	5%	\$25,595,000	\$26,619,996	-4%
Wailea/Makena	19	10	90%	\$2,900,000	\$3,812,500	-24%	\$61,660,500	\$61,380,000	0%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	43	34	26%	\$1,530,000	\$1,645,000	-7%	\$80,930,123	\$55,293,660	46%
Makawao/Olinda/Haliimaile	44	52	-15%	\$1,577,500	\$1,312,550	20%	\$72,602,165	\$71,726,100	1%
Pukalani	20	16	25%	\$1,249,500	\$1,119,500	12%	\$27,923,000	\$19,250,000	45%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	8	13	-38%	\$2,725,000	\$4,500,000	-39%	\$26,225,000	\$61,270,000	-57%
Kapalua	3	8	-63%	\$5,450,000	\$6,915,000	-21%	\$15,450,000	\$50,805,000	-70%
Lahaina	14	9	56%	\$2,237,500	\$2,700,000	-17%	\$45,349,000	\$21,053,000	115%
Napili/Kahana/Honokowai	17	20	-15%	\$1,500,000	\$1,777,500	-16%	\$26,029,000	\$67,340,000	-61%
Olowalu	1	-	-	\$5,000,000	-	-	\$5,000,000	-	-

LANAI - MOLOKAI

Lanai	5	4	25%	\$650,000	\$675,000	-4%	\$3,079,000	\$5,455,000	-44%
Molokai	18	18	0%	\$471,500	\$525,000	-10%	\$11,954,000	\$9,483,600	26%

MAUI SUMMARY

485
471
3%
\$1,225,000
\$1,300,000
-6%
\$768,798,547
\$876,352,756
-12%

AUGUST 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
CENTRAL	152	146	4%
SOUTH	107	89	20%
UPCOUNTRY	107	102	5%
NORTH SHORE	47	53	-11%
WEST	43	50	-14%
LANAI/MOLOKAI	23	22	5%
EAST	6	9	-33%
TOTAL	485	471	3%

AUGUST 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	\$193,594,379	\$237,499,726	-18%
UPCOUNTRY	\$181,455,288	\$146,269,760	24%
CENTRAL	\$160,556,472	\$167,161,519	-4%
WEST	\$118,053,000	\$200,468,000	-41%
NORTH SHORE	\$90,071,408	\$97,085,900	-7%
LANAI/MOLOKAI	\$15,033,000	\$14,938,600	1%
EAST	\$10,035,000	\$12,929,251	-22%
TOTAL	\$768,798,547	\$876,352,756	-12%

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

Real Estate Market Report

AUGUST MAUI

 2026 YTD VS. 2025 YTD

CONDOMINIUM
 YEAR-OVER-YEAR

546
TOTAL NUMBER OF SALES
2026

466
TOTAL NUMBER OF SALES
2025

17%

\$650,000
MEDIAN SALES PRICE
2026

\$711,000
MEDIAN SALES PRICE
2025

-9%

\$539,990,916
TOTAL DOLLAR VOL
2026

\$558,903,513
TOTAL DOLLAR VOLUME
2025

-3%

Number of Sales

Median Sales Price

Total Dollar Volume

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
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CENTRAL

Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	10	9	11%	\$145,000	\$190,000	-24%	\$1,846,116	\$1,915,000	-4%
Wailuku	49	46	7%	\$630,000	\$587,500	7%	\$30,120,836	\$30,704,510	-2%

EAST

Hana	-	1	-100%	-	\$1,875,000	-100%	-	\$1,875,000	-100%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-

NORTH SHORE

Haiku	-	-	-	-	-	-	-	-	-
Sprecks/Paia/Kuau	-	2	-100%	-	\$6,087,500	-100%	-	\$12,175,000	-100%

SOUTH

Kihei	198	164	21%	\$600,000	\$675,000	-11%	\$143,174,066	\$134,192,469	7%
Maalaea	11	14	-21%	\$530,000	\$624,500	-15%	\$6,260,000	\$8,944,900	-30%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	55	56	-2%	\$1,995,000	\$2,525,000	-21%	\$156,026,999	\$182,859,304	-15%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	-	-	-	-	-	-	-	-	-
Makawao/Olinda/Haliimaile	-	-	-	-	-	-	-	-	-
Pukalani	1	1	0%	\$894,000	\$782,000	14%	\$894,000	\$782,000	14%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	59	46	28%	\$1,053,750	\$1,212,500	-13%	\$77,824,249	\$75,419,500	3%
Kapalua	15	15	0%	\$1,335,000	\$1,630,000	-18%	\$30,990,000	\$39,349,205	-21%
Lahaina	28	18	56%	\$651,250	\$620,000	5%	\$18,326,500	\$13,600,000	35%
Napili/Kahana/Honokowai	92	77	19%	\$535,000	\$625,000	-14%	\$54,042,150	\$53,286,650	1%
Olowalu	-	-	-	-	-	-	-	-	-

LANAI - MOLOKAI

Lanai	5	1	400%	\$2,575,000	\$188,000	1270%	\$14,911,000	\$188,000	7831%
Molokai	23	16	44%	\$195,000	\$222,488	-12%	\$5,575,000	\$3,611,975	54%

MAUI SUMMARY	546	466	17%	\$650,000	\$711,000	-9%	\$539,990,916	\$558,903,513	-3%
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AUGUST 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
SOUTH	264	234	13%
WEST	194	156	24%
CENTRAL	59	55	7%
LANAI/MOLOKAI	28	17	65%
UPCOUNTRY	1	1	0%
NORTH SHORE	-	2	-100%
EAST	-	1	-100%
TOTAL	546	466	17%

AUGUST 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	\$305,461,065	\$325,996,673	-6%
WEST	\$181,182,899	\$181,655,355	0%
CENTRAL	\$31,966,952	\$32,619,510	-2%
LANAI/MOLOKAI	\$20,486,000	\$3,799,975	439%
UPCOUNTRY	\$894,000	\$782,000	14%
NORTH SHORE	-	\$12,175,000	-100%
EAST	-	\$1,875,000	-100%
TOTAL	\$539,990,916	\$558,903,513	-3%

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

Real Estate Market Report

AUGUST MAUI

2026 YTD VS. 2025 YTD



VACANT LAND

YEAR-OVER-YEAR

82
TOTAL NUMBER OF SALES 2026

98
TOTAL NUMBER OF SALES 2025

-16%

\$628,300
MEDIAN SALES PRICE 2026

\$665,000
MEDIAN SALES PRICE 2025

-6%

\$72,243,550
TOTAL DOLLAR VOL 2026

\$132,580,750
TOTAL DOLLAR VOLUME 2025

-46%

Number of Sales

Median Sales Price

Total Dollar Volume

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
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CENTRAL

Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	-	-	-	-	-	-	-	-	-
Wailuku	6	8	-25%	\$470,000	\$609,000	-23%	\$2,885,000	\$4,752,000	-39%

EAST

Hana	3	2	50%	\$320,000	\$1,287,500	-75%	\$820,000	\$2,575,000	-68%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-

NORTH SHORE

Haiku	11	10	10%	\$1,350,000	\$815,000	66%	\$13,642,750	\$12,504,000	9%
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-

SOUTH

Kihei	3	2	50%	\$720,000	\$619,250	16%	\$3,430,000	\$1,238,500	177%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	1	2	-50%	\$750,000	\$887,500	-15%	\$750,000	\$1,775,000	-58%
Wailea/Makena	3	10	-70%	\$4,000,000	\$4,950,000	-19%	\$10,225,000	\$47,205,750	-78%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	8	7	14%	\$925,000	\$512,500	80%	\$8,373,000	\$4,062,500	106%
Makawao/Olinda/Haliimaile	2	6	-67%	\$700,000	\$1,432,500	-51%	\$5,160,000	\$8,180,000	-37%
Pukalani	-	2	-100%	-	\$470,750	-100%	-	\$941,500	-100%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	3	4	-25%	\$800,000	\$1,400,000	-43%	\$3,280,000	\$14,825,000	-78%
Kapalua	1	5	-80%	\$1,200,000	\$1,375,000	-13%	\$1,200,000	\$8,636,500	-86%
Lahaina	26	29	-10%	\$629,150	\$600,000	5%	\$18,782,800	\$22,106,000	-15%
Napili/Kahana/Honokowai	-	2	-100%	-	\$285,000	-100%	-	\$570,000	-100%
Olowalu	1	1	0%	\$650,000	\$465,000	40%	\$650,000	\$465,000	40%

LANAI - MOLOKAI

Lanai	1	-	-	\$255,000	-	-	\$255,000	-	-
Molokai	13	8	63%	\$120,000	\$157,000	-24%	\$2,790,000	\$2,744,000	2%

MAUI SUMMARY	82	98	-16%	\$628,300	\$665,000	-6%	\$72,243,550	\$132,580,750	-46%
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AUGUST 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
WEST	31	41	-24%
LANAI/MOLOKAI	14	8	75%
NORTH SHORE	11	10	10%
UPCOUNTRY	10	15	-33%
SOUTH	7	14	-50%
CENTRAL	6	8	-25%
EAST	3	2	50%
TOTAL	82	98	-16%

AUGUST 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
WEST	\$23,912,800	\$46,602,500	-49%
SOUTH	\$14,405,000	\$50,219,250	-71%
NORTH SHORE	\$13,642,750	\$12,504,000	9%
UPCOUNTRY	\$13,533,000	\$13,184,000	3%
LANAI/MOLOKAI	\$3,045,000	\$2,744,000	11%
CENTRAL	\$2,885,000	\$4,752,000	-39%
EAST	\$820,000	\$2,575,000	-68%
TOTAL	\$72,243,550	\$132,580,750	-46%

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

CENTRAL

HOMES

Number of Sales	152	4%
Total Dollar Transactions	\$160,556,472	-4%

CONDOS

Number of Sales	59	7%
Total Dollar Transactions	\$31,966,952	-2%

LAND

Number of Sales	6	-25%
Total Dollar Transactions	\$2,885,000	-39%

NORTH SHORE

HOMES

Number of Sales	47	-11%
Total Dollar Transactions	\$90,071,408	-7%

CONDOS

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

LAND

Number of Sales	11	10%
Total Dollar Transactions	\$13,642,750	9%

WEST

HOMES

Number of Sales	43	-14%
Total Dollar Transactions	\$118,053,000	-41%

CONDOS

Number of Sales	194	24%
Total Dollar Transactions	\$181,182,899	0%

LAND

Number of Sales	31	-24%
Total Dollar Transactions	\$23,912,800	-49%

EAST

HOMES

Number of Sales	6	-33%
Total Dollar Transactions	\$10,035,000	-22%

CONDOS

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

LAND

Number of Sales	3	50%
Total Dollar Transactions	\$820,000	-68%

SOUTH

HOMES

Number of Sales	107	20%
Total Dollar Transactions	\$193,594,379	-18%

CONDOS

Number of Sales	264	13%
Total Dollar Transactions	\$305,461,065	-6%

LAND

Number of Sales	7	-50%
Total Dollar Transactions	\$14,405,000	-71%

UPCOUNTRY

HOMES

Number of Sales	107	5%
Total Dollar Transactions	\$181,455,288	24%

CONDOS

Number of Sales	1	0%
Total Dollar Transactions	\$894,000	14%

LAND

Number of Sales	10	-33%
Total Dollar Transactions	\$13,533,000	3%

CENTRAL
Kahakuloa, Kahului, Wailuku

EAST
Hana, Kaupo, Kipahulu, Nahiku

NORTH SHORE
Haiku, Spreckelsville/Paia/Kuau

SOUTH
Kihei, Maalaea, Maui Meadows, Wailea/Makena

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

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

Source:
Realtors Association of Maui
www.RAMaui.com

RESIDENTIAL

TOP 10 AREAS
Total Dollar Volume

Kihei	\$106,338,879
Wailuku	\$86,379,356
Kula/Ulupalakua/Kanaio	\$80,930,123
Kahului	\$74,177,116
Makawao/Olinda/Haliimaile	\$72,602,165
Wailea/Makena	\$61,660,500
Haiku	\$49,595,408
Lahaina	\$45,349,000
Spreckelsville/Paia/Kuau	\$40,476,000
Pukalani	\$27,923,000

CONDOMINIUM

TOP 10 AREAS
Total Dollar Volume

Wailea/Makena	\$156,026,999
Kihei	\$143,174,066
Kaanapali	\$77,824,249
Napili/Kahana/Honokowai	\$54,042,150
Kapalua	\$30,990,000
Wailuku	\$30,120,836
Lahaina	\$18,326,500
Lanai	\$14,911,000
Maalaea	\$6,260,000
Molokai	\$5,575,000

VACANT LAND

TOP 10 AREAS
Total Dollar Volume

Lahaina	\$18,782,800
Haiku	\$13,642,750
Wailea/Makena	\$10,225,000
Kula/Ulupalakua/Kanaio	\$8,373,000
Makawao/Olinda/Haliimaile	\$5,160,000
Kihei	\$3,430,000
Kaanapali	\$3,280,000
Wailuku	\$2,885,000
Molokai	\$2,790,000
Kapalua	\$1,200,000



RESIDENTIAL

Home Sales

485

vs 2025

471

3%

Median Sales Price

\$1,225,000

vs 2025

\$1,300,000

-6%

Total Dollar Volume

\$768,798,547

vs 2025

\$876,352,756

-12%

Median Days on Market

107 Days

vs 2025

99 Days

8%

*Inventory of Homes for Sales

476

vs 2025

453

4%

*Supply of Inventory

8.1 Months

vs 2025

8.1 Months

0%



CONDOMINIUM

Condo Sales

546

vs 2025

466

17%

Median Sales Price

\$650,000

vs 2025

\$711,000

-9%

Total Dollar Volume

\$539,990,916

vs 2025

\$558,903,513

-3%

Median Days on Market

125 Days

vs 2025

108 Days

16%

*Inventory of Condo for Sales

839

vs 2025

870

-4%

*Supply of Inventory

12.2 Months

vs 2025

15.5 Months

-19.7%



VACANT LAND

Vacant Land Sales

82

vs 2025

98

-16%

Median Sales Price

\$628,300

vs 2025

\$665,000

-6%

Total Dollar Volume

\$72,243,550

vs 2025

\$132,580,750

-46%

Median Days on Market

97 Days

vs 2025

114 Days

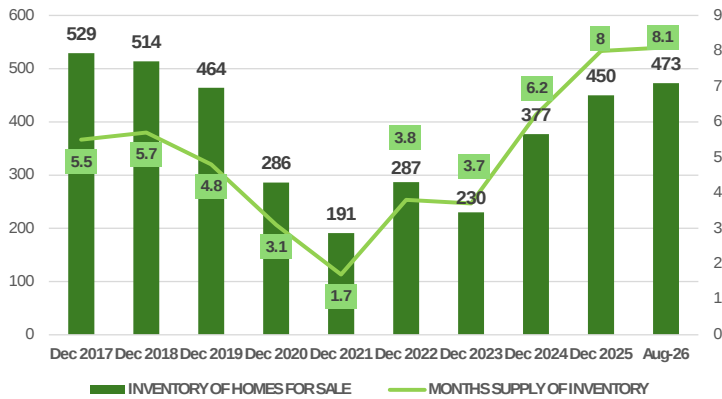
-15%

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

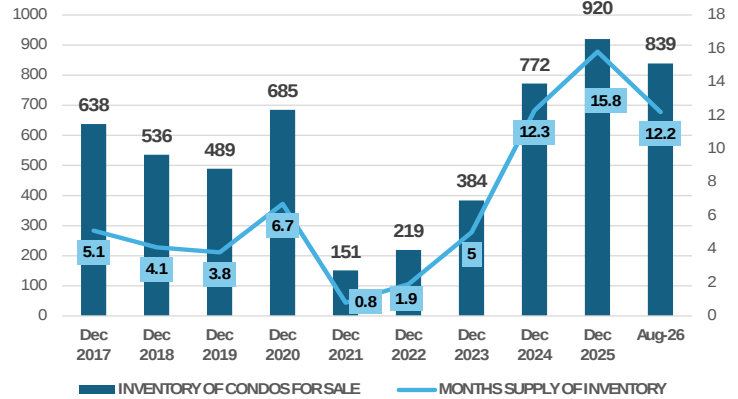
Source: Realtors Association of Maui (RAM). Data is deemed reliable, but not guaranteed.

Inventory Market Update 2017-2026

MAUI - SINGLE FAMILY
Inventory Market Update

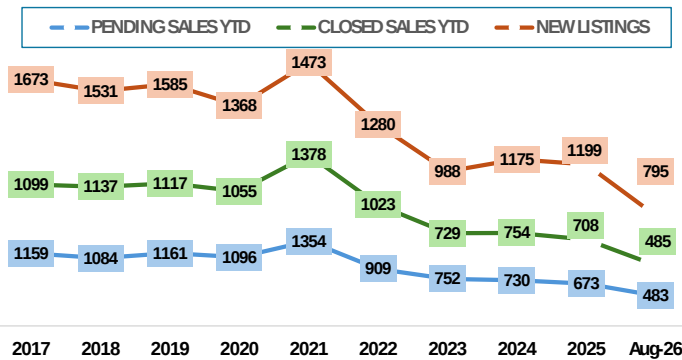


MAUI - CONDOMINIUM
Inventory Market Update

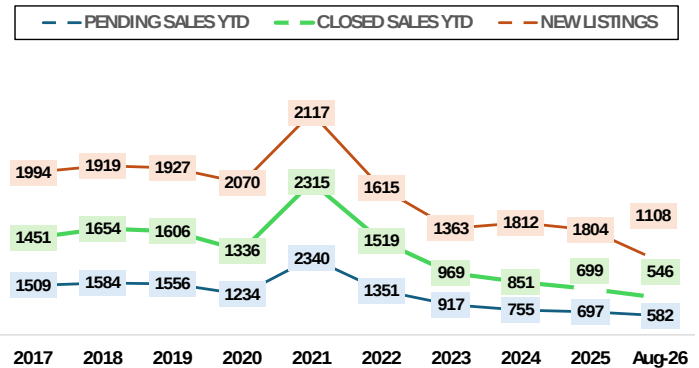


Pendings. Solds. New Listings. 2017-2026

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

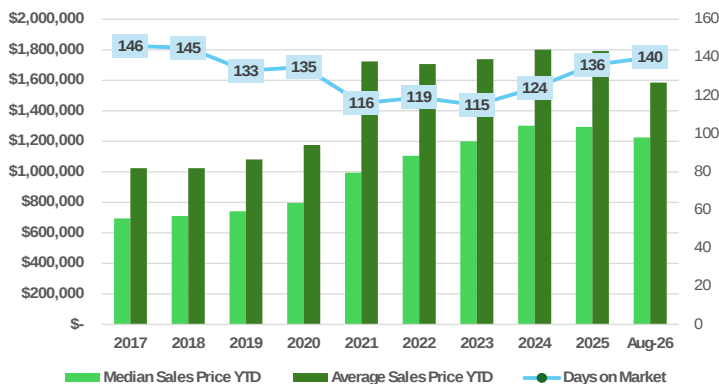


MAUI - CONDOMINIUM
PENDINGS/SOLDS/NEW LISTINGS
2017 - 2026 YTD

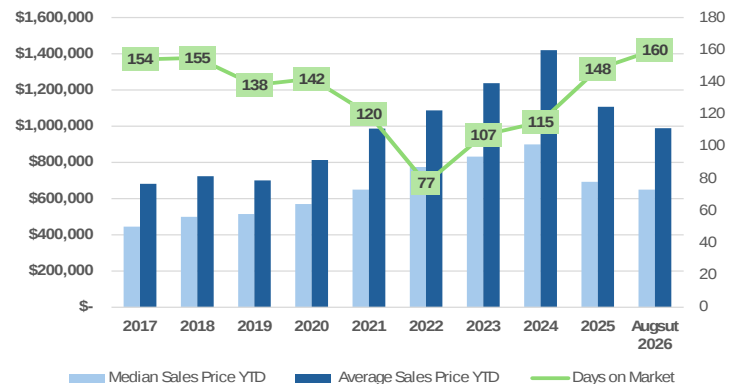


Median/Average Sales Price. Days on Market. 2017-2026

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



MAUI MARKET SNAPSHOT

HOME SALES AUGUST 2026 YTD

26%

SOLD AT OR OVER LIST PRICE
vs 31% August 2025

31% of ALL Home Sales Were **CASH** Deals
vs 32% August 2025

CONDO SALES AUGUST 2026 YTD

18%

SOLD AT OR OVER LIST PRICE
vs 18% August 2025

51% of ALL Condo Sales Were **CASH** Deals
vs 50% August 2025



HIGHEST RECORDED HOME SALES

#1) 300 PUNAKEA LOOP | \$12,150,000
8BD/10BA | 9,392 SF LA | 15.324 ACRE LOT

#2) 730 LOWER KIMO DR | \$9,875,000
3BD/4.5 BA | 7,102 SF | 5.28 ACRE LOT

#3) 11 HALAPA PL | \$8,300,000
5BD/4.5 BA | 5,708 SF | 0.53 ACRE LOT

#4) 461 LAULEA PL | \$7,950,000
4BD/3.5 BA | 2,612 SF | 0.521 ACRE LOT

#5) 192 HALAU PL | \$6,600,000
3BD/3.5BA | 3,808 SF | 0.3691 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

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.

Scan Hawaii Buyer & Seller Guide

