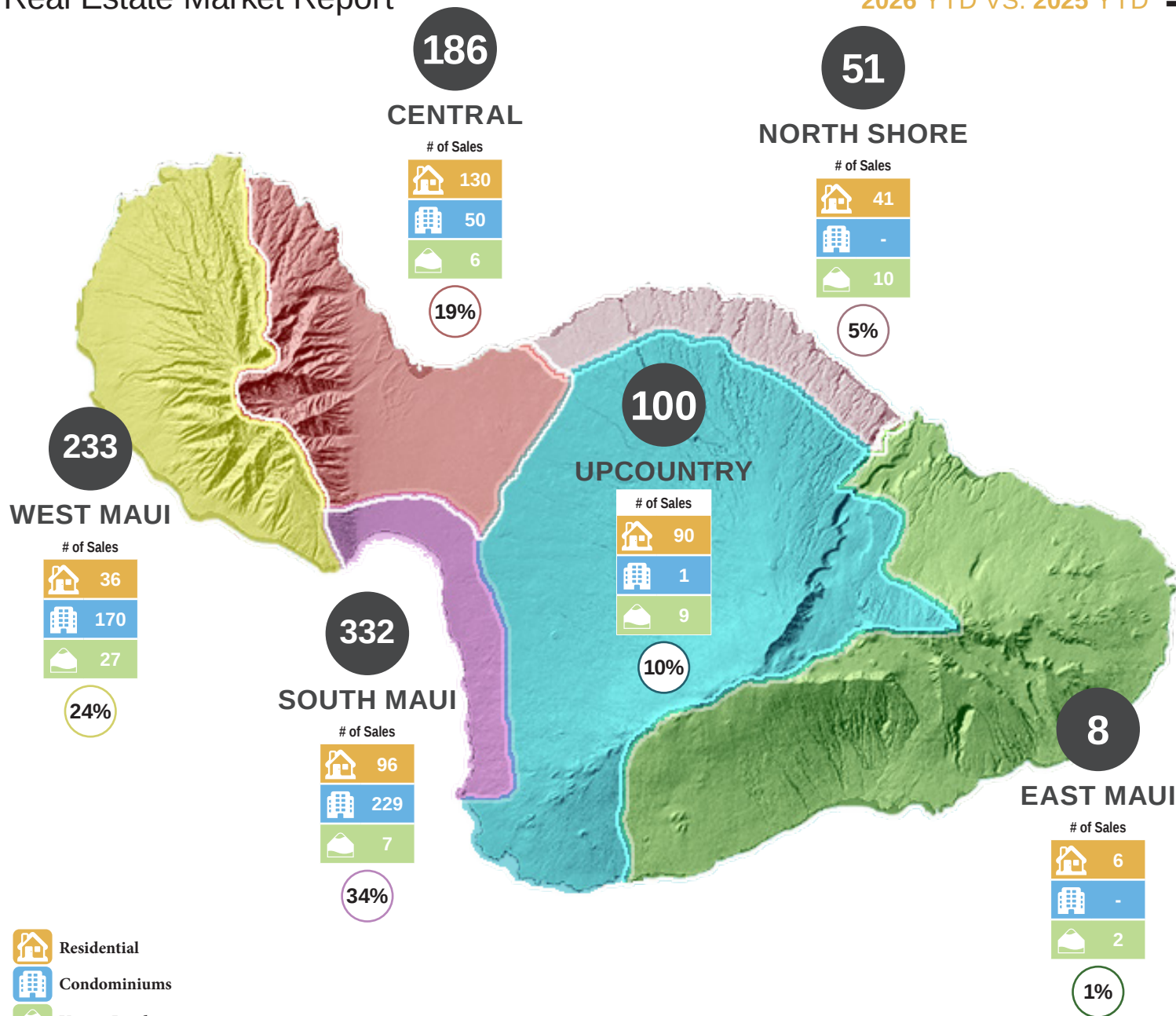




*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE			MEDIAN DAYS ON MARKET		
HOMES	43%	419	▲	2%	\$1,228,000	▼	-6%	107	▲	8%
CONDO	49%	477	▲	17%	\$660,000	▼	-10%	125	▲	16%
LAND	8%	75	▼	-16%	\$610,000	▼	-13%	97	▼	-15%

2026 VS 2025 YTD NUMBER OF UNITS			2026 VS 2025 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
SOUTH	332	11%	SOUTH	\$461,335,944	-15%
WEST	233	10%	WEST	\$280,663,799	-22%
CENTRAL	186	3%	UPCOUNTRY	\$168,545,288	-7%
UPCOUNTRY	100	-2%	CENTRAL	\$167,862,924	21%
NORTH SHORE	51	-15%	NORTH SHORE	\$92,938,158	-19%
LANAI/MOLOKAI	61	49%	LANAI/MOLOKAI	\$36,786,000	-40%
EAST	8	-33%	EAST	\$10,455,000	82%
TOTAL	971	7%	TOTAL	\$1,218,587,113	-11%



% of Closed Sales by Districts through July 31, 2026



Number of Recorded transactions from January 1, 2026 – July 31, 2026

Real Estate Market Report

2026 YTD VS. 2025 YTD



RESIDENTIAL

YEAR-OVER-YEAR

419

 TOTAL NUMBER OF SALES
2026

409

 TOTAL NUMBER OF SALES
2025

2%
\$1,228,000

 MEDIAN SALES PRICE
2026

\$1,300,000

 MEDIAN SALES PRICE
2025

-6%
\$672,607,047

 TOTAL DOLLAR VOL
2026

\$760,360,825

 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	54	46	17%	\$1,115,000	\$1,094,000	2%	\$60,280,616	\$49,884,468	21%
Wailuku	76	82	-7%	\$1,050,000	\$1,210,000	-13%	\$77,757,356	\$96,876,978	-20%

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	29	38	-24%	\$1,300,000	\$1,548,500	-16%	\$42,489,408	\$58,795,900	-28%
Sprecks/Paia/Kuau	12	11	9%	\$1,250,000	\$1,410,000	-11%	\$37,526,000	\$32,140,000	17%

SOUTH

Kihei	68	57	19%	\$1,225,000	\$1,450,000	-16%	\$93,897,879	\$134,739,730	-30%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	11	12	-8%	\$2,360,000	\$2,248,944	5%	\$25,595,000	\$26,619,996	-4%
Wailea/Makena	17	8	113%	\$2,780,000	\$4,232,500	-34%	\$50,460,500	\$54,735,000	-8%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	35	28	25%	\$1,530,000	\$1,620,000	-6%	\$66,158,123	\$45,592,802	45%
Makawao/Olinda/Haliimaile	39	43	-9%	\$1,560,000	\$1,385,000	13%	\$64,786,165	\$61,584,100	5%
Pukalani	16	15	7%	\$1,295,000	\$1,099,000	18%	\$23,843,000	\$17,920,000	33%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	7	11	-36%	\$3,050,000	\$4,500,000	-32%	\$23,825,000	\$51,595,000	-54%
Kapalua	3	6	-50%	\$5,450,000	\$7,002,500	-22%	\$15,450,000	\$39,580,000	-61%
Lahaina	13	7	86%	\$2,475,000	\$2,860,000	-13%	\$44,349,000	\$19,753,000	125%
Napili/Kahana/Honokowai	12	15	-20%	\$1,457,500	\$1,750,000	-17%	\$17,739,000	\$42,360,000	-58%
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	15	16	-6%	\$418,000	\$540,000	-23%	\$10,336,000	\$8,699,600	19%

MAUI SUMMARY

419	409	2%	\$1,228,000	\$1,300,000	-6%	\$672,607,047	\$760,360,825	-12%
------------	------------	-----------	--------------------	--------------------	------------	----------------------	----------------------	-------------

JULY 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
CENTRAL	109	108	1%
SOUTH	85	65	31%
UPCOUNTRY	77	77	0%
NORTH SHORE	37	38	-3%
WEST	30	35	-14%
LANAI/MOLOKAI	20	17	18%
EAST	6	9	-33%
TOTAL	364	349	4%

JULY 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	\$155,609,079	\$195,355,976	-20%
UPCOUNTRY	\$116,522,972	\$125,318,239	-7%
CENTRAL	\$130,914,288	\$111,870,902	17%
WEST	\$84,237,000	\$140,013,000	-40%
NORTH SHORE	\$74,474,608	\$66,421,900	12%
LANAI/MOLOKAI	\$13,415,000	\$9,384,000	43%
EAST	\$10,035,000	\$12,929,251	-22%
TOTAL	\$585,207,947	\$661,293,268	-12%

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

Real Estate Market Report

2026 YTD VS. 2025 YTD



CONDOMINIUM

YEAR-OVER-YEAR

477

 TOTAL NUMBER OF SALES
2026

409

 TOTAL NUMBER OF SALES
2025

17%
\$660,000

 MEDIAN SALES PRICE
2026

\$732,000

 MEDIAN SALES PRICE
2025

-10%
\$478,715,516

 TOTAL DOLLAR VOL
2026

\$493,685,963

 TOTAL DOLLAR VOLUME
2025

-3%

Number of Sales

Median Sales Price

Total Dollar Volume

	2026	2025	%Change	2026	2025	%Change	2026	2025	%Change
--	------	------	---------	------	------	---------	------	------	---------

CENTRAL

Kahakuloa	-	-	-	-	-	-	-	-	-
Kahului	10	6	67%	\$145,000	\$189,500	-23%	\$1,846,116	\$1,137,000	62%
Wailuku	40	38	5%	\$667,500	\$612,500	9%	\$25,093,836	\$26,433,760	-5%

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	170	147	16%	\$602,500	\$670,000	-10%	\$125,009,566	\$119,418,669	5%
Maalaea	10	13	-23%	\$512,500	\$599,000	-14%	\$5,340,000	\$8,294,900	-36%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	49	51	-4%	\$2,150,000	\$2,500,000	-14%	\$146,627,999	\$156,024,304	-6%

UPCOUNTRY

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

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	54	40	35%	\$1,077,500	\$1,212,500	-11%	\$74,349,249	\$68,189,500	9%
Kapalua	12	14	-14%	\$1,342,500	\$1,635,000	-18%	\$16,295,000	\$38,049,205	-57%
Lahaina	27	16	69%	\$650,000	\$620,000	5%	\$17,626,500	\$12,125,000	45%
Napili/Kahana/Honokowai	77	66	17%	\$550,000	\$630,000	-13%	\$45,307,250	\$45,770,650	-1%
Olowalu	-	-	-	-	-	-	-	-	-

LANAI - MOLOKAI

Lanai	5	1	400%	\$2,575,000	\$188,000	1270%	\$14,911,000	\$188,000	7831%
Molokai	22	13	69%	\$195,000	\$225,000	-13%	\$5,415,000	\$3,222,975	68%

MAUI SUMMARY	477	409	17%	\$660,000	\$732,000	-10%	\$478,715,516	\$493,685,963	-3%
---------------------	------------	------------	------------	------------------	------------------	-------------	----------------------	----------------------	------------

JULY 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
SOUTH	229	211	9%
WEST	170	136	25%
CENTRAL	50	44	14%
LANAI/MOLOKAI	27	14	93%
UPCOUNTRY	1	1	0%
NORTH SHORE	-	2	-100%
EAST	-	1	-100%
TOTAL	477	409	17%

JULY 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	\$276,977,565	\$283,737,873	-2%
WEST	\$153,577,999	\$164,134,355	-6%
CENTRAL	\$26,939,952	\$27,570,760	-2%
LANAI/MOLOKAI	\$20,326,000	\$3,410,975	496%
UPCOUNTRY	\$894,000	\$782,000	14%
NORTH SHORE	-	\$12,175,000	-100%
EAST	-	\$1,875,000	-100%
TOTAL	\$478,715,516	\$493,685,963	-3%

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

Real Estate Market Report

2026 YTD VS. 2025 YTD



VACANT LAND
YEAR-OVER-YEAR

75
TOTAL NUMBER OF SALES
2026

89
TOTAL NUMBER OF SALES
2025

-16%

\$610,000
MEDIAN SALES PRICE
2026

\$699,500
MEDIAN SALES PRICE
2025

-13%

\$67,264,550
TOTAL DOLLAR VOL
2026

\$119,552,250
TOTAL DOLLAR VOLUME
2025

-44%

Number of Sales

Median Sales Price

Total Dollar Volume

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

CENTRAL

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

EAST

Hana	2	2	0%	\$210,000	\$1,287,500	-84%	\$420,000	\$2,575,000	-84%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-

NORTH SHORE

Haiku	10	9	11%	\$1,353,375	\$1,307,500	4%	\$12,922,750	\$12,224,000	6%
Sprecks/Paia/Kuau	-	-	-	-	-	-	-	-	-

SOUTH

Kihei	3	1	200%	\$720,000	\$860,000	-16%	\$3,430,000	\$860,000	299%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	1	2	-50%	\$750,000	\$887,500	-15%	\$750,000	\$1,775,000	-58%
Wailea/Makena	3	9	-67%	\$4,000,000	\$4,250,000	-6%	\$10,225,000	\$40,205,750	-75%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	7	7	0%	\$1,000,000	\$512,500	95%	\$7,704,000	\$4,062,500	90%
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	4	-75%	\$1,200,000	\$1,362,000	-12%	\$1,200,000	\$5,536,500	-78%
Lahaina	22	26	-15%	\$600,000	\$606,000	-1%	\$15,592,800	\$20,446,000	-24%
Napili/Kahana/Honokowai	-	1	-100%	-	\$20,000	-100%	-	\$20,000	-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	7	86%	\$120,000	\$180,000	-33%	\$2,790,000	\$2,684,000	4%

MAUI SUMMARY	75	89	-16%	\$610,000	\$699,500	-13%	\$67,264,550	\$119,552,250	-44%
---------------------	-----------	-----------	-------------	------------------	------------------	-------------	---------------------	----------------------	-------------

JULY 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
WEST	27	36	-25%
LANAI/MOLOKAI	14	7	100%
UPCOUNTRY	9	15	-40%
NORTH SHORE	10	9	11%
SOUTH	7	12	-42%
CENTRAL	6	8	-25%
EAST	2	2	0%
TOTAL	75	89	-16%

JULY 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
WEST	\$20,722,800	\$41,292,500	-50%
SOUTH	\$14,405,000	\$42,840,750	-66%
UPCOUNTRY	\$12,864,000	\$13,184,000	-2%
NORTH SHORE	\$12,922,750	\$12,224,000	6%
LANAI/MOLOKAI	\$3,045,000	\$2,684,000	13%
CENTRAL	\$2,885,000	\$4,752,000	-39%
EAST	\$420,000	\$2,575,000	-84%
TOTAL	\$67,264,550	\$119,552,250	-44%

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

Real Estate Market Report

2026 YTD VS. 2025 YTD

CENTRAL

HOMES

Number of Sales	130	1%
Total Dollar Transactions	\$138,037,972	-7%

CONDOS

Number of Sales	50	14%
Total Dollar Transactions	\$26,939,952	-2%

LAND

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

NORTH SHORE

HOMES

Number of Sales	41	-16%
Total Dollar Transactions	\$80,015,408	-12%

CONDOS

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

LAND

Number of Sales	10	11%
Total Dollar Transactions	\$12,922,750	6%

WEST

HOMES

Number of Sales	36	-8%
Total Dollar Transactions	\$106,363,000	-31%

CONDOS

Number of Sales	170	25%
Total Dollar Transactions	\$153,577,999	-6%

LAND

Number of Sales	27	-25%
Total Dollar Transactions	\$20,722,800	-50%

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	2	0%
Total Dollar Transactions	\$420,000	-84%

SOUTH

HOMES

Number of Sales	96	25%
Total Dollar Transactions	\$169,953,379	-21%

CONDOS

Number of Sales	229	9%
Total Dollar Transactions	\$276,977,565	-2%

LAND

Number of Sales	7	-42%
Total Dollar Transactions	\$14,405,000	-66%

UPCOUNTRY

HOMES

Number of Sales	90	5%
Total Dollar Transactions	\$154,787,288	24%

CONDOS

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

LAND

Number of Sales	9	-40%
Total Dollar Transactions	\$12,864,000	-2%

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	\$93,897,879
Wailuku	\$77,757,356
Kula/Ulupalakua/Kanaio	\$66,158,123
Makawao/Olinda/Haliimaile	\$64,786,165
Kahului	\$60,280,616
Wailea/Makena	\$50,460,500
Lahaina	\$44,349,000
Haiku	\$42,489,408
Spreckelsville/Paia/Kuau	\$37,526,000
Maui Meadows	\$25,595,000

CONDOMINIUM

TOP 10 AREAS
Total Dollar Volume

Wailea/Makena	\$146,627,999
Kihei	\$125,009,566
Kaanapali	\$74,349,249
Napili/Kahana/Honokowai	\$45,307,250
Wailuku	\$25,093,836
Lahaina	\$17,626,500
Kapalua	\$16,295,000
Lanai	\$14,911,000
Molokai	\$5,415,000
Maalaea	\$5,340,000

VACANT LAND

TOP 10 AREAS
Total Dollar Volume

Lahaina	\$15,592,800
Haiku	\$12,922,750
Wailea/Makena	\$10,225,000
Kula/Ulupalakua/Kanaio	\$7,704,000
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

419

vs 2025

409

2%

Median Sales Price

\$1,228,000

vs 2025

\$1,300,000

-6%

Total Dollar Volume

\$672,607,047

vs 2025

\$760,360,825

-12%

Median Days on Market

107 Days

vs 2025

99 Days

8%

*Inventory of Homes for Sales

469

vs 2025

450

4%

*Supply of Inventory

8 Months

vs 2025

8.1 Months

-1.2%



CONDOMINIUM

Condo Sales

477

vs 2025

409

17%

Median Sales Price

\$660,000

vs 2025

\$732,000

-10%

Total Dollar Volume

\$478,715,516

vs 2025

\$493,685,963

-3%

Median Days on Market

125 Days

vs 2025

108 Days

16%

*Inventory of Condo for Sales

878

vs 2025

882

-1%

*Supply of Inventory

13.2 Months

vs 2025

15.5 Months

-14.8%



VACANT LAND

Vacant Land Sales

75

vs 2025

89

-16%

Median Sales Price

\$610,000

vs 2025

\$699,500

-13%

Total Dollar Volume

\$67,264,550

vs 2025

\$119,552,250

-44%

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 July 31, 2026

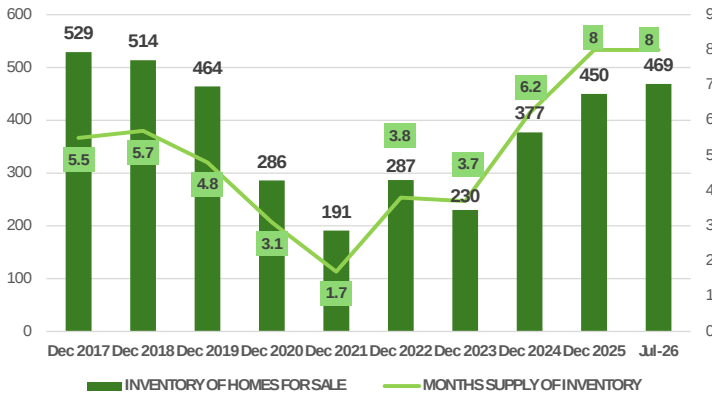
Source: Realtors Association of Maui (RAM). Data is deemed reliable, but not guaranteed.

Real Estate Market Report

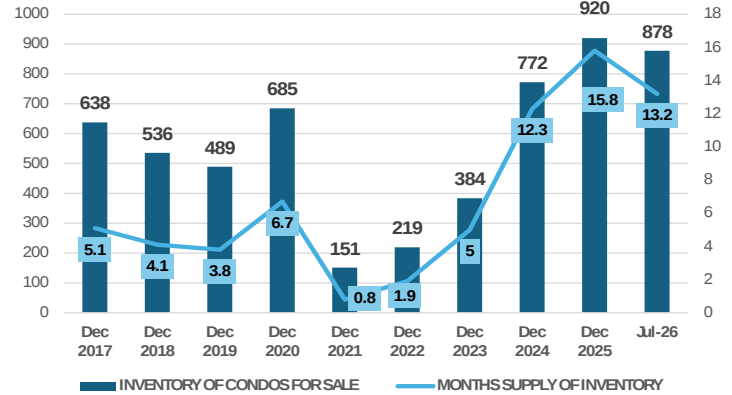
Historical Overview 2017 - 2026

Inventory Market Update 2017-2026

MAUI - SINGLE FAMILY
Inventory Market Update

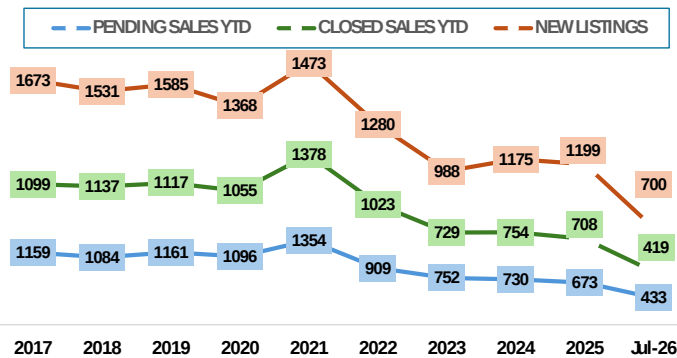


MAUI - CONDOMINIUM
Inventory Market Update

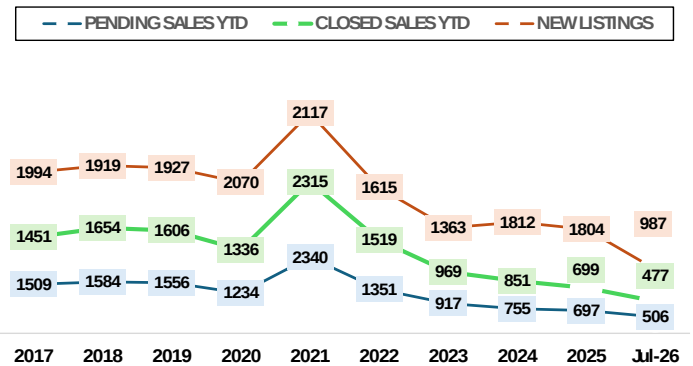


Pendings. Solds. New Listings. 2017-2026

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

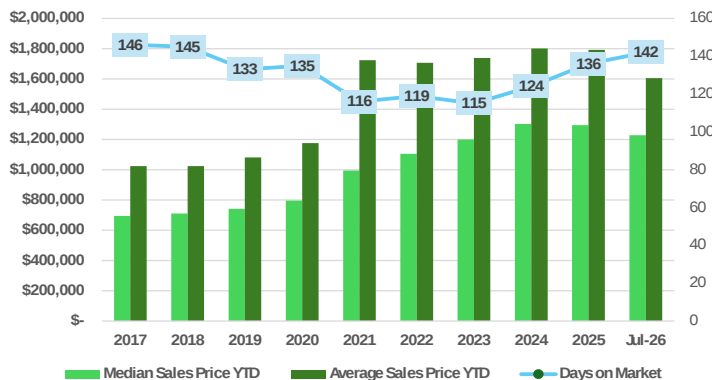


MAUI - CONDOMINIUM
PENDINGS/SOLDS/NEW LISTINGS
2017 - 2026 YTD

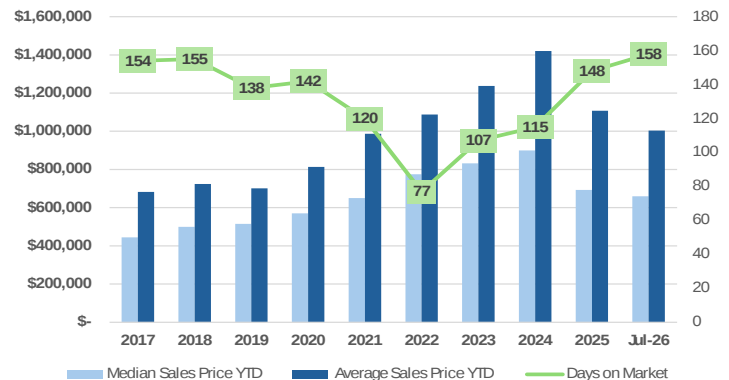


Median/Average Sales Price. Days on Market. 2017-2026

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



MAUI MARKET SNAPSHOT

HOME SALES

JULY 2026 YTD

26%

SOLD AT OR OVER LIST PRICE

vs 31% July 2025

31% of ALL Home Sales Were **CASH** Deals
vs 30% July 2025

CONDO SALES

JULY 2026 YTD

20%

SOLD AT OR OVER LIST PRICE

vs 18% July 2025

52% of ALL Condo Sales Were **CASH** Deals
vs 50% July 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) 461 LAULEA PL | \$7,950,000

4BD/3.5 BA | 2,612 SF | 0.521 ACRE LOT

#4) 192 HALAU PL | \$6,600,000

3BD/3.5BA | 3,808 SF | 0.3691 ACRE LOT

#5) 205 PUA NIU WAY | \$5,950,000

5BD/4.5BA | 3,697 SF | 2.77 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

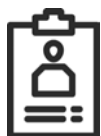
2BD/2BA | 1,900 SF LA

#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

