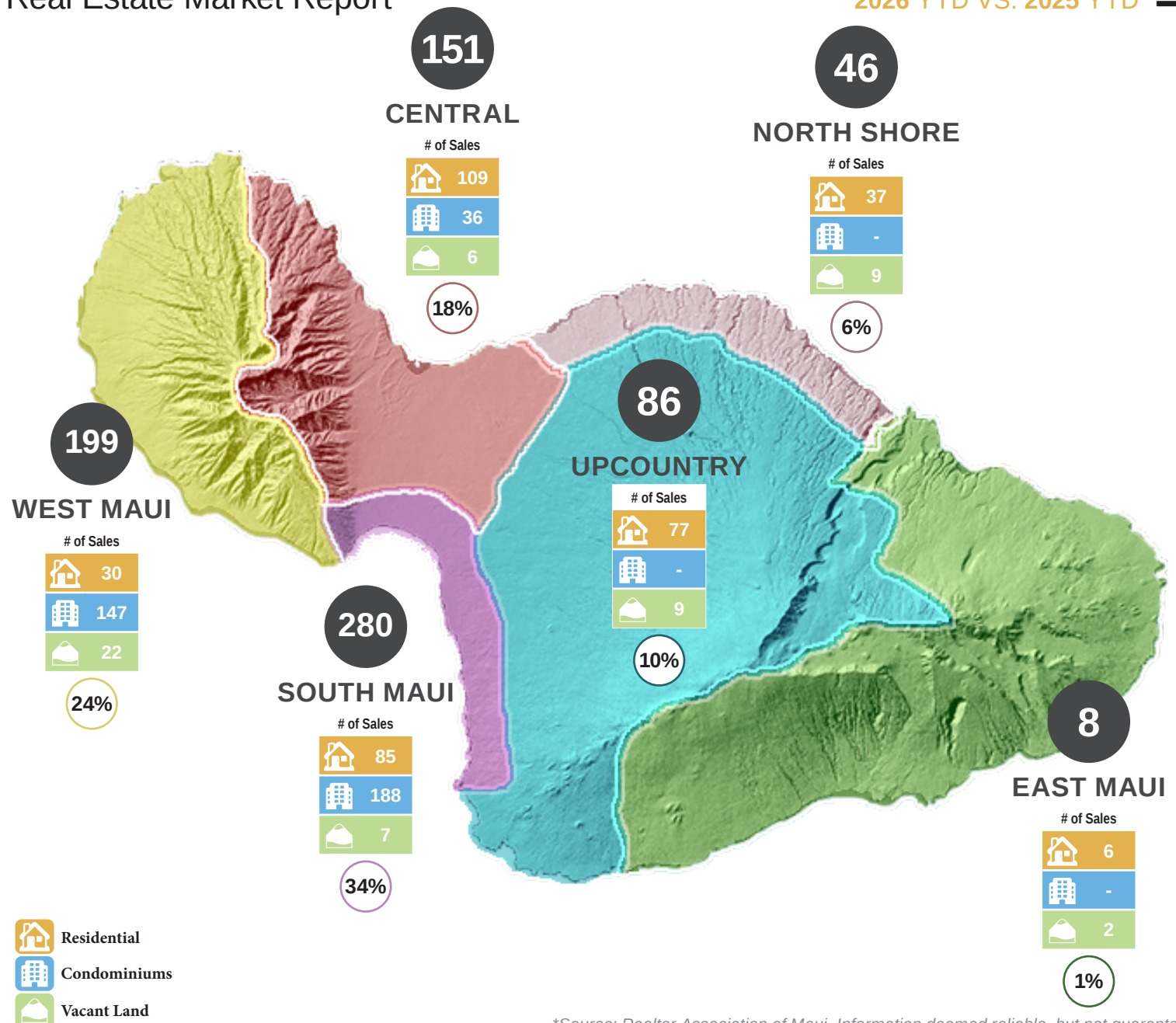




*Source: Realtor Association of Maui. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE			MEDIAN DAYS ON MARKET		
HOMES	44%	364	▲	4%	\$1,260,040	▼	-3%	109	▲	9%
CONDO	48%	393	▲	10%	\$650,000	▼	-12%	127	▲	19%
LAND	8%	68	▼	-14%	\$600,000	▼	-19%	106	▼	-15%

2026 VS 2025 YTD NUMBER OF UNITS			2026 VS 2025 YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
SOUTH	280	8%	SOUTH	\$392,948,245	-20%
WEST	199	7%	WEST	\$239,212,700	-27%
CENTRAL	151	1%	CENTRAL	\$137,966,924	-9%
UPCOUNTRY	86	-7%	UPCOUNTRY	\$143,778,288	15%
NORTH SHORE	46	-4%	NORTH SHORE	\$86,040,608	-5%
LANAI/MOLOKAI	55	49%	LANAI/MOLOKAI	\$31,242,000	-37%
EAST	8	-27%	EAST	\$10,455,000	107%
TOTAL	825	5%	TOTAL	\$1,041,643,765	-15%

%
% of Closed Sales by Districts
through June 30, 2026

● Number of Recorded transactions
from January 1, 2026 – June 30, 2026

Real Estate Market Report



RESIDENTIAL

YEAR-OVER-YEAR

364

TOTAL NUMBER OF SALES

2026

349

TOTAL NUMBER OF SALES

2025

4%
\$1,260,040

MEDIAN SALES PRICE

2026

\$1,300,000

MEDIAN SALES PRICE

2025

-3%
\$585,207,947

TOTAL DOLLAR VOL

2026

\$661,293,268

TOTAL DOLLAR VOLUME

2025

-12%

Number of Sales

Median Sales Price

Total Dollar Volume

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

Kahakuloa	-	1	-100%	-	\$1,100,000	-100%	-	\$1,100,000	-100%
Kahului	45	41	10%	\$1,130,000	\$1,098,000	3%	\$50,898,616	\$44,511,000	14%
Wailuku	64	66	-3%	\$1,055,000	\$1,242,250	-15%	\$65,624,356	\$79,707,239	-18%

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	26	31	-16%	\$1,372,500	\$1,497,000	-8%	\$39,378,608	\$46,361,900	-15%
Sprecks/Paia/Kuau	11	7	57%	\$1,200,000	\$1,410,000	-15%	\$35,096,000	\$20,060,000	75%

SOUTH

Kihei	59	46	28%	\$1,300,000	\$1,394,000	-7%	\$84,798,579	\$117,775,980	-28%
Maalaea	-	-	-	-	-	-	-	-	-
Maui Meadows	11	12	-8%	\$2,360,000	\$2,248,944	5%	\$25,595,000	\$26,619,996	-4%
Wailea/Makena	15	7	114%	\$2,780,000	\$4,690,000	-41%	\$45,215,500	\$50,960,000	-11%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	26	24	8%	\$1,600,000	\$1,620,000	-1%	\$51,359,123	\$39,867,802	29%
Makawao/Olinda/Haliimaile	37	41	-10%	\$1,400,000	\$1,385,000	1%	\$58,141,165	\$59,089,100	-2%
Pukalani	14	12	17%	\$1,317,500	\$1,087,000	21%	\$21,414,000	\$12,914,000	66%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	7	11	-36%	\$3,050,000	\$4,500,000	-32%	\$23,825,000	\$51,595,000	-54%
Kapalua	2	5	-60%	\$5,475,000	\$6,205,000	-12%	\$10,950,000	\$31,780,000	-66%
Lahaina	12	6	100%	\$2,237,500	\$3,055,000	-27%	\$32,199,000	\$18,448,000	75%
Napili/Kahana/Honokowai	8	13	-38%	\$1,500,000	\$1,750,000	-14%	\$12,263,000	\$38,190,000	-68%
Olowalu	1	-	-	\$5,000,000	-	-	\$5,000,000	-	-

LANAI - MOLOKAI

Lanai	5	3	67%	\$650,000	\$525,000	24%	\$3,079,000	\$1,705,000	81%
Molokai	15	14	7%	\$418,000	\$540,000	-23%	\$10,336,000	\$7,679,000	35%

MAUI SUMMARY

	364	349	4%	\$1,260,040	\$1,300,000	-3%	\$585,207,947	\$661,293,268	-12%
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1ST HALF 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%

1ST HALF 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



CONDOMINIUM

YEAR-OVER-YEAR

393

TOTAL NUMBER OF SALES

2026

356

TOTAL NUMBER OF SALES

2025

10%
\$650,000

MEDIAN SALES PRICE

2026

\$739,500

MEDIAN SALES PRICE

2025

-12%
\$393,676,318

TOTAL DOLLAR VOL

2026

\$445,408,564

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	-	-	-	-	-	-	-	-	-
Kahului	8	3	167%	\$145,000	\$190,000	-24%	\$1,397,116	\$588,000	138%
Wailuku	28	32	-13%	\$647,500	\$587,500	10%	\$17,161,836	\$21,695,760	-21%

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	138	126	10%	\$600,000	\$675,000	-11%	\$100,141,166	\$103,727,170	-3%
Maalaea	9	12	-25%	\$495,000	\$624,500	-21%	\$4,740,000	\$7,895,000	-40%
Maui Meadows	-	-	-	-	-	-	-	-	-
Wailea/Makena	41	45	-9%	\$1,995,000	\$2,570,000	-22%	\$118,053,000	\$142,659,304	-17%

UPCOUNTRY

Kula/Ulupalakua/Kanaio	-	-	-	-	-	-	-	-	-
Makawao/Olinda/Haliimaile	-	-	-	-	-	-	-	-	-
Pukalani	-	1	-100%	-	\$782,000	-100%	-	\$782,000	-100%

WEST

Honokohau	-	-	-	-	-	-	-	-	-
Kaanapali	46	39	18%	\$1,150,000	\$1,175,000	-2%	\$66,181,750	\$65,514,500	1%
Kapalua	11	14	-21%	\$1,350,000	\$1,635,000	-17%	\$15,395,000	\$38,049,205	-60%
Lahaina	24	11	118%	\$651,250	\$550,000	18%	\$16,001,500	\$7,275,000	120%
Napili/Kahana/Honokowai	66	57	16%	\$550,000	\$630,000	-13%	\$39,757,950	\$40,126,650	-1%
Olowalu	-	-	-	-	-	-	-	-	-

LANAI - MOLOKAI

Lanai	4	1	300%	\$2,445,000	\$188,000	1201%	\$10,136,000	\$188,000	5291%
Molokai	18	12	50%	\$195,000	\$222,488	-12%	\$4,711,000	\$2,857,975	65%

MAUI SUMMARY

393
356
10%
\$650,000
\$739,500
-12%
\$393,676,318
\$445,408,564
-12%

1ST HALF 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
SOUTH	188	183	3%
WEST	147	121	21%
CENTRAL	36	35	3%
LANAI/MOLOKAI	22	13	69%
NORTH SHORE	-	2	-100%
UPCOUNTRY	-	1	-100%
EAST	-	1	-100%
TOTAL	393	356	10%

1ST HALF 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
SOUTH	\$222,934,166	\$254,281,474	-12%
WEST	\$137,336,200	\$150,965,355	-9%
CENTRAL	\$18,558,952	\$22,283,760	-17%
LANAI/MOLOKAI	\$14,847,000	\$3,045,975	387%
NORTH SHORE	-	\$12,175,000	-100%
EAST	-	\$1,875,000	-100%
UPCOUNTRY	-	\$782,000	-100%
TOTAL	\$393,676,318	\$445,408,564	-12%

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

Real Estate Market Report

1ST HALF MAUI

 2026 YTD VS. 2025 YTD



VACANT LAND

 YEAR-OVER-YEAR

68
 TOTAL NUMBER OF SALES 2026
 2026

79
 TOTAL NUMBER OF SALES
 2025

-14%

\$600,000
 MEDIAN SALES PRICE 2026
 2026

\$742,500
 MEDIAN SALES PRICE
 2025

-19%

\$62,759,500
 TOTAL DOLLAR VOL 2026
 2026

\$113,650,750
 TOTAL DOLLAR VOLUME
 2025

-45%

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	7	-14%	\$470,000	\$598,000	-21%	\$2,885,000	\$4,103,000	-30%

EAST

Hana	2	1	100%	\$210,000	\$1,800,000	-88%	\$420,000	\$1,800,000	-77%
Kaupo	-	-	-	-	-	-	-	-	-
Keanae	-	-	-	-	-	-	-	-	-
Kipahulu	-	-	-	-	-	-	-	-	-
Nahiku	-	-	-	-	-	-	-	-	-

NORTH SHORE

Haiku	9	8	13%	\$1,350,000	\$1,800,000	-25%	\$11,566,000	\$11,874,000	-3%
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	6	17%	\$1,000,000	\$555,000	80%	\$7,704,000	\$3,550,000	117%
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	2	4	-50%	\$1,297,500	\$1,400,000	-7%	\$2,595,000	\$14,825,000	-82%
Kapalua	1	4	-75%	\$1,200,000	\$1,362,000	-12%	\$1,200,000	\$5,536,500	-78%
Lahaina	18	20	-10%	\$600,000	\$606,000	-1%	\$13,194,500	\$16,831,000	-22%
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	12	7	71%	\$135,000	\$180,000	-25%	\$2,725,000	\$2,684,000	2%

MAUI SUMMARY	68	79	-14%	\$600,000	\$742,500	-19%	\$62,759,500	\$113,650,750	-45%
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1ST HALF 2026 YTD NUMBER OF SALES

DISTRICT	2026	2025	% Change
WEST	22	30	-27%
LANAI/MOLOKAI	13	7	86%
UPCOUNTRY	9	14	-36%
NORTH SHORE	9	8	13%
SOUTH	7	12	-42%
CENTRAL	6	7	-14%
EAST	2	1	100%
TOTAL	68	79	-14%

1ST HALF 2026 YTD TOTAL DOLLAR VOLUME

DISTRICT	2026	2025	% Change
WEST	\$17,639,500	\$37,677,500	-53%
SOUTH	\$14,405,000	\$42,840,750	-66%
UPCOUNTRY	\$12,864,000	\$12,671,500	2%
NORTH SHORE	\$11,566,000	\$11,874,000	-3%
LANAI/MOLOKAI	\$2,980,000	\$2,684,000	11%
CENTRAL	\$2,885,000	\$4,103,000	-30%
EAST	\$420,000	\$1,800,000	-77%
TOTAL	\$62,759,500	\$113,650,750	-45%

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

Real Estate Market Report

1ST HALF MAUI

2026 YTD VS. 2025 YTD

CENTRAL

HOMES

Number of Sales	109	1%
Total Dollar Transactions	\$116,522,972	-7%

CONDOS

Number of Sales	36	3%
Total Dollar Transactions	\$18,558,952	-17%

LAND

Number of Sales	6	-14%
Total Dollar Transactions	\$2,885,000	-30%

NORTH SHORE

HOMES

Number of Sales	37	-3%
Total Dollar Transactions	\$74,474,608	12%

CONDOS

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

LAND

Number of Sales	9	13%
Total Dollar Transactions	\$11,566,000	-3%

WEST

HOMES

Number of Sales	30	-14%
Total Dollar Transactions	\$84,237,000	-40%

CONDOS

Number of Sales	147	21%
Total Dollar Transactions	\$137,336,200	-9%

LAND

Number of Sales	22	-27%
Total Dollar Transactions	\$17,639,500	-53%

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	100%
Total Dollar Transactions	\$420,000	-77%

SOUTH

HOMES

Number of Sales	85	31%
Total Dollar Transactions	\$155,609,079	-20%

CONDOS

Number of Sales	188	3%
Total Dollar Transactions	\$222,934,166	-12%

LAND

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

UPCOUNTRY

HOMES

Number of Sales	77	0%
Total Dollar Transactions	\$130,914,288	17%

CONDOS

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

LAND

Number of Sales	9	-36%
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	\$84,798,579
Wailuku	\$65,624,356
Makawao/Olinda/Haliimaile	\$58,141,165
Kula/Ulupalakua/Kanaio	\$51,359,123
Kahului	\$50,898,616
Wailea/Makena	\$45,215,500
Haiku	\$39,378,608
Spreckelsville/Paia/Kuau	\$35,096,000
Lahaina	\$32,199,000
Maui Meadows	\$25,595,000

CONDOMINIUM

TOP 10 AREAS
Total Dollar Volume

Wailea/Makena	\$118,053,000
Kihei	\$100,141,166
Kaanapali	\$66,181,750
Napili/Kahana/Honokowai	\$39,757,950
Wailuku	\$17,161,836
Lahaina	\$16,001,500
Kapalua	\$15,395,000
Lanai	\$10,136,000
Maalaea	\$4,740,000
Molokai	\$4,711,000

VACANT LAND

TOP 10 AREAS
Total Dollar Volume

Lahaina	\$13,194,500
Haiku	\$11,566,000
Wailea/Makena	\$10,225,000
Kula/Ulupalakua/Kanaio	\$7,704,000
Makawao/Olinda/Haliimaile	\$5,160,000
Kihei	\$3,430,000
Wailuku	\$2,885,000
Molokai	\$2,725,000
Kaanapali	\$2,595,000
Kapalua	\$1,200,000



RESIDENTIAL

Home Sales

364

vs 2025

349

4%

Median Sales Price

\$1,260,040

vs 2025

\$1,300,000

-3%

Total Dollar Volume

\$585,207,947

vs 2025

\$661,293,268

-12%

Median Days on Market

109 Days

vs 2025

100 Days

9%

*Inventory of Homes for Sales

468

vs 2025

448

5%

*Supply of Inventory

8.1 Months

vs 2025

8.2 Months

-1%



CONDOMINIUM

Condo Sales

393

vs 2025

356

10%

Median Sales Price

\$650,000

vs 2025

\$739,500

-12%

Total Dollar Volume

\$393,676,318

vs 2025

\$445,408,564

-12%

Median Days on Market

127 Days

vs 2025

107 Days

19%

*Inventory of Condo for Sales

923

vs 2025

902

2%

*Supply of Inventory

14.2 Months

vs 2025

16.0 Months

-11%



VACANT LAND

Vacant Land Sales

68

vs 2025

79

-14%

Median Sales Price

\$600,000

vs 2025

\$742,500

-19%

Total Dollar Volume

\$62,759,500

vs 2025

\$113,650,750

-45%

Median Days on Market

106 Days

vs 2025

124 Days

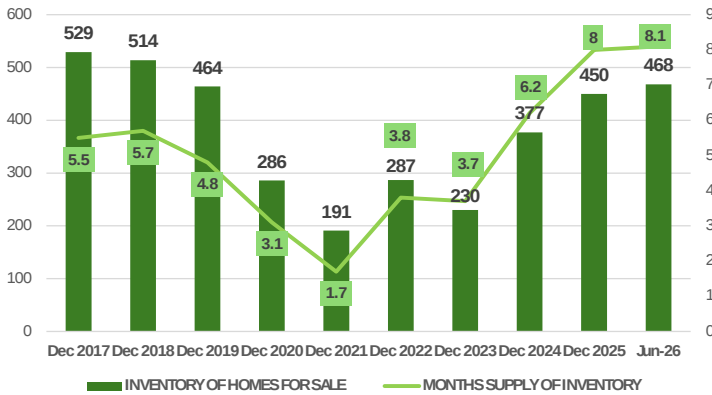
-15%

*Residential & Condo Inventory Data is derived from RAM's Local Market Update Stats dated June 30, 2026

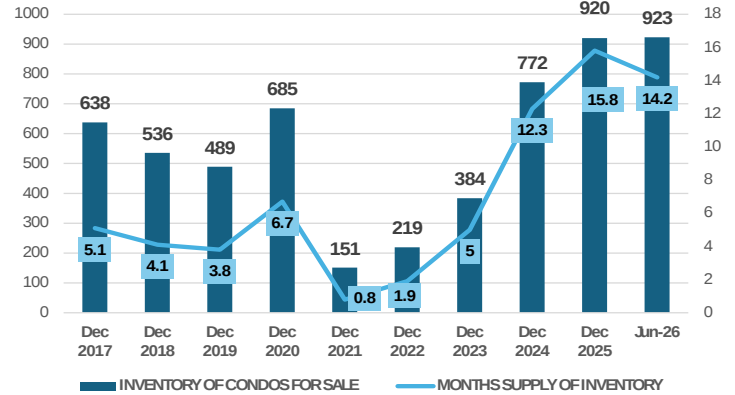
Source: Realtors Association of Maui (RAM). Data is deemed reliable, but not guaranteed.

Inventory Market Update 2017-2026

MAUI - SINGLE FAMILY
Inventory Market Update

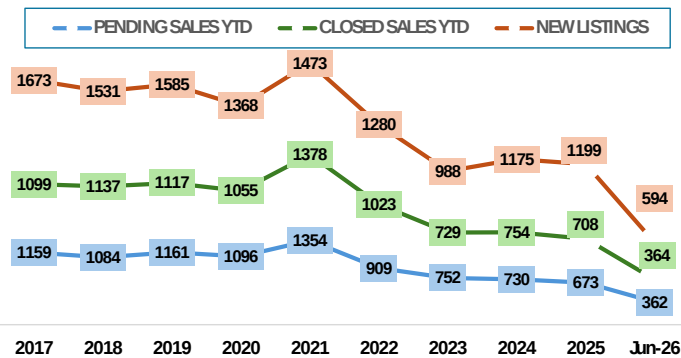


MAUI - CONDOMINIUM
Inventory Market Update

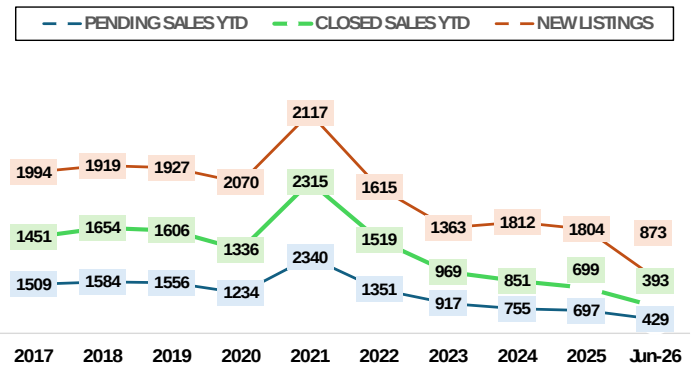


Pendings. Solds. New Listings. 2017-2026

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

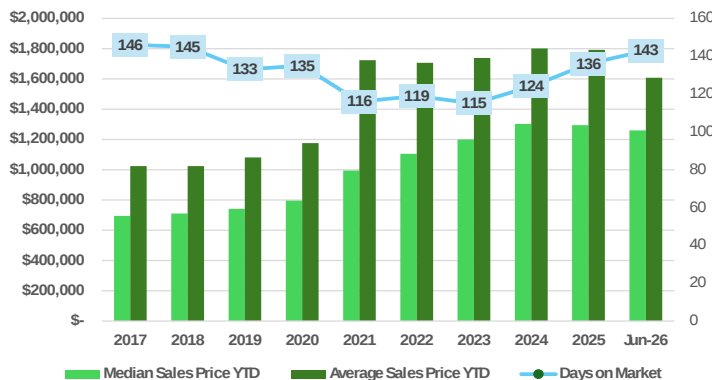


MAUI - CONDOMINIUM
PENDINGS/SOLDS/NEW LISTINGS
2017 - 2026 YTD

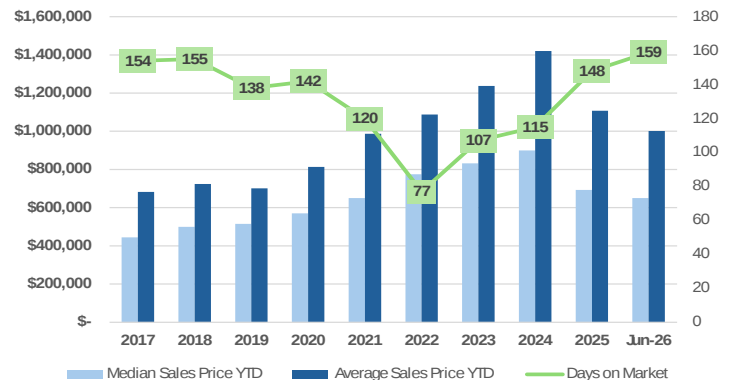


Median/Average Sales Price. Days on Market. 2017-2026

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 1ST HALF 2026 YTD

26%

SOLD AT OR OVER LIST PRICE
vs 30% 1st Half 2025

32% of ALL Home Sales Were **CASH** Deals
vs 32% 1st Half 2025

CONDO SALES 1ST HALF 2026 YTD

18%

SOLD AT OR OVER LIST PRICE
vs 17% 1st Half 2025

51% of ALL Condo Sales Were **CASH** Deals
vs 51% 1st Half 2025



HIGHEST RECORDED HOME SALES

#1) 730 LOWER KIMO DR | \$9,875,000
3BD/4.5 BA | 7,102 SF | 5.28 ACRE LOT

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

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

#4) 205 PUA NIU WAY | \$5,950,000
5BD/4.5BA | 3,697 SF | 2.77 ACRE LOT

#5) 2274 S KIHEI RD | \$5,700,000
6BD/6.5BA | 3,025 SF | 0.1947 ACRE LOT



HIGHEST RECORDED CONDO SALES

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

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

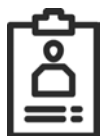
#3) WAILEA POINT, #603 | \$5,750,000
2BD/2BA | 1,900 SF LA

#4) TERRACES MANELE BAY, #12D | \$4,990,000
3BD/3.5BA | 3,385 SF LA

#5) POLO BEACH CLUB, #604 | \$4,600,000
2BD/2BA | 1,303 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

