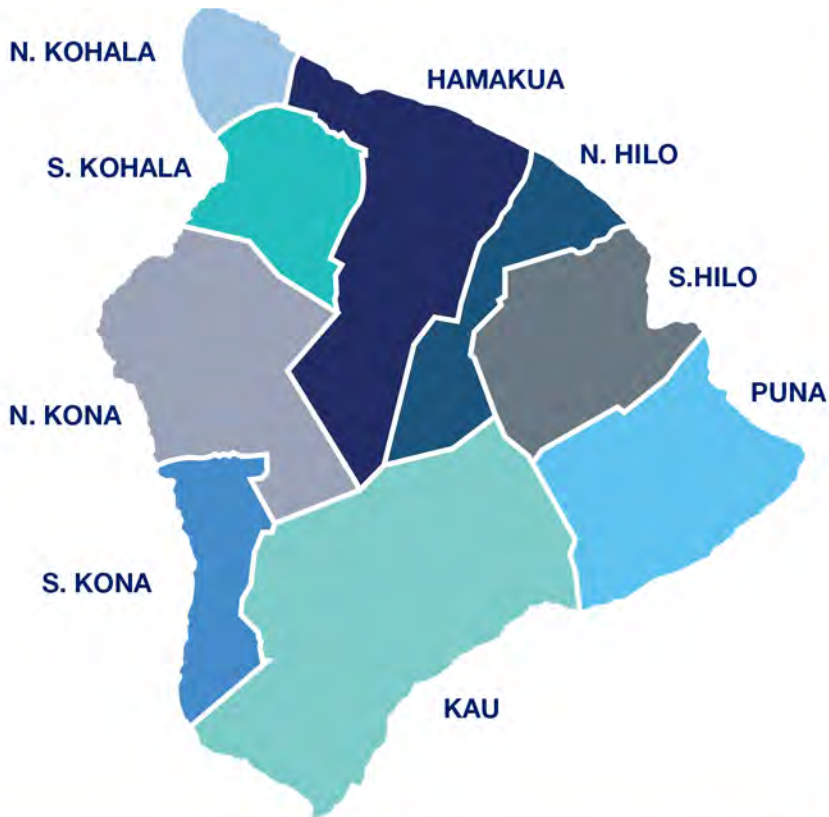




# HAWAI'I ISLAND MARKET UPDATE

## AUGUST 2023

Recent market conditions prevailed in August, with key indicators remaining relatively unchanged throughout the summer. As mortgage interest rates continue to rise above 7%, softer demand may be on the horizon. However, properties priced at or below the median sales prices for condos and single-family homes still sell quickly and often above the asking price. In today's market, working with a seasoned real estate agent who can help you navigate the nuances of a community or condo building is a considerable advantage.



N. KOHALA			
Total Sales	6	0	0
vs. August 2022	▲ 200%	—	▼ -100%
Median Price	\$1.1M	—	—
vs. August 2022	▲ 149%	—	—

HAMAKUA			
Total Sales	6	—	1
vs. August 2022	▲ 50%	—	▼ -75%
Median Price	\$468K	—	\$1.2M
vs. August 2022	▲ 1%	—	▲ 485%

S. KOHALA			
Total Sales	20	17	4
vs. August 2022	▲ 11%	▲ 70%	▼ -33%
Median Price	\$808K	\$990K	\$583K
vs. August 2022	▼ -24%	▲ 43%	▲ 27%

N. HILO			
Total Sales	1	—	1
vs. August 2022	—	—	—
Median Price	\$865K	—	\$1.5M
vs. August 2022	—	—	—

N. KONA			
Total Sales	33	27	5
vs. August 2022	▼ -11%	▼ -40%	▲ 25%
Median Price	\$1.3M	\$540K	\$690K
vs. August 2022	▲ 15%	▼ -11%	▼ -4%

S. HILO			
Total Sales	19	6	7
vs. August 2022	▼ -44%	▲ 200%	▼ -59%
Median Price	\$585K	\$223K	\$113K
vs. August 2022	▲ 22%	▲ 128%	▼ -51%

S. KONA			
Total Sales	5	0	1
vs. August 2022	▼ -29%	—	▼ -83%
Median Price	\$1.2M	—	\$99K
vs. August 2022	▲ 29%	—	▼ -57%

PUNA			
Total Sales	83	—	118
vs. August 2022	▼ -2%	—	▼ -1%
Median Price	\$354K	—	\$39K
vs. August 2022	▼ -8%	—	▲ 14%

KAU			
Total Sales	10	0	42
vs. August 2022	▼ -23%	—	▲ 20%
Median Price	\$287K	—	\$23K
vs. August 2022	▲ 4%	—	▼ -25%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 9/1/2023 and is subject to change.





# SINGLE FAMILY HOME TRANSACTIONS

**AUGUST 2023**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2023	2022		YoY %	2023	2022		YoY %	2023	2022		YoY %
Captain Cook	4	6	▼	-33%	\$1,017,500	\$1,015,000	-	0%	5	29	▼	-82%
Hakalau	1	1	-	0%	\$1,100,000	\$1,375,000	▼	-20%	14	33	▼	-58%
Hawi	4	0	-	-	\$1,092,500		-	-	4	-	-	-
Hilo	17	26	▼	-35%	\$585,000	\$498,500	▲	17%	21	15	▲	45%
Honokaa	6	2	▲	200%	\$467,500	\$463,750	▲	1%	2	37	▼	-95%
Honomu	0	1	▼	-100%	-	\$370,000	-	-	-	77	-	-
Kailua-Kona	33	37	▼	-11%	\$1,265,000	\$1,100,000	▲	15%	33	12	▲	175%
Kamuela	14	13	▲	8%	\$750,000	\$1,060,000	▼	-29%	52	31	▲	66%
Kapaau	2	2	-	0%	\$1,722,500	\$439,400	▲	292%	41	37	▲	11%
Keaau	28	25	▲	12%	\$442,000	\$459,000	▼	-4%	21	14	▲	46%
Kealahou	1	1	-	0%	\$1,675,000	\$710,000	▲	136%	47	34	▲	38%
Kurtistown	2	6	▼	-67%	\$203,500	\$470,000	▼	-57%	21	24	▼	-13%
Laupahoehoe	0	0	-	-	-	-	-	-	-	-	-	-
Mountain View	5	7	▼	-29%	\$317,000	\$345,000	▼	-8%	9	29	▼	-69%
Naalehu	3	2	▲	50%	\$469,000	\$456,883	▲	3%	24	55	▼	-56%
Ninole	1	0	-	-	\$865,000		-	-	160	-	-	-
Ocean View	7	10	▼	-30%	\$281,000	\$232,250	▲	21%	29	67	▼	-56%
Ookala	0	0	-	-	-	-	-	-	-	-	-	-
Paauilo	0	2	▼	-100%	-	\$457,500	-	-	-	18	-	-
Pahala	0	1	▼	-100%	-	\$130,000	-	-	-	22	-	-
Pahoa	33	32	▲	3%	\$324,500	\$350,000	▼	-7%	42	24	▲	79%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	1	4	▼	-75%	\$440,000	\$430,000	▲	2%	116	43	▲	170%
Pepeekeo	0	2	▼	-100%	-	\$527,500	-	-	-	15	-	-
Volcano	15	15	-	0%	\$353,500	\$320,000	▲	10%	15	36	▼	-58%
Waikoloa	6	5	▲	20%	\$957,500	\$1,100,000	▼	-13%	13	27	▼	-54%
<b>GRAND TOTAL</b>	<b>183</b>	<b>200</b>	<b>▼</b>	<b>-9%</b>	<b>\$495,000</b>	<b>\$483,725</b>	<b>▲</b>	<b>2%</b>	<b>29</b>	<b>22</b>	<b>▲</b>	<b>35%</b>



# CONDOMINIUM TRANSACTIONS

**AUGUST 2023**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2023	2022		YoY %	2023	2022		YoY %	2023	2022		YoY %
Captain Cook	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	6	2	▲	200%	\$222,500	\$97,500	▲	128%	25	6	▲	345%
Kailua-Kona	27	45	▼	-40%	\$540,000	\$610,000	▼	-11%	23	13	▲	77%
Kamuela	8	2	▲	300%	\$2,419,500	\$1,700,000	▲	42%	6	28	▼	-80%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	9	8	▲	13%	\$920,000	\$455,000	▲	102%	13	8	▲	63%
<b>GRAND TOTAL</b>	<b>50</b>	<b>57</b>	<b>▼</b>	<b>-12%</b>	<b>\$612,500</b>	<b>\$599,000</b>	<b>▲</b>	<b>2%</b>	<b>18</b>	<b>10</b>	<b>▲</b>	<b>80%</b>

