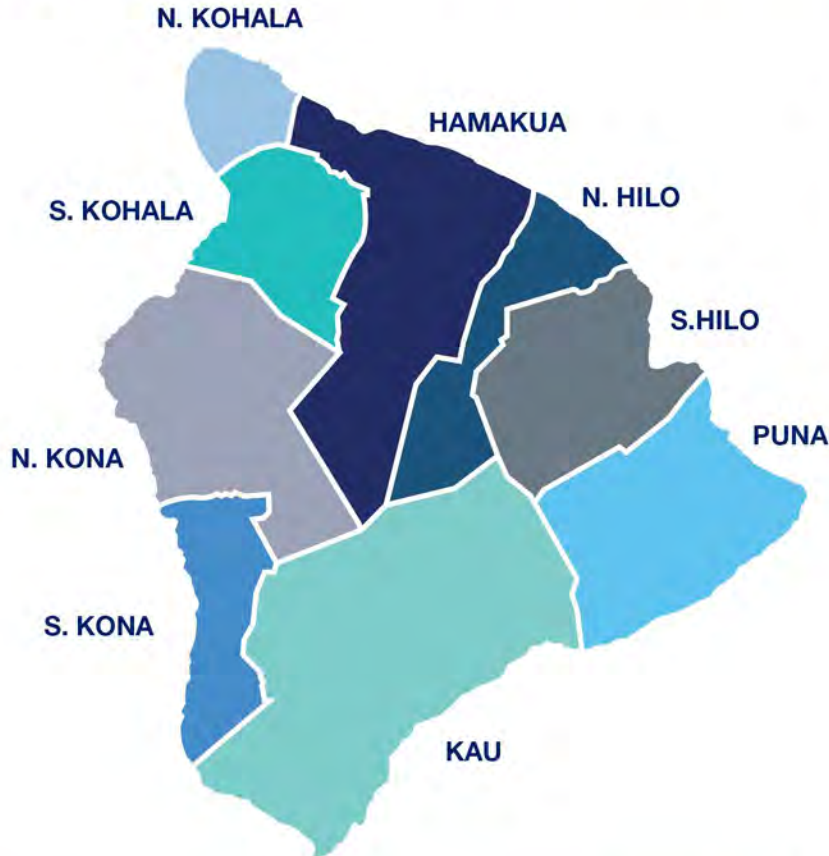




HAWAI'I ISLAND MARKET UPDATE

DECEMBER 2022

Much like Mauna Loa, the Big Island real estate market has gone quiet in December. Compared to the same month last year, total sales are down -50% for single-family homes and -55% for condos island wide. Even with sales activity down, median prices are holding steady in part to a lack of inventory for sale. If you plan to buy or sell property on the Big Island, understanding the nuances of each market area is critical as demand and desirability factors can vary greatly from one market area to another.



N. KOHALA			
	🏠	🏢	🌴
Total Sales	5	-	-
vs. December 2021	▼ -29%	-	▼ -100%
Median Price	\$995K	-	-
vs. December 2021	▲ 73%	-	-

HAMAKUA			
	🏠	🏢	🌴
Total Sales	3	-	2
vs. December 2021	▼ -67%	-	▼ 100%
Median Price	\$760K	-	\$975K
vs. December 2021	▲ 56%	-	▲ 144%

S. KOHALA			
	🏠	🏢	🌴
Total Sales	11	11	4
vs. December 2021	▼ -63%	▼ -62%	▼ -69%
Median Price	\$950K	\$895K	\$515K
vs. December 2021	▼ -16%	▲ 1%	▲ 34%

N. HILO			
	🏠	🏢	🌴
Total Sales	3	0	3
vs. December 2021	▲ 50%	-	▼ -50%
Median Price	\$725K	-	\$480K
vs. December 2021	▲ 56%	-	▲ 2%

N. KONA			
	🏠	🏢	🌴
Total Sales	28	23	7
vs. December 2021	▼ -52%	▼ -49%	▼ -22%
Median Price	\$1.1M	\$575K	\$751K
vs. December 2021	▲ 11%	▲ 28%	▼ -72%

S. HILO			
	🏠	🏢	🌴
Total Sales	21	4	5
vs. December 2021	▼ -38%	▼ -60%	▼ -44%
Median Price	\$525K	\$325K	\$265K
vs. December 2021	▼ -9%	▲ 71%	▲ 14%

S. KONA			
	🏠	🏢	🌴
Total Sales	3	0	5
vs. December 2021	▼ -63%	-	▼ -69%
Median Price	\$885K	-	\$325K
vs. December 2021	▲ 35%	-	▲ 22%

PUNA			
	🏠	🏢	🌴
Total Sales	65	-	77
vs. December 2021	▼ -51%	-	▼ -40%
Median Price	\$358K	-	\$40K
vs. December 2021	▲ 8%	-	▲ 5%

KAU			
	🏠	🏢	🌴
Total Sales	8	0	28
vs. December 2021	▼ -33%	▼ -100%	▼ -33%
Median Price	\$183K	-	\$24K
vs. December 2021	▼ -42%	-	▼ -18%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 1/01/2023 and is subject to change.

