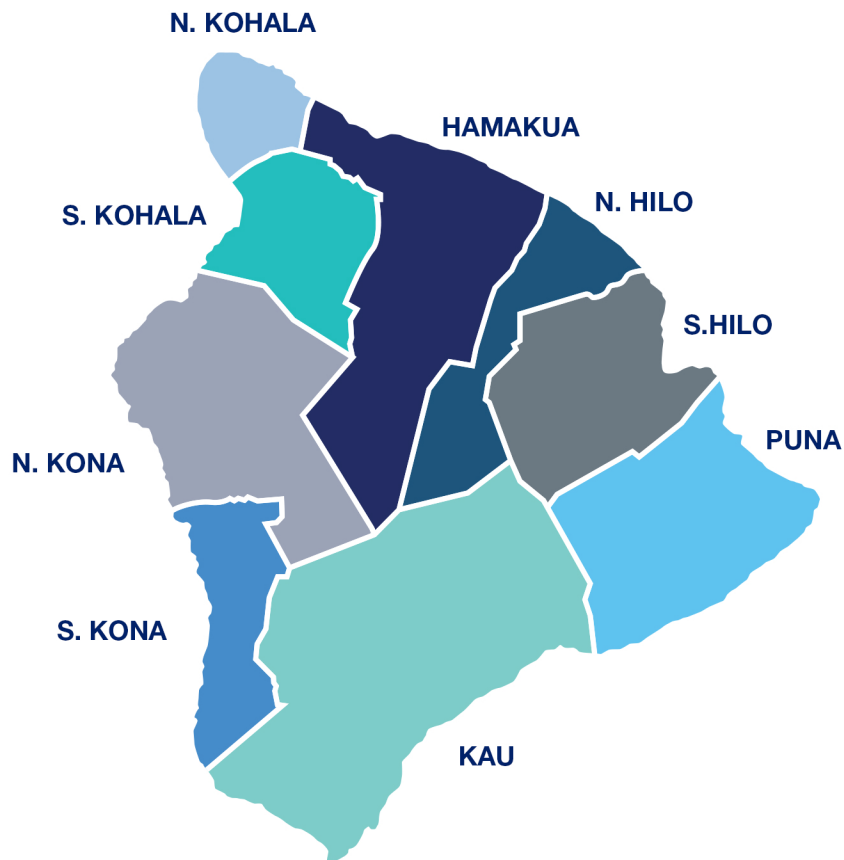




# HAWAI'I ISLAND MARKET UPDATE

## DECEMBER 2021

In closing out the year, homes are selling at an astonishing rate across the Big Island. Condos sold 38 days faster in December 2021 compared to December 2020, averaging just 18 days on market. Meanwhile, single-family homes sold in 42 days and at a median price of \$536,000, a 12% increase compared to the year before. The median sales price for land also continues to rise, with a 52% increase from \$31,500 in December 2020 to \$48,000 in December 2021.



N. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	10	—	10
vs. December 2020	▼ -9%	—	▲ 11%
<b>Median Price</b>	\$612K	—	\$415K
vs. December 2020	▲ 9%	—	▲ 25%

HAMAKUA	🏠	🏢	🌴
<b>Total Sales</b>	10	—	1
vs. December 2020	▲ 67%	—	▼ -75%
<b>Median Price</b>	\$524K	—	\$399K
vs. December 2020	▼ -30%	—	▲ 34%

N. HILO	🏠	🏢	🌴
<b>Total Sales</b>	1	—	6
vs. December 2020	▼ -75%	—	▲ 200%
<b>Median Price</b>	\$130K	—	\$469K
vs. December 2020	▼ -83%	—	▼ -25%

S. HILO	🏠	🏢	🌴
<b>Total Sales</b>	34	9	9
vs. December 2020	▼ -28%	▲ 350%	▼ -40%
<b>Median Price</b>	\$580K	\$210K	\$233K
vs. December 2020	▲ 57%	▼ -2%	▼ -17%

PUNA	🏠	🏢	🌴
<b>Total Sales</b>	124	—	125
vs. December 2020	▲ 32%	—	▼ -5%
<b>Median Price</b>	\$328K	—	\$38K
vs. December 2020	▲ 24%	—	▲ 85%

KAU	🏠	🏢	🌴
<b>Total Sales</b>	14	1	41
vs. December 2020	▼ -22%	—	▼ -2%
<b>Median Price</b>	\$331K	\$185K	\$27K
vs. December 2020	▲ 27%	—	▲ 26%

S. KONA	🏠	🏢	🌴
<b>Total Sales</b>	8	—	13
vs. December 2020	▼ -11%	▼ -100%	▲ -28%
<b>Median Price</b>	\$657K	—	\$250K
vs. December 2020	▲ 1%	▼ -100%	▼ -3%

N. KONA	🏠	🏢	🌴
<b>Total Sales</b>	58	45	11
vs. December 2020	▼ -21%	▼ -15%	▼ -35%
<b>Median Price</b>	\$1M	\$450K	\$1.3M
vs. December 2020	▲ 13%	▲ 23%	▲ 60%

S. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	27	29	7
vs. December 2020	▼ -21%	▼ -9%	▼ -22%
<b>Median Price</b>	\$1.1M	\$890K	\$385K
vs. December 2020	▲ 43%	▼ -29%	▲ 83%