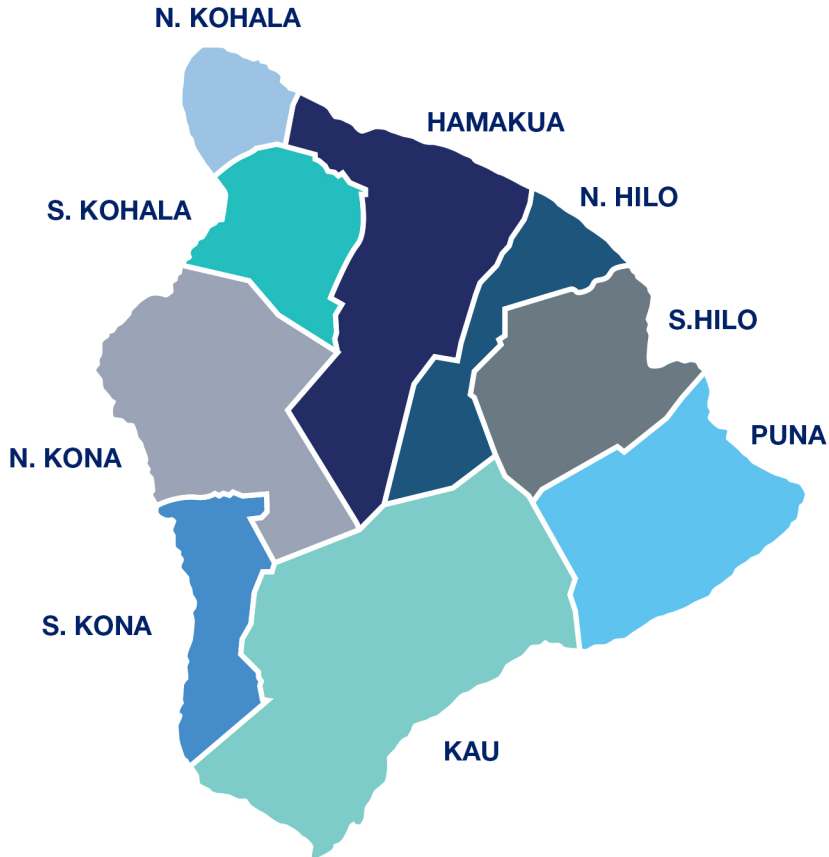




HAWAI'I ISLAND MARKET UPDATE

MAY 2022

Year to date, the Big Island real estate market has remained very consistent with little fluctuation in total sales, median sales price and days on market. Island-wide, the median sales price for condos (\$567K) surpassed single-family homes (\$523K) in May 2022, with a 26% increase in price compared to this time last year, and with 13% fewer total sales (94) for the month. Given its vast size, it's important to consider the neighborhood level nuances whether you plan to buy or sell here.



N. KOHALA	🏠	🏢	🌴
Total Sales	9	—	6
vs. May 2021	—	—	▲ 100%
Median Price	\$600K	—	\$507K
vs. May 2021	▼ -17%	—	▲ 7%

HAMAKUA	🏠	🏢	🌴
Total Sales	10	—	1
vs. May 2021	▲ 100%	—	▼ -75%
Median Price	\$658K	—	\$325K
vs. May 2021	▲ 57%	—	▲ 2%

S. KOHALA	🏠	🏢	🌴
Total Sales	17	35	9
vs. May 2021	▼ -50%	▼ -13%	▼ -53%
Median Price	\$899K	\$1.4M	\$450K
vs. May 2021	▼ -17%	▲ 108%	▲ 60%

N. HILO	🏠	🏢	🌴
Total Sales	1	—	3
vs. May 2021	▼ -50%	—	▲ 200%
Median Price	\$459K	—	\$900K
vs. May 2021	▼ -17%	—	▲ 847%

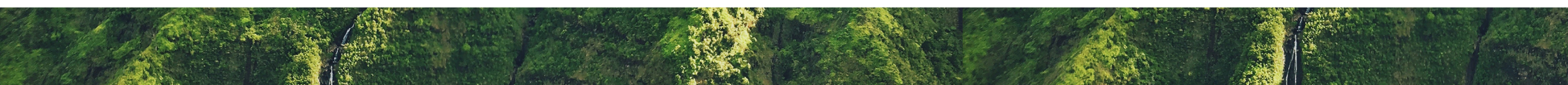
N. KONA	🏠	🏢	🌴
Total Sales	50	44	9
vs. May 2021	▼ -7%	▼ -29%	▼ -36%
Median Price	\$1.2M	\$535K	\$550K
vs. May 2021	▲ 22%	▲ 44%	▲ 13%

S. HILO	🏠	🏢	🌴
Total Sales	34	13	13
vs. May 2021	▲ 17%	▲ 160%	▲ 63%
Median Price	\$534K	\$220K	\$275K
vs. May 2021	▲ 35%	▲ 4%	▲ 16%

S. KONA	🏠	🏢	🌴
Total Sales	5	—	10
vs. May 2021	▼ -67%	—	▼ -29%
Median Price	\$750K	—	\$375K
vs. May 2021	▲ 8%	—	▲ 436%

PUNA	🏠	🏢	🌴
Total Sales	104	—	167
vs. May 2021	▲ 1%	—	▲ 1%
Median Price	\$378K	—	\$42K
vs. May 2021	▲ 28%	—	▲ 45%

KAU	🏠	🏢	🌴
Total Sales	26	2	69
vs. May 2021	▲ 160%	▲ 100%	▲ 50%
Median Price	\$273K	\$340K	\$62K
vs. May 2021	▼ -21%	▲ 84%	▲ 227%





SINGLE FAMILY HOME TRANSACTIONS

MAY 2022

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2022	2021	YoY %	2022	2021	YoY %	2022	2021	YoY %
Captain Cook	5	12	▼ -58%	\$750,000	\$582,500	▲ 29%	7	23	▼ -62%
Hakalau	2	1	▲ 100%	\$875,125	\$2,400,000	▼ -64%	12	561	▼ -98%
Hawi	3	5	▼ -40%	\$580,000	\$1,700,000	▼ -66%	2	40	▼ -81%
Hilo	30	25	▲ 20%	\$534,000	\$429,000	▲ 24%	4	45	▼ -71%
Honokaa	9	3	▲ 200%	\$640,000	\$419,000	▲ 53%	5	275	▼ -88%
Honomu	0	2	▼ -100%	-	\$324,500	-	-	3	-
Kailua-Kona	50	54	▼ -7%	\$1,170,000	\$957,000	▲ 22%	12	7	▼ -63%
Kamuela	11	17	▼ -35%	\$930,808	\$2,900,000	▼ -68%	8	46	▼ -21%
Kapaau	6	4	▲ 50%	\$647,500	\$636,000	▲ 2%	10	20	▲ 21%
Keaau	31	39	▼ -21%	\$525,000	\$375,000	▲ 40%	15	12	▼ -31%
Kealahou	0	3	▼ -100%	-	\$1,650,000	-	-	8	-
Kurtistown	5	7	▼ -29%	\$409,000	\$354,900	▲ 15%	8	36	▼ -59%
Laupahoehoe	1	1	0%	\$459,000	\$795,000	▼ -42%	39	12	▲ 225%
Mountain View	10	11	▼ -9%	\$345,000	\$255,000	▲ 35%	21	103	▼ -30%
Naalehu	7	4	▲ 75%	\$495,000	\$561,500	▼ -12%	18	159	▼ -78%
Ninole	0	0	-	-	-	-	-	-	-
Ocean View	18	6	▲ 200%	\$237,950	\$302,450	▼ -21%	28	56	▼ -31%
Ookala	0	0	-	-	-	-	-	-	-
Paaui	1	2	▼ -50%	\$1,350,000	\$384,000	▲ 252%	0	34	▼ -100%
Pahala	1	0	-	\$275,000	-	-	0	-	-
Pahoa	41	37	▲ 11%	\$312,000	\$239,500	▲ 30%	25	9	▲ 71%
Papaaloa	0	1	▼ -100%	-	\$310,000	-	-	40	-
Papaikou	1	1	0%	\$438,000	\$165,500	▲ 165%	4	0	-
Pepeekeo	1	0	-	\$520,000	-	-	5	-	-
Volcano	17	9	▲ 89%	\$450,000	\$280,000	▲ 61%	31	19	▼ -32%
Waikoloa	6	17	▼ -65%	\$849,500	\$760,000	▲ 12%	0	7	▼ -81%
GRAND TOTAL	256	261	▼ -2%	\$522,500	\$500,000	▲ 5%	12	15	▼ -40%



CONDOMINIUM TRANSACTIONS

MAY 2022

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2022	2021	YoY %	2022	2021	YoY %	2022	2021	YoY %
Captain Cook	-	-	-	-	-	-	-	-	-
Hawi	-	-	-	-	-	-	-	-	-
Hilo	13	5	▲ 160%	\$220,000	\$212,000	▲ 4%	9	25	▼ -71%
Kailua-Kona	44	62	▼ -29%	\$535,000	\$372,500	▲ 44%	5	5	▼ -72%
Kamuela	17	15	▲ 13%	\$3,500,000	\$1,200,000	▲ 192%	22	11	▼ -24%
Naalehu	2	1	▲ 100%	\$339,500	\$184,500	▲ 84%	14	0	▼ -
Pahala	0	0	-	-	-	-	-	-	-
Waikoloa	18	25	▼ -28%	\$587,500	\$484,000	▲ 21%	7	9	▼ -74%
GRAND TOTAL	94	108	▼ -13%	\$566,750	\$449,500	▲ 26%	7	9	▼ -53%