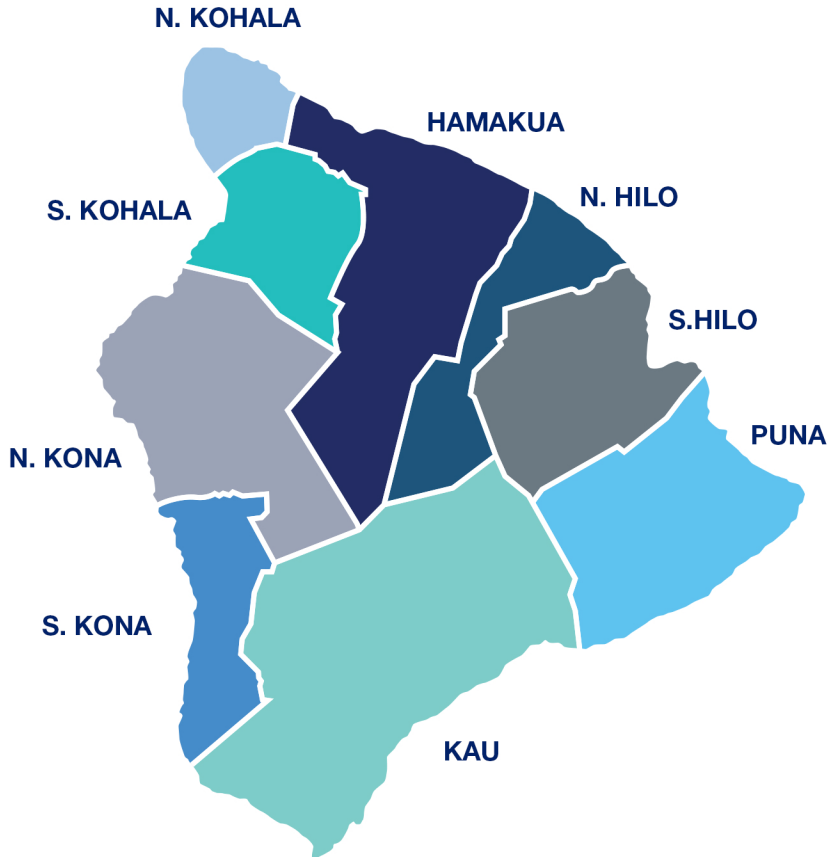




HAWAI'I ISLAND MARKET UPDATE

JULY 2022

Buyers are regaining control on the Big Island as median sales prices continued their decline from recent highs while days on market increases. Since June 1st, of the 678 combined single-family homes and condos listed for sale, 21.6% have seen a price reduction. Properties that are priced accordingly and present well are continuing to sell quickly.



N. KOHALA	🏠	🏢	🌴
Total Sales	3	—	2
vs. July 2021	▼-40%	—	▼-78%
Median Price	\$1M	—	\$400K
vs. July 2021	▲77%	—	▲7%

HAMAKUA	🏠	🏢	🌴
Total Sales	7	—	1
vs. July 2021	▲133%	—	▼-75%
Median Price	\$655K	—	\$150K
vs. July 2021	▼-36%	—	▼-61%

S. KOHALA	🏠	🏢	🌴
Total Sales	14	21	5
vs. July 2021	▼-39%	▼-32%	▼-64%
Median Price	\$869K	\$930K	\$500K
vs. July 2021	▲2%	▲5%	▲37%

N. HILO	🏠	🏢	🌴
Total Sales	2	—	2
vs. July 2021	—	—	▼-50%
Median Price	\$770K	—	\$373K
vs. July 2021	▲27%	—	▲27%

N. KONA	🏠	🏢	🌴
Total Sales	26	35	7
vs. July 2021	▼-54%	▼-13%	▼-46%
Median Price	\$1.3M	\$515K	\$659K
vs. July 2021	▲41%	▲22%	▼-14%

S. HILO	🏠	🏢	🌴
Total Sales	23	7	2
vs. July 2021	▼-41%	▼-36%	▼-80%
Median Price	475K	\$205K	\$288K
vs. July 2021	▲23%	▲114%	▼-26%

S. KONA	🏠	🏢	🌴
Total Sales	7	0	12
vs. July 2021	▼-13%	—	▼-33%
Median Price	\$900K	—	\$235K
vs. July 2021	▲42%	—	▼-13%

PUNA	🏠	🏢	🌴
Total Sales	84	—	132
vs. July 2021	▼-20%	—	▼-19%
Median Price	\$355K	—	\$38K
vs. July 2021	▲18%	—	▲9%

KAU	🏠	🏢	🌴
Total Sales	14	—	48
vs. July 2021	▼-26%	—	▼-11%
Median Price	\$303K	—	\$30K
vs. July 2021	▲12%	—	▲161%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 08/01/2022 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

JULY 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	6	6	-	0%	\$805,000	\$652,500	▲	23%	39	14	▲	189%
Hakalau	0	0	-	0%	-	-	-	-	-	-	-	-
Hawi	1	0	-	-	\$3,800,000	-	-	-	49	-	-	-
Hilo	19	32	▼	-41%	\$475,000	\$386,000	▲	23%	15	11	▲	36%
Honokaa	5	3	▲	67%	\$655,000	\$1,025,000	▼	-36%	7	0	-	-
Honomu	0	1	▼	-100%	-	\$270,000	-	-	-	-	-	-
Kailua-Kona	26	57	▼	-54%	\$1,300,000	\$925,000	▲	41%	14	9	▲	56%
Kamuela	7	17	▼	-59%	\$750,000	\$905,000	▼	-17%	16	8	▲	100%
Kapaau	2	5	▼	-60%	80750000%	\$570,000	▲	42%	16	65	▼	-75%
Keaau	18	36	▼	-50%	\$503,500	\$402,500	▲	25%	17	7	▲	154%
Kealakekua	1	2	▼	-50%	\$1,200,000	\$587,500	▲	104%	40	5	▲	789%
Kurtistown	4	4	-	0%	\$244,500	\$351,000	▼	-30%	10	18	▼	-44%
Laupahoehoe	1	1	-	0%	\$800,000	\$690,000	▲	16%	4	7	▼	-43%
Mountain View	17	13	▲	31%	\$265,000	\$220,000	▲	20%	53	23	▲	130%
Naalehu	2	6	▼	-67%	\$400,000	\$421,000	▼	-5%	57	13	▲	356%
Ninole	0	0	-	-	-	-	-	-	-	-	-	-
Ocean View	12	12	-	0%	\$302,500	\$252,450	▲	20%	22	35	▼	-38%
Ookala	0	1	▼	-100%	-	\$525,000	-	-	-	109	-	-
Paauilo	2	0	-	-	\$567,500	-	-	-	53	-	-	-
Pahala	0	1	▼	-100%	-	\$307,000	-	-	-	23	-	-
Pahoa	36	38	▼	-5%	\$319,000	\$247,000	▲	29%	17	29	▼	-42%
Papaaloa	1	0	-	-	\$740,000	-	-	-	16	-	-	-
Papaikou	3	1	▲	200%	\$390,000	\$380,000	▲	3%	3	4	▼	-25%
Pepeekeo	1	5	▼	-80%	\$611,000	\$985,000	▼	-38%	10	38	▼	-74%
Volcano	9	14	▼	-36%	\$350,000	\$334,000	▲	5%	22	19	▲	19%
Waikoloa	7	6	▲	17%	\$965,000	\$782,500	▲	23%	8	7	▲	14%
GRAND TOTAL	180	261	▼	-31%	\$456,000	\$426,000	▲	7%	19	11	▲	68%



CONDOMINIUM TRANSACTIONS

JULY 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	0	0	-	-	-	-	-	-	-	-	-	-
Hawi	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	7	11	▼	-36%	\$205,000	\$96,000	▲	114%	6	47	▼	-92%
Kailua-Kona	35	40	▼	-13%	\$515,000	\$422,500	▲	22%	5	5	▼	-69%
Kamuela	4	11	▼	-64%	\$3,440,650	\$2,200,000	▲	56%	57	7	▲	84%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	17	20	▼	-15%	\$640,000	\$614,000	▲	4%	7	8	▼	-30%
GRAND TOTAL	63	82	▼	-23%	\$540,000	\$484,500	▲	11%	6	7	▼	-59%