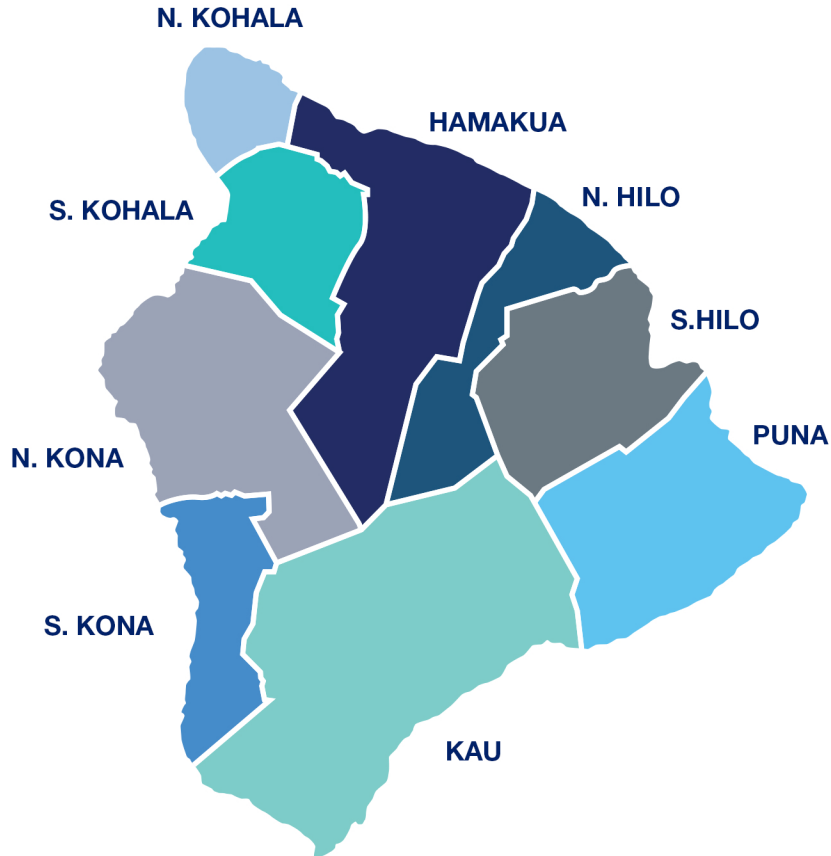




# HAWAI'I ISLAND MARKET UPDATE

## JUNE 2022

Overall market activity on the Big Island is showing signs of slowing as total sales declined -12% for single-family homes and -22% for condos year over year. Even though sales are down, prices remain near recent highs as competitively priced properties continue to sell quickly. Given the Big Island's vast size and geographic diversity, it is important to review data specific to each market area as median sales prices range from \$300K to over \$1 million.



N. KOHALA			
<b>Total Sales</b> vs. June 2021	1 ▼ -89%	—	5 ▼ -38%
<b>Median Price</b> vs. June 2021	\$3.7M ▲ 388%	—	\$450K ▼ -8%

HAMAKUA			
<b>Total Sales</b> vs. June 2021	4 ▼ -33%	—	3 ▼ -25%
<b>Median Price</b> vs. June 2021	\$519K ▼ -12%	—	\$625K ▲ 74%

S. KOHALA			
<b>Total Sales</b> vs. June 2021	24 ▼ -27%	32 ▼ -9%	7 ▼ -71%
<b>Median Price</b> vs. June 2021	\$975K ▲ 17%	\$989K ▲ 20%	\$700K ▲ 137%

N. HILO			
<b>Total Sales</b> vs. June 2021	2 ▼ -60%	—	— ▼ -100%
<b>Median Price</b> vs. June 2021	\$1.1M ▲ 121%	—	—

N. KONA			
<b>Total Sales</b> vs. June 2021	44 ▼ -17%	42 ▼ -34%	4 ▼ -83%
<b>Median Price</b> vs. June 2021	\$990K ▲ 11%	\$560K ▲ 39%	\$625K ▲ 32%

S. HILO			
<b>Total Sales</b> vs. June 2021	18 ▼ -55%	8 ▲ 14%	14 ▲ 8%
<b>Median Price</b> vs. June 2021	\$538K ▲ 36%	\$241K ▲ 131%	\$400K ▲ 56%

S. KONA			
<b>Total Sales</b> vs. June 2021	11 ▼ -15%	1 —	14 ▼ -7%
<b>Median Price</b> vs. June 2021	\$760K ▲ 20%	\$336K —	\$165K ▼ -6%

PUNA			
<b>Total Sales</b> vs. June 2021	128 ▲ 23%	—	137 ▼ -29%
<b>Median Price</b> vs. June 2021	\$383K ▲ 23%	—	\$45K ▲ 61%

KAU			
<b>Total Sales</b> vs. June 2021	14 ▼ -13%	—	40 ▼ -41%
<b>Median Price</b> vs. June 2021	\$308K ▲ 14%	—	\$22K ▲ 83%

The information in this report is deemed reliable but not guaranteed.  
Data provided by Hawaii Information System (HIS) as of 07/01/2022 and is subject to change.



# SINGLE FAMILY HOME TRANSACTIONS

**JUNE 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	9	10	▼	-10%	\$736,000	\$590,000	▲	25%	6	13	▼	-25%
Hakalau	1	0	-	-	\$900,000	-	-	-	10	-	-	-
Hawi	1	4	▼	-75%	\$3,660,000	\$804,500	▲	355%	144	7	▲	1957%
Hilo	13	37	▼	-65%	\$525,000	\$398,000	▲	32%	24	9	▼	-45%
Honokaa	3	5	▼	-40%	\$463,000	\$460,000	▲	1%	74	8	▼	-16%
Honomu	0	2	▼	-100%	-	\$295,500	-	-	-	23	-	-
Kailua-Kona	44	53	▼	-17%	\$990,000	\$895,000	▲	11%	9	7	▼	-53%
Kamuela	9	19	▼	-53%	\$2,125,000	\$1,150,000	▲	85%	11	14	▼	-47%
Kapaau	0	5	▼	-100%	-	\$525,000	-	-	-	15	-	-
Keaau	40	44	▼	-9%	\$489,500	\$365,500	▲	34%	11	8	▼	-10%
Kealahou	2	3	▼	-33%	\$2,287,500	\$675,000	▲	239%	77	6	▲	1175%
Kurtistown	5	8	▼	-38%	\$315,000	\$310,000	▲	2%	8	15	▼	-86%
Laupahoehoe	1	3	▼	-67%	\$310,000	\$140,000	▲	121%	0	6	▼	-100%
Mountain View	19	7	▲	171%	\$420,000	\$356,000	▲	18%	20	43	▲	19%
Naalehu	6	9	▼	-33%	\$217,500	\$350,000	▼	-38%	107	47	▲	40%
Ninole	0	1	▼	-100%	-	\$811,200	-	-	-	0	-	-
Ocean View	8	7	▲	14%	\$317,450	\$245,000	▲	30%	33	25	▲	12%
Ookala	0	1	▼	-100%	-	\$710,000	-	-	-	87	-	-
Paauilo	1	1	-	0%	\$575,000	\$780,000	▼	-26%	20	27	▼	-26%
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	51	32	▲	59%	\$350,000	\$235,000	▲	49%	12	21	▼	-12%
Papaaloa	1	0	-	-	\$1,940,000	-	-	-	120	-	-	-
Papaikou	2	0	-	-	\$602,500	-	-	-	132	-	-	-
Pepeekeo	2	1	▲	100%	\$1,672,500	\$1,150,000	▲	45%	23	22	▲	5%
Volcano	13	13	-	0%	\$369,000	\$370,000	▲	0%	21	28	▲	20%
Waikoloa	15	14	▲	7%	\$898,000	\$822,500	▲	9%	6	13	▼	-31%
<b>GRAND TOTAL</b>	<b>246</b>	<b>279</b>	▼	-12%	<b>\$480,000</b>	<b>\$470,000</b>	▲	2%	<b>11</b>	<b>11</b>	▼	-21%



# CONDOMINIUM TRANSACTIONS

**JUNE 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	1	0	-	-	\$336,000	-	-	-	12	-	-	-
Hawi	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	8	7	▲	14%	\$240,500	\$104,000	▲	131%	7	40	▼	-89%
Kailua-Kona	42	64	▼	-34%	\$560,000	\$404,000	▲	39%	6	6	▼	-46%
Kamuela	12	15	▼	-20%	\$2,620,000	\$1,047,000	▲	150%	12	6	▲	69%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	20	20	-	0%	\$633,250	\$637,500	▼	-1%	4	7	▼	-78%
<b>GRAND TOTAL</b>	<b>83</b>	<b>106</b>	▼	-22%	<b>\$599,900</b>	<b>\$485,000</b>	▲	24%	<b>7</b>	<b>9</b>	▼	-44%