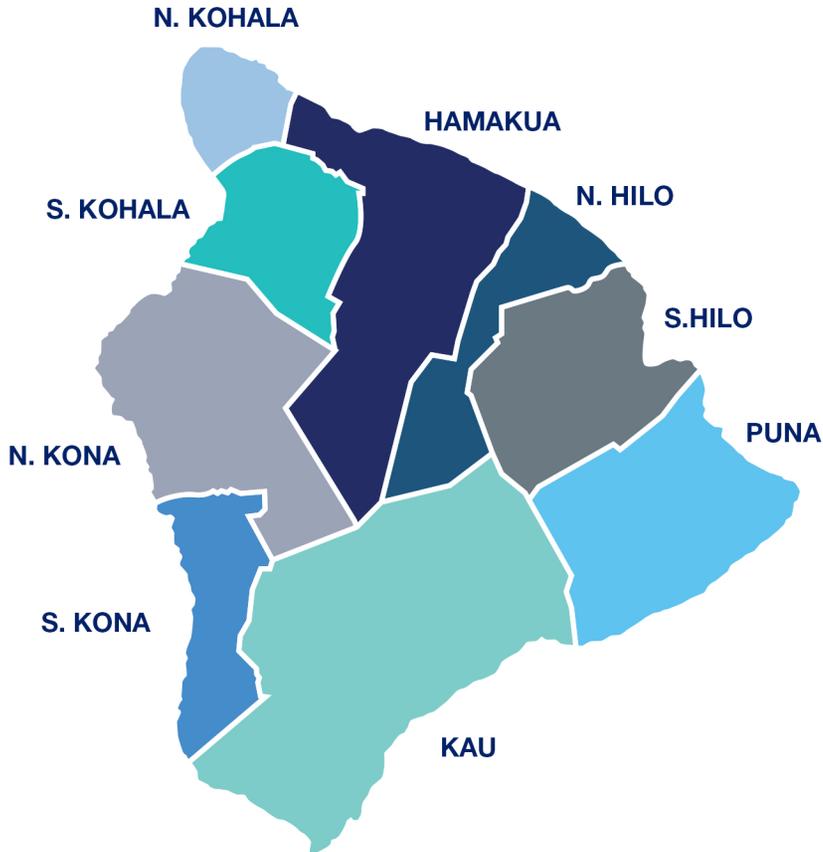




HAWAI'I ISLAND MARKET UPDATE

SEPTEMBER 2022

Sales on the Big Island have certainly slowed as there were only 244 total single-family home and condo sales in September 2022, down 47% from the peak of 456 combined sales in March 2021. Prior to the pandemic, total sales activity ranged from 200-260 sales per month, so the current decline is in line with normal levels. Even though properties are taking nearly two weeks longer to sell, prices are holding strong.



N. KOHALA			
Total Sales	1	—	1
vs. September 2021	▼ -67%	—	▼ -75%
Median Price	\$748K	—	\$2.5M
vs. September 2021	▼ -38%	—	▲ 833%

HAMAKUA			
Total Sales	8	—	1
vs. September 2021	▼ -27%	—	▼ -75%
Median Price	\$591K	—	\$2.5M
vs. September 2021	—	—	▲ 791%

S. KOHALA			
Total Sales	16	14	3
vs. September 2021	▼ -43%	▼ -58%	▼ -50%
Median Price	\$905K	\$848K	\$6.1M
vs. September 2021	▲ 4%	▲ 5%	▲ 2,382%

N. HILO			
Total Sales	3	0	1
vs. September 2021	▼ -50%	—	▼ -86%
Median Price	\$928K	—	\$500K
vs. September 2021	▲ 46%	—	▲ 72%

N. KONA			
Total Sales	43	27	4
vs. September 2021	▼ -4%	▼ -31%	▼ -20%
Median Price	\$995K	\$590K	\$726K
vs. September 2021	▲ 11%	▲ 37%	▼ -59%

S. HILO			
Total Sales	30	5	13
vs. September 2021	▼ -3%	▼ -50%	▲ 117%
Median Price	\$490K	\$235K	\$230K
vs. September 2021	▼ -8%	▲ 68%	▼ -40%

S. KONA			
Total Sales	9	0	12
vs. September 2021	▼ -40%	—	—
Median Price	\$695K	—	\$87K
vs. September 2021	▼ -7%	—	▼ -60%

PUNA			
Total Sales	76	—	100
vs. September 2021	▼ -33%	—	▼ -35%
Median Price	\$350K	—	\$35K
vs. September 2021	▲ 13%	—	—

KAU			
Total Sales	12	0	37
vs. September 2021	▼ -29%	—	▼ -8%
Median Price	\$319K	—	\$15K
vs. September 2021	▲ 66%	—	▼ -44%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 10/01/2022 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

SEPTEMBER 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	12	▼	-25%	\$695,000	\$764,500	▼	-9%	45	11	▲	329%
Hakalau	0	1	▼	-100%	-	\$1,500,000	-	-	-	126	-	-
Hawi	0	2	▼	-100%	-	\$1,928,753	-	-	-	50	-	-
Hilo	26	27	▼	-4%	\$490,000	\$501,000	▼	-2%	11	15	▼	-27%
Honokaa	7	7	-	-	\$635,000	\$589,000	▲	8%	80	39	▲	105%
Honomu	2	0	-	-	\$591,000	-	-	-	13	-	-	-
Kailua-Kona	43	45	▼	-4%	\$995,000	\$899,900	▲	11%	15	5	▲	200%
Kamuela	7	13	▼	-46%	\$875,000	\$995,000	▼	-12%	46	3	▲	1433%
Kapaau	1	1	-	-	\$748,000	\$695,000	▲	8%	49	4	▲	1125%
Keaau	19	36	▼	-47%	\$464,000	\$402,500	▲	15%	30	7	▲	329%
Kealahou	0	3	▼	-100%	-	\$708,000	-	-	-	3	-	-
Kurtistown	5	4	▲	25%	\$360,000	\$303,250	▲	19%	36	4	▲	929%
Laupahoehoe	0	2	▼	-100%	-	\$694,500	-	-	-	156	-	-
Mountain View	17	13	▲	31%	\$325,000	\$305,000	▲	7%	27	23	▲	17%
Naalehu	5	6	▼	-17%	\$645,000	\$338,500	▲	91%	69	42	▲	66%
Ninole	0	1	▼	-100%	-	\$1,550,000	-	-	-	34	-	-
Ocean View	7	11	▼	-36%	\$271,000	\$190,000	▲	43%	45	37	▲	22%
Ookala	1	0	-	-	92800000%	-	-	-	3	-	-	-
Paauilo	1	4	▼	-75%	\$405,000	\$540,000	▼	-25%	3	13	▼	-76%
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	28	47	▼	-40%	\$290,044	\$285,000	▲	2%	43	8	▲	431%
Papaaloa	2	3	▼	-33%	118925000%	\$620,000	▲	92%	8	28	▼	-71%
Papaikou	1	2	▼	-50%	\$300,000	\$484,500	▼	-38%	5	4	▲	25%
Pepeekeo	1	1	-	-	\$599,000	\$1,920,000	▼	-69%	18	151	▼	-88%
Volcano	7	14	▼	-50%	\$247,500	\$252,500	▼	-2%	25	18	▲	43%
Waikoloa	9	15	▼	-40%	\$934,000	\$810,000	▲	15%	11	10	▲	10%
GRAND TOTAL	198	270	▼	-27%	\$537,500	\$482,500	▲	11%	26	10	▲	155%



CONDOMINIUM TRANSACTIONS

SEPTEMBER 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	5	10	▼	-50%	\$235,000	\$140,000	▲	68%	7	20	▼	-65%
Kailua-Kona	27	39	▼	-31%	\$590,000	\$430,000	▲	37%	7	7	-	0%
Kamuela	2	12	▼	-83%	\$1,235,000	\$1,762,000	▼	-30%	43	3	▲	1317%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	12	21	▼	-43%	\$783,250	\$665,000	▲	18%	22	5	▲	340%
GRAND TOTAL	46	82	▼	-44%	\$590,000	\$467,500	▲	26%	11	7	▲	57%