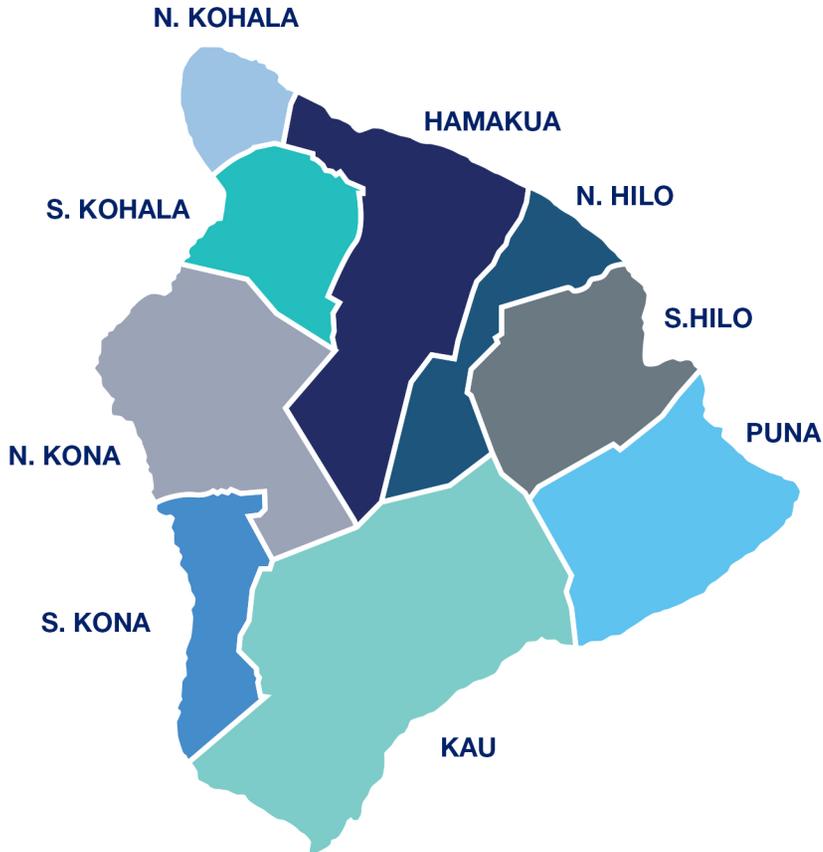




# HAWAI'I ISLAND MARKET UPDATE

## FEBRUARY 2022

Two months into the year and the Big Island real estate market continues its competitive streak. Even with interest rates creeping up which puts pressure on affordability, properties are selling as fast as they come on the market. For both single-family homes and condos, there were more sales than new listings driving months of remaining inventory towards record lows.



N. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	8	48	3
vs. February 2021	▼ -27%	▼ -6%	▼ -70%
<b>Median Price</b>	\$1.4M	\$466K	\$453K
vs. February 2021	▲ 74%	▲ 15%	▲ 44%

HAMAKUA	🏠	🏢	🌴
<b>Total Sales</b>	3	-	2
vs. February 2021	▲ 50%	-	-
<b>Median Price</b>	\$829K	-	\$315K
vs. February 2021	▲ 15%	-	▼ -42%

S. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	18	25	11
vs. February 2021	-	▼ -32%	▲ 22%
<b>Median Price</b>	\$963K	\$1.1M	\$700K
vs. February 2021	▲ 35%	▲ 58%	▲ 133%

N. HILO	🏠	🏢	🌴
<b>Total Sales</b>	4	-	5
vs. February 2021	▲ 100%	-	▲ 25%
<b>Median Price</b>	\$788K	-	\$426K
vs. February 2021	▲ 44%	-	▲ 47%

N. KONA	🏠	🏢	🌴
<b>Total Sales</b>	37	30	9
vs. February 2021	▼ -47%	▼ -30%	▼ -64%
<b>Median Price</b>	\$1.1M	\$488K	\$475K
vs. February 2021	▲ 18%	▲ 24%	▼ -14%

S. HILO	🏠	🏢	🌴
<b>Total Sales</b>	37	10	6
vs. February 2021	▲ 37%	▲ 11%	▼ -14%
<b>Median Price</b>	\$579K	\$280K	\$413K
vs. February 2021	▲ 47%	▲ 20%	▲ 26%

S. KONA	🏠	🏢	🌴
<b>Total Sales</b>	11	1	4
vs. February 2021	▼ -35%	▼ -50%	▼ -71%
<b>Median Price</b>	\$799K	\$578K	\$343K
vs. February 2021	▲ 45%	▲ 147%	▲ 26%

PUNA	🏠	🏢	🌴
<b>Total Sales</b>	94	-	124
vs. February 2021	▲ 21%	-	▲ 7%
<b>Median Price</b>	\$350K	-	\$33K
vs. February 2021	▲ 36%	-	▲ 45%

KAU	🏠	🏢	🌴
<b>Total Sales</b>	13	-	43
vs. February 2021	-	-	▼ -2%
<b>Median Price</b>	\$375K	-	\$25K
vs. February 2021	▲ 25%	-	▲ 57%





# SINGLE FAMILY HOME TRANSACTIONS

**FEBRUARY 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	8	13	▼	-38%	\$737,000	\$510,000	▲	45%	66	42	▲	56%
Hawi	5	1	▲	400%	\$1,292,000	\$747,000	▲	73%	0	11	▼	-100%
Hilo	30	24	▲	25%	\$554,000	\$390,000	▲	42%	17	34	▼	-50%
Holualo	2	5	▼	-60%	\$3,400,500	\$995,000	▲	242%	71	6	▲	1075%
Honokaa	2	2		0%	\$837,500	\$719,000	▲	16%	26	6	▲	364%
Kailua-Kona	30	63	▼	-52%	\$1,112,500	\$950,000	▲	17%	9	11	▼	-23%
Kamuela	9	12	▼	-25%	\$1,050,000	\$1,597,500	▼	-34%	7	27	▼	-74%
Kapaau	2	6	▼	-67%	\$1,797,500	\$676,000	▲	166%	11	48	▼	-77%
Kea'au	29	29		-	\$390,000	\$337,000	▲	16%	10	8	▲	25%
Kealakekua	5	3	▲	67%	\$872,000	\$750,000	▲	16%	7	5	▲	40%
Kurtistown	3	4	▼	-25%	\$223,000	\$229,995	▼	-3%	64	8	▲	700%
Laupahoehoe	3	1	▲	200%	\$675,000	\$557,000	▲	21%	12	29	▼	-59%
Mountain View	13	9	▲	44%	\$325,000	\$207,000	▲	57%	41	143	▼	-71%
Naalehu	6	3	▲	100%	\$450,000	\$358,000	▲	26%	75	20	▲	273%
Ocean View	6	7	▼	-14%	\$266,250	\$284,000	▼	-6%	66	110	▼	-40%
Paauilo	1	-		-	\$829,000	-		-	-	-		-
Pahoa	41	29	▲	41%	\$315,000	\$208,000	▲	51%	22	51	▼	-57%
Pepeekeo	4	2	▲	100%	\$790,550	\$1,672,500	▼	-53%	19	13	▲	42%
Volcano	7	8	▼	-13%	\$397,500	\$267,500	▲	49%	45	103	▼	-56%
Waikoloa	10	10		0%	\$945,000	\$657,500	▲	44%	13	39	▼	-68%



# CONDOMINIUM TRANSACTIONS

**FEBRUARY 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	2	▼	-50%	\$578,200	\$234,000	▲	147%	117	179	▼	-35%
Hilo	10	9	▲	11%	\$280,000	\$234,000	▲	20%	8	30	▼	-73%
Kailua-Kona	43	50	▼	-14%	\$467,500	\$403,500	▲	16%	5	19	▼	-73%
Kamuela	10	16	▼	-38%	\$1,650,000	\$1,256,250	▲	31%	3	35	▼	-91%
Waikoloa	15	21	▼	-29%	\$820,000	\$525,000	▲	56%	6	27	▼	-78%

