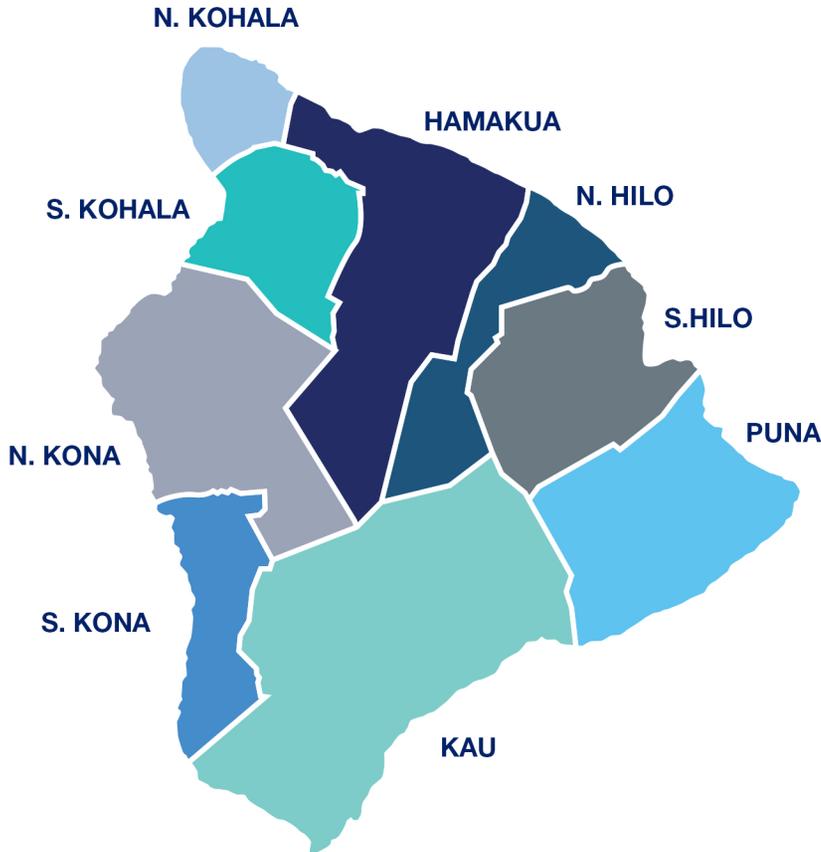




# HAWAI'I ISLAND MARKET UPDATE

## AUGUST 2022

The Big Island real estate market is following national and statewide trends as sales activity decreased 25% year over year with only a slight increase from July (243) to August (257). Other key indicators including median sales prices remained relatively flat as both buyers and sellers continue to let the macro economic market conditions play out.



N. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	2	—	2
vs. August 2021	▼-67%	—	▼-67%
<b>Median Price</b>	\$439K	—	\$1.1M
vs. August 2021	▼-17%	—	▼-7%

HAMAKUA	🏠	🏢	🌴
<b>Total Sales</b>	4	—	4
vs. August 2021	▼-20%	—	▲300%
<b>Median Price</b>	\$464K	—	\$205K
vs. August 2021	▼-32%	—	▲37%

S. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	18	10	6
vs. August 2021	▼-40%	▼-58%	▼-50%
<b>Median Price</b>	\$1.1M	\$693K	\$460K
vs. August 2021	▲22%	▼-1%	▲58%

N. HILO	🏠	🏢	🌴
<b>Total Sales</b>	0	0	0
vs. August 2021	▼-100%	—	▼-100%
<b>Median Price</b>	—	—	—
vs. August 2021	—	—	—

N. KONA	🏠	🏢	🌴
<b>Total Sales</b>	37	45	4
vs. August 2021	▼-21%	▼-12%	▼-73%
<b>Median Price</b>	\$1.1M	\$610K	\$720K
vs. August 2021	▲19%	▲58%	▲60%

S. HILO	🏠	🏢	🌴
<b>Total Sales</b>	34	2	17
vs. August 2021	▼-6%	▼-86%	▼-6%
<b>Median Price</b>	\$481K	\$98K	\$230K
vs. August 2021	▲3%	▼-52%	▼-36%

S. KONA	🏠	🏢	🌴
<b>Total Sales</b>	7	0	6
vs. August 2021	▼-56%	—	▼-65%
<b>Median Price</b>	\$950K	—	\$230K
vs. August 2021	▲39%	—	▲53%

PUNA	🏠	🏢	🌴
<b>Total Sales</b>	85	—	119
vs. August 2021	▼-18%	—	▼-21%
<b>Median Price</b>	\$384K	—	\$35K
vs. August 2021	▲18%	—	▼-9%

KAU	🏠	🏢	🌴
<b>Total Sales</b>	13	0	35
vs. August 2021	▼-35%	▼-100%	▼-27%
<b>Median Price</b>	\$277K	—	\$30K
vs. August 2021	▲3%	—	▲82%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 09/01/2022 and is subject to change.



# SINGLE FAMILY HOME TRANSACTIONS

AUGUST 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	14	▼	-57%	\$1,015,000	\$709,950	▲	43%	29	19	▼	-25%
Hakalau	1	0	-	-	\$1,375,000	-	-	-	33	-	-	-
Hawi	0	3	▼	-100%	-	\$625,000	-	-	-	6	-	-
Hilo	26	31	▼	-16%	\$498,500	\$465,000	▲	7%	15	8	▲	42%
Honokaa	2	4	▼	-50%	\$463,750	\$682,500	▼	-32%	37	9	▲	244%
Honomu	1	0	-	-	\$370,000	-	-	-	77	-	-	-
Kailua-Kona	37	47	▼	-21%	\$1,100,000	\$928,000	▲	19%	12	9	▲	11%
Kamuela	13	18	▼	-28%	\$1,060,000	\$1,110,000	▼	-5%	31	14	▲	70%
Kapaau	2	3	▼	-33%	\$439,400	\$515,000	▼	-15%	37	18	▲	32%
Keaau	25	41	▼	-39%	\$459,000	\$400,000	▲	15%	14	9	▼	-10%
Kealahou	1	2	▼	-50%	\$710,000	\$684,000	▲	4%	34	14	▲	143%
Kurtistown	6	6	-	0%	\$470,000	\$372,500	▲	26%	24	7	▲	189%
Laupahoehoe	0	2	▼	-100%	-	\$275,000	-	-	-	8	-	-
Mountain View	7	18	▼	-61%	\$345,000	\$282,500	▲	22%	29	8	▲	80%
Naalehu	2	7	▼	-71%	\$456,883	\$360,000	▲	27%	55	6	▲	165%
Ninole	0	1	▼	-100%	-	\$620,000	-	-	-	4	-	-
Ocean View	10	13	▼	-23%	\$232,250	\$250,000	▼	-7%	67	51	▼	-77%
Ookala	0	0	-	-	-	-	-	-	-	-	-	-
Paaui	2	1	▲	100%	\$457,500	\$735,000	▼	-38%	18	10	▲	75%
Pahala	1	0	-	-	\$130,000	-	-	-	22	-	-	-
Pahoa	32	33	▼	-3%	\$350,000	\$265,000	▲	32%	24	32	▲	6%
Papaaloa	0	1	▼	-100%	-	\$720,000	-	-	-	166	-	-
Papaikou	4	3	▲	33%	\$430,000	\$550,000	▼	-22%	43	2	▲	2368%
Pepeekeo	2	2	-	0%	\$527,500	\$990,000	▼	-47%	15	101	▼	-85%
Volcano	15	6	▲	150%	\$320,000	\$232,500	▲	38%	36	27	▲	86%
Waikoloa	5	12	▼	-58%	\$1,100,000	\$815,000	▲	35%	27	4	▲	299%
<b>GRAND TOTAL</b>	<b>200</b>	<b>268</b>	<b>▼</b>	<b>-25%</b>	<b>\$483,725</b>	<b>\$495,000</b>	<b>▼</b>	<b>-2%</b>	<b>22</b>	<b>10</b>	<b>▼</b>	<b>-9%</b>



# CONDOMINIUM TRANSACTIONS

AUGUST 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	2	14	▼	-86%	\$97,500	\$202,000	▼	-52%	6	6	▼	-85%
Kailua-Kona	45	51	▼	-12%	\$610,000	\$385,000	▲	58%	13	7	▼	-24%
Kamuela	2	8	▼	-75%	\$1,700,000	\$1,525,000	▲	11%	28	3	▲	588%
Naalehu	0	1	▼	-100%	-	\$229,000	-	-	-	-	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	8	16	▼	-50%	\$455,000	\$617,000	▼	-26%	8	5	▼	-31%
<b>GRAND TOTAL</b>	<b>57</b>	<b>90</b>	<b>▼</b>	<b>-37%</b>	<b>\$599,000</b>	<b>\$450,000</b>	<b>▲</b>	<b>33%</b>	<b>10</b>	<b>5</b>	<b>▼</b>	<b>-19%</b>