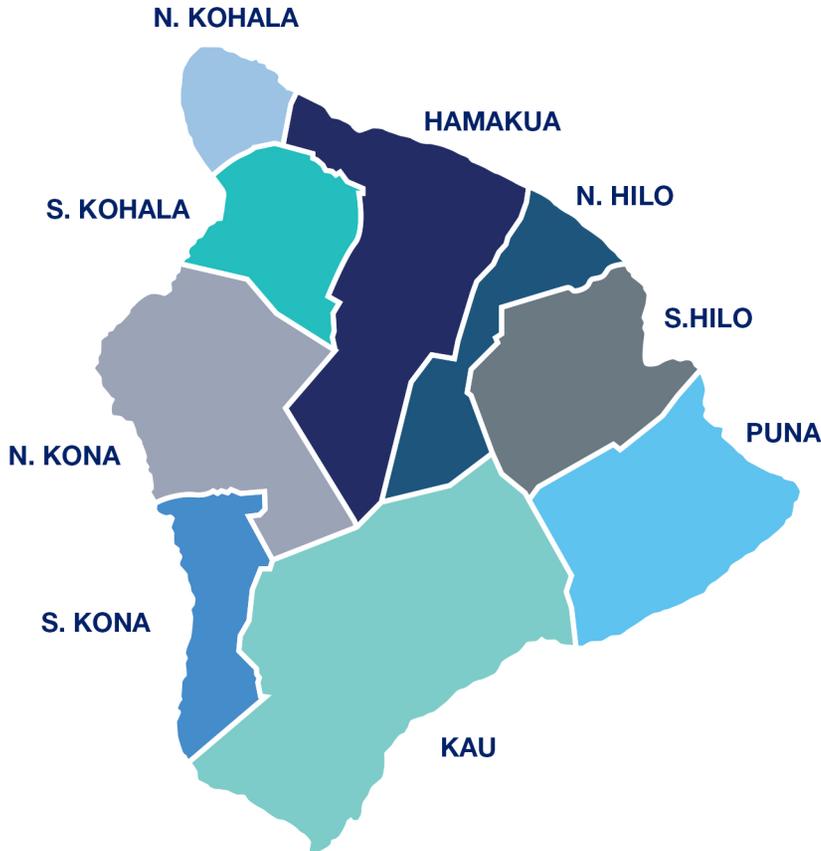




HAWAI'I ISLAND MARKET UPDATE

NOVEMBER 2022

While some may speculate the recent volcanic activity of Mauna Loa is influencing the Big Island's housing market, longer view trends are showing a sustained slowdown since the peak of last year's housing craze (Q2 2021) and the increase in rising mortgage interest rates (Q1 2022). Year-over-year, there were 96 less homes for sale (-29%) as sales activity returned to pre-pandemic ranges. Most notably, median days on market for single-family homes have been consistently going up from a recent low of 11 days in June to 37 days in November.



N. KOHALA			
Total Sales	3	—	1
vs. November 2021	—	—	▼-67%
Median Price	\$539K	—	\$1.8M
vs. November 2021	▼-10%	—	▲47%

HAMAKUA			
Total Sales	3	—	1
vs. November 2021	▼-57%	—	▼-75%
Median Price	\$810K	—	\$280K
vs. November 2021	▲103%	—	▲6%

S. KOHALA			
Total Sales	13	9	5
vs. November 2021	▼-46%	▼-67%	▼-81%
Median Price	\$1.3M	\$1.2M	\$445K
vs. November 2021	▲44%	▲54%	▲21%

N. HILO			
Total Sales	—	0	1
vs. November 2021	—	—	▼-50%
Median Price	—	—	\$200K
vs. November 2021	—	—	▼-48%

N. KONA			
Total Sales	28	13	10
vs. November 2021	▼-38%	▼-66%	▲43%
Median Price	\$1M	\$440K	\$700K
vs. November 2021	▲25%	▼-2%	▼-63%

S. HILO			
Total Sales	26	8	8
vs. November 2021	▼-13%	▲33%	▼-20%
Median Price	\$536K	\$200K	\$360K
vs. November 2021	▲16%	▲14%	▼-22%

S. KONA			
Total Sales	3	0	2
vs. November 2021	▼-63%	—	▼-71%
Median Price	\$880K	—	\$320K
vs. November 2021	▲26%	—	▲11%

PUNA			
Total Sales	84	—	58
vs. November 2021	▼-3%	—	▼-55%
Median Price	\$355K	—	\$34K
vs. November 2021	—	—	▼-18%

KAU			
Total Sales	10	0	35
vs. November 2021	▼-55%	—	▼-31%
Median Price	\$265K	—	\$20K
vs. November 2021	▼-7%	—	▲14%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 12/01/2022 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

NOVEMBER 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	2	7	▼	-71%	\$826,500	\$695,000	▲	19%	197	18	▲	994%
Hakalau	-	-	-	-	-	-	-	-	-	-	-	-
Hawi	-	1	▼	-100%	-	\$649,000	-	-	-	4	-	-
Hilo	21	26	▼	-19%	\$539,000	\$450,000	▲	20%	44	6	▲	633%
Honokaa	3	5	▼	-40%	\$810,000	\$700,000	▲	16%	55	11	▲	400%
Honomu	2	-	-	-	\$527,000	-	-	-	43	-	-	-
Kailua-Kona	28	45	▼	-38%	\$1,052,500	\$840,000	▲	25%	34	7	▲	379%
Kamuela	12	15	▼	-20%	\$1,850,000	\$878,750	▲	111%	36	24	▲	48%
Kapaau	3	2	▲	50%	\$539,000	\$420,000	▲	28%	0	23	▼	-100%
Keaau	29	35	▼	-17%	\$450,000	\$509,000	▼	-12%	23	9	▲	156%
Kealakekua	1	1	-	0%	\$879,700	\$1,530,000	▼	-43%	10	6	-	67%
Kurtistown	4	8	▼	-50%	\$600,000	\$485,000	▲	24%	46	13	▲	264%
Laupahoehoe	-	2	▼	-100%	-	\$406,250	-	-	-	5	-	-
Mountain View	15	9	▲	67%	\$308,000	\$270,000	▲	14%	37	33	▲	12%
Naalehu	2	6	▼	-67%	\$670,000	\$390,000	▲	72%	89	10	▲	785%
Ninole	-	-	-	-	-	-	-	-	-	-	-	-
Ocean View	8	16	▼	-50%	\$227,250	\$273,500	▼	-17%	18	29	▼	-37%
Ookala	-	-	-	-	-	-	-	-	-	-	-	-
Paauiilo	-	2	▼	-100%	-	\$394,500	-	-	-	5	-	-
Pahala	-	-	-	-	-	-	-	-	-	-	-	-
Pahoa	30	28	▲	7%	\$321,500	\$310,000	▲	4%	61	7	▲	771%
Papaaloa	-	2	▼	-100%	-	\$1,082,500	-	-	-	18	-	-
Papaikou	2	3	▼	-33%	\$4,722,500	\$675,000	▲	600%	133	5	▲	2560%
Pepeekeo	1	1	-	0%	\$475,000	\$132,000	▲	260%	124	0	-	-
Volcano	6	7	▼	-14%	\$294,000	\$279,000	▲	5%	46	23	▲	98%
Waikoloa	1	9	▼	-89%	\$625,000	\$785,000	▼	-20%	75	23	▲	226%
GRAND TOTAL	170	230	▼	-26%	\$492,500	\$525,000	▼	-6%	37	10	▲	270%



CONDOMINIUM TRANSACTIONS

NOVEMBER 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	▼	-100%	-	\$285,000	-	-	-	22	-	-
Hilo	8	6	▲	33%	\$200,000	\$175,000	▲	14%	18	6	▲	192%
Kailua-Kona	13	38	▼	-66%	\$440,000	\$447,500	▼	-2%	6	7	▼	-8%
Kamuela	5	12	▼	-58%	\$1,975,000	\$1,202,500	▲	64%	20	9	▲	135%
Naalehu	-	1	▼	-100%	-	\$250,000	-	-	-	-	-	-
Waikoloa	4	15	▼	-73%	\$790,000	\$701,000	▲	13%	23	4	▲	463%
GRAND TOTAL	30	73	▼	-59%	\$473,750	\$535,000	▼	-11%	14	6	▲	125%