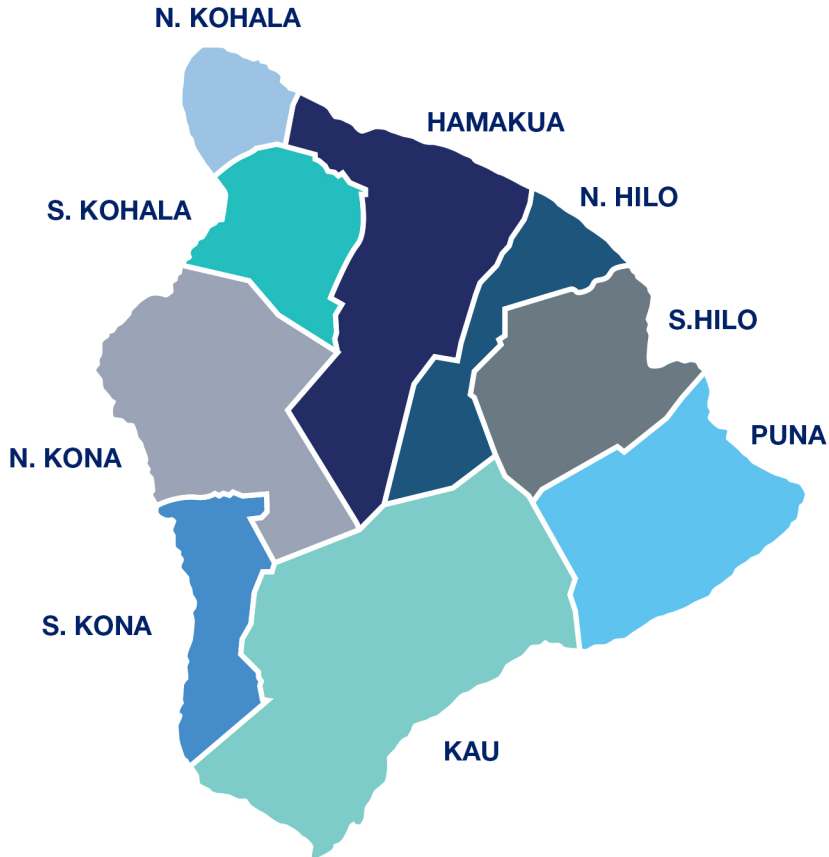




# HAWAI'I ISLAND MARKET UPDATE

## JANUARY 2023

The Big Island real estate market is approaching a crossroads—total sales for single-family homes and condos approached 10-year lows with just 7 more sales in January 2023 compared to the low of 162 sales in May 2019. With so little inventory for sale, median prices have continued to stay within the range of recent highs. With both buyers and sellers at a standstill, days on market have continued to climb month after month reaching 35 days in January up from just 13 days in July of last year.



N. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	4	—	1
vs. January 2022	▼-20%	—	▼-50%
<b>Median Price</b>	\$734K	—	\$315K
vs. January 2022	▲7%	—	▼-52%

HAMAKUA	🏠	🏢	🌴
<b>Total Sales</b>	2	—	2
vs. January 2022	▼-67%	—	▼-50%
<b>Median Price</b>	\$488K	—	\$438K
vs. January 2022	▼-20%	—	▼-4%

S. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	13	13	6
vs. January 2022	▼-50%	▼-48%	▼-50%
<b>Median Price</b>	\$930K	\$850K	\$236K
vs. January 2022	▲12%	▼-5%	▼-52%

N. HILO	🏠	🏢	🌴
<b>Total Sales</b>	1	0	1
vs. January 2022	▼-50%	—	▼-75%
<b>Median Price</b>	\$5.8M	—	\$345K
vs. January 2022	▲691%	—	▼-13%

N. KONA	🏠	🏢	🌴
<b>Total Sales</b>	25	17	4
vs. January 2022	▼-44%	▼-45%	▼-71%
<b>Median Price</b>	\$1.2M	\$430K	\$543K
vs. January 2022	▲9%	▼-9%	▲4%

S. HILO	🏠	🏢	🌴
<b>Total Sales</b>	23	4	5
vs. January 2022	▼-8%	▼-69%	▼-64%
<b>Median Price</b>	\$550K	\$214K	\$239K
vs. January 2022	▲2%	▲84%	▼-15%

S. KONA	🏠	🏢	🌴
<b>Total Sales</b>	4	0	4
vs. January 2022	▼-73%	—	▼-81%
<b>Median Price</b>	\$700K	—	\$221K
vs. January 2022	▲6%	—	▼-20%

PUNA	🏠	🏢	🌴
<b>Total Sales</b>	51	—	54
vs. January 2022	▼-37%	—	▼-59%
<b>Median Price</b>	\$325K	—	\$45K
vs. January 2022	▼-7%	—	▲50%

KAU	🏠	🏢	🌴
<b>Total Sales</b>	11	1	28
vs. January 2022	▼-31%	—	—
<b>Median Price</b>	\$360K	\$315K	\$17K
vs. January 2022	▲46%	—	▼-61%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 2/01/2023 and is subject to change.



# SINGLE FAMILY HOME TRANSACTIONS

JANUARY 2023

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2023	2022		YoY %	2023	2022		YoY %	2023	2022		YoY %
Captain Cook	3	12	▼	-75%	\$640,000	\$592,500	▲	8%	77	15	▲	431%
Hakalau	0	1	▼	-100%	-	\$1,100,000	-	-	-	2	-	-
Hawi	1	2	▼	-50%	\$1,050,000	\$702,500	▲	49%	55	12	▲	358%
Hilo	20	20	-	-	\$527,500	\$544,000	▼	-3%	22	8	▲	175%
Honokaa	2	4	▼	-50%	\$487,500	\$822,500	▼	-41%	133	46	▲	192%
Honomu	2	0	-	-	\$846,500	-	-	-	101	-	-	-
Kailua-Kona	25	45	▼	-44%	\$1,200,000	\$1,100,000	▲	9%	21	11	▲	91%
Kamuela	5	16	▼	-69%	\$1,300,000	\$833,000	▲	56%	23	11	▲	119%
Kapaau	3	3	-	-	\$578,000	\$685,000	▼	-16%	9	-	-	-
Keaau	13	23	▼	-43%	\$495,000	\$441,000	▲	12%	29	13	▲	123%
Kealahou	1	3	▼	-67%	\$760,000	\$3,300,000	▼	-77%	55	35	▲	57%
Kurtistown	2	8	▼	-75%	\$339,000	\$373,750	▼	-9%	36	8	▲	344%
Laupahoehoe	0	1	▼	-100%	-	\$465,000	-	-	-	23	-	-
Mountain View	7	5	▲	40%	\$230,000	\$235,000	▼	-2%	22	15	▲	47%
Naalehu	4	5	▼	-20%	\$645,000	\$315,000	▲	105%	87	38	▲	128%
Ninole	1	1	-	-	\$5,750,000	\$989,000	▲	481%	214	2	▲	10600%
Ocean View	7	11	▼	-36%	\$330,000	\$107,000	▲	208%	51	80	▼	-36%
Ookala	0	0	-	-	-	-	-	-	-	-	-	-
Paauilo	0	2	▼	-100%	-	\$387,500	-	-	-	13	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	27	31	▼	-13%	\$325,000	\$280,000	▲	16%	45	17	▲	165%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	1	3	▼	-67%	\$645,000	\$400,000	▲	61%	153	19	▲	705%
Pepeekeo	0	1	▼	-100%	-	\$1,250,000	-	-	-	74	-	-
Volcano	2	14	▼	-86%	\$194,798	\$375,000	▼	-48%	27	22	▲	26%
Waikoloa	8	10	▼	-20%	\$844,000	\$846,500	-	-	43	12	▲	258%
<b>GRAND TOTAL</b>	<b>134</b>	<b>221</b>	<b>▼</b>	<b>-39%</b>	<b>\$529,500</b>	<b>\$538,000</b>	<b>▼</b>	<b>-2%</b>	<b>39</b>	<b>16</b>	<b>▲</b>	<b>144%</b>



# CONDOMINIUM TRANSACTIONS

JANUARY 2023

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2023	2022		YoY %	2023	2022		YoY %	2023	2022		YoY %
Captain Cook	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	4	13	▼	-69%	\$213,500	\$116,000	▲	84%	9	4	▲	125%
Kailua-Kona	17	31	▼	-45%	\$430,000	\$475,000	▼	-9%	20	5	▲	300%
Kamuela	5	9	▼	-44%	\$1,200,000	\$1,295,000	▼	-7%	3	9	▼	-67%
Naalehu	1	0	-	-	\$315,000	-	-	-	107	-	-	-
Waikoloa	8	16	▼	-50%	\$715,250	\$717,000	-	0%	35	8	▲	331%
<b>GRAND TOTAL</b>	<b>35</b>	<b>69</b>	<b>▼</b>	<b>-49%</b>	<b>\$615,000</b>	<b>\$500,000</b>	<b>▲</b>	<b>23%</b>	<b>20</b>	<b>5</b>	<b>▲</b>	<b>300%</b>