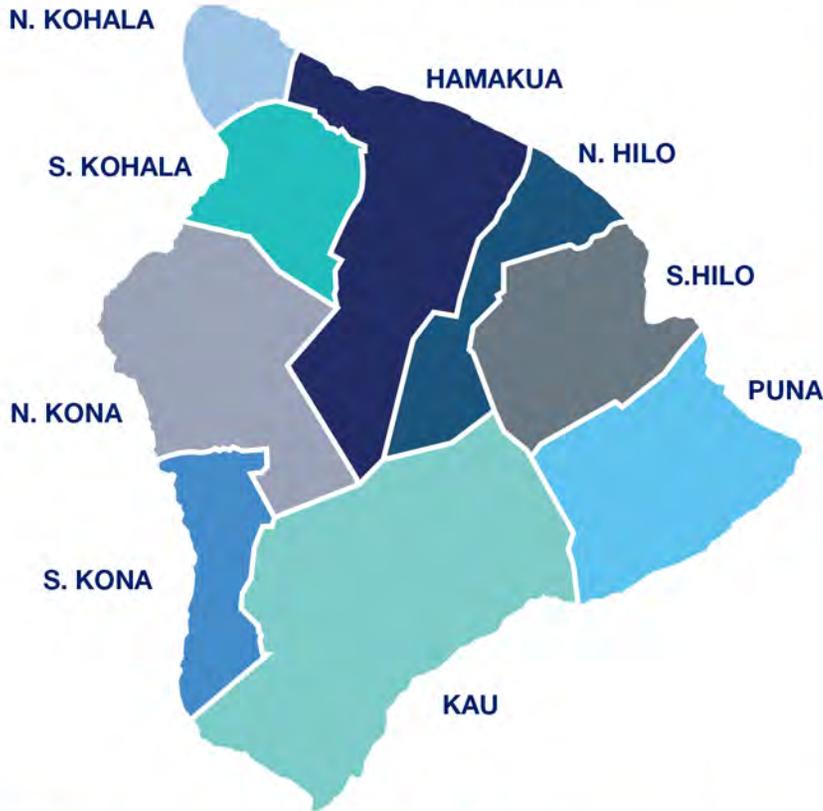




HAWAI'I ISLAND MARKET UPDATE

MARCH 2023

Median sales prices for single-family homes on the Big Island established a new record high at \$558,000 in March, led primarily by the island's west side (Kona and Kohala). While the overall market showed signs of finding a bottom with regard to sales activity, days on market continue to increase as housing affordability and a perpetual lack of homes for sale put pressure on buyers and sellers alike.



N. KOHALA			
Total Sales	3	0	6
vs. March 2022	▼ -73%	—	—
Median Price	\$1.2M	—	\$510K
vs. March 2022	▲ 31%	—	▲ 28%

HAMAKUA			
Total Sales	5	—	2
vs. March 2022	▲ 25%	—	▲ 100%
Median Price	\$515K	—	\$164K
vs. March 2022	▲ 4%	—	▼ -59%

S. KOHALA			
Total Sales	22	17	5
vs. March 2022	▼ -19%	▼ -53%	▼ -67%
Median Price	\$875K	\$955K	\$405K
vs. March 2022	▲ 7%	▼ -30%	▲ 17%

N. HILO			
Total Sales	—	—	1
vs. March 2022	▼ -100%	—	▼ -75%
Median Price	—	—	\$185K
vs. March 2022	—	—	▼ -34%

N. KONA			
Total Sales	29	35	12
vs. March 2022	▼ -41%	▲ 6%	▼ -33%
Median Price	\$1.3M	\$580K	\$513K
vs. March 2022	▲ 28%	▲ 6%	▼ -64%

S. HILO			
Total Sales	22	3	4
vs. March 2022	▼ -49%	▼ -77%	▼ -69%
Median Price	\$485K	\$190K	\$417K
vs. March 2022	▼ -8%	▼ -37%	▲ 60%

S. KONA			
Total Sales	7	2	7
vs. March 2022	▼ -36%	—	▼ -56%
Median Price	\$1.1M	\$427K	\$490K
vs. March 2022	▲ 21%	—	▲ 242%

PUNA			
Total Sales	65	—	122
vs. March 2022	▼ -45%	—	▼ -34%
Median Price	\$370K	—	\$35K
vs. March 2022	—	—	▼ -12%

KAU			
Total Sales	7	—	48
vs. March 2022	▼ -61%	▼ -100%	▼ -17%
Median Price	\$242K	—	\$39K
vs. March 2022	▼ -2%	—	▲ 66%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 4/1/2023 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

MARCH 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	7	11	▼	-36%	\$1,050,000	\$865,000	▲	21%	31	8	▲	288%
Hakalau	0	1	▼	-100%	-	\$1,249,000	-	-	-	46	-	-
Hawi	2	6	▼	-67%	\$982,500	\$912,500	▲	8%	163	22	▲	641%
Hilo	21	37	▼	-43%	\$480,000	\$525,000	▼	-9%	46	15	▲	207%
Honokaa	4	4	-	0%	\$540,500	\$496,500	▲	9%	45	28	▲	64%
Honomu	0	3	▼	-100%	-	\$500,000	-	-	-	15	-	-
Kailua-Kona	29	49	▼	-41%	\$1,277,777	\$999,999	▲	28%	25	8	▲	213%
Kamuela	7	14	▼	-50%	\$950,000	\$787,500	▲	21%	18	12	▲	57%
Kapaau	0	5	▼	-100%	-	\$715,000	-	-	-	6	-	-
Keaau	27	35	▼	-23%	\$500,000	\$483,000	▲	4%	60	22	▲	173%
Kealakekua	0	0	-	-	-	-	-	-	-	-	-	-
Kurtistown	3	7	▼	-57%	\$385,000	\$435,000	▼	-11%	47	5	▲	840%
Laupahoehoe	0	0	-	-	-	-	-	-	-	-	-	-
Mountain View	10	12	▼	-17%	\$372,500	\$417,625	▼	-11%	64	25	▲	161%
Naalehu	0	5	▼	-100%	-	\$385,000	-	-	-	8	-	-
Ninole	0	1	▼	-100%	-	\$811,200	-	-	-	0	-	-
Ocean View	7	12	▼	-42%	\$242,000	\$200,000	▲	21%	157	15	▲	983%
Ookala	0	0	-	-	-	-	-	-	-	-	-	-
Paauilo	1	0	-	-	\$449,000	-	-	-	5	-	-	-
Pahala	0	1	▼	-100%	-	\$275,000	-	-	-	6	-	-
Pahoa	19	55	▼	-65%	\$298,000	\$325,000	▼	-8%	57	13	▲	338%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	0	1	▼	-100%	-	\$800,000	-	-	-	8	-	-
Pepeekeo	1	1	-	0%	\$1,930,000	\$450,000	▲	329%	204	8	▲	2450%
Volcano	6	10	▼	-40%	\$333,000	\$425,000	▼	-22%	167	30	▲	455%
Waikoloa	16	13	▲	23%	\$875,000	\$817,000	▲	7%	51	7	▲	621%
GRAND TOTAL	160	283	▼	-43%	\$558,000	\$515,000	▲	8%	51	12	▲	321%



CONDOMINIUM TRANSACTIONS

MARCH 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	2	0	-	-	\$426,500	-	-	-	5	-	-	-
Hilo	3	13	▼	-77%	\$190,000	\$300,000	▼	-37%	34	6	▲	467%
Kailua-Kona	35	33	▲	6%	\$580,000	\$545,000	▲	6%	13	6	▲	117%
Kamuela	7	20	▼	-65%	\$1,575,000	\$2,250,000	▼	-30%	0	5	▼	-100%
Naalehu	0	1	▼	-100%	-	\$245,000	-	-	-	0	-	-
Waikoloa	10	16	▼	-38%	\$565,000	\$700,000	▼	-19%	56	2	▲	2700%
GRAND TOTAL	57	83	▼	-31%	\$590,000	\$650,000	▼	-9%	14	5	▲	180%

