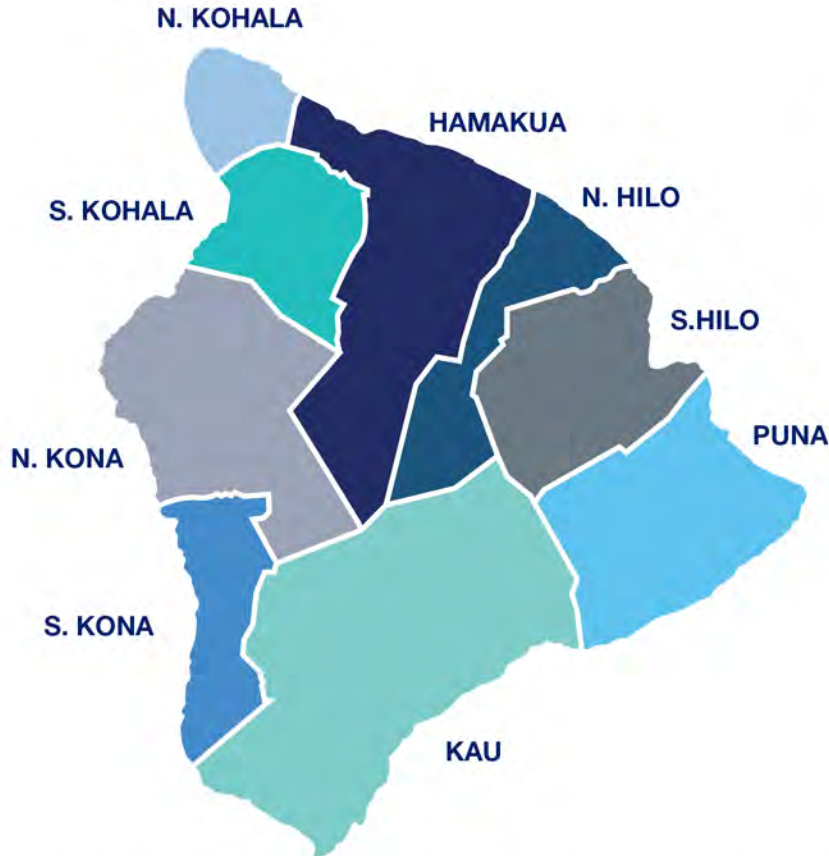




HAWAI'I ISLAND MARKET UPDATE

APRIL 2022

The Big Island real estate market held steady as median sales prices increased 9% year over year for single-family homes (\$517,000) and 45% for condos (\$689,900). Across the island, a lack of available properties for sale continues to fuel buyers' demand as properties continue to sell as quickly as they come on the market.



N. KOHALA	🏠	🏢	🌴
Total Sales	6	—	3
vs. April 2021	▲ 20%	—	▼ -63%
Median Price	\$1.8M	—	\$560K
vs. April 2021	▲ 216%	—	▲ 11%

HAMAKUA	🏠	🏢	🌴
Total Sales	6	—	1
vs. April 2021	—	—	▼ -83%
Median Price	\$488K	—	\$370K
vs. April 2021	▲ 28%	—	▼ -11%

S. KOHALA	🏠	🏢	🌴
Total Sales	21	31	9
vs. April 2021	▼ -40%	▼ -43%	▼ -63%
Median Price	\$1.5M	\$1.2M	\$400K
vs. April 2021	▲ 92%	▲ 59%	▲ 42%

N. HILO	🏠	🏢	🌴
Total Sales	1	—	6
vs. April 2021	▼ -75%	—	▲ 100%
Median Price	\$250K	—	\$402K
vs. April 2021	▼ -40%	—	▲ 148%

N. KONA	🏠	🏢	🌴
Total Sales	42	46	10
vs. April 2021	▼ -44%	▼ -46%	▼ -69%
Median Price	\$1.2M	\$573K	\$2.2M
vs. April 2021	▲ 23%	▲ 32%	▲ 224%

S. HILO	🏠	🏢	🌴
Total Sales	24	8	6
vs. April 2021	▼ -35%	▼ -33%	▼ -54%
Median Price	\$550K	\$200K	\$243K
vs. April 2021	▲ 42%	▲ 25%	▲ 11%

S. KONA	🏠	🏢	🌴
Total Sales	12	—	10
vs. April 2021	▲ 50%	—	▼ -52%
Median Price	\$795K	—	\$283K
vs. April 2021	▲ 6%	—	▼ -6%

PUNA	🏠	🏢	🌴
Total Sales	101	—	151
vs. April 2021	▲ 10%	—	▼ -17%
Median Price	\$352K	—	\$37K
vs. April 2021	▲ 24%	—	▲ 32%

KAU	🏠	🏢	🌴
Total Sales	25	2	65
vs. April 2021	▼ -11%	▲ 100%	▼ -6%
Median Price	\$335K	\$238K	\$34K
vs. April 2021	▲ 22%	▲ 53%	▲ 89%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 05/02/2022 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

APRIL 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	10	7	▲ 43%	\$795,005	\$700,000	▲ 14%	35	7	▲ 14%
Hakalau	1	0	-	\$2,000,000	-	-	-	-	-
Hawi	3	2	▲ 50%	\$1,600,000	\$970,000	▲ 65%	22	28	▲ 81%
Hilo	23	34	▼ -32%	\$545,000	\$371,000	▲ 47%	13	20	▼ -33%
Honokaa	4	4	-	\$572,750	\$328,000	▲ 75%	11	9	▼ -42%
Honomu	0	2	▼ -100%	-	\$875,000	-	-	22	-
Kailua-Kona	42	75	▼ -44%	\$1,224,500	\$999,000	▲ 23%	12	18	▼ -44%
Kamuela	13	21	▼ -38%	\$2,200,000	\$1,284,000	▲ 71%	14	6	▼ -64%
Kapaau	3	3	-	\$2,000,000	\$525,000	▲ 281%	-	54	▼ -84%
Keaau	24	31	▼ -23%	\$527,000	\$345,000	▲ 53%	11	16	▼ -56%
Kealahou	2	1	▲ 100%	\$1,700,000	\$3,000,000	▼ -43%	91	13	▲ 600%
Kurtistown	8	4	▲ 100%	\$477,000	\$325,500	▲ 47%	16	-	▼ -44%
Laupahoehoe	0	3	▼ -100%	-	\$395,000	-	-	10	-
Mountain View	12	10	▲ 20%	\$353,250	\$267,000	▲ 32%	25	14	▲ 5%
Naalehu	10	10	-	\$415,000	\$395,950	▲ 5%	7	87	▼ -74%
Ninole	0	0	-	-	-	-	-	-	-
Ocean View	14	17	▼ -18%	\$330,000	\$253,000	▲ 30%	18	62	▼ -58%
Ookala	1	1	-	\$250,000	\$439,000	▼ -43%	141	139	▲ 1%
Paauilo	2	2	-	\$367,500	\$542,500	▼ -32%	46	61	▼ -25%
Pahala	1	1	-	\$160,000	\$47,000	▲ 240%	292	0	-
Pahoa	43	34	▲ 26%	\$300,000	\$254,000	▲ 18%	28	13	▲ 3%
Papaaloa	0	0	-	-	-	-	-	-	-
Papaikou	0	0	-	-	-	-	-	-	-
Pepeekeo	0	1	▼ -100%	-	\$1,050,000	-	-	66	-
Volcano	14	13	▲ 8%	\$277,500	\$300,000	▼ -8%	43	36	▼ -38%
Waikoloa	8	14	▼ -43%	\$975,000	\$767,500	▲ 27%	9	3	▲ 64%
GRAND TOTAL	238	290	▼ -18%	\$517,000	\$475,000	▲ 9%	14	15	▼ -29%



CONDOMINIUM TRANSACTIONS

APRIL 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	-	-	-	-	-	-	-	-	-
Hawi	-	-	-	-	-	-	-	-	-
Hilo	8	12	▼ -33%	\$200,000	\$159,500	▲ 25%	8	74	▼ -83%
Kailua-Kona	46	85	▼ -46%	\$572,500	\$435,000	▲ 32%	6	10	▼ -74%
Kamuela	13	18	▼ -28%	\$2,450,000	\$1,472,250	▲ 66%	4	23	▼ -70%
Naalehu	2	1	▲ 100%	\$237,500	\$155,000	▲ 53%	1	64	▼ -98%
Pahala	-	-	-	-	-	-	-	-	-
Waikoloa	18	36	▼ -50%	\$980,000	\$546,000	▲ 79%	5	63	▼ -87%
GRAND TOTAL	87	152	▼ -43%	\$689,900	\$474,500	▲ 45%	6	30	▼ -77%