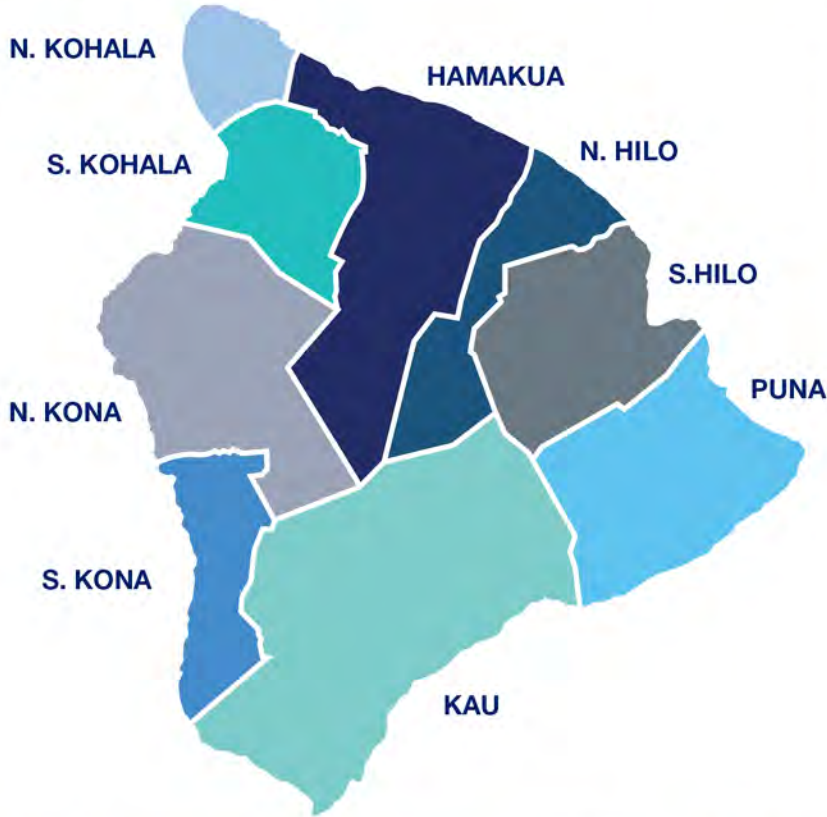




# HAWAI'I ISLAND MARKET UPDATE

## FEBRUARY 2024

Overall, real estate sales activity on the Big Island continues to increase, with total sales for single-family homes and condos rising for the third consecutive month. This surge has been accompanied by rising median sales prices and shorter days on the market. Median sales prices for single-family homes in various areas include: Kona at \$1.2M, Kohala at \$1.1M, Hilo at \$580K, and Puna at \$349K. With mortgage interest rates holding steady, buyers are increasingly embracing higher price points and exercising their negotiation strengths, as evidenced by 58% of properties selling below list price.



N. KOHALA			
	🏠	🏢	🌴
<b>Total Sales</b>	7	0	1
vs. February 2023	▲ 17%	—	—
<b>Median Price</b>	\$1.3M	—	\$640K
vs. February 2023	▼ -43%	—	▼ -74%

HAMAKUA			
	🏠	🏢	🌴
<b>Total Sales</b>	3	0	2
vs. February 2023	▲ 50%	—	▲ 100%
<b>Median Price</b>	\$475K	—	\$320K
vs. February 2023	▼ -55%	—	▼ -27%

S. KOHALA			
	🏠	🏢	🌴
<b>Total Sales</b>	11	18	4
vs. February 2023	▲ 83%	▲ 38%	—
<b>Median Price</b>	\$895K	\$1.2M	\$1.1M
vs. February 2023	▲ 21%	▲ 34%	—

N. HILO			
	🏠	🏢	🌴
<b>Total Sales</b>	2	0	0
vs. February 2023	▲ 100%	—	▼ -100%
<b>Median Price</b>	\$865K	—	—
vs. February 2023	▲ 268%	—	—

N. KONA			
	🏠	🏢	🌴
<b>Total Sales</b>	38	18	4
vs. February 2023	▲ 58%	▼ -31%	▼ -56%
<b>Median Price</b>	\$1.4M	\$593K	\$769K
vs. February 2023	▲ 46%	▲ 2%	▲ 67%

S. HILO			
	🏠	🏢	🌴
<b>Total Sales</b>	20	5	1
vs. February 2023	▲ 33%	▼ -44%	▼ -80%
<b>Median Price</b>	\$544K	\$195K	\$275K
vs. February 2023	▲ 16%	▼ -38%	▼ -8%

S. KONA			
	🏠	🏢	🌴
<b>Total Sales</b>	3	1	8
vs. February 2023	▼ -67%	—	▲ 60%
<b>Median Price</b>	\$684K	\$425K	\$425K
vs. February 2023	▼ -2%	—	▲ 94%

PUNA			
	🏠	🏢	🌴
<b>Total Sales</b>	68	—	102
vs. February 2023	▲ 28%	—	▲ 42%
<b>Median Price</b>	\$350K	—	\$43K
vs. February 2023	▲ 6%	—	▲ 21%

KAU			
	🏠	🏢	🌴
<b>Total Sales</b>	16	0	49
vs. February 2023	▲ 45%	—	▲ 145%
<b>Median Price</b>	\$261K	—	\$30K
vs. February 2023	▼ -25%	—	▲ 50%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 3/1/2024 and is subject to change.







# SINGLE FAMILY HOME TRANSACTIONS

**FEBRUARY 2024**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2024	2023		YoY %	2024	2023		YoY %	2024	2023		YoY %
Captain Cook	2	8	▼	-75%	\$504,250	\$690,000	▼	-27%	52	29	▲	81%
Hakalau	0	0	-	-	-	-	-	-	-	-	-	-
Hawi	3	2	▲	50%	\$1,595,000	\$2,650,000	▼	-40%	100	35	▲	186%
Hilo	13	14	▼	-7%	\$506,000	\$482,500	▲	5%	20	20	▲	3%
Honokaa	2	2	-	0%	\$425,000	\$1,060,500	▼	-60%	131	130	-	0%
Honomu	3	0	-	-	\$850,000	-	-	-	6	-	-	-
Kailua-Kona	38	24	▲	58%	\$1,382,500	\$945,000	▲	46%	15	20	▼	-23%
Kamuela	6	7	▼	-14%	\$2,243,750	\$2,100,000	▲	7%	40	23	▲	74%
Kapaau	4	1	▲	300%	\$725,000	\$542,000	▲	34%	28	20	▲	40%
Keaau	18	11	▲	64%	\$459,000	\$400,000	▲	15%	11	74	▼	-86%
Kealahou	1	1	-	0%	\$805,000	\$729,000	▲	10%	113	21	▲	438%
Kurtistown	4	5	▼	-20%	\$347,000	\$260,000	▲	33%	16	100	▼	-84%
Laupahoehoe	1	0	-	-	\$230,000	-	-	-	506	-	-	-
Mountain View	11	5	▲	120%	\$250,000	\$360,000	▼	-31%	21	81	▼	-74%
Naalehu	6	5	▲	20%	\$701,000	\$450,000	▲	56%	65	185	▼	-65%
Ninole	1	0	-	-	\$1,500,000	-	-	-	51	-	-	-
Ocean View	9	5	▲	80%	\$235,000	\$290,000	▼	-19%	149	12	▲	1142%
Ookala	0	1	▼	-100%	-	\$235,000	-	-	-	5	-	-
Paauilo	1	0	-	-	\$1,177,119	-	-	-	0	-	-	-
Pahala	1	0	-	-	\$250,000	-	-	-	63	-	-	-
Pahoa	27	25	▲	8%	\$322,000	\$315,000	▲	2%	40	47	▼	-15%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	4	0	-	-	\$614,000	-	-	-	36	-	-	-
Pepeekeo	0	1	▼	-100%	-	\$375,000	-	-	-	27	-	-
Volcano	8	8	-	0%	\$341,296	\$311,943	▲	9%	33	57	▼	-42%
Waikoloa	5	2	▲	150%	\$889,000	\$742,500	▲	20%	16	41	▼	-61%
<b>GRAND TOTAL</b>	<b>168</b>	<b>127</b>	<b>▲</b>	<b>32%</b>	<b>\$500,500</b>	<b>\$459,500</b>	<b>▲</b>	<b>9%</b>	<b>27</b>	<b>41</b>	<b>▼</b>	<b>-34%</b>



# CONDOMINIUM TRANSACTIONS

**FEBRUARY 2024**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2024	2023		YoY %	2024	2023		YoY %	2024	2023		YoY %
Captain Cook	1	0	-	-	\$425,300	-	-	-	5	-	-	-
Hilo	5	9	▼	-44%	\$195,000	\$315,000	▼	-38%	50	16	▲	213%
Kailua-Kona	18	26	▼	-31%	\$592,500	\$580,000	▲	2%	10	10	▲	5%
Kamuela	8	7	▲	14%	\$1,792,500	\$1,252,500	▲	43%	3	5	▼	-40%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	10	6	▲	67%	\$800,000	\$650,000	▲	23%	27	51	▼	-47%
<b>GRAND TOTAL</b>	<b>42</b>	<b>48</b>	<b>▼</b>	<b>-13%</b>	<b>\$667,500</b>	<b>\$554,000</b>	<b>▲</b>	<b>20%</b>	<b>12</b>	<b>14</b>	<b>▼</b>	<b>-11%</b>