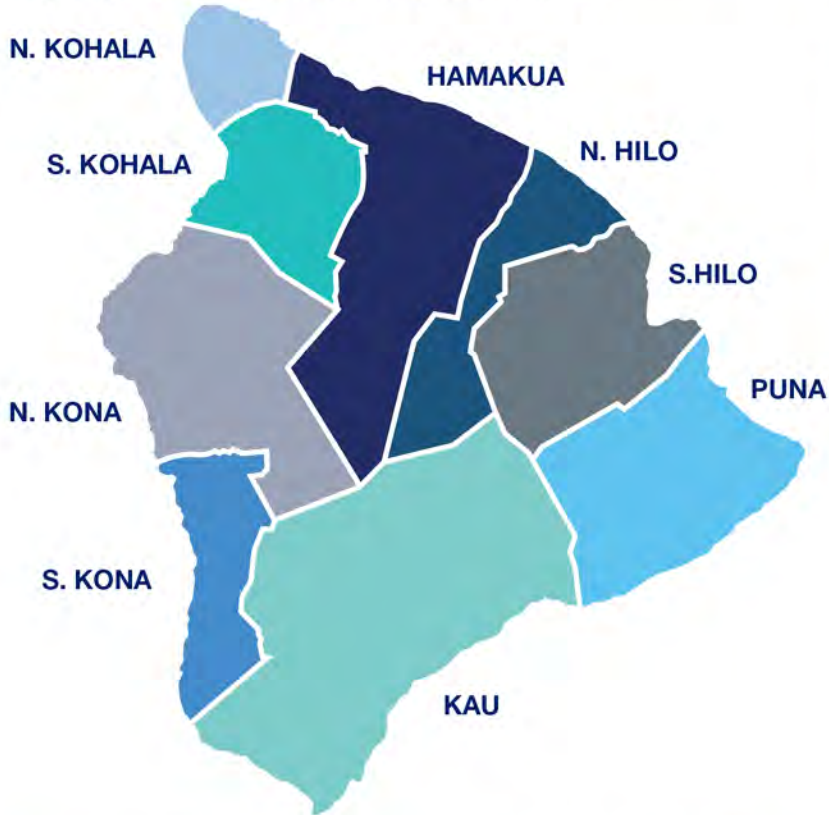




HAWAI'I ISLAND MARKET UPDATE

MARCH 2024

Market activity on the Big Island closed out the first quarter with continued upward trends in overall sales and prices for both single-family homes and condos across the island in March. Notably, there was an all-time record-high median sales price for residential properties, reaching \$579,500, while condos reached their second-highest median price at \$673,000. Condo sales for March nearly doubled since the start of the year, reflecting a 2% increase year-over-year, while single-family home sales remained relatively unchanged at 149, compared to both the beginning of the year and the same period last year.



N. KOHALA			
	🏠	🏢	🌴
Total Sales	4	0	0
vs. March 2023	▲ 33%	—	—
Median Price	\$813K	—	—
vs. March 2023	▼ -29%	—	—

HAMAKUA			
	🏠	🏢	🌴
Total Sales	1	0	3
vs. March 2023	-80%	—	▲ 50%
Median Price	\$468K	—	\$750K
vs. March 2023	▼ -9%	—	▲ 359%

S. KOHALA			
	🏠	🏢	🌴
Total Sales	12	20	6
vs. March 2023	▼ -45%	▲ 18%	▲ 20%
Median Price	\$1.1M	\$1M	\$423K
vs. March 2023	▲ 24%	▲ 9%	▲ 4%

N. HILO			
	🏠	🏢	🌴
Total Sales	1	0	1
vs. March 2023	—	—	—
Median Price	\$375K	—	\$56K
vs. March 2023	—	—	▼ -70%

N. KONA			
	🏠	🏢	🌴
Total Sales	34	32	7
vs. March 2023	▲ 17%	▼ -9%	▼ -42%
Median Price	\$1.5M	\$612K	\$515K
vs. March 2023	▲ 17%	▲ 6%	—

S. HILO			
	🏠	🏢	🌴
Total Sales	20	5	8
vs. March 2023	▼ -9%	▲ 67%	▲ 100%
Median Price	\$608K	\$269K	\$257K
vs. March 2023	▲ 25%	▲ 42%	▼ -38%

S. KONA			
	🏠	🏢	🌴
Total Sales	7	1	2
vs. March 2023	—	▼ -50%	▼ -71%
Median Price	\$575K	\$410K	\$85K
vs. March 2023	▼ -45%	▼ -4%	▼ -83%

PUNA			
	🏠	🏢	🌴
Total Sales	54	—	110
vs. March 2023	▼ -17%	—	▼ -10%
Median Price	\$365K	—	\$40K
vs. March 2023	▼ -1%	—	▲ 14%

KAU			
	🏠	🏢	🌴
Total Sales	16	0	37
vs. March 2023	▲ 129%	—	▼ -23%
Median Price	\$304K	—	\$25K
vs. March 2023	▲ 26%	—	▼ -35%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 4/1/2024 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

MARCH 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	6	7	▼ -14%	\$570,000	\$1,050,000	▼ -46%	25	31	▼ -19%
Hakalau	1	0	- -	\$920,000	-	- -	8	-	- -
Hawi	2	2	- 0%	\$1,120,063	\$982,500	▲ 14%	215	163	▲ 32%
Hilo	17	21	▼ -19%	\$620,000	\$480,000	▲ 29%	33	46	▼ -28%
Honokaa	1	4	▼ -75%	\$468,000	\$540,500	▼ -13%	3	45	▼ -93%
Kailua-Kona	34	29	▲ 17%	\$1,500,000	\$1,277,777	▲ 17%	17	25	▼ -32%
Kamuela	8	7	▲ 14%	\$817,500	\$950,000	▼ -14%	36	18	▲ 97%
Kapaau	2	0	- -	\$812,500	-	- -	188	-	- -
Keaau	14	27	▼ -48%	\$506,500	\$500,000	▲ 1%	23	60	▼ -63%
Kealahou	1	0	- -	\$1,435,000	-	- -	8	-	- -
Kurtistown	0	3	▼ -100%	-	\$385,000	- -	-	47	- -
Mountain View	7	10	▼ -30%	\$230,000	\$372,500	▼ -38%	28	64	▼ -56%
Naalehu	5	0	- -	\$529,000	-	- -	69	-	- -
Ocean View	11	7	▲ 57%	\$289,000	\$242,000	▲ 19%	43	157	▼ -73%
Ookala	1	0	- -	\$375,000	-	- -	13	-	- -
Paaui	0	1	▼ -100%	-	\$449,000	- -	-	5	- -
Pahoa	30	19	▲ 58%	\$335,000	\$298,000	▲ 12%	50	57	▼ -12%
Papaikou	2	0	- -	\$390,000	-	- -	362	-	- -
Pepeekeo	0	1	▼ -100%	-	\$1,930,000	- -	-	204	- -
Volcano	3	6	▼ -50%	\$410,000	\$333,000	▲ 23%	79	167	▼ -53%
Waikoloa	4	16	▼ -75%	\$1,257,500	\$875,000	▲ 44%	150	51	▲ 197%
GRAND TOTAL	149	160	▼ -7%	\$579,500	\$558,000	▲ 4%	32	51	▼ -37%

CONDOMINIUM TRANSACTIONS

MARCH 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	2	▼ -50%	\$410,000	\$426,500	▼ -4%	2	5	▼ -60%
Hilo	5	3	▲ 67%	\$269,000	\$190,000	▲ 42%	4	34	▼ -88%
Kailua-Kona	32	35	▼ -9%	\$612,000	\$580,000	▲ 6%	25	13	▲ 88%
Kamuela	8	7	▲ 14%	\$2,400,000	\$1,575,000	▲ 52%	10	0	- -
Waikoloa	12	10	▲ 20%	\$692,000	\$565,000	▲ 22%	5	56	▼ -91%
GRAND TOTAL	58	57	▲ 2%	\$672,500	\$590,000	▲ 14%	12	14	▼ -18%