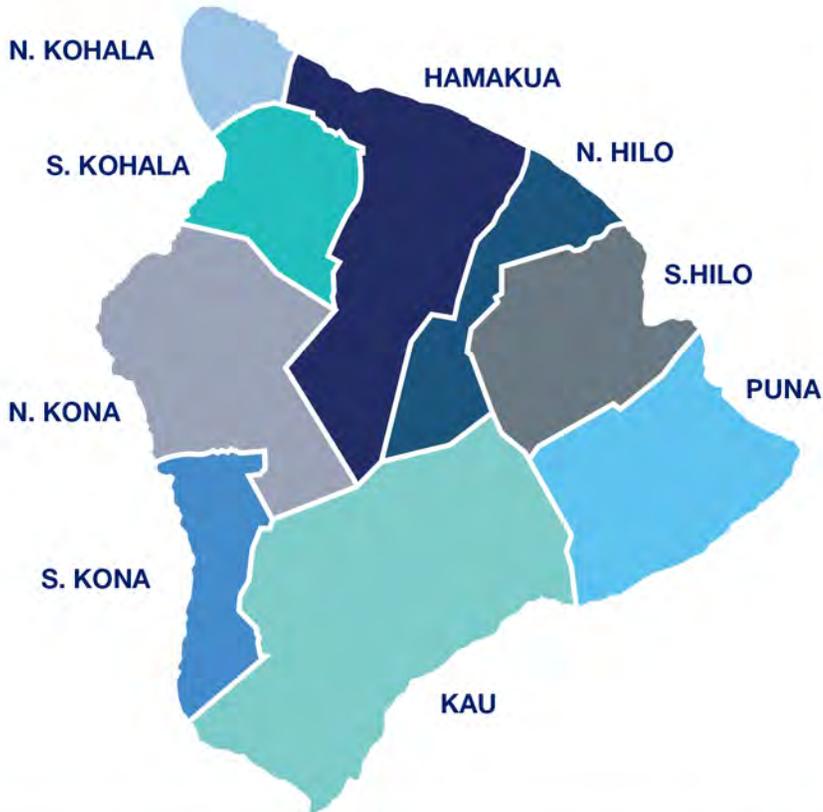




HAWAI'I ISLAND MARKET UPDATE

NOVEMBER 2023

Sales activity on the Big Island came to a standstill in November, with both single-family home and condo sales recording their lowest marks since May 2020. As a result, days on market climbed up to 35 days for residential properties. Keen observers of the market will notice an uptick in listings and escrows, suggesting a shift. With mortgage interest rates trending downward, it will be interesting to see how the year finishes, especially since median prices are only slightly higher compared to the same period last year.



N. KOHALA			
Total Sales	1	1	0
vs. November 2022	▼ -87%	—	▼ -100%
Median Price	\$1.1M	\$1.9M	—
vs. November 2022	▲ 104%	—	—

HAMAKUA			
Total Sales	3	0	3
vs. November 2022	—	—	▲ 200%
Median Price	\$370K	—	\$350K
vs. November 2022	▼ -54%	—	▲ 25%

S. KOHALA			
Total Sales	8	8	0
vs. November 2022	▼ -38%	▼ -11%	▼ -100%
Median Price	\$1M	\$1M	—
vs. November 2022	▼ -20%	▼ -18%	—

N. HILO			
Total Sales	0	0	1
vs. November 2022	—	—	—
Median Price	—	—	\$425K
vs. November 2022	—	—	▲ 113%

N. KONA			
Total Sales	22	16	3
vs. November 2022	▼ -21%	▲ 23%	▼ -70%
Median Price	\$965K	\$470K	\$221K
vs. November 2022	▼ -8%	▲ 7%	▼ -68%

S. HILO			
Total Sales	19	2	3
vs. November 2022	▼ -27%	▼ -75%	▼ -63%
Median Price	\$475K	\$240K	\$115K
vs. November 2022	▼ -11%	▲ 20%	▼ -68%

S. KONA			
Total Sales	7	0	5
vs. November 2022	▲ 133%	—	▲ 150%
Median Price	\$895K	—	\$90K
vs. November 2022	▲ 2%	—	▼ -72%

PUNA			
Total Sales	62	—	84
vs. November 2022	▼ -26%	—	▲ 42%
Median Price	\$365K	—	\$35K
vs. November 2022	▲ 3%	—	▲ 3%

KAU			
Total Sales	7	1	22
vs. November 2022	▼ -30%	—	▼ -37%
Median Price	\$325K	\$305K	\$25K
vs. November 2022	▲ 23%	—	▲ 25%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 12/1/2023 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

NOVEMBER 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	6	2	▲	200%	\$762,500	\$826,500	▼	-8%	57	197	▼	-71%
Hakalau	2	0	-	-	\$1,112,500	-	-	-	104	-	-	-
Hawi	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	16	21	▼	-24%	\$462,500	\$539,000	▼	-14%	23	44	▼	-49%
Honokaa	2	3	▼	-33%	\$477,500	\$810,000	▼	-41%	85	55	▲	55%
Honolulu	0	2	▼	-100%	-	\$527,000	-	-	-	43	-	-
Kailua-Kona	22	28	▼	-21%	\$965,000	\$1,052,500	▼	-8%	29	34	▼	-13%
Kamuela	5	12	▼	-58%	\$1,175,000	\$1,850,000	▼	-36%	73	36	▲	106%
Kapaau	1	3	▼	-67%	\$1,100,000	\$539,000	▲	104%	15	0	-	-
Keaau	20	29	▼	-31%	\$515,000	\$450,000	▲	14%	54	23	▲	133%
Kealahou	1	1	-	0%	\$4,650,000	\$879,700	▲	429%	75	10	▲	650%
Kurtistown	1	4	▼	-75%	\$235,000	\$600,000	▼	-61%	126	46	▲	177%
Laupahoehoe	0	0	-	-	-	-	-	-	-	-	-	-
Mountain View	9	15	▼	-40%	\$349,000	\$308,000	▲	13%	79	37	▲	114%
Naalehu	4	2	▲	100%	\$551,562	\$670,000	▼	-18%	169	89	▲	91%
Ninole	0	0	-	-	-	-	-	-	-	-	-	-
Ocean View	3	8	▼	-63%	\$187,000	\$227,250	▼	-18%	78	18	▲	333%
Ookala	0	0	-	-	-	-	-	-	-	-	-	-
Paauilo	1	0	-	-	\$370,000	-	-	-	36	-	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	25	30	▼	-17%	\$339,000	\$321,500	▲	5%	39	61	▼	-36%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	1	2	▼	-50%	\$286,000	\$4,722,500	▼	-94%	4	133	▼	-97%
Pepeekeo	0	1	▼	-100%	-	\$475,000	-	-	-	124	-	-
Volcano	7	6	▲	17%	\$402,000	\$294,000	▲	37%	13	46	▼	-71%
Waikoloa	3	1	▲	200%	\$1,000,000	\$625,000	▲	60%	90	75	▲	20%
GRAND TOTAL	129	170	▼	-24%	\$499,000	\$492,500	▲	1%	43	37	▲	16%



CONDOMINIUM TRANSACTIONS

NOVEMBER 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	2	8	▼	-75%	\$239,500	\$200,000	▲	20%	52	18	▲	194%
Kailua-Kona	16	13	▲	23%	\$470,250	\$440,000	▲	7%	7	6	▲	17%
Kamuela	3	5	▼	-40%	\$2,100,000	\$1,975,000	▲	6%	3	20	▼	-85%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	5	4	▲	25%	\$750,000	\$790,000	▼	-5%	7	23	▼	-69%
GRAND TOTAL	28	30	▼	-7%	\$530,750	\$473,750	▲	12%	6	14	▼	-56%

