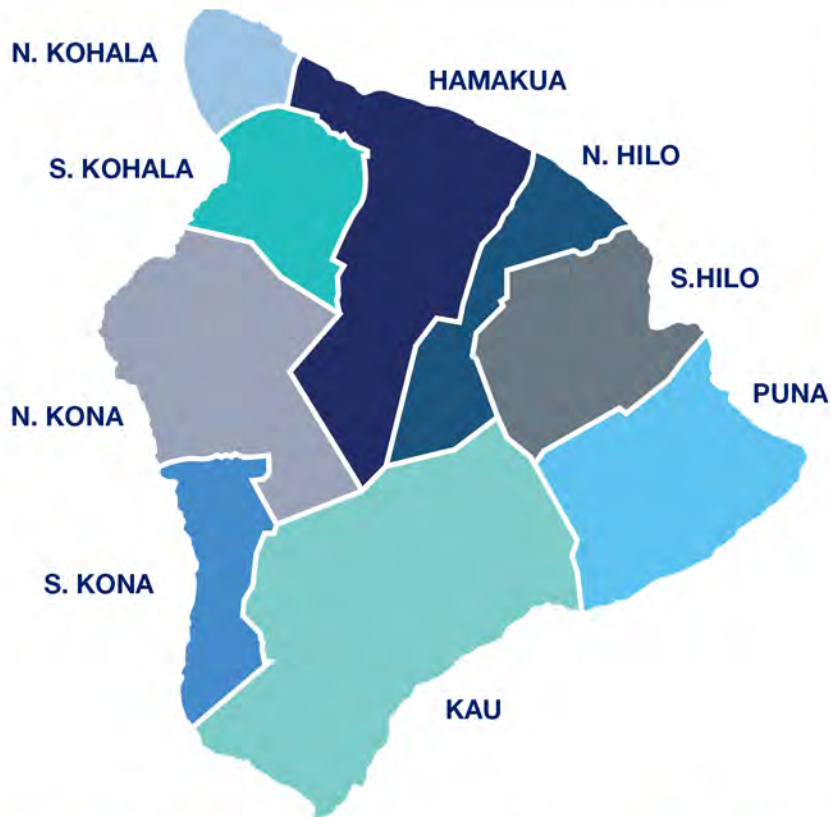




HAWAI'I ISLAND MARKET UPDATE

JUNE 2023

The real estate market on the Big Island is heating up with summer, as sales activity has seen a continual increase in recent months. With more buyers vying for properties, the median sales price for single-family homes has nearly reached record highs in both West Hawaii, at \$1.16 million, and East Hawaii, at \$450,000. Across the island, similar trends are being observed in the condominium market. Those who have been waiting for prices to make a significant correction may find themselves waiting considerably longer.



N. KOHALA			
Total Sales	5	1	1
vs. June 2022	▲400%	—	▼-80%
Median Price	\$689K	\$913K	\$450K
vs. June 2022	▼-81%	—	—

HAMAKUA			
Total Sales	4	—	2
vs. June 2022	—	—	▼-33%
Median Price	\$715K	—	\$333K
vs. June 2022	▲38%	—	▼-47%

S. KOHALA			
Total Sales	16	30	8
vs. June 2022	▼-33%	▼-6%	▲14%
Median Price	\$1.1M	\$927K	\$450K
vs. June 2022	▲11%	▼-6%	▼-36%

N. HILO			
Total Sales	4	—	2
vs. June 2022	▲100%	—	—
Median Price	\$583K	—	\$332K
vs. June 2022	▼-48%	—	—

N. KONA			
Total Sales	39	37	11
vs. June 2022	▼-11%	▼-12%	▲175%
Median Price	\$1.2M	\$556K	\$650K
vs. June 2022	▲26%	▼-1%	▲4%

S. HILO			
Total Sales	26	8	8
vs. June 2022	▲44%	—	▼-43%
Median Price	\$540K	\$185K	\$350K
vs. June 2022	—	▼-23%	▼-13%

S. KONA			
Total Sales	4	0	11
vs. June 2022	▼-64%	▼-100%	▼-21%
Median Price	\$870K	—	\$268K
vs. June 2022	▲14%	—	▲62%

PUNA			
Total Sales	79	—	125
vs. June 2022	▼-38%	—	▼-9%
Median Price	\$410K	—	\$35K
vs. June 2022	▲7%	—	▼-22%

KAU			
Total Sales	21	2	24
vs. June 2022	▲50%	—	▼-40%
Median Price	\$240K	\$323K	\$21K
vs. June 2022	▼-22%	—	▼-5%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 7/1/2023 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

JUNE 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	4	9	▼ -56%	\$870,000	\$736,000	▲ 18%	78	6	▲ 1200%
Hakalau	0	1	▼ -100%	-	\$900,000	-	-	10	-
Hawi	3	1	▲ 200%	\$837,000	\$3,660,000	▼ -77%	60	144	▼ -58%
Hilo	25	13	▲ 92%	\$539,000	\$525,000	▲ 3%	9	24	▼ -63%
Honokaa	3	3	-	\$850,000	\$463,000	▲ 84%	24	74	▼ -68%
Honomu	0	0	-	-	-	-	-	-	-
Kailua-Kona	39	44	▼ -11%	\$1,245,000	\$990,000	▲ 26%	19	9	▲ 124%
Kamuela	6	9	▼ -33%	\$2,035,000	\$2,125,000	▼ -4%	9	11	▼ -18%
Kapaau	2	0	-	\$637,000	-	-	193	-	-
Keaau	34	40	▼ -15%	\$485,000	\$489,500	▼ -1%	77	11	▲ 600%
Kealakekua	0	2	▼ -100%	-	\$2,287,500	-	-	77	-
Kurtistown	6	5	▲ 20%	\$476,500	\$315,000	▲ 51%	80	8	▲ 900%
Laupahoehoe	2	1	▲ 100%	\$341,000	\$310,000	▲ 10%	36	0	-
Mountain View	2	19	▼ -89%	\$545,750	\$420,000	▲ 30%	50	20	▲ 148%
Naalehu	6	6	-	\$392,000	\$217,500	▲ 80%	29	107	▼ -73%
Ninole	1	0	-	\$1,280,000	-	-	22	-	-
Ocean View	13	8	▲ 63%	\$240,000	\$317,450	▼ -24%	18	33	▼ -45%
Ookala	1	0	-	\$695,000	-	-	133	-	-
Paaui	1	1	-	\$414,995	\$575,000	▼ -28%	95	20	▲ 375%
Pahala	2	0	-	\$199,500	-	-	249	-	-
Pahoa	28	51	▼ -45%	\$334,000	\$350,000	▼ -5%	30	12	▲ 150%
Papaaloa	0	1	▼ -100%	-	\$1,940,000	-	-	120	-
Papaikou	1	2	▼ -50%	\$730,000	\$602,500	▲ 21%	121	132	▼ -8%
Pepeekeo	0	2	▼ -100%	-	\$1,672,500	-	-	23	-
Volcano	9	13	▼ -31%	\$399,000	\$369,000	▲ 8%	59	21	▲ 181%
Waikoloa	10	15	▼ -33%	\$1,017,444	\$898,000	▲ 13%	11	6	▲ 83%
GRAND TOTAL	198	246	▼ -20%	\$515,000	\$480,000	▲ 7%	32	11	▲ 186%



CONDOMINIUM TRANSACTIONS

JUNE 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	1	▼ -100%	-	\$336,000	-	-	12	-
Hilo	8	8	-	\$184,500	\$240,500	▼ -23%	46	7	▲ 608%
Kailua-Kona	37	42	▼ -12%	\$556,000	\$560,000	▼ -1%	11	6	▲ 83%
Kamuela	13	12	▲ 8%	\$1,500,000	\$2,620,000	▼ -43%	4	12	▼ -67%
Naalehu	2	0	-	\$323,125	-	-	61	-	-
Waikoloa	17	20	▼ -15%	\$890,000	\$633,250	▲ 41%	9	4	▲ 125%
GRAND TOTAL	78	83	▼ -6%	\$600,000	\$599,900	-	12	7	▲ 64%

