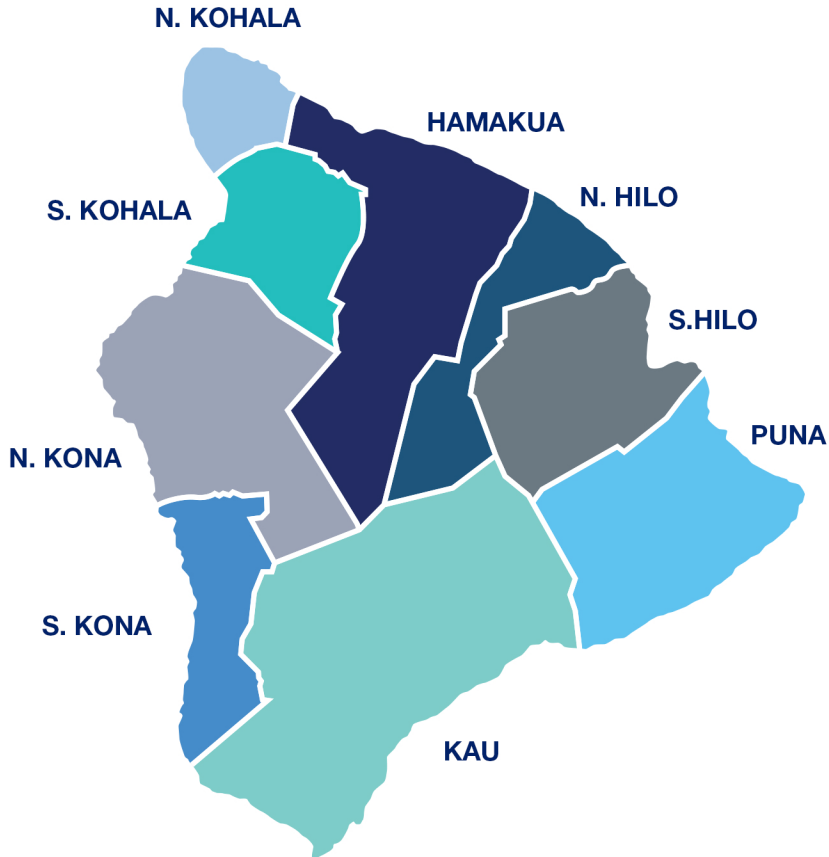




HAWAI'I ISLAND MARKET UPDATE

OCTOBER 2022

As summer comes to an end the Big Island real estate market continues to cool as sales activity returns to pre-pandemic levels. Even though the total number of transactions were down 30% year over year, median sales price remained flat. With interest rates nearing 7%, buyers are not particularly motivated to purchase while sellers who locked in 2.75% - 3.5% mortgages or paid cash are even more unlikely to sell anytime soon.



N. KOHALA			
Total Sales	3	—	3
vs. October 2021	▼-63%	—	▼-25%
Median Price	\$1.3M	—	\$370K
vs. October 2021	▲101%	—	▼-16%

HAMAKUA			
Total Sales	9	—	1
vs. October 2021	▲50%	—	▼-50%
Median Price	\$575K	—	\$480K
vs. October 2021	—	—	▲15%

S. KOHALA			
Total Sales	16	6	5
vs. October 2021	▼-27%	▼-79%	▼-67%
Median Price	\$1M	\$880K	\$550K
vs. October 2021	▲27%	▼-28%	▲22%

N. HILO			
Total Sales	1	0	1
vs. October 2021	—	—	—
Median Price	\$175K	—	\$520K
vs. October 2021	▼-74%	—	▲17%

N. KONA			
Total Sales	26	23	11
vs. October 2021	▼-49%	▼-43%	▲38%
Median Price	\$1.2M	\$565K	\$450K
vs. October 2021	▲117%	▲41%	▼-22%

S. HILO			
Total Sales	21	10	8
vs. October 2021	▼-45%	▲43%	▼-11%
Median Price	\$500K	\$211K	\$230K
vs. October 2021	▲4%	▼-14%	▲54%

S. KONA			
Total Sales	6	0	6
vs. October 2021	▲50%	—	—
Median Price	\$838K	—	\$120K
vs. October 2021	▲20%	—	▼-55%

PUNA			
Total Sales	93	—	113
vs. October 2021	▼-21%	—	▼-17%
Median Price	\$380K	—	\$40K
vs. October 2021	▲17%	—	▲14%

KAU			
Total Sales	5	0	31
vs. October 2021	▼-58%	—	▼-28%
Median Price	\$418K	—	\$15K
vs. October 2021	▲21%	—	▼-37%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 11/05/2022 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

OCTOBER 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	6	2	▲ 200%	\$837,750	\$592,000	▲ 42%	26	59	▼ -56%
Hakalau	-	-	-	-	-	-	-	-	-
Hawi	1	2	▼ -50%	\$1,525,000	\$965,000	▲ 58%	66	45	▲ 47%
Hilo	16	37	▼ -57%	\$505,000	\$480,000	▲ 5%	11	9	▲ 17%
Honokaa	6	4	▲ 50%	\$675,000	\$577,500	▲ 17%	46	8	▲ 469%
Honomu	-	-	-	-	-	-	-	-	-
Kailua-Kona	26	51	▼ -49%	\$1,137,500	\$970,000	▲ 17%	33	7	▲ 371%
Kamuela	12	13	▼ -8%	\$962,500	\$750,000	▲ 28%	28	24	▲ 15%
Kapaau	2	6	▼ -67%	\$1,000,000	\$606,000	▲ 65%	6	11	▼ -45%
Keaau	30	41	▼ -27%	\$549,950	\$440,000	▲ 25%	29	7	▲ 314%
Kealahou	-	2	▼ -100%	-	\$813,750	-	-	5	-
Kurtistown	5	5	- 0%	\$471,000	\$300,000	▲ 57%	24	79	▼ -70%
Laupahoehoe	-	-	-	-	-	-	-	-	-
Mountain View	10	12	▼ -17%	\$307,000	\$324,500	▼ -5%	20	22	▼ -11%
Naalehu	-	5	▼ -100%	-	\$475,000	-	-	3	-
Ninole	-	-	-	-	-	-	-	-	-
Ocean View	5	7	▼ -29%	\$418,000	\$265,000	▲ 58%	77	17	▲ 353%
Ookala	1	1	- 0%	\$175,000	\$665,000	▼ -74%	9	4	▲ 125%
Paaui	3	2	▲ 50%	\$425,000	\$1,420,000	▼ -70%	17	10	▲ 70%
Pahala	-	-	-	-	-	-	-	-	-
Pahoa	32	40	▼ -20%	\$318,935	\$275,000	▲ 16%	21	11	▲ 100%
Papaaloa	-	-	-	-	-	-	-	-	-
Papaikou	2	1	▲ 100%	\$724,000	\$1,100,000	▼ -34%	37	64	▼ -43%
Pepeekeo	3	-	-	\$455,000	-	-	6	-	-
Volcano	16	19	▼ -16%	\$377,500	\$300,000	▲ 26%	70	29	▲ 141%
Waikoloa	4	9	▼ -56%	\$1,150,000	\$899,000	▲ 28%	11	9	▲ 22%
GRAND TOTAL	180	259	▼ -31%	\$510,000	\$480,000	▲ 6%	24	10	▲ 140%



CONDOMINIUM TRANSACTIONS

OCTOBER 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	0	0	-	-	-	-	-	-	-
Hawi	0	0	-	-	-	-	-	-	-
Hilo	10	7	▼ 43%	\$210,500	\$246,000	▼ -14%	11	9	▲ 22%
Kailua-Kona	23	40	▼ -43%	\$565,000	\$400,000	▲ 41%	5	4	▲ 25%
Kamuela	1	16	▼ -94%	\$2,470,000	\$1,635,000	▲ 51%	42	4	▲ 950%
Naalehu	0	0	-	-	-	-	-	-	-
Pahala	0	0	-	-	-	-	-	-	-
Waikoloa	5	13	▼ -62%	\$860,000	\$870,000	▼ -1%	6	4	▲ 50%
GRAND TOTAL	39	76	▼ -49%	\$510,000	\$555,000	▼ -8%	6	4	▲ 50%