

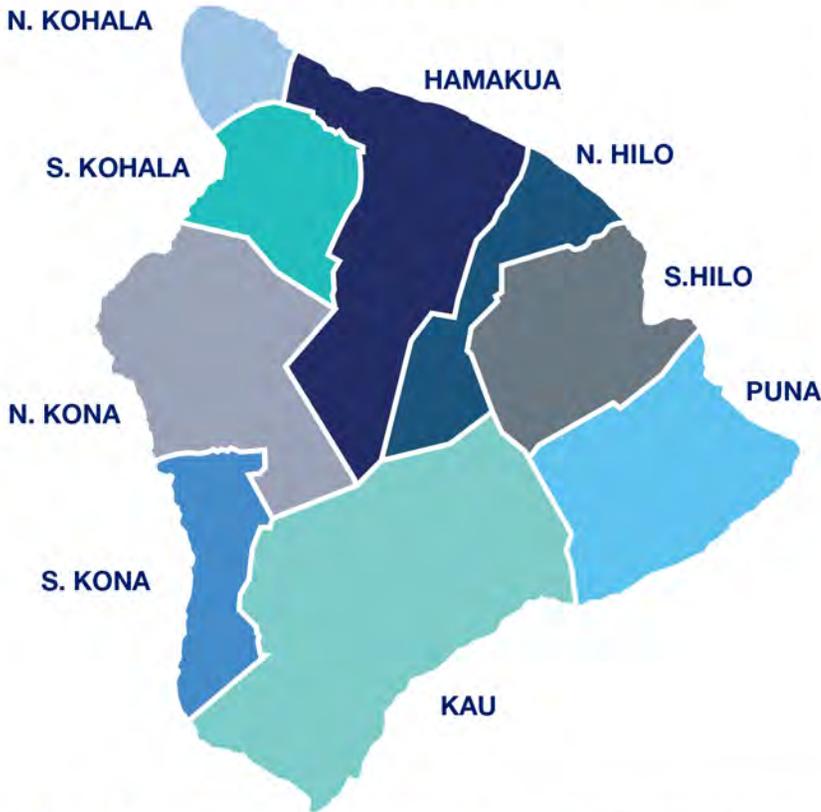


HAWAI'I ISLAND MARKET UPDATE

APRIL 2023

The Big Island real estate market is finding its footing at pre-pandemic demand levels as median days on the market and total sales return to 2018-2020 ranges. Two consecutive months of increased sales activity are in line with previously established seasonality trends of higher sales activity in the summer months. A deeper dive into prices shows strong demand for West Hawaii with median prices for single-family homes holding the \$1 million mark and a slight softening for East Hawaii with median prices at \$350K.

N. KOHALA



N. KOHALA			
Total Sales	0	0	2
vs. April 2022	▼-100%	—	▼-33%
Median Price	—	—	\$1.35M
vs. April 2022	—	—	▲141%

HAMAKUA			
Total Sales	3	—	2
vs. April 2022	▼-50%	—	▲100%
Median Price	\$440K	—	\$880K
vs. April 2022	▼-10%	—	▲138%

S. KOHALA			
Total Sales	16	20	4
vs. April 2022	▼-24%	▼-35%	▼-56%
Median Price	\$875K	\$1.12M	\$247K
vs. April 2022	▼-42%	▼-7%	▼-38%

N. HILO			
Total Sales	1	—	0
vs. April 2022	—	—	▼-100%
Median Price	\$1.7M	—	—
vs. April 2022	▲585%	—	—

N. KONA			
Total Sales	29	27	13
vs. April 2022	▼-31%	▼-41%	▲30%
Median Price	\$1.23M	\$555K	\$469K
vs. April 2022	—	▼-3%	▼-79%

S. HILO			
Total Sales	14	11	3
vs. April 2022	▼-42%	▲38%	▼-50%
Median Price	\$430K	\$289K	\$167K
vs. April 2022	▼-22%	▲45%	▼-31%

S. KONA			
Total Sales	8	2	7
vs. April 2022	▼-33%	—	▼-30%
Median Price	\$600K	\$383K	\$100K
vs. April 2022	▼-25%	—	▼-65%

PUNA			
Total Sales	70	—	91
vs. April 2022	▼-31%	—	▼-40%
Median Price	\$345K	—	\$38K
vs. April 2022	▼-2%	—	▲1%

KAU			
Total Sales	19	—	42
vs. April 2022	▼-24%	▼-100%	▼-35%
Median Price	\$250K	—	\$22K
vs. April 2022	▼-25%	—	▼-35%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 5/1/2023 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

APRIL 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	7	10	▼	-30%	\$600,000	\$795,005	▼	-25%	93	35	▲	166%
Hakalau	0	1	▼	-100%	-	\$2,000,000	-	-	-	0	-	-
Hawi	0	3	▼	-100%	-	\$1,600,000	-	-	-	22	-	-
Hilo	13	23	▼	-43%	\$430,000	\$545,000	▼	-21%	71	13	▲	446%
Honokaa	1	4	▼	-75%	\$1,135,000	\$572,750	▲	98%	84	11	▲	664%
Honomu	0	0	-	-	-	-	-	-	-	-	-	-
Kailua-Kona	29	42	▼	-31%	\$1,230,000	\$1,224,500	▲	0%	30	12	▲	150%
Kamuela	7	13	▼	-46%	\$985,000	\$2,200,000	▼	-55%	28	14	▲	100%
Kapaau	0	3	▼	-100%	-	\$2,000,000	-	-	-	0	-	-
Keaau	23	24	▼	-4%	\$525,000	\$527,000	▲	0%	28	11	▲	167%
Kealakekua	1	2	▼	-50%	\$515,000	\$1,700,000	▼	-70%	6	91	▼	-93%
Kurtistown	3	8	▼	-63%	\$199,000	\$477,000	▼	-58%	79	16	▲	410%
Laupahoehoe	1	0	-	-	\$1,712,500	-	-	-	14	-	-	-
Mountain View	10	12	▼	-17%	\$331,150	\$353,250	▼	-6%	39	25	▲	56%
Naalehu	6	10	▼	-40%	\$317,750	\$415,000	▼	-23%	180	7	▲	2669%
Ninole	0	0	-	-	-	-	-	-	-	-	-	-
Ocean View	11	14	▼	-21%	\$200,000	\$330,000	▼	-39%	77	18	▲	340%
Ookala	0	1	▼	-100%	-	\$250,000	-	-	-	141	-	-
Paaui	2	2	-	0%	\$437,500	\$367,500	▲	19%	84	46	▲	85%
Pahala	2	1	▲	100%	\$422,000	\$160,000	▲	164%	310	292	▲	6%
Pahoa	33	43	▼	-23%	\$315,000	\$300,000	▲	5%	36	28	▲	29%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	1	0	-	-	\$290,000	-	-	-	2	-	-	-
Pepeekeo	0	0	-	-	-	-	-	-	-	-	-	-
Volcano	1	14	▼	-93%	\$270,000	\$277,500	▼	-3%	30	43	▼	-30%
Waikoloa	9	8	▲	13%	\$825,000	\$975,000	▼	-15%	52	9	▲	512%
GRAND TOTAL	160	238	▼	-33%	\$447,500	\$517,000	▼	-13%	45	14	▲	221%



CONDOMINIUM TRANSACTIONS

APRIL 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	2	0	-	-	\$382,500	-	-	-	2	-	-	-
Hilo	11	8	▲	38%	\$289,000	\$200,000	▲	45%	21	8	▲	163%
Kailua-Kona	27	46	▼	-41%	\$555,000	\$572,500	▼	-3%	22	6	▲	267%
Kamuela	9	13	▼	-31%	\$1,722,500	\$2,450,000	▼	-30%	55	4	▲	1275%
Naalehu	0	2	▼	-100%	-	\$237,500	-	-	-	1	-	-
Waikoloa	11	18	▼	-39%	\$660,000	\$980,000	▼	-33%	17	5	▲	240%
GRAND TOTAL	60	87	▼	-31%	\$547,000	\$689,900	▼	-21%	23	6	▲	283%