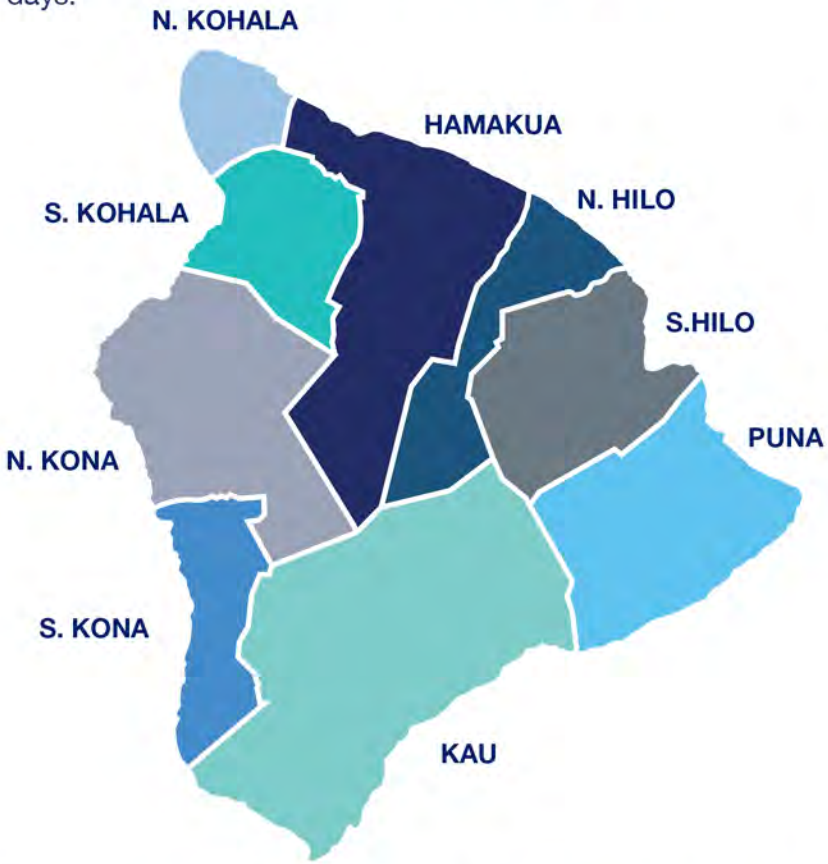
HAWAI'I ISLAND MARKET UPDATE

MARCH 2022

The Big Island continues to face inventory challenges as indicated by several key metrics. With a lack of properties for sale, total sales were down -10% for single-family homes (SFH) and -40% for condos compared to the same time last year. While sales may have dropped, median sales prices continue to ascend higher as SFH increased 26% to $517,500 and condos increased 30.3% to $650,000. Across the island properties are selling in just under 10 days!



N. KOHALA			
Total Sales	11	–	6
vs. March 2021	▲ 38%	▼ -100%	–
Median Price	$875K	–	$398K
vs. March 2021	▲ 50%	–	▼ -41%

HAMAKUA			
Total Sales	4	–	1
vs. March 2021	–	–	▼ -86%
Median Price	$497K	–	$395K
vs. March 2021	▼ -38%	–	▲ 58%

S. KOHALA			
Total Sales	27	36	15
vs. March 2021	▼ -27%	▼ -25%	▼ -38%
Median Price	$817K	$1.4M	$345K
vs. March 2021	▲ 2%	▲ 101%	▼ -1%

N. HILO			
Total Sales	1	–	4
vs. March 2021	▼ -50%	–	▲ 33%
Median Price	$811K	–	$282K
vs. March 2021	▼ -23%	–	▼ -6%

N. KONA			
Total Sales	49	33	18
vs. March 2021	▼ -32%	▼ -60%	▼ -18%
Median Price	$1M	$545K	$1.4M
vs. March 2021	▲ 7%	▲ 28%	▲ 241%

S.HILO			
Total Sales	43	13	12
vs. March 2021	▲ 59%	▲ 225%	▲ 44%
Median Price	$525K	$300K	$260K
vs. March 2021	▲ 40%	▲ 40%	▲ 33%

S. KONA			
Total Sales	11	0	16
vs. March 2021	▲ 22%	–	▲ 14%
Median Price	$865K	–	$143K
vs. March 2021	▲ 28%	–	▲ 2%

PUNA			
Total Sales	119	–	187
vs. March 2021	▼ -14%	–	▲ 12%
Median Price	$370K	–	$40K
vs. March 2021	▲ 38%	–	▲ 31%

KAU			
Total Sales	18	1	58
vs. March 2021	▼ -10%	▼ -50%	▲ 9%
Median Price	$248K	$245K	$23K
vs. March 2021	▲ 8%	▲ 43%	▲ 79%

COLDWELL BANKER ISLAND PROPERTIES

SINGLE FAMILY HOME TRANSACTIONS

MARCH 2022

vs. percent change over last year

	2022	2021		YoY %	2022	2021		YoY %	2022	2021		YoY %
Captain Cook	11	9	▲	22%	$865,000	$675,000	▲	28%	8	19	▼	-67%
Hakalau	1	1	-	0%	$1,249,000	$975,000	▲	28%	46	48	▼	-4%
Hawi	6	4	▲	50%	$912,500	$505,500	▲	81%	22	45	▼	59%
Hilo	37	23	▲	61%	$525,000	$390,000	▲	35%	15	29	▼	-44%
Honokaa	4	3	▲	33%	$496,500	$1,130,000	▼	-56%	28	35	▼	-30%
Honomu	3	1	▲	200%	$500,000	$310,000	▲	61%	15	78	▼	-65%
Kailua-Kona	49	72	▼	-32%	$999,999	$934,000	▲	7%	8	10	▼	-42%
Kamuela	14	23	▼	-39%	$787,500	$1,525,000	▼	-48%	12	92	▼	-88%
Kapaau	5	4	▲	25%	$715,000	$585,000	▲	22%	6	14	▼	-39%
Kea'au	35	51	▼	-31%	$483,000	$380,000	▲	27%	22	18	▼	-38%
Kealakekua	0	0	-	-	-	-	-	-	-	-	-	-
Kurtistown	7	7	-	0%	$435,000	$350,000	▲	24%	5	11	▼	-50%
Laupahoehoe	0	1	▼	-100%	-	$1,000,000	-	-	-	82	▼	-
Mountain View	12	11	▲	9%	$417,625	$230,000	▲	82%	25	41	▼	-42%
Naalehu	5	6	▼	-17%	$385,000	$357,500	▲	8%	8	14	▼	-41%
Ninole	1	1	-	0%	$811,200	$1,100,000	▼	-26%	0	88	▼	-100%
Ocean View	12	14	▼	-14%	$200,000	$197,500	▲	1%	15	100	▼	-83%
Paauilo	0	1	▼	-100%	-	$230,000	-	-	-	9	-	-
Pahala	1	0	-	-	$275,000	-	-	-	6	-	-	-
Pahoa	55	51	▲	8%	$325,000	$225,000	▲	44%	13	27	▼	-38%
Papaikou	1	1	-	0%	$800,000	$215,000	▲	272%	8	0	-	-
Pepeekeo	1	1	▲	0%	$450,000	$360,000	▲	25%	8	85	▼	-91%
Volcano	10	19	▼	-47%	$425,000	$295,000	▲	44%	30	59	▼	-24%
Waikoloa	13	14	▼	-7%	$817,000	$735,000	▲	11%	7	16	▼	-54%
Grand Total	283	318	▼	-11%	$515,000	$410,000	▲	26%	12	27	-	-49%

CONDOMINIUM TRANSACTIONS

MARCH 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	1	▼	-100%	-	$225,000		-	-	91	-	-
Hilo	13	4	▲	225%	$300,000	$214,000	▲	40%	6	57	▼	-43%
Kailua-Kona	33	83	▼	-60%	$545,000	$425,000	▲	28%	6	10	▼	-82%
Naalehu	20	20	-	0%	$2,250,000	$1,212,500	▲	86%	5	52	▼	-86%
Kamuela	1	2	▼	-50%	$245,000	$171,000	▲	43%	0	21	▼	-100%
Waikoloa	16	28	▼	-43%	$700,000	$502,500	▲	39%	2	40	▼	-89%
Grand Total	83	138	▼	-40%	$650,000	$497,000	▲	31%	5	29	▼	-78%