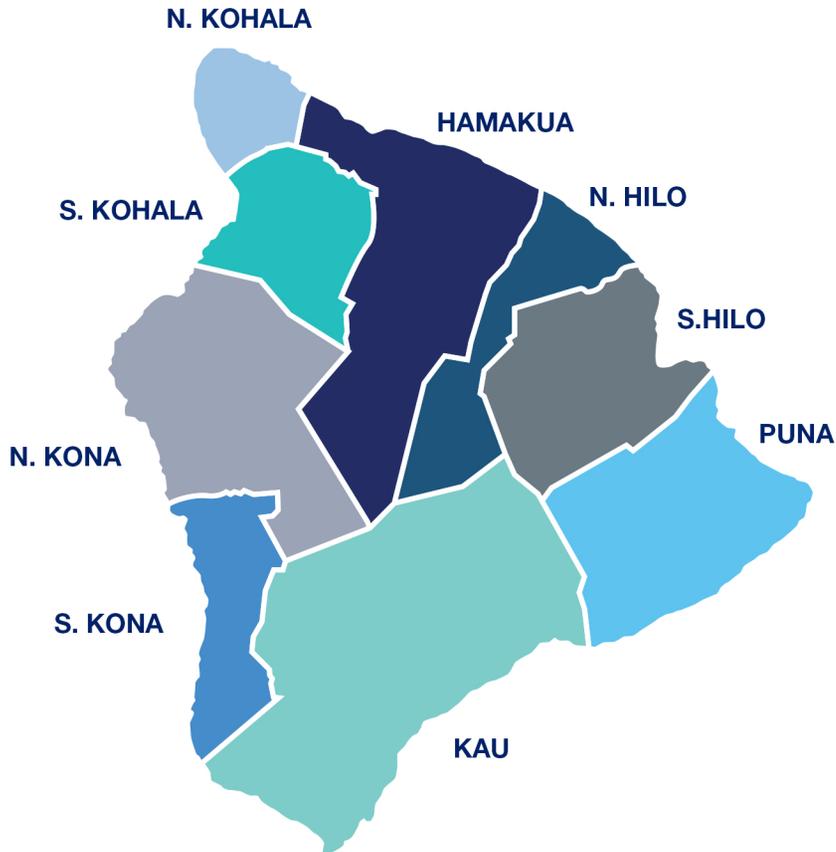




# HAWAI'I ISLAND MARKET UPDATE

## OCTOBER 2021

The Big Island real estate market remains strong as inventory constraints continue. Down slightly from the previous month, the median price for single-family homes in October 2021 was \$480,000, while condo demand continues to increase month-over-month with a median sales price of \$555,000 this month. Days on market, a key indicator of demand, show strong competition as single-family homes sold in just 33 days and 23 days for condos.



N. KOHALA		
	🏠	🌴
<b>Total Sales</b>	8	6
vs. October 2020	▲ 60%	—
<b>Median Price</b>	\$624K	\$399K
vs. October 2020	▲ 32%	▲ 69%

HAMAKUA		
	🏠	🌴
<b>Total Sales</b>	6	2
vs. October 2020	▼ -14%	—
<b>Median Price</b>	\$578K	\$37K
vs. October 2020	▲ 30%	▲ 37%

N. HILO		
	🏠	🌴
<b>Total Sales</b>	1	1
vs. October 2020	▼ 50%	—
<b>Median Price</b>	\$675K	\$445K
vs. October 2020	▲ 54%	▲ 41%

S. HILO			
	🏠	🏢	🌴
<b>Total Sales</b>	38	7	9
vs. October 2020	▼ -10%	▲ 17%	▼ -36%
<b>Median Price</b>	\$589K	\$246K	\$149K
vs. October 2020	▲ 22%	▲ 45%	▼ -38%

PUNA		
	🏠	🌴
<b>Total Sales</b>	113	131
vs. October 2020	▲ 8%	▲ 7%
<b>Median Price</b>	\$325K	\$38K
vs. October 2020	▲ 15%	▲ 64%

KAU		
	🏠	🌴
<b>Total Sales</b>	14	41
vs. October 2020	▲ 17%	▼ -2%
<b>Median Price</b>	\$367K	\$25K
vs. October 2020	▲ 51%	▲ 130%

S. KONA		
	🏠	🌴
<b>Total Sales</b>	4	15
vs. October 2020	▼ -33%	▲ 275%
<b>Median Price</b>	\$712K	\$247K
vs. October 2020	▼ -9%	▲ 147%

N. KONA			
	🏠	🏢	🌴
<b>Total Sales</b>	51	40	9
vs. October 2020	▼ -24%	▼ -7%	▼ -57%
<b>Median Price</b>	\$960K	\$390K	\$585K
vs. October 2020	▲ 12%	▲ 8%	▲ 67%

S. KOHALA			
	🏠	🏢	🌴
<b>Total Sales</b>	20	29	11
vs. October 2020	▼ -41%	▼ -9%	▲ 22%
<b>Median Price</b>	\$799K	\$1.2M	\$725K
vs. October 2020	▲ 17%	▲ 71%	▲ 142%