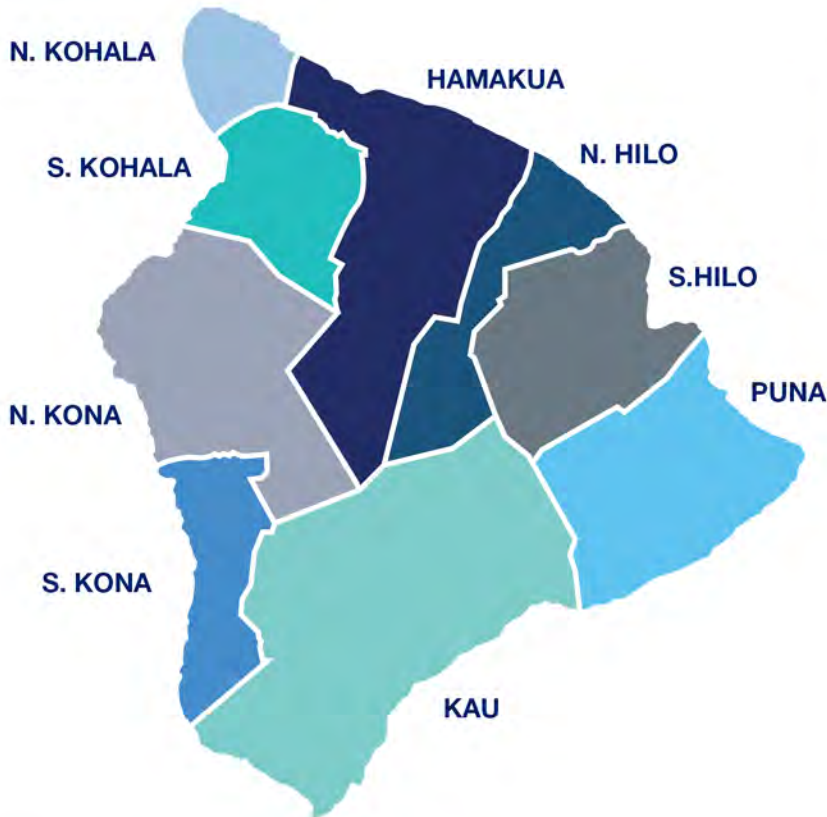




# HAWAI'I ISLAND MARKET UPDATE

## SEPTEMBER 2023

Much remains unchanged in the Big Island's overall real estate market for September 2023, with tighter market conditions continuing to prevail. Year-over-year, median prices for both single-family homes and condos remained flat, with properties taking slightly longer to sell. A lack of new inventory for sale will continue to favor sellers.



N. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	4	0	1
vs. September 2022	▲ 300%	—	—
<b>Median Price</b>	\$745K	—	\$825K
vs. September 2022	—	—	▼ 67%

HAMAKUA	🏠	🏢	🌴
<b>Total Sales</b>	4	0	1
vs. September 2022	▼ 50%	—	—
<b>Median Price</b>	\$1.1M	—	\$234K
vs. September 2022	▲ 84%	—	▼ 90%

S. KOHALA	🏠	🏢	🌴
<b>Total Sales</b>	15	17	5
vs. September 2022	▼ 6%	▲ 21%	▲ 67%
<b>Median Price</b>	\$950K	\$945K	\$430K
vs. September 2022	▲ 5%	▲ 12%	▼ 93%

N. HILO	🏠	🏢	🌴
<b>Total Sales</b>	1	—	1
vs. September 2022	▼ 67%	—	—
<b>Median Price</b>	\$415K	—	\$590K
vs. September 2022	▼ 55%	—	▲ 18%

N. KONA	🏠	🏢	🌴
<b>Total Sales</b>	25	30	4
vs. September 2022	▼ 42%	▲ 11%	—
<b>Median Price</b>	\$1.3M	620K	\$608K
vs. September 2022	▲ 26%	▲ 5%	▼ 16%

S. HILO	🏠	🏢	🌴
<b>Total Sales</b>	14	6	6
vs. September 2022	▼ 53%	▲ 20%	▼ 54%
<b>Median Price</b>	\$570K	\$310K	\$263K
vs. September 2022	▲ 16%	▲ 32%	▲ 14%

S. KONA	🏠	🏢	🌴
<b>Total Sales</b>	7	1	7
vs. September 2022	▼ 22%	—	▼ 42%
<b>Median Price</b>	\$1M	\$415K	\$375K
vs. September 2022	▲ 48%	—	▲ 331%

PUNA	🏠	🏢	🌴
<b>Total Sales</b>	78	—	121
vs. September 2022	▲ 3%	—	▲ 21%
<b>Median Price</b>	\$373K	—	\$46K
vs. September 2022	▲ 6%	—	▲ 31%

KAU	🏠	🏢	🌴
<b>Total Sales</b>	6	0	20
vs. September 2022	▼ 50%	—	▼ 46%
<b>Median Price</b>	\$362K	—	\$32K
vs. September 2022	▲ 13%	—	▲ 110%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 10/1/2023 and is subject to change.







# SINGLE FAMILY HOME TRANSACTIONS

**SEPTEMBER 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	9	▼ -22%	\$1,030,000	\$695,000	▲ 48%	24	45	▼ -47%
Hakalau	0	0	- -	-	-	- -	-	-	- -
Hawi	3	0	- -	\$840,000	-	- -	34	-	- -
Hilo	12	26	▼ -54%	\$565,000	\$490,000	▲ 15%	46	11	▲ 314%
Honokaa	4	7	▼ -43%	\$1,087,500	\$635,000	▲ 71%	61	80	▼ -24%
Honomu	0	2	▼ -100%	-	\$591,000	- -	-	13	- -
Kailua-Kona	25	43	▼ -42%	\$1,250,000	\$995,000	▲ 26%	21	15	▲ 40%
Kamuela	10	7	▲ 43%	\$1,565,000	\$875,000	▲ 79%	25	46	▼ -46%
Kapaau	1	1	- 0%	\$578,000	\$748,000	▼ -23%	258	49	▲ 427%
Keaau	20	19	▲ 5%	\$488,500	\$464,000	▲ 5%	46	30	▲ 52%
Kealakekua	0	0	- -	-	-	- -	-	-	- -
Kurtistown	5	5	- 0%	\$670,000	\$360,000	▲ 86%	24	36	▼ -33%
Laupahoehoe	1	0	- -	\$415,000	-	- -	291	-	- -
Mountain View	11	17	▼ -35%	\$338,000	\$325,000	▲ 4%	21	27	▼ -22%
Naalehu	1	5	▼ -80%	\$400,000	\$645,000	▼ -38%	190	69	▲ 175%
Ninole	0	0	- -	-	-	- -	-	-	- -
Ocean View	5	7	▼ -29%	\$349,000	\$271,000	▲ 29%	52	45	▲ 16%
Ookala	0	1	▼ -100%	-	\$928,000	- -	-	3	- -
Paauilo	0	1	▼ -100%	-	\$405,000	- -	-	3	- -
Pahala	0	0	- -	-	-	- -	-	-	- -
Pahoa	29	28	▲ 4%	\$292,500	\$290,044	▲ 1%	35	43	▼ -18%
Papaaloa	0	2	▼ -100%	-	\$1,189,250	- -	-	8	- -
Papaikou	1	1	- 0%	\$929,000	\$300,000	▲ 210%	195	5	▲ 3800%
Pepeekeo	1	1	- 0%	\$565,000	\$599,000	▼ -6%	50	18	▲ 178%
Volcano	13	7	▲ 86%	\$335,000	\$247,500	▲ 35%	19	25	▼ -24%
Waikoloa	5	9	▼ -44%	\$805,000	\$934,000	▼ -14%	4	11	▼ -64%
<b>GRAND TOTAL</b>	<b>154</b>	<b>198</b>	<b>▼ -22%</b>	<b>\$533,500</b>	<b>\$537,500</b>	<b>▼ -1%</b>	<b>33</b>	<b>26</b>	<b>▲ 29%</b>



# CONDOMINIUM TRANSACTIONS

**SEPTEMBER 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	1	0	- -	\$415,000	-	- -	6	-	- -
Hilo	6	5	▲ 20%	\$310,000	\$235,000	▲ 32%	42	7	▲ 493%
Kailua-Kona	30	27	▲ 11%	\$620,000	\$590,000	▲ 5%	11	7	▲ 50%
Kamuela	6	2	▲ 200%	\$1,725,000	\$1,235,000	▲ 40%	18	43	▼ -58%
Naalehu	0	0	- -	-	-	- -	-	-	- -
Waikoloa	11	12	▼ -8%	\$565,000	\$783,250	▼ -28%	27	22	▲ 23%
<b>GRAND TOTAL</b>	<b>54</b>	<b>46</b>	<b>▲ 17%</b>	<b>\$592,904</b>	<b>\$590,000</b>	<b>- 0%</b>	<b>13</b>	<b>11</b>	<b>▲ 14%</b>