

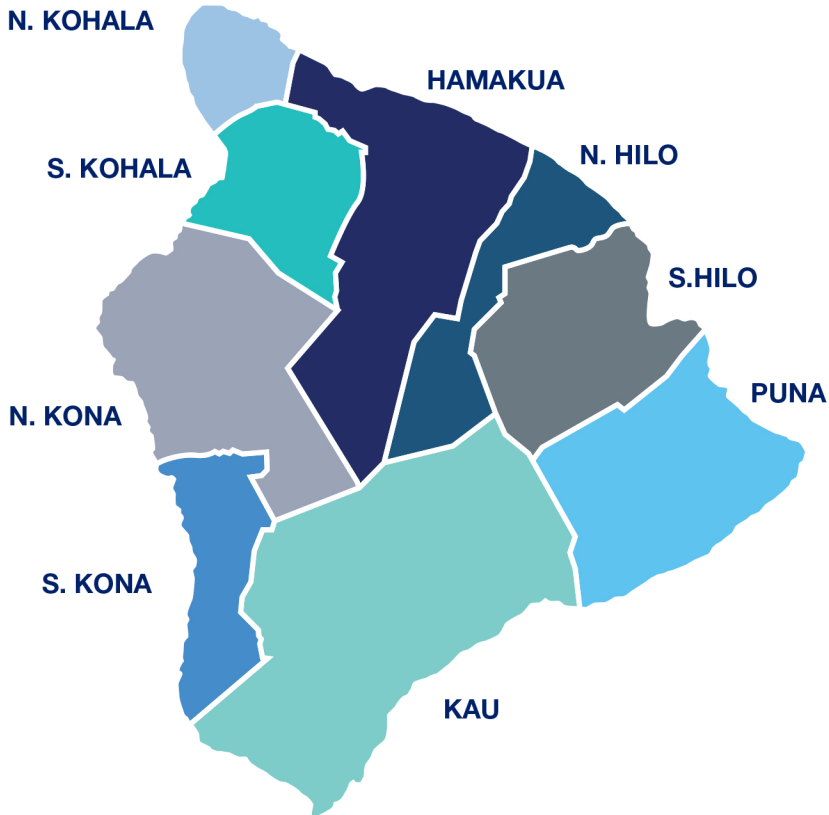


# HAWAI'I ISLAND MARKET UPDATE

## 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			
<b>Total Sales</b>	0	0	2
vs. April 2022	▼-100%	—	▼-33%
<b>Median Price</b>	—	—	\$1.35M
vs. April 2022	—	—	▲141%

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

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

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

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

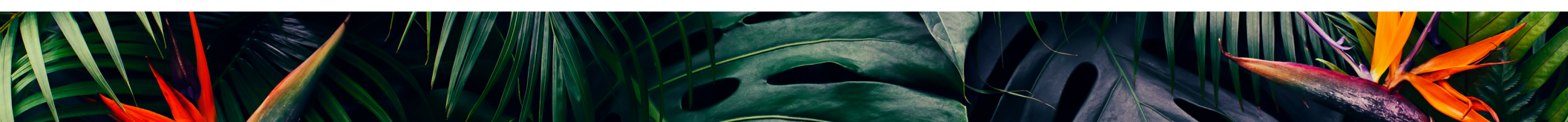
S. HILO			
<b>Total Sales</b>	14	11	3
vs. April 2022	▼-42%	▲38%	▼-50%
<b>Median Price</b>	\$430K	\$289K	\$167K
vs. April 2022	▼-22%	▲45%	▼-31%

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

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

KAU			
<b>Total Sales</b>	19	—	42
vs. April 2022	▼-24%	▼-100%	▼-35%
<b>Median Price</b>	\$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%
<b>GRAND TOTAL</b>	<b>160</b>	<b>238</b>	<b>▼ -33%</b>	<b>\$447,500</b>	<b>\$517,000</b>	<b>▼ -13%</b>	<b>45</b>	<b>14</b>	<b>▲ 221%</b>



# 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%
<b>GRAND TOTAL</b>	<b>60</b>	<b>87</b>	<b>▼ -31%</b>	<b>\$547,000</b>	<b>\$689,900</b>	<b>▼ -21%</b>	<b>23</b>	<b>6</b>	<b>▲ 283%</b>

