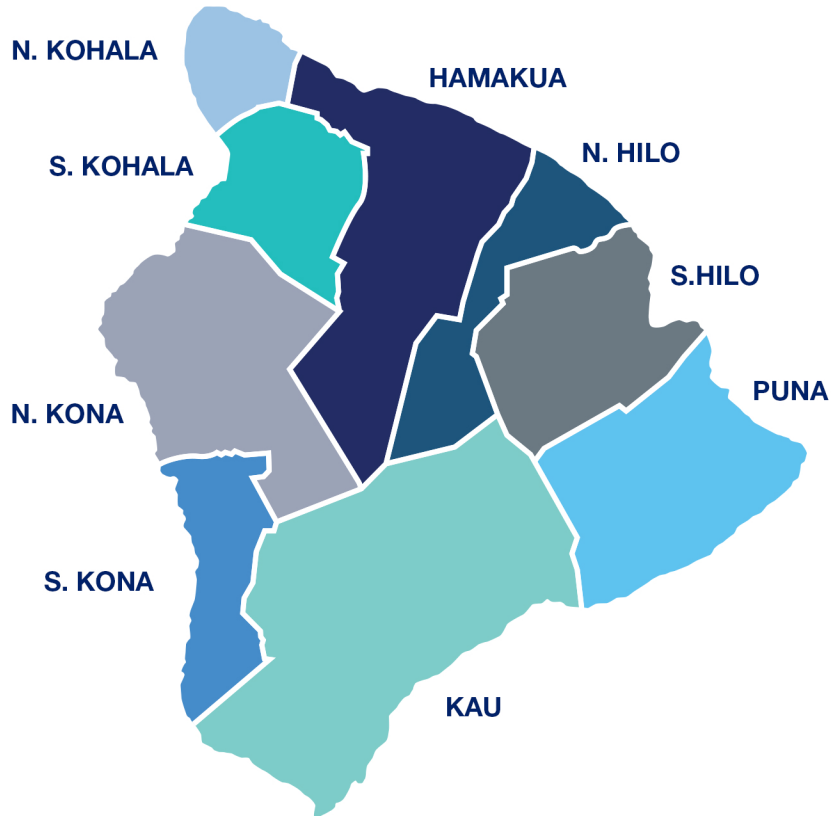




HAWAII ISLAND MARKET UPDATE

OCTOBER 2023

It's a tale of two markets. In October, single-family homes displayed strength, with median prices nearing record levels at \$550,000 and a significant decline in days on the market to just 22 days. Conversely, the Big Island's condo market is showing signs of weakness. Prices have fallen for the third consecutive month, and properties are now taking 12 days longer to sell compared to recent months. With new listings matching total sales, anticipate a sustained tight housing market, even as mortgage interest rates approach 20-year highs.



N. KOHALA			
Total Sales	1	0	1
vs. October 2022	▼ -67%	—	▼ -67%
Median Price	\$1.5M	—	\$475K
vs. October 2022	▲ 22%	—	▲ 28%

HAMAKUA			
Total Sales	1	0	0
vs. October 2022	▼ -89%	—	▼ -100%
Median Price	\$1.2M	—	—
vs. October 2022	▲ 107%	—	—

S. KOHALA			
Total Sales	22	11	2
vs. October 2022	▲ 38%	▲ 83%	▼ -60%
Median Price	\$970K	\$933K	\$490K
vs. October 2022	▼ -8%	▲ 6%	▼ -11%

N. HILO			
Total Sales	0	—	2
vs. October 2022	▼ -100%	—	▲ 100%
Median Price	—	—	\$267K
vs. October 2022	—	—	▼ -49%

N. KONA			
Total Sales	29	25	5
vs. October 2022	▲ 12%	▲ 9%	▼ -55%
Median Price	\$1.1M	\$579K	\$340K
vs. October 2022	▼ -1%	▲ 2%	▼ -24%

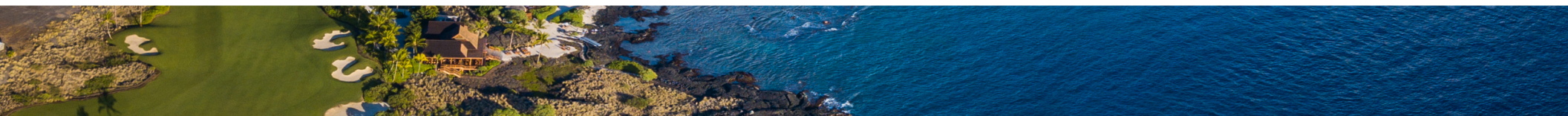
S. HILO			
Total Sales	28	8	5
vs. October 2022	▲ 33%	▼ -20%	▼ -38%
Median Price	\$565K	\$295K	\$294K
vs. October 2022	▲ 13%	▲ 40%	▲ 28%

S. KONA			
Total Sales	8	0	6
vs. October 2022	▲ 33%	—	—
Median Price	\$613K	—	\$350K
vs. October 2022	▼ -27%	—	▲ 191%

PUNA			
Total Sales	70	—	108
vs. October 2022	▼ -25%	—	▼ -4%
Median Price	\$353K	—	\$40K
vs. October 2022	▼ -7%	—	—

KAU			
Total Sales	10	2	15
vs. October 2022	▼ -25%	—	▼ -52%
Median Price	\$264K	\$318K	\$16K
vs. October 2022	▼ -37%	—	▲ 10%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS) as of 11/1/2023 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

OCTOBER 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	6	▲	17%	\$575,000	\$837,750	▼	-31%	21	26	▼	-18%
Hakalau	1	0	-	-	\$1,225,000	-	-	-	357	-	-	-
Hawi	1	1	-	0%	\$1,525,000	\$1,525,000	-	0%	31	66	▼	-53%
Hilo	21	16	▲	31%	\$550,000	\$505,000	▲	9%	18	11	▲	71%
Honokaa	1	6	▼	-83%	\$1,188,500	\$675,000	▲	76%	14	46	▼	-69%
Honomu	4	0	-	-	\$437,500	-	-	-	79	-	-	-
Kailua-Kona	29	26	▲	12%	\$1,125,000	\$1,137,500	▼	-1%	7	33	▼	-79%
Kamuela	13	12	▲	8%	\$1,020,000	\$962,500	▲	6%	33	28	▲	20%
Kapaau	0	2	▼	-100%	-	\$1,000,000	-	-	-	6	-	-
Keaau	17	30	▼	-43%	\$543,500	\$549,950	▼	-1%	72	29	▲	148%
Kealahou	1	0	-	-	\$900,000	-	-	-	6	-	-	-
Kurtistown	3	5	▼	-40%	\$739,000	\$471,000	▲	57%	18	24	▼	-25%
Laupahoehoe	0	0	-	-	-	-	-	-	-	-	-	-
Mountain View	9	10	▼	-10%	\$249,000	\$307,000	▼	-19%	31	20	▲	59%
Naalehu	3	0	-	-	\$435,000	-	-	-	27	-	-	-
Ninole	0	0	-	-	-	-	-	-	-	-	-	-
Ocean View	7	5	▲	40%	\$248,000	\$418,000	▼	-41%	29	77	▼	-62%
Ookala	0	1	▼	-100%	-	\$175,000	-	-	-	9	-	-
Paauilo	0	3	▼	-100%	-	\$425,000	-	-	-	17	-	-
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	30	32	▼	-6%	\$307,062	\$318,935	▼	-4%	31	21	▲	48%
Papaaloa	0	0	-	-	-	-	-	-	-	-	-	-
Papaikou	0	2	▼	-100%	-	\$724,000	-	-	-	37	-	-
Pepeekeo	2	3	▼	-33%	\$1,362,500	\$455,000	▲	199%	49	6	▲	708%
Volcano	11	16	▼	-31%	\$385,000	\$377,500	▲	2%	10	70	▼	-86%
Waikoloa	9	4	▲	125%	\$920,000	\$1,150,000	▼	-20%	29	11	▲	164%
GRAND TOTAL	169	180	▼	-6%	\$555,000	\$510,000	▲	9%	22	24	▼	-8%



CONDOMINIUM TRANSACTIONS

OCTOBER 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	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	8	10	▼	-20%	\$295,000	\$210,500	▲	40%	26	11	▲	136%
Kailua-Kona	25	23	▲	9%	\$579,000	\$565,000	▲	2%	47	5	▲	840%
Kamuela	5	1	▲	400%	\$1,725,000	\$2,470,000	▼	-30%	13	42	▼	-69%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	6	5	▲	20%	\$462,000	\$860,000	▼	-46%	7	6	▲	17%
GRAND TOTAL	46	39	▲	18%	\$528,750	\$510,000	▲	4%	35	6	▲	475%

