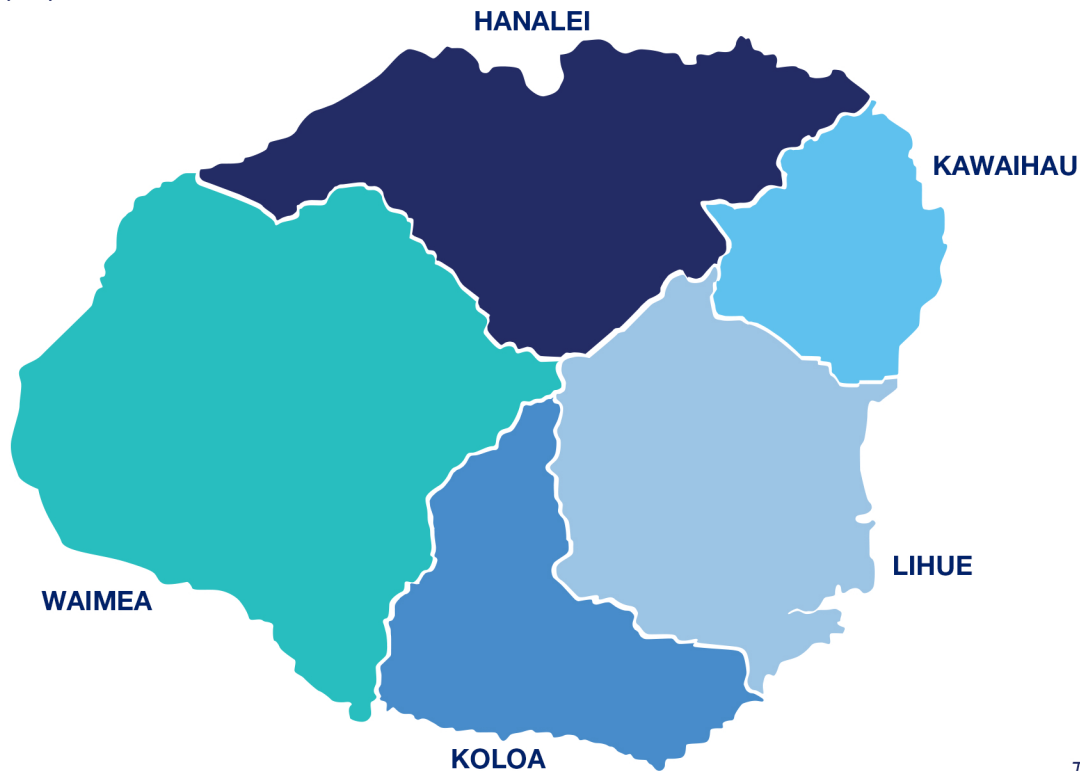




KAUAI MARKET UPDATE

FEBRUARY 2024

It's much of the same for Kauai real estate as we head into the third month of the year, as total sales, median sales prices, and days on market remain within recent ranges. Across the market, buyers and sellers are settling into the new norm of limited inventory and prices above \$1M for single-family homes and around \$700K for condos. Looking back, today's market conditions have returned to pre-pandemic levels, with modest price appreciation and an average of 30 days on market for both residential and condo properties.



HANALEI			
Total Sales	9	3	3
vs. February 2023	▲ 350%	▼ -25%	▲ 50%
Median Price	\$3.2M	\$2.6M	\$1M
vs. February 2023	▲ 58%	▲ 147%	▼ -47%

KAWAIHAU			
Total Sales	9	4	3
vs. February 2023	▼ -31%	▼ -20%	▲ 200%
Median Price	\$825K	\$773K	\$350K
vs. February 2023	▼ -25%	▲ 64%	▼ -13%

LIHUE			
Total Sales	3	9	2
vs. February 2023	▼ -40%	▲ 50%	—
Median Price	\$1.1M	\$535K	\$5.4M
vs. February 2023	▲ 38%	▲ 39%	—

KOLOA			
Total Sales	6	6	1
vs. February 2023	▲ 50%	▼ -25%	▼ -67%
Median Price	\$3.7M	\$945K	\$300K
vs. February 2023	▲ 114%	▼ -3%	▼ -80%

WAIMEA			
Total Sales	1	0	0
vs. February 2023	—	—	—
Median Price	\$1.1M	—	—
vs. February 2023	—	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS) as of 03/01/2024 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

FEBRUARY 2024

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2024	2023		YoY %	2024	2023		YoY %	2024	2023		YoY %
Anahola	0	1	▼	-100%	-	\$425,000	-	-	-	357	-	-
Hanalei	3	0	-	-	\$1,565,000	-	-	-	7	-	-	-
Hanapepe	0	0	-	-	-	-	-	-	-	-	-	-
Kalaheo	2	1	▲	100%	\$1,198,500	\$3,875,000	▼	-69%	62	33	▲	88%
Kapaa	9	12	▼	-25%	\$825,000	\$1,100,000	▼	-25%	14	40	▼	-65%
Kekaha	0	0	-	-	-	-	-	-	-	-	-	-
Kilauea	2	1	▲	100%	\$2,799,000	\$2,050,000	▲	37%	19	46	▼	-59%
Koloa	3	2	▲	50%	\$7,815,000	\$1,711,500	▲	357%	27	223	▼	-88%
Lihue	3	5	▼	-40%	\$1,100,000	\$800,000	▲	38%	14	13	▲	8%
Princeville	4	1	▲	300%	\$4,050,000	\$1,995,000	▲	103%	3	21	▼	-86%
GRAND TOTAL	28	24	▲	17%	\$1,425,000	\$1,050,000	▲	36%	18	24	▼	-23%



CONDOMINIUM TRANSACTIONS

FEBRUARY 2024

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2024	2023		YoY %	2024	2023		YoY %	2024	2023		YoY %
Kalaheo	1	1	-	-	\$769,400	\$650,000	▲	18%	3	7	▼	-57%
Kapaa	4	5	▼	-20%	\$772,500	\$470,000	▲	64%	20	5	▲	290%
Koloa	5	7	▼	-29%	\$1,120,000	\$995,000	▲	13%	39	9	▲	333%
Lihue	9	6	▲	50%	\$535,000	\$385,000	▲	39%	31	85	▼	-63%
Princeville	3	4	▼	-25%	\$2,595,000	\$1,050,000	▲	147%	69	70	▼	-1%
GRAND TOTAL	22	23	▼	-4%	\$689,700	\$699,000	▼	-1%	32	12	▲	167%



**COLDWELL
BANKER**
ISLAND
PROPERTIES

