



HAWAI'I ISLAND MARKET UPDATE

SEPTEMBER 2025

The Big Island continued its upward momentum in September, with month-over-month activity increasing and residential sales rising 13% year-over-year to 167 transactions. The median residential price held steady at \$620,000, though overall island pricing is shaped by the wide range of district-level transactions. In North Kohala, sales surged 700% year-over-year, with the median price jumping 319%, highlighting how localized shifts can strongly influence the island-wide picture. Condos recorded one of the strongest showings with a 78% jump in sales from 48 compared to just 27 last September while the median price settled at \$632,500.

N. Kohala			
Total Sales vs. September 2024	8 ▲ 700%	0 —	1 ▼ -50%
Median Price vs. September 2024	\$1.4M ▲ 319%	—	\$2M ▲ 645%

HAMAKUA			
Total Sales vs. September 2024	6 ▲ 100%	0 —	0 ▼ -100%
Median Price vs. September 2024	\$615K ▼ -9%	—	—

S. KOHALA			
Total Sales vs. September 2024	20 ▲ 900%	14 ▼ -7%	6 ▲ 500%
Median Price vs. September 2024	\$925K ▼ -15%	\$1.2M ▲ 3%	\$505K ▼ -36%

N. HILO			
Total Sales vs. September 2024	0 ▼ -100%	0 —	0 ▼ -100%
Median Price vs. September 2024	—	—	—

N. KONA			
Total Sales vs. September 2024	34 ▲ 26%	30 ▲ 173%	7 ▲ 75%
Median Price vs. September 2024	\$1.2M ▼ -11%	\$597K ▲ 10%	\$3.1M ▲ 520%

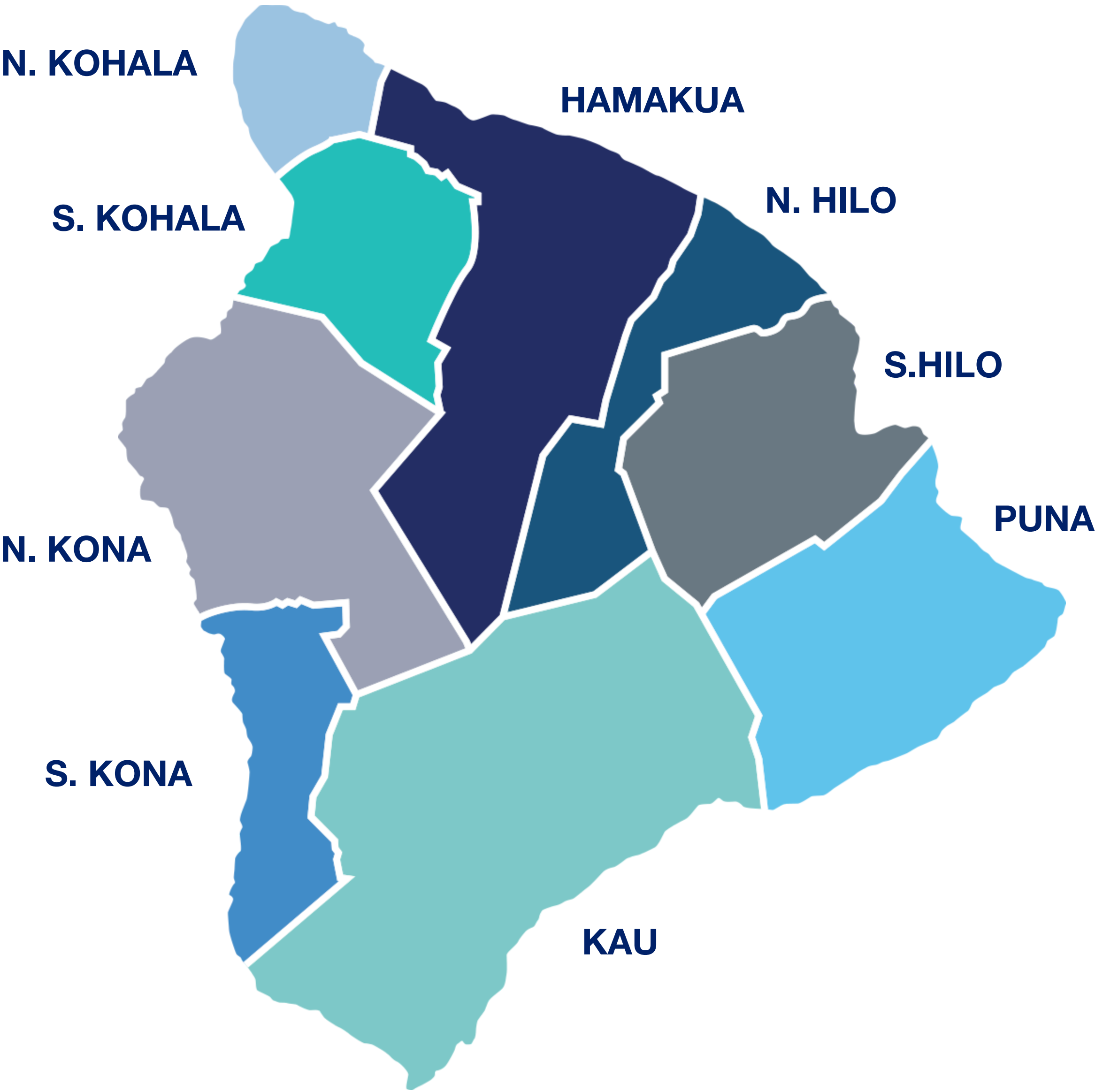
S. HILO			
Total Sales vs. September 2024	23 ▼ -4%	4 ▲ 300%	8 ▲ 167%
Median Price vs. September 2024	\$675K ▲ 12%	\$285K ▼ -25%	\$332K ▼ -5%

S. KONA			
Total Sales vs. September 2024	6 ▼ -33%	0 —	6 ▲ 100%
Median Price vs. September 2024	\$470K ▼ -33%	—	\$286K ▲ 104%

PUNA			
Total Sales vs. September 2024	61 ▼ -12%	0 —	86 ▲ 5%
Median Price vs. September 2024	\$369K ▼ -8%	—	\$40K ▼ -21%

KAU			
Total Sales vs. September 2024	9 ▼ -18%	0 —	19 ▼ -5%
Median Price vs. September 2024	\$280K ▼ -22%	—	\$23K ▼ -27%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 10/01/2025 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

SEPTEMBER 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Captain Cook	5	3	▲	67%	\$320,000	\$600,000	▼	-47%	92	23	▲	300%
Hakalau	1	1	—	—	\$450,000	\$890,000	▼	-49%	271	21	▲	1190%
Hawi	5	0	—	—	\$1,390,000	—	—	—	2	—	—	—
Hilo	16	21	▼	-24%	\$682,500	\$601,000	▲	14%	57	16	▲	253%
Honokaa	5	3	▲	67%	\$680,000	\$675,000	▲	1%	84	8	▲	950%
Honomu	2	1	▲	100%	\$1,777,500	\$558,000	▲	219%	60	62	▼	-3%
Kailua-Kona	34	27	▲	26%	\$1,260,000	\$1,420,000	▼	-11%	37	28	▲	32%
Kamuela	0	0	—	—	—	—	—	—	—	—	—	—
Kapaau	3	1	▲	200%	\$1,725,000	\$339,900	▲	408%	52	104	▼	-50%
Keaau	22	27	▼	-19%	\$437,500	\$560,000	▼	-22%	66	37	▲	77%
Kealahou	1	6	▼	-83%	\$749,000	\$769,500	▼	-3%	10	11	▼	-5%
Kurtistown	4	0	—	—	\$209,000	—	—	—	87	—	—	—
Laupahoehoe	0	1	▼	-100%	—	\$805,000	—	—	—	7	—	—
Mountain View	4	8	▼	-50%	\$314,500	\$315,000	▲	0%	34	8	▲	325%
Naalehu	1	7	▼	-86%	\$1,500,000	\$360,500	▲	316%	161	32	▲	403%
Ocean View	8	4	▲	100%	\$207,500	\$386,000	▼	-46%	60	88	▼	-32%
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Pahoa	22	21	▲	5%	\$367,000	\$312,000	▲	18%	28	27	▲	2%
Papaikou	1	1	—	—	\$260,000	\$410,000	▼	-37%	121	4	▲	2925%
Pepeekeo	3	0	—	—	\$665,000	—	—	—	266	—	—	—
Volcano	9	13	▼	-31%	\$375,000	\$435,000	▼	-14%	26	12	▲	117%
Waikoloa	14	1	▲	1300%	\$897,500	\$915,000	▼	-2%	64	21	▲	202%
GRAND TOTAL	167	148	▲	13%	\$620,000	\$556,500	▲	11%	49	22	▲	123%



CONDOMINIUM TRANSACTIONS

SEPTEMBER 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Hilo	4	1	▲	300%	\$284,950	\$379,000	▼	-25%	105	5	▲	1990%
Kailua-Kona	30	11	▲	173%	\$597,500	\$543,900	▲	10%	62	34	▲	82%
Kamuela	—	—	—	—	—	—	—	—	—	—	—	—
Pahala	—	—	—	—	—	—	—	—	—	—	—	—
Waikoloa	6	8	▼	-25%	\$775,000	\$690,000	▲	12%	133	14	▲	881%
GRAND TOTAL	48	27	▲	78%	\$632,500	\$719,000	▼	-12%	72	19	▲	276%

