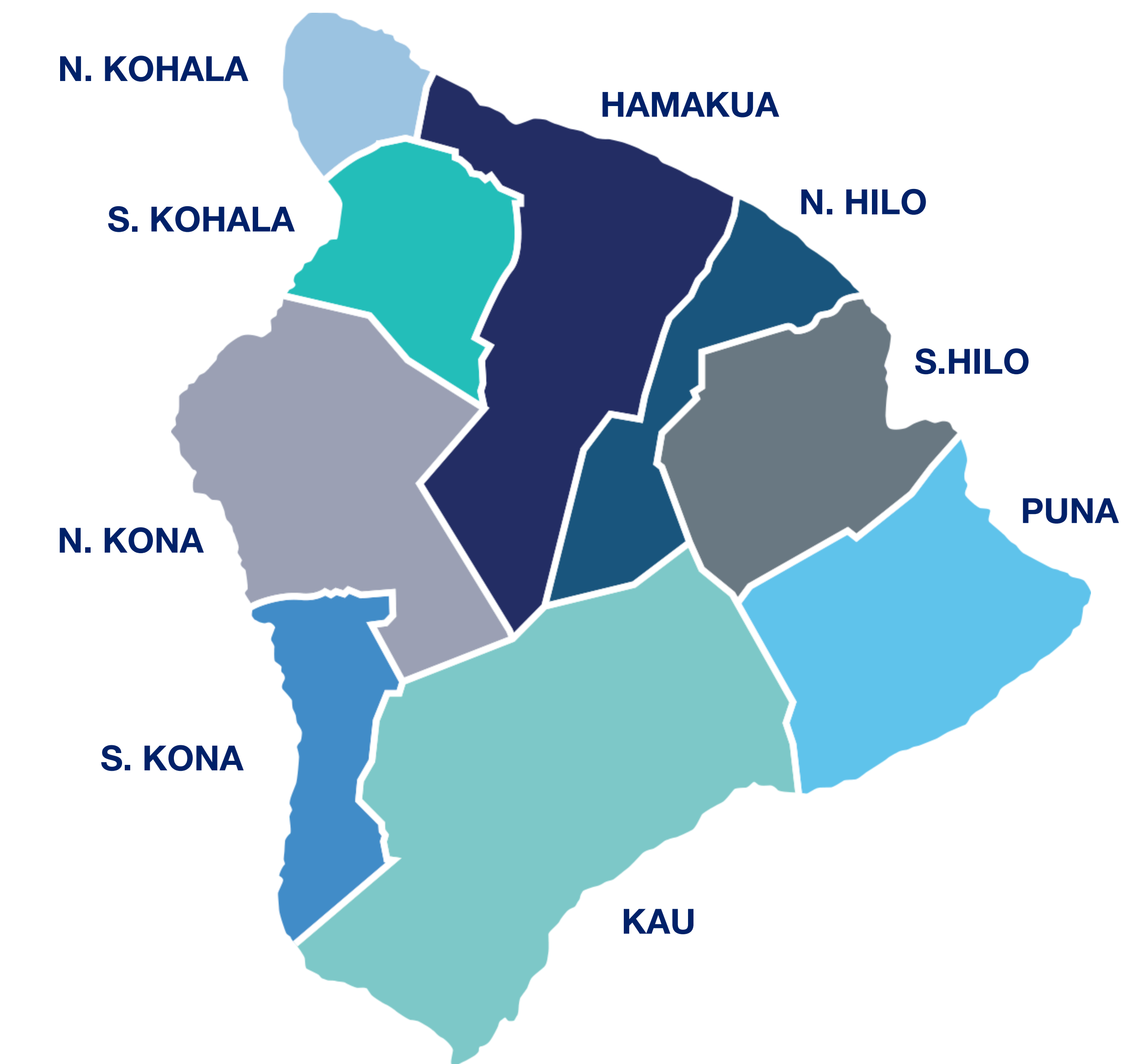




HAWAI'I ISLAND MARKET UPDATE

DECEMBER 2025

Hawai'i Island's real estate market closed out the year with a seasonal lift in activity, as total residential sales reached 174 transactions (+1% YoY) and the island-wide median sales price rose to \$550,000 (+9% YoY). Increased year-end engagement was evident across both property types, with condo sales climbing to 59 units (+26% YoY), the highest monthly total since May 2024, and the condo median price rising sharply to \$464,000 (+55% YoY). Single-family home activity also improved in line with typical holiday-season trends, while pricing remained relatively stable. At the submarket level, North and South Kona continued to anchor activity with lifestyle-driven demand, while Hilo and Puna remained active at more attainable price points, underscoring the island's continued appeal to value-oriented buyers.



N. Kohala			
Total Sales vs. December 2024	1 ▼ -50%	0 —	1 —
Median Price vs. December 2024	\$1.2M ▼ -29%	— —	\$450K ▲ 32%

HAMAKUA			
Total Sales vs. December 2024	7 ▲ 17%	0 —	0 ▼ -100%
Median Price vs. December 2024	\$650K ▼ -12%	— —	— —

S. KOHALA			
Total Sales vs. December 2024	19 ▲ 12%	23 ▲ 53%	5 ▼ -44%
Median Price vs. December 2024	\$1.2M ▲ 6%	\$1.4M ▲ 113%	298K ▼ -43%

N. HILO			
Total Sales vs. December 2024	1 —	0 —	0 ▼ -100%
Median Price vs. December 2024	\$2.1M —	— —	— —

N. KONA			
Total Sales vs. December 2024	25 ▼ -24%	35 ▲ 46%	3 ▼ -25%
Median Price vs. December 2024	\$1.1M ▼ -18%	\$575K ▲ 24%	\$1.4M ▼ -47%

S. HILO			
Total Sales vs. December 2024	21 ▲ 62%	1 ▼ -86%	4 ▲ 100%
Median Price vs. December 2024	\$710K ▲ 18%	\$190K ▲ 3%	\$338K ▼ -18%

S. KONA			
Total Sales vs. December 2024	11 ▲ 38%	0 —	6 ▼ -25%
Median Price vs. December 2024	\$645K ▼ -29%	— —	\$187K ▲ 21%

PUNA			
Total Sales vs. December 2024	77 ▼ -6%	0 —	62 ▼ -43%
Median Price vs. December 2024	\$399K ▲ 9%	— —	\$55K ▲ 22%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 01/01/2026 and is subject to change.

KAU			
Total Sales vs. December 2024	12 ▲ 9%	0 ▼ -100%	31 ▲ 48%
Median Price vs. December 2024	\$217K ▼ -33%	— —	\$25K ▼ -17%





SINGLE FAMILY HOME TRANSACTIONS

DECEMBER 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	8	7	▲	14%	\$584,000.00	\$850,000.00	▼	-31%	27	26	▲	2%
Hakalau	1	0	—	—	\$1,950,000.00	—	—	—	9	—	—	—
Hawi	1	2	▼	-50%	\$1,226,422.00	\$1,725,000.00	▼	-29%	10	5	▲	122%
Hilo	16	10	▲	60%	\$549,500.00	\$584,500.00	▼	-6%	33	24	▲	38%
Honokaa	6	5	▲	20%	\$625,000.00	\$660,000.00	▼	-5%	92	58	▲	59%
Honomu	0	1	▼	-100%	—	\$559,000.00	—	—	—	11	—	—
Kailua-Kona	25	33	▼	-24%	\$1,149,000.00	\$1,399,000.00	▼	-18%	30	36	▼	-17%
Kamuela	9	8	▲	13%	\$2,250,000.00	\$2,122,500.00	▲	6%	97	119	▼	-18%
Kapaau	0	0	—	—	—	—	—	—	—	—	—	—
Keaau	28	21	▲	33%	\$540,250.00	\$505,000.00	▲	7%	41	65	▼	-37%
Kealahou	3	1	▲	200%	\$1,047,500.00	\$976,000.00	▲	7%	11	4	▲	175%
Kurtistown	4	2	▲	100%	\$344,500.00	\$247,000.00	▲	39%	10	115	▼	-92%
Laupahoehoe	0	0	—	—	—	—	—	—	—	—	—	—
Mountain View	11	9	▲	22%	\$420,000.00	\$375,000.00	▲	12%	22	56	▼	-61%
Naalehu	3	5	▼	-40%	\$610,000.00	\$400,000.00	▲	53%	110	160	▼	-31%
Ocean View	9	6	▲	50%	\$140,000.00	\$318,500.00	▼	-56%	19	147	▼	-87%
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Pahoa	26	37	▼	-30%	\$362,500.00	\$340,000.00	▲	7%	27	45	▼	-40%
Papaikou	3	1	▲	200%	\$710,000.00	\$750,000.00	▼	-5%	154	301	▼	-49%
Pepeekeo	1	1	—	—	\$2,500,000.00	\$1,580,000.00	▲	58%	94	90	▲	4%
Volcano	8	13	▼	-38%	\$302,000.00	\$360,000.00	▼	-16%	42	98	▼	-57%
Waikoloa	10	9	▲	11%	\$962,500.00	\$999,999.00	▼	-4%	55	16	▲	244%
GRAND TOTAL	174	172	▲	1%	\$550,000.00	\$502,500.00	▲	9%	34	45	▼	-24%



CONDOMINIUM TRANSACTIONS

DECEMBER 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Hilo	1	7	▼	-86%	\$190,000.00	\$185,000.00	▲	3%	240	10	▲	2300%
Kailua-Kona	35	24	▲	46%	\$575,000.00	\$461,950.00	▲	24%	66	67	▼	-1%
Kamuela	0	0	—	—	—	—	—	—	—	—	—	—
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Waikoloa	11	9	▲	22%	\$950,000.00	\$621,000.00	▲	53%	91	43	▲	112%
GRAND TOTAL	59	47	▲	26%	\$720,000.00	\$464,000.00	▲	55%	67	52	▲	29%

