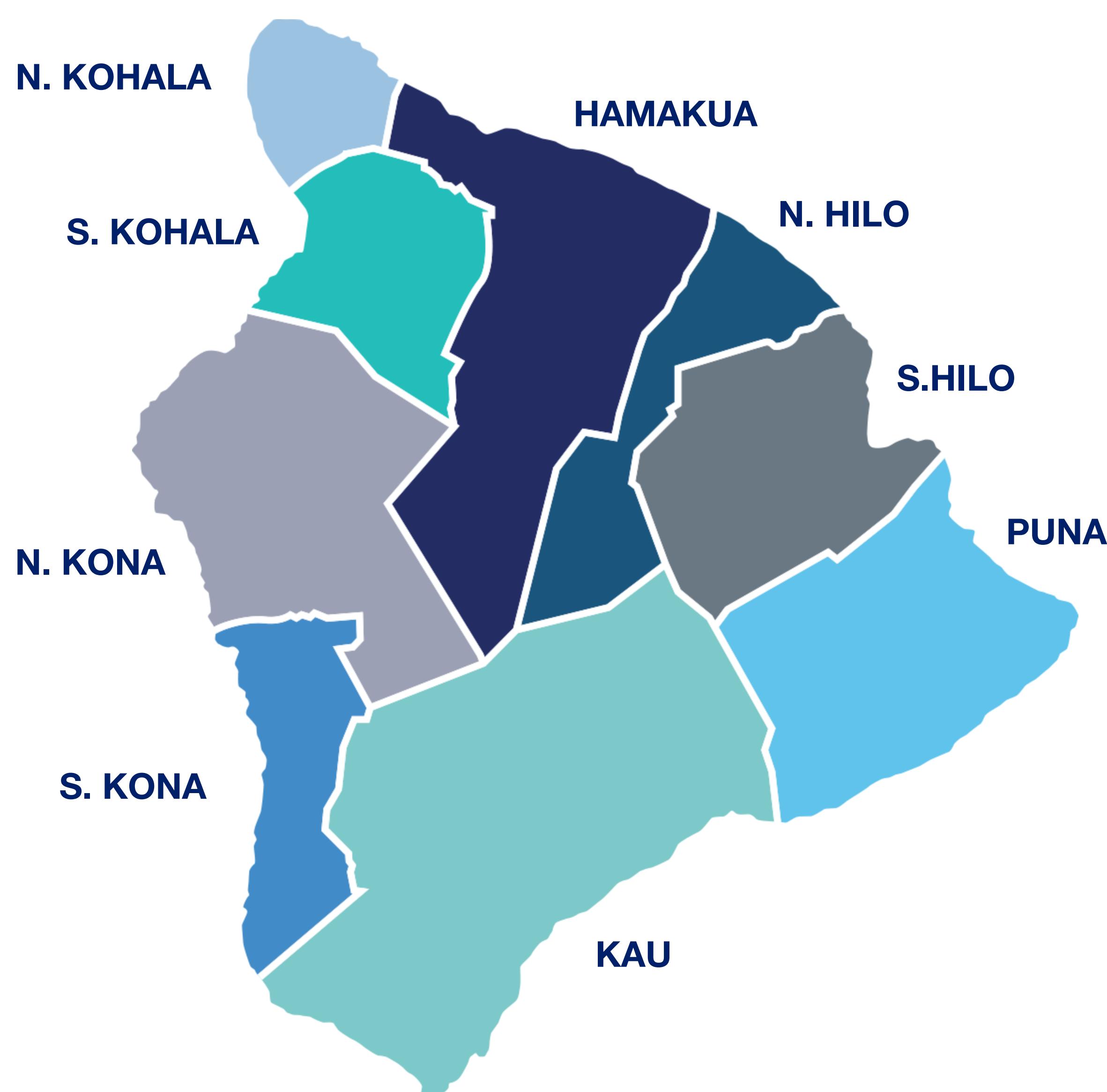




HAWAII' ISLAND MARKET UPDATE DECEMBER 2025

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	1	0	1
vs. December 2024	▼ -50%	—	—

HAMAKUA	🏡	🏢	🌴
Total Sales	7	0	0
vs. December 2024	▲ 17%	—	▼ -100%

S. KOHALA	🏡	🏢	🌴
Total Sales	19	23	5
vs. December 2024	▲ 12%	▲ 53%	▼ -44%

N. HILO	🏡	🏢	🌴
Total Sales	1	0	0
vs. December 2024	—	—	▼ -100%

N. KONA	🏡	🏢	🌴
Total Sales	25	35	3
vs. December 2024	▼ -24%	▲ 46%	▼ -25%

S. HILO	🏡	🏢	🌴
Total Sales	21	1	4
vs. December 2024	▲ 62%	▼ -86%	▲ 100%

S. KONA	🏡	🏢	🌴
Total Sales	11	0	6
vs. December 2024	▲ 38%	—	▼ -25%

PUNA	🏡	🏢	🌴
Total Sales	77	0	62
vs. December 2024	▼ -6%	—	▼ -43%

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	12	0	31
vs. December 2024	▲ 9%	▼ -100%	▲ 48%





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%
Kealakekua	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	-	-	-	-	-	-	-
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%

	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%

CONDOMINIUM TRANSACTIONS

DECEMBER 2025

vs. percent change over last year

