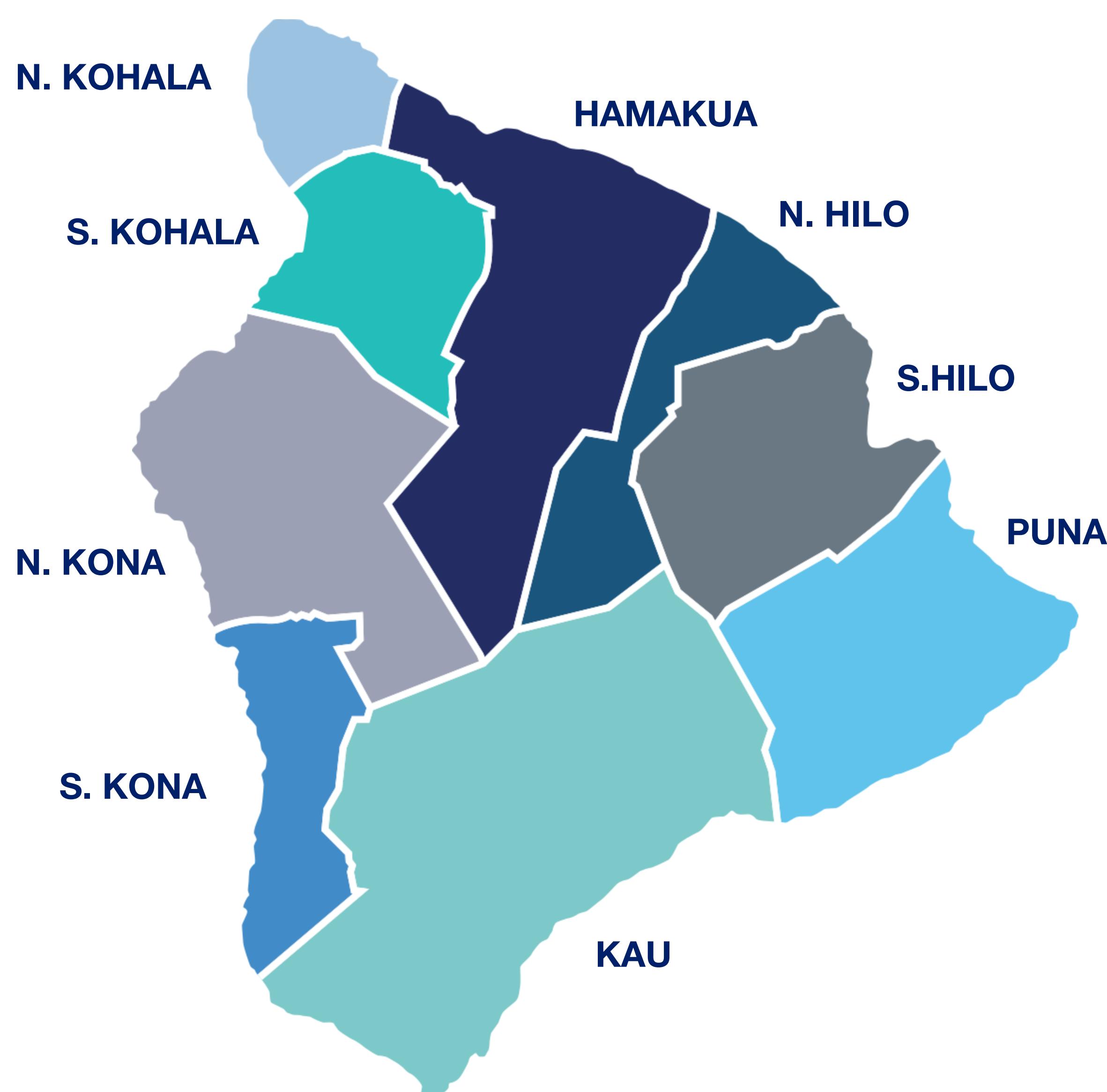




HAWAII' ISLAND MARKET UPDATE JANUARY 2026

Hawai'i Island's real estate market opened 2026 on stable footing, with single-family home sales totaling 152 transactions (-12% YoY) and a median price of \$582,000 (-1% YoY), reflecting conditions largely in line with last year. Activity remained balanced across most regions, with no single area driving outsized changes in island-wide results. The condo market showed a modest shift in pace, with 40 sales (+3% YoY) and a median price of \$616,500 (-9% YoY), while median days on market increased to 52, signaling a more deliberate buyer approach following stronger activity late last year. Overall, January reflected a market defined by consistency rather than acceleration, as buyers and sellers entered the new year with measured expectations and stable fundamentals across property types.



N. Kohala		House	Condo	Land
Total Sales	1	0	0	
vs. January 2025	▼ -86%	—	—	
Median Price	\$825K	—	—	
vs. January 2025	▼ -22%	—	—	
HAMAKUA		House	Condo	Land
Total Sales	5	0	0	
vs. January 2025	—	—	▼ -100%	
Median Price	\$770K	—	—	
vs. January 2025	—	—	—	
S. KOHALA		House	Condo	Land
Total Sales	25	12	5	
vs. January 2025	▲ 39%	—	▲ 400%	
Median Price	\$1.5M	\$1.1M	499K	
vs. January 2025	▲ 20%	▲ 5%	▼ -90%	
N. HILO		House	Condo	Land
Total Sales	1	0	0	
vs. January 2025	—	—	—	
Median Price	\$695K	—	—	
vs. January 2025	▲ 17%	—	—	
N. KONA		House	Condo	Land
Total Sales	24	22	5	
vs. January 2025	▼ -38%	▼ -12%	▼ -29%	
Median Price	\$1.5M	\$570K	\$695K	
vs. January 2025	▲ 13%	▼ -14%	▲ 29%	
S. HILO		House	Condo	Land
Total Sales	18	6	5	
vs. January 2025	▲ 13%	▲ 200%	—	
Median Price	\$651K	\$348K	\$455K	
vs. January 2025	▲ 4%	▲ 67%	▼ -6%	
S. KONA		House	Condo	Land
Total Sales	3	—	5	
vs. January 2025	▼ -63%	—	▼ -29%	
Median Price	\$837K	—	\$339K	
vs. January 2025	▲ 5%	—	▲ 44%	
PUNA		House	Condo	Land
Total Sales	67	—	61	
vs. January 2025	▼ -3%	—	▼ -31%	
Median Price	\$390K	—	\$40K	
vs. January 2025	▲ 1%	—	▲ 1%	
KAU		House	Condo	Land
Total Sales	8	—	20	
vs. January 2025	▼ -43%	—	▼ -13%	
Median Price	\$163K	—	\$18K	
vs. January 2025	▼ -46%	—	▲ 13%	

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 02/01/2026 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

JANUARY 2026

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2025	2024	YoY %	2025	2024	YoY %	2025	2024	YoY %
Captain Cook	1	6	▼ -83%	\$2,825,000	\$650,000	▲ 335%	60	26	▲ 135%
Hakalau	0	2	▼ -100%		\$1,180,000	- -	-	26	- -
Hawi	1	7	▼ -86%	\$825,000	\$1,062,500	▼ -22%	60	47	▲ 28%
Hilo	16	10	▲ 60%	\$598,500	\$600,000	- -	22	54	▼ -60%
Honokaa	5	0	- -	\$770,000	- -	- -	89	- -	- -
Honomu	0	0	- -	- -	- -	- -	-	- -	- -
Kailua-Kona	24	39	▼ -38%	\$1,454,500	\$1,286,500	▲ 13%	28	15	▲ 83%
Kamuela	0	0	- -	- -	- -	- -	-	- -	- -
Kapaau	0	0	- -	- -	- -	- -	-	- -	- -
Keaau	20	17	▲ 18%	\$530,000	\$500,000	▲ 6%	77	20	▲ 285%
Kealakekua	2	2	- -	\$778,000	\$1,112,500	▼ -30%	15	13	▲ 16%
Kurtistown	5	4	▲ 25%	\$363,000	\$282,500	▲ 28%	8	128	▼ -94%
Laupahoehoe	0	1	▼ -100%		\$595,000	- -		35	- -
Mountain View	7	7	- -	\$425,000	\$140,000	▲ 204%	13	42	▼ -69%
Naalehu	5	3	▲ 67%	\$512,000	\$250,000	▲ 105%	11	41	▼ -73%
Ocean View	3	11	▼ -73%	\$75,000	\$307,000	▼ -76%	71	53	▲ 34%
Pahala	0	0	- -	- -	- -	- -	-	- -	- -
Pahoa	27	26	▲ 4%	\$310,000	\$352,500	▼ -12%	69	30	▲ 130%
Papaikou	0	0	- -	- -	- -	- -	-	- -	- -
Pepeekeo	2	4	▼ -50%	\$1,337,000	\$877,500	▲ 52%	9	89	▼ -90%
Volcano	8	15	▼ -47%	\$397,500	\$370,000	▲ 7%	14	30	▼ -53%
Waikoloa	0	0	- -		- -	- -	-	- -	- -
GRAND TOTAL	152	172	▼ -12%	\$582,000	\$590,000	▼ -1%	48	32	▲ 52%

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2025	2024	YoY %	2025	2024	YoY %	2025	2024	YoY %
Hilo	6	2	▲ 200%	\$347,500	\$208,000	▲ 67%	118	10	▲ 1142%
Kailua-Kona	22	25	▼ -12%	\$570,000	\$665,000	▼ -14%	50	61	▼ -19%
Kamuela	4	3	▲ 33%	\$2,731,500	\$4,635,000	▼ -41%	65	34	▲ 91%
Pahala	0	0	- -	- -	- -	- -	-	- -	- -
Waikoloa	8	9	▼ -11%	\$832,500	\$990,000	▼ -16%	79	49	▲ 61%
GRAND TOTAL	40	39	▲ 3%	\$616,500	\$680,000	▼ -9%	52	49	▲ 6%