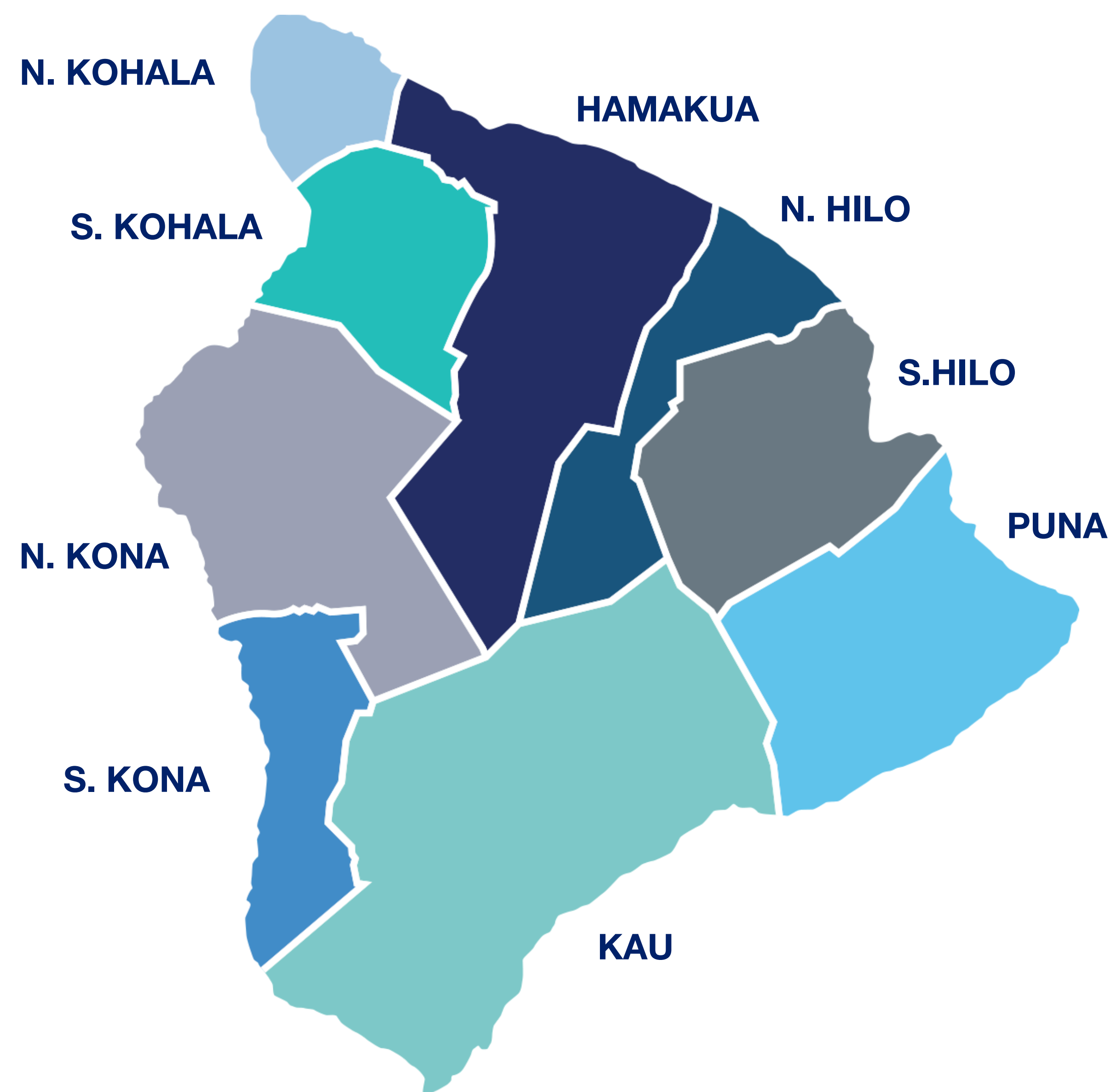




# HAWAI'I ISLAND MARKET UPDATE

## APRIL 2026

Hawai'i Island's housing market remained steady in April, with single-family home sales rising 22% year over year to 187 transactions and the median price increasing to \$630,000 (+6% YoY). A notable shift occurred on the supply side, with new listings nearly doubling (+93% YoY), giving buyers more choice and supporting overall activity. Regionally, Kailua-Kona and Hilo continued to anchor demand, while more price-sensitive regions showed mixed performance, contributing to a more balanced market overall. The condo segment softened slightly, with sales down 9% year over year islandwide and pricing adjusting modestly (-8% YoY), alongside a slower pace of activity. Looking ahead, as mortgage rates trend upward and geopolitical uncertainty continues, the months ahead will be important in determining how buyer confidence holds as the market moves into the summer season.



N. Kohala	🏠	🏢	🌴
Total Sales vs. April 2025	—	—	1 ▼ -50%
Median Price vs. April 2025	—	—	\$4M ▲ 360%

HAMAKUA	🏠	🏢	🌴
Total Sales vs. April 2025	4 ▲ 300%	—	— ▼ -100%
Median Price vs. April 2025	\$578K ▲ 11%	—	—

S. KOHALA	🏠	🏢	🌴
Total Sales vs. April 2025	16 ▼ -20%	17 ▼ -15%	7 ▲ 17%
Median Price vs. April 2025	\$1.2M ▲ 4%	\$1.1M ▼ -3%	\$580K ▲ 24%

N. HILO	🏠	🏢	🌴
Total Sales vs. April 2025	4 ▲ 300%	0	1 ▼ -50%
Median Price vs. April 2025	\$775K ▲ 24%	—	\$107K ▼ -73%

N. KONA	🏠	🏢	🌴
Total Sales vs. April 2025	37 ▲ 32%	26 ▲ 18%	5 ▲ 25%
Median Price vs. April 2025	\$1.1M ▼ -15%	\$583K ▲ 6%	\$700K ▼ -3%

S. HILO	🏠	🏢	🌴
Total Sales vs. April 2025	15 ▼ -32%	8 ▲ 33%	5 ▲ 25%
Median Price vs. April 2025	\$570K ▼ -7%	\$241K ▼ -1%	\$305K ▼ -16%

S. KONA	🏠	🏢	🌴
Total Sales vs. April 2025	4 ▼ -43%	—	6 ▼ -57%
Median Price vs. April 2025	\$670K ▼ -8%	—	\$322K ▲ 46%

PUNA	🏠	🏢	🌴
Total Sales vs. April 2025	71 ▲ 11%	—	81 ▼ -18%
Median Price vs. April 2025	\$410K ▲ 3%	—	\$55K ▲ 10%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 05/01/2026 and is subject to change.

KAU	🏠	🏢	🌴
Total Sales vs. April 2025	10 ▼ -17%	—	27 ▼ -25%
Median Price vs. April 2025	\$395K ▲ 14%	—	\$40K ▲ 67%



# SINGLE FAMILY HOME TRANSACTIONS

APRIL 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	2026	2025		YoY %	2026	2025		YoY %
Captain Cook	2	7	▼	-71%	\$670,000	\$725,000	▼	-8%	69	45	▲	52%
Hakalau	-	-	-	-	-	-	-	-	-	-	-	-
Hawi	-	1	▼	-100%	-	\$1,500,000	-	-	-	67	-	-
Hilo	15	19	▼	-21%	\$570,000	\$620,000	▼	-8%	77	11	▲	600%
Honokaa	4	0	-	-	\$577,500	-	-	-	56	-	-	-
Honolulu	-	-	-	-	-	-	-	-	-	-	-	-
Kailua-Kona	37	28	▲	32%	\$1,080,000	\$1,275,000	▼	-15%	21	28	▼	-24%
Kamuela	9	14	▼	-36%	\$1,500,000	\$1,351,150	▲	11%	11	44	▼	-75%
Kapaau	-	-	-	-	-	-	-	-	-	-	-	-
Keaau	20	16	▲	25%	\$520,000	\$539,500	▼	-4%	49	38	▲	28%
Kealahou	2	-	-	-	\$760,000	-	-	-	78	-	-	-
Kurtistown	5	3	▲	67%	\$367,000	\$635,000	▼	-42%	33	12	▲	175%
Laupahoehoe	2	1	▲	100%	\$832,500	\$625,000	▲	33%	228	123	▲	85%
Mountain View	7	9	▼	-22%	\$460,000	\$340,000	▲	35%	129	26	▲	396%
Naalehu	-	4	▼	-100%	-	\$475,000	-	-	-	6	-	-
Ocean View	10	7	▲	43%	\$394,500	\$325,000	▲	21%	87	58	▲	49%
Pahala	-	1	▼	-100%	-	\$97,000	-	-	-	6	-	-
Pahoa	26	23	▲	13%	\$365,000	\$360,000	▲	1%	21	43	▼	-52%
Papaikou	-	1	▼	-100%	-	\$425,000	-	-	-	5	-	-
Pepeekeo	-	2	▼	-100%	-	\$1,087,500	-	-	-	40	-	-
Volcano	13	13	-	-	\$387,000	\$390,000	▼	-1%	38	46	▼	-17%
Waikoloa	7	6	▲	17%	\$925,000	\$947,495	▼	-2%	25	52	▼	-51%
<b>GRAND TOTAL</b>	<b>161</b>	<b>156</b>	<b>▲</b>	<b>3%</b>	<b>\$570,000</b>	<b>\$597,500</b>	<b>▼</b>	<b>-5%</b>	<b>33</b>	<b>28</b>	<b>▲</b>	<b>20%</b>



# CONDOMINIUM TRANSACTIONS

APRIL 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	2026	2025		YoY %	2026	2025		YoY %
Hilo	8	6	▲	33%	241,250	243,500	▼	-1%	24	81	▼	-70%
Kailua-Kona	26	22	▲	18%	582,500	547,500	▲	6%	107	47	▲	129%
Kamuela	9	8	▲	13%	1,550,000	2,225,000	▼	-30%	66	38	▲	76%
Pahala	-	-	-	-	-	-	-	-	-	-	-	-
Waikoloa	8	12	▼	-33%	629,700	650,000	▼	-3%	104	24	▲	331%
<b>GRAND TOTAL</b>	<b>51</b>	<b>48</b>	<b>▲</b>	<b>6%</b>	<b>595,000</b>	<b>582,500</b>	<b>▲</b>	<b>2%</b>	<b>73</b>	<b>47</b>	<b>▲</b>	<b>57%</b>

