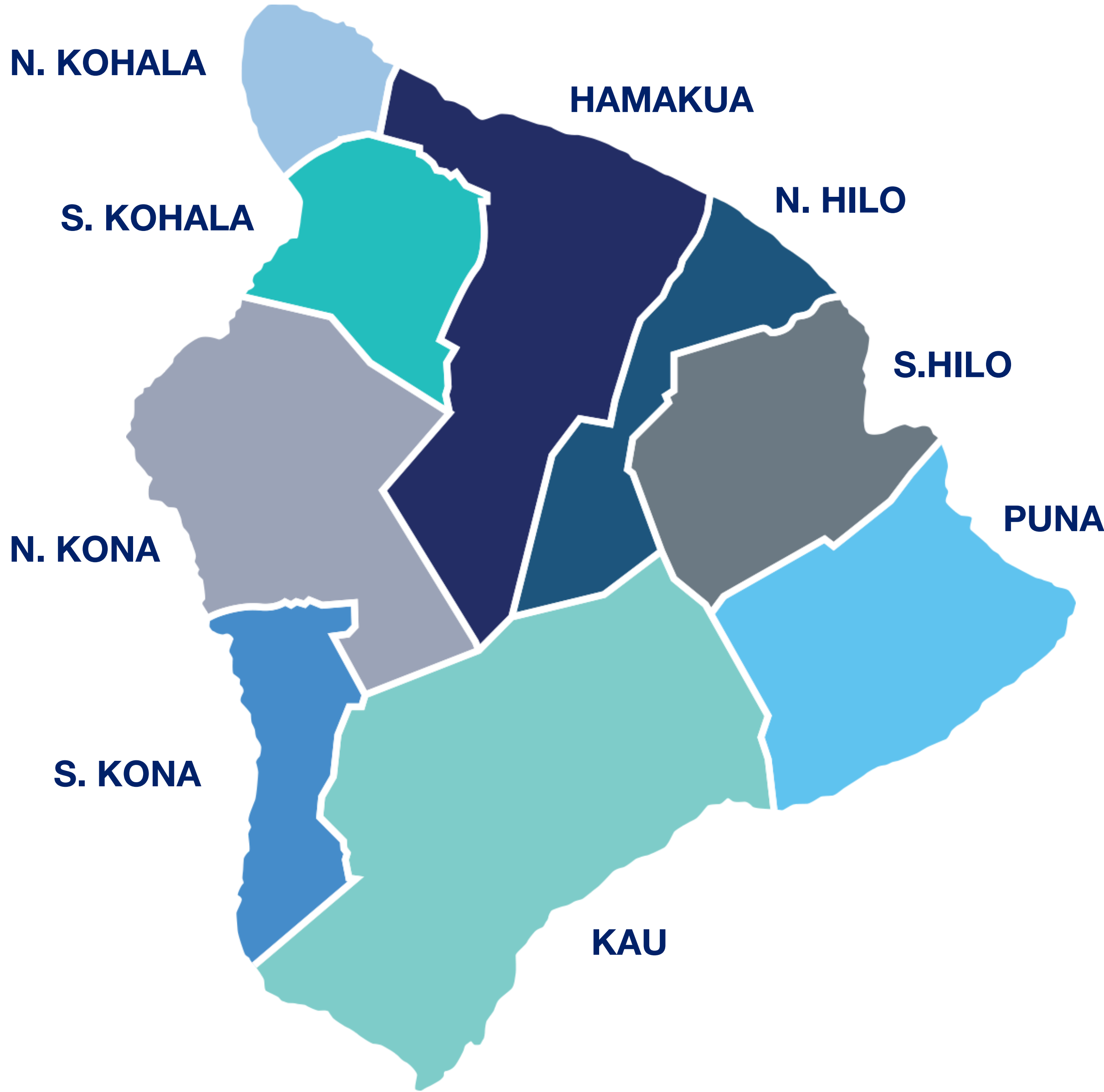




HAWAI'I ISLAND MARKET UPDATE

AUGUST 2026

Hawai'i Island's August activity reinforced the importance of looking beyond island-wide statistics, as regional trends can reveal shifts in demand, pricing, and sales activity that broader numbers may not fully capture. Single-family home sales island-wide totaled 149 (-10% YoY), while the median price increased to \$590,000 (+13%) and homes moved more quickly at 37 median days on market, with North Kona (+50% YoY) and Kea'au (+26%) leading activity. The condo market slowed more noticeably, with just 30 sales (-19% YoY), the lowest monthly total in two years, and a median price of \$496,500 (-13%). Much of the decline was concentrated in Kailua-Kona, where condo sales fell 45% YoY to 12 transactions and the median declined 14% to \$496,500, while higher-end Kamuela moved in the opposite direction with 7 sales (+40%) at a \$2.695 million median (+68%). With relatively few condo transactions island-wide, these contrasting local market trends continue to have an outsized influence on Hawai'i Island's overall metrics.



N. KOHALA			
Total Sales vs. August 2025	1 ▼ -67%	— —	1 —
Median Price vs. August 2025	\$685K ▼ -6%	— —	\$400K —

HAMAKUA			
Total Sales vs. August 2025	5 ▲ 150%	— —	2 —
Median Price vs. August 2025	\$995K ▲ 12%	— —	\$292K ▼ -39%

S. KOHALA			
Total Sales vs. August 2025	12 ▼ -8%	10 —	7 ▲ 250%
Median Price vs. August 2025	\$1M ▼ -6%	\$2.3M ▲ 82%	\$315K ▼ -37%

N. HILO			
Total Sales vs. August 2025	— ▼ -100%	— —	— ▼ -100%
Median Price vs. August 2025	— —	— —	— —

N. KONA			
Total Sales vs. August 2025	36 ▲ 50%	12 ▼ -45%	2 ▼ -67%
Median Price vs. August 2025	\$1.1M ▼ -6%	\$497K ▼ -14%	\$865K ▲ 73%

S. HILO			
Total Sales vs. August 2025	20 —	6 ▲ 20%	13 ▲ 333%
Median Price vs. August 2025	\$590K ▼ -24%	\$293K ▲ 23%	\$300K ▲ 5%

S. KONA			
Total Sales vs. August 2025	4 ▼ -43%	— —	4 ▼ -33%
Median Price vs. August 2025	\$678K ▲ 4%	— —	\$261K ▼ -45%

PUNA			
Total Sales vs. August 2025	62 ▼ -23%	— —	60 ▼ -36%
Median Price vs. August 2025	\$423K ▲ 10%	— —	\$53K ▲ 43%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 09/01/2026 and is subject to change.

KAU			
Total Sales vs. August 2025	9 ▼ -36%	2 —	14 —
Median Price vs. August 2025	\$330K ▲ 23%	\$248K —	\$30K ▲ 140%



SINGLE FAMILY HOME TRANSACTIONS

AUGUST 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	4	7	▼	-43%	\$678,000	\$649,000	▲	4%	66	20	▲	228%
Hakalau	0	0	—	—	—	—	—	—	—	—	—	—
Hawi	0	1	▼	-100%	—	\$2,148,000	—	—	—	93	—	—
Hilo	17	19	▼	-11%	\$625,000	\$769,900	▼	-19%	9	15	▼	-40%
Honokaa	4	2	▲	100%	\$1,112,500	\$885,060	▲	26%	52	69	▼	-25%
Honomu	0	1	▼	-100%	—	\$1,575,000	—	—	—	70	—	—
Kailua-Kona	36	24	▲	50%	\$1,062,000	\$1,135,000	▼	-6%	32	38	▼	-16%
Kamuela	0	0	—	—	—	—	—	—	—	—	—	—
Kapaau	1	2	▼	-50%	\$685,000	\$505,125	▲	36%	26	65	▼	-60%
Keaau	34	27	▲	26%	\$499,000	\$500,000	—	—	24	43	▼	-44%
Kealakekua	0	0	—	—	—	—	—	—	—	—	—	—
Kurtistown	2	9	▼	-78%	\$300,000	\$475,000	▼	-37%	79	72	▲	10%
Laupahoehoe	0	2	▼	-100%	—	\$1,600,000	—	—	—	67	—	—
Mountain View	5	12	▼	-58%	\$285,000	\$285,000	—	—	41	51	▼	-20%
Naalehu	3	3	—	—	\$450,000	\$439,000	▲	3%	30	26	▲	15%
Ocean View	6	10	▼	-40%	\$305,000	\$249,000	▲	22%	158	107	▲	48%
Pahala	0	1	▼	-100%	—	\$205,000	—	—	—	36	—	—
Pahoa	13	22	▼	-41%	\$370,000	\$343,000	▲	8%	53	31	▲	74%
Papaikou	0	0	—	—	—	—	—	—	—	—	—	—
Pepeekeo	3	0	—	—	\$525,000	—	—	—	22	—	—	—
Volcano	8	10	▼	-20%	\$379,000	\$412,000	▼	-8%	66	39	▲	70%
Waikoloa	4	5	▼	-20%	\$1,020,000	\$1,070,000	▼	-5%	68	81	▼	-16%
GRAND TOTAL	149	166	▼	-10%	\$590,000	\$523,500	▲	13%	37	42	▼	-12%



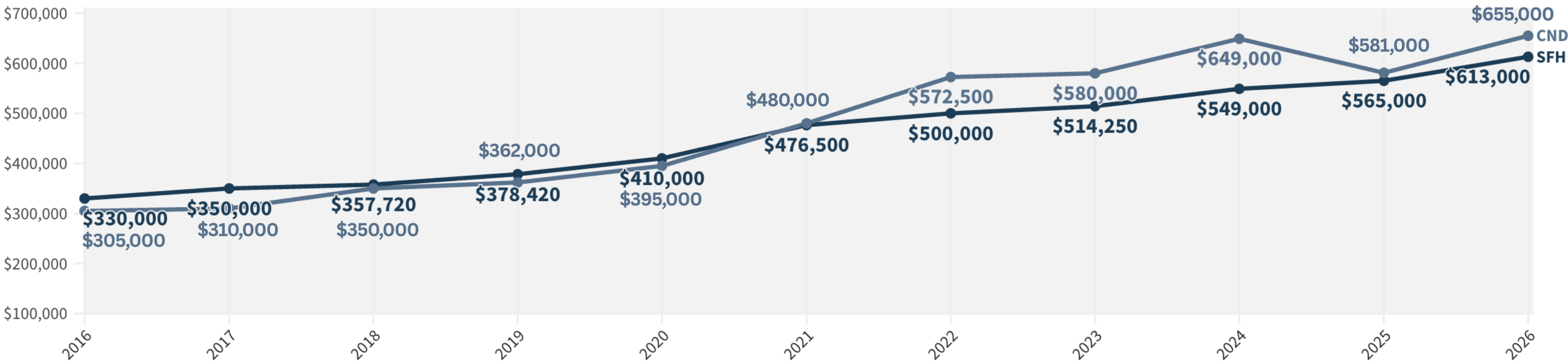
CONDOMINIUM TRANSACTIONS

AUGUST 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Hilo	6	5	▲	20%	\$292,500	\$237,000	▲	23%	98	15	▲	550%
Kailua-Kona	12	22	▼	-45%	\$496,500	\$576,250	▼	-14%	65	44	▲	49%
Kamuela	7	5	▲	40%	\$2,695,000	\$1,600,000	▲	68%	20	132	▼	-85%
Pahala	1	0	—	—	\$220,000	—	—	—	359	—	—	—
Waikoloa	3	5	▼	-40%	\$750,000	\$510,000	▲	47%	169	69	▲	145%
GRAND TOTAL	30	37	▼	-19%	\$496,500	\$572,500	▼	-13%	65	44	▲	48%

10-YEAR HISTORICAL MEDIAN SALES PRICE



YEAR-TO-DATE (VS. YOY)

N. KOHALA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$1.1M	\$850K	27%	—	—	—	\$904K	\$895K	1%
Total Sales	16	42	-61%	—	—	—	11	3	272%
Median DOM	44	50	-11%	—	—	—	336	224	50%

S. KONA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$736K	\$790K	-7%	\$399K	—	—	\$320K	\$250K	28%
Total Sales	34	57	-23%	3	—	—	38	59	-35%
Median DOM	53	20	163%	84	—	—	80	107	-25%

S. HILO									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$600K	\$608K	-1%	\$293K	\$225K	—	\$328K	\$289K	13%
Total Sales	165	162	3%	40	37	—	55	38	47%
Median DOM	29	18	61%	47	20	1%	8	23	-64%

S. KOHALA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$1.2M	\$1.1M	5%	\$1.2M	\$1.2M	2%	\$435K	\$533K	-18%
Total Sales	129	126	4%	112	108	5%	45	28	62%
Median DOM	54	48	13%	57	54	7%	99	40	148%

HAMAKUA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$690K	\$600K	15%	—	—	—	\$375K	\$465K	1%
Total Sales	36	27	35%	—	—	—	7	15	-53%
Median DOM	37	18	103%	—	—	—	20	41	-51%

PUNA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$405K	\$390K	4%	—	—	—	\$50K	\$45K	1%
Total Sales	575	578	1%	—	—	—	562	799	-29%
Median DOM	41	41	1%	—	—	—	35	29	21%

N. KONA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$1.2M	\$1.3M	-4%	\$575K	\$621K	-7%	\$760K	\$700K	9%
Total Sales	253	241	7%	177	211	-15%	27	35	-22%
Median DOM	36	26	38%	50	53	-6%	38	12	217%

N. HILO									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$760K	\$1.2M	-35%	—	—	—	\$590K	\$545K	8%
Total Sales	11	16	-5%	—	—	—	5	15	-66%
Median DOM	141	41	251%	—	—	—	227	86	164%

KAU									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Median Sold Price	\$323K	\$315K	2%	\$248K	\$235K	5%	\$29K	\$20K	45%
Total Sales	72	104	-30%	2	1	102%	155	205	-23%
Median DOM	74	54	38%	258	145	78%	71	78	-9%

ISLAND-WIDE

		2026	2025	%YoY
	MEDIAN SOLD PRICE	\$565K	\$560K	-3%
	TOTAL SALES	1,291	1,353	1%
	MEDIAN DOM	42	35	20%

		2026	2025	%YoY
	MEDIAN SOLD PRICE	\$630K	\$630K	—
	TOTAL SALES	334	357	-5%
	MEDIAN DOM	52	51	2%

		2026	2025	%
	MEDIAN SOLD PRICE	\$60K	\$40K	25%
	TOTAL SALES	905	1,197	-23%
	MEDIAN DOM	545	36	25%