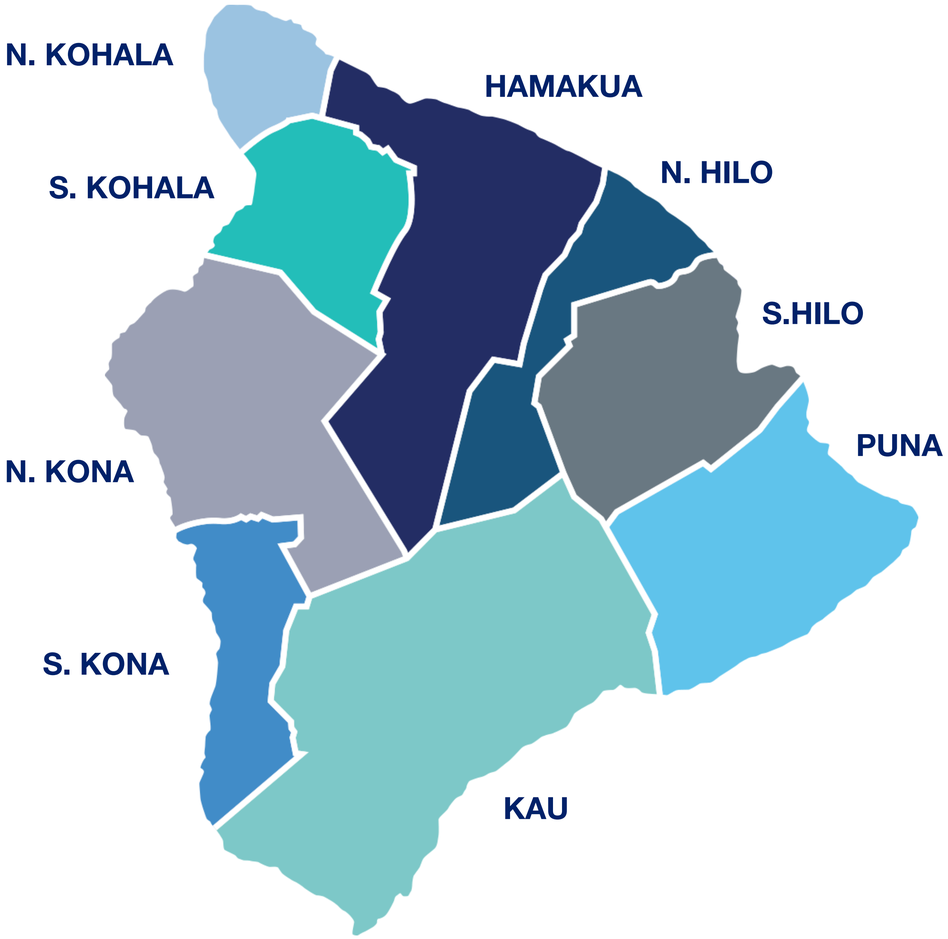
HAWAI'I ISLAND MARKET UPDATE

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%

COLDWELL BANKER ISLAND PROPERTIES

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%

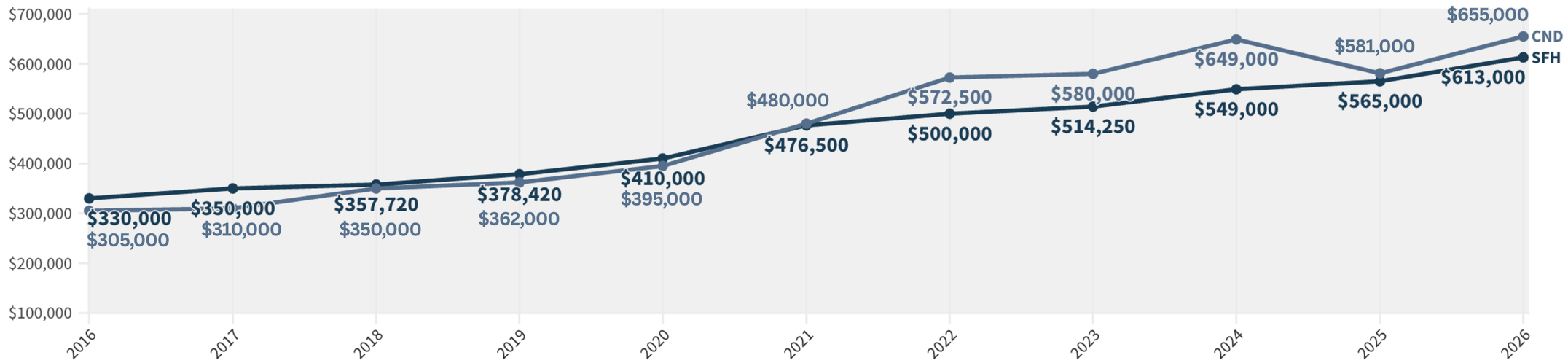
CONDOMINIUM TRANSACTIONS

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



ISLAND-WIDE OVERVIEW

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

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

	2026	2025	% YoY
TOTAL SALES	905	1,197	-23%
MEDIAN SOLD PRICE	$60K	$48K	25%
MEDIAN DOM	45	9	25%

YEAR-TO-DATE (vs. YoY)

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

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

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

S. KONA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	34	57	-40%	3	—	—	38	59	-35%
Median Sold Price	$736K	$790K	-7%	$399K	—	—	$320K	$250K	28%
Median DOM	53	20	163%	84	—	—	80	107	-25%

HAMAKUA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	36	27	35%	—	—	—	7	15	-53%
Median Sold Price	$690K	$600K	15%	—	—	—	$375K	$465K	-19%
Median DOM	37	18	103%	—	—	—	20	41	-51%

N. HILO									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	11	16	-30%	—	—	—	5	15	-66%
Median Sold Price	$760K	$1.2M	-35%	—	—	—	$590K	$545K	8%
Median DOM	141	41	251%	—	—	—	227	86	164%

S. HILO									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	165	162	3%	40	37	9%	55	38	47%
Median Sold Price	$600K	$608K	-1%	$293K	$225K	30%	$328K	$289K	13%
Median DOM	29	18	61%	47	20	135%	8	23	-64%

PUNA									
	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	575	578	1%	—	—	—	562	799	-29%
Median Sold Price	$405K	$390K	4%	—	—	—	$50K	$45K	11%
Median DOM	41	41	1%	—	—	—	35	29	21%

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