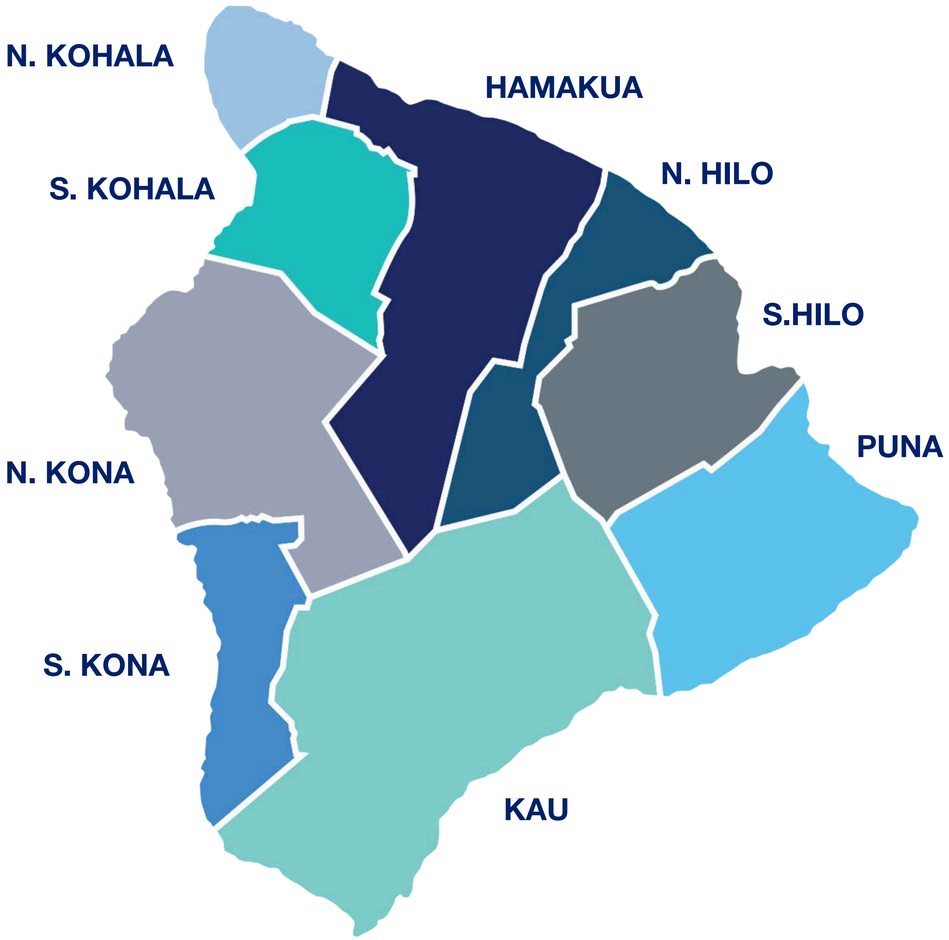
HAWAIʻI ISLAND MARKET UPDATE

OCTOBER 2026



N. KOHALA			
Total Sales	1	–	1
vs.October 2025	▼ -80%	–	–
Median Price	$874K	–	$3.3M
vs.October 2025	▼ -18%	–	▲ 617%

HAMAKUA			
Total Sales	3	–	1
vs.October 2025	–	–	▼ -67%
Median Price	$835K	–	$340K
vs.October 2025	▼ -39%	–	▼ -41%

S. KOHALA			
Total Sales	12	11	4
vs.October 2025	▲ 9%	▼ -27%	▲ 100%
Median Price	$929K	$760K	$913K
vs.October 2025	▼ -5%	▼ -10%	▲ 106%

N. HILO			
Total Sales	–	–	–
vs.October 2025	▼ -100%	–	▼ -100%
Median Price	–	–	–
vs.October 2025	–	–	–

N. KONA			
Total Sales	32	24	2
vs.October 2025	–	▲ 26%	▼ -60%
Median Price	$1M	$550K	$808K
vs.October 2025	▼ -21%	–	▲ 33%

S.HILO			
Total Sales	21	3	8
vs.October 2025	—	▼ -40%	▲ 700%
Median Price	$570K	$325K	$331K
vs.October 2025	▼ -9%	▼ -20%	▲10%

S. KONA			
Total Sales	7	–	3
vs.October 2025	▼ -36%	–	▼ -57%
Median Price	$890K	–	$650K
vs.October 2025	▲ 27%	–	▲ 156%

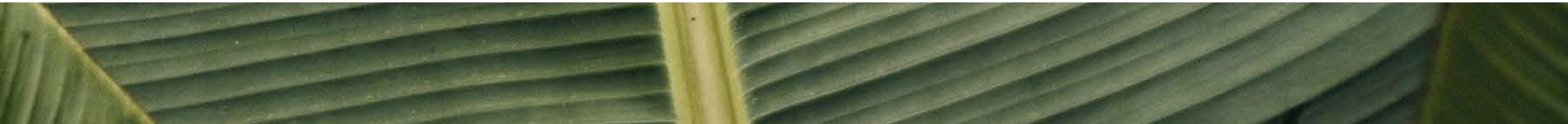
PUNA			
Total Sales	78	—	60
vs.October 2025	▼ -17%	—	▼ -13%
Median Price	$343K	—	$70K
vs.October 2025	▼ -5%	—	▲ 56%

KAU			
Total Sales	13	–	7
vs.October 2025	▲ 44%	–	▼ -73%
Median Price	$235K	–	$12K
vs.October 2025	▼ -21%	–	▼ -68%

Hawaiʻi Island's housing market continued to reflect varied conditions across its local markets in October. Island-wide, single-family home sales totaled 167 (-11% YoY), while the median price increased modestly to $509,000 (+2% YoY). Homes also moved considerably faster, with median days on market declining to 40 days (-37% YoY). Condo activity remained relatively steady at 38 sales (-3% YoY), although the median price declined to $535,000 (-13% YoY). Condo selling timelines also improved significantly, with median days on market falling to 50.5 days (-34% YoY), suggesting buyers continue to respond to properties that align with current pricing expectations.

Regionally, Puna remained the primary driver of single-family activity with 78 sales, accounting for nearly half of all island-wide transactions, although volume declined 17% from last October. North Kona recorded 32 single-family sales, matching last year, while its median price declined 21% to $1.049 million and homes sold considerably faster, with median days on market falling from 40 to just 14 days. In the condo market, North Kona stood out with 24 sales (+26% YoY), accounting for nearly two-thirds of all condo transactions, while its median held steady at $550,000. Meanwhile, South Kohala condo sales declined 27%, with the median falling 10% to $760,000, reflecting the continued variation in resort-market activity. Overall, October's figures point to a market where buyers remain engaged, but sales activity and pricing continue to vary considerably by location and property type.

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 11/01/2026 and is subject to change.



COLDWELL BANKER ISLAND PROPERTIES

SINGLE FAMILY HOME TRANSACTIONS

OCTOBER 2026

vs. percent change over last year

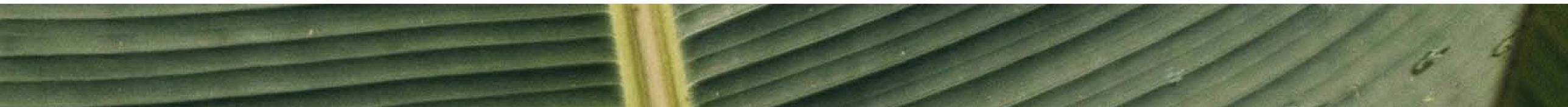
	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	**2026**	2025		YoY %	**2026**	2025		YoY %
Captain Cook	6	9	▼	-33%	894,950	679,000	▲	32%	31	90	▼	-66%
Hakalau	-	2	▼	-100%	-	5,694,500	-	-	-	42	-	-
Hawi	1	3	▼	-67%	874,000	1,070,000	▼	-18%	35	15	▲	133%
Hilo	21	18	▲	17%	570,000	587,000	▼	-3%	27	50	▼	-45%
Honokaa	3	2	▲	50%	835,000	1,595,000	▼	-48%	99	94	▲	5%
Honomu	–	–	–	–	–	–	–	–	–	–	–	–
Kailua-Kona	32	32	–	–	1,049,000	1,335,000	▼	-21%	14	40	▼	-65%
Kamuela	7	7	–	–	860,000	1,060,833	▼	-19%	20	60	▼	-67%
Kapaau	–	2	▼	-100%	-	866,000	-	-	-	102	-	-
Keaau	23	23	–	–	550,000	490,000	▲	12%	45	73	▼	-38%
Kealakekua	1	2	▼	-50%	810,000	1,250,000	▼	-35%	35	119	▼	-70%
Kurtistown	4	6	▼	-33%	184,000	357,500	▼	-49%	39	33	▲	18%
Laupahoehoe	–	–	–	–	–	–	-	–	–	–	–	–
Mountain View	13	19	▼	-32%	285,000	265,000	▲	8%	68	98	▼	-31%
Naalehu	1	4	▼	-75%	430,000	530,000	▼	-19%	294	308	▼	-5%
Ocean View	10	5	▲	100%	227,500	254,900	▼	-11%	70	75	▼	-7%
Pahala	2	–	–	–	257,500	–	–	–	123	–	–	–
Pahoa	25	31	▼	-19%	338,000	360,000	▼	-6%	42	57	▼	-26%
Papaikou	–	1	▼	-100%	–	2,130,000	–	–	–	83	–	–
Pepeekeo	–	–	–	–	–	–	–	–	–	–	–	–
Volcano	13	15	▼	-13%	342,000	330,000	▲	4%	48	41	▲	17%
Waikoloa	5	4	▲	25%	950,000	972,500	▼	-2%	30	61	▼	-51%
GRAND TOTAL	**167**	187	▼	-11%	**509,000**	498,000	▲	2%	**40**	63	▼	-37%

CONDOMINIUM TRANSACTIONS

OCTOBER 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	**2026**	2025		YoY %	**2026**	2025		YoY %
Hilo	3	5	▼	-40%	325,000	405,000	▼	-20%	75	56	▲	34%
Kailua-Kona	24	19	▲	26%	550,000	550,000	–	–	45	77	▼	-42%
Kamuela	4	6	▼	-33%	1,812,500	1,350,000	▲	34%	44	209	▼	-79%
Pahala	–	–	–	–	–	–	–	–	–	–	–	–
Waikoloa	7	9	▼	-22%	475,000	780,000	▼	-39%	59	75	▼	-21%
GRAND TOTAL	**38**	39	▼	-3%	**535,000**	615,000	▼	-13%	**51**	77	▼	-34%



COLDWELL BANKER ISLAND PROPERTIES

HAWAII ISLAND 10-YEAR HISTORICAL MEDIAN SALES PRICE



HAWAII ISLAND YTD OVERVIEW (vs. YoY)

	2026	2025	%YoY
TOTAL SALES	1,593	1,713	-7%
MEDIAN SOLD PRICE	$555K	$558K	-1%
MEDIAN DOM	41	40	3%
NEW LISTINGS	2,551	2,393	-3%

	2026	2025	%YoY
TOTAL SALES	404	445	-9%
MEDIAN SOLD PRICE	$623K	$630K	-9%
MEDIAN DOM	54	52	3%
NEW LISTINGS	754	777	-3%

	2026	2025	%YoY
TOTAL SALES	1,057	1,448	-27%
MEDIAN SOLD PRICE	$60K	$50K	20%
MEDIAN DOM	48	38	26%
NEW LISTINGS	2,008	2,280	-12%

HAWAII ISLAND DISTRICT YEAR-TO-DATE (vs. YoY)

N. KOHALA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	17	55	-69%	133	138	-4%	11	4	178%
Median Sold Price	$1.05M	$950K	10%	$1.11M	$1.16M	-4%	$904K	$1.12M	-19%
Median DOM	36	49	-27%	63	62	2%	336	163	107%

S. KOHALA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	156	157	-1%	133	138	-4%	53	36	47%
Median Sold Price	$1.12M	$1.05M	7%	$1.11M	$1.16M	-4%	$460K	$498K	-8%
Median DOM	43	50	-14%	63	62	2%	99	58	71%

N. KONA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	305	308	-1%	219	260	-16%	31	47	-34%
Median Sold Price	$1.20M	$1.27M	-6%	$570K	$620K	-8%	$700K	$670K	4%
Median DOM	34	28	21%	50	54	-7%	38	21	81%

S. KONA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	47	74	-36%	3	—	—	43	73	-41%
Median Sold Price	$800K	$772K	4%	$399K	—	—	$330K	$250K	32%
Median DOM	46	25	88%	84	—	—	80	106	-25%

HAMAKUA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	41	36	14%	—	—	—	8	18	-56%
Median Sold Price	$700K	$625K	12%	—	—	—	$358K	$483K	-26%
Median DOM	38	18	111%	—	—	—	20	38	-47%

N. HILO	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	15	17	-12%	—	—	—	6	17	-65%
Median Sold Price	$835K	$1.03M	-19%	—	—	—	$520K	$545K	-5%
Median DOM	64	41	56%	—	—	—	223	86	159%

S. HILO	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	194	206	-6%	47	46	2%	64	47	36%
Median Sold Price	$600K	$623K	-4%	$290K	$234K	24%	$326K	$289K	13%
Median DOM	27	25	10%	47	21	129%	6	22	-73%

PUNA	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	720	737	-2%	—	—	—	672	955	-30%
Median Sold Price	$399K	$385K	4%	—	—	—	$50K	$45K	11%
Median DOM	42	44	-5%	—	—	—	41	30	37%

KAU	2026	2025	%YoY	2026	2025	%YoY	2026	2025	%YoY
Total Sales	98	123	-20%	2	1	100%	168	250	-33%
Median Sold Price	$315K	$310K	2%	$248K	$235K	5%	$25K	$22K	14%
Median DOM	71	58	22%	258	145	78%	87	81	7%