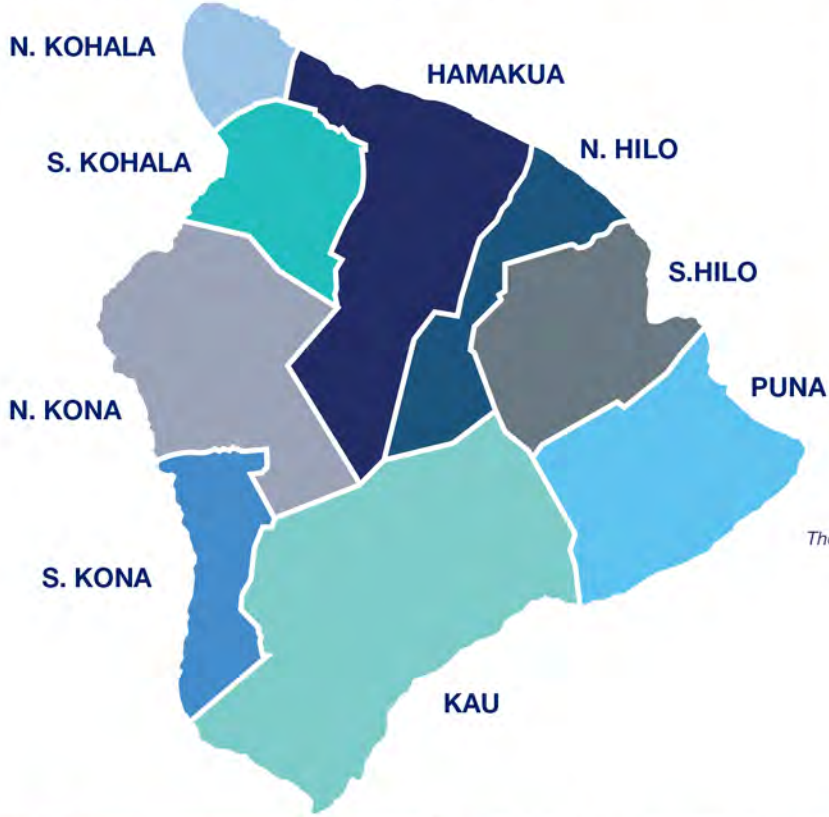




HAWAI'I ISLAND MARKET UPDATE

JUNE 2024

A slowdown in sales activity couldn't stop the Big Island real estate market from setting a record high, with median sales prices reaching \$642,000 in June and 23% of properties sold above asking price. Unexpectedly, total sales for condos plummeted to 32 sales in June, down from 72 sales in May, a 56% decline. Looking ahead to the second half of 2024, expect some bumps in the overall housing market as consumer confidence wavers and a decision on rate cuts looms. Regardless of whether you plan to buy or sell, opportunities in the market continue to present themselves.



N. KOHALA			
Total Sales vs. June 2023	1 ▼ -80%	0 ▼ -100%	0 ▼ -100%
Median Price vs. June 2023	\$970K ▲ 41%	—	—

HAMAKUA			
Total Sales vs. June 2023	4 —	0 —	0 ▼ -100%
Median Price vs. June 2023	\$783K ▲ 9%	—	—

S. KOHALA			
Total Sales vs. June 2023	13 ▼ -19%	9 ▼ -70%	5 ▼ -38%
Median Price vs. June 2023	\$994K ▼ -8%	\$575K ▼ -38%	\$325K ▼ -28%

N. HILO			
Total Sales vs. June 2023	0 ▼ -100%	0 —	0 ▼ -100%
Median Price vs. June 2023	—	—	—

N. KONA			
Total Sales vs. June 2023	41 ▲ 5%	18 ▼ -51%	0 ▼ -100%
Median Price vs. June 2023	\$1.1M ▼ -10%	\$592K ▲ 6%	—

S. HILO			
Total Sales vs. June 2023	19 ▼ -27%	4 ▼ -50%	4 ▼ -50%
Median Price vs. June 2023	\$595K ▲ 10%	\$310K ▲ 68%	\$190K ▼ -46%

S. KONA			
Total Sales vs. June 2023	7 ▲ 75%	1 —	3 ▼ -73%
Median Price vs. June 2023	\$750K ▼ -14%	\$642K —	\$165K ▼ -38%

PUNA			
Total Sales vs. June 2023	56 ▼ -29%	—	89 ▼ -29%
Median Price vs. June 2023	\$399K ▼ -3%	—	\$40K ▲ 14%

KAU			
Total Sales vs. June 2023	14 ▼ -33%	0 ▼ -100%	24 —
Median Price vs. June 2023	\$317K ▲ 32%	—	\$23K ▲ 7%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 7/11/2024 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

JUNE 2024

vs. percent change over last year



	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2024	2023	YoY %	2024	2023	YoY %	2024	2023	YoY %
Captain Cook	7	4	▲ 75%	\$750,000	\$870,000	▼ -14%	160	78	▲ 105%
Hakalau	0	0	- -	-	-	- -	-	-	- -
Hawi	1	3	▼ -67%	\$970,000	\$837,000	▲ 16%	231	60	▲ 285%
Hilo	18	25	▼ -28%	\$577,500	\$539,000	▲ 7%	13	9	▲ 44%
Honokaa	4	3	▲ 33%	\$782,500	\$850,000	▼ -8%	48	24	▲ 100%
Honomu	0	0	- -	-	-	- -	-	-	- -
Kailua-Kona	41	39	▲ 5%	\$1,125,000	\$1,245,000	▼ -10%	11	19	▼ -42%
Kamuela	8	6	▲ 33%	\$1,600,000	\$2,035,000	▼ -21%	2	9	▼ -78%
Kapaau	0	2	▼ -100%	-	\$637,000	- -	-	193	- -
Keaau	15	34	▼ -56%	\$515,000	\$485,000	▼ 6%	48	77	▼ -38%
Kealahou	0	0	- -	-	-	- -	-	-	- -
Kurtistown	4	6	▼ -33%	\$517,500	\$476,500	▲ 9%	46	80	▼ -43%
Laupahoehoe	0	2	▼ -100%	-	\$341,000	- -	-	36	- -
Mountain View	10	2	▲ 400%	\$205,000	\$545,750	▼ -62%	40	50	▼ -19%
Naalehu	4	6	▼ -33%	\$447,500	\$392,000	▲ 14%	54	29	▲ 89%
Ninole	0	1	▼ -100%	-	\$1,280,000	- -	-	22	- -
Ocean View	10	13	▼ -23%	\$267,500	\$240,000	▲ 11%	49	18	▲ 172%
Paauilo	0	1	▼ -100%	-	\$414,995	- -	-	95	- -
Pahala	0	2	▼ -100%	-	\$199,500	- -	-	249	- -
Pahoa	22	28	▼ -21%	\$337,500	\$334,000	▲ 1%	40	30	▲ 33%
Papaikou	1	1	- 0%	\$612,000	\$730,000	▼ -16%	89	121	▼ -26%
Pepeekeo	0	0	- -	-	-	- -	-	-	- -
Volcano	5	9	▼ -44%	\$400,000	\$399,000	- 0%	121	59	▲ 105%
Waikoloa	5	10	▼ -50%	\$980,000	\$1,017,444	▼ -4%	51	11	▲ 364%
GRAND TOTAL	155	198	▼ -22%	\$642,000	\$515,000	▲ 25%	35	32	▲ 11%

CONDOMINIUM TRANSACTIONS

JUNE 2024

vs. percent change over last year



	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2024	2023	YoY %	2024	2023	YoY %	2024	2023	YoY %
Captain Cook	1	0	- -	\$641,900	-	- -	269	-	- -
Hilo	4	8	▼ -50%	\$310,000	\$184,500	▲ 68%	10	46	▼ -78%
Kailua-Kona	18	37	▼ -51%	\$592,000	\$556,000	▲ 6%	18	11	▲ 64%
Kamuela	2	13	▼ -85%	\$1,753,500	\$1,500,000	▲ 17%	24	4	▲ 488%
Naalehu	0	2	▼ -100%	-	\$323,125	- -	-	61	- -
Waikoloa	7	17	▼ -59%	\$525,000	\$890,000	▼ -41%	7	9	▼ -22%
GRAND TOTAL	32	78	▼ -59%	\$563,500	\$600,000	▼ -6%	12	12	- 0%

