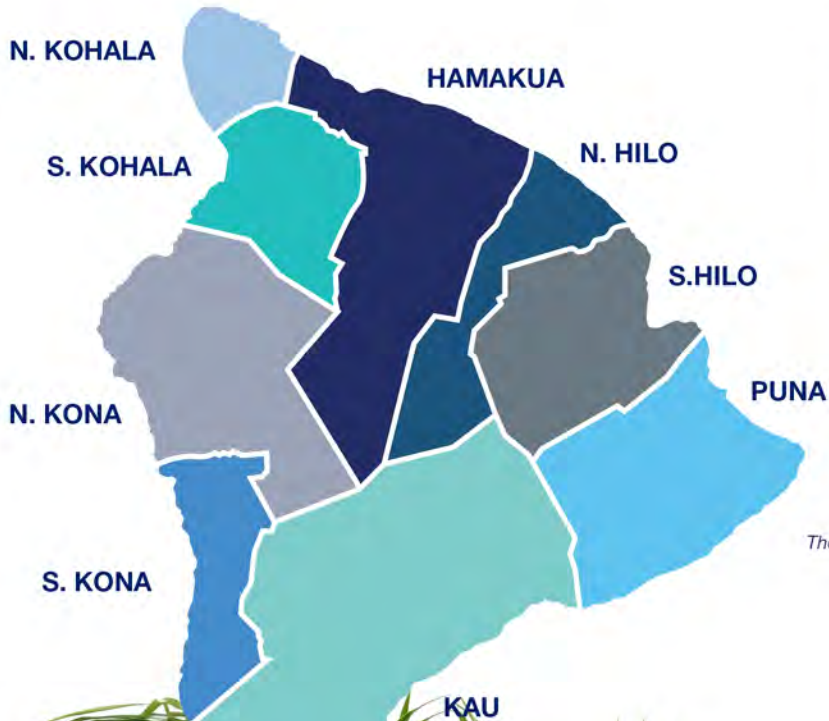




HAWAI'I ISLAND MARKET UPDATE

MAY 2024

Much remains unchanged for Big Island real estate in May, as total sales and median prices stayed in line with flat to slight increases from the start of the year. Some softening of demand is being experienced for single-family homes (SFH), as days on market increased by 10 days to a total of 37 days. Even with this increase, it remains a seller's market. Median prices for SFH in key markets are highlighted by Kona at \$1.12M, Kohala at \$1.33M, Hamakua at \$975K, and Hilo at \$510K.



N. KOHALA			
Total Sales	2	0	6
vs. May 2023	—	—	▲200%
Median Price	\$3.1M	—	\$499K
vs. May 2023	—	—	▼-18%

HAMAKUA			
Total Sales	2	1	1
vs. May 2023	▼-33%	—	—
Median Price	\$975K	\$360K	\$185K
vs. May 2023	▲89%	—	—

S. KOHALA			
Total Sales	19	25	3
vs. May 2023	▲12%	▲67%	▼-25%
Median Price	\$1.3M	\$1.2M	\$450K
vs. May 2023	▲35%	▼-17%	▲8%

N. HILO			
Total Sales	1	0	2
vs. May 2023	▼-50%	—	—
Median Price	\$930K	—	\$440K
vs. May 2023	▼-3%	—	—

N. KONA			
Total Sales	40	42	9
vs. May 2023	▲18%	▲14%	▲80%
Median Price	\$1.1M	\$615K	\$900K
vs. May 2023	▼-19%	▲12%	▲50%

S. HILO			
Total Sales	24	4	4
vs. May 2023	▲14%	—	▼-43%
Median Price	\$510K	\$253K	\$345K
vs. May 2023	▲3%	▲9%	▼-13%

S. KONA			
Total Sales	6	—	7
vs. May 2023	▼-14%	—	▼-22%
Median Price	\$1.1M	—	\$290K
vs. May 2023	▲6%	—	▲7%

PUNA			
Total Sales	71	—	107
vs. May 2023	▼-8%	—	▼-9%
Median Price	\$370K	—	\$39K
vs. May 2023	▲7%	—	▲11%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 6/1/2024 and is subject to change.

KAU			
Total Sales	12	—	36
vs. May 2023	▼-54%	—	▼-32%
Median Price	\$392K	—	\$17K
vs. May 2023	▲16%	—	▼-8%





SINGLE FAMILY HOME TRANSACTIONS

MAY 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	6	5	▲	20%	\$1,050,000	\$1,150,000	▼	-9%	74	40	▲	85%
Hakalau	0	0	-	-	-	-	-	-	-	-	-	-
Hawi	1	0	-	-	\$2,350,000	-	-	-	95	-	-	-
Hilo	22	18	▲	22%	\$512,500	\$500,000	▲	3%	32	13	▲	156%
Honokaa	2	3	▼	-33%	\$975,000	\$515,000	▲	89%	5	8	▼	-44%
Honolulu	0	1	▼	-100%	-	\$479,000	-	-	-	53	-	-
Kailua-Kona	40	34	▲	18%	\$1,122,400	\$1,379,500	▼	-19%	31	15	▲	110%
Kamuela	9	6	▲	50%	\$2,400,000	\$869,500	▲	176%	5	12	▼	-57%
Kapaau	1	0	-	-	\$3,700,000	-	-	-	0	-	-	-
Keaau	16	21	▼	-24%	\$508,444	\$495,000	▲	3%	77	23	▲	235%
Kealahou	0	2	▼	-100%	-	\$876,500	-	-	-	19	-	-
Kurtistown	6	5	▲	20%	\$303,000	\$345,000	▼	-12%	129	114	▲	13%
Laupahoehoe	1	1	-	0%	\$930,000	\$310,000	▲	200%	100	99	▲	1%
Mountain View	8	12	▼	-33%	\$332,750	\$305,000	▲	9%	70	28	▲	155%
Naalehu	6	10	▼	-40%	\$563,000	\$589,000	▼	-4%	61	37	▲	64%
Ninole	0	0	-	-	-	-	-	-	-	-	-	-
Ocean View	4	16	▼	-75%	\$323,000	\$268,750	▲	20%	60	48	▲	25%
Paauilo	0	0	-	-	-	-	-	-	-	-	-	-
Pahala	2	0	-	-	\$312,000	-	-	-	39	-	-	-
Pahoa	28	26	▲	8%	\$352,900	\$288,000	▲	23%	47	42	▲	13%
Papaikou	2	1	▲	100%	\$403,000	\$550,000	▼	-27%	48	321	▼	-85%
Pepeekeo	0	1	▼	-100%	-	\$195,000	-	-	-	2	-	-
Volcano	13	13	-	0%	\$394,000	\$305,000	▲	29%	11	63	▼	-83%
Waikoloa	10	11	▼	-9%	\$1,040,000	\$975,000	▲	7%	97	49	▲	98%
GRAND TOTAL	177	187	▼	-5%	\$555,000	\$495,000	▲	12%	37	33	▲	12%



CONDOMINIUM TRANSACTIONS

MAY 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	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	4	4	-	0%	\$252,500	\$231,750	▲	9%	0	60	▼	-100%
Kailua-Kona	42	37	▲	14%	\$614,500	\$550,000	▲	12%	25	39	▼	-36%
Kamuela	12	8	▲	50%	\$2,687,500	\$1,662,500	▲	62%	34	31	▲	8%
Naalehu	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	13	7	▲	86%	\$955,000	\$529,000	▲	81%	8	63	▼	-87%
GRAND TOTAL	72	56	▲	29%	\$690,000	\$552,500	▲	25%	19	46	▼	-58%

