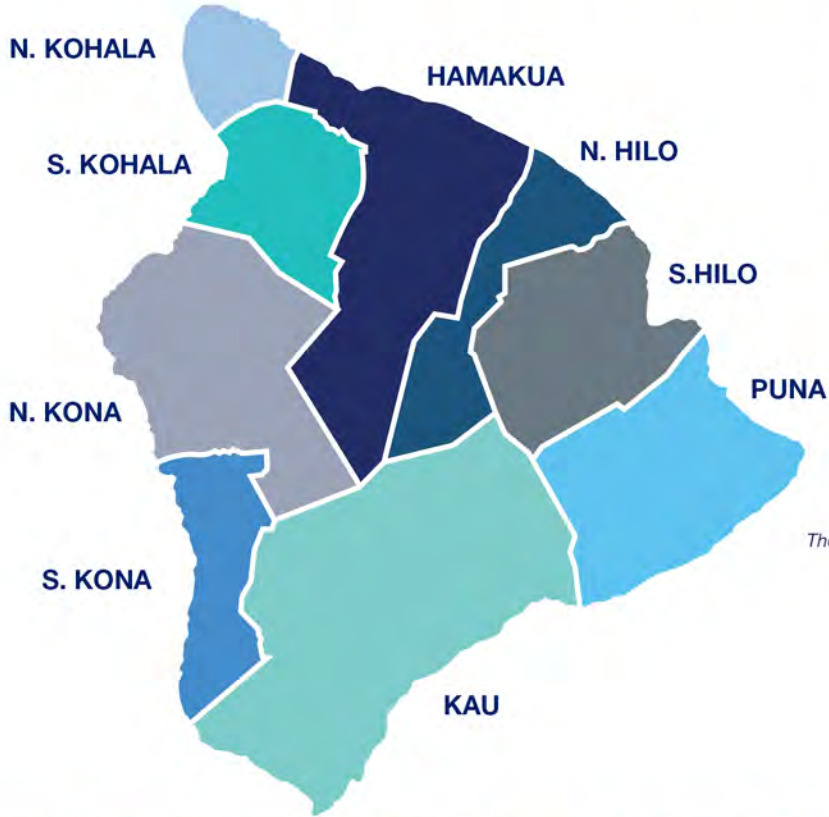




HAWAI'I ISLAND MARKET UPDATE

AUGUST 2024

The Big Island's real estate market remains relatively unchanged as summer comes to an end, with total sales and median prices staying within a narrow range for single-family homes. The median sales price for homes in West Hawaii Island was \$1.1 million, compared to \$428k in East Hawaii. On the other hand, the condo market continues to slow, with declining sales and prices. Condos are now taking three times longer to sell, with days on market increasing from 11 days in June to 35 days in August.



N. KOHALA			
Total Sales	4	—	0
vs. August 2023	—	—	—
Median Price	\$875K	—	—
vs. August 2023	▼ -20%	—	—

HAMAKUA			
Total Sales	3	0	1
vs. August 2023	▼ -50%	—	—
Median Price	\$680K	—	\$350K
vs. August 2023	▲ 45%	—	▼ -71%

S. KOHALA			
Total Sales	16	8	4
vs. August 2023	▼ -20%	▼ -53%	—
Median Price	\$1.1M	\$1.1M	\$705K
vs. August 2023	▲ 35%	▲ 8%	▲ 21%

N. HILO			
Total Sales	5	0	1
vs. August 2023	▼ -100%	—	▼ -100%
Median Price	\$625K	—	\$145K
vs. August 2023	▼ -28%	—	▼ -55%

N. KONA			
Total Sales	35	24	5
vs. August 2023	▲ 6%	▼ -11%	—
Median Price	\$1.2M	\$675K	\$450K
vs. August 2023	▼ -3%	▲ 25%	▼ -35%

S. HILO			
Total Sales	15	9	4
vs. August 2023	▼ -21%	▲ 50%	▼ -43%
Median Price	\$590K	\$218K	\$410K
vs. August 2023	▲ 1%	▼ -2%	▲ 264%

S. KONA			
Total Sales	4	—	10
vs. August 2023	▼ -20%	—	▲ 900%
Median Price	\$588K	—	\$300K
vs. August 2023	▼ -52%	—	▲ 203%

PUNA			
Total Sales	72	—	78
vs. August 2023	▼ -13%	—	▼ -34%
Median Price	\$401K	—	\$50K
vs. August 2023	▲ 13%	—	▲ 27%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 09/01/2024 and is subject to change.

KAU			
Total Sales	16	1	21
vs. August 2023	▲ 60%	—	▼ -50%
Median Price	\$267K	\$419K	\$30K
vs. August 2023	▼ -7%	—	▲ 33%



SINGLE FAMILY HOME TRANSACTIONS

AUGUST 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	4	4	-	0%	\$587,500	\$1,017,500	▼	-42%	82	5	▲	1530%
Hakalau	1	1	-	0%	\$1,442,500	\$1,100,000	▼	31%	7	14	▼	-50%
Hawi	1	4	▼	-75%	\$1,575,000	\$1,092,500	▲	44%	41	4	▲	1071%
Hilo	13	17	▼	-24%	\$590,000	\$585,000	▲	1%	21	21	-	-
Honokaa	3	6	▼	-50%	\$680,000	\$467,500	▲	45%	3	2	▲	50%
Honolulu	1	-	-	-	\$545,000	-	-	-	4	-	-	-
Kailua-Kona	35	33	▲	6%	\$1,231,400	\$1,265,000	▼	-3%	36	33	▲	9%
Kamuela	8	14	▼	-43%	\$1,552,500	\$750,000	▲	107%	46	52	▼	-11%
Kapaau	5	2	▲	150%	\$825,000	\$1,722,500	▼	-52%	8	41	▼	-80%
Keaau	30	28	▲	7%	\$517,500	\$442,000	▲	17%	36	21	▲	73%
Kealahou	-	1	▼	-100%	-	\$1,675,000	-	-	-	47	-	-
Kurtistown	5	2	▲	150%	\$543,500	\$203,500	▲	167%	58	21	▲	176%
Laupahoehoe	5	-	-	-	\$625,000	-	-	-	136	-	-	-
Mountain View	8	5	▲	60%	\$263,000	\$317,000	▼	-17%	17	9	▲	89%
Naalehu	6	3	▲	100%	\$510,000	\$469,000	▲	9%	54	24	▲	125%
Ninole	-	1	▲	-100%	-	\$865,000	-	-	-	160	▼	-
Ocean View	10	7	▲	43%	\$201,500	\$281,000	▼	-28%	53	29	▲	81%
Pahoa	22	33	▼	-33%	\$327,450	\$324,500	▲	1%	23	42	▼	-46%
Papaikou	-	1	▼	-100%	-	\$440,000	-	-	-	116	-	-
Volcano	7	15	▼	-53%	\$390,000	\$353,500	▲	10%	24	15	▲	60%
Waikoloa	8	6	▲	33%	\$902,000	\$957,500	▼	-6%	22	13	▲	76%
GRAND TOTAL	172	183	▼	-6%	\$562,750	\$495,000	▲	14%	32	29	▲	10%

CONDOMINIUM TRANSACTIONS

AUGUST 2024

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2024	2023		YoY %	2024	2023		YoY %	2024	2023		YoY %
Hilo	9	6	▲	50%	\$218,000	\$222,500	▼	-2%	6	25	▼	-76%
Kailua-Kona	24	27	▼	-11%	\$675,000	\$540,000	▲	25%	53	23	▲	128%
Kamuela	5	8	▼	-38%	\$1,200,000	\$2,419,500	▼	-50%	74	6	▲	1245%
Naalehu	1	-	-	-	\$419,000	-	-	-	100	-	-	-
Waikoloa	3	9	▼	-67%	\$1,030,000	\$920,000	▲	12%	35	13	▲	169%
GRAND TOTAL	42	50	▼	-16%	\$581,000	\$612,500	▼	-5%	36	18	▲	97%