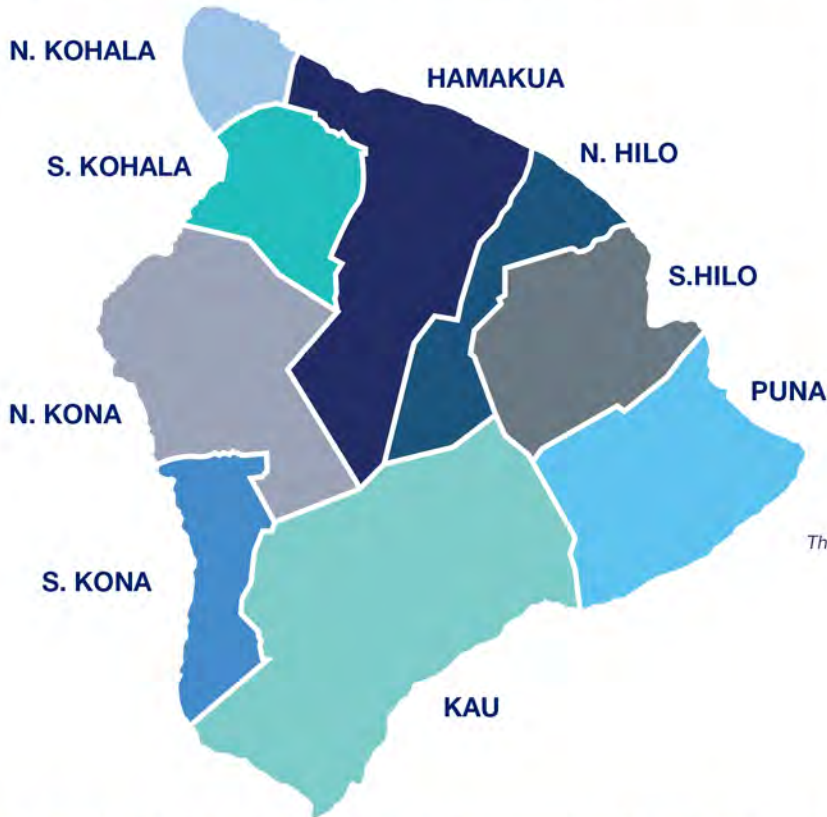




HAWAI'I ISLAND MARKET UPDATE

SEPTEMBER 2024

Much like in previous years, September was one of the slowest months for real estate sales. However, median prices ticked upward as buyer activity picked up across the island. Although it may feel like properties are taking longer to sell compared to recent memory, days on the market are actually trending downward, with properties selling within three weeks. Buyers should be ready to act, as early signs of lower mortgage interest rates have driven pending sales to recent highs, with 377 properties currently under contract.



N. KOHALA			
Total Sales	1	0	2
vs. September 2023	▼-75%	—	▲100%
Median Price	\$340K	—	\$266K
vs. September 2023	▼-54%	—	▼-68%

HAMAKUA			
Total Sales	3	0	1
vs. September 2023	▼-25%	—	—
Median Price	\$675K	—	\$475K
vs. September 2023	▼-38%	—	▲103%

S. KOHALA			
Total Sales	2	15	1
vs. September 2023	▼-87%	▼-12%	▼-80%
Median Price	\$1.1M	\$1.2M	\$785K
vs. September 2023	▲14%	▲27%	▲83%

N. HILO			
Total Sales	2	0	1
vs. September 2023	▲100%	—	—
Median Price	\$1.2M	—	\$525K
vs. September 2023	▲190%	—	▼-11%

N. KONA			
Total Sales	27	11	4
vs. September 2023	▲8%	▼-63%	—
Median Price	\$1.4M	\$544K	\$500K
vs. September 2023	▲14%	▼-12%	▼-18%

S. HILO			
Total Sales	24	1	3
vs. September 2023	▲71%	▼-83%	▼-50%
Median Price	\$601K	\$379K	\$350K
vs. September 2023	▲5%	▲22%	▲33%

S. KONA			
Total Sales	8	0	3
vs. September 2023	▲14%	▼-100%	▼-57%
Median Price	\$748K	—	\$140K
vs. September 2023	▼-27%	—	▼-63%

PUNA			
Total Sales	65	0	74
vs. September 2023	▼-17%	—	▼-39%
Median Price	\$400K	—	\$51K
vs. September 2023	▲7%	—	▲10%

KAU			
Total Sales	11	0	20
vs. September 2023	▲83%	—	—
Median Price	\$361K	—	\$32K
vs. September 2023	—	—	—

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 10/01/2024 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

SEPTEMBER 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	2	7	▼ -71%	\$666,250	\$1,030,000	▼ -35%	47	24	▲ 96%
Hakalau	1	0	- -	\$890,000	-	- -	21	-	- -
Hawi	0	3	▼ -100%	-	\$840,000	- -	-	34	- -
Hilo	21	12	▲ 75%	\$601,000	\$565,000	▲ 6%	16	46	▼ -65%
Honokaa	3	4	▼ -25%	\$675,000	\$1,087,500	▼ -38%	8	61	▼ -87%
Honomu	1	0	- -	\$558,000	-	- -	62	-	- -
Kailua-Kona	27	25	▲ 8%	\$1,420,000	\$1,250,000	▲ 14%	28	21	▲ 33%
Kamuela	1	10	▼ -90%	\$1,250,000	\$1,565,000	▼ -20%	17	25	▼ -32%
Kapaau	1	1	- 0%	\$339,900	\$578,000	▼ -41%	104	258	▼ -60%
Keaaau	26	20	▲ 30%	\$565,000	\$488,500	▲ 16%	35	46	▼ -24%
Kealakekua	6	0	- -	\$769,500	-	- -	11	-	- -
Kurtistown	0	5	▼ -100%	-	\$670,000	- -	-	24	- -
Laupahoehoe	1	1	- 0%	\$805,000	\$415,000	▲ 94%	7	291	▼ -98%
Mountain View	8	11	▼ -27%	\$315,000	\$338,000	▼ -7%	8	21	▼ -62%
Naalehu	7	1	▲ 600%	\$360,500	\$400,000	▼ -10%	32	190	▼ -83%
Ninole	1	0	- -	\$1,600,000	-	- -	0	-	- -
Ocean View	4	5	▼ -20%	\$386,000	\$349,000	▲ 11%	88	52	▲ 69%
Pahoa	19	29	▼ -34%	\$312,000	\$292,500	▲ 7%	28	35	▼ -20%
Papaikou	1	1	- 0%	\$410,000	\$929,000	▼ -56%	4	195	▼ -98%
Volcano	12	13	▼ -8%	\$480,000	\$335,000	▲ 43%	12	19	▼ -37%
Waikoloa	1	5	▼ -80%	\$915,000	\$805,000	▲ 14%	21	4	▲ 425%
GRAND TOTAL	143	154	▼ -7%	\$560,000	\$533,500	▲ 5%	22	33	▲ -33%



CONDOMINIUM TRANSACTIONS

SEPTEMBER 2024

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2024	2023	YoY %	2024	2023	YoY %	2024	2023	YoY %
Hilo	1	6	▼ -83%	\$379,000	\$310,000	▲ 22%	5	42	▼ -88%
Kailua-Kona	11	30	▼ -63%	\$543,900	\$620,000	▼ -12%	34	11	▲ 224%
Kamuela	7	6	▲ 17%	\$1,950,000	\$1,725,000	▲ 13%	26	18	▲ 44%
Naalehu	0	0	- -	-	-	- -	-	-	- -
Waikoloa	8	11	▼ -27%	\$690,000	\$565,000	▲ 22%	14	27	▼ -50%
GRAND TOTAL	27	54	▼ -50%	\$719,000	\$592,904	▲ 21%	19	13	▲ 52%

