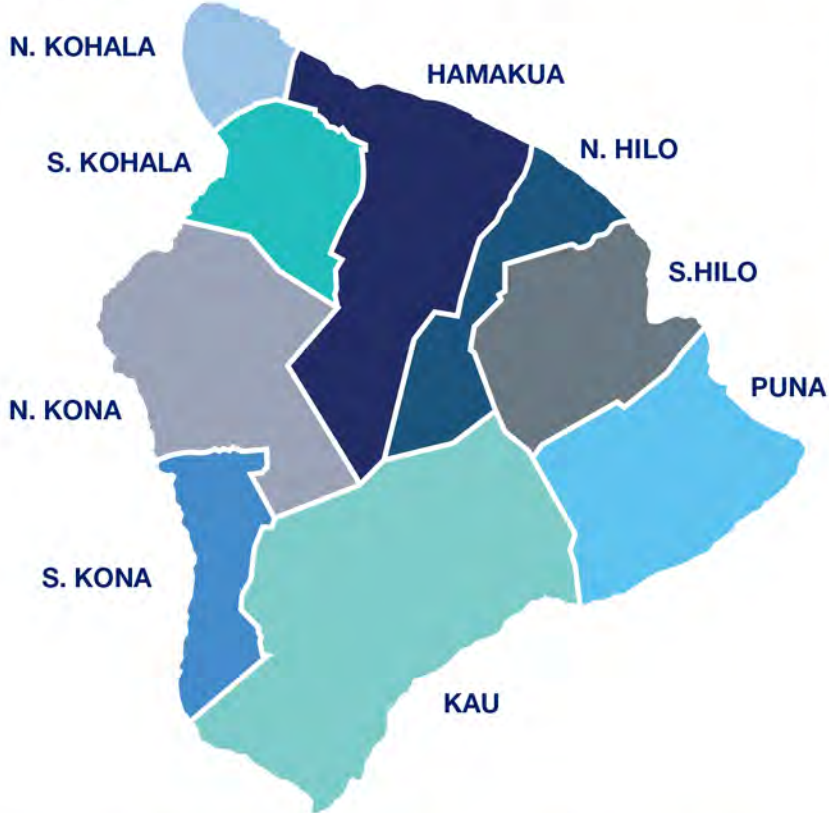




HAWAI'I ISLAND MARKET UPDATE

APRIL 2024

The Big Island real estate market is heating up as summer approaches. For five consecutive months, there has been an increase in total sales, with buyers continuing to purchase properties in less than 30 days. Properties at the higher end of sales prices in neighborhoods are selling, but at a slower pace. Most notably, condos set a new record median sales price reaching \$785,000 in April, driven higher by the 6 closings at Hale Hinahina in Kohanaiki, which had an average sales price of \$4.8M and 29 total condos sold above \$1 million.



N. KOHALA				HAMAKUA			
	🏠	🏢	🌴		🏠	🏢	🌴
Total Sales	5	0	3	Total Sales	1	0	3
vs. April 2023	—	—	▲ 50%	vs. April 2023	▼ -67%	—	▼ -100%
Median Price	\$898K	—	\$425K	Median Price	\$477K	—	—
vs. April 2023	—	—	▼ -69%	vs. April 2023	▲ 2%	—	—

S. KOHALA			
	🏠	🏢	🌴
Total Sales	22	24	9
vs. April 2023	▲ 38%	▲ 20%	▲ 125%
Median Price	\$1.1M	\$1.1M	\$546K
vs. April 2023	▲ 24%	▲ 1%	▲ 121%

N. HILO			
	🏠	🏢	🌴
Total Sales	3	0	1
vs. April 2023	▲ 200%	—	—
Median Price	\$1.1M	—	\$443K
vs. April 2023	▼ -39%	—	—

N. KONA			
	🏠	🏢	🌴
Total Sales	31	44	5
vs. April 2023	▲ 7%	▲ 63%	▼ -62%
Median Price	\$1.2M	\$770K	\$700K
vs. April 2023	▼ -2%	▲ 39%	▲ 49%

S. HILO			
	🏠	🏢	🌴
Total Sales	21	4	6
vs. April 2023	▲ 50%	▼ -64%	▲ 100%
Median Price	\$542K	\$266K	\$270K
vs. April 2023	▲ 26%	▼ -8%	▲ 61%

S. KONA			
	🏠	🏢	🌴
Total Sales	5	—	4
vs. April 2023	▼ -38%	▼ -100%	▼ -43%
Median Price	\$700K	—	\$78K
vs. April 2023	▲ 17%	—	▼ -23%

PUNA			
	🏠	🏢	🌴
Total Sales	77	—	105
vs. April 2023	▲ 10%	—	▲ 15%
Median Price	\$395K	—	\$41K
vs. April 2023	▲ 14%	—	▲ 9%

KAU			
	🏠	🏢	🌴
Total Sales	12	1	25
vs. April 2023	▼ -37%	—	▼ -40%
Median Price	\$340K	\$285K	\$25K
vs. April 2023	▲ 36%	—	▲ 14%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 5/1/2024 and is subject to change.





SINGLE FAMILY HOME TRANSACTIONS

APRIL 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	7	▼ -43%	\$862,500	\$600,000	▲ 44%	33	93	▼ -65%
Hakalau	3	0	- -	\$985,000	-	- -	206	-	- -
Hawi	1	0	- -	\$4,040,000	-	- -	28	-	- -
Hilo	16	13	▲ 23%	\$538,500	\$430,000	▲ 25%	11	71	▼ -85%
Honokaa	1	1	- 0%	\$447,000	\$1,135,000	▼ -61%	24	84	▼ -71%
Honomu	1	0	- -	\$277,000	-	- -	0	-	- -
Kailua-Kona	31	29	▲ 7%	\$1,200,000	\$1,230,000	▼ -2%	28	30	▼ -7%
Kamuela	12	7	▲ 71%	\$1,600,000	\$985,000	▲ 62%	24	28	▼ -16%
Kapaau	4	0	- -	\$789,000	-	- -	58	-	- -
Keaau	24	23	▲ 4%	\$502,000	\$525,000	▼ -4%	16	28	▼ -45%
Kealahou	1	1	- 0%	\$700,000	\$515,000	▲ 36%	27	6	▲ 350%
Kurtistown	1	3	▼ -67%	\$135,000	\$199,000	▼ -32%	25	79	▼ -68%
Laupahoehoe	2	1	▲ 100%	\$837,500	\$1,712,500	▼ -51%	36	14	▲ 157%
Mountain View	18	10	▲ 80%	\$288,750	\$331,150	▼ -13%	40	39	▲ 3%
Naalehu	6	6	- 0%	\$580,000	\$317,750	▲ 83%	6	180	▼ -97%
Ninole	1	0	- -	\$1,075,000	-	- -	7	-	- -
Ocean View	6	11	▼ -45%	\$213,000	\$200,000	▲ 7%	83	77	▲ 7%
Paauilo	0	2	▼ -100%	-	\$437,500	- -	-	84	- -
Pahala	0	2	▼ -100%	-	\$422,000	- -	-	310	- -
Pahoa	24	33	▼ -27%	\$382,500	\$315,000	▲ 21%	64	36	▲ 78%
Papaikou	0	1	▼ -100%	-	\$290,000	- -	-	2	- -
Pepeekeo	1	0	- -	\$542,000	-	- -	84	-	- -
Volcano	10	1	▲ 900%	\$403,500	\$270,000	▲ 49%	39	30	▲ 30%
Waikoloa	10	9	▲ 11%	\$1,017,500	\$825,000	▲ 23%	87	52	▲ 67%
GRAND TOTAL	177	160	▲ 11%	\$533,000	\$447,500	▲ 19%	27	45	▼ -40%

CONDOMINIUM TRANSACTIONS

APRIL 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	▼ -100%	-	\$382,500	- -	-	2	- -
Hilo	4	11	▼ -64%	\$266,000	\$289,000	▼ -8%	55	21	▲ 160%
Kailua-Kona	44	27	▲ 63%	\$770,000	\$555,000	▲ 39%	13	22	▼ -41%
Kamuela	9	9	- 0%	\$1,825,000	\$1,722,500	▲ 6%	56	55	- 2%
Naalehu	1	-	- -	\$285,000	-	- -	9	-	- -
Waikoloa	15	11	▲ 36%	\$957,000	\$660,000	▲ 45%	24	17	▲ 41%
GRAND TOTAL	73	60	▲ 22%	\$785,000	\$547,000	▲ 44%	19	23	▼ -17%

