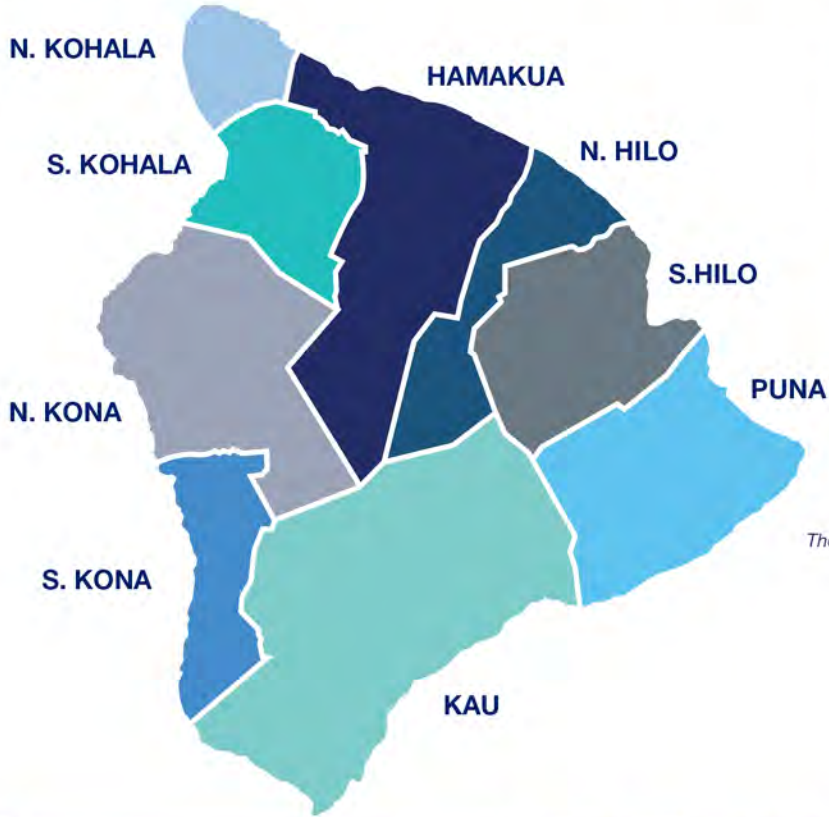




HAWAI'I ISLAND MARKET UPDATE

JULY 2024

The overall sentiment for the Big Island's real estate market remains neutral. Buyers continue to be active, although a bit more selective. Sellers are adjusting to a pre-Covid market where properties take longer to sell. Condos specifically are facing some challenges due to sharp increases in insurance and HOA dues. Keen observers of the real estate market will be carefully monitoring mortgage interest rates, which are forecasted to decline, and the impact they will have on the overall market.



N. KOHALA			
Total Sales	4	—	0
vs. July 2023	▼ -20%	—	▼ -100%
Median Price	\$813K	—	—
vs. July 2023	▲ 28%	—	—

HAMAKUA			
Total Sales	4	0	1
vs. July 2023	▲ 33%	—	—
Median Price	\$625K	—	\$425K
vs. July 2023	▲ 26%	—	—

S. KOHALA			
Total Sales	18	12	6
vs. July 2023	▲ 20%	▼ -33%	—
Median Price	\$1.9M	\$1.1M	\$425K
vs. July 2023	▲ 15%	▼ -19%	▼ -13%

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

N. KONA			
Total Sales	39	30	2
vs. July 2023	▲ 50%	▲ 43%	▼ -67%
Median Price	\$1.5M	\$730K	\$7M
vs. July 2023	▲ 60%	▲ 27%	▲ 448%

S. HILO			
Total Sales	20	6	7
vs. July 2023	▲ 18%	▲ 20%	▲ 75%
Median Price	\$637K	\$248K	\$380K
vs. July 2023	▲ 12%	▲ 55%	▲ 24%

S. KONA			
Total Sales	8	—	6
vs. July 2023	▲ 14%	—	▲ 50%
Median Price	\$888K	—	\$245K
vs. July 2023	▼ -36%	—	▼ -46%

PUNA			
Total Sales	70	—	92
vs. July 2023	▲ 13%	—	▲ 2%
Median Price	\$396K	—	\$40K
vs. July 2023	▲ 9%	—	▲ 9%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 08/01/2024 and is subject to change.

KAU			
Total Sales	12	2	38
vs. July 2023	▼ -14%	▼ -100%	▲ 23%
Median Price	\$287K	\$373K	\$25K
vs. July 2023	▼ -26%	—	▲ 28%





SINGLE FAMILY HOME TRANSACTIONS

JULY 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	4	▲ 50%	\$1,049,050	\$1,367,500	▼ -23%	57	135	▼ -58%
Hawi	2	4	▼ -50%	\$1,112,500	\$627,500	▲ 77%	76	4	▲ 2071%
Hilo	18	17	▲ 6%	\$682,000	\$568,000	▲ 20%	37	7	▲ 421%
Honokaa	4	3	▼ 33%	\$625,000	\$495,000	▲ 26%	30	275	▼ -89%
Honomu	2	0	-	\$415,000	-	-	5	-	-
Kailua-Kona	39	26	▲ 50%	\$1,548,000	\$967,500	▲ 60%	15	7	▲ 131%
Kamuela	7	13	▼ -46%	\$1,695,000	\$1,030,000	▲ 65%	106	50	▲ 112%
Kapaau	2	1	▲ 100%	\$717,500	\$1,275,000	▼ -44%	55	4	▲ 1275%
Keaau	27	21	▲ 29%	\$475,000	\$430,000	▲ 10%	29	16	▲ 81%
Kealahou	2	3	▼ -33%	\$605,000	\$1,850,000	▼ -67%	5	4	▲ 13%
Kurtistown	5	2	▲ 150%	\$332,000	\$431,000	▼ -23%	31	90	▼ -65%
Laupahoehoe	0	1	▼ -100%	-	\$470,000	-	-	64	-
Mountain View	8	4	▲ 100%	\$288,500	\$308,000	▼ -6%	78	4	▲ 1850%
Naalehu	2	4	▼ -50%	\$445,000	\$490,000	▼ -9%	24	70	▼ -66%
Ocean View	8	9	▼ -11%	\$212,500	\$387,000	▼ -45%	18	90	▼ -81%
Pahala	2	1	▲ 100%	\$287,000	\$275,000	▲ 4%	1	0	-
Pahoa	25	24	▲ 4%	\$370,000	\$351,000	▲ 5%	34	39	▼ -13%
Papaaloa	0	1	▼ -100%	-	\$965,000	-	-	152	-
Volcano	5	11	▼ -55%	\$270,000	\$360,000	▼ -25%	4	47	▼ -91%
Waikoloa	11	2	▲ 450%	\$1,185,000	\$1,037,500	▲ 14%	50	27	▲ 85%
GRAND TOTAL	175	151	▲ 16%	\$580,000	\$495,000	▲ 17%	28	27	▲ 4%



CONDOMINIUM TRANSACTIONS

JULY 2024

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2024	2023	YoY %	2024	2023	YoY %	2024	2023	YoY %
Hilo	6	5	▲ 20%	\$247,900	\$160,000	▲ 55%	30	45	▼ -34%
Kailua-Kona	30	21	▲ 43%	\$730,000	\$575,000	▲ 27%	21	11	▼ 91%
Kamuela	3	10	▼ -70%	\$3,295,000	\$2,497,500	▲ 32%	2	121	▲ -98%
Naalehu	2	0	-	\$372,500	-	-	3	-	-
Waikoloa	9	8	▲ 13%	\$1,049,000	\$677,500	▲ 55%	32	36	▼ -11%
GRAND TOTAL	50	44	▲ 14%	\$705,000	\$639,500	▲ 10%	17	21	▼ -19%