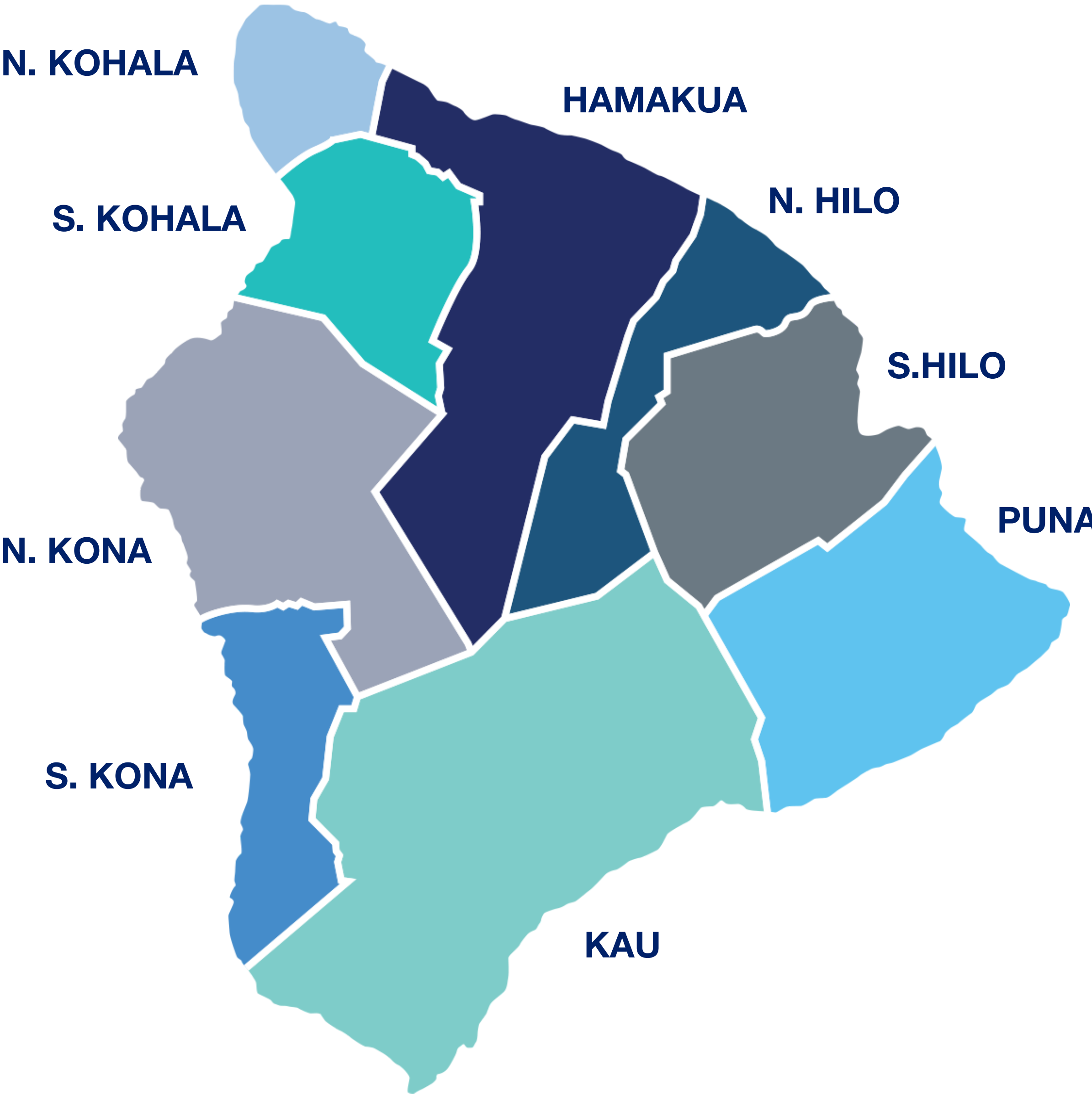




HAWAI'I ISLAND MARKET UPDATE

JULY 2026

Hawai'i Island's housing market remained balanced in July, with single-family home sales island-wide increasing to 178 transactions (+9% YoY) and the median price rising modestly to \$547,000 (+4% YoY), while homes sold more quickly than a year ago. The condo market recorded 42 sales (-2% YoY), though the island-wide median price surged to a record \$838,750 (+35% YoY). Rather than reflecting broad price appreciation, the increase was driven by a greater concentration of higher-priced resort and luxury condo sales, particularly in Waikoloa, where the median reached \$1.1 million (+144% YoY), and Kamuela, where the median climbed to \$2.1 million (+50% YoY). Meanwhile, Kailua-Kona remained the island's largest condo market, illustrating how localized shifts in luxury inventory can significantly influence island-wide metrics on Hawai'i Island.



N. Kohala			
Total Sales vs. July 2025	3 ▼ -50%	— —	— —
Median Price vs. July 2025	\$1M ▲ 47%	— —	— —

HAMAKUA			
Total Sales vs. July 2025	4 —	— —	1 ▼ -50%
Median Price vs. July 2025	\$650K ▼ -34%	— —	\$450K ▲ 18%

S. KOHALA			
Total Sales vs. July 2025	16 ▲ 23%	19 ▲ 27%	2 ▼ -60%
Median Price vs. July 2025	\$1.1M ▼ -8%	\$1.3M ▲ 102%	\$345K ▼ -17%

N. HILO			
Total Sales vs. July 2025	2 ▲ 100%	— —	1 —
Median Price vs. July 2025	\$782K ▼ -2%	— —	\$615K ▼ -44%

N. KONA			
Total Sales vs. July 2025	28 ▲ 33%	18 ▼ -31%	1 ▼ -75%
Median Price vs. July 2025	\$1.3M ▲ 14%	\$688K ▲ 11%	\$7.5M ▲ 1378%

S. HILO			
Total Sales vs. July 2025	21 ▼ -9%	4 ▲ 100%	8 ▲ 14%
Median Price vs. July 2025	\$625K ▲ 7%	\$310K ▲ 11%	\$318K ▼ -11%

S. KONA			
Total Sales vs. July 2025	1 ▼ -88%	1 —	3 ▼ -70%
Median Price vs. July 2025	\$682K ▼ -29%	\$399K —	\$165K ▼ -4%

PUNA			
Total Sales vs. July 2025	83 ▲ 14%	— —	73 ▼ -15%
Median Price vs. July 2025	\$389K ▼ -2%	— —	\$50K ▲ 8%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 08/01/2026 and is subject to change.

KAU			
Total Sales vs. July 2025	20 ▲ 33%	— —	23 —
Median Price vs. July 2025	\$270K ▼ -17%	— —	\$40K ▲ 135%





SINGLE FAMILY HOME TRANSACTIONS

JULY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Captain Cook	1	8	▼	-88%	\$682,000	\$960,000	▼	-29%	–	77	▼	-100%
Hakalau	1	1	–	–	\$715,000	\$550,000	▲	30%	252	83	▲	204%
Hawi	1	5	▼	-80%	\$2,950,000	\$640,000	▲	361%	14	85	▼	-84%
Hilo	19	20	▼	-5%	\$625,000	\$585,000	▲	7%	18	14	▲	33%
Honokaa	4	3	▲	33%	\$650,000	\$710,000	▼	-8%	105	6	▲	1642%
Honomu	–	1	▼	-100%	–	\$495,000	–	–	–	5	–	–
Kailua-Kona	28	21	▲	33%	\$1,312,500	\$1,150,000	▲	14%	22	42	▼	-49%
Kamuela	10	8	▲	25%	\$1,062,500	\$1,643,000	▼	-35%	53	40	▲	33%
Kapaau	2	1	▲	100%	\$883,300	\$785,000	▲	13%	74	110	▼	-33%
Keaau	27	27	–	–	\$535,000	\$510,000	▲	5%	76	87	▼	-13%
Kealahou	–	–	–	–	–	–	–	–	–	–	–	–
Kurtistown	7	1	▲	600%	\$325,000	\$179,000	▲	82%	29	3	▲	867%
Laupahoehoe	1	1	–	–	\$565,000	\$795,000	–	–	58	42	▲	38%
Mountain View	8	7	▲	14%	\$299,000	\$360,000	▼	-17%	15	146	▼	-90%
Naalehu	6	4	▲	50%	\$535,000	\$492,500	▲	9%	19	24	▼	-21%
Ocean View	13	9	▲	44%	\$200,000	\$310,000	▼	-35%	142	87	▲	63%
Pahala	1	2	▼	-50%	\$284,150	\$277,500	▲	2%	41	100	▼	-59%
Pahoa	37	32	▲	16%	\$355,000	\$342,500	▲	4%	32	56	▼	-43%
Papaikou	–	–	–	–	–	–	–	–	–	–	–	–
Pepeekeo	1	1	–	–	\$465,000	\$1,200,000	▼	-61%	55	105	▼	-48%
Volcano	4	6	▼	-33%	\$362,000	\$412,500	▼	-12%	35	18	▲	94%
Waikoloa	6	5	▲	20%	\$1,154,500	\$1,125,000	▲	3%	56	79	▼	-29%
GRAND TOTAL	178	164	▲	9%	\$547,000	\$525,000	▲	4%	40	54	▼	-27%



CONDOMINIUM TRANSACTIONS

JULY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Hilo	4	2	▲	100%	\$310,000	\$280,000	▲	11%	31	69	▼	-56%
Kailua-Kona	18	26	▼	-31%	\$687,500	\$620,500	▲	11%	59	77	▼	-23%
Kamuela	9	5	▲	80%	\$2,100,000	\$1,400,000	▲	50%	80	50	▲	60%
Pahala	0	0	–	–	–	–	–	–	–	–	–	–
Waikoloa	10	10	–	–	\$1,102,500	\$452,000	▲	144%	102	52	▲	95%
GRAND TOTAL	42	43	▼	-2%	\$838,750	\$620,000	▲	35%	62	53	▲	17%