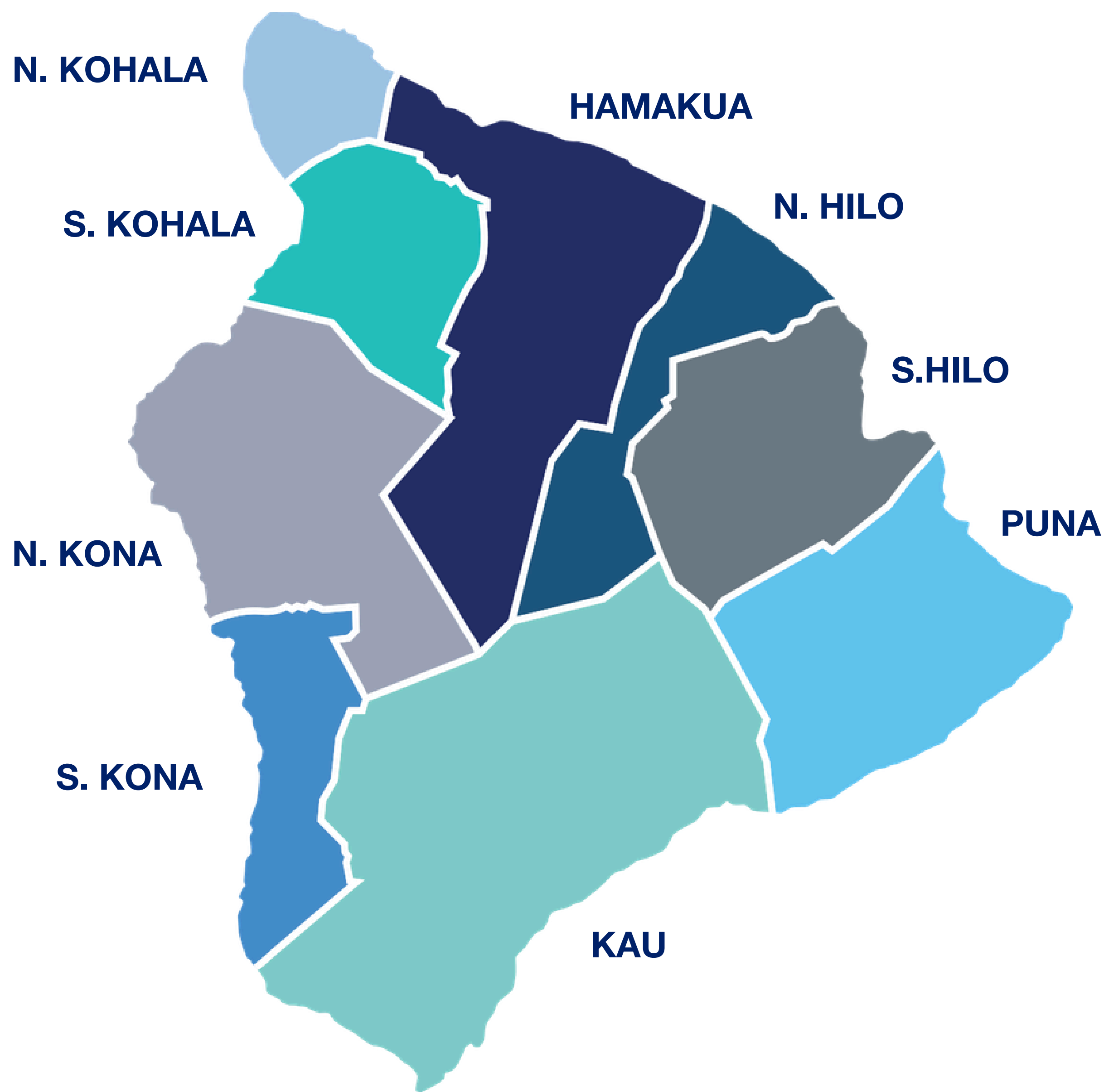




HAWAI'I ISLAND MARKET UPDATE

JUNE 2026

Hawai'i Island's housing market stabilized in June, with single-family home sales totaling 180 transactions (-6% YoY) and the median price rising to \$613,500 (+2% YoY), a rebound from May's softer pricing. Activity remained shaped by regional mix, with Pāhoa continuing to lead volume at 24 sales, while North Kona anchored higher-price activity with 40 sales and a \$1.23 million median. New single-family listings declined 22% year over year, helping support steadier pricing even as total sales eased slightly. The condo market also showed improvement, with 44 sales (+2% YoY) and median days on market falling to 39.5 days, down sharply from May and below last June's pace. North Kona drove much of the condo activity with 32 sales (+23% YoY), while South Kohala remained softer at 9 sales (-18% YoY), with pricing influenced by a smaller and more varied mix of units sold.



N. Kohala	🏠	🏢	🌴
Total Sales vs. June 2025	2 ▼ -50%	— —	1 —
Median Price vs. June 2025	\$895K ▲ 8%	— —	\$1.1M ▲ 23%

HAMAKUA	🏠	🏢	🌴
Total Sales vs. June 2025	7 ▲ 75%	— —	2 ▼ -33%
Median Price vs. June 2025	\$845K ▲ 47%	— —	\$4.2M ▲ 683%

S. KOHALA	🏠	🏢	🌴
Total Sales vs. June 2025	14 ▼ -22%	9 ▼ -18%	7 ▲ 250%
Median Price vs. June 2025	\$1.1M ▲ 11%	\$440K ▼ -71%	\$385K ▲ 3%

N. HILO	🏠	🏢	🌴
Total Sales vs. June 2025	— ▼ -100%	— —	1 ▼ -67%
Median Price vs. June 2025	— —	— —	\$340K ▼ -16%

N. KONA	🏠	🏢	🌴
Total Sales vs. June 2025	40 ▲ 18%	32 ▲ 23%	2 ▲ 100%
Median Price vs. June 2025	\$1.2M ▼ -7%	\$563K ▼ -4%	\$2.3M ▲ 144%

S. HILO	🏠	🏢	🌴
Total Sales vs. June 2025	31 ▲ 29%	2 ▼ -67%	4 ▼ -60%
Median Price vs. June 2025	\$643K ▲ 7%	\$367K ▲ 53%	\$282K ▼ -3%

S. KONA	🏠	🏢	🌴
Total Sales vs. June 2025	6 ▼ -40%	1 —	3 —
Median Price vs. June 2025	\$950K ▲ 19%	\$390K —	\$300K ▲ 36%

PUNA	🏠	🏢	🌴
Total Sales vs. June 2025	72 ▼ -9%	— —	64 ▼ -33%
Median Price vs. June 2025	\$423K ▲ 6%	— —	\$43K ▼ -17%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 07/01/2026 and is subject to change.

KAU	🏠	🏢	🌴
Total Sales vs. June 2025	8 ▼ -47%	— —	20 ▼ -23%
Median Price vs. June 2025	\$271K ▼ -14%	— —	\$45K ▲ 105%



SINGLE FAMILY HOME TRANSACTIONS

JUNE 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		\$2,026	\$2,025	YoY %		2026	2025	YoY %	
Captain Cook	4	9	▼	-56%	\$875,000	\$795,000	▲	10%	154	4	▲	3738%
Hakalau	1	1	-	-	\$715,000	\$1,300,000	▼	-45%	48	234	▼	-79%
Hawi	0	0	-	-	-	-	-	-	-	-	-	-
Hilo	28	18	▲	56%	\$662,250	\$574,500	▲	15%	50	15	▲	245%
Honokaa	5	4	▲	25%	\$1,050,000	\$575,000	▲	83%	64	7	▲	885%
Honomu	1	0	-	-	\$625,000	-	-	-	20	-	-	-
Kailua-Kona	40	34	▲	18%	\$1,230,000	\$1,322,500	▼	-7%	52	16	▲	235%
Kamuela	7	7	-	-	\$1,500,000	\$1,375,000	▲	9%	98	14	▲	600%
Kapaau	2	4	▼	-50%	\$895,000	\$825,000	▲	8%	62	11	▲	464%
Keaau	28	28	-	-	\$527,500	\$543,000	▼	-3%	43	58	▼	-26%
Kealahou	2	1	▲	100%	\$1,265,000	\$800,000	▲	58%	63	2	▲	3050%
Kurtistown	4	4	-	-	\$387,500	\$572,500	▼	-32%	99	33	▲	198%
Laupahoehoe	0	3	▼	-100%	-	\$1,458,000	-	-	-	11	-	-
Mountain View	9	9	-	-	\$335,000	\$344,900	▼	-3%	82	44	▲	86%
Naalehu	2	6	▼	-67%	\$385,000	\$457,650	▼	-16%	111	35	▲	217%
Ocean View	6	9	▼	-33%	\$208,500	\$285,000	▼	-27%	123	24	▲	410%
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Pahoa	24	27	▼	-11%	\$317,500	\$349,000	▼	-9%	50	29	▲	72%
Papaikou	1	3	▼	-67%	\$585,000	\$395,200	▲	48%	13	76	▼	-83%
Pepeekeo	0	2	▼	-100%	-	\$1,033,500	-	-	-	26	-	-
Volcano	7	11	▼	-36%	\$430,000	\$355,000	▲	21%	65	37	▲	76%
Waikoloa	7	11	▼	-36%	\$999,900	\$725,000	▲	38%	42	32	▲	31%
GRAND TOTAL	180	192	▼	-6%	\$613,500	\$602,650	▲	2%	48	24	▲	104%



CONDOMINIUM TRANSACTIONS

JUNE 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Hilo	2	6	▼	-67%	\$367,000	\$240,000	▲	53%	136	13	▲	13
Kailua-Kona	32	26	▲	23%	\$562,500	\$585,000	▼	-4%	34	62	▲	62
Kamuela	-	-	-	-	-	-	-	-	-	-	-	-
Pahala	-	-	-	-	-	-	-	-	-	-	-	-
Waikoloa	8	2	▲	300%	\$437,500	\$427,500	▲	2%	71	16	▲	16
GRAND TOTAL	44	43	▲	2%	\$535,000	\$575,000	▼	-7%	40	56	▲	56