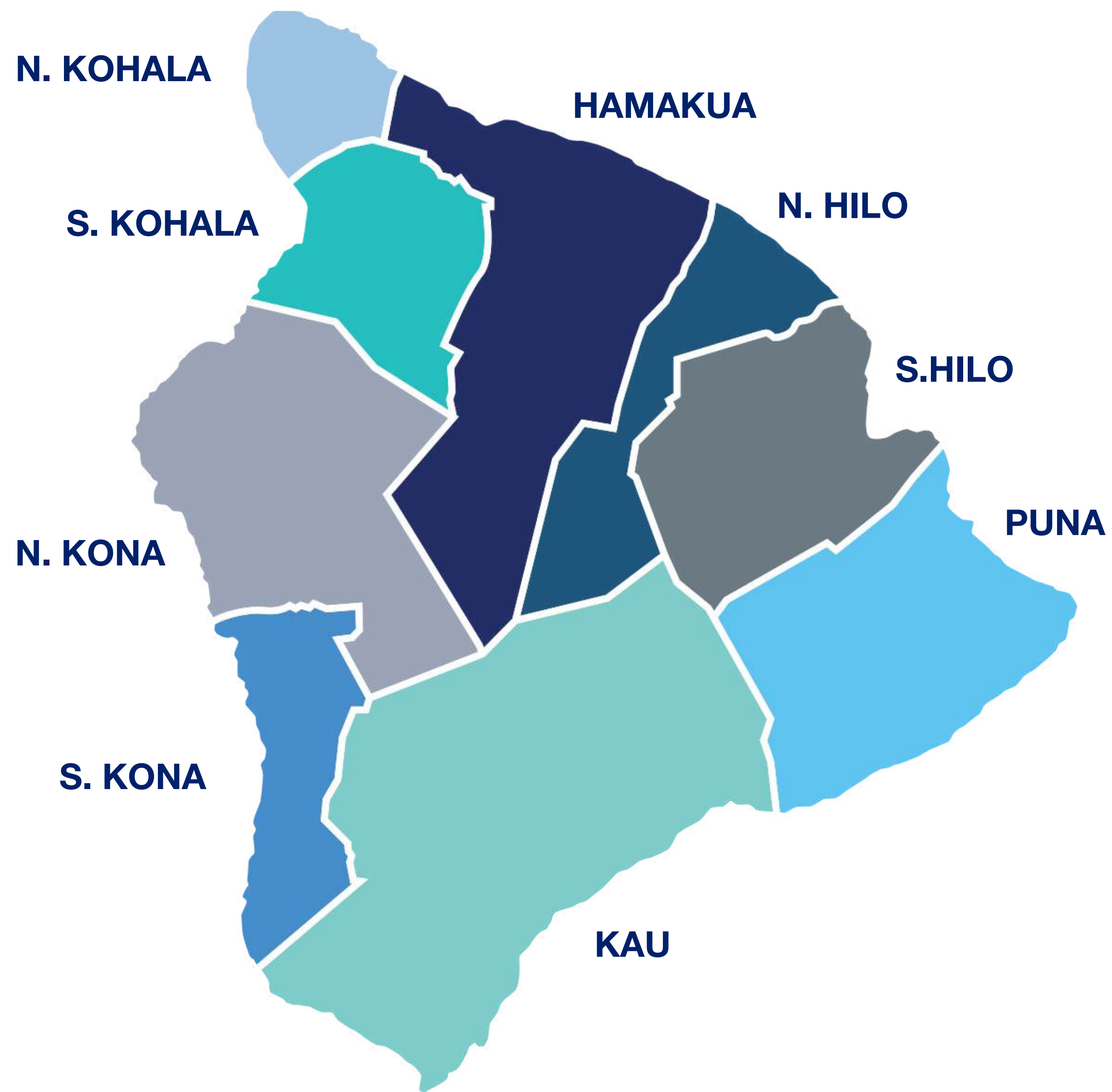




# HAWAI'I ISLAND MARKET UPDATE

## MAY 2026



N. Kohala	🏠	🏢	🌴
Total Sales vs. May 2025	1 ▼ -50%	— —	4 —
Median Price vs. May 2025	\$527K ▼ -18%	— —	\$990K —

HAMAKUA	🏠	🏢	🌴
Total Sales vs. May 2025	1 ▼ -88%	— —	1 —
Median Price vs. May 2025	\$460K ▼ -8%	— —	\$1.4M ▼ -18%

S. KOHALA	🏠	🏢	🌴
Total Sales vs. May 2025	10 —	14 ▼ -7%	4 ▼ -43%
Median Price vs. May 2025	\$1.1M ▲ 33%	\$876K ▼ -49%	\$455K ▼ -33%

N. HILO	🏠	🏢	🌴
Total Sales vs. May 2025	1 ▼ -75%	— —	1 ▼ -50%
Median Price vs. May 2025	\$760K ▲ 41%	— —	\$560K ▲ 25%

N. KONA	🏠	🏢	🌴
Total Sales vs. May 2025	32 ▲ 10%	20 ▼ -35%	3 ▼ -25%
Median Price vs. May 2025	\$1.1M ▼ -5%	\$431K ▼ -34%	\$650K ▼ -2%

S. HILO	🏠	🏢	🌴
Total Sales vs. May 2025	21 ▼ -5%	4 ▲ 100%	9 ▲ 80%
Median Price vs. May 2025	\$559K ▼ -14%	\$197K ▼ -56%	\$342K ▲ 18%

S. KONA	🏠	🏢	🌴
Total Sales vs. May 2025	6 ▼ -33%	1 —	8 ▲ 167%
Median Price vs. May 2025	\$630K ▼ -24%	\$654K —	\$378K ▼ -20%

PUNA	🏠	🏢	🌴
Total Sales vs. May 2025	100 ▲ 25%	— —	72 ▼ -35%
Median Price vs. May 2025	\$399K ▲ 1%	— —	\$43K ▼ -22%

KAU	🏠	🏢	🌴
Total Sales vs. May 2025	8 ▼ -20%	— —	26 ▲ 30%
Median Price vs. May 2025	\$316K ▲ 7%	— —	\$30K ▲ 28%

Hawai'i Island's housing market reflected two distinct stories in May, with single-family home activity remaining stable while the condo segment slowed considerably. Island-wide, single-family home sales totaled 180 transactions (+3% YoY), holding within recent ranges, though the median price declined 15% year over year to \$467,500, the lowest level since April 2023. This activity was driven less by weakening demand and more by stronger activity in attainable East Hawai'i markets, led by Pāhoa with 42 sales (+62% YoY) at a \$375,000 median (+30% YoY), alongside Hilo and Volcano, each posting 14 sales at median prices of \$535,000 (-12% YoY) and \$350,000 (-13% YoY), respectively. Together, these markets helped pull the island-wide median lower while days on market improved to 29 days, reflecting quicker movement in key submarkets.

Conversely, the condo market showed a slower pace, with median days on market climbing to 84 days, the longest since January 2018, alongside a sharp decline in the island-wide median price to \$479,000 (-41% YoY). Much of this trend was concentrated in Kailua-Kona, where softer pricing and longer marketing times heavily influenced island-wide metrics. Waikoloa reinforced the softer condo pricing trend, posting a \$395,000 median (-54% YoY) alongside longer days on market. One notable counterpoint came from Kamuela's luxury condo market, where 7 sales produced a \$4.27 million median (+83% YoY) and faster movement, illustrating how smaller datasets can create sharp localized contrasts. Despite softer condo conditions, total sales across both segments remained broadly in line with recent market activity, highlighting a market shaped more by regional and price-point mix than by a broad decline in demand.

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 06/01/2026 and is subject to change.





# SINGLE FAMILY HOME TRANSACTIONS

MAY 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	6	8	▼ -25%		\$630,000	\$897,500	▼ -30%		44	15	▲ 190%	
Hakalau	1	2	▼ -50%		\$1,662,000	\$1,780,000	▼ -7%		-	123	▼ -100%	
Hawi	-	-	-		-	-	-		-	-	-	
Hilo	14	17	▼ -18%		\$534,500	\$608,000	▼ -12%		14	29	▼ -53%	
Honokaa	1	5	▼ -80%		\$460,000	\$850,000	▼ -46%		4	15	▼ -73%	
Honomu	1	-	-		\$1,388,507	-	-		123	-	-	
Kailua-Kona	32	29	▲ 10%		\$1,144,275	\$1,210,000	▼ -5%		32	35	▼ -10%	
Kamuela	-	-	-		-	-	-		-	-	-	
Kapaau	1	2	▼ -50%		\$527,000	\$645,500	▼ -18%		195	35	▲ 457%	
Keaau	25	25	-		\$540,000	\$515,000	▲ 5%		30	18	▲ 67%	
Kealahou	-	1	▼ -100%		-	\$775,000	-		-	25	-	
Kurtistown	5	2	▲ 150%		\$390,000	\$465,000	▼ -16%		65	91	▼ -28%	
Laupahoehoe	1	2	▼ -50%		\$760,000	\$801,500	▼ -5%		174	93	▲ 87%	
Mountain View	14	13	▲ 8%		\$366,000	\$408,000	▼ -10%		35	17	▲ 103%	
Naalehu	4	3	▲ 33%		\$315,500	\$325,000	▼ -3%		5	71	▼ -94%	
Ocean View	4	7	▼ -43%		\$270,000	\$285,000	▼ -5%		47	106	▼ -56%	
Pahala	-	-	-		-	-	-		-	-	-	
Pahoa	42	26	▲ 62%		\$375,000	\$288,000	▲ 30%		26	33	▼ -22%	
Papaikou	2	3	▼ -33%		\$399,500	\$750,000	▼ -47%		-	63	▼ -100%	
Pepeekeo	3	-	-		\$1,655,000	-	-		8	-	-	
Volcano	14	14	-		\$349,893	\$402,500	▼ -13%		37	24	▲ 57%	
Waikoloa	5	2	▲ 150%		\$1,000,000	\$803,900	▲ 24%		56	36	▲ 56%	
<b>GRAND TOTAL</b>	<b>180</b>	<b>174</b>	<b>▲ 3%</b>		<b>\$467,500</b>	<b>\$550,000</b>	<b>▼ -15%</b>		<b>29</b>	<b>30</b>	<b>▼ -3%</b>	



# CONDOMINIUM TRANSACTIONS

MAY 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%		\$197,000	\$447,500	▼ -56%		70	9	▲ 718%	
Kailua-Kona	20	31	▼ -35%		\$431,000	\$650,000	▼ -34%		86	35	▲ 146%	
Kamuela	7	9	▼ -22%		\$4,270,000	\$2,329,000	▲ 83%		36	127	▼ -72%	
Pahala	-	-	-		-	-	-		-	-	-	
Waikoloa	7	6	▲ 17%		\$395,000	\$865,000	▼ -54%		77	64	▲ 20%	
<b>GRAND TOTAL</b>	<b>39</b>	<b>48</b>	<b>▼ -19%</b>		<b>\$479,000</b>	<b>\$816,000</b>	<b>▼ -41%</b>		<b>84</b>	<b>48</b>	<b>▲ 77%</b>	

