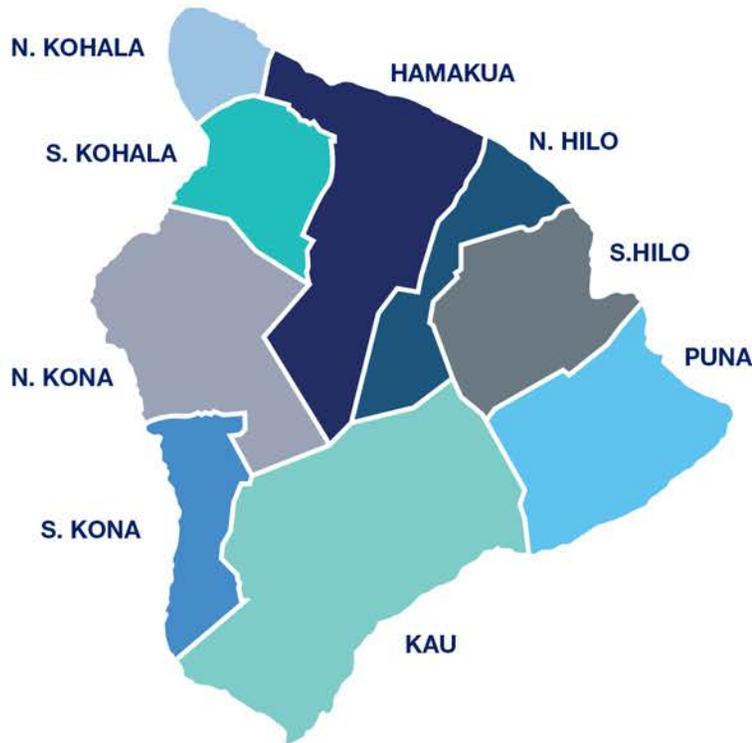




HAWAI'I ISLAND MARKET UPDATE

JUNE 2025

Momentum is building on the Big Island, with single-family home sales reaching their highest level in a year. Median prices held steady at \$1.08 million in West Hawaii and reached a new high of \$465,000 in East Hawaii in June. With days on market dropping from 49 to just 28, buyers are starting to get active again, especially at the lower price points. As that inventory gets absorbed, it is likely to shift attention toward higher-priced properties. Condos, on the other hand, continue to be a mixed bag, with sales slightly lower and wide fluctuations in median sales prices. As we move into the second half of the year, now is a great time to make a plan and take action, whether you are a buyer or a seller. For those looking to stay put, Hawaii's real estate market has a long history of appreciation.



N. KOHALA			
Total Sales vs. June 2024	3 ▲ 200%	0 —	1 —
Median Price vs. June 2024	\$950K ▼ -2%	—	\$895K —

HAMAKUA			
Total Sales vs. June 2024	3 ▼ -25%	0 —	3 —
Median Price vs. June 2024	\$660K ▼ -16%	—	\$535K —

S. KOHALA			
Total Sales vs. June 2024	18 ▲ 38%	11 ▲ 22%	2 ▼ -71%
Median Price vs. June 2024	\$947K ▼ -5%	\$1.5M ▲ 161%	\$375K ▲ 15%

N. HILO			
Total Sales vs. June 2024	3 —	0 —	3 —
Median Price vs. June 2024	\$1.5M —	—	\$403K —

N. KONA			
Total Sales vs. June 2024	34 ▼ -19%	26 ▲ 44%	1 —
Median Price vs. June 2024	\$1.3M ▲ 19%	\$585K ▼ -1%	\$925K ▼ -55%

S. HILO			
Total Sales vs. June 2024	24 ▲ 26%	6 ▲ 20%	10 ▲ 10%
Median Price vs. June 2024	\$599K ▲ 1%	\$240K ▼ -23%	\$289K ▲ 9%

S. KONA			
Total Sales vs. June 2024	9 ▲ 29%	0 ▼ -100%	3 ▼ -25%
Median Price vs. June 2024	\$800K ▲ 7%	—	\$220K ▲ 49%

PUNA			
Total Sales vs. June 2024	76 ▲ 31%	0 —	91 ▼ -4%
Median Price vs. June 2024	\$400K —	—	\$49K ▲ 23%

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 07/01/2025 and is subject to change.

KAU			
Total Sales vs. June 2024	14 ▼ -13%	0 —	22 ▼ -19%
Median Price vs. June 2024	\$300K ▼ -5%	—	\$18K ▼ -32%





SINGLE FAMILY HOME TRANSACTIONS

JUNE 2025

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2025	2024	YoY %	2025	2024	YoY %	2025	2024	YoY %
Captain Cook	8	7	▲ 14%	\$810,000	\$750,000	▲ 8%	9	160	▼ -95%
Hakalau	1	0	- -	\$1,300,000	-	- -	234	-	- -
Hawi	0	1	▼ -100%	-	\$970,000	- -	-	231	- -
Hilo	18	18	- -	\$574,500	\$577,500	▼ -1%	15	13	▲ 12%
Honokaa	3	4	▼ -25%	\$660,000	\$782,500	▼ -16%	9	48	▼ -81%
Honolulu	0	0	- -	-	-	- -	-	-	- -
Kailua-Kona	34	42	▼ -19%	\$1,322,500	\$1,112,500	▲ 19%	16	13	▲ 24%
Kamuela	0	0	- -	-	-	- -	-	-	- -
Kapaau	3	0	- -	\$950,000	-	- -	7	-	- -
Keaau	26	16	▲ 63%	\$549,000	\$540,000	▲ 2%	72	49	▲ 48%
Kealahou	1	0	- -	\$800,000	-	- -	2	-	- -
Kurtistown	4	4	- -	\$572,500	\$517,500	▲ 11%	33	46	▼ -27%
Laupahoehoe	2	0	- -	\$1,241,500	-	- -	45	-	- -
Mountain View	9	10	▼ -10%	\$344,900	\$205,000	▲ 68%	44	40	▲ 10%
Naalehu	5	4	▲ 25%	\$315,000	\$447,500	▼ -30%	62	54	▲ 15%
Ocean View	9	12	▼ -25%	\$285,000	\$267,500	▲ 7%	24	77	▼ -69%
Pahala	0	0	- -	-	-	- -	-	-	- -
Pahoa	26	22	▲ 18%	\$344,500	\$337,500	▲ 2%	35	40	▼ -14%
Papaikou	3	1	▲ 200%	\$395,200	\$612,000	▼ -35%	76	89	▼ -15%
Pepeekeo	2	0	- -	\$1,033,500	-	- -	26	-	- -
Volcano	11	6	▲ 83%	\$355,000	\$389,750	▼ -9%	37	135	▼ -73%
Waikoloa	11	5	▲ 120%	\$725,000	\$980,000	▼ -26%	32	51	▼ -37%
GRAND TOTAL	184	160	▲ 15%	\$606,750	\$627,775	▼ -3%	28	40	▼ -29%



CONDOMINIUM TRANSACTIONS

JUNE 2025

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2025	2024	YoY %	2025	2024	YoY %	2025	2024	YoY %
Hilo	6	5	▲ 20%	\$ 240,000	\$ 310,000	▼ -23%	13	12	▲ 4%
Kailua-Kona	26	18	▲ 44%	\$ 585,000	\$ 592,000	▼ -1%	62	18	▲ 244%
Kamuela	9	2	▲ 350%	\$ 1,630,000	\$ 1,753,500	▼ -7%	90	24	▲ 283%
Pahala	0	0	- -	-	-	- -	-	-	- -
Waikoloa	2	7	▼ -71%	\$ 427,500	\$ 525,000	▼ -19%	16	7	▲ 129%
GRAND TOTAL	43	33	▲ 30%	\$ 575,000	\$ 552,000	▲ 4%	56	12	▲ 367%

