



BIG ISLAND STATISTICS MAY 2025

MAY



SINGLE FAMILY



CONDOMINIUMS



VACANT LAND

MEDIAN SALES PRICE	2025	\$545,000 ▼	\$837,500 ▲	\$60,000 ▲
	2024	\$548,000	\$680,000	\$43,500

CLOSED SALES	2025	172 ▼	46 ▼	146 ▼
	2024	183	75	180

OPENED LISTINGS	2025	168 ▲	48 ▼	146 ▼
	2024	164	36	161

VOLUME SALES	2025	\$137,307,098 ▼	\$65,696,750 ▼	\$27,007,650 ▼
	2024	\$195,215,044	\$113,129,500	\$34,311,999

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DEEP BLUE
HI

EXPERTLY ADVISING LEGACY ASSETS ACROSS ALL ISLANDS

MAY 2025 Closed Sales	MAY 2024 Closed Sales	MAY 2025 Median Price	MAY 2024 Median Price
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SINGLE FAMILY HOMES

Puna	80	73	\$400,000	\$365,000
South Hilo	21	24	\$628,000	\$510,000
North Hilo	4	1	\$540,000	\$930,000
Hamakua	8	2	\$498,650	\$975,000
North Kohala	2	3	\$645,500	\$2,400,000
South Kohala	10	19	\$829,000	\$1,319,900
North Kona	28	41	\$1,180,000	\$1,125,000
South Kona	8	7	\$897,500	\$800,000
Ka'u	11	13	\$300,000	\$405,000

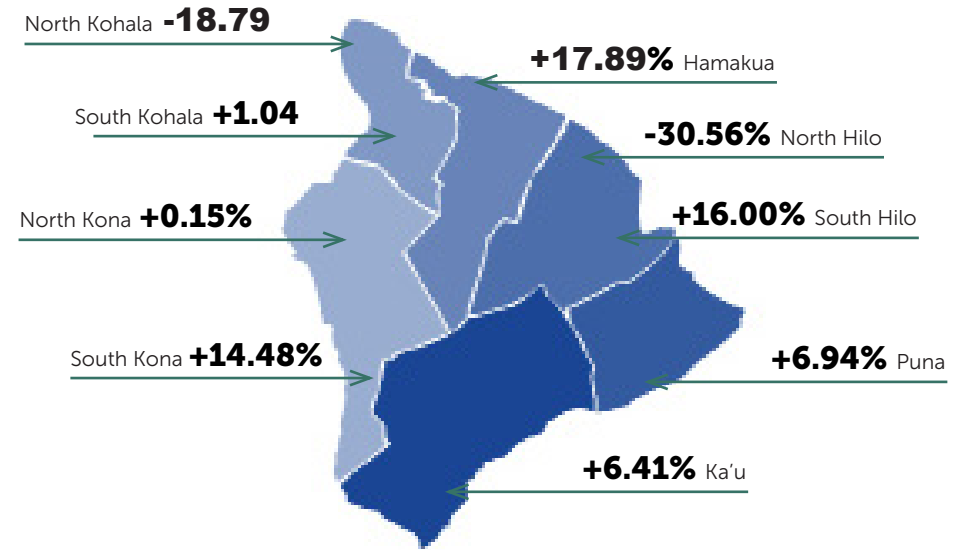
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Puna	-	-	-	-
South Hilo	2	4	\$447,500	\$252,500
North Hilo	-	-	-	-
Hamakua	-	1	-	\$360,000
North Kohala	-	-	-	-
South Kohala	15	26	\$1,725,000	\$1,245,000
North Kona	29	44	\$662,500	\$599,000
South Kona	-	-	-	-
Ka'u	-	-	-	-

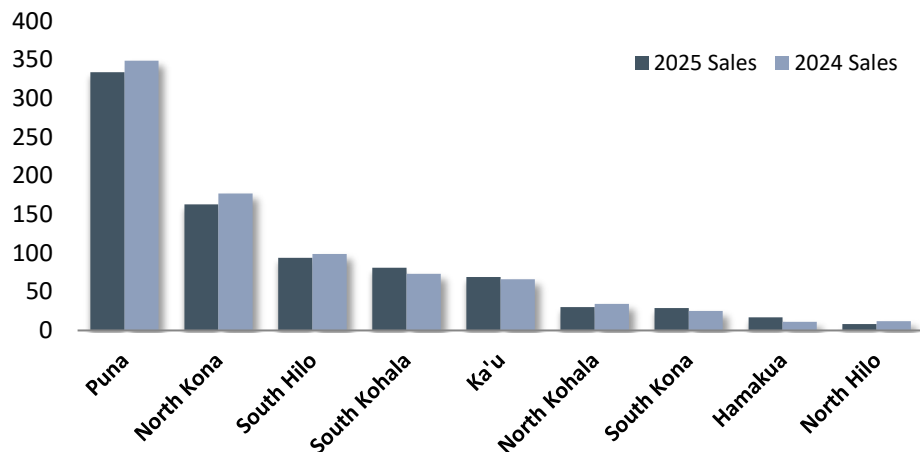
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Puna	105	109	\$52,000	\$39,000
South Hilo	5	4	\$289,000	\$345,000
North Hilo	2	2	\$472,500	\$440,000
Hamakua	1	1	\$1,700,000	\$185,000
North Kohala	2	7	\$540,000	\$450,000
South Kohala	5	2	\$2,425,000	\$405,000
North Kona	4	11	\$665,000	\$900,000
South Kona	3	6	\$475,000	\$212,500
Ka'u	19	38	\$23,500	\$17,500

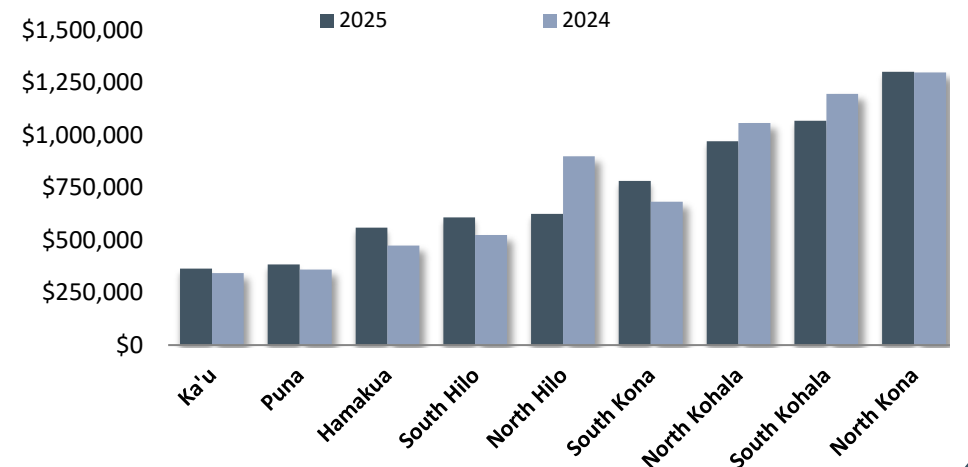
	CLOSED SALES			MEDIAN SALES PRICE		
	2025	2024	% Change	2025	2024	% Change
Puna	334	349	-4.30%	\$385,000	\$360,000	6.94%
South Hilo	94	99	-5.05%	\$609,000	\$525,000	16.00%
North Hilo	8	12	-33.33%	\$625,000	\$900,000	-30.56%
Hamakua	17	11	54.55%	\$560,000	\$475,000	17.89%
North Kohala	30	34	-11.76%	\$972,500	\$1,197,500	-18.79%
South Kohala	81	73	10.96%	\$1,070,000	\$1,059,000	1.04%
North Kona	163	177	-7.91%	\$1,302,000	\$1,300,000	0.15%
South Kona	29	25	16.00%	\$782,500	\$683,500	14.48%
Ka'u	69	66	4.55%	\$365,000	\$343,000	6.41%
Summary	825	846	-2.48%	\$580,000	\$529,000	9.64%



Single Family Residence Unit Sales YTD
2025 vs 2024



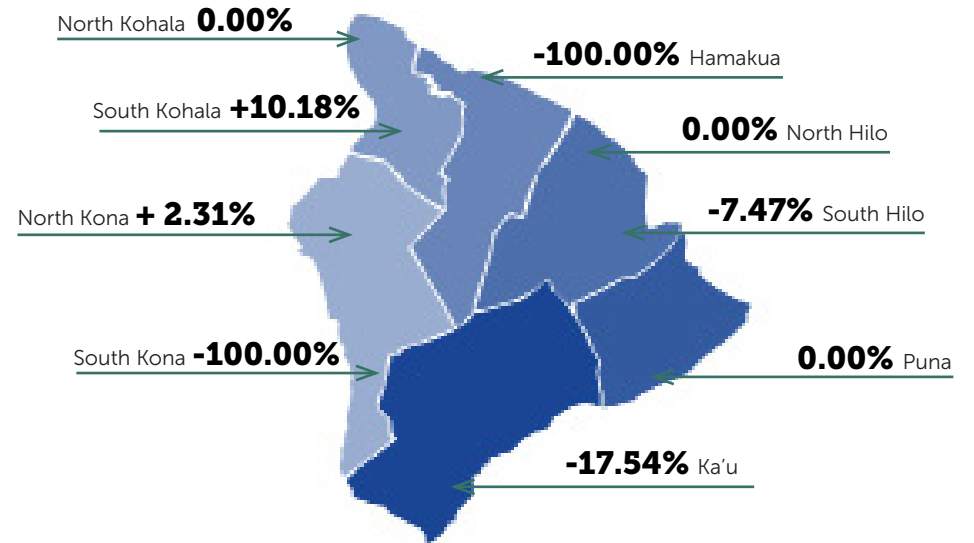
Single Family Residence Median Sales Price YTD
2025 vs 2024



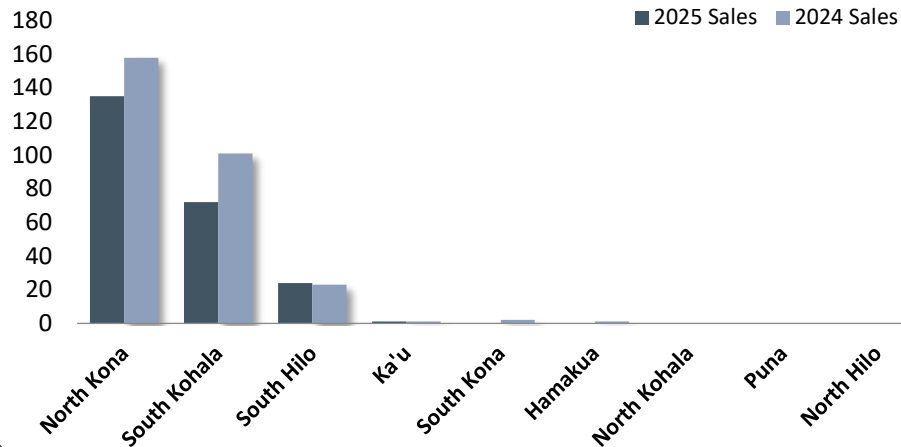


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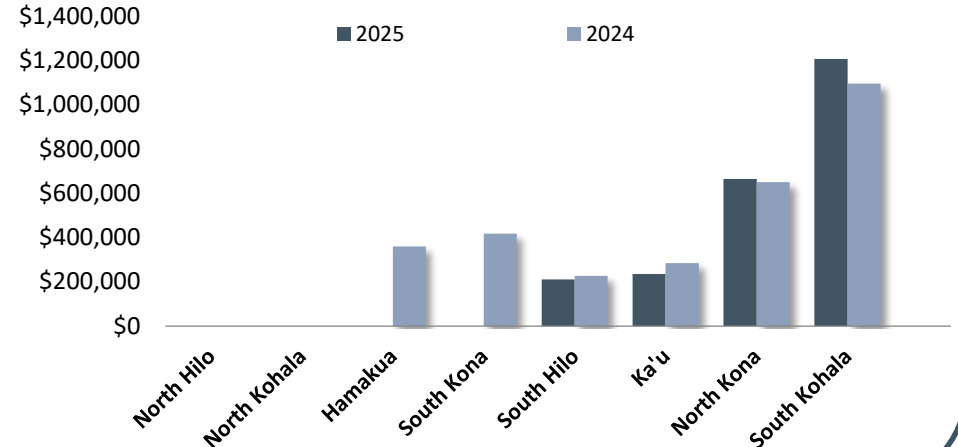
	CLOSED SALES			MEDIAN SALES PRICE		
	2025	2024	% Change	2025	2024	% Change
Puna	-	-	-	-	-	-
South Hilo	24	23	4.35%	\$210,500	\$227,500	-7.47%
North Hilo	-	-	-	-	-	-
Hamakua	-	1	-100.00%	-	\$360,000	-100.00%
North Kohala	-	-	-	-	-	-
South Kohala	72	101	-28.71%	\$1,206,500	\$1,095,000	10.18%
North Kona	135	158	-14.56%	\$665,000	\$650,000	2.31%
South Kona	-	2	-100.00%	-	\$417,650	-100.00%
Ka'u	1	1	0.00%	\$235,000	\$285,000	-17.54%
Summary	232	286	-18.88%	\$682,500	\$700,000	-2.50%



Condominium Unit Sales YTD
2025 vs 2024



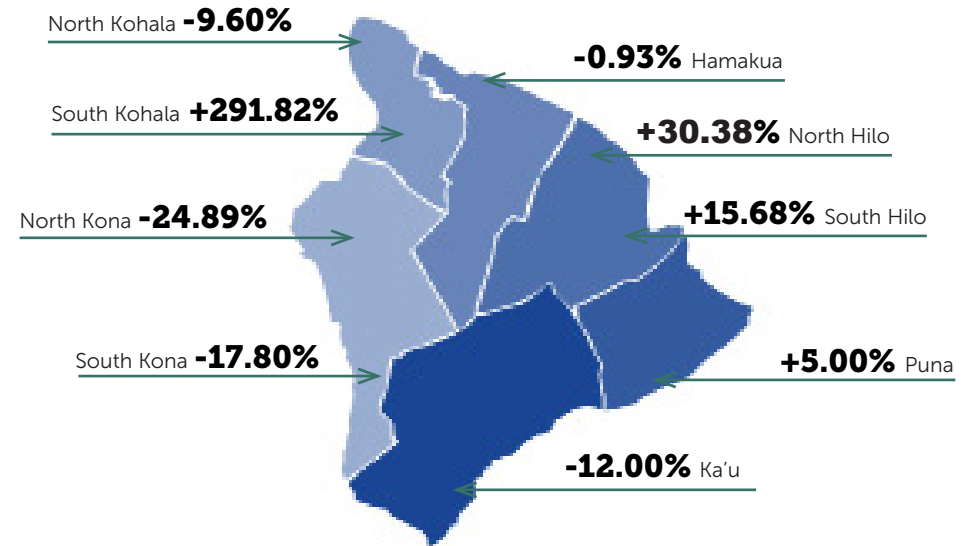
Condominium Median Sales Price YTD
2025 vs 2024



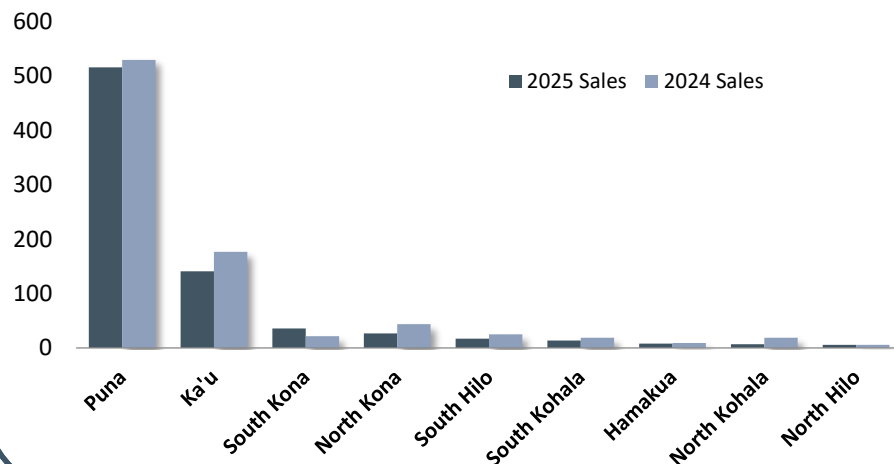


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	CLOSED SALES			MEDIAN SALES PRICE		
	2025	2024	% Change	2025	2024	% Change
Puna	516	530	-2.64%	\$42,000	\$40,000	5.00%
South Hilo	17	25	-32.00%	\$299,900	\$259,250	15.68%
North Hilo	6	6	0.00%	\$530,000	\$406,500	30.38%
Hamakua	8	9	-11.11%	\$425,000	\$429,000	-0.93%
North Kohala	7	19	-63.16%	\$405,000	\$448,000	-9.60%
South Kohala	14	19	-26.32%	\$2,155,000	\$550,000	291.82%
North Kona	27	44	-38.64%	\$750,000	\$998,500	-24.89%
South Kona	36	22	63.64%	\$242,500	\$295,000	-17.80%
Ka'u	141	177	-20.34%	\$22,000	\$25,000	-12.00%
Summary	772	851	-9.28%	\$46,000	\$45,000	2.22%



Vacant Land Unit Sales YTD
2025 vs 2024



Vacant Land Median Sales Price YTD
2025 vs 2024

