



# BIG ISLAND STATISTICS

## DECEMBER 2024

DECEMBER



SINGLE FAMILY



CONDOMINIUMS



VACANT LAND

MEDIAN SALES PRICE	2024	\$507,500 ▼	\$465,000 ▼	\$55,000 ▲
	2023	\$550,000	\$598,500	\$45,000

CLOSED SALES	2024	168 ▲	45 ▲	152 ▲
	2023	143	30	140

OPENED LISTINGS	2024	120 ▼	56 ▲	107 ▼
	2023	178	50	167

VOLUME SALES	2024	\$153,297,274 ▲	\$38,627,300 ▲	\$35,420,453 ▲
	2023	\$143,942,050	\$28,822,500	\$21,964,482

All information taken from Hawaii Information Services. MLS Sales Data information shown herein, while not guaranteed, is derived from sources deemed reliable. Old Republic Title is providing this information as a free customer service and makes no warranties or representations as to its accuracy.



KRISTEN MATTHEWS

REALTOR® RS-84429

808.548.9007

KRISTENHAWAII.COM

KM@KRISTENHAWAII.COM

DEEP BLUE  
HI

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

DEC 2024 Closed Sales	DEC 2023 Closed Sales	DEC 2024 Median Price	DEC 2023 Median Price
--------------------------------	--------------------------------	--------------------------------	--------------------------------

### SINGLE FAMILY HOMES

Puna	80	57	\$362,500	\$390,000
South Hilo	13	21	\$604,000	\$478,950
North Hilo	-	2	-	\$518,500
Hamakua	6	6	\$742,500	\$685,000
North Kohala	5	1	\$2,150,000	\$515,000
South Kohala	14	10	\$1,053,499	\$854,500
North Kona	32	34	\$1,391,050	\$999,500
South Kona	7	4	\$960,000	\$840,000
Ka'u	11	8	\$325,000	\$309,075

### CONDOMINIUM

Puna	-	-	-	-
South Hilo	7	2	\$185,000	\$278,500
North Hilo	-	-	-	-
Hamakua	-	-	-	-
North Kohala	-	-	-	-
South Kohala	14	14	\$855,000	\$1,200,000
North Kona	23	14	\$464,000	\$570,000
South Kona	-	-	-	-
Ka'u	1	-	\$325,000	-

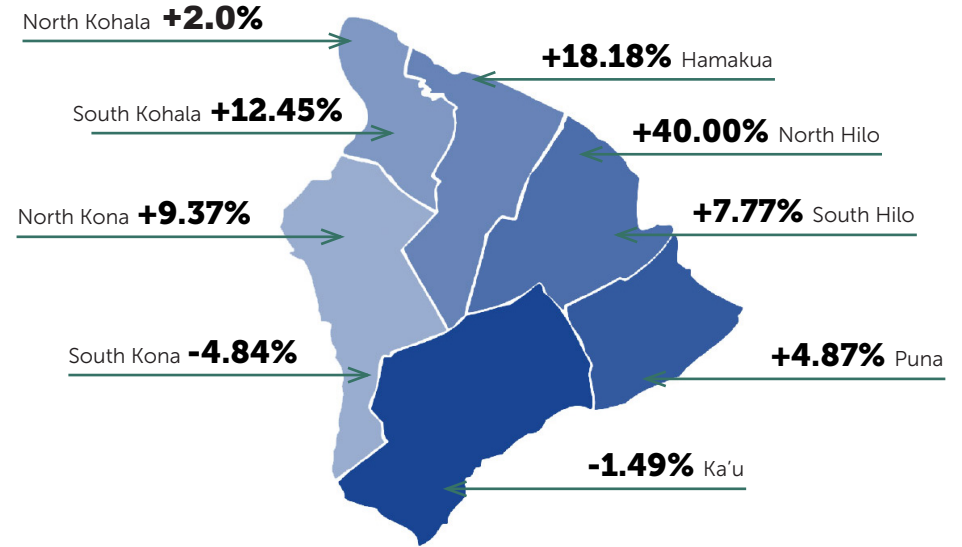
### VACANT LAND

Puna	104	96	\$44,000	\$43,750
South Hilo	2	9	\$412,500	\$310,000
North Hilo	1	-	\$340,000	-
Hamakua	3	-	\$450,000	-
North Kohala	3	1	\$315,000	\$400,000
South Kohala	7	1	\$540,000	\$350,000
North Kona	4	9	\$2,615,000	\$599,000
South Kona	8	-	\$155,000	-
Ka'u	20	24	\$30,000	\$19,500



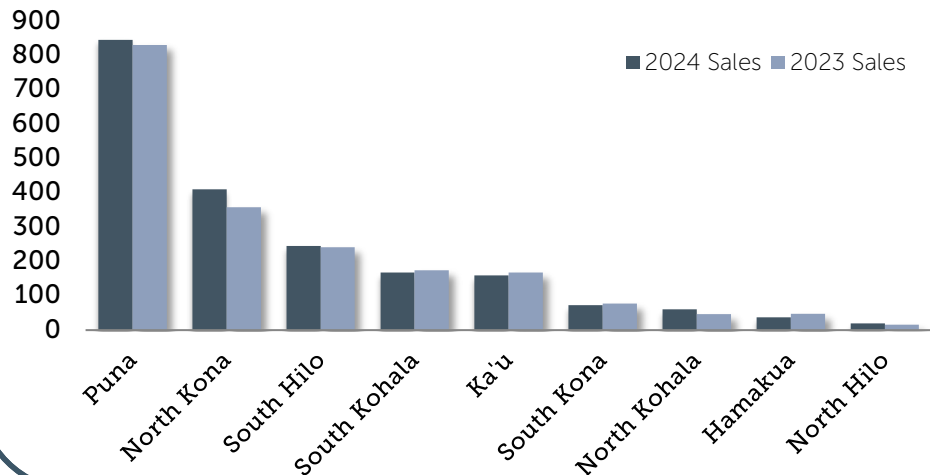
SINGLE  
FAMILY

	CLOSED SALES			MEDIAN SALES PRICE		
	2024	2023	% Change	2024	2023	% Change
Puna	845	830	1.81%	\$377,000	\$359,500	4.87%
South Hilo	245	241	1.66%	\$555,000	\$515,000	7.77%
North Hilo	19	15	26.67%	\$805,000	\$575,000	40.00%
Hamakua	37	47	-21.28%	\$650,000	\$550,000	18.18%
North Kohala	60	46	30.43%	\$1,147,500	\$1,125,000	2.00%
South Kohala	167	174	-4.02%	\$1,030,000	\$916,000	12.45%
North Kona	410	357	14.85%	\$1,268,700	\$1,160,000	9.37%
South Kona	72	77	-6.49%	\$737,500	\$775,000	-4.84%
Ka'u	159	167	-4.79%	\$330,000	\$335,000	-1.49%
Summary	2,014	1,954	3.07%	\$545,000	\$505,000	7.92%



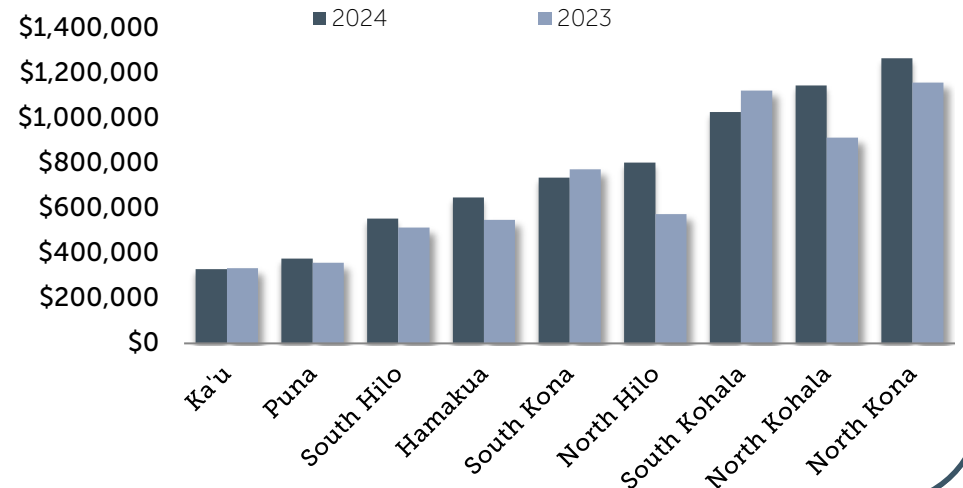
### Single Family Residence Unit Sales YTD

2024 vs 2023



### Single Family Residence Median Sales Price YTD

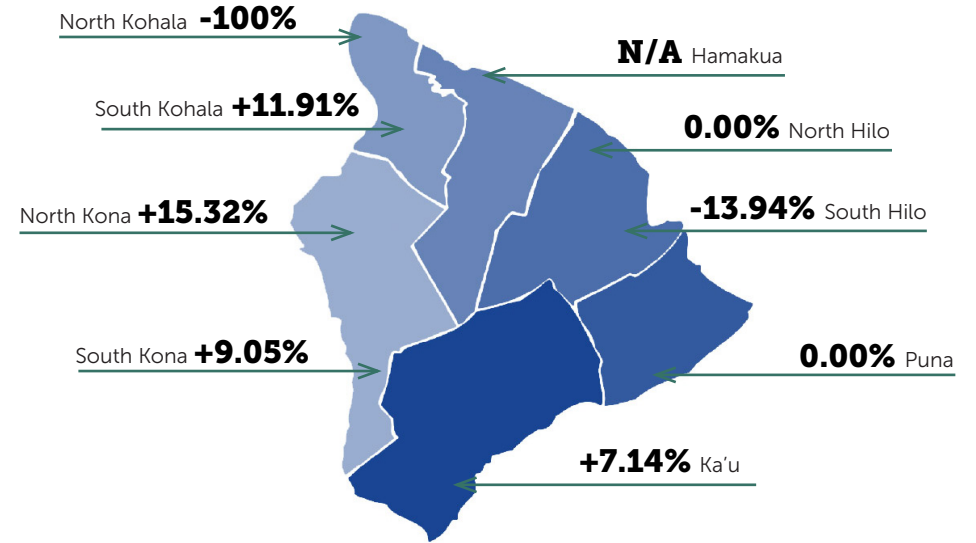
2024 vs 2023





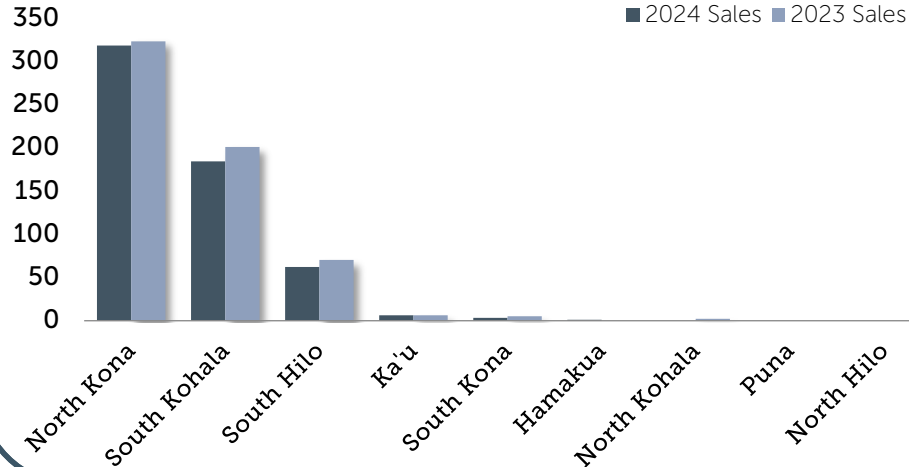
**CONDOMINIUM**

	CLOSED SALES			MEDIAN SALES PRICE		
	2024	2023	% Change	2024	2023	% Change
Puna	-	-	-	-	-	-
South Hilo	62	70	-11.43%	\$223,750	\$260,000	-13.94%
North Hilo	-	-	-	-	-	-
Hamakua	1	-	-	\$360,000	-	-
North Kohala	-	2	-100.00%	-	\$1,406,250	-100.00%
South Kohala	184	201	-8.46%	\$1,085,500	\$970,000	11.91%
North Kona	318	323	-1.55%	\$640,000	\$555,000	15.32%
South Kona	3	5	-40.00%	\$425,300	\$390,000	9.05%
Ka'u	6	6	0.00%	\$337,500	\$315,000	7.14%
Summary	574	607	-5.44%	\$650,000	\$580,000	12.07%



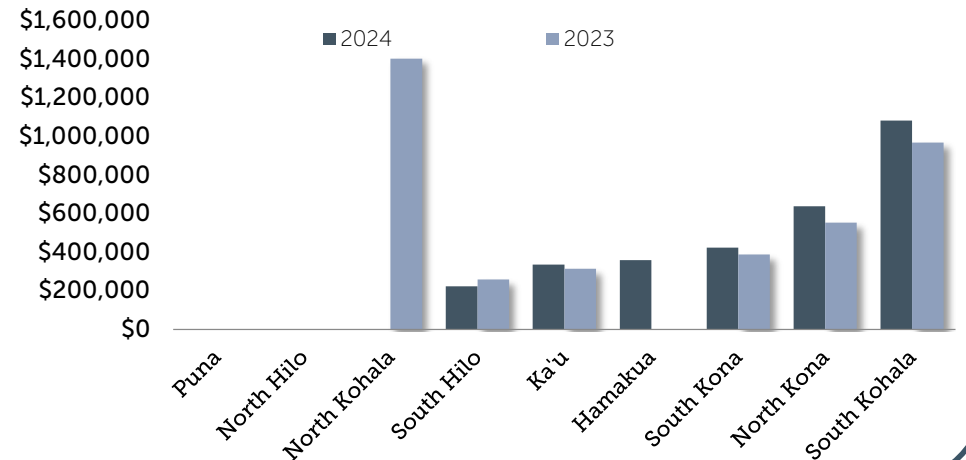
**Condominium Unit Sales YTD**

2024 vs 2023



**Condominium Median Sales Price YTD**

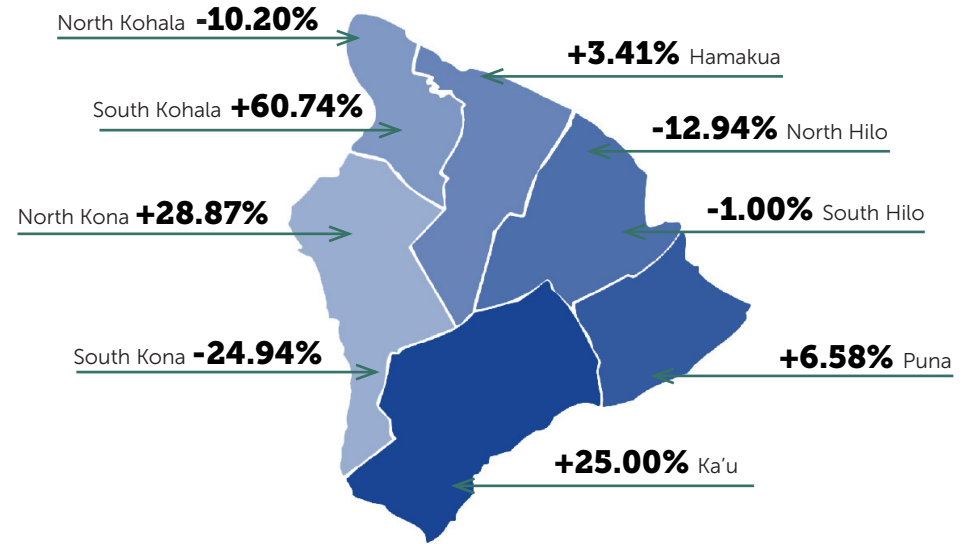
2024 vs 2023





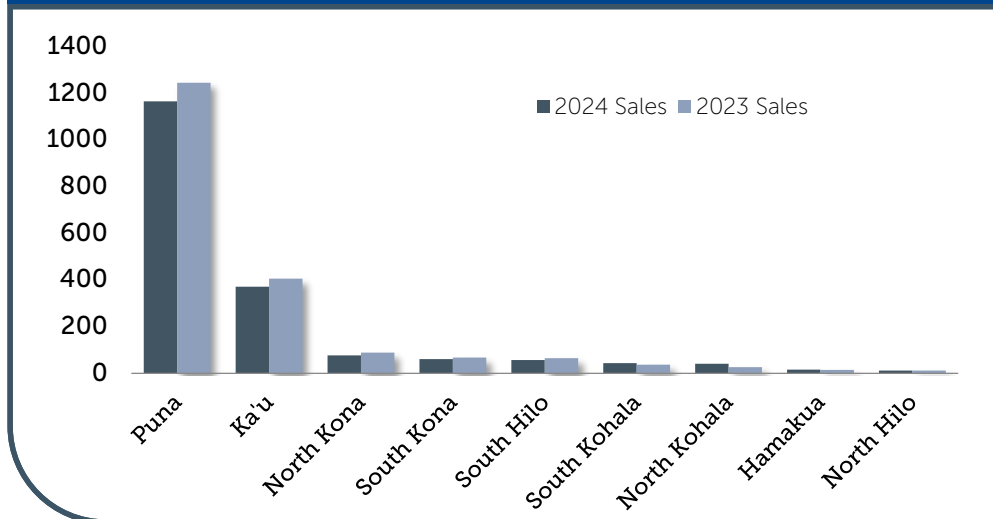
**VACANT LAND**

	CLOSED SALES			MEDIAN SALES PRICE		
	2024	2023	% Change	2024	2023	% Change
Puna	1,166	1,246	-6.42%	\$40,500	\$38,000	6.58%
South Hilo	58	65	-10.77%	\$272,250	\$275,000	-1.00%
North Hilo	13	13	0.00%	\$370,000	\$425,000	-12.94%
Hamakua	16	15	6.67%	\$439,500	\$425,000	3.41%
North Kohala	41	27	51.85%	\$440,000	\$490,000	-10.20%
South Kohala	44	38	15.79%	\$655,000	\$407,500	60.74%
North Kona	77	89	-13.48%	\$750,000	\$582,000	28.87%
South Kona	62	68	-8.82%	\$232,500	\$309,750	-24.94%
Ka'u	372	406	-8.37%	\$26,500	\$21,200	25.00%
Summary	1,849	1,967	-6.00%	\$48,000	\$42,500	12.94%



**Vacant Land Unit Sales YTD**

2024 vs 2023



**Vacant Land Median Sales Price YTD**

2024 vs 2023

