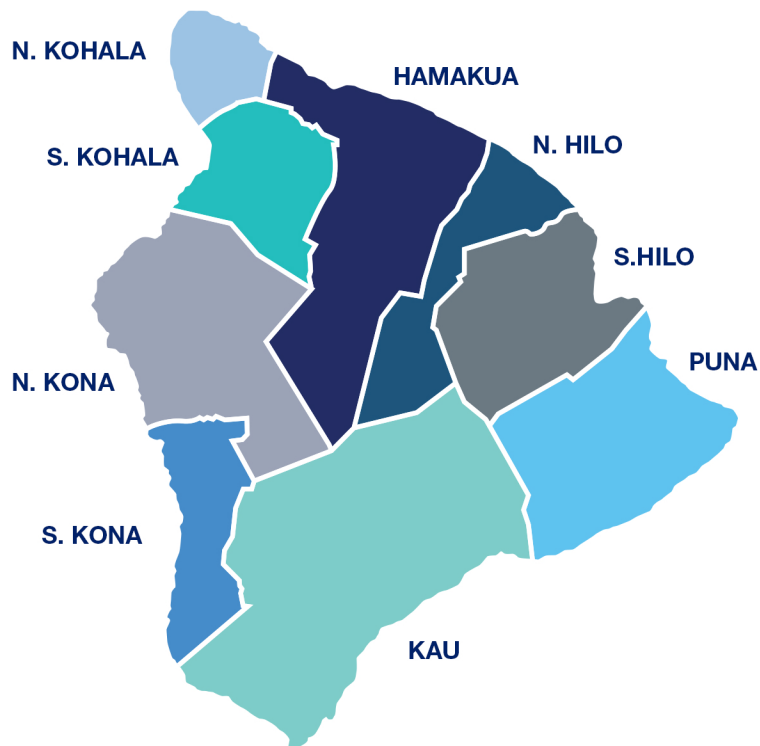




HAWAI'I ISLAND MARKET UPDATE

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% |