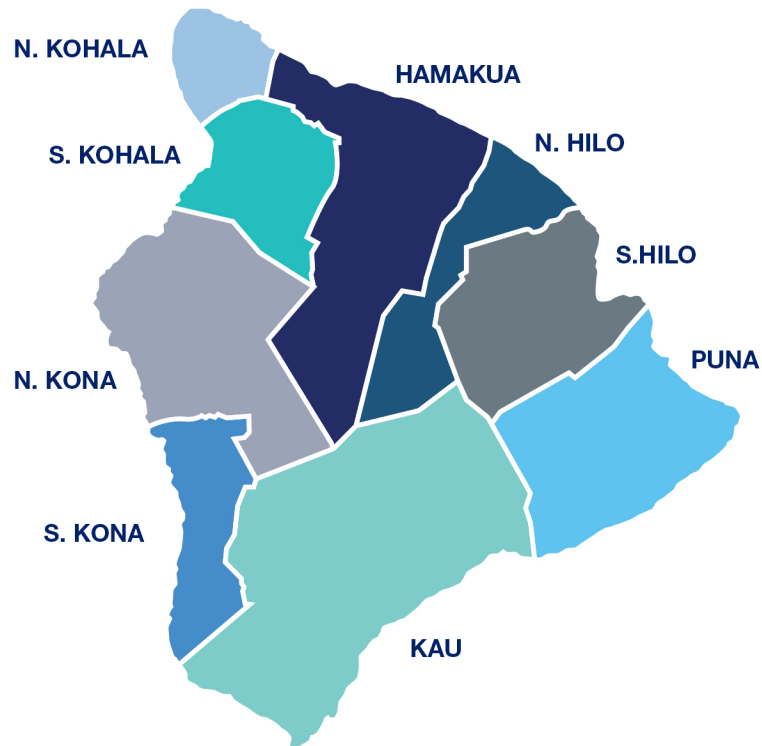




HAWAI'I ISLAND MARKET UPDATE

AUGUST 2025

The Big Island real estate market strengthened in the second half of August, with a spike in new escrows for both single-family homes and condos—314 compared to 275 the month prior (+10%). This increase brought faster days on market and more stable pricing. Properties near the median price of their respective neighborhood continue to sell quickly, while higher-priced homes are somewhat lagging. With the peak sales season right around the corner, now is the time to wrap up home improvement projects if you plan to list before the end of the year.



N. KOHALA			
Total Sales vs. August 2024	3 ▼ -50%	0 —	0 —
Median Price vs. August 2024	\$730K ▼ -17%	— —	— —

HAMAKUA			
Total Sales vs. August 2024	2 ▼ -33%	0 —	2 ▲ 100%
Median Price vs. August 2024	\$885K ▲ 30%	— —	\$480K ▲ 37%

S. KOHALA			
Total Sales vs. August 2024	13 ▼ -19%	10 ▲ 11%	2 ▼ -50%
Median Price vs. August 2024	\$1.1M ▼ -2%	\$1.3M ▲ 24%	\$502K ▼ -29%

N. HILO			
Total Sales vs. August 2024	3 ▼ -40%	0 —	5 —
Median Price vs. August 2024	\$1.4M ▲ 124%	— —	\$545K —

N. KONA			
Total Sales vs. August 2024	24 ▼ -31%	22 ▼ -8%	6 ▲ 20%
Median Price vs. August 2024	\$1.1M ▼ -8%	\$576K ▼ -15%	\$499K ▲ 11%

S. HILO			
Total Sales vs. August 2024	20 ▲ 25%	5 ▼ -44%	3 ▼ -25%
Median Price vs. August 2024	\$772K ▲ 31%	\$237K ▲ 9%	\$285K ▼ -30%

S. KONA			
Total Sales vs. August 2024	7 ▲ 75%	0 —	6 ▼ -40%
Median Price vs. August 2024	\$649K ▲ 10%	— —	\$475K ▲ 58%

PUNA			
Total Sales vs. August 2024	78 ▲ 3%	0 —	88 ▲ 7%
Median Price vs. August 2024	\$385K ▼ -4%	— —	\$37K ▼ -26%

KAU			
Total Sales vs. August 2024	13 ▼ -24%	0 ▼ -100%	13 ▼ -48%
Median Price vs. August 2024	\$288K ▼ -7%	— —	\$13K ▼ -72%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 09/01/2025 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

AUGUST 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	7	4	▲	75%	\$649,000	\$587,500	▲	10%	20	82	▼	-75%
Hakalau	-	1	▼	-100%	-	\$1,442,500	-	-	-	7	-	-
Hawi	1	1	-	-	\$2,148,000	\$1,575,000	▲	36%	93	41	▲	127%
Hilo	19	14	▲	36%	\$769,900	\$587,500	▲	31%	15	24	▼	-36%
Honokaa	2	3	▼	-33%	\$885,060	\$680,000	▲	30%	69	3	▲	2200%
Honolulu	1	1	-	-	\$1,575,000	\$545,000	▲	189%	70	4	▲	1650%
Kailua-Kona	24	35	▼	-31%	\$1,135,000	\$1,231,400	▼	-8%	38	36	▲	6%
Kamuela	8	8	-	-	\$1,052,600	\$1,552,500	▼	-32%	40	46	▼	-13%
Kapaau	2	5	▼	-60%	\$505,125	\$825,000	▼	-39%	65	8	▲	713%
Keaau	26	31	▼	-16%	\$499,500	\$525,000	▼	-5%	42	36	▲	17%
Kealahou	-	-	-	-	-	-	-	-	-	-	-	-
Kurtistown	9	5	▲	80%	\$475,000	\$543,500	▼	-13%	72	58	▲	24%
Laupahoehoe	2	5	▼	-60%	\$1,600,000	\$625,000	▲	156%	67	136	▼	-51%
Mountain View	12	8	▲	50%	\$285,000	\$263,000	▲	8%	51	17	▲	200%
Naalehu	3	6	▼	-50%	\$439,000	\$510,000	▼	-14%	26	54	▼	-52%
Ocean View	9	11	▼	-18%	\$250,000	\$225,000	▲	11%	124	63	▲	97%
Pahala	1	-	-	-	\$205,000	-	-	-	36	-	-	-
Pahoa	21	24	▼	-13%	\$346,000	\$312,500	▲	11%	27	27	▲	2%
Papaikou	-	-	-	-	-	-	-	-	-	-	-	-
Pepeekeo	-	-	-	-	-	-	-	-	-	-	-	-
Volcano	10	8	▲	25%	\$412,000	\$402,500	▲	2%	39	14	▲	185%
Waikoloa	5	8	▼	-38%	\$1,070,000	\$902,000	▲	19%	81	22	▲	268%
GRAND TOTAL	163	178	▼	-8%	\$530,000	\$549,500	▼	-4%	41	33	▲	26%



CONDOMINIUM TRANSACTIONS

AUGUST 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Hilo	5	9	▼	-44%	\$ 237,000	\$ 218,000	▲	9%	15	6	▲	150%
Kailua-Kona	22	24	▼	-8%	\$ 576,250	\$ 675,000	▼	-15%	44	53	▼	-17%
Kamuela	5	6	▼	-17%	\$ 1,600,000	\$ 990,000	▲	62%	132	60	▲	120%
Pahala	-	-	-	-	-	-	-	-	-	-	-	-
Waikoloa	5	3	▲	67%	\$ 510,000	\$ 1,030,000	▼	-50%	69	35	▲	97%
GRAND TOTAL	37	43	▼	-14%	\$ 572,500	\$ 550,000	▲	4%	44	35	▲	26%