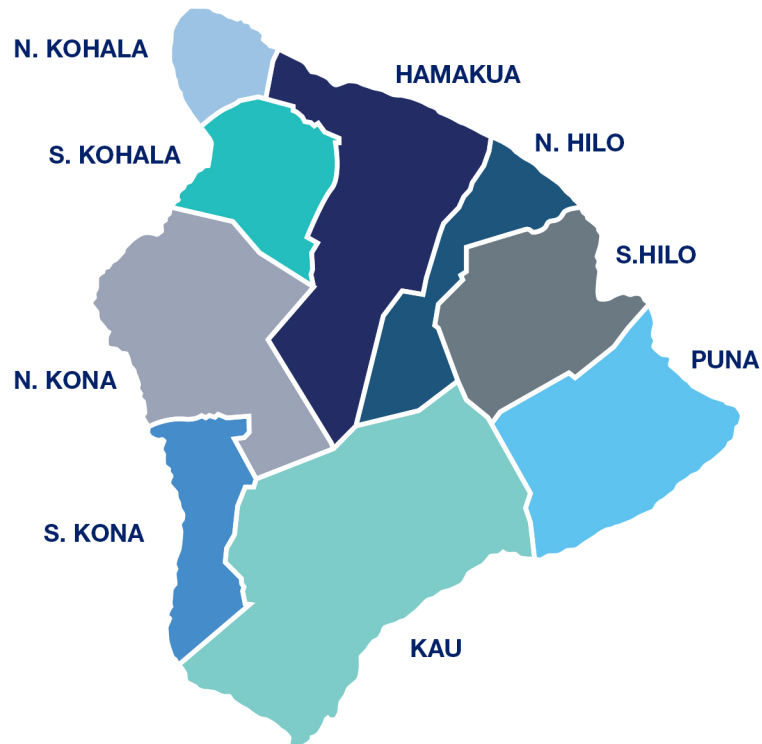




# HAWAI'I ISLAND MARKET UPDATE

## MAY 2025

The Big Island real estate market maintained its current sales pace in May. However, an increase in single-family home sales at lower price points, combined with a slowdown in sales above one million dollars, pulled median prices down. Unexpectedly, the condo market set a new record for median sales prices, reaching \$837,500, driven by a wave of luxury sales in Mauna Kea, Mauna Lanī, and Keauhou. Overall, buyers continue to have the upper hand, but sellers with well-priced and well-presented properties are still going into escrow quickly.



N. KOHALA			
Total Sales vs. May 2024	2 —	0 —	0 ▼ -100%
Median Price vs. May 2024	\$645K ▼ -79%	— —	— —

HAMAKUA			
Total Sales vs. May 2024	8 ▲ 300%	0 ▼ -100%	1 —
Median Price vs. May 2024	\$499K ▼ -49%	— —	\$1.7M ▲ 819%

S. KOHALA			
Total Sales vs. May 2024	10 ▼ -50%	15 ▼ -42%	6 ▲ 100%
Median Price vs. May 2024	\$829K ▼ -37%	\$1.7M ▲ 39%	\$1.6M ▲ 244%

N. HILO			
Total Sales vs. May 2024	4 ▲ 300%	0 —	2 —
Median Price vs. May 2024	\$540K ▼ -42%	— —	\$473K ▲ 7%

N. KONA			
Total Sales vs. May 2024	28 ▼ -32%	29 ▼ -34%	4 ▼ -60%
Median Price vs. May 2024	\$1.2M ▲ 5%	\$663K ▲ 11%	\$665K ▼ -26%

S. HILO			
Total Sales vs. May 2024	21 ▼ -13%	2 ▼ -50%	5 ▲ 25%
Median Price vs. May 2024	\$628K ▲ 23%	\$448K ▲ 77%	\$289K ▼ -16%

S. KONA			
Total Sales vs. May 2024	8 ▲ 14%	0 —	3 ▼ -57%
Median Price vs. May 2024	\$898K ▲ 12%	— —	\$475K ▲ 64%

PUNA			
Total Sales vs. May 2024	79 ▲ 7%	0 —	105 ▼ -5%
Median Price vs. May 2024	\$400K ▲ 9%	— —	\$52K ▲ 32%

The information in this report is deemed reliable but not guaranteed.  
Data provided by Hawaii Information System (HIS)  
as of 06/01/2025 and is subject to change.

KAU			
Total Sales vs. May 2024	10 ▼ -17%	0 —	18 ▼ -51%
Median Price vs. May 2024	\$295K ▼ -25%	— —	\$20K ▲ 16%





# SINGLE FAMILY HOME TRANSACTIONS

**MAY 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%	\$897,500	\$800,000	▲	12%	15	31	▼	-52%
Hakalau	2	0	-	-	\$1,780,000	-	-	-	123	-	-	-
Hawi	0	1	▼	-100%	-	\$2,350,000	-	-	-	95	-	-
Hilo	16	22	▼	-27%	\$593,500	\$512,500	▲	16%	31	32	▼	-3%
Honokaa	5	2	▲	150%	\$850,000	\$975,000	▼	-13%	15	5	▲	233%
Honolulu	0	0	-	-	-	-	-	-	-	-	-	-
Kailua-Kona	28	41	▼	-32%	\$1,180,000	\$1,125,000	▲	5%	33	31	▲	5%
Kamuela	8	10	▼	-20%	\$877,500	\$2,097,500	▼	-58%	68	5	▲	1400%
Kapaau	2	1	▲	100%	\$645,500	\$3,700,000	▼	-83%	35	-	-	-
Keaau	25	16	▲	56%	\$515,000	\$508,444	▲	1%	18	77	▼	-77%
Kealahou	0	0	-	-	-	-	-	-	-	-	-	-
Kurtistown	2	6	▼	-67%	\$465,000	\$303,000	▲	53%	91	129	▼	-30%
Laupahoehoe	2	1	▲	100%	\$801,500	\$930,000	▼	-14%	93	100	▼	-7%
Mountain View	13	8	▲	63%	\$408,000	\$332,750	▲	23%	17	70	▼	-76%
Naalehu	3	6	▼	-50%	\$325,000	\$563,000	▼	-42%	71	61	▲	17%
Ocean View	7	4	▲	75%	\$285,000	\$323,000	▼	-12%	106	60	▲	78%
Pahala	0	2	▼	-100%	-	\$312,000	-	-	-	39	-	-
Pahoa	25	30	▼	-17%	\$275,000	\$352,900	▼	-22%	35	47	▼	-26%
Papaikou	3	2	▲	50%	\$750,000	\$403,000	▲	86%	63	48	▲	31%
Pepeekeo	0	0	-	-	-	-	-	-	-	-	-	-
Volcano	14	14	-	-	\$402,500	\$372,000	▲	8%	24	12	▲	104%
Waikoloa	2	10	▼	-80%	\$803,900	\$1,040,000	▼	-23%	36	97	▼	-63%
<b>GRAND TOTAL</b>	<b>170</b>	<b>183</b>	▼	-7%	<b>\$545,000</b>	<b>\$548,000</b>	▼	-1%	<b>30</b>	<b>37</b>	▼	-19%



# CONDOMINIUM TRANSACTIONS

**MAY 2025**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Hilo	2	4	▼	-50%	\$ 447,500	\$ 252,500	▲	77%	9	0	-	-
Kailua-Kona	29	44	▼	-34%	\$ 662,500	\$ 599,000	▲	11%	35	23	▲	56%
Kamuela	9	13	▼	-31%	\$ 2,329,000	\$ 2,625,000	▼	-11%	127	25	▲	408%
Pahala	0	0	-	-	-	-	-	-	-	-	-	-
Waikoloa	6	13	▼	-54%	\$ 865,000	\$ 955,000	▼	-9%	64	8	▲	700%
<b>GRAND TOTAL</b>	<b>46</b>	<b>75</b>	▼	-39%	<b>\$ 837,500</b>	<b>\$ 680,000</b>	▲	23%	<b>48</b>	<b>18</b>	▲	164%

