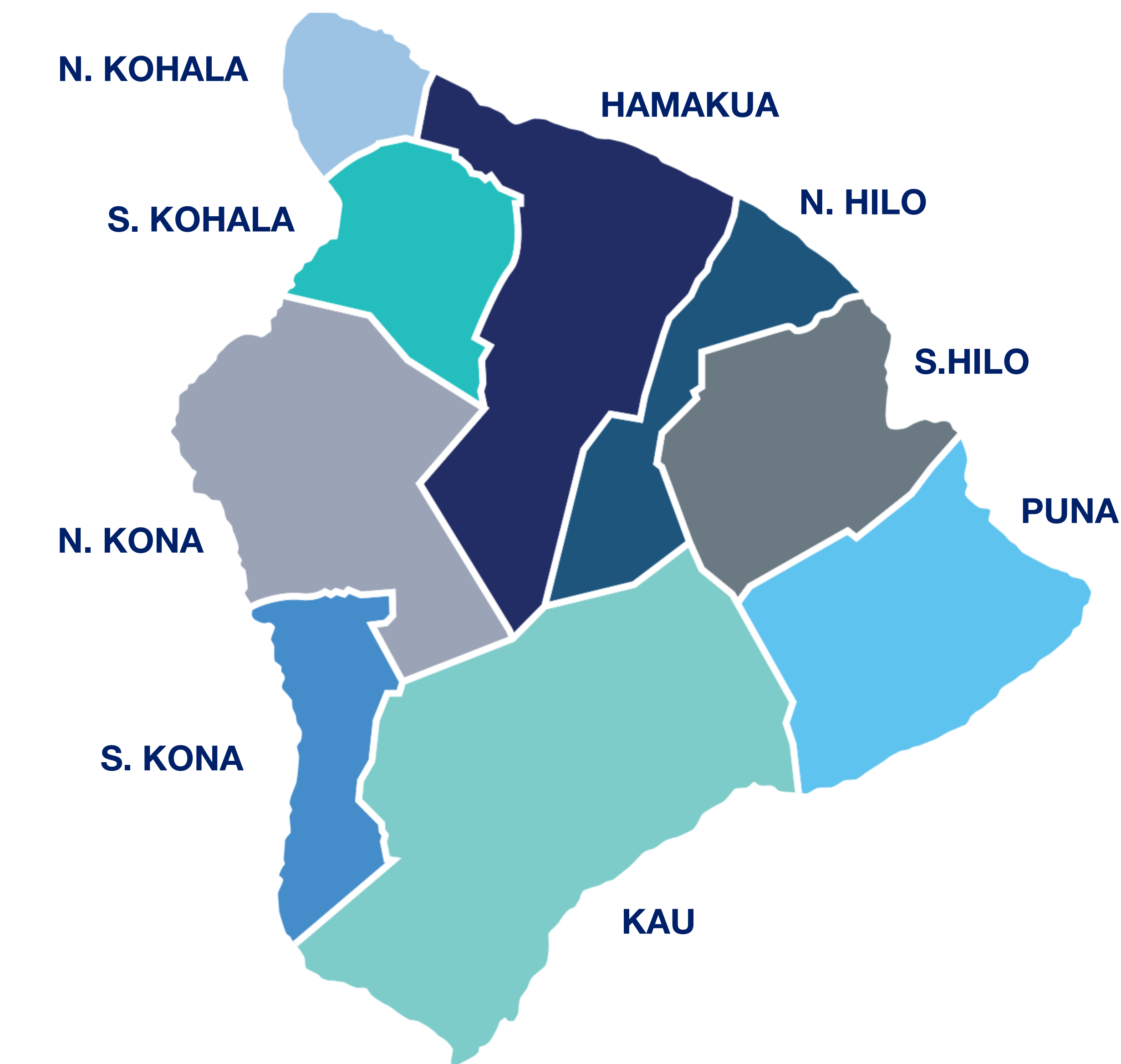




HAWAI'I ISLAND MARKET UPDATE

JANUARY 2026

Hawai'i Island's real estate market opened 2026 on stable footing, with single-family home sales totaling 152 transactions (-12% YoY) and a median price of \$582,000 (-1% YoY), reflecting conditions largely in line with last year. Activity remained balanced across most regions, with no single area driving outsized changes in island-wide results. The condo market showed a modest shift in pace, with 40 sales (+3% YoY) and a median price of \$616,500 (-9% YoY), while median days on market increased to 52, signaling a more deliberate buyer approach following stronger activity late last year. Overall, January reflected a market defined by consistency rather than acceleration, as buyers and sellers entered the new year with measured expectations and stable fundamentals across property types.



N. Kohala			
Total Sales vs. January 2025	1 ▼ -86%	0 —	0 —
Median Price vs. January 2025	\$825K ▼ -22%	— —	— —

HAMAKUA			
Total Sales vs. January 2025	5 —	0 —	0 ▼ -100%
Median Price vs. January 2025	\$770K —	— —	— —

S. KOHALA			
Total Sales vs. January 2025	25 ▲ 39%	12 —	5 ▲ 400%
Median Price vs. January 2025	\$1.5M ▲ 20%	\$1.1M ▲ 5%	499K ▼ -90%

N. HILO			
Total Sales vs. January 2025	1 —	0 —	0 —
Median Price vs. January 2025	\$695K ▲ 17%	— —	— —

N. KONA			
Total Sales vs. January 2025	24 ▼ -38%	22 ▼ -12%	5 ▼ -29%
Median Price vs. January 2025	\$1.5M ▲ 13%	\$570K ▼ -14%	\$695K ▲ 29%

S. HILO			
Total Sales vs. January 2025	18 ▲ 13%	6 ▲ 200%	5 —
Median Price vs. January 2025	\$651K ▲ 4%	\$348K ▲ 67%	\$455K ▼ -6%

S. KONA			
Total Sales vs. January 2025	3 ▼ -63%	— —	5 ▼ -29%
Median Price vs. January 2025	\$837K ▲ 5%	— —	\$339K ▲ 44%

PUNA			
Total Sales vs. January 2025	67 ▼ -3%	— —	61 ▼ -31%
Median Price vs. January 2025	\$390K ▲ 1%	— —	\$40K ▲ 1%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 02/01/2026 and is subject to change.

KAU			
Total Sales vs. January 2025	8 ▼ -43%	— —	20 ▼ -13%
Median Price vs. January 2025	\$163K ▼ -46%	— —	\$18K ▲ 13%



SINGLE FAMILY HOME TRANSACTIONS

JANUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Captain Cook	1	6	▼	-83%	\$2,825,000	\$650,000	▲	335%	60	26	▲	135%
Hakalau	0	2	▼	-100%		\$1,180,000	—	—	—	26	—	—
Hawi	1	7	▼	-86%	\$825,000	\$1,062,500	▼	-22%	60	47	▲	28%
Hilo	16	10	▲	60%	\$598,500	\$600,000	—	—	22	54	▼	-60%
Honokaa	5	0	—	—	\$770,000	—	—	—	89	—	—	—
Honomu	0	0	—	—	—	—	—	—	—	—	—	—
Kailua-Kona	24	39	▼	-38%	\$1,454,500	\$1,286,500	▲	13%	28	15	▲	83%
Kamuela	0	0	—	—	—	—	—	—	—	—	—	—
Kapaau	0	0	—	—	—	—	—	—	—	—	—	—
Keaau	20	17	▲	18%	\$530,000	\$500,000	▲	6%	77	20	▲	285%
Kealakekua	2	2	—	—	\$778,000	\$1,112,500	▼	-30%	15	13	▲	16%
Kurtistown	5	4	▲	25%	\$363,000	\$282,500	▲	28%	8	128	▼	-94%
Laupahoehoe	0	1	▼	-100%		\$595,000	—	—		35	—	—
Mountain View	7	7	—	—	\$425,000	\$140,000	▲	204%	13	42	▼	-69%
Naalehu	5	3	▲	67%	\$512,000	\$250,000	▲	105%	11	41	▼	-73%
Ocean View	3	11	▼	-73%	\$75,000	\$307,000	▼	-76%	71	53	▲	34%
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Pahoa	27	26	▲	4%	\$310,000	\$352,500	▼	-12%	69	30	▲	130%
Papaikou	0	0	—	—	—	—	—	—	—	—	—	—
Pepeekeo	2	4	▼	-50%	\$1,337,000	\$877,500	▲	52%	9	89	▼	-90%
Volcano	8	15	▼	-47%	\$397,500	\$370,000	▲	7%	14	30	▼	-53%
Waikoloa	0	0	—	—			—	—	—	—	—	—
GRAND TOTAL	152	172	▼	-12%	\$582,000	\$590,000	▼	-1%	48	32	▲	52%



CONDOMINIUM TRANSACTIONS

JANUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Hilo	6	2	▲	200%	\$347,500	\$208,000	▲	67%	118	10	▲	1142%
Kailua-Kona	22	25	▼	-12%	\$570,000	\$665,000	▼	-14%	50	61	▼	-19%
Kamuela	4	3	▲	33%	\$2,731,500	\$4,635,000	▼	-41%	65	34	▲	91%
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Waikoloa	8	9	▼	-11%	\$832,500	\$990,000	▼	-16%	79	49	▲	61%
GRAND TOTAL	40	39	▲	3%	\$616,500	\$680,000	▼	-9%	52	49	▲	6%