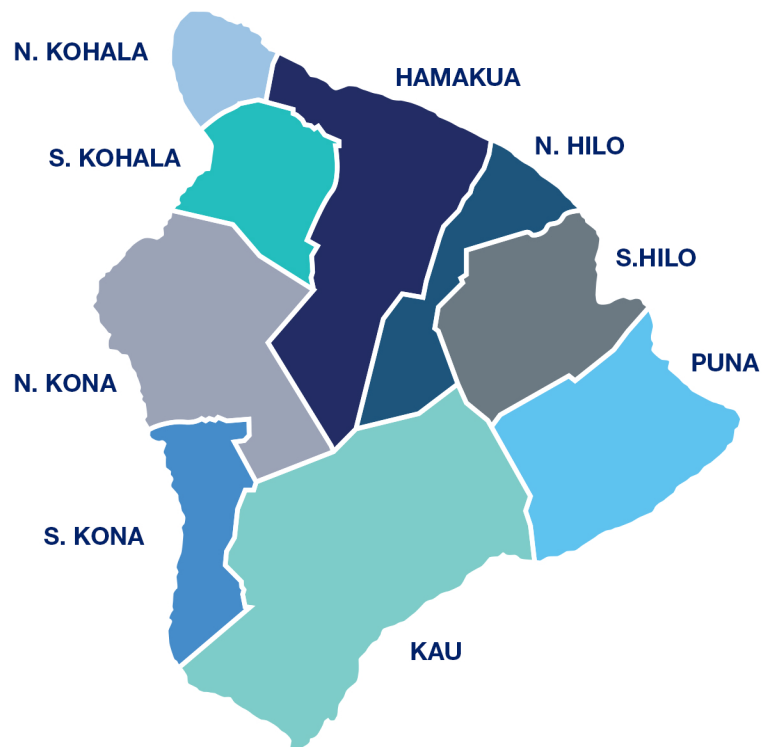




# HAWAI'I ISLAND MARKET UPDATE

## JULY 2025

There is no denying that properties are taking longer to sell on the Big Island, with median days on market for both single-family homes and condos reaching 53 days in July. While median prices are showing signs of gradual softening, they continue to hold key levels. In West Hawaii, the median price remained above \$1 million, coming in at \$1,080,000. In East Hawaii, it stood at \$455,000, just \$10,000 below June's all-time high of \$465,000. Overall, the Big Island housing market remains relatively balanced and continues to reflect pre-COVID trends. This suggests there is no immediate concern, and both buyers and sellers can remain confident in the market.



N. KOHALA			
Total Sales vs. July 2024	6 ▲ 50%	0 —	0 —
Median Price vs. July 2024	\$713K ▼ -12%	— —	— —

HAMAKUA			
Total Sales vs. July 2024	4 —	0 —	2 ▲ 100%
Median Price vs. July 2024	\$983K ▲ 57%	— —	\$382K ▼ -10%

S. KOHALA			
Total Sales vs. July 2024	13 ▼ -32%	15 ▲ 25%	5 ▼ -17%
Median Price vs. July 2024	\$1.2M ▲ 1%	\$620K ▼ -42%	\$415K ▼ -2%

N. HILO			
Total Sales vs. July 2024	1 —	0 —	1 —
Median Price vs. July 2024	\$795K —	— —	\$1.1M ▲ 659%

N. KONA			
Total Sales vs. July 2024	21 ▼ -48%	24 ▼ -25%	4 ▲ 100%
Median Price vs. July 2024	\$1.2M ▼ -27%	\$636K ▼ -15%	\$508K ▼ -93%

S. HILO			
Total Sales vs. July 2024	22 ▼ -12%	2 ▼ -71%	7 ▼ -22%
Median Price vs. July 2024	\$568K ▼ -9%	\$280K ▼ -7%	\$359K ▲ 35%

S. KONA			
Total Sales vs. July 2024	8 ▼ -11%	0 —	9 ▲ 29%
Median Price vs. July 2024	\$960K ▲ 31%	— —	\$210K ▼ -9%

PUNA			
Total Sales vs. July 2024	71 ▼ -1%	0 —	83 ▼ -11%
Median Price vs. July 2024	\$400K ▲ 1%	— —	\$48K ▲ 19%

The information in this report is deemed reliable but not guaranteed.  
Data provided by Hawaii Information System (HIS)  
as of 08/01/2025 and is subject to change.

KAU			
Total Sales vs. July 2024	13 ▲ 8%	0 ▼ -100%	23 ▼ -43%
Median Price vs. July 2024	\$335K ▲ 17%	— —	\$17K ▼ -26%





# SINGLE FAMILY HOME TRANSACTIONS

**JULY 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%	\$960,000	\$1,040,000	▼	-8%	77	35	▲	120%
Hakalau	1	-	-	-	\$550,000	-	-	-	83	-	-	-
Hawi	5	2	▲	150%	\$640,000	\$1,112,500	▼	-42%	85	76	▲	12%
Hilo	19	23	▼	-17%	\$585,000	\$624,000	▼	-6%	13	28	▼	-54%
Honokaa	3	4	▼	-25%	\$710,000	\$625,000	▲	14%	6	30	▼	-80%
Honolulu	1	2	▼	-50%	\$495,000	\$415,000	▲	19%	5	5	-	-
Kailua-Kona	21	40	▼	-48%	\$1,150,000	\$1,571,500	▼	-27%	42	14	▲	200%
Kamuela	8	8	-	-	\$1,643,000	\$1,400,000	▲	17%	40	71	▼	-44%
Kapaau	1	2	▼	-50%	\$785,000	\$717,500	▲	9%	110	55	▲	100%
Keaau	27	27	-	-	\$510,000	\$475,000	▲	7%	87	29	▲	200%
Kealahou	-	2	▼	-100%	-	\$605,000	-	-	-	5	-	-
Kurtistown	1	5	▼	-80%	\$179,000	\$332,000	▼	-46%	3	31	▼	-90%
Laupahoehoe	1	-	-	-	\$795,000	-	-	-	42	-	-	-
Mountain View	7	8	▼	-13%	\$360,000	\$288,500	▲	25%	146	78	▲	87%
Naalehu	4	2	▲	100%	\$492,500	\$445,000	▲	11%	24	24	▼	-2%
Ocean View	8	8	-	-	\$317,500	\$212,500	▲	49%	75	18	▲	329%
Pahala	1	2	▼	-50%	\$245,000	\$287,000	▼	-15%	200	1	▲	19900%
Pahoa	31	26	▲	19%	\$355,000	\$360,000	▼	-1%	56	48	▲	17%
Papaikou	-	-	-	-	-	-	-	-	-	-	-	-
Pepeekeo	1	-	-	-	\$1,200,000	-	-	-	105	-	-	-
Volcano	5	6	▼	-17%	\$415,000	\$297,500	▲	39%	3	26	▼	-88%
Waikoloa	5	11	▼	-55%	\$1,125,000	\$1,185,000	▼	-5%	79	50	▲	58%
<b>GRAND TOTAL</b>	<b>159</b>	<b>185</b>	▼	-14%	<b>\$535,000</b>	<b>\$580,000</b>	▼	-8%	<b>53</b>	<b>28</b>	▲	89%



# CONDOMINIUM TRANSACTIONS

**JULY 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	7	▼	-71%	\$ 280,000	\$ 299,800	▼	-7%	69	43	▲	60%
Kailua-Kona	24	32	▼	-25%	\$ 635,500	\$ 750,000	▼	-15%	77	16	▲	397%
Kamuela	5	3	▲	67%	\$ 1,400,000	\$ 3,295,000	▼	-58%	50	2	▲	2400%
Pahala	-	-	-	-	-	-	-	-	-	-	-	-
Waikoloa	10	9	▲	11%	\$ 452,000	\$ 1,049,000	▼	-57%	52	32	▲	63%
<b>GRAND TOTAL</b>	<b>41</b>	<b>53</b>	▼	-23%	<b>\$ 620,000</b>	<b>\$ 725,000</b>	▼	-14%	<b>53</b>	<b>16</b>	▲	231%

