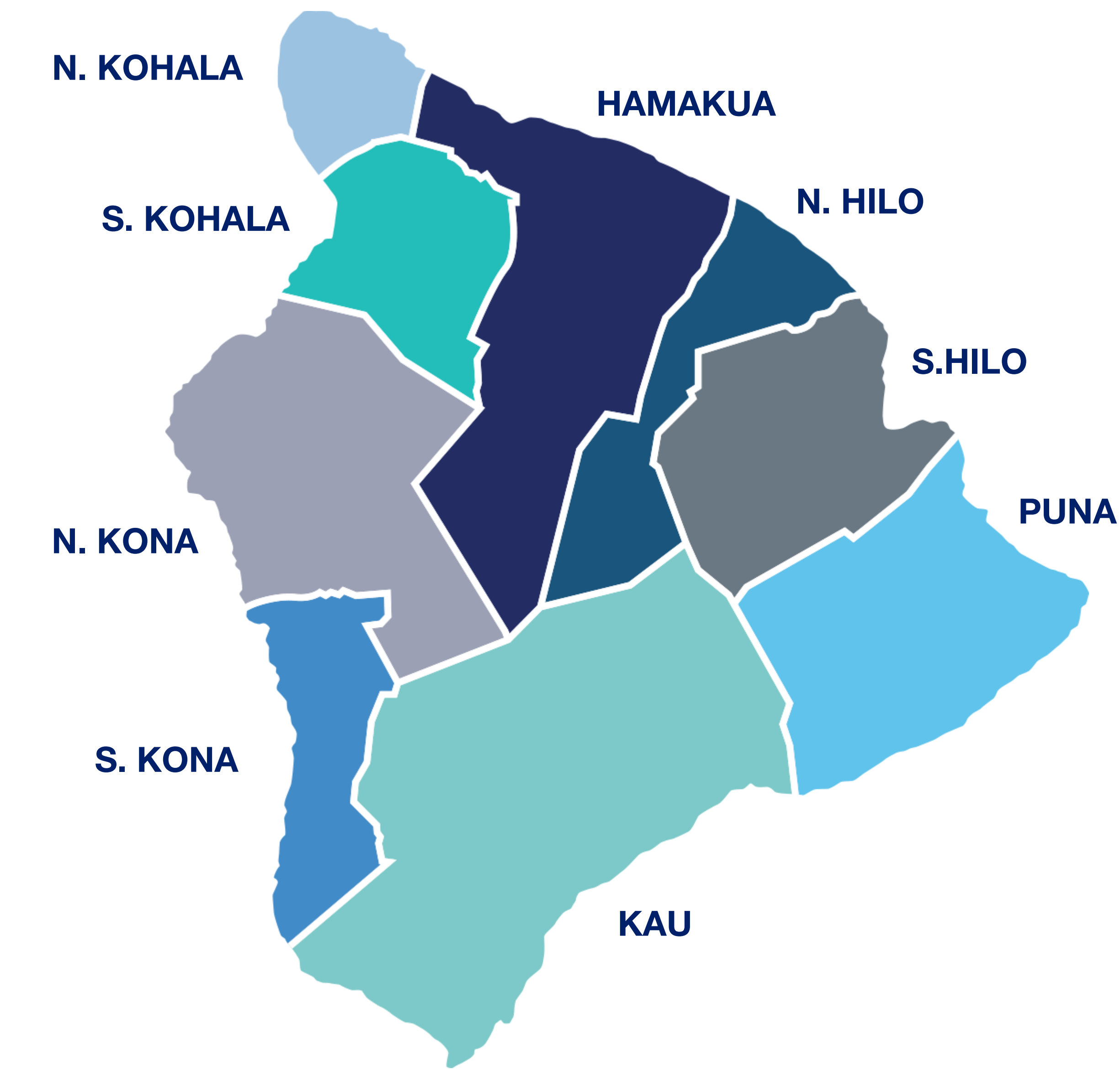




HAWAI'I ISLAND MARKET UPDATE

FEBRUARY 2026

Hawai'i Island's housing market saw a pullback in single-family home volume in February, with sales declining 12% year over year to their lowest level since January 2014. However, the softness was largely concentrated in Ka'u, where sales fell 62% YoY, while other core districts remained comparatively stable, underscoring the regional nature of the slowdown rather than a broad demand shift. Despite lower volume, pricing trends remained measured, suggesting sellers are holding firm. In contrast, the condo market showed strengthening demand, with median days on market dropping sharply to 13 days (-32% YoY) and moderate sales activity signaling efficient absorption, particularly in lifestyle-oriented areas. Overall, February reflects a market defined more by geographic nuance than island-wide contraction, with steady condo demand helping balance softer single-family turnover.



N. Kohala			
Total Sales vs. February 2025	3 ▼ -25%	0 —	3 —
Median Price vs. February 2025	\$1.6M ▲ 103%	— —	270K —

HAMAKUA			
Total Sales vs. February 2025	3 ▼ -40%	0 —	1 —
Median Price vs. February 2025	\$569K ▼ -1%	— —	\$235K ▼ -30%

S. KOHALA			
Total Sales vs. February 2025	15 ▼ -6%	13 ▲ 18%	5 ▲ 150%
Median Price vs. February 2025	\$1.1M ▼ -2%	\$1.2M ▼ -1%	420K ▼ -89%

N. HILO			
Total Sales vs. February 2025	1 —	0 —	0 ▼ -100%
Median Price vs. February 2025	\$1.6M —	— —	— —

N. KONA			
Total Sales vs. February 2025	24 ▼ -14%	22 ▼ -21%	3 ▼ -50%
Median Price vs. February 2025	\$1.3M ▼ -9%	\$717K ▼ -7%	\$496K ▼ -84%

S. HILO			
Total Sales vs. February 2025	17 ▲ 42%	2 ▼ -71%	2 —
Median Price vs. February 2025	\$635K ▼ -2%	\$314K ▲ 58%	\$2.1M ▲ 588%

S. KONA			
Total Sales vs. February 2025	3 ▼ -25%	— —	6 ▲ 20%
Median Price vs. February 2025	\$1.1M ▲ 49%	— —	\$263K ▼ -19%

PUNA			
Total Sales vs. February 2025	54 ▼ -10%	— —	72 ▼ -36%
Median Price vs. February 2025	\$404K ▲ 9%	— —	\$65K ▲ 59%

KAU			
Total Sales vs. February 2025	5 ▼ -62%	— —	11 ▼ -66%
Median Price vs. February 2025	\$365K ▼ -21%	— —	\$25K ▼ -7%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 03/01/2026 and is subject to change.



SINGLE FAMILY HOME TRANSACTIONS

FEBRUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Captain Cook	1	3	▼	-67%	698,000	750,000	▼	-7%	9	7	▲	29%
Hakalau	1	1	—	—	915,000	1,275,000	▼	-28%	247	95	▲	160%
Hawi	1	1	—	—	1,800,000	1,600,000	▲	13%	0	134	▼	-100%
Hilo	16	10	▲	60%	625,000	565,500	▲	11%	60	7	▲	815%
Honokaa	2	4	▼	-50%	634,500	588,500	▲	8%	20	85	▼	-76%
Honomu	0	0	—	—	—	—	—	—	—	—	—	—
Kailua-Kona	24	28	▼	-14%	1,315,000	1,447,500	▼	-9%	73	25	▲	196%
Kamuela	0	0	—	—	—	—	—	—	—	—	—	—
Kapaau	2	3	▼	-33%	1,141,000	695,000	▲	64%	28	0	—	—
Keaau	17	19	▼	-11%	520,000	500,000	▲	4%	38	74	▼	-49%
Kealakekua	2	1	—	—	1,330,000	1,850,000	▼	-28%	93	206	▼	-55%
Kurtistown	3	3	—	—	419,000	145,000	▲	189%	11	8	▲	38%
Laupahoehoe	0	0	—	—	—	—	—	—	—	—	—	—
Mountain View	0	0	—	—	—	—	—	—	—	—	—	—
Naalehu	0	6	▼	-100%	—	477,500	—	—	—	130	—	—
Ocean View	5	6	▼	-17%	365,000	356,000	▲	3%	59	62	▼	-5%
Pahala	0	1	▼	-100%	—	900,000	—	—	—	64	—	—
Pahoa	19	22	▼	-14%	300,000	331,000	▼	-9%	55	30	▲	83%
Papaikou	0	0	—	—	—	—	—	—	—	—	—	—
Pepeekeo	0	1	▼	-100%	—	789,000	—	—	—	66	—	—
Volcano	8	6	▲	33%	440,000	375,500	▲	17%	98	157	▼	-38%
Waikoloa	0	0	—	—	—	—	—	—	—	—	—	—
GRAND TOTAL	125	142	▼	-12%	580,000	565,000	▲	3%	53	48	▲	10%



CONDOMINIUM TRANSACTIONS

FEBRUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Hilo	2	7	▼	-71%	\$313,621	\$198,000	▲	58%	25	16	▲	53%
Kailua-Kona	22	28	▼	-21%	\$717,500	\$770,000	▼	-7%	9	36	▼	-76%
Kamuela	5	5	—	—	\$1,950,000	\$2,850,000	▼	-32%	4	46	▼	-91%
Pahala	0	0	—	—	—	—	—	—	—	—	—	—
Waikoloa	8	6	▲	33%	\$786,250	\$797,500	▼	-1%	24	61	▼	-61%
GRAND TOTAL	37	46	▼	-20%	\$735,000	\$750,000	▼	-2%	13	42	▼	-69%