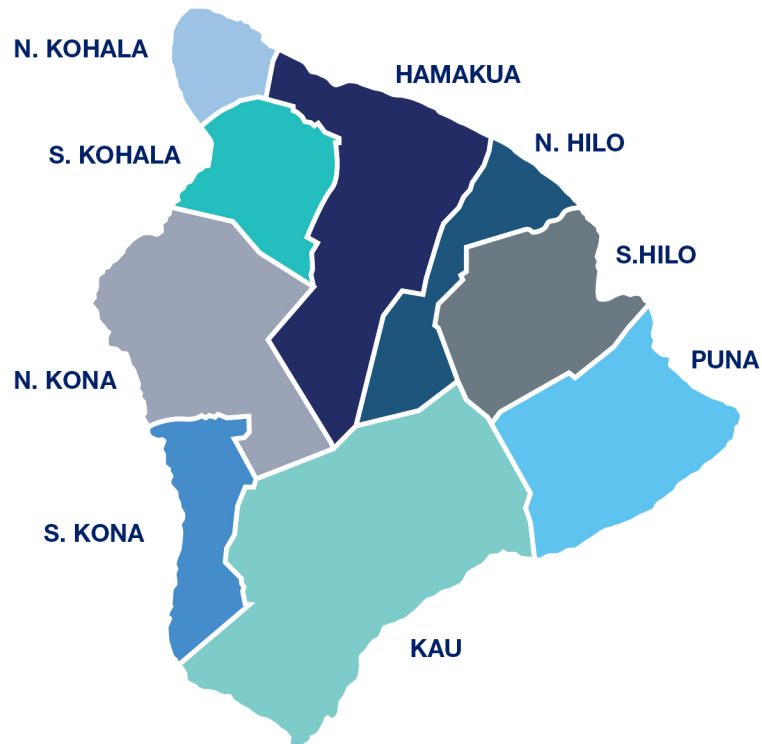




HAWAII ISLAND MARKET UPDATE

FEBRUARY 2025

Big Island single-family home sales have dropped to their lowest levels since May 2020, with days on market reaching a high of 49 days during the same period. Condos, on the other hand, are experiencing a slight rebound from recent lows, with sales trending upward and faster days on market. Notably, combined condo sales set a new record for median sales price in February, reaching \$790,000, driven by luxury complexes such as Hale Hinahina at Kohanaiki and Waiulaula at Mauna Kea. Amid recent economic headwinds affecting everyday consumers, much of the Big Island real estate market is taking a wait-and-see approach.



N. KOHALA			
Total Sales vs. February 2024	4 ▼ -43%	0 —	0 ▼ -100%
Median Price vs. February 2024	\$798K ▼ -39%	— —	— —

HAMAKUA			
Total Sales vs. February 2024	5 ▲ 67%	0 —	1 ▼ -50%
Median Price vs. February 2024	\$569K ▲ 20%	— —	\$335K ▲ 5%

S. KOHALA			
Total Sales vs. February 2024	16 ▲ 45%	11 ▼ -42%	2 ▼ -50%
Median Price vs. February 2024	\$990K ▲ 11%	\$1.2M ▼ -7%	\$338K ▼ -69%

N. HILO			
Total Sales vs. February 2024	0 ▼ -100%	0 —	1 —
Median Price vs. February 2024	— —	— —	\$560K —

N. KONA			
Total Sales vs. February 2024	26 ▼ -33%	26 ▲ 44%	5 ▲ 25%
Median Price vs. February 2024	\$1.4M ▲ 6%	\$750K ▲ 20%	\$2M ▲ 160%

S. HILO			
Total Sales vs. February 2024	12 ▼ -40%	6 ▲ 20%	2 ▲ 100%
Median Price vs. February 2024	\$648K ▲ 19%	\$198K ▲ 2%	\$298K ▲ 8%

S. KONA			
Total Sales vs. February 2024	4 ▲ 33%	0 ▼ -100%	4 ▼ -50%
Median Price vs. February 2024	\$750K ▲ 10%	— —	\$98K ▼ -77%

PUNA			
Total Sales vs. February 2024	56 ▼ -19%	0 —	111 ▲ 9%
Median Price vs. February 2024	\$391K ▲ 12%	— —	\$41K ▼ -5%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 03/01/2025 and is subject to change.

KAU			
Total Sales vs. February 2024	12 ▼ -25%	0 —	27 ▼ -47%
Median Price vs. February 2024	\$415K ▲ 59%	— —	\$31K ▲ 14%



SINGLE FAMILY HOME TRANSACTIONS

FEBRUARY 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	3	2	▲	50%	\$750,000	\$504,250	▲	49%	7	52	▼	-86%
Hakalau	1	0	-	-	\$1,275,000	-	-	-	95	-	-	-
Hawi	1	3	▼	-67%	\$1,600,000	\$1,595,000	-	0%	134	100	▲	34%
Hilo	10	13	▼	-23%	\$571,000	\$506,000	▲	13%	8	20	▼	-60%
Honokaa	4	2	▲	100%	\$577,500	\$425,000	▲	36%	85	131	▼	-35%
Honomu	0	3	▼	-100%	-	\$850,000	-	-	-	6	-	-
Kailua-Kona	26	39	▼	-33%	\$1,447,500	\$1,370,000	▲	6%	36	15	▲	137%
Kamuela	8	6	▲	33%	\$1,412,821	\$2,243,750	▼	-37%	71	40	▲	78%
Kapaau	3	4	▼	-25%	\$695,000	\$725,000	▼	-4%	26	28	▼	-9%
Keaau	19	19	-	0%	\$540,000	\$468,000	▲	15%	75	10	▲	645%
Kealahou	1	1	-	0%	\$1,850,000	\$805,000	▲	130%	206	113	▲	82%
Kurtistown	3	4	▼	-25%	\$145,000	\$347,000	▼	-58%	8	16	▼	-50%
Laupahoehoe	0	1	▼	-100%	-	\$230,000	-	-	-	506	-	-
Mountain View	9	11	▼	-18%	\$280,000	\$250,000	▲	12%	42	21	▲	100%
Naalehu	5	6	▼	-17%	\$460,000	\$701,000	▼	-34%	128	65	▲	98%
Ocean View	6	9	▼	-33%	\$297,000	\$235,000	▲	26%	69	149	▼	-54%
Pahala	1	1	-	0%	\$900,000	\$250,000	▲	260%	64	63	▲	2%
Pahoa	19	27	▼	-30%	\$349,000	\$322,000	▲	8%	20	40	▼	-50%
Papaikou	0	4	▼	-100%	-	\$614,000	-	-	-	36	-	-
Pepeekeo	1	0	-	-	\$789,000	-	-	-	66	-	-	-
Volcano	6	8	▼	-25%	\$396,000	\$341,296	▲	16%	87	33	▲	164%
Waikoloa	8	5	▲	60%	\$985,000	\$889,000	▲	11%	9	16	▼	-44%
GRAND TOTAL	135	170	▼	-21%	\$610,000	\$504,000	▲	21%	49	27	▲	81%



CONDOMINIUM TRANSACTIONS

FEBRUARY 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Hilo	6	5	▲	20%	\$ 198,000	\$ 195,000	▲	2%	31	50	▼	-38%
Kailua-Kona	26	18	▲	44%	\$ 750,000	\$ 622,500	▲	20%	32	10	▲	220%
Kamuela	5	8	▼	-38%	\$ 2,850,000	\$ 1,792,500	▲	59%	50	3	▲	1567%
Waikoloa	6	11	▼	-45%	\$ 965,000	\$ 900,000	▲	7%	53	43	▲	23%
GRAND TOTAL	43	43	-	0%	\$ 790,000	\$ 700,000	▲	13%	39	13	▲	200%

