

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
HOMES	43%	430	▼	-42%	\$520,500	▼	-1%
CONDO	14%	144	▼	-40%	\$587,500	▲	8%
LAND	43%	437	▼	-44%	\$45,000	▼	-4%

	YTD NUMBER OF UNITS RECORDED			YTD TOTAL DOLLAR VOLUME		
	District	2023	% Change	District	2023	% Change
Residential	PUNA	430	-42%	NORTH KONA	\$271,178,903	-31%
Condominiums	NORTH KONA	184	-37%	SOUTH KOHALA	\$100,596,130	-60%
Vacant Land	KA'U	132	-33%	PUNA	\$77,998,598	-41%
% of Closed Sales by Districts through March 31, 2023	SOUTH HILO	97	-48%	SOUTH HILO	\$44,095,949	-48%
	SOUTH KOHALA	89	-49%	NORTH KOHALA	\$29,835,000	-29%
Number of Recorded transactions from January 1, 2023 – March 31, 2023	SOUTH KONA	38	-53%	SOUTH KONA	\$23,135,000	-54%
	NORTH KOHALA	22	-53%	KA'U	\$16,280,847	-35%
	HAMAKUA	14	-30%	NORTH HILO	\$8,130,000	-18%
	NORTH HILO	5	-75%	HAMAKUA	\$7,796,000	-37%
TOTAL	TOTAL	1,011	-43%	TOTAL	\$579,046,427	-42%

All information taken from Hawaii Information Services. MLS Sales Data information shown herein, while not guaranteed, is derived from sources deemed reliable.

HAWAII ISLAND
YEAR-TO-DATE

1,011
TOTAL NUMBER OF SALES
2023

1,763
TOTAL NUMBER OF SALES
2022

-43%

\$520,500
MEDIAN PRICE HOME

\$587,500
MEDIAN PRICE CONDO

\$45,000
MEDIAN PRICE LAND

-1%

8%

-4%

\$579,046,427
TOTAL DOLLAR VOLUME
2023

\$997,742,844
TOTAL DOLLAR VOLUME
2022

-42%

 **RESIDENTIAL**

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2023	2022	% Change	2023	2022	% Change	2023	2022	% Change
PUNA	175	291	-40%	\$340,000	\$350,000	-3%	\$64,449,305	\$109,774,985	-41%
SOUTH HILO	59	107	-45%	\$495,000	\$550,000	-10%	\$33,401,449	\$65,424,788	-49%
NORTH HILO	2	7	-71%	\$2,992,500	\$811,200	269%	\$5,985,000	\$5,191,700	15%
HAMAKUA	9	13	-31%	\$550,000	\$750,000	-27%	\$6,154,000	\$9,302,000	-34%
NORTH KOHALA	14	26	-46%	\$1,275,000	\$975,000	31%	\$22,975,000	\$31,710,000	-28%
SOUTH KOHALA	41	71	-42%	\$892,500	\$874,675	2%	\$46,828,000	\$95,611,298	-51%
NORTH KONA	79	135	-41%	\$1,096,000	\$1,095,000	0%	\$148,828,776	\$247,927,650	-40%
SOUTH KONA	20	37	-46%	\$734,500	\$775,000	-5%	\$16,483,000	\$38,681,000	-57%
KA'U	31	54	-43%	\$340,000	\$274,500	24%	\$11,259,500	\$16,448,998	-32%
TOTAL	430	741	-42%	\$520,500	\$525,000	-1%	\$356,364,030	\$620,072,419	-43%

 **CONDOMINIUM**

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2023	2022	% Change	2023	2022	% Change	2023	2022	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	16	36	-56%	\$302,000	\$254,032	19%	\$5,188,000	\$8,204,164	-37%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	45	88	-49%	\$925,000	\$1,100,000	-16%	\$49,081,130	\$133,354,599	-63%
NORTH KONA	80	114	-30%	\$567,500	\$497,500	14%	\$92,697,950	\$81,589,544	14%
SOUTH KONA	2	1	100%	\$426,500	\$578,200	-26%	\$853,000	\$578,200	48%
KA'U	1	1	0%	\$315,000	\$245,000	29%	\$315,000	\$245,000	29%
TOTAL	144	240	-40%	\$587,500	\$545,000	8%	\$148,135,080	\$223,971,507	-34%

 **VACANT LAND**

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2023	2022	% Change	2023	2022	% Change	2023	2022	% Change
PUNA	255	456	-44%	\$35,000	\$35,000	0%	\$13,549,293	\$22,413,717	-40%
SOUTH HILO	14	32	-56%	\$270,000	\$301,953	-11%	\$5,506,500	\$11,512,005	-52%
NORTH HILO	3	13	-77%	\$345,000	\$305,000	13%	\$2,145,000	\$4,713,000	-54%
HAMAKUA	5	7	-29%	\$425,000	\$380,000	12%	\$1,642,000	\$3,070,000	-47%
NORTH KOHALA	8	21	-62%	\$510,000	\$450,000	13%	\$6,860,000	\$10,537,126	-35%
SOUTH KOHALA	11	28	-61%	\$385,000	\$598,000	-36%	\$4,687,000	\$21,059,500	-78%
NORTH KONA	25	41	-39%	\$472,000	\$629,000	-25%	\$29,652,177	\$61,157,000	-52%
SOUTH KONA	16	43	-63%	\$450,000	\$285,000	58%	\$5,799,000	\$11,002,400	-47%
KA'U	100	141	-29%	\$21,000	\$25,000	-16%	\$4,706,347	\$8,234,170	-43%
TOTAL	437	782	-44%	\$45,000	\$46,750	-4%	\$74,547,317	\$153,698,918	-52%

All information taken from Hawaii Information Services. MLS Sales Data information shown herein, while not guaranteed, is derived from sources deemed reliable.

NORTH KOHALA		
HOMES		
Number of Sales	14	-46%
Total Dollar Transactions	\$22,975,000	-28%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	8	-62%
Total Dollar Transactions	\$6,860,000	-35%

HAMAKUA		
HOMES		
Number of Sales	9	-31%
Total Dollar Transactions	\$6,154,000	-34%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	5	-29%
Total Dollar Transactions	\$1,642,000	-47%

NORTH HILO		
HOMES		
Number of Sales	2	-71%
Total Dollar Transactions	\$5,985,000	15%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	3	-77%
Total Dollar Transactions	\$2,145,000	-54%

SOUTH KOHALA		
HOMES		
Number of Sales	41	-42%
Total Dollar Transactions	\$46,828,000	-51%
CONDOS		
Number of Sales	45	-49%
Total Dollar Transactions	\$49,081,130	-63%
LAND		
Number of Sales	11	-61%
Total Dollar Transactions	\$4,687,000	-78%

NORTH KONA		
HOMES		
Number of Sales	79	-41%
Total Dollar Transactions	\$148,828,776	-40%
CONDOS		
Number of Sales	80	-30%
Total Dollar Transactions	\$92,697,950	14%
LAND		
Number of Sales	25	-39%
Total Dollar Transactions	\$29,652,177	-52%

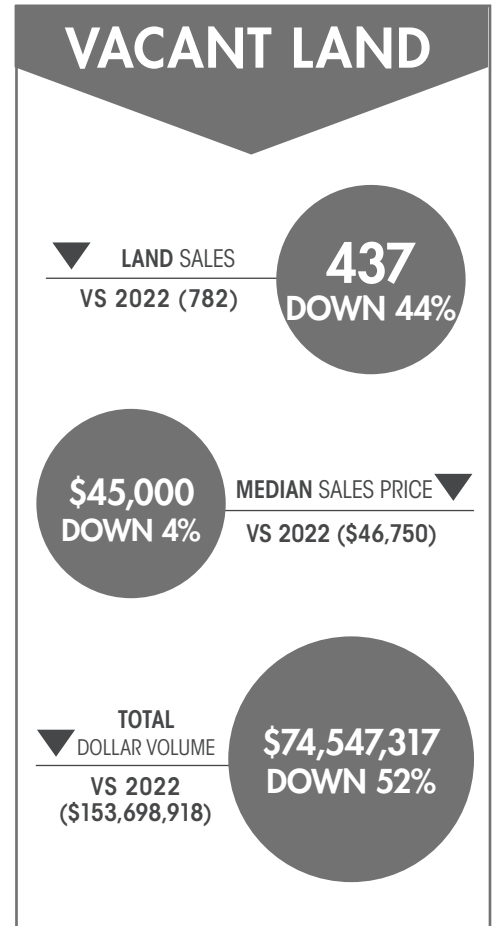
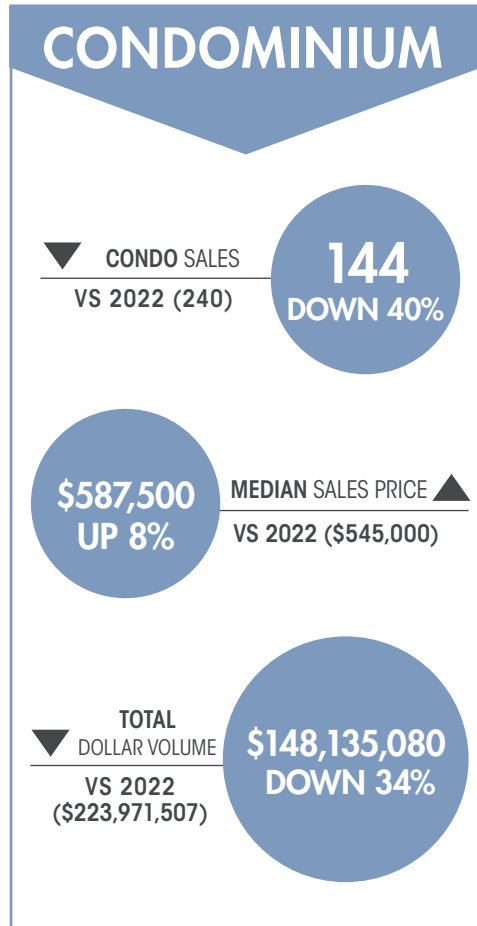
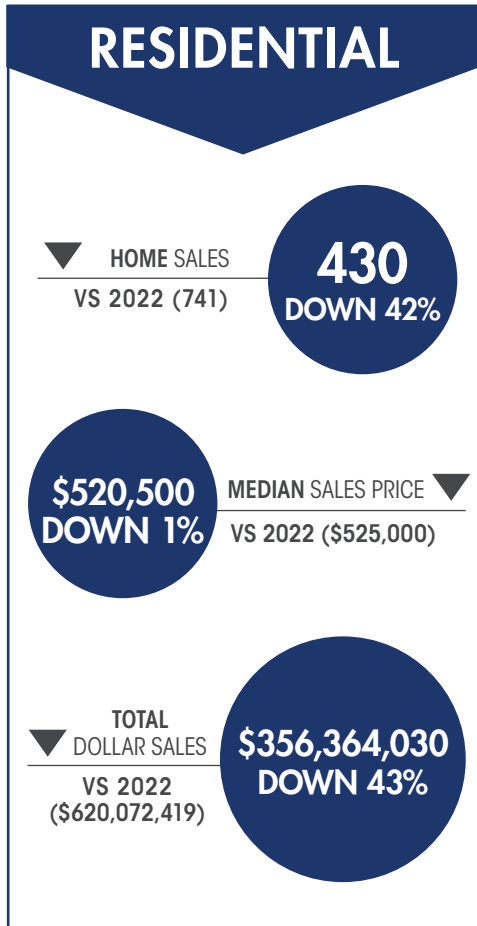
SOUTH HILO		
HOMES		
Number of Sales	59	-45%
Total Dollar Transactions	\$33,401,449	-49%
CONDOS		
Number of Sales	16	-56%
Total Dollar Transactions	\$5,188,000	-37%
LAND		
Number of Sales	14	-56%
Total Dollar Transactions	\$5,506,500	-52%

SOUTH KONA		
HOMES		
Number of Sales	20	-46%
Total Dollar Transactions	\$16,483,000	-57%
CONDOS		
Number of Sales	2	100%
Total Dollar Transactions	\$853,000	48%
LAND		
Number of Sales	16	-63%
Total Dollar Transactions	\$5,799,000	-47%

KAU		
HOMES		
Number of Sales	31	-43%
Total Dollar Transactions	\$11,259,500	-32%
CONDOS		
Number of Sales	1	-
Total Dollar Transactions	\$315,000	29%
LAND		
Number of Sales	100	-29%
Total Dollar Transactions	\$4,706,347	-43%

PUNA		
HOMES		
Number of Sales	175	-40%
Total Dollar Transactions	\$64,449,305	-41%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	255	-44%
Total Dollar Transactions	\$13,549,293	-40%





All information taken from Hawaii Information Services. MLS Sales Data information shown herein, while not guaranteed, is derived from sources deemed reliable.

State of Hawaii Conveyance Tax Law

The tax imposed by section 247-1 shall be based on the actual and full consideration (whether cash or otherwise, including any promise, act, forbearance, property interest, value, gain, advantage, benefit, or profit), paid or to be paid for all transfers or conveyance of realty or any interest therein, that shall include any liens or encumbrances thereon at the time of sale, lease, sublease, assignment, transfer, or conveyance, and shall be at the following rates:

BASIS AND RATE OF CONVEYANCE TAX			
CONSIDERATION PAID		Scale #1:	Scale #2:
At Least	But Less Than	Applies to all transfers or conveyance of realty or any interest therein, for a sale of a condominium or single family residence where the purchaser is eligible for the county homeowner's exemption. (increments of \$100 of sale price will be added proportionately to tax)	Applies to sales of condominium or single family residence where the purchaser is not eligible for the county homeowner's exemption. (increments of \$100 of sale price will be added proportionately to tax)
\$0	\$600,000	10¢	15¢
\$600,000	\$1 Million	20¢	25¢
\$1 Million	\$2 Million	30¢	40¢
\$2 Million	\$4 Million	50¢	60¢
\$4 Million	\$6 Million	70¢	85¢
\$6 million	\$10 million	90¢	\$1.10
\$10 Million and Above		\$1.00	\$1.25

This information is presented for informational purposes only and is deemed reliable but is not guaranteed.





Buyer & Seller Portions

of Closing Costs

The standard purchase contract in Hawaii specifies closing costs split between Buyers & Sellers. The following is a list of customary closing costs and is NOT intended to be all-inclusive.

CLOSING COSTS	BUYER	SELLER
FIDELITY NATIONAL TITLE FEES:		
Standard Coverage for Title Insurance Premium*	40%	60%
Additional Premium for any Extended Coverage Policy (including ALTA Homeowners Policy and/or Lender's Policy)	X	
Lien Report* if applicable	X	
Financing Statement*, if applicable	X	
Escrow Fees*	X	X
THIRD PARTY FEES:		
Cost of Drafting Mortgage and Note or Agreement of Sale	X	
Cost of Drafting Conveyance Documents & Bills of Sale		X
Cost of Obtaining Buyer's Consents	X	
Cost of Obtaining Seller's Consents (e.g., Lessor's Consent)		X
Buyers Notary Fees, if applicable	X	
Seller's Notary Fees, if applicable		X
Recording Fees except Documents to Clear Seller's Title (e.g., Deed, Encroachment Agreements)	50%	50%
Recording Fees to Clear Seller's Title (e.g. Mortgage Release)		X
Required Staking or Survey		X
Homeowner's Condominium Documents, if applicable		X
Condominium and Association Ownership Transfer Fees	X	
FHA or VA Discount Points and any Mortgage Fees	X	
FHA or VA Mandatory Closing Fees		X
Conveyance Tax		X
FIRPTA (Federal Withholding, if applicable)		X
HARPTA (State Withholding, if applicable)		X

NOTE: *General excise tax (GET) will be charged on the fee

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

HARPTA - Hawaii Real Property Tax Act

The Hawaii Real Property Tax Act (HARPTA) requires the buyer who purchases real property from a non-resident of Hawaii to withhold **7.25%** of the amount realized (generally the sales price) and remit it to the Department of Taxation within 20 days of closing unless an exemption applies.

The 7.25% withholding represents an estimate of the Hawaii capital gains tax that may be owed by the non-resident when selling real property in Hawaii.

The standard Hawaii Association of Realtors Purchase Contract provides that escrow is to withhold and remit the HARPTA amount to the Department of Taxation unless the seller provides the buyer with a certificate of exemption or waiver from HARPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under Hawaii law, it is the buyer's responsibility to determine if the seller is a non-resident of Hawaii and that the proper withholding amount is remitted to the Department of Taxation on a timely basis.

FIRPTA - Foreign Investment Real Property Tax Act

The Foreign Investment in Real Property Tax Act (FIRPTA) requires the buyer who purchases real property from a foreign seller to withhold **10% or 15%** of the amount realized (generally the sales price) and remit it to the IRS within 20 days of closing unless an exemption applies. The withholding percentage will depend upon the sales price and whether the buyer or buyer's family member intends to use the real property as a residence.*

The withholding percentage represents an estimate of the federal capital gains tax that may be owed by the foreign seller when selling real property in the United States.

The standard Hawaii Association of REALTORS® Purchase Contract provides that escrow is to withhold and remit the FIRPTA amount to the IRS unless the seller provides the buyer with a certificate of exemption or waiver from HARPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under federal law, it is the buyer's responsibility to determine if the seller is a foreigner subject to FIRPTA withholding and that the proper withholding amount is remitted to the IRS on a timely basis.

*Buyer or member of buyer's family must have definite plans to reside in the property for at least 50% of the number of days the property is used by any person during each of the first two 12-month periods following the date of transfer.

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STATE OF HAWAII | ALL COUNTIES

REAL PROPERTY TAX

FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023

Honolulu, Oahu County

CLASS	Taxable Building per/\$1,000
Agricultural	\$5.70
Bed and Breakfast Home	\$6.50
Commercial	\$12.40
Hotel/Resort	\$13.90
Industrial	\$12.40
Preservation	\$5.70
Public Service	\$0.00
Residential Principal Resident	\$3.50
Residential A-Tier 1*	\$4.50
<small>Tax rate applied to the net taxable value of the property up to \$1,000,000</small>	
Residential A - Tier 2*	\$10.50
<small>Tax rate applied to the net taxable value of the property in excess of \$1,000,000</small>	
Vacant Agricultural	\$8.50

REAL PROPERTY TAX DUE DATES:

- Aug 20, 2022** 1st half of fiscal year tax payment due
- Sep 30, 2022** Deadline for filing exemption claims & ownership documents
- Feb 20, 2023** 2nd half of fiscal year tax payment due

For More Information, Visit:
<https://hnl.doc.hawaii.gov/hnl/doc/document-download?id=9995>

Hawai'i County

CLASS	Tax Rate per/\$1,000
Affordable Rental Housing	\$6.15
Residential *Portion valued less than \$2 million	\$11.10
Residential *Portion valued at \$2 million and more	\$13.60
Apartment	\$11.70
Commercial	\$10.70
Industrial	\$10.70
Agricultural and Native Forest	\$9.35
Conservation	\$11.55
Hotel/Resort	\$11.55
Homeowner	\$6.15

REAL PROPERTY TAX DUE DATES:

- Aug 20, 2022** 1st half of fiscal year tax payment due
- Dec 31, 2022** Deadline for filing exemption claims & ownership documents
- Feb 20, 2023** 2nd half of fiscal year tax payment due

For More Information, Visit:
https://www.hawaiipropertytax.com/tax_rates.html

Kauai County

CLASS	Tax Rate per/\$1,000
Homestead	\$3.05
Residential	\$6.05
Vacation Rental	\$9.85
Hotel/Resort	\$10.85
Commercial	\$8.10
Industrial	\$8.10
Agricultural	\$6.75
Conservation	\$6.75
Residential Investor	\$9.40
Commercialized Home Use	\$5.05

REAL PROPERTY TAX DUE DATES:

- Aug 20, 2022** 1st half of fiscal year tax payment due
- Sep 30, 2022** Deadline for filing exemption claims & ownership documents
- Feb 20, 2023** 2nd half of fiscal year tax payment due

For More Information, Visit:
<https://www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property/Tax-Rates>

CLASS	All rates are per \$1,000 of net taxable assessed valuation
Owner Occupied - Tier 1 up to \$1m	\$2.00
Owner Occupied - Tier 2 more than \$1,000,001 - \$3m	\$2.10
Owner Occupied - Tier 3 more than \$3m	\$2.71
Non-Owner Occupied - Tier 1 up to \$1m	\$5.85
Non-Owner Occupied - Tier 2 more than \$1,000,001 - \$4.5m	\$8.00
Non-Owner Occupied - Tier 3 more than \$4.5m	\$12.50
Apartment	\$3.50
Hotel/Resort	\$11.75
Time share	\$14.60
Agricultural	\$5.74
Short-Term Rental - Tier 1 up to \$1m	\$11.85
Short-Term Rental - Tier 2 more than \$1,000,001 - \$3m	\$11.85
Short-Term Rental - Tier 3 more than \$3m	\$11.85
Conservation	\$6.43
Commercial	\$6.05
Industrial	\$7.05
Commercial Residential	\$4.40
*Long-Term Rental - Tier 1 up to \$1m	\$3.00
*Long-Term Rental - Tier 2 more than \$1,000,001 - \$3m	\$5.00
*Long-Term Rental - Tier 3 more than \$3m	\$8.00

*NEW CLASSIFICATION

REAL PROPERTY TAX DUE DATES:

- Aug 20, 2022** 1st half of fiscal year tax payment due
- Dec 31, 2022** Deadline for filing exemption claims & ownership documents
- Feb 20, 2023** 2nd half of fiscal year tax payment due

For More Information, Visit:
<https://www.mauicounty.gov/755/Classification-for-Tax-Rate-Purposes>

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