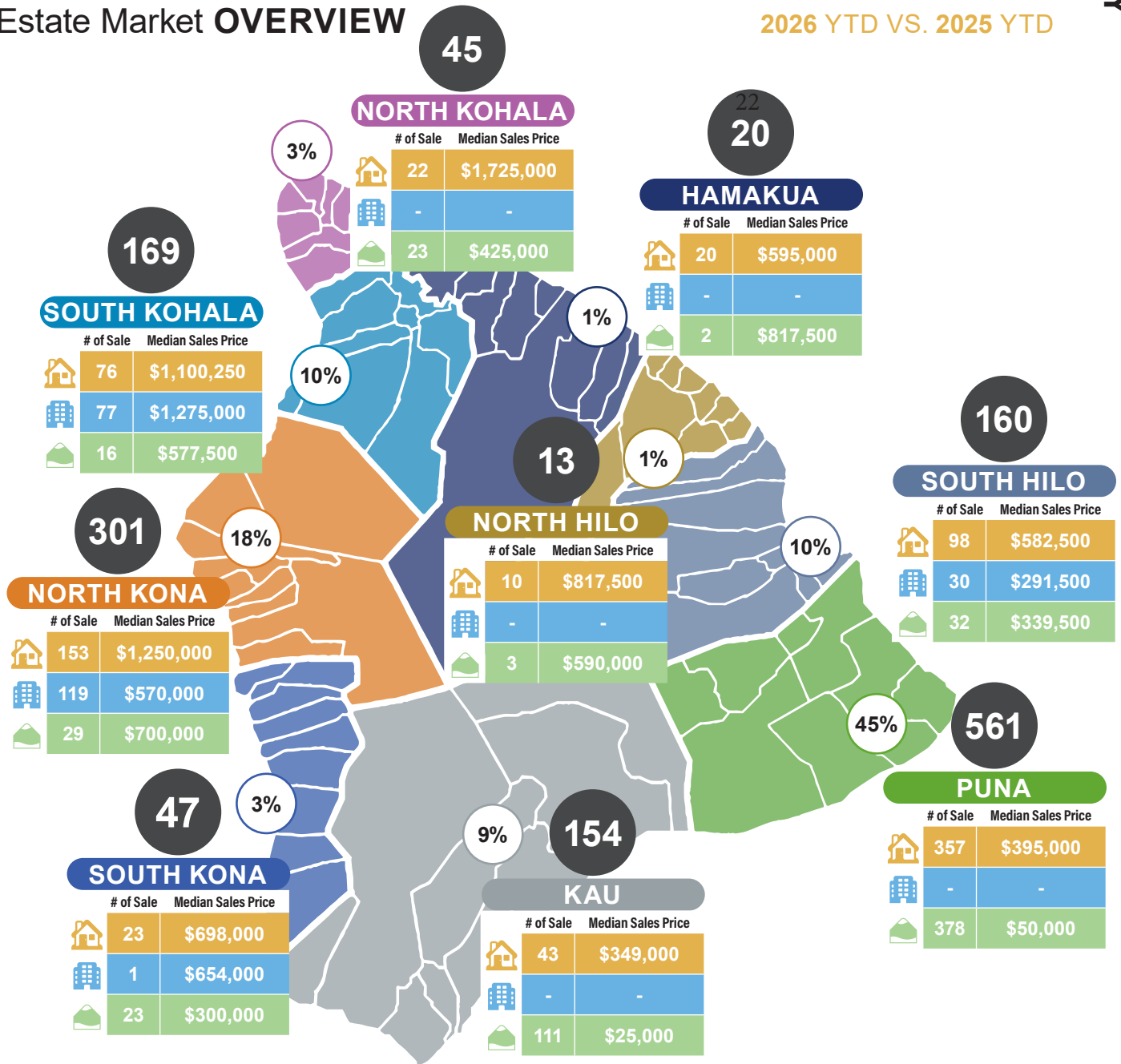


Real Estate Market OVERVIEW

2026 YTD VS. 2025 YTD



	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
HOMES	49%	802	▼	-3%	\$556,900	▼	-4%
CONDO	14%	227	▼	-3%	\$634,000	▼	-7%
LAND	37%	617	▼	-21%	\$60,000	▲	28%

- Residential
- Condominiums
- Vacant Land

○ % of Closed Sales by Districts through May 31, 2026

● Number of Recorded transactions from January 1, 2026 – May 31, 2026

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

District	YTD NUMBER OF UNITS RECORDED		YTD TOTAL DOLLAR VOLUME		
	2026	% Change	District	2026	% Change
PUNA	735	-15%	NORTH KONA	\$564,718,601	-8%
NORTH KONA	301	-8%	SOUTH KOHALA	\$356,247,233	15%
KAU	154	-27%	PUNA	\$173,720,603	3%
SOUTH KOHALA	169	1%	SOUTH HILO	\$96,538,874	18%
SOUTH HILO	160	17%	NORTH KOHALA	\$54,450,177	28%
SOUTH KONA	47	-30%	SOUTH KONA	\$37,427,499	4%
NORTH KOHALA	45	22%	KAU	\$20,409,435	-40%
HAMAKUA	22	-12%	HAMAKUA	\$15,833,808	3%
NORTH HILO	13	-7%	NORTH HILO	\$10,239,400	0%
TOTAL	1,646	-11%	TOTAL	\$1,329,585,630	1%

Real Estate Market OVERVIEW

2026 YTD VS. 2025 YTD

HAWAII ISLAND
YEAR-TO-DATE

1,646
TOTAL NUMBER OF SALES
2026

1,847
TOTAL NUMBER OF SALES
2025

-11%

\$556,900
MEDIAN PRICE HOME
-4%

\$634,000
MEDIAN PRICE CONDO
-7%

\$60,000
MEDIAN PRICE LAND
28%

\$1,329,585,630
TOTAL DOLLAR VOL
2026

\$1,310,140,771
TOTAL DOLLAR VOLUME
2025

1%

RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	357	337	6%	\$395,000	\$385,000	3%	\$145,030,610	\$136,029,893	7%
SOUTH HILO	98	95	3%	\$582,500	\$610,000	-5%	\$65,789,632	\$69,218,388	-5%
NORTH HILO	10	8	25%	\$817,500	\$625,000	31%	\$8,943,400	\$7,330,000	22%
HAMAKUA	20	17	18%	\$595,000	\$560,000	6%	\$14,198,808	\$10,920,300	30%
NORTH KOHALA	22	30	-27%	\$1,725,000	\$972,500	77%	\$37,999,214	\$38,432,500	-1%
SOUTH KOHALA	76	81	-6%	\$1,100,250	\$1,070,000	3%	\$168,381,983	\$146,222,809	15%
NORTH KONA	153	164	-7%	\$1,250,000	\$1,298,500	-4%	\$380,011,031	\$404,397,368	-6%
SOUTH KONA	23	30	-23%	\$698,000	\$778,750	-10%	\$25,441,999	\$24,817,949	3%
KA'U	43	69	-38%	\$349,000	\$365,000	-4%	\$15,648,685	\$26,905,000	-42%
TOTAL	802	831	-3%	\$556,900	\$580,000	-4%	\$861,445,362	\$864,274,207	0%

CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	30	24	25%	\$291,500	\$210,500	38%	\$9,994,742	\$6,482,000	54%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	77	72	7%	\$1,275,000	\$1,206,500	6%	\$137,239,750	\$129,307,700	6%
NORTH KONA	119	137	-13%	\$570,000	\$665,000	-14%	\$119,049,070	\$161,170,112	-26%
SOUTH KONA	1	-	-	\$654,000	-	-	\$654,000	-	-
KA'U	-	1	-100%	-	\$235,000	-100%	-	\$235,000	-100%
TOTAL	227	234	-3%	\$634,000	\$679,500	-7%	\$266,937,562	\$297,194,812	-10%

VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	378	523	-28%	\$50,000	\$42,000	19%	\$28,689,993	\$32,690,387	-12%
SOUTH HILO	32	18	78%	\$339,500	\$324,950	4%	\$20,754,500	\$6,420,900	223%
NORTH HILO	3	6	-50%	\$590,000	\$530,000	11%	\$1,296,000	\$2,915,000	-56%
HAMAKUA	2	8	-75%	\$817,500	\$425,000	92%	\$1,635,000	\$4,460,000	-63%
NORTH KOHALA	23	7	229%	\$425,000	\$405,000	5%	\$16,450,963	\$4,033,500	308%
SOUTH KOHALA	16	14	14%	\$577,500	\$2,155,000	-73%	\$50,625,500	\$34,578,000	46%
NORTH KONA	29	27	7%	\$700,000	\$750,000	-7%	\$65,658,500	\$45,709,000	44%
SOUTH KONA	23	37	-38%	\$300,000	\$250,000	20%	\$11,331,500	\$11,062,687	2%
KA'U	111	142	-22%	\$25,000	\$22,000	14%	\$4,760,750	\$6,802,278	-30%
TOTAL	617	782	-21%	\$60,000	\$47,000	28%	\$201,202,706	\$148,671,752	35%

NORTH KOHALA

HOMES

Number of Sales	22	-27%
Total Dollar Transactions	\$37,999,214	-1%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	23	229%
Total Dollar Transactions	\$16,450,963	308%

HAMAKUA

HOMES

Number of Sales	20	18%
Total Dollar Transactions	\$14,198,808	30%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	2	-75%
Total Dollar Transactions	\$1,635,000	-63%

NORTH HILO

HOMES

Number of Sales	10	25%
Total Dollar Transactions	\$8,943,400	22%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	3	-50%
Total Dollar Transactions	\$1,296,000	-56%

SOUTH KOHALA

HOMES

Number of Sales	76	-6%
Total Dollar Transactions	\$168,381,983	15%

CONDOS

Number of Sales	77	7%
Total Dollar Transactions	\$137,239,750	6%

LAND

Number of Sales	16	14%
Total Dollar Transactions	\$50,625,500	46%

NORTH KONA

HOMES

Number of Sales	153	-7%
Total Dollar Transactions	\$380,011,031	-6%

CONDOS

Number of Sales	119	-13%
Total Dollar Transactions	\$119,049,070	-26%

LAND

Number of Sales	29	7%
Total Dollar Transactions	\$65,658,500	44%

SOUTH HILO

HOMES

Number of Sales	98	3%
Total Dollar Transactions	\$65,789,632	-5%

CONDOS

Number of Sales	30	25%
Total Dollar Transactions	\$9,994,742	54%

LAND

Number of Sales	32	78%
Total Dollar Transactions	\$20,754,500	223%

SOUTH KONA

HOMES

Number of Sales	23	-23%
Total Dollar Transactions	\$25,441,999	3%

CONDOS

Number of Sales	1	0%
Total Dollar Transactions	\$654,000	0%

LAND

Number of Sales	23	-38%
Total Dollar Transactions	\$11,331,500	2%

KAU

HOMES

Number of Sales	43	-38%
Total Dollar Transactions	\$15,648,685	-42%

CONDOS

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

LAND

Number of Sales	111	-22%
Total Dollar Transactions	\$4,760,750	-30%

PUNA

HOMES

Number of Sales	357	6%
Total Dollar Transactions	\$145,030,610	7%

CONDOS

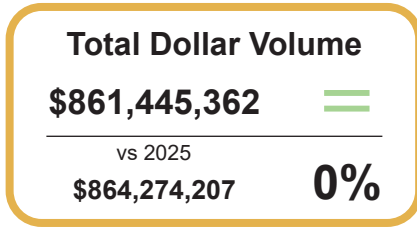
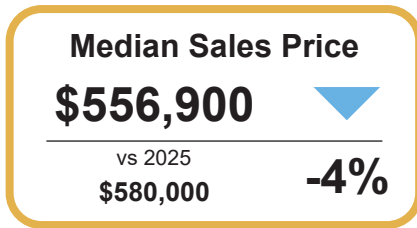
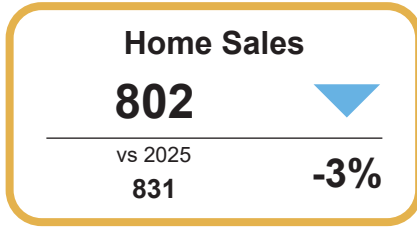
Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

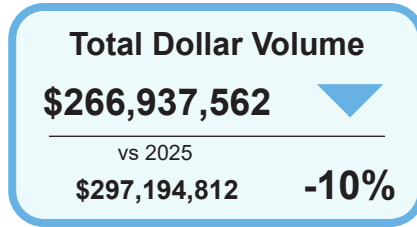
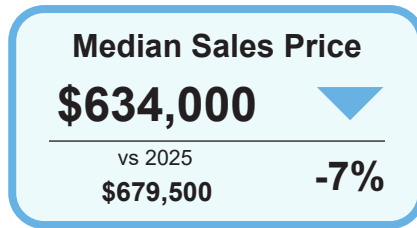
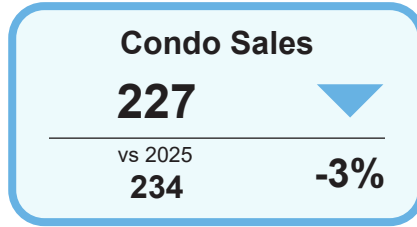
Number of Sales	378	-28%
Total Dollar Transactions	\$28,689,993	-12%



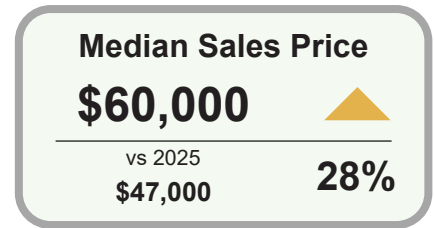
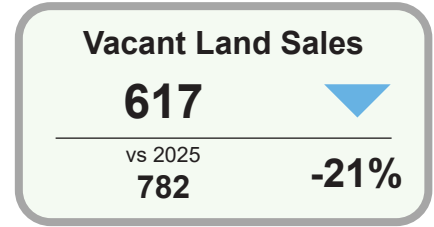
RESIDENTIAL



CONDOMINIUM



VACANT LAND





BIG ISLAND REAL ESTATE MARKET

Timeline of Events 2019-2026



2019:

TOURISM

- Tourism was still rebuilding following the historic 2018 eruption, which had significantly reduced visitor traffic, hurting local businesses and housing demand.
- Businesses near Hawai'i Volcanoes National Park reported reduced bookings as they worked to reassure visitors the island was safe. This reduced tourism affected the broader economy and slowed real estate activity.



2020:

COVID-19

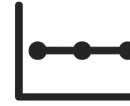
- Tourism slowed dramatically due to travel restrictions.
- Real estate activity paused briefly, then rebounded as remote workers sought island living.
- Low interest rates and demand from mainland buyers drove up prices.



2021-2022:

PANDEMIC BOOM ACCELERATES

- Extremely low interest rates boosted buyer demand island-wide. Many buyers pursued relocation or second homes during remote-work flexibility.
- Inventory tightened and competition rose sharply, setting new price highs in several districts.



2023-2024:

MARKET BEGINS STABILIZING AFTER 2022 SLOWDOWN

- Agents anticipated a more balanced market with less competition as buyers adapted to higher interest rates.
- Inventory availability improved from peak-pandemic shortages.

COUNTIES GAIN LEGAL POWER TO BAN STRS (Senate Bill 2919)

- A statewide turning point: SB 2919 transferred authority over short term rentals from the state to individual counties. This allowed counties—including the Big Island—to restrict or even fully phase out STRs to address housing pressure, aligning with Maui-style reforms



2025-2026:

NEW SHORT TERM RENTAL LAWS - BILL 47 / ORDINANCE 25 50: MAJOR NEW STR LAW ENACTED

- Hawai'i County passed one of its strictest STR laws ever. Bill 47 requires all hosted and unhosted rentals to register, renew annually, comply with safety and tax rules, and face enforcement actions such as fines or liens for violations. Platforms like Airbnb must also register. The law goes into effect December 20, 2025, with enforcement beginning July 1, 2026.

Scan Hawaii Buyer & Seller Guide

