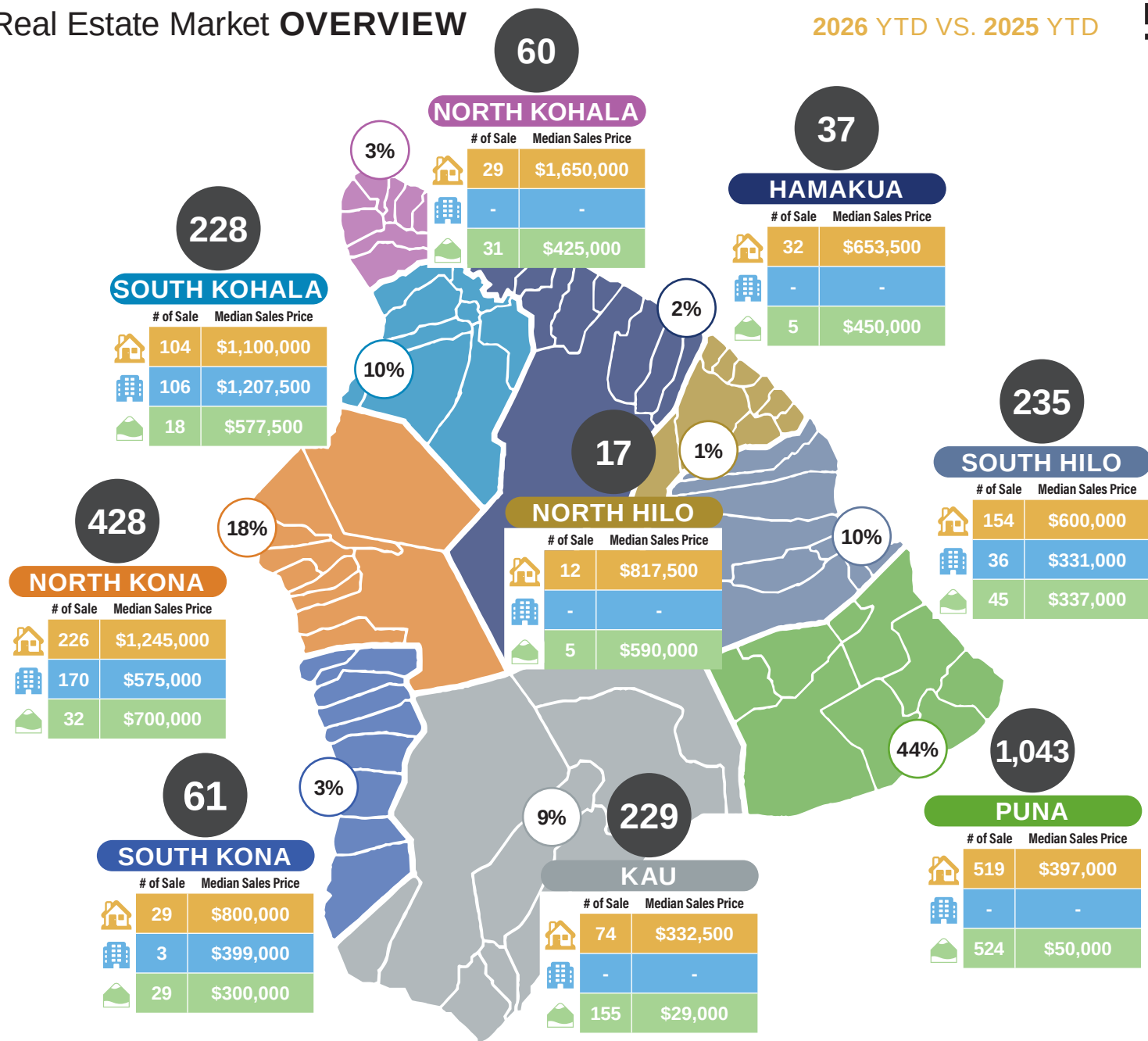




	% OF CLOSINGS		# OF UNITS RECORDED		MEDIAN PRICE		
HOMES	50%	1,179	▼	-1%	\$560,000	▼	-1%
CONDO	13%	315	▼	-2%	\$625,000	▼	-3%
LAND	37%	844	▼	-21%	\$57,750	▲	20%

- Residential
- Condominiums
- Vacant Land

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

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

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

YTD NUMBER OF UNITS RECORDED			YTD TOTAL DOLLAR VOLUME		
District	2026	% Change	District	2026	% Change
PUNA	1043	-12%	NORTH KONA	\$871,726,884	18%
NORTH KONA	428	-3%	SOUTH KOHALA	\$459,471,744	19%
KAU	229	-23%	PUNA	\$252,280,242	4%
SOUTH KOHALA	228	1%	SOUTH HILO	\$139,245,574	16%
SOUTH HILO	235	12%	NORTH KOHALA	\$71,080,777	13%
SOUTH KONA	61	-37%	SOUTH KONA	\$45,512,199	-17%
NORTH KOHALA	60	13%	KAU	\$33,708,734	-29%
HAMAKUA	37	-3%	HAMAKUA	\$35,925,808	44%
NORTH HILO	17	-26%	NORTH HILO	\$12,758,900	-37%
TOTAL	2,338	-9%	TOTAL	\$1,921,710,862	13%



HAWAII ISLAND

YEAR-TO-DATE

2,338
TOTAL NUMBER OF SALES
2026

2,573
TOTAL NUMBER OF SALES
2025

-9%

\$560,000
MEDIAN PRICE HOME

\$625,000
MEDIAN PRICE CONDO

\$57,750
MEDIAN PRICE LAND

-1%

-3%

20%

\$1,921,710,862
TOTAL DOLLAR VOL
2026

\$1,700,080,016
TOTAL DOLLAR VOLUME
2025

13%



RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	519	487	7%	\$397,000	\$390,000	2%	\$212,808,062	\$197,681,393	8%
SOUTH HILO	154	142	8%	\$600,000	\$600,000	0%	\$102,489,832	\$99,062,765	3%
NORTH HILO	12	13	-8%	\$817,500	\$978,000	-16%	\$10,507,900	\$14,903,000	-29%
HAMAKUA	32	25	28%	\$653,500	\$577,500	13%	\$25,465,808	\$17,643,300	44%
NORTH KOHALA	29	43	-33%	\$1,650,000	\$950,000	74%	\$50,880,814	\$56,956,000	-11%
SOUTH KOHALA	104	109	-5%	\$1,100,000	\$999,990	10%	\$224,526,494	\$182,618,659	23%
NORTH KONA	226	219	3%	\$1,245,000	\$1,286,500	-3%	\$607,768,315	\$484,237,038	26%
SOUTH KONA	29	48	-40%	\$800,000	\$792,500	1%	\$30,873,799	\$40,266,449	-23%
KA'U	74	101	-27%	\$332,500	\$340,000	-2%	\$25,001,735	\$38,423,699	-35%
TOTAL	1,179	1,187	-1%	\$560,000	\$565,000	-1%	\$1,290,322,759	\$1,131,792,303	14%



CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	36	32	13%	\$331,000	\$220,500	50%	\$11,953,742	\$8,852,000	35%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	106	98	8%	\$1,207,500	\$1,162,500	4%	\$183,369,750	\$168,257,000	9%
NORTH KONA	170	189	-10%	\$575,000	\$640,000	-10%	\$186,290,069	\$203,057,422	-8%
SOUTH KONA	3	-	-	\$399,000	-	-	\$1,443,000	-	-
KA'U	-	1	-100%	-	\$235,000	-100%	-	\$235,000	-100%
TOTAL	315	320	-2%	\$625,000	\$646,000	-3%	\$383,056,561	\$380,401,422	1%



VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	524	704	-26%	\$50,000	\$45,000	11%	\$39,472,180	\$43,987,477	-10%
SOUTH HILO	45	35	29%	\$337,000	\$289,000	17%	\$24,802,000	\$12,153,400	104%
NORTH HILO	5	10	-50%	\$590,000	\$530,000	11%	\$2,251,000	\$5,237,500	-57%
HAMAKUA	5	13	-62%	\$450,000	\$465,000	-3%	\$10,460,000	\$7,222,000	45%
NORTH KOHALA	31	10	210%	\$425,000	\$412,500	3%	\$20,199,963	\$5,753,500	251%
SOUTH KOHALA	18	19	-5%	\$577,500	\$600,000	-4%	\$51,575,500	\$36,597,000	41%
NORTH KONA	32	32	0%	\$700,000	\$750,000	-7%	\$77,668,500	\$53,869,000	44%
SOUTH KONA	29	49	-41%	\$300,000	\$235,000	28%	\$13,195,400	\$14,257,687	-7%
KA'U	155	194	-20%	\$29,000	\$22,000	32%	\$8,706,999	\$8,808,727	-1%
TOTAL	844	1066	-21%	\$57,750	\$48,000	20%	\$248,331,542	\$187,886,291	32%

NORTH KOHALA

HOMES

Number of Sales	29	-33%
Total Dollar Transactions	\$50,880,814	-11%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	31	210%
Total Dollar Transactions	\$20,199,963	251%

HAMAKUA

HOMES

Number of Sales	32	28%
Total Dollar Transactions	\$25,465,808	44%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	5	-62%
Total Dollar Transactions	\$10,460,000	45%

NORTH HILO

HOMES

Number of Sales	12	-8%
Total Dollar Transactions	\$10,507,900	-29%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	5	-50%
Total Dollar Transactions	\$2,251,000	-57%

SOUTH KOHALA

HOMES

Number of Sales	104	-5%
Total Dollar Transactions	\$224,526,494	23%

CONDOS

Number of Sales	106	8%
Total Dollar Transactions	\$183,369,750	9%

LAND

Number of Sales	18	-5%
Total Dollar Transactions	\$51,575,500	41%

NORTH KONA

HOMES

Number of Sales	226	3%
Total Dollar Transactions	\$607,768,315	26%

CONDOS

Number of Sales	170	-10%
Total Dollar Transactions	\$186,290,069	-8%

LAND

Number of Sales	32	0%
Total Dollar Transactions	\$77,668,500	44%

SOUTH HILO

HOMES

Number of Sales	154	8%
Total Dollar Transactions	\$102,489,832	3%

CONDOS

Number of Sales	36	13%
Total Dollar Transactions	\$11,953,742	35%

LAND

Number of Sales	45	29%
Total Dollar Transactions	\$24,802,000	104%

SOUTH KONA

HOMES

Number of Sales	29	-40%
Total Dollar Transactions	\$30,873,799	-23%

CONDOS

Number of Sales	3	0%
Total Dollar Transactions	\$1,443,000	0%

LAND

Number of Sales	29	-41%
Total Dollar Transactions	\$13,195,400	-7%

KAU

HOMES

Number of Sales	74	-27%
Total Dollar Transactions	\$25,001,735	-35%

CONDOS

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

LAND

Number of Sales	155	-20%
Total Dollar Transactions	\$8,706,999	-1%

PUNA

HOMES

Number of Sales	519	7%
Total Dollar Transactions	\$212,808,062	8%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	524	-26%
Total Dollar Transactions	\$39,472,180	-10%



RESIDENTIAL

Home Sales

1,179 ▼

vs 2025

1,187

-1%

Median Sales Price

\$560,000 ▼

vs 2025

\$565,000

-1%

Total Dollar Volume

\$1,290,322,759 ▲

vs 2025

\$1,131,792,303

14%



CONDOMINIUM

Condo Sales

315 ▼

vs 2025

320

-2%

Median Sales Price

\$625,000 ▼

vs 2025

\$646,000

-3%

Total Dollar Volume

\$383,056,561 ▲

vs 2025

\$380,401,422

1%



VACANT LAND

Vacant Land Sales

844 ▼

vs 2025

1,066

-21%

Median Sales Price

\$57,750 ▲

vs 2025

\$48,000

20%

Total Dollar Volume

\$248,331,542 ▲

vs 2025

\$187,886,291

32%



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.

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