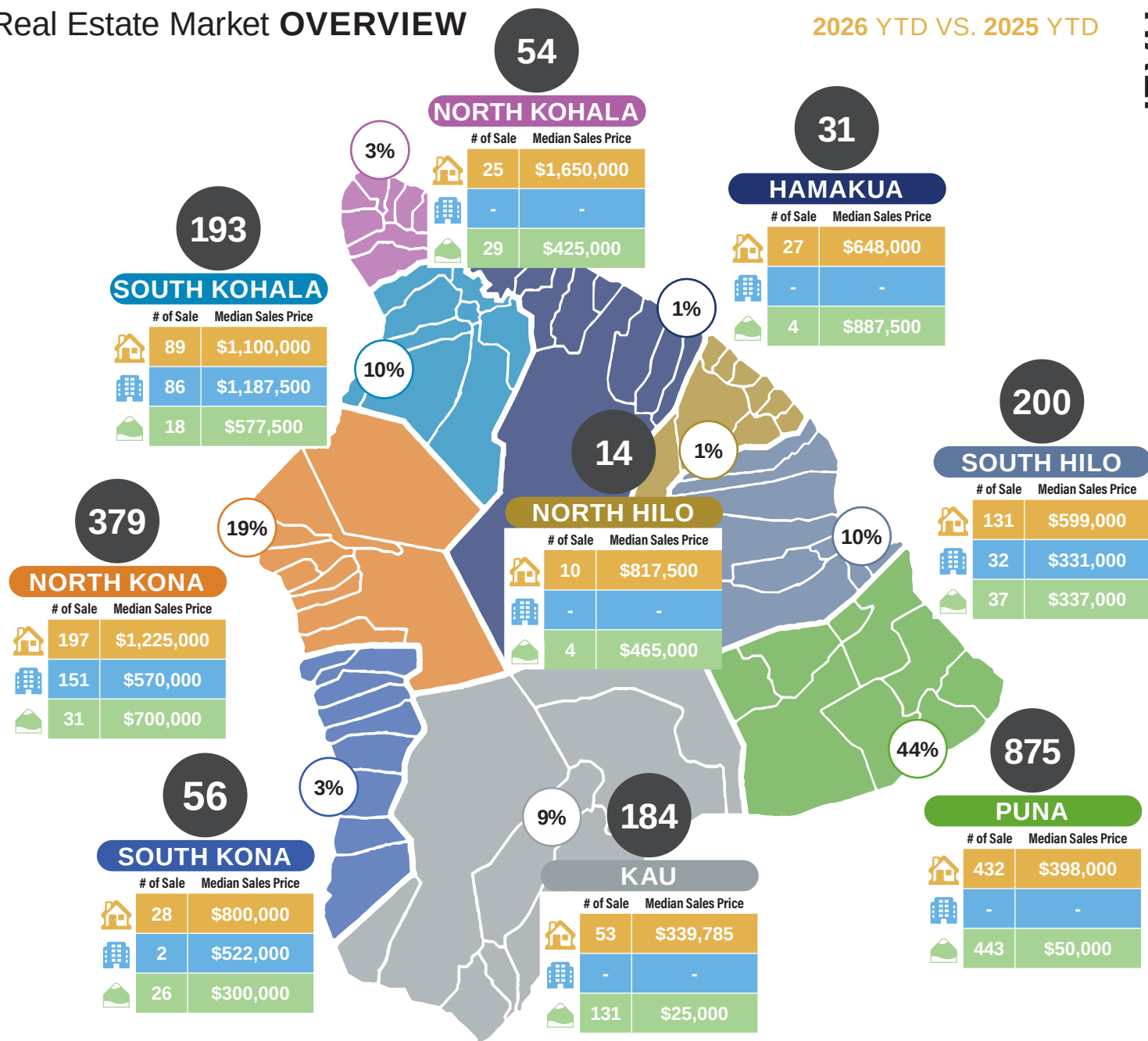




	% OF CLOSINGS		# OF UNITS RECORDED		MEDIAN PRICE		
HOMES	49%	802	▼	-3%	\$556,900	▼	-4%
CONDO	14%	227	▼	-3%	\$634,000	▼	-7%
LAND	37%	617	▼	-21%	\$60,000	▲	28%

- Residential
- Condominiums
- Vacant Land

○ % of Closed Sales by Districts through June 30, 2026

● Number of Recorded transactions from January 1, 2026 – June 30, 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	875	-15%	NORTH KONA	\$722,738,609	6%
NORTH KONA	379	-3%	SOUTH KOHALA	\$392,854,744	12%
KAU	184	-28%	PUNA	\$211,112,872	1%
SOUTH KOHALA	193	-2%	SOUTH HILO	\$121,537,774	19%
SOUTH HILO	200	13%	NORTH KOHALA	\$62,875,177	22%
SOUTH KONA	56	-29%	SOUTH KONA	\$43,526,199	-3%
NORTH KOHALA	54	23%	KAU	\$24,604,435	-40%
HAMAKUA	31	-3%	HAMAKUA	\$30,340,808	51%
NORTH HILO	14	-33%	NORTH HILO	\$10,579,400	-42%
TOTAL	1,986	-11%	TOTAL	\$1,620,170,018	7%



HAWAII ISLAND

YEAR-TO-DATE

1,986
TOTAL NUMBER OF SALES
2026

2,228
TOTAL NUMBER OF SALES
2025

-11%

\$565,000
MEDIAN PRICE HOME
-3%

\$611,000
MEDIAN PRICE CONDO
-7%

\$58,000
MEDIAN PRICE LAND
21%

\$1,620,170,018
TOTAL DOLLAR VOL
2026

\$1,517,963,965
TOTAL DOLLAR VOLUME
2025

7%



RESIDENTIAL

Number of Sales

2026 2025 % Change

Median Sales Price

2026 2025 % Change

Total Dollar Volume

2026 2025 % Change

	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	432	415	4%	\$398,000	\$390,000	2%	\$177,120,510	\$169,548,193	4%
SOUTH HILO	131	119	10%	\$599,000	\$608,500	-2%	\$88,499,032	\$84,892,588	4%
NORTH HILO	10	12	-17%	\$817,500	\$1,001,500	-18%	\$8,943,400	\$14,108,000	-37%
HAMAKUA	27	21	29%	\$648,000	\$560,000	16%	\$20,330,808	\$13,668,300	49%
NORTH KOHALA	25	36	-31%	\$1,650,000	\$972,500	70%	\$43,364,214	\$46,627,500	-7%
SOUTH KOHALA	89	97	-8%	\$1,100,000	\$990,000	11%	\$197,715,494	\$163,296,959	21%
NORTH KONA	197	198	-1%	\$1,225,000	\$1,305,045	-6%	\$492,228,040	\$451,694,138	9%
SOUTH KONA	28	40	-30%	\$800,000	\$786,250	2%	\$30,191,799	\$32,977,949	-8%
KA'U	53	85	-38%	\$339,785	\$365,000	-7%	\$18,651,685	\$33,020,299	-44%
TOTAL	992	1023	-3%	\$565,000	\$581,000	-3%	\$1,077,044,982	\$1,009,833,926	7%



CONDOMINIUM

Number of Sales

2026 2025 % Change

Median Sales Price

2026 2025 % Change

Total Dollar Volume

2026 2025 % Change

	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	32	30	7%	\$331,000	\$220,500	50%	\$10,728,742	\$8,292,000	29%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	86	83	4%	\$1,187,500	\$1,300,000	-9%	\$143,563,750	\$152,622,700	-6%
NORTH KONA	151	163	-7%	\$570,000	\$650,000	-12%	\$160,342,069	\$181,588,512	-12%
SOUTH KONA	2	-	0%	\$522,000	-	0%	\$1,044,000	-	0%
KA'U	-	1	-100%	-	\$235,000	-100%	-	\$235,000	-100%
TOTAL	271	277	-2%	\$611,000	\$655,000	-7%	\$315,678,561	\$342,738,212	-8%



VACANT LAND

Number of Sales

2026 2025 % Change

Median Sales Price

2026 2025 % Change

Total Dollar Volume

2026 2025 % Change

	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	443	620	-29%	\$50,000	\$45,000	11%	\$33,992,362	\$39,031,663	-13%
SOUTH HILO	37	28	32%	\$337,000	\$289,000	17%	\$22,310,000	\$9,367,400	138%
NORTH HILO	4	9	-56%	\$465,000	\$500,000	-7%	\$1,636,000	\$4,137,500	-60%
HAMAKUA	4	11	-64%	\$887,500	\$465,000	91%	\$10,010,000	\$6,459,000	55%
NORTH KOHALA	29	8	263%	\$425,000	\$477,500	-11%	\$19,510,963	\$4,928,500	296%
SOUTH KOHALA	18	16	13%	\$577,500	\$1,292,500	-55%	\$51,575,500	\$35,327,000	46%
NORTH KONA	31	28	11%	\$700,000	\$770,000	-9%	\$70,168,500	\$46,634,000	50%
SOUTH KONA	26	39	-33%	\$300,000	\$250,000	20%	\$12,290,400	\$11,881,687	3%
KA'U	131	169	-22%	\$25,000	\$22,000	14%	\$5,952,750	\$7,625,077	-22%
TOTAL	723	928	-22%	\$58,000	\$48,000	21%	\$227,446,475	\$165,391,827	38%

NORTH KOHALA

HOMES

Number of Sales	25	-31%
Total Dollar Transactions	\$43,364,214	-7%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	29	263%
Total Dollar Transactions	\$19,510,963	296%

HAMAKUA

HOMES

Number of Sales	27	29%
Total Dollar Transactions	\$20,330,808	49%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	4	-64%
Total Dollar Transactions	\$10,010,000	55%

NORTH HILO

HOMES

Number of Sales	10	-17%
Total Dollar Transactions	\$8,943,400	-37%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	4	-56%
Total Dollar Transactions	\$1,636,000	-60%

SOUTH KOHALA

HOMES

Number of Sales	89	-8%
Total Dollar Transactions	\$197,715,494	21%

CONDOS

Number of Sales	86	4%
Total Dollar Transactions	\$143,563,750	-6%

LAND

Number of Sales	18	13%
Total Dollar Transactions	\$51,575,500	46%

NORTH KONA

HOMES

Number of Sales	197	-1%
Total Dollar Transactions	\$492,228,040	9%

CONDOS

Number of Sales	151	-7%
Total Dollar Transactions	\$160,342,069	-12%

LAND

Number of Sales	31	11%
Total Dollar Transactions	\$70,168,500	50%

SOUTH HILO

HOMES

Number of Sales	131	10%
Total Dollar Transactions	\$88,499,032	4%

CONDOS

Number of Sales	32	7%
Total Dollar Transactions	\$10,728,742	29%

LAND

Number of Sales	37	32%
Total Dollar Transactions	\$22,310,000	138%

SOUTH KONA

HOMES

Number of Sales	28	-30%
Total Dollar Transactions	\$30,191,799	-8%

CONDOS

Number of Sales	2	0%
Total Dollar Transactions	\$1,044,000	0%

LAND

Number of Sales	26	-33%
Total Dollar Transactions	\$12,290,400	3%

KAU

HOMES

Number of Sales	53	-38%
Total Dollar Transactions	\$18,651,685	-44%

CONDOS

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

LAND

Number of Sales	131	-22%
Total Dollar Transactions	\$5,952,750	-22%

PUNA

HOMES

Number of Sales	432	4%
Total Dollar Transactions	\$177,120,510	4%

CONDOS

Number of Sales	-	-
Total Dollar Transactions	-	-

LAND

Number of Sales	443	-29%
Total Dollar Transactions	\$33,992,362	-13%



RESIDENTIAL

Home Sales

992

vs 2025
1,023

-3%

Median Sales Price

\$565,000

vs 2025
\$581,000

-3%

Total Dollar Volume

\$1,077,044,982

vs 2025

\$1,009,833,926

7%



CONDOMINIUM

Condo Sales

271

vs 2025
277

-2%

Median Sales Price

\$611,000

vs 2025
\$655,000

-7%

Total Dollar Volume

\$315,678,561

vs 2025

\$342,738,212

-8%



VACANT LAND

Vacant Land Sales

723

vs 2025
928

-22%

Median Sales Price

\$58,000

vs 2025
\$48,000

21%

Total Dollar Volume

\$227,446,475

vs 2025

\$165,391,827

38%



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

