

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE			DAYS ON THE MARKET
HOMES	47%	157	▲	13%	\$499,000	▼	-1%	52
CONDO	10%	32	▼	-16%	\$608,500	▼	-3%	48
LAND	43%	143	▲	29%	\$45,500	▲	1%	99

- Residential
- Condominiums
- Vacant Land

○ % of Closed Sales by Districts through January 31, 2024

● Number of Recorded transactions from January 1, 2024 – January 31, 2024

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		
	2024	% Change	District	2024	% Change
PUNA	169	52%	NORTH KONA	\$107,369,715	30%
NORTH KONA	52	8%	SOUTH KOHALA	\$35,122,925	-2%
KA'U	29	-36%	PUNA	\$32,953,585	43%
SOUTH HILO	26	-16%	SOUTH HILO	\$11,649,085	-24%
SOUTH KOHALA	25	-24%	NORTH KOHALA	\$8,845,000	66%
NORTH KOHALA	11	83%	HAMAKUA	\$6,985,000	278%
SOUTH KONA	8	0%	KA'U	\$3,951,600	-43%
HAMAKUA	7	75%	NORTH HILO	\$3,220,000	-47%
NORTH HILO	5	150%	SOUTH KONA	\$3,190,207	-31%
TOTAL	332	15%	TOTAL	\$213,287,117	18%

HAWAII ISLAND
YEAR-TO-DATE

332
TOTAL NUMBER OF SALES
2024
15%
TOTAL NUMBER OF SALES
2023

\$499,000
MEDIAN PRICE HOME **-1%**
\$608,500
MEDIAN PRICE CONDO **-3%**
\$45,500
MEDIAN PRICE LAND **1%**

\$213,287,117
TOTAL DOLLAR VOLUME
2024
18%
TOTAL DOLLAR VOLUME
2023

RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
PUNA	72	54	33%	\$347,500	\$325,000	7%	\$27,112,300	\$19,451,695	39%
SOUTH HILO	16	22	-27%	\$497,000	\$552,500	-10%	\$9,459,000	\$13,090,949	-28%
NORTH HILO	3	1	200%	\$870,000	\$5,750,000	-85%	\$2,520,000	\$5,750,000	-56%
HAMAKUA	4	2	100%	\$875,000	\$487,500	79%	\$5,300,000	\$975,000	444%
NORTH KOHALA	8	5	60%	\$877,500	\$890,000	-1%	\$7,410,000	\$5,008,000	48%
SOUTH KOHALA	12	13	-8%	\$1,057,500	\$924,000	14%	\$22,270,925	\$16,077,000	39%
NORTH KONA	29	25	16%	\$1,325,000	\$1,200,000	10%	\$81,215,900	\$57,512,000	41%
SOUTH KONA	5	4	25%	\$520,000	\$700,000	-26%	\$2,547,507	\$3,570,000	-29%
KA'U	8	13	-38%	\$321,750	\$359,500	-11%	\$2,811,000	\$5,548,500	-49%
TOTAL	157	139	13%	\$499,000	\$505,000	-1%	\$160,646,632	\$126,983,144	27%

CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	4	4	0%	\$194,500	\$213,500	-9%	\$766,500	\$851,000	-10%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	11	14	-21%	\$770,000	\$887,500	-13%	\$9,952,000	\$16,863,550	-41%
NORTH KONA	17	19	-11%	\$612,000	\$485,000	26%	\$13,609,815	\$16,786,000	-19%
SOUTH KONA	-	-	-	-	-	-	-	-	-
KA'U	-	1	-100%	-	\$315,000	-100%	-	\$315,000	-100%
TOTAL	32	38	-16%	\$608,500	\$625,250	-3%	\$24,328,315	\$34,815,550	-30%

VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2024	2023	% Change	2024	2023	% Change	2024	2023	% Change
PUNA	97	57	70%	\$40,000	\$45,000	-11%	\$5,841,285	\$3,626,496	61%
SOUTH HILO	6	5	20%	\$234,292	\$239,000	-2%	\$1,423,585	\$1,346,000	6%
NORTH HILO	2	1	100%	\$350,000	\$345,000	1%	\$700,000	\$345,000	103%
HAMAKUA	3	2	50%	\$525,000	\$437,500	20%	\$1,685,000	\$875,000	93%
NORTH KOHALA	3	1	200%	\$500,000	\$315,000	59%	\$1,435,000	\$315,000	356%
SOUTH KOHALA	2	6	-67%	\$1,450,000	\$236,000	514%	\$2,900,000	\$2,777,000	4%
NORTH KONA	6	4	50%	\$622,000	\$542,500	15%	\$12,544,000	\$8,340,000	50%
SOUTH KONA	3	4	-25%	\$100,000	\$220,500	-55%	\$642,700	\$1,025,000	-37%
KA'U	21	31	-32%	\$20,000	\$18,000	11%	\$1,140,600	\$1,063,094	7%
TOTAL	143	111	29%	\$45,500	\$45,000	1%	\$28,312,170	\$19,712,590	44%

NORTH KOHALA		
HOMES		
Number of Sales	8	60%
Total Dollar Transactions	\$7,410,000	48%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	3	200%
Total Dollar Transactions	\$1,435,000	356%

HAMAKUA		
HOMES		
Number of Sales	4	100%
Total Dollar Transactions	\$5,300,000	444%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	3	50%
Total Dollar Transactions	\$1,685,000	93%

NORTH HILO		
HOMES		
Number of Sales	3	200%
Total Dollar Transactions	\$2,520,000	-56%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	2	100%
Total Dollar Transactions	\$700,000	103%

SOUTH KOHALA		
HOMES		
Number of Sales	12	-8%
Total Dollar Transactions	\$22,270,925	39%
CONDOS		
Number of Sales	11	-21%
Total Dollar Transactions	\$9,952,000	-41%
LAND		
Number of Sales	2	-67%
Total Dollar Transactions	\$2,900,000	4%

NORTH KONA		
HOMES		
Number of Sales	29	16%
Total Dollar Transactions	\$81,215,900	41%
CONDOS		
Number of Sales	17	-11%
Total Dollar Transactions	\$13,609,815	-19%
LAND		
Number of Sales	6	50%
Total Dollar Transactions	\$12,544,000	50%

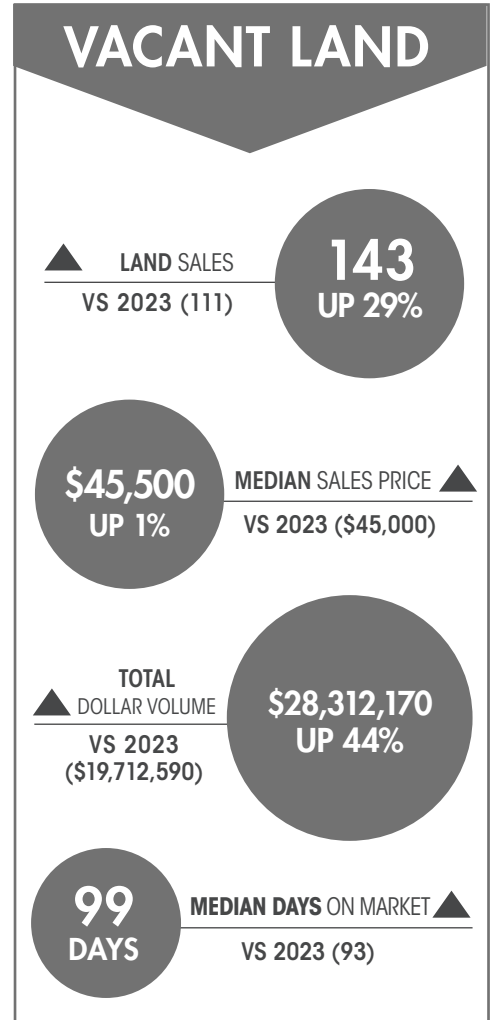
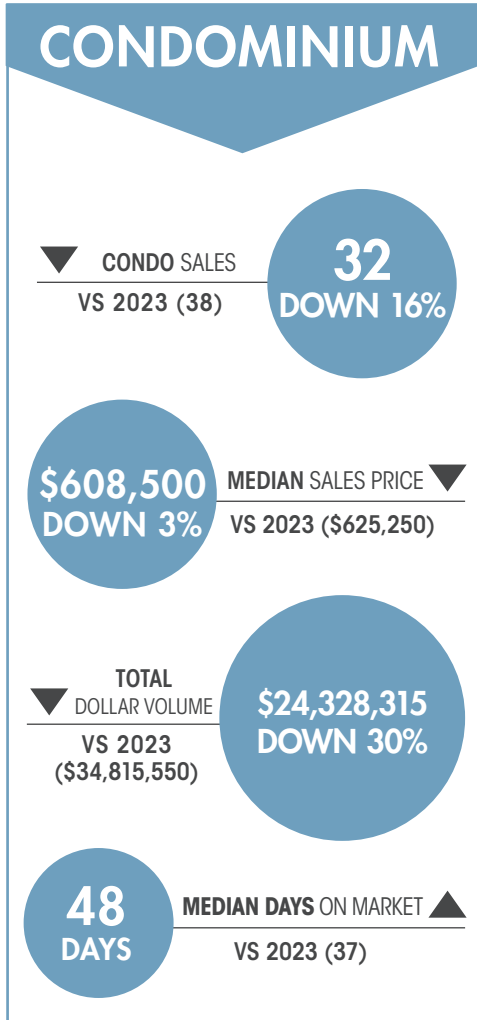
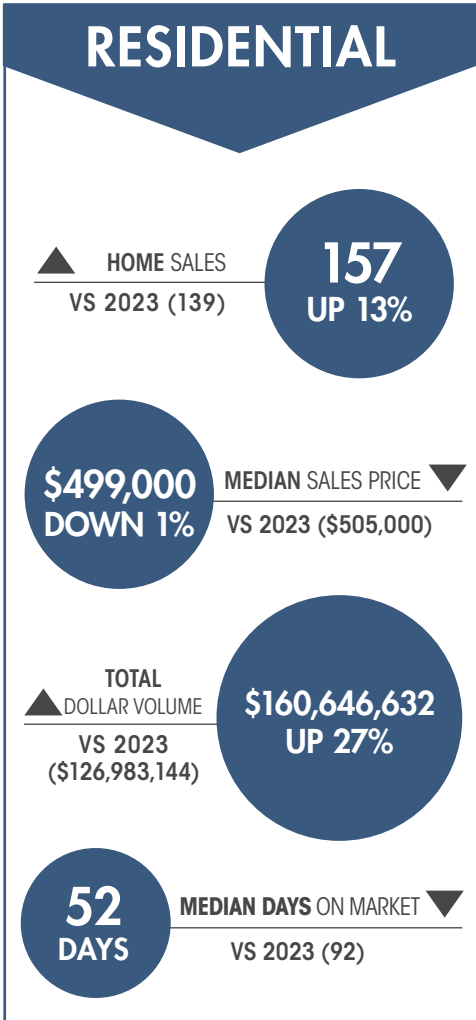
SOUTH HILO		
HOMES		
Number of Sales	16	-27%
Total Dollar Transactions	\$9,459,000	-28%
CONDOS		
Number of Sales	4	0%
Total Dollar Transactions	\$766,500	-10%
LAND		
Number of Sales	6	20%
Total Dollar Transactions	\$1,423,585	6%

SOUTH KONA		
HOMES		
Number of Sales	5	25%
Total Dollar Transactions	\$2,547,507	-29%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	3	-25%
Total Dollar Transactions	\$642,700	-37%

KAU		
HOMES		
Number of Sales	8	-38%
Total Dollar Transactions	\$2,811,000	-49%
CONDOS		
Number of Sales	-	-100%
Total Dollar Transactions	-	-100%
LAND		
Number of Sales	21	-32%
Total Dollar Transactions	\$1,140,600	7%

PUNA		
HOMES		
Number of Sales	72	33%
Total Dollar Transactions	\$27,112,300	39%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	97	70%
Total Dollar Transactions	\$5,841,285	61%





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.

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.

STATE OF HAWAII | ALL COUNTIES
REAL PROPERTY TAX
 FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024

Honolulu County

CLASS	Taxable Building per/\$1,000
Residential Principal Residence	\$3.50
Hotel and resort	\$13.90
Commercial	\$12.40
Industrial	\$12.40
Agricultural	\$5.70
Preservation	\$5.70
Public service	\$0.00
Vacant agricultural	\$ 8.50
Residential A - Tier 1 Tax rate applied to the net taxable value of the property up to \$1,000,000.	\$4.50
Residential A - Tier 2 Tax rate applied to the net taxable value of the property in excess of \$1,000,000.	\$10.50
Bed and breakfast home	\$6.50

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due
Sep 30, 2023 Deadline for filing exemption claims & ownership documents
Feb 20, 2024 2nd half of fiscal year tax payment due

For More Information Visit: www.realpropertyhonolulu.com

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, 2023 1st half of fiscal year tax payment due
Dec 31, 2023 Deadline for filing exemption claims & ownership documents for August 20th real prop taxes the following year
Feb 20, 2024 2nd half of fiscal year tax payment due
June 30, 2024 Deadline for filing exemption claims & ownership documents for February 20th real prop taxes the following year

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

Maui County

2023-2024

CLASS	All rates are per \$1,000 of net taxable assessed valuation
Owner-Occupied	
Tier 1, Up to \$1 Million	\$1.90
Tier 2, \$1,000,001 to \$3 Million	\$2.00
Tier 3, More Than \$3 Million	\$2.75
Non-Owner-Occupied	
Tier 1, Up to \$1 Million	\$5.85
Tier 2, \$1,000,001 to \$4.5 Million	\$8.00
Tier 3, More Than \$4.5 Million	\$12.50
Apartment	\$3.50
Hotel And Resort	\$11.75
Time Share	\$14.60
Transient Vacation Rental/Short-Term Rental Home	\$11.85
Long-Term Rental	
Tier 1, Up to \$1 Million	\$3.00
Tier 2, \$1,000,001 to \$3 Million	\$5.00
Tier 3, More Than \$3 Million	\$8.00
Agricultural	\$5.74
Conservation	\$6.43
Commercial	\$6.05
Industrial	\$7.05
Commercialized Residential	\$4.40

REAL PROPERTY TAX DUE DATES:

Aug 20, 2023 1st half of fiscal year tax payment due
Dec 31, 2023 Deadline for filing exemption claims & ownership documents
Feb 20, 2024 2nd half of fiscal year tax payment due

For Info On Classifications Visit: www.mauicounty.gov/755/Classification-for-Tax-Rate-Purposes

Kauai County

CLASS	Tax Rate per/\$1,000
Homestead	\$2.59
Residential	\$5.45
Vacation Rental	\$9.85
Hotel and 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, 2023 1st half of fiscal year tax payment due
Sep 30, 2023 Deadline for filing exemption claims & ownership documents
Feb 20, 2024 2nd half of fiscal year tax payment due

For more information visit: www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax/Assessment

