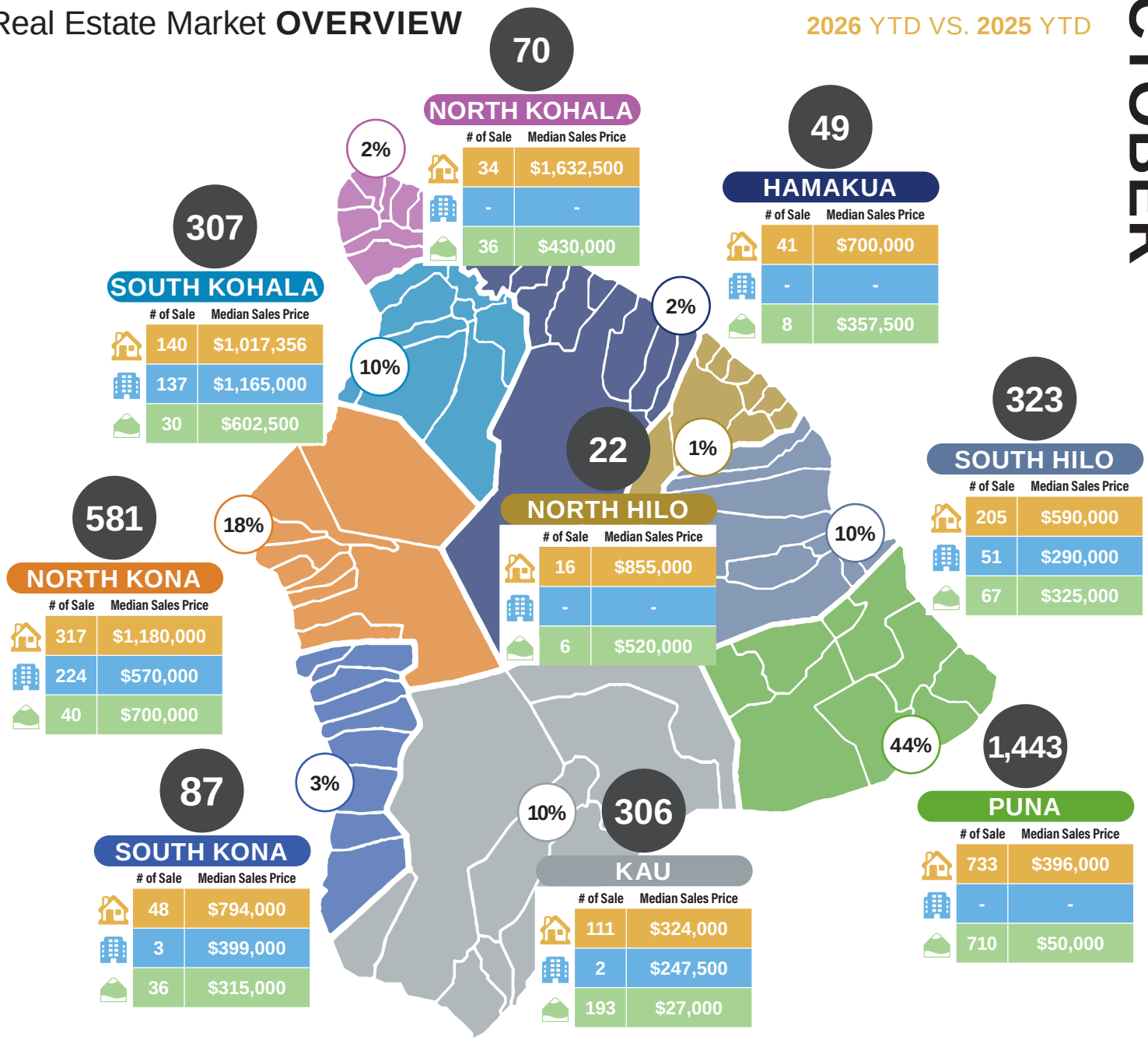
Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

BIG ISLAND

2026 YTD VS. **2025** YTD

OCTOBER



	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
HOMES	52%	1,645	▼	-4%	$550,000	▼	-1%
CONDO	13%	417	▼	-6%	$615,000	▼	-2%
LAND	35%	1,126	▼	-22%	$60,000	▲	20%

Residential

Condominiums

Vacant Land

% of Closed Sales by Districts through October 31, 2026

Number of Recorded transactions from January 1, 2026 – October 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	1443	-14%	NORTH KONA	$1,075,107,243	3%
NORTH KONA	581	-7%	SOUTH KOHALA	$620,836,444	20%
KAU	306	-23%	PUNA	$352,037,812	2%
SOUTH KOHALA	307	-2%	SOUTH HILO	$182,689,684	-5%
SOUTH HILO	323	8%	NORTH KOHALA	$85,099,777	-7%
SOUTH KONA	87	-37%	SOUTH KONA	$69,955,599	-8%
NORTH KOHALA	70	-9%	KAU	$46,433,669	-28%
HAMAKUA	49	-9%	HAMAKUA	$49,660,308	28%
NORTH HILO	22	-35%	NORTH HILO	$16,605,900	-42%
TOTAL	**3,188**	**-12%**	**TOTAL**	**$2,498,426,436**	**4%**

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

BIG ISLAND

2026 YTD VS. **2025** YTD

OCT.

HAWAII ISLAND

YEAR-TO-DATE

3,188
TOTAL NUMBER OF SALES
2026

3,608
TOTAL NUMBER OF SALES
2025

-12%

$550,000
MEDIAN PRICE HOME
-1%

$615,000
MEDIAN PRICE CONDO
-2%

$60,000
MEDIAN PRICE LAND
20%

$2,498,426,436
TOTAL DOLLAR VOL
2026

$2,404,699,118
TOTAL DOLLAR VOLUME
2025

4%

RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	733	721	2%	$396,000	$384,000	3%	$298,750,694	$287,139,143	4%
SOUTH HILO	205	206	0%	$590,000	$622,500	-5%	$133,441,042	$162,319,980	-18%
NORTH HILO	16	17	-6%	$855,000	$1,025,000	-17%	$13,904,900	$19,983,000	-30%
HAMAKUA	41	36	14%	$700,000	$624,750	12%	$38,275,808	$28,403,420	35%
NORTH KOHALA	34	61	-44%	$1,632,500	$1,034,000	58%	$59,874,814	$81,891,248	-27%
SOUTH KOHALA	140	151	-7%	$1,017,356	$980,000	4%	$321,055,244	$245,030,192	31%
NORTH KONA	317	311	2%	$1,180,000	$1,272,500	-7%	$762,752,964	$674,538,938	13%
SOUTH KONA	48	70	-31%	$794,000	$759,000	5%	$51,629,699	$55,768,699	-7%
KA'U	111	140	-21%	$324,000	$338,500	-4%	$36,030,735	$52,239,234	-31%
TOTAL	**1,645**	**1,713**	**-4%**	**$550,000**	**$558,000**	**-1%**	**$1,715,715,900**	**$1,607,313,854**	**7%**

CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	-	-	-	-	-	-	-	-	-
SOUTH HILO	51	46	11%	$290,000	$233,500	24%	$16,132,642	$13,687,200	18%
NORTH HILO	-	-	-	-	-	-	-	-	-
HAMAKUA	-	-	-	-	-	-	-	-	-
NORTH KOHALA	-	-	-	-	-	-	-	-	-
SOUTH KOHALA	137	138	-1%	$1,165,000	$1,162,500	0%	$236,704,700	$230,639,949	3%
NORTH KONA	224	260	-14%	$570,000	$620,000	-8%	$229,562,779	$291,752,822	-21%
SOUTH KONA	3	-	-	$399,000	-	-	$1,443,000	-	-
KA'U	2	1	100%	$247,500	$235,000	5%	$495,000	$235,000	111%
TOTAL	**417**	**445**	**-6%**	**$615,000**	**$630,000**	**-2%**	**$484,338,121**	**$536,314,971**	**-10%**

VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
PUNA	710	949	-25%	$50,000	$43,000	16%	$53,287,118	$59,378,279	-10%
SOUTH HILO	67	47	43%	$325,000	$289,000	12%	$33,116,000	$16,747,400	98%
NORTH HILO	6	17	-65%	$520,000	$545,000	-5%	$2,701,000	$8,570,200	-68%
HAMAKUA	8	18	-56%	$357,500	$482,500	-26%	$11,384,500	$10,490,700	9%
NORTH KOHALA	36	16	125%	$430,000	$437,500	-2%	$25,224,963	$9,917,500	154%
SOUTH KOHALA	30	25	20%	$602,500	$600,000	0%	$63,076,500	$41,266,500	53%
NORTH KONA	40	52	-23%	$700,000	$685,000	2%	$82,791,500	$82,561,000	0%
SOUTH KONA	36	68	-47%	$315,000	$242,500	30%	$16,882,900	$20,386,687	-17%
KA'U	193	258	-25%	$27,000	$23,000	17%	$9,907,934	$11,752,027	-16%
TOTAL	**1,126**	**1,450**	**-22%**	**$60,000**	**$50,000**	**20%**	**$298,372,415**	**$261,070,293**	**14%**

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Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

BIG ISLAND

2026 YTD VS. **2025** YTD

OCT.



NORTH KOHALA

HOMES		
Number of Sales	34	-44%
Total Dollar Transactions	$59,874,814	-27%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	36	125%
Total Dollar Transactions	$25,224,963	154%

HAMAKUA

HOMES		
Number of Sales	41	14%
Total Dollar Transactions	$38,275,808	35%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	8	-56%
Total Dollar Transactions	$11,384,500	9%

NORTH HILO

HOMES		
Number of Sales	16	-6%
Total Dollar Transactions	$13,904,900	-30%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	6	-65%
Total Dollar Transactions	$2,701,000	-68%

SOUTH KOHALA

HOMES		
Number of Sales	140	-7%
Total Dollar Transactions	$321,055,244	31%
CONDOS		
Number of Sales	137	-1%
Total Dollar Transactions	$236,704,700	3%
LAND		
Number of Sales	30	20%
Total Dollar Transactions	$63,076,500	53%

NORTH KONA

HOMES		
Number of Sales	317	2%
Total Dollar Transactions	$762,752,964	13%
CONDOS		
Number of Sales	224	-14%
Total Dollar Transactions	$229,562,779	-21%
LAND		
Number of Sales	40	-23%
Total Dollar Transactions	$82,791,500	0%

SOUTH HILO

HOMES		
Number of Sales	205	0%
Total Dollar Transactions	$133,441,042	-18%
CONDOS		
Number of Sales	51	11%
Total Dollar Transactions	$16,132,642	18%
LAND		
Number of Sales	67	43%
Total Dollar Transactions	$33,116,000	98%

SOUTH KONA

HOMES		
Number of Sales	48	-31%
Total Dollar Transactions	$51,629,699	-7%
CONDOS		
Number of Sales	3	-
Total Dollar Transactions	$1,443,000	-
LAND		
Number of Sales	36	-47%
Total Dollar Transactions	$16,882,900	-17%

KAU

HOMES		
Number of Sales	111	-21%
Total Dollar Transactions	$36,030,735	-31%
CONDOS		
Number of Sales	2	100%
Total Dollar Transactions	$495,000	111%
LAND		
Number of Sales	193	-25%
Total Dollar Transactions	$9,907,934	-16%

PUNA

HOMES		
Number of Sales	733	2%
Total Dollar Transactions	$298,750,694	4%
CONDOS		
Number of Sales	-	-
Total Dollar Transactions	-	-
LAND		
Number of Sales	710	-25%
Total Dollar Transactions	$53,287,118	-10%

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Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

BIG ISLAND

2026 YTD VS. **2025** YTD

OCT.

RESIDENTIAL

Home Sales
1,645
vs 2025
1,713
-4%

Median Sales Price
$550,000
vs 2025
$558,000
-1%

Total Dollar Volume
$1,715,715,900
vs 2025
$1,607,313,854
7%

CONDOMINIUM

Condo Sales
417
vs 2025
445
-6%

Median Sales Price
$615,000
vs 2025
$630,000
-2%

Total Dollar Volume
$484,338,121
vs 2025
$536,314,971
-10%

VACANT LAND

Vacant Land Sales
1,126
vs 2025
1,450
-22%

Median Sales Price
$60,000
vs 2025
$50,000
20%

Total Dollar Volume
$298,372,415
vs 2025
$261,070,293
14%

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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.

Sean Hawaii Buyer & Seller Guide

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