

Hilo

Community · HI · Hawaii > Hawaii County

BUYER'S MARKET

\$499K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

327

SALES (12 MO)

\$507K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



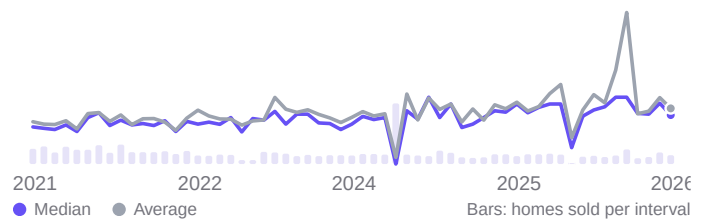
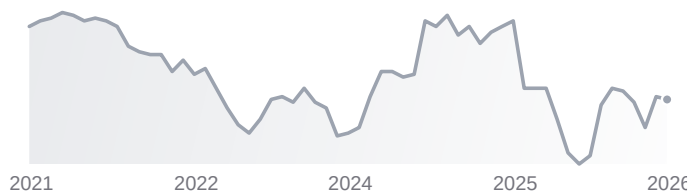
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$468K · Average \$518K

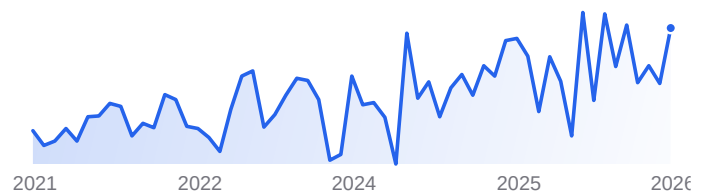
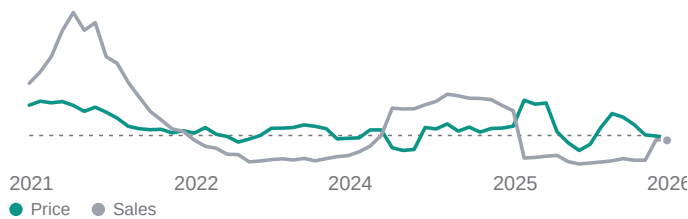


Growth (year over year)

Price -4.0% · Sales -7.4%

Price per square foot

\$458/ft²

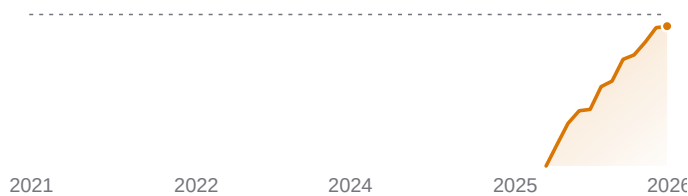


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

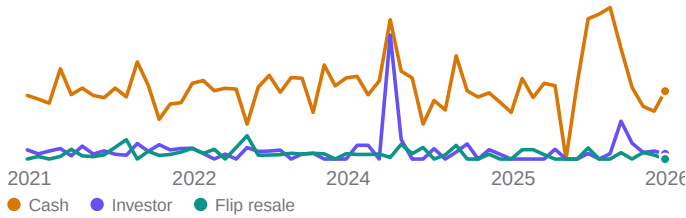
2.0%



BUYERS & OUTCOMES

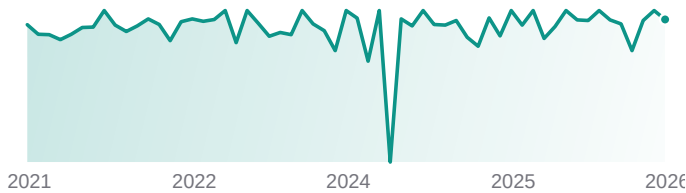
Buyer mix

Cash 45% · Investor 3.4% · Flip resale 0%



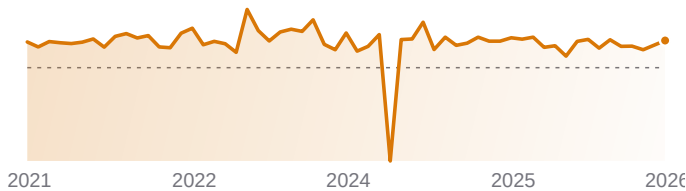
Sellers who sold at a gain

94%

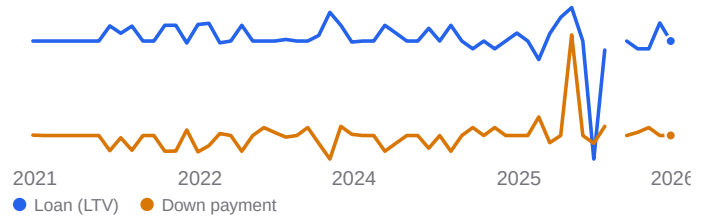


Median annualized return at resale

+7.1%

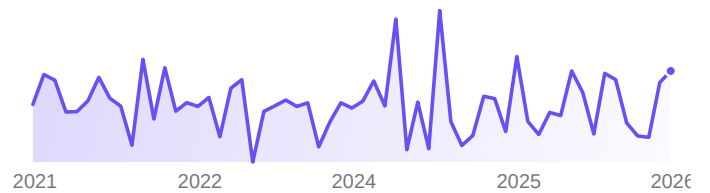


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



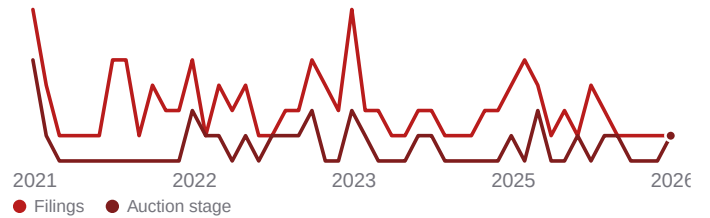
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,366
Median value (AVM)	\$507K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1975
Single family	91%
Condos	6.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.9%
Owner occupied	67%
Company owned	41%
Median loan-to-value	30%

Typical ownership tenure

25.6 yrs

COMMUNITY

Population	46,444
Density	866 / mi ²
Median household income	\$71K
Average household income	\$101K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	0
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	15.5%
Unemployment	0.8%
Average temp	72°F
Annual precip	154 in
Sunshine	41%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.