

Hawaii County, HI

County · HI · Hawaii

BALANCED MARKET

\$773K

MEDIAN SALE PRICE

+40.9%

1-YR CHANGE

2,229

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



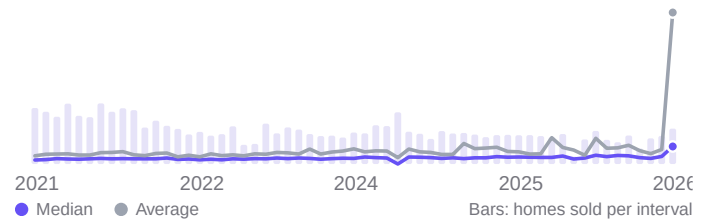
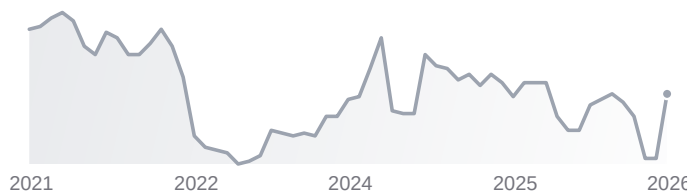
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.2M · Average \$9.8M

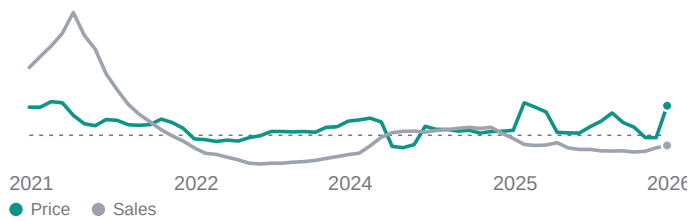


Growth (year over year)

Price +40.9% · Sales -14.0%

Price per square foot

\$770/ft²



Sale premium vs estimated value

+2.2%

Annual turnover (share of homes sold)

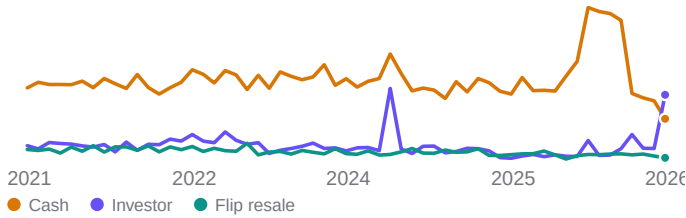
3.1%



BUYERS & OUTCOMES

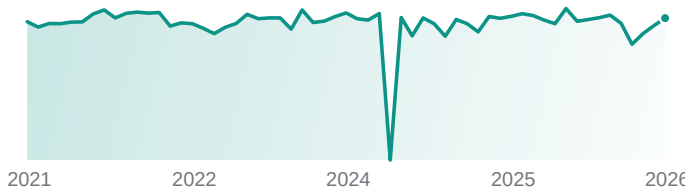
Buyer mix

Cash 26% · Investor 41% · Flip resale 0.8%



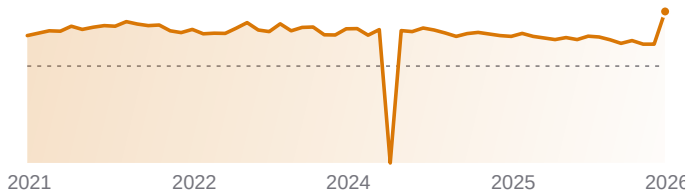
Sellers who sold at a gain

93%

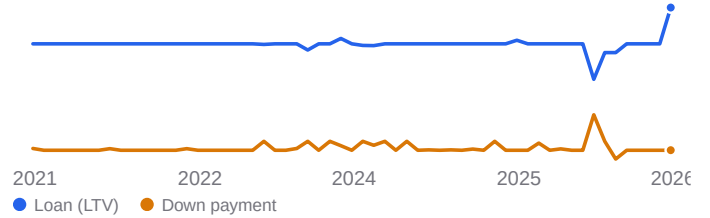


Median annualized return at resale

+13.6%

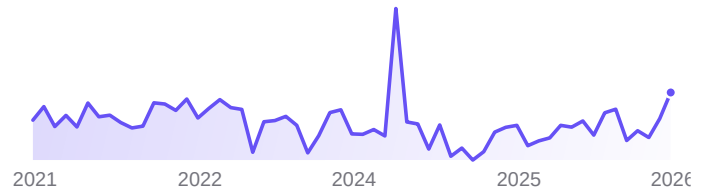


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



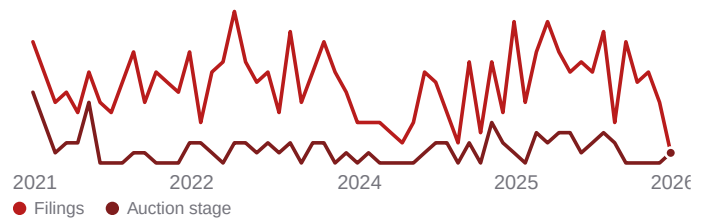
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	72,994
Median value (AVM)	\$549K
Median size	1,312 ft²
Median bedrooms	3
Median year built	1990
Single family	82%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	61%
Company owned	37%
Median loan-to-value	30%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	210,965
Density	52 / mi²
Median household income	\$70K
Average household income	\$99K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	2
Homes occupied	84%
Bachelor's or higher	18%
Poverty rate	15.2%
Unemployment	0.8%
Average temp	71°F
Annual precip	99 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.