

Kauai County, HI

County · HI · Hawaii

BUYER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

663

SALES (12 MO)

\$945K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



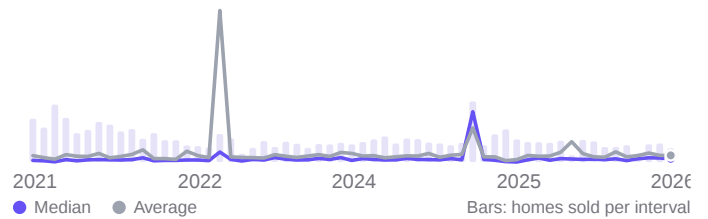
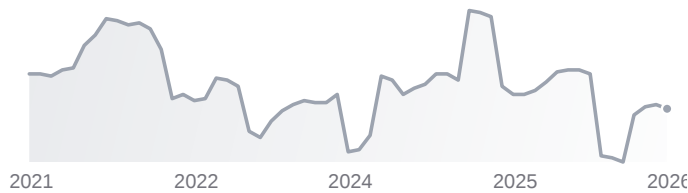
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$1.1M · Average \$1.5M

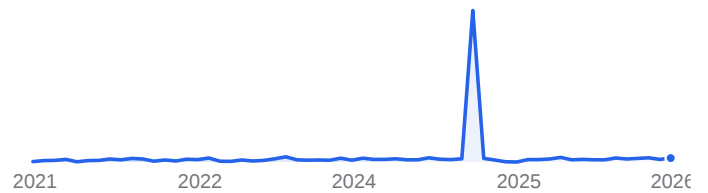
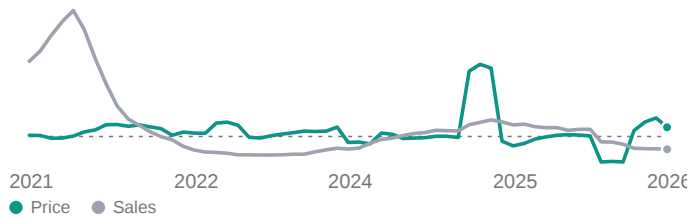


Growth (year over year)

Price +24.3% · Sales -34.3%

Price per square foot

\$838/ft²

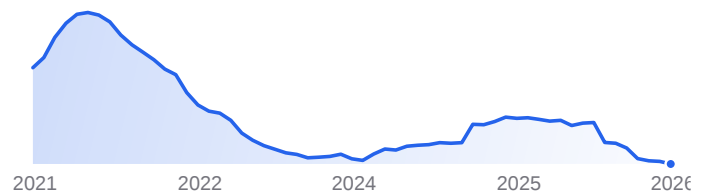
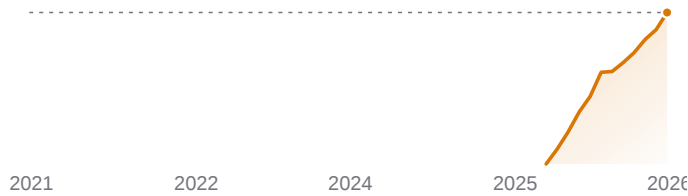


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

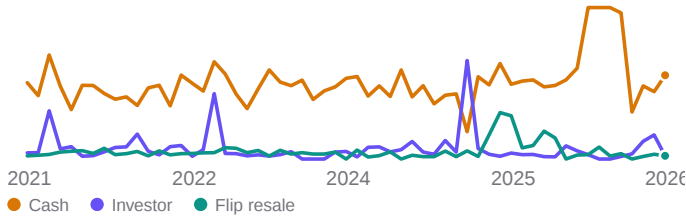
2.3%



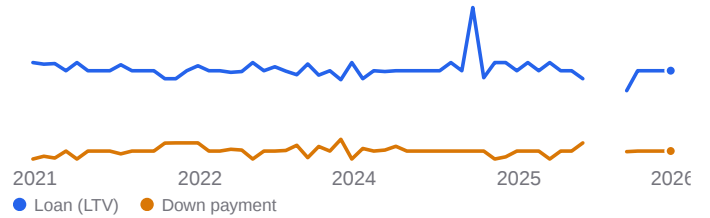
BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 2.1% · Flip resale 2.1%

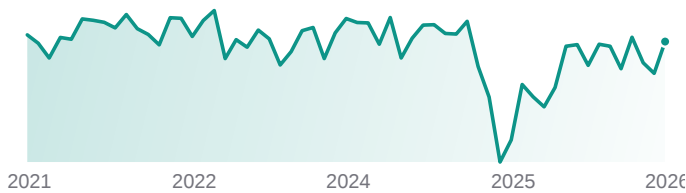


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



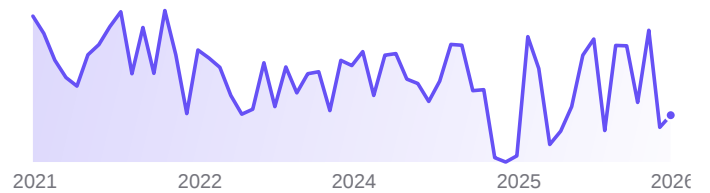
Sellers who sold at a gain

90%



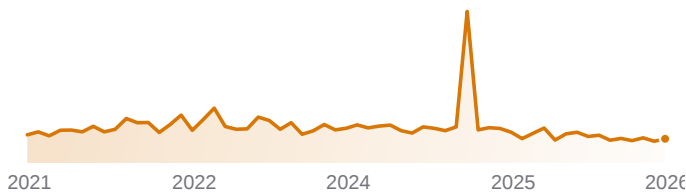
Typical hold before selling

5.8 yrs



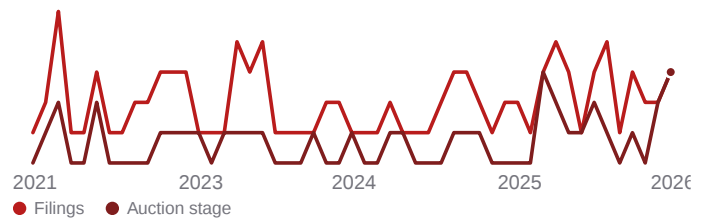
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	28,518
Median value (AVM)	\$945K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1986
Single family	84%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0.7%
Owner occupied	48%
Company owned	51%
Median loan-to-value	23%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	74,034
Density	119 / mi²
Median household income	\$84K
Average household income	\$110K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	4
Homes occupied	85%
Bachelor's or higher	22%
Poverty rate	7.4%
Unemployment	0.6%
Average temp	74°F
Annual precip	55 in
Sunshine	57%

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.