

Kapaa 96746

ZIP code · HI · Hawaii > Kauai County > Kapaa

BUYER'S MARKET

\$920K

MEDIAN SALE PRICE

+15.6%

1-YR CHANGE

121

SALES (12 MO)

\$932K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



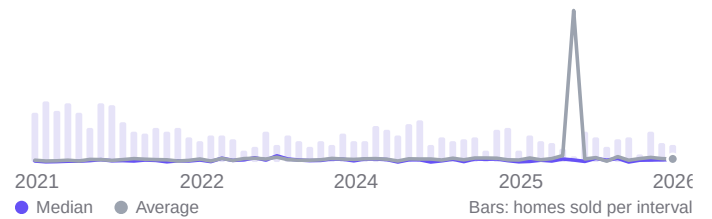
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$941K · Average \$1M

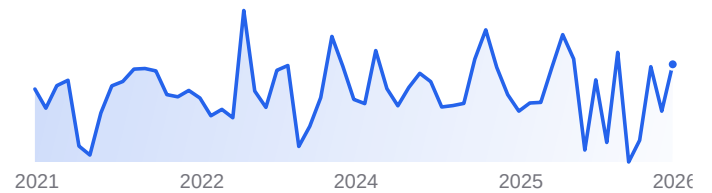
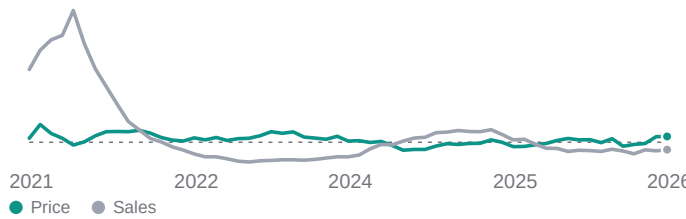


Growth (year over year)

Price +15.6% · Sales -20.4%

Price per square foot

\$796/ft²

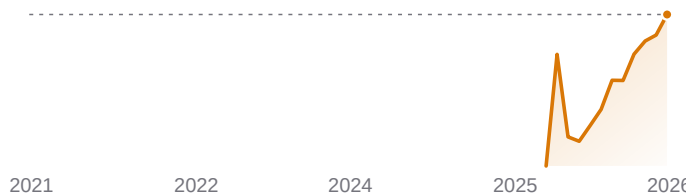


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

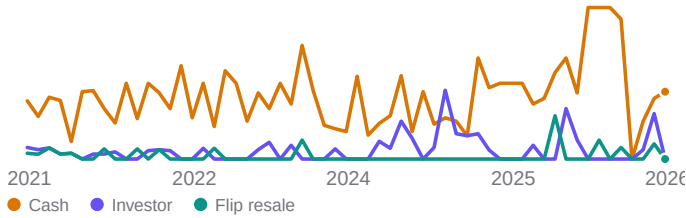
1.8%



BUYERS & OUTCOMES

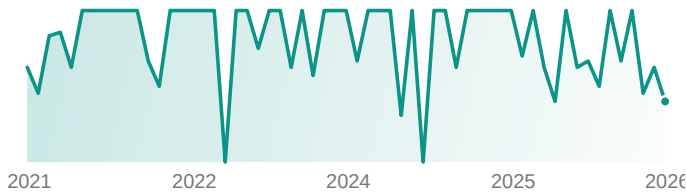
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



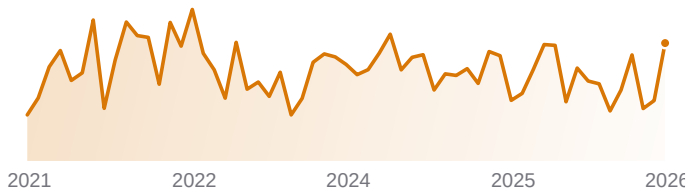
Sellers who sold at a gain

80%

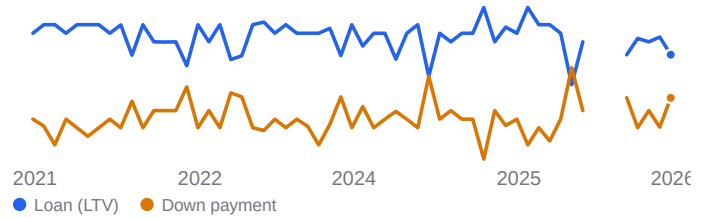


Median annualized return at resale

+10.3%

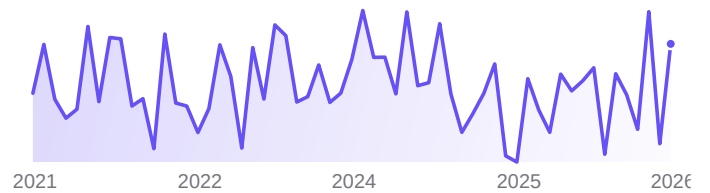


Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



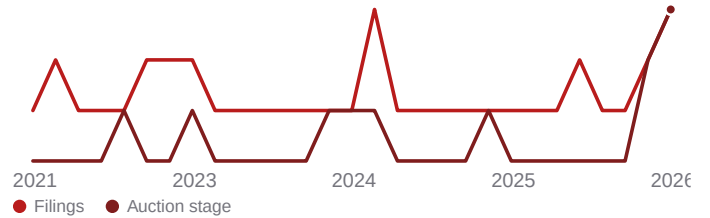
Typical hold before selling

14.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,600
Median value (AVM)	\$932K
Median size	1,391 ft²
Median bedrooms	3
Median year built	1985
Single family	89%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	55%
Company owned	46%
Median loan-to-value	27%

Typical ownership tenure

22.6 yrs

COMMUNITY

Population	23,272
Density	149 / mi²
Median household income	\$92K
Average household income	\$118K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	0
Homes occupied	89%
Bachelor's or higher	25%
Poverty rate	6.1%
Unemployment	0.6%
Average temp	70°F
Annual precip	114 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.