

Kekaha 96752

ZIP code · HI · Hawaii > Kauai County > Kekaha

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

-29.4%

1-YR CHANGE

10

SALES (12 MO)

\$691K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



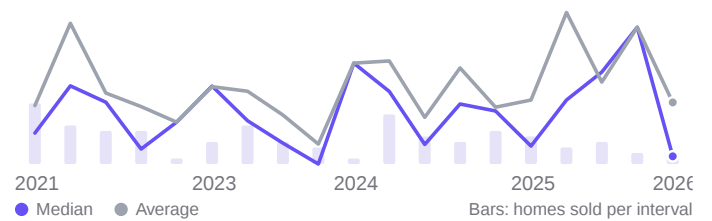
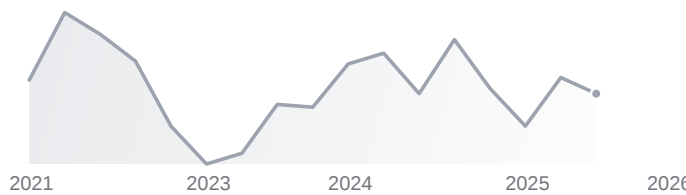
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$440K · Average \$732K

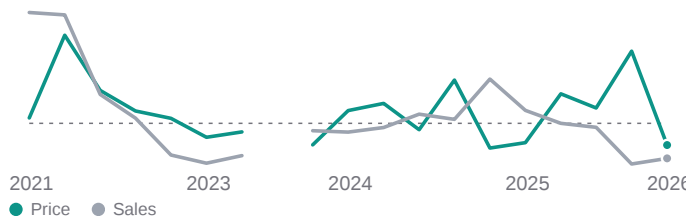


Growth (year over year)

Price -29.4% · Sales -47.4%

Price per square foot

\$928/ft²

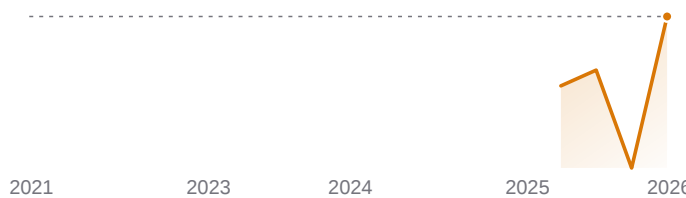


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

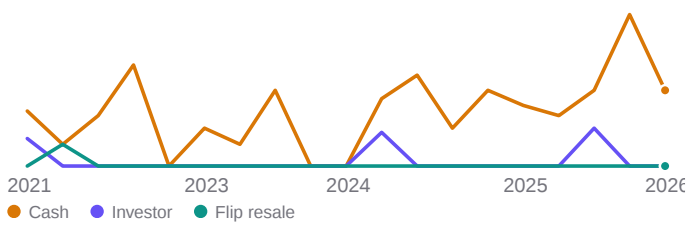
0.9%



BUYERS & OUTCOMES

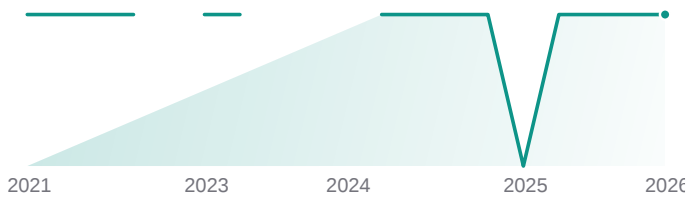
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



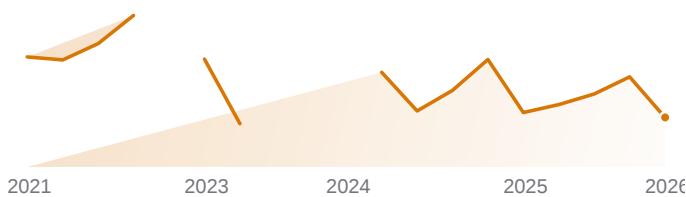
Sellers who sold at a gain

100%

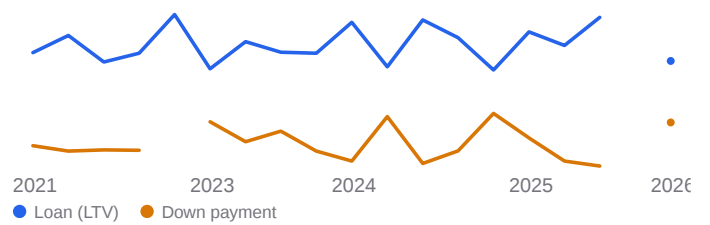


Median annualized return at resale

+5.1%

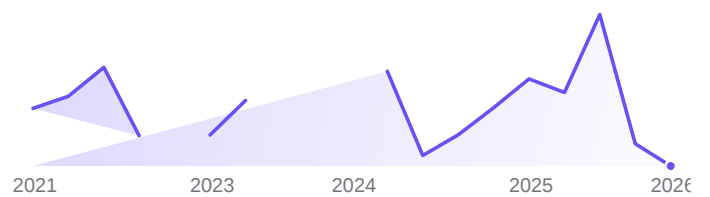


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



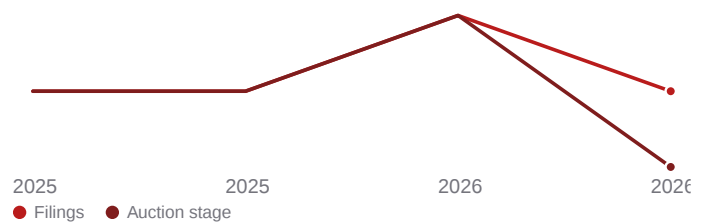
Typical hold before selling

1.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,071
Median value (AVM)	\$691K
Median size	1,186 ft²
Median bedrooms	3
Median year built	1978
Single family	97%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.5%
Owner occupied	58%
Company owned	43%
Median loan-to-value	27%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	2,927
Density	92 / mi²
Median household income	\$72K
Average household income	\$86K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	0
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	11.1%
Unemployment	0.6%
Average temp	68°F
Annual precip	36 in
Sunshine	57%

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