# August 2020

## Hawaii Island Market Statistics

### Single-Family Homes

**Median Sales Price Compared to July 2020**

Days On Market: **75** ↓

**$441,000** ↑

**Listing Information**

Active Listings: **765**

| New Listings | Sold Listings |
|---|---|
| 2020: **274** ↓ | 2020: **239** ↓ |
| 2019: **288** | 2019: **242** |

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### Condominiums

**Median Sales Price Compared to July 2020**

Days On Market: **91** ↑

**$475,000** ↓

**Listing Information**

Active Listings: **343**

| New Listings | Sold Listings |
|---|---|
| 2020: **96** ↑ | 2020: **65** ↓ |
| 2019: **79** | 2019: **77** |

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### Land

**Median Sales Price Compared to July 2020**

Days On Market: **207** ↓

**$27,000** ↑

**Listing Information**

Active Listings: **1,644**

| New Listings | Sold Listings |
|---|---|
| 2020: **257** ↑ | 2020: **177** ↑ |
| 2019: **273** | 2019: **161** |

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Hawaii Information Service

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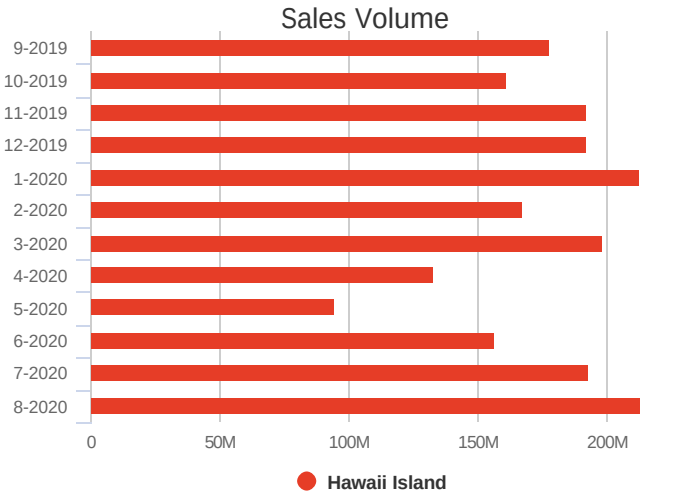
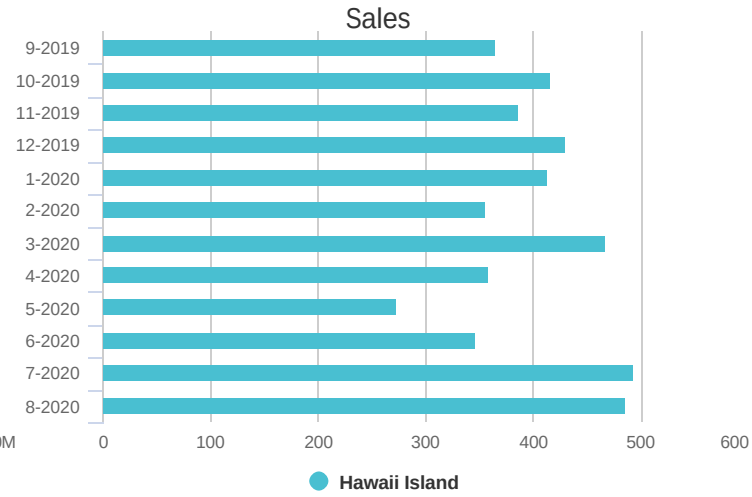
# HAWAII INFORMATION SERVICE MARKET STATISTICS

## Summary Statistics for the 12 Months Ending 8-31-2020

| | Sales Volume | Sales | Median Price | Average Days on Market | Final List Price To Sold Price | Active Listings | Months of Inventory | Absorption Rate % | Under Contract |
|---|---|---|---|---|---|---|---|---|---|
| Hawaii Island | 2,089,480,219 | 4,789 | 269,000 | 111 | 90.84 | 2,826 | 7.08 | 14.12% | 1,118 |




## Hawaii Island

| Property Type | Sales Volume | Sales | Median Price | Average Days on Market | Final List Price To Sold Price | Active Listings | Months of Inventory | Absorption Rate % | Under Contract |
|---|---|---|---|---|---|---|---|---|---|
| Business | 1,051,500 | 4 | 284,000 | 79 | 98.46 | 13 | 39.00 | 2.56% | 2 |
| Commercial | 22,647,000 | 29 | 645,000 | 122 | 86.33 | 44 | 18.21 | 5.49% | 11 |
| Condo | 393,242,637 | 690 | 361,000 | 79 | 95.26 | 343 | 5.97 | 16.76% | 157 |
| Land | 207,996,341 | 1,679 | 30,000 | 160 | 83.06 | 1644 | 11.75 | 8.51% | 405 |
| Multi-Family | 20,124,000 | 16 | 575,000 | 113 | 88.09 | 17 | 12.75 | 7.84% | 13 |
| Residential | 1,444,418,741 | 2,371 | 379,000 | 86 | 91.02 | 765 | 3.87 | 25.83% | 530 |
| Summary | 2,089,480,219 | 4,789 | 269,000 | 111 | 90.84 | 2826 | 7.08 | 14.12% | 1,118 |

| District | Sales Volume | Sales | Median Price | Average Days on Market | Final List Price To Sold Price | Active Listings | Months of Inventory | Absorption Rate % | Under Contract |
|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 43,086,800 | 84 | 406,500 | 109 | 91.29 | 61 | 8.71 | 11.48% | 16 |
| Kau | 50,478,459 | 491 | 30,000 | 202 | 89.10 | 371 | 9.07 | 11.03% | 133 |
| North Hilo | 12,569,780 | 34 | 392,000 | 104 | 92.04 | 45 | 15.88 | 6.30% | 11 |
| North Kohala | 84,712,467 | 119 | 485,000 | 144 | 89.12 | 118 | 11.90 | 8.40% | 33 |
| North Kona | 887,684,122 | 990 | 535,000 | 87 | 90.36 | 461 | 5.59 | 17.90% | 225 |
| Puna | 254,998,676 | 1,866 | 65,000 | 108 | 91.83 | 1,099 | 7.07 | 14.15% | 433 |
| South Hilo | 190,987,494 | 486 | 320,000 | 101 | 91.27 | 221 | 5.46 | 18.33% | 114 |
| South Kohala | 490,427,954 | 560 | 570,000 | 87 | 91.19 | 276 | 5.91 | 16.91% | 126 |
| South Kona | 74,534,467 | 159 | 362,500 | 122 | 92.42 | 174 | 13.13 | 7.61% | 27 |
| Summary | 2,089,480,219 | 4,789 | 269,000 | 111 | 90.84 | 2,826 | 7.08 | 14.12% | 1,118 |

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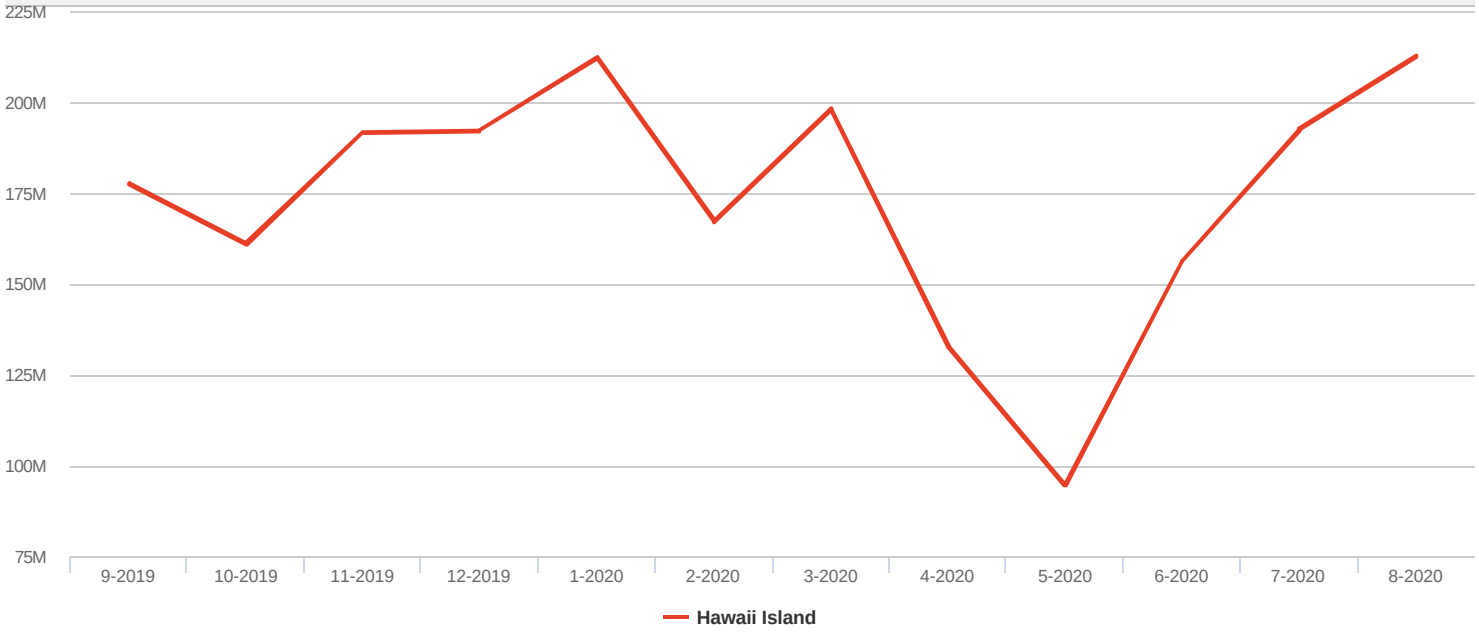
# Hawaii Island Monthly Stats from 9-1-2019 to 8-31-2020

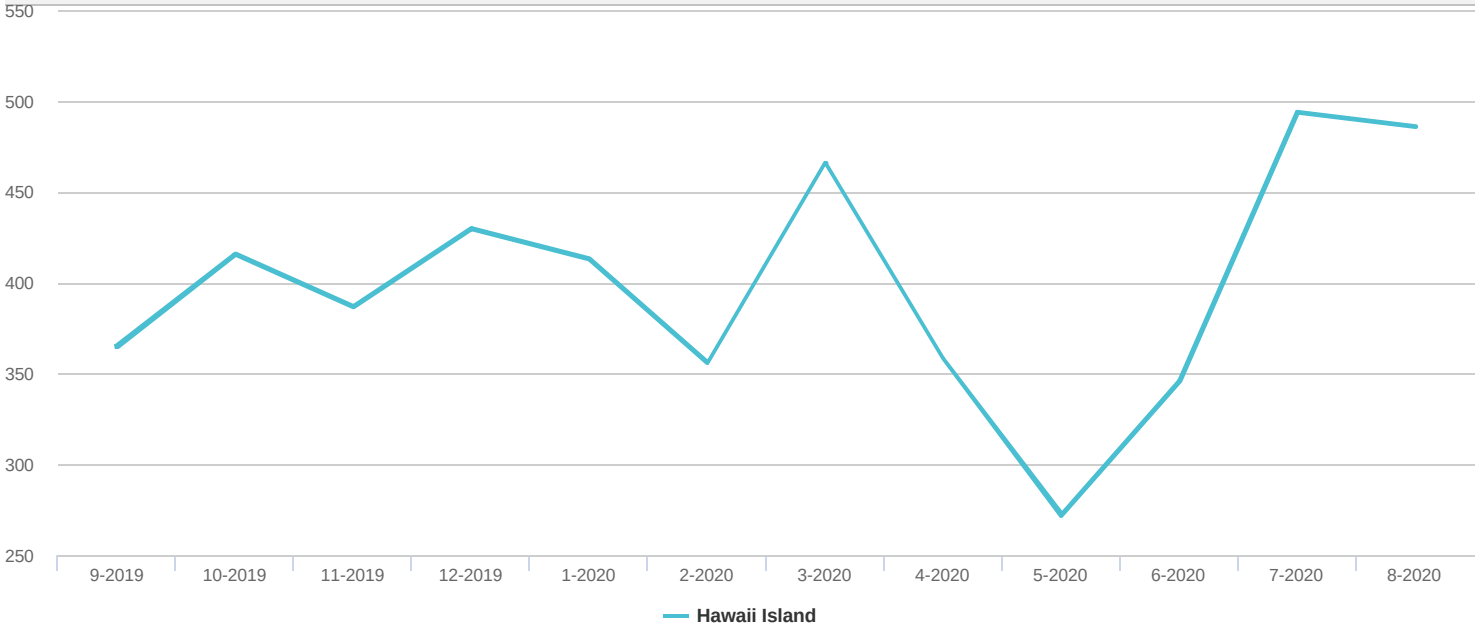
## Sales Volume by Month

| 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 177,503,278 | 161,057,171 | 191,854,533 | 192,264,236 | 212,270,385 | 167,144,824 | 198,246,007 | 132,841,776 | 94,645,932 | 156,369,185 | 192,446,125 | 212,836,767 |




## Number of Sales by Month

| 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 365 | 416 | 387 | 430 | 413 | 356 | 466 | 358 | 272 | 346 | 494 | 486 |

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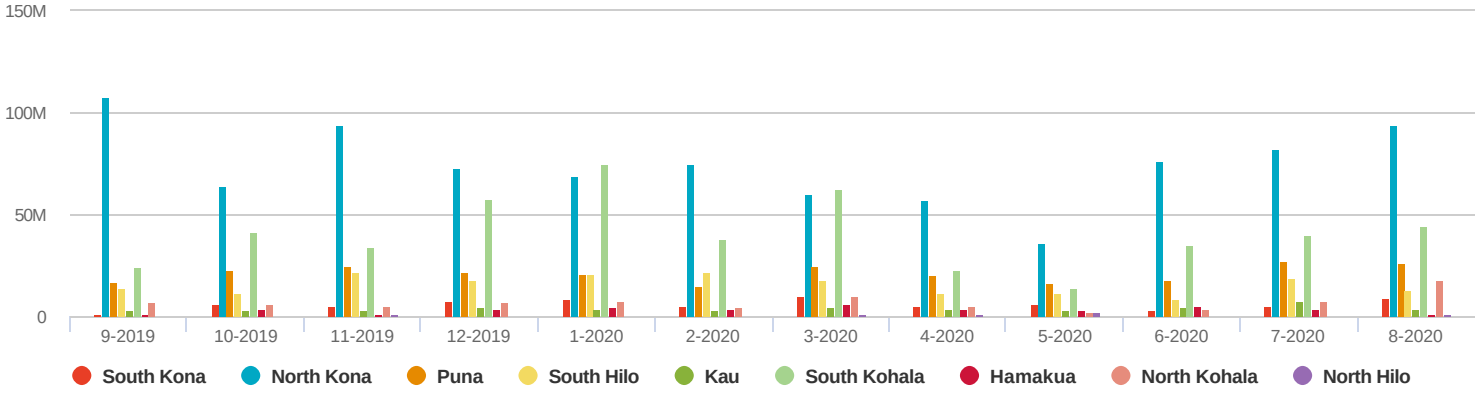
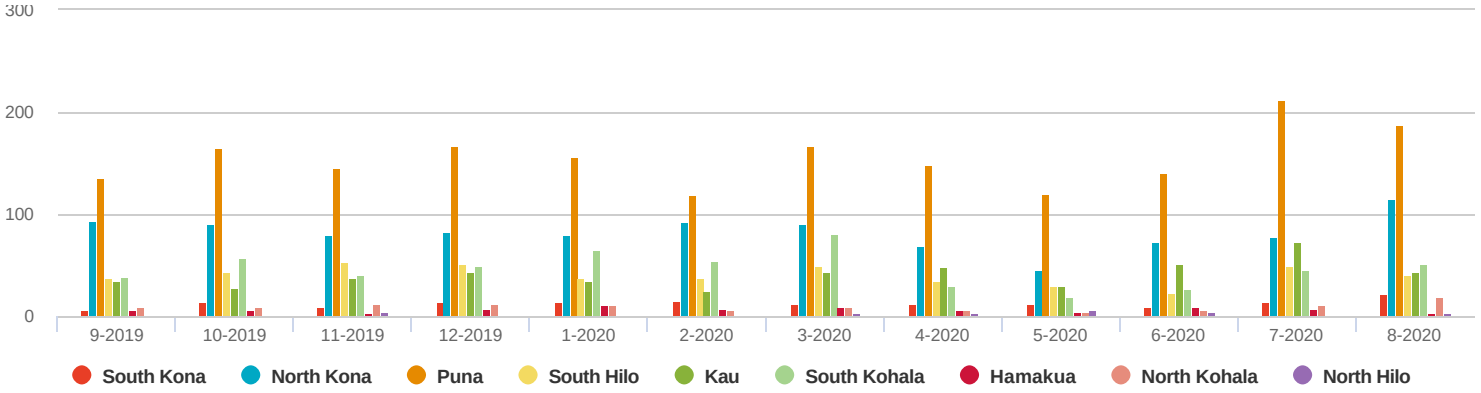
# Monthly Stats for Hawaii Island from 9-1-2019 to 8-31-2020

## Sales Volume by Month By District




| District | 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 1,609,000 | 3,941,500 | 1,930,000 | 3,612,000 | 4,922,500 | 4,199,900 | 6,086,000 | 3,581,400 | 2,749,000 | 5,252,500 | 3,630,000 | 1,573,000 |
| Kau | 3,485,700 | 3,068,450 | 3,125,301 | 4,336,124 | 4,142,000 | 3,482,344 | 5,017,800 | 4,209,013 | 3,168,200 | 4,969,827 | 7,488,850 | 3,984,850 |
| North Hilo | 797,900 | 1,004,600 | 1,328,000 | 575,000 | 725,440 | 0 | 1,385,000 | 1,602,000 | 2,148,000 | 1,107,900 | 590,000 | 1,305,940 |
| North Kohala | 6,903,000 | 6,120,500 | 5,627,825 | 6,718,625 | 7,455,405 | 4,589,750 | 9,863,000 | 5,423,762 | 2,379,000 | 3,658,000 | 7,765,000 | 18,208,600 |
| North Kona | 107,617,298 | 64,149,700 | 94,110,699 | 72,320,224 | 69,009,400 | 74,983,020 | 60,318,699 | 56,963,051 | 35,863,619 | 76,836,100 | 81,673,039 | 93,839,273 |
| Puna | 16,894,525 | 22,918,425 | 24,683,532 | 21,511,740 | 21,305,418 | 14,621,175 | 24,666,039 | 20,693,740 | 16,104,434 | 17,712,738 | 27,303,844 | 26,583,066 |
| South Hilo | 14,178,200 | 11,954,104 | 21,819,217 | 17,836,513 | 20,771,428 | 22,203,860 | 17,987,712 | 12,034,750 | 11,746,510 | 8,383,750 | 18,602,800 | 13,468,650 |
| South Kohala | 24,284,505 | 41,631,900 | 34,112,959 | 57,899,110 | 74,958,295 | 37,949,775 | 62,842,607 | 23,001,060 | 14,342,350 | 35,086,570 | 39,731,935 | 44,586,888 |
| South Kona | 1,733,150 | 6,267,992 | 5,117,000 | 7,454,900 | 8,980,499 | 5,115,000 | 10,079,150 | 5,333,000 | 6,144,819 | 3,361,800 | 5,660,657 | 9,286,500 |

## Sales by Month By District




| District | 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 6 | 7 | 3 | 8 | 11 | 8 | 9 | 7 | 4 | 10 | 8 | 3 |
| Kau | 34 | 28 | 38 | 43 | 35 | 25 | 43 | 49 | 29 | 51 | 73 | 43 |
| North Hilo | 2 | 2 | 4 | 2 | 2 | 0 | 3 | 3 | 7 | 4 | 2 | 3 |
| North Kohala | 10 | 9 | 12 | 12 | 11 | 7 | 10 | 7 | 5 | 6 | 11 | 19 |
| North Kona | 94 | 90 | 80 | 83 | 80 | 92 | 90 | 68 | 46 | 74 | 78 | 115 |
| Puna | 136 | 165 | 146 | 167 | 156 | 118 | 167 | 148 | 121 | 141 | 213 | 188 |
| South Hilo | 37 | 43 | 53 | 51 | 38 | 37 | 50 | 34 | 29 | 23 | 50 | 41 |
| South Kohala | 39 | 58 | 41 | 50 | 66 | 54 | 81 | 29 | 18 | 27 | 45 | 52 |
| South Kona | 7 | 14 | 10 | 14 | 14 | 15 | 13 | 13 | 13 | 10 | 14 | 22 |

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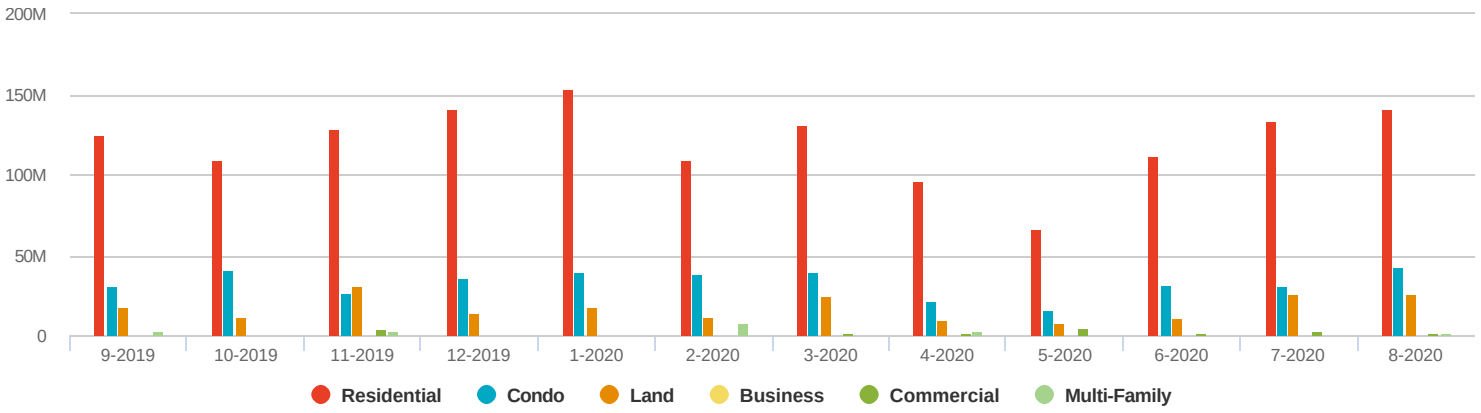
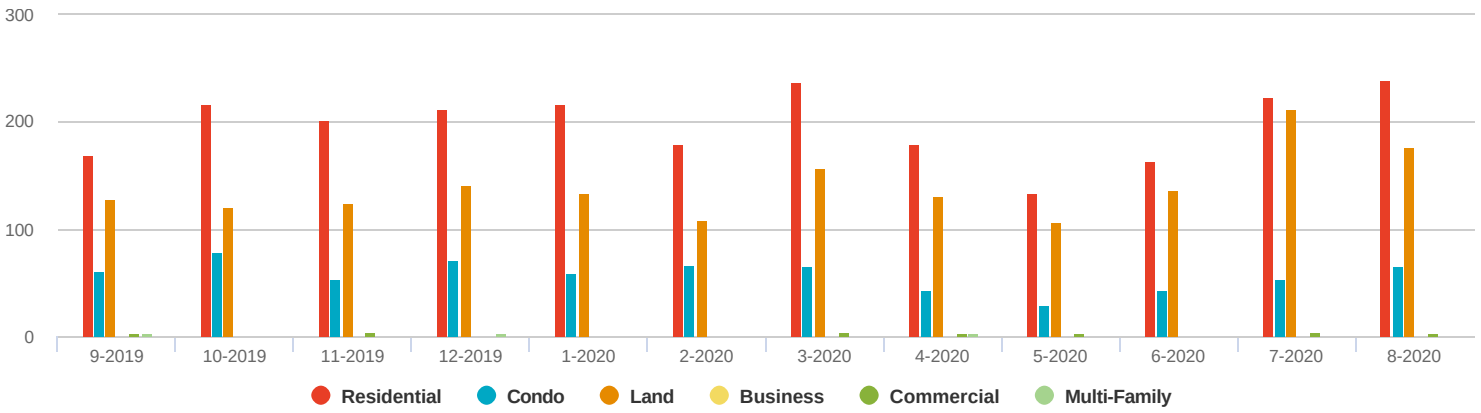
# Monthly Stats for Hawaii Island from 9-1-2019 to 8-31-2020

## Sales Volume by Month By Property Type




| | 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Business | 25,000 | 0 | 0 | 560,500 | 466,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial | 1,245,000 | 0 | 3,840,000 | 1,200,000 | 1,120,000 | 0 | 2,155,000 | 2,370,000 | 4,830,000 | 1,850,000 | 2,546,000 | 1,491,000 |
| Condo | 30,716,400 | 40,697,992 | 26,324,666 | 35,517,100 | 39,262,600 | 38,224,005 | 39,513,900 | 21,954,450 | 15,809,398 | 32,137,100 | 30,461,476 | 42,623,550 |
| Land | 17,563,230 | 11,798,350 | 30,324,021 | 13,596,222 | 17,629,221 | 12,227,094 | 25,037,618 | 9,555,263 | 7,707,102 | 10,805,832 | 25,717,855 | 26,034,533 |
| Multi-Family | 2,970,000 | 0 | 2,695,000 | 1,269,000 | 228,000 | 7,700,000 | 415,000 | 3,052,000 | 0 | 0 | 0 | 1,795,000 |
| Residential | 124,983,648 | 108,560,829 | 128,670,846 | 140,121,414 | 153,564,564 | 108,993,725 | 131,124,489 | 95,910,063 | 66,299,432 | 111,576,253 | 133,720,794 | 140,892,684 |

## Sales by Month By Property Type




| | 9-2019 | 10-2019 | 11-2019 | 12-2019 | 1-2020 | 2-2020 | 3-2020 | 4-2020 | 5-2020 | 6-2020 | 7-2020 | 8-2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Business | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial | 3 | 0 | 4 | 1 | 2 | 0 | 4 | 3 | 3 | 2 | 4 | 3 |
| Condo | 61 | 78 | 54 | 71 | 59 | 67 | 66 | 43 | 29 | 43 | 54 | 65 |
| Land | 128 | 121 | 125 | 141 | 133 | 109 | 158 | 130 | 107 | 137 | 213 | 177 |
| Multi-Family | 3 | 0 | 2 | 3 | 1 | 1 | 1 | 3 | 0 | 0 | 0 | 2 |
| Residential | 169 | 217 | 202 | 212 | 217 | 179 | 237 | 179 | 133 | 164 | 223 | 239 |

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# Hawaii Island Monthly Comparisons for Month Ending 8-31-2020

## Hawaii Island Single Family Sales Volume

| District | Current Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Previous Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Year Ago Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 3 | 1,573,000 | 429,000 | 48 | 94.02 | 5 | 2,790,000 | 505,000 | 56 | 94.61 | 7 | 2,579,900 | 415,000 | 52 | 93.92 |
| Kau | 17 | 3,388,400 | 155,000 | 93 | 94.21 | 22 | 6,693,000 | 301,500 | 146 | 91.13 | 12 | 2,905,000 | 225,000 | 146 | 87.14 |
| North Hilo | 3 | 1,305,940 | 290,940 | 8 | 97.97 | 2 | 590,000 | 295,000 | 125 | 89.53 | 3 | 1,377,500 | 485,000 | 79 | 92.33 |
| North Kohala | 14 | 14,668,600 | 980,000 | 125 | 88.31 | 6 | 6,325,000 | 945,000 | 92 | 92.71 | 7 | 8,802,500 | 1,300,000 | 125 | 91.24 |
| North Kona | 64 | 62,663,973 | 674,500 | 64 | 91.91 | 42 | 53,296,563 | 725,000 | 81 | 91.37 | 49 | 62,729,164 | 710,000 | 71 | 90.30 |
| Puna | 82 | 23,268,583 | 270,000 | 81 | 93.74 | 98 | 24,399,496 | 243,750 | 80 | 94.19 | 90 | 22,916,149 | 230,000 | 74 | 91.88 |
| South Hilo | 24 | 9,947,300 | 395,500 | 55 | 93.45 | 23 | 12,522,900 | 368,000 | 90 | 93.13 | 35 | 14,733,775 | 375,000 | 106 | 94.28 |
| South Kohala | 20 | 15,912,388 | 584,944 | 43 | 96.00 | 19 | 22,540,935 | 640,000 | 100 | 95.41 | 30 | 21,213,200 | 582,000 | 112 | 92.61 |
| South Kona | 12 | 8,164,500 | 755,000 | 118 | 94.82 | 6 | 4,562,900 | 642,000 | 50 | 98.15 | 9 | 7,440,500 | 603,500 | 78 | 89.10 |
| Summary | 239 | 140,892,684 | 441,000 | 75 | 92.66 | 223 | 133,720,794 | 355,000 | 89 | 93.04 | 242 | 144,697,688 | 396,052 | 88 | 91.28 |

## Hawaii Island Condo Sales Volume

| District | Current Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Previous Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Year Ago Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 |
| Kau | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 1 | 170,000 | 170,000 | 198 | 91.89 |
| North Hilo | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 |
| North Kohala | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 1 | 398,868 | 398,868 | 35 | 94.07 |
| North Kona | 35 | 17,259,800 | 391,000 | 90 | 94.68 | 29 | 14,493,976 | 330,000 | 60 | 95.92 | 40 | 18,538,150 | 325,000 | 61 | 95.56 |
| Puna | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 |
| South Hilo | 6 | 1,074,250 | 205,000 | 157 | 90.43 | 6 | 1,289,500 | 220,250 | 65 | 97.28 | 11 | 2,028,638 | 180,888 | 46 | 95.98 |
| South Kohala | 24 | 24,289,500 | 685,000 | 76 | 93.18 | 19 | 14,678,000 | 480,000 | 87 | 96.59 | 24 | 14,728,860 | 525,000 | 96 | 95.72 |
| South Kona | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 |
| Summary | 65 | 42,623,550 | 475,000 | 91 | 93.71 | 54 | 30,461,476 | 327,500 | 70 | 96.30 | 77 | 35,864,516 | 325,000 | 71 | 95.61 |

## Hawaii Island Land Sales Volume

| District | Current Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Previous Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price | Year Ago Units | Dollar Volume | Median Price | Avg DOM | Final List Price To Sold Price |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 0 | 0 | 0 | 0 | 0.00 | 3 | 840,000 | 300,000 | 154 | 91.90 | 0 | 0 | 0 | 0 | 0.00 |
| Kau | 25 | 551,450 | 14,000 | 282 | 78.65 | 51 | 795,850 | 10,000 | 354 | 84.49 | 38 | 1,083,296 | 8,500 | 214 | 92.16 |
| North Hilo | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0.00 | 1 | 335,000 | 335,000 | 54 | 98.67 |
| North Kohala | 5 | 3,540,000 | 270,000 | 721 | 77.94 | 5 | 1,440,000 | 275,000 | 75 | 86.28 | 5 | 1,712,500 | 262,500 | 255 | 87.42 |
| North Kona | 14 | 11,390,500 | 505,000 | 115 | 84.79 | 7 | 13,882,500 | 375,000 | 247 | 81.93 | 11 | 5,638,000 | 383,000 | 135 | 93.64 |
| Puna | 105 | 2,994,483 | 16,500 | 177 | 87.33 | 115 | 2,904,348 | 16,500 | 169 | 89.00 | 84 | 3,232,854 | 24,750 | 127 | 90.92 |
| South Hilo | 10 | 2,051,100 | 222,500 | 154 | 93.36 | 19 | 3,450,400 | 170,000 | 198 | 84.28 | 11 | 3,315,000 | 270,000 | 196 | 90.19 |
| South Kohala | 8 | 4,385,000 | 265,000 | 86 | 91.70 | 6 | 1,472,000 | 155,000 | 87 | 92.40 | 7 | 2,968,760 | 197,880 | 151 | 109.03 |
| South Kona | 10 | 1,122,000 | 83,000 | 356 | 73.63 | 7 | 932,757 | 65,000 | 200 | 91.05 | 4 | 328,114 | 50,000 | 19 | 67.65 |
| Summary | 177 | 26,034,533 | 27,000 | 207 | 85.06 | 213 | 25,717,855 | 20,000 | 214 | 84.48 | 161 | 18,613,524 | 30,000 | 155 | 93.38 |

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# Hawaii Island Year to Date Comparisons for Month Ending 8-31-2020

## Hawaii Island Single Family

| District | Current YTD Units | Previous YTD Units | Unit Change | % Change | Current YTD Median | Previous YTD Median | Median Change | % Change | Current YTD Volume | Previous YTD Volume | Volume Change | % Change |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 46 | 36 | 10 | 27.78 | 472,500 | 406,500 | 66,000 | 16.24 | 24,837,300 | 15,403,700 | 9,433,600 | 61.24 |
| Kau | 126 | 116 | 10 | 8.62 | 248,500 | 210,000 | 38,500 | 18.33 | 31,279,800 | 25,634,830 | 5,644,970 | 22.02 |
| North Hilo | 18 | 14 | 4 | 28.57 | 300,970 | 435,000 | -134,030 | -30.81 | 7,655,280 | 6,697,500 | 957,780 | 14.30 |
| North Kohala | 46 | 45 | 1 | 2.22 | 822,500 | 870,000 | -47,500 | -5.46 | 48,276,967 | 46,684,849 | 1,592,118 | 3.41 |
| North Kona | 346 | 386 | -40 | -10.36 | 737,000 | 645,192 | 91,808 | 14.23 | 380,802,572 | 373,741,012 | 7,061,560 | 1.89 |
| Puna | 581 | 568 | 13 | 2.29 | 235,000 | 220,000 | 15,000 | 6.82 | 143,874,937 | 135,518,234 | 8,356,703 | 6.17 |
| South Hilo | 185 | 213 | -28 | -13.15 | 395,000 | 370,000 | 25,000 | 6.76 | 90,577,730 | 86,482,631 | 4,095,099 | 4.74 |
| South Kohala | 158 | 189 | -31 | -16.40 | 618,500 | 593,000 | 25,500 | 4.30 | 168,621,550 | 143,435,080 | 25,186,470 | 17.56 |
| South Kona | 65 | 66 | -1 | -1.52 | 510,000 | 470,000 | 40,000 | 8.51 | 46,155,868 | 36,500,569 | 9,655,299 | 26.45 |
| Summary | 1,571 | 1,633 | -62 | -3.80 | 392,000 | 380,000 | 12,000 | 3.16 | 942,082,004 | 870,098,405 | 71,983,599 | 8.27 |

## Hawaii Island Condo

| District | Current YTD Units | Previous YTD Units | Unit Change | % Change | Current YTD Median | Previous YTD Median | Median Change | % Change | Current YTD Volume | Previous YTD Volume | Volume Change | % Change |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 |
| Kau | 1 | 3 | -2 | -66.67 | 255,000 | 170,000 | 85,000 | 50.00 | 255,000 | 494,000 | -239,000 | -48.38 |
| North Hilo | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 |
| North Kohala | 0 | 1 | -1 | -100.00 | 0 | 398,868 | -398,868 | -100.00 | 0 | 398,868 | -398,868 | -100.00 |
| North Kona | 224 | 326 | -102 | -31.29 | 350,000 | 347,000 | 3,000 | 0.86 | 121,198,129 | 174,875,184 | -53,677,055 | -30.69 |
| Puna | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 |
| South Hilo | 45 | 46 | -1 | -2.17 | 170,000 | 155,500 | 14,500 | 9.32 | 8,106,800 | 7,617,713 | 489,087 | 6.42 |
| South Kohala | 154 | 218 | -64 | -29.36 | 600,000 | 520,000 | 80,000 | 15.38 | 129,684,550 | 143,939,029 | -14,254,479 | -9.90 |
| South Kona | 2 | 3 | -1 | -33.33 | 371,000 | 231,000 | 140,000 | 60.61 | 742,000 | 682,000 | 60,000 | 8.80 |
| Summary | 426 | 597 | -171 | -28.64 | 376,500 | 365,000 | 11,500 | 3.15 | 259,986,479 | 328,006,794 | -68,020,315 | -20.74 |

## Hawaii Island Land

| District | Current YTD Units | Previous YTD Units | Unit Change | % Change | Current YTD Median | Previous YTD Median | Median Change | % Change | Current YTD Volume | Previous YTD Volume | Volume Change | % Change |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hamakua | 12 | 14 | -2 | -14.29 | 315,000 | 230,000 | 85,000 | 36.96 | 4,407,000 | 5,228,400 | -821,400 | -15.71 |
| Kau | 220 | 187 | 33 | 17.65 | 11,000 | 12,500 | -1,500 | -12.00 | 4,883,084 | 5,073,397 | -190,313 | -3.75 |
| North Hilo | 6 | 8 | -2 | -25.00 | 112,000 | 376,000 | -264,000 | -70.21 | 1,209,000 | 3,222,150 | -2,013,150 | -62.48 |
| North Kohala | 29 | 30 | -1 | -3.33 | 250,000 | 235,000 | 15,000 | 6.38 | 10,510,550 | 8,620,000 | 1,890,550 | 21.93 |
| North Kona | 67 | 82 | -15 | -18.29 | 320,000 | 330,450 | -10,450 | -3.16 | 40,260,500 | 74,076,150 | -33,815,650 | -45.65 |
| Puna | 665 | 639 | 26 | 4.07 | 18,000 | 24,000 | -6,000 | -25.00 | 21,100,517 | 24,449,427 | -3,348,910 | -13.70 |
| South Hilo | 63 | 70 | -7 | -10.00 | 215,000 | 245,000 | -30,000 | -12.24 | 13,678,930 | 23,744,123 | -10,065,193 | -42.39 |
| South Kohala | 58 | 45 | 13 | 28.89 | 310,000 | 289,000 | 21,000 | 7.27 | 32,452,380 | 25,993,259 | 6,459,121 | 24.85 |
| South Kona | 44 | 50 | -6 | -12.00 | 83,000 | 78,750 | 4,250 | 5.40 | 6,212,557 | 7,564,214 | -1,351,657 | -17.87 |
| Summary | 1,164 | 1,125 | 39 | 3.47 | 25,000 | 32,000 | -7,000 | -21.88 | 134,714,518 | 177,971,120 | -43,256,602 | -24.31 |

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**MLS Sales Statistics**

***Number of Sales***

| | | 489 | 491 | 2 | 0.41% | 3414 | 3197 | <217> | <6.36%> |
|---|---|---|---|---|---|---|---|---|---|
| | | **MONTH OF** | | # | % | **YEAR** | | # | % |
| **Big** | | **August** | | Increase / | Increase / | **TO DATE** | | Increase / | Increase / |
| **Island** | | 8/1/19 to 8/31/19 | 8/1/20 to 8/31/20 | <Decrease> | <Decrease> | 1/1/19 to 8/31/19 | 1/1/20 to 8/31/20 | <Decrease> | <Decrease> |
| **ENTIRE** | Residential | 242 | 241 | <1> | <0.41%> | 1633 | 1574 | <59> | <3.61%> |
| | Vacant Land | 161 | 180 | 19 | 11.80% | 1127 | 1167 | 40 | 3.55% |
| | Commercial/MTF | 8 | 5 | <3> | <37.50%> | 55 | 29 | <26> | <47.27%> |
| | Condominium | 77 | 65 | <12> | <15.58%> | 598 | 426 | <172> | <28.76%> |
| | Business | 1 | 0 | <1> | <100%> | 1 | 1 | 0 | 0.00% |
| **PUNA** | Residential | 90 | 83 | <7> | <7.78%> | 568 | 582 | 14 | 2.46% |
| | Vacant Land | 84 | 107 | 23 | 27.38% | 640 | 668 | 28 | 4.38% |
| | Commercial/MTF | 3 | 1 | <2> | <66.67%> | 8 | 6 | <2> | <25.00%> |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH HILO** | Residential | 35 | 24 | <11> | <31.43%> | 213 | 185 | <28> | <13.15%> |
| | Vacant Land | 11 | 10 | <1> | <9.09%> | 70 | 63 | <7> | <10.00%> |
| | Commercial/MTF | 2 | 1 | <1> | <50.00%> | 23 | 9 | <14> | <60.87%> |
| | Condominium | 11 | 6 | <5> | <45.45%> | 47 | 45 | <2> | <4.26%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH HILO** | Residential | 3 | 4 | 1 | 33.33% | 14 | 19 | 5 | 35.71% |
| | Vacant Land | 1 | 0 | <1> | <100%> | 8 | 6 | <2> | <25.00%> |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **HAMAKUA** | Residential | 7 | 3 | <4> | <57.14%> | 36 | 46 | 10 | 27.78% |
| | Vacant Land | 0 | 0 | 0 | | 14 | 12 | <2> | <14.29%> |
| | Commercial/MTF | 1 | 0 | <1> | <100%> | 2 | 2 | 0 | 0.00% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH KOHALA** | Residential | 7 | 14 | 7 | 100.00% | 45 | 46 | 1 | 2.22% |
| | Vacant Land | 5 | 5 | 0 | 0.00% | 30 | 29 | <1> | <3.33%> |
| | Commercial/MTF | 0 | 0 | 0 | | 2 | 1 | <1> | <50.00%> |
| | Condominium | 1 | 0 | <1> | <100%> | 1 | 0 | <1> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH KOHALA** | Residential | 30 | 20 | <10> | <33.33%> | 189 | 158 | <31> | <16.40%> |
| | Vacant Land | 7 | 8 | 1 | 14.29% | 45 | 58 | 13 | 28.89% |
| | Commercial/MTF | 0 | 0 | 0 | | 7 | 2 | <5> | <71.43%> |
| | Condominium | 24 | 24 | 0 | 0.00% | 218 | 154 | <64> | <29.36%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH KONA** | Residential | 49 | 64 | 15 | 30.61% | 386 | 346 | <40> | <10.36%> |
| | Vacant Land | 11 | 15 | 4 | 36.36% | 83 | 68 | <15> | <18.07%> |
| | Commercial/MTF | 1 | 2 | 1 | 100.00% | 11 | 6 | <5> | <45.45%> |
| | Condominium | 40 | 35 | <5> | <12.50%> | 326 | 224 | <102> | <31.29%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH KONA** | Residential | 9 | 12 | 3 | 33.33% | 66 | 66 | 0 | 0.00% |
| | Vacant Land | 4 | 10 | 6 | 150.00% | 50 | 43 | <7> | <14.00%> |
| | Commercial/MTF | 1 | 0 | <1> | <100%> | 2 | 2 | 0 | 0.00% |
| | Condominium | 0 | 0 | 0 | | 3 | 2 | <1> | <33.33%> |
| | Business | 1 | 0 | <1> | <100%> | 1 | 1 | 0 | 0.00% |
| **KA'U** | Residential | 12 | 17 | 5 | 41.67% | 116 | 126 | 10 | 8.62% |
| | Vacant Land | 38 | 25 | <13> | <34.21%> | 187 | 220 | 33 | 17.65% |
| | Commercial/MTF | 0 | 1 | 1 | N/A | 0 | 1 | 1 | N/A |
| | Condominium | 1 | 0 | <1> | <100%> | 3 | 1 | <2> | <66.67%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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**MLS Sales Statistics**

***Sales Volume***

| | | MONTH OF August | | | | YEAR TO DATE | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 204,745,728 | 213,628,017 | 8,882,289 | 4.34% | 1,416,502,259 | 1,367,872,251 | <48,630,008> | <3.43%> |
| Big Island | | 8/1/19 to 8/31/19 | 8/1/20 to 8/31/20 | # Increase / <Decrease> | % Increase / <Decrease> | 1/1/19 to 8/31/19 | 1/1/20 to 8/31/20 | # Increase / <Decrease> | % Increase / <Decrease> |
| ENTIRE | Residential | 144,697,688 | 141,436,684 | <3,261,004> | <2.25%> | 870,098,405 | 942,994,504 | 72,896,099 | 8.38% |
| | Vacant Land | 18,613,524 | 26,281,783 | 7,668,259 | 41.20% | 178,195,120 | 134,670,268 | <43,524,852> | <24.43%> |
| | Commercial/MTF | 5,195,000 | 3,286,000 | <1,909,000> | <36.75%> | 39,589,940 | 29,755,000 | <9,834,940> | <24.84%> |
| | Condominium | 35,864,516 | 42,623,550 | 6,759,034 | 18.85% | 328,243,794 | 259,986,479 | <68,257,315> | <20.79%> |
| | Business | 375,000 | 0 | <375,000> | <100%> | 375,000 | 466,000 | 91,000 | 24.27% |
| PUNA | Residential | 22,916,149 | 23,413,583 | 497,434 | 2.17% | 135,518,234 | 144,033,437 | 8,515,203 | 6.28% |
| | Vacant Land | 3,232,854 | 3,015,983 | <216,871> | <6.71%> | 24,473,427 | 21,185,517 | <3,287,910> | <13.43%> |
| | Commercial/MTF | 555,000 | 320,000 | <235,000> | <42.34%> | 2,038,000 | 4,218,000 | 2,180,000 | 106.97% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| SOUTH HILO | Residential | 14,733,775 | 9,947,300 | <4,786,475> | <32.49%> | 86,482,631 | 90,577,730 | 4,095,099 | 4.74% |
| | Vacant Land | 3,315,000 | 2,051,100 | <1,263,900> | <38.13%> | 23,744,123 | 13,678,930 | <10,065,193> | <42.39%> |
| | Commercial/MTF | 2,275,000 | 396,000 | <1,879,000> | <82.59%> | 12,715,400 | 12,836,000 | 120,600 | 0.95% |
| | Condominium | 2,028,638 | 1,074,250 | <954,388> | <47.05%> | 7,854,713 | 8,106,800 | 252,087 | 3.21% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH HILO | Residential | 1,377,500 | 1,704,940 | 327,440 | 23.77% | 6,697,500 | 8,054,280 | 1,356,780 | 20.26% |
| | Vacant Land | 335,000 | 0 | <335,000> | <100%> | 3,222,150 | 1,209,000 | <2,013,150> | <62.48%> |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| HAMAKUA | Residential | 2,579,900 | 1,573,000 | <1,006,900> | <39.03%> | 15,403,700 | 24,837,300 | 9,433,600 | 61.24% |
| | Vacant Land | 0 | 0 | 0 | | 5,228,400 | 4,407,000 | <821,400> | <15.71%> |
| | Commercial/MTF | 340,000 | 0 | <340,000> | <100%> | 1,340,000 | 2,750,000 | 1,410,000 | 105.22% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH KOHALA | Residential | 8,802,500 | 14,668,600 | 5,866,100 | 66.64% | 46,684,849 | 48,276,967 | 1,592,118 | 3.41% |
| | Vacant Land | 1,712,500 | 3,540,000 | 1,827,500 | 106.72% | 8,620,000 | 10,510,550 | 1,890,550 | 21.93% |
| | Commercial/MTF | 0 | 0 | 0 | | 2,095,000 | 555,000 | <1,540,000> | <73.51%> |
| | Condominium | 398,868 | 0 | <398,868> | <100%> | 398,868 | 0 | <398,868> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| SOUTH KOHALA | Residential | 21,213,200 | 15,912,388 | <5,300,812> | <24.99%> | 143,435,080 | 168,621,550 | 25,186,470 | 17.56% |
| | Vacant Land | 2,968,760 | 4,385,000 | 1,416,240 | 47.70% | 25,993,259 | 32,452,380 | 6,459,121 | 24.85% |
| | Commercial/MTF | 0 | 0 | 0 | | 4,749,040 | 1,741,000 | <3,008,040> | <63.34%> |
| | Condominium | 14,728,860 | 24,289,500 | 9,560,640 | 64.91% | 143,939,029 | 129,684,550 | <14,254,479> | <9.90%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH KONA | Residential | 62,729,164 | 62,663,973 | <65,191> | <0.10%> | 373,741,012 | 380,802,572 | 7,061,560 | 1.89% |
| | Vacant Land | 5,638,000 | 11,616,250 | 5,978,250 | 106.03% | 74,276,150 | 40,486,250 | <33,789,900> | <45.49%> |
| | Commercial/MTF | 575,000 | 2,525,000 | 1,950,000 | 339.13% | 14,197,500 | 7,225,000 | <6,972,500> | <49.11%> |
| | Condominium | 18,538,150 | 17,259,800 | <1,278,350> | <6.90%> | 174,875,184 | 121,198,129 | <53,677,055> | <30.69%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| SOUTH KONA | Residential | 7,440,500 | 8,164,500 | 724,000 | 9.73% | 36,500,569 | 46,510,868 | 10,010,299 | 27.43% |
| | Vacant Land | 328,114 | 1,122,000 | 793,886 | 241.95% | 7,564,214 | 5,857,557 | <1,706,657> | <22.56%> |
| | Commercial/MTF | 1,450,000 | 0 | <1,450,000> | <100%> | 2,455,000 | 385,000 | <2,070,000> | <84.32%> |
| | Condominium | 0 | 0 | 0 | | 682,000 | 742,000 | 60,000 | 8.80% |
| | Business | 375,000 | 0 | <375,000> | <100%> | 375,000 | 466,000 | 91,000 | 24.27% |
| KA'U | Residential | 2,905,000 | 3,388,400 | 483,400 | 16.64% | 25,634,830 | 31,279,800 | 5,644,970 | 22.02% |
| | Vacant Land | 1,083,296 | 551,450 | <531,846> | <49.10%> | 5,073,397 | 4,883,084 | <190,313> | <3.75%> |
| | Commercial/MTF | 0 | 45,000 | 45,000 | N/A | 0 | 45,000 | 45,000 | N/A |
| | Condominium | 170,000 | 0 | <170,000> | <100%> | 494,000 | 255,000 | <239,000> | <48.38%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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**MLS Sales Statistics**

***Median Sales Price***

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1,583,553 | 1,336,750 | <246,803> | <15.59%> | 1,622,000 | 1,957,500 | 335,500 | 20.68% |
| | | **MONTH OF** | | # | % | **YEAR** | | # | % |
| **Big** | | **August** | | Increase / | Increase / | **TO DATE** | | Increase / | Increase / |
| **Island** | | 8/1/19 to 8/31/19 | 8/1/20 to 8/31/20 | <Decrease> | <Decrease> | 1/1/19 to 8/31/19 | 1/1/20 to 8/31/20 | <Decrease> | <Decrease> |
| **ENTIRE** | Residential | 396,053 | 439,000 | 42,947 | 10.84% | 380,000 | 390,000 | 10,000 | 2.63% |
| | Vacant Land | 30,000 | 26,750 | <3,250> | <10.83%> | 32,000 | 25,000 | <7,000> | <21.88%> |
| | Commercial/MTF | 457,500 | 396,000 | <61,500> | <13.44%> | 470,000 | 700,000 | 230,000 | 48.94% |
| | Condominium | 325,000 | 475,000 | 150,000 | 46.15% | 365,000 | 376,500 | 11,500 | 3.15% |
| | Business | 375,000 | 0 | <375,000> | <100%> | 375,000 | 466,000 | 91,000 | 24.27% |
| **PUNA** | Residential | 230,000 | 270,000 | 40,000 | 17.39% | 220,000 | 235,000 | 15,000 | 6.82% |
| | Vacant Land | 24,750 | 16,000 | <8,750> | <35.35%> | 24,000 | 18,000 | <6,000> | <25.00%> |
| | Commercial/MTF | 200,000 | 320,000 | 120,000 | 60.00% | 275,000 | 420,000 | 145,000 | 52.73% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH HILO** | Residential | 375,000 | 395,500 | 20,500 | 5.47% | 370,000 | 395,000 | 25,000 | 6.76% |
| | Vacant Land | 270,000 | 222,500 | <47,500> | <17.59%> | 245,000 | 215,000 | <30,000> | <12.24%> |
| | Commercial/MTF | 1,137,500 | 396,000 | <741,500> | <65.19%> | 350,000 | 585,000 | 235,000 | 67.14% |
| | Condominium | 180,888 | 165,000 | <15,888> | <8.78%> | 158,000 | 169,000 | 11,000 | 6.96% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH HILO** | Residential | 485,000 | 344,970 | <140,030> | <28.87%> | 435,000 | 311,000 | <124,000> | <28.51%> |
| | Vacant Land | 335,000 | 0 | <335,000> | <100%> | 376,000 | 112,000 | <264,000> | <70.21%> |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **HAMAKUA** | Residential | 415,000 | 429,000 | 14,000 | 3.37% | 406,500 | 472,500 | 66,000 | 16.24% |
| | Vacant Land | 0 | 0 | 0 | | 230,000 | 315,000 | 85,000 | 36.96% |
| | Commercial/MTF | 340,000 | 0 | <340,000> | <100%> | 670,000 | 1,375,000 | 705,000 | 105.22% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH KOHALA** | Residential | 1,300,000 | 980,000 | <320,000> | <24.62%> | 870,000 | 822,500 | <47,500> | <5.46%> |
| | Vacant Land | 262,500 | 270,000 | 7,500 | 2.86% | 235,000 | 250,000 | 15,000 | 6.38% |
| | Commercial/MTF | 0 | 0 | 0 | | 1,047,500 | 555,000 | <492,500> | <47.02%> |
| | Condominium | 398,868 | 0 | <398,868> | <100%> | 398,868 | 0 | <398,868> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH KOHALA** | Residential | 582,000 | 570,000 | <12,000> | <2.06%> | 593,000 | 613,500 | 20,500 | 3.46% |
| | Vacant Land | 197,880 | 272,500 | 74,620 | 37.71% | 289,000 | 305,000 | 16,000 | 5.54% |
| | Commercial/MTF | 0 | 0 | 0 | | 225,000 | 870,500 | 645,500 | 286.89% |
| | Condominium | 525,000 | 680,000 | 155,000 | 29.52% | 520,000 | 598,500 | 78,500 | 15.10% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **NORTH KONA** | Residential | 710,000 | 668,887 | <41,113> | <5.79%> | 645,193 | 732,500 | 87,307 | 13.53% |
| | Vacant Land | 383,000 | 350,000 | <33,000> | <8.62%> | 325,900 | 315,000 | <10,900> | <3.34%> |
| | Commercial/MTF | 575,000 | 1,262,500 | 687,500 | 119.57% | 900,000 | 1,225,000 | 325,000 | 36.11% |
| | Condominium | 325,000 | 400,000 | 75,000 | 23.08% | 347,000 | 355,300 | 8,300 | 2.39% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| **SOUTH KONA** | Residential | 603,500 | 755,000 | 151,500 | 25.10% | 470,000 | 507,000 | 37,000 | 7.87% |
| | Vacant Land | 50,000 | 99,000 | 49,000 | 98.00% | 78,750 | 83,000 | 4,250 | 5.40% |
| | Commercial/MTF | 1,450,000 | 0 | <1,450,000> | <100%> | 1,227,500 | 192,500 | <1,035,000> | <84.32%> |
| | Condominium | 0 | 0 | 0 | | 231,000 | 371,000 | 140,000 | 60.61% |
| | Business | 375,000 | 0 | <375,000> | <100%> | 375,000 | 466,000 | 91,000 | 24.27% |
| **KA'U** | Residential | 225,000 | 155,000 | <70,000> | <31.11%> | 210,000 | 248,500 | 38,500 | 18.33% |
| | Vacant Land | 8,500 | 13,000 | 4,500 | 52.94% | 12,500 | 11,200 | <1,300> | <10.40%> |
| | Commercial/MTF | 0 | 45,000 | 45,000 | N/A | 0 | 45,000 | 45,000 | N/A |
| | Condominium | 170,000 | 0 | <170,000> | <100%> | 170,000 | 255,000 | 85,000 | 50.00% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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# The next 4 pages are for comparison of cash sales in 2005 vs cash sales in 2020

Showing why 2020 is not 2005 all over again
This is a completely new , unseen market.
Having been a full time Realtor in Kona Hawaii since 2004, this is not something I read on the Internet, found in a book, or heard at the water fountain.
I worked it and I can tell you back in 2005 we had a lot of buyers coming in with no skin in the game, they were getting crazy loans with no money out of pocket.
A first mortgage for 80% of sales price
A second mortgage for 20% of the sales price.
Todays Market?
3 times as many cash buyers, and the ones financing are coming in with significant down payments, and when I say signifcant, I mean 40,50,60,70% down.
In FACT, in the past 60 days, the least amount of down payment I have personally written, 30%
All these buyers have a lot of skin in this game - its not 2005 all over again.
There are no crystal balls, I cannot tell you what 2021 will hold, but I can give you facts to form your own opinions

2005 sales broken down by type
1031, CASH, CNV (conventional loan)  EXCH

| MLS Number | MLS | Status | Price | Sold Price | Sold Date | DOM | Sold Terms |
|---|---|---|---|---|---|---|---|
| 157927 | MLS | Sold | $540,000 | $540,000 | 8/23/2005 | 0 | 1031 |
| 153863 | MLS | Sold | $599,000 | $559,000 | 8/25/2005 | 68 | 1031 |
| 141387 | MLS | Sold | $1,125,000 | $1,125,000 | 8/1/2005 | 242 | CASH |
| 156181 | MLS | Sold | $529,900 | $539,900 | 7/29/2005 | 31 | CASH |
| 150285 | MLS | Sold | $645,000 | $645,000 | 8/10/2005 | 161 | CASH |
| 155088 | MLS | Sold | $899,000 | $852,000 | 8/15/2005 | 69 | CASH |
| 155197 | MLS | Sold | $1,150,000 | $1,075,000 | 8/26/2005 | 18 | CASH |
| 149063 | MLS | Sold | $899,000 | $875,000 | 8/16/2005 | 164 | CASH |
| 144346 | MLS | Sold | $1,799,900 | $1,700,000 | 8/12/2005 | 223 | CASH |
| 158839 | MLS | Sold | $1,825,000 | $1,825,000 | 8/16/2005 | 4 | CNV |
| 154799 | MLS | Sold | $785,000 | $785,000 | 8/11/2005 | 52 | CNV |
| 153936 | MLS | Sold | $1,485,000 | $1,400,000 | 8/9/2005 | 189 | CNV |
| 159706 | MLS | Sold | $599,000 | $610,000 | 8/25/2005 | 1 | CNV |
| 155001 | MLS | Sold | $450,000 | $418,000 | 8/11/2005 | 64 | CNV |
| 157295 | MLS | Sold | $628,000 | $628,000 | 8/16/2005 | 9 | CNV |
| 157066 | MLS | Sold | $789,000 | $790,000 | 8/18/2005 | 9 | CNV |
| 143711 | MLS | Sold | $1,150,000 | $1,017,000 | 7/28/2005 | 185 | CNV |
| 157872 | MLS | Sold | $684,000 | $684,000 | 8/19/2005 | 10 | CNV |
| 154715 | MLS | Sold | $569,000 | $569,000 | 8/29/2005 | 5 | CNV |
| 157624 | MLS | Sold | $541,699 | $560,967 | 8/17/2005 | 62 | CNV |
| 157671 | MLS | Sold | $557,409 | $559,914 | 8/3/2005 | 47 | CNV |
| 157668 | MLS | Sold | $601,435 | $639,810 | 8/3/2005 | 47 | CNV |
| 162852 | MLS | Sold | $620,500 | $620,500 | 8/29/2005 | 54 | CNV |
| 151353 | MLS | Sold | $1,100,000 | $1,100,000 | 8/3/2005 | 107 | CNV |
| 155846 | MLS | Sold | $445,000 | $442,900 | 8/15/2005 | 23 | CNV |
| 155817 | MLS | Sold | $475,000 | $490,000 | 8/18/2005 | 89 | CNV |
| 154929 | MLS | Sold | $499,000 | $499,000 | 8/2/2005 | 24 | CNV |
| 154816 | MLS | Sold | $390,000 | $380,000 | 8/3/2005 | 18 | CNV |
| 150983 | MLS | Sold | $1,075,000 | $1,015,000 | 8/31/2005 | 114 | CNV |
| 153769 | MLS | Sold | $650,000 | $640,000 | 8/1/2005 | 45 | CNV |
| 154127 | MLS | Sold | $869,000 | $837,500 | 8/5/2005 | 28 | CNV |
| 157470 | MLS | Sold | $1,190,000 | $1,170,000 | 8/11/2005 | 0 | CNV |
| 152427 | MLS | Sold | $719,000 | $712,500 | 8/24/2005 | 106 | CNV |
| 155342 | MLS | Sold | $595,000 | $585,000 | 8/26/2005 | 68 | CNV |
| 162968 | MLS | Sold | $860,000 | $860,000 | 7/19/2005 | 0 | CNV |
| 153335 | MLS | Sold | $995,000 | $970,000 | 8/23/2005 | 76 | CNV |
| 156053 | MLS | Sold | $549,000 | $540,000 | 8/26/2005 | 25 | CNV |
| 156438 | MLS | Sold | $570,000 | $563,000 | 8/25/2005 | 51 | CNV |
| 162248 | MLS | Sold | $544,000 | $564,643 | 8/25/2005 | 0 | CNV |
| 162247 | MLS | Sold | $555,000 | $579,323 | 8/18/2005 | 0 | CNV |
| 162249 | MLS | Sold | $564,000 | $585,963 | 8/31/2005 | 0 | CNV |
| 162250 | MLS | Sold | $514,000 | $547,598 | 8/26/2005 | 0 | CNV |
| 162251 | MLS | Sold | $544,000 | $564,535 | 8/23/2005 | 0 | CNV |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 163040 | MLS | Sold | $584,000 | $645,567 | 8/31/2005 | 0 | CNV |
| 162803 | MLS | Sold | $556,000 | $582,787 | 8/26/2005 | 0 | CNV |
| 136560 | MLS | Sold | $1,195,000 | $1,195,000 | 8/30/2005 | 146 | CNV |
| 158146 | MLS | Sold | $425,000 | $425,000 | 8/25/2005 | 0 | CNV |
| 151970 | MLS | Sold | $749,000 | $749,000 | 8/5/2005 | 52 | CNV |
| 154811 | MLS | Sold | $620,000 | $602,000 | 7/7/2005 | 24 | CNV |
| 156857 | MLS | Sold | $449,000 | $449,000 | 8/11/2005 | 28 | CNV |
| 156195 | MLS | Sold | $499,000 | $485,000 | 8/23/2005 | 62 | CNV |
| 158695 | MLS | Sold | $430,000 | $434,000 | 8/26/2005 | 10 | CNV |
| 159163 | MLS | Sold | $435,000 | $450,000 | 8/26/2005 | 28 | CNV |
| 157773 | MLS | Sold | $995,000 | $985,000 | 8/5/2005 | 4 | CNV |
| 154514 | MLS | Sold | $599,000 | $599,000 | 8/31/2005 | 16 | CNV |
| 152852 | MLS | Sold | $709,000 | $709,000 | 6/15/2005 | 41 | CNV |
| 155858 | MLS | Sold | $589,000 | $585,000 | 8/14/2005 | 40 | CNV |
| 155654 | MLS | Sold | $690,000 | $690,000 | 7/29/2005 | 5 | CNV |
| 152882 | MLS | Sold | $729,000 | $726,000 | 8/3/2005 | 80 | CNV |
| 155203 | MLS | Sold | $765,000 | $765,000 | 8/16/2005 | 45 | CNV |
| 138721 | MLS | Sold | $709,900 | $709,900 | 8/10/2005 | 33 | CNV |
| 138755 | MLS | Sold | $694,900 | $694,900 | 7/30/2005 | 58 | CNV |
| 125919 | MLS | Sold | $549,900 | $549,900 | 8/18/2005 | 65 | CNV |
| 125921 | MLS | Sold | $529,900 | $539,900 | 8/19/2005 | 2 | CNV |
| 125922 | MLS | Sold | $519,900 | $519,900 | 8/15/2005 | 0 | CNV |
| 125925 | MLS | Sold | $449,900 | $449,900 | 7/27/2005 | 2 | CNV |
| 142091 | MLS | Sold | $1,700,000 | $1,700,000 | 8/26/2005 | 139 | CNV |
| 150774 | MLS | Sold | $2,250,000 | $2,000,000 | 8/24/2005 | 119 | CNV |
| 151998 | MLS | Sold | $1,475,000 | $1,475,000 | 8/1/2005 | 4 | CNV |
| 161031 | MLS | Sold | $1,595,000 | $1,275,000 | 7/29/2005 | 0 | EXCH |

2020 sales broken down by type
1031, CASH, CNV (conventional loan)  EXCH, USDA, Vetrans

| MLS Number | MLS | Status | Price | Sold Price | Sold Date | DOM | Sold Terms |
|---|---|---|---|---|---|---|---|
| 633259 | MLS | Sold | $1,695,000 | $1,550,000 | 8/31/2020 | 242 | CASH |
| 613734 | MLS | Sold | $8,800,000 | $7,700,000 | 8/26/2020 | 188 | CASH |
| 640507 | MLS | Sold | $1,150,000 | $1,100,000 | 8/28/2020 | 2 | CASH |
| 638734 | MLS | Sold | $699,000 | $640,000 | 8/31/2020 | 69 | CASH |
| 639905 | MLS | Sold | $640,000 | $636,400 | 8/4/2020 | 1 | CASH |
| 638495 | MLS | Sold | $689,000 | $668,773 | 8/20/2020 | 8 | CASH |
| 640472 | MLS | Sold | $315,000 | $295,000 | 8/28/2020 | 11 | CASH |
| 639881 | MLS | Sold | $446,500 | $565,500 | 8/4/2020 | 30 | CASH |
| 638744 | MLS | Sold | $625,000 | $625,000 | 8/14/2020 | 53 | CASH |
| 639910 | MLS | Sold | $720,000 | $717,000 | 8/17/2020 | 4 | CASH |
| 640346 | MLS | Sold | $2,450,000 | $2,150,000 | 8/10/2020 | 12 | CASH |
| 635803 | MLS | Sold | $1,650,000 | $1,350,000 | 8/28/2020 | 203 | CASH |
| 638253 | MLS | Sold | $1,895,500 | $1,700,000 | 8/19/2020 | 3 | CASH |
| 637284 | MLS | Sold | $615,000 | $595,000 | 8/5/2020 | 109 | CASH |
| 637490 | MLS | Sold | $1,295,000 | $1,200,000 | 8/3/2020 | 114 | CASH |
| 634305 | MLS | Sold | $899,000 | $820,000 | 8/14/2020 | 226 | CASH |
| 639489 | MLS | Sold | $489,000 | $460,000 | 8/12/2020 | 51 | CASH |
| 640512 | MLS | Sold | $635,000 | $635,000 | 8/25/2020 | 3 | CASH |
| 638815 | MLS | Sold | $1,250,000 | $1,115,000 | 8/11/2020 | 67 | CASH |
| 641309 | MLS | Sold | $6,650,000 | $6,400,000 | 8/5/2020 | 0 | CASH, CNV |
| 638584 | MLS | Sold | $150,000 | $150,000 | 8/6/2020 | 0 | CNV |
| 640090 | MLS | Sold | $549,900 | $545,000 | 8/17/2020 | 15 | CNV |
| 640509 | MLS | Sold | $749,000 | $749,000 | 8/17/2020 | 0 | CNV |
| 640222 | MLS | Sold | $629,000 | $649,000 | 8/25/2020 | 3 | CNV |
| 639287 | MLS | Sold | $875,000 | $875,000 | 8/26/2020 | 49 | CNV |
| 639836 | MLS | Sold | $680,000 | $680,000 | 8/10/2020 | 4 | CNV |
| 639795 | MLS | Sold | $659,000 | $655,000 | 8/20/2020 | 30 | CNV |
| 639801 | MLS | Sold | $619,000 | $615,000 | 8/20/2020 | 23 | CNV |
| 639549 | MLS | Sold | $1,000,000 | $1,000,000 | 8/14/2020 | 1 | CNV |
| 632058 | MLS | Sold | $599,900 | $600,000 | 8/16/2020 | 241 | CNV |
| 640309 | MLS | Sold | $621,600 | $537,600 | 8/19/2020 | 11 | CNV |
| 639359 | MLS | Sold | $627,500 | $622,000 | 8/28/2020 | 52 | CNV |
| 635826 | MLS | Sold | $2,095,000 | $1,900,000 | 8/28/2020 | 31 | CNV |
| 638544 | MLS | Sold | $630,000 | $630,000 | 8/7/2020 | 43 | CNV |
| 640105 | MLS | Sold | $1,695,000 | $1,650,000 | 8/28/2020 | 17 | CNV |
| 638067 | MLS | Sold | $514,900 | $513,000 | 8/6/2020 | 85 | CNV |
| 633415 | MLS | Sold | $597,000 | $550,000 | 8/13/2020 | 244 | CNV |
| 636794 | MLS | Sold | $472,800 | $472,500 | 8/7/2020 | 34 | CNV |
| 637117 | MLS | Sold | $969,999 | $955,000 | 8/14/2020 | 10 | CNV |
| 637923 | MLS | Sold | $669,000 | $669,000 | 8/27/2020 | 108 | CNV |
| 639102 | MLS | Sold | $749,000 | $710,000 | 8/7/2020 | 24 | CNV |
| 635979 | MLS | Sold | $649,000 | $639,500 | 8/14/2020 | 65 | CNV |
| 637138 | MLS | Sold | $599,000 | $595,000 | 7/31/2020 | 119 | CNV |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 640077 | MLS | Sold | $720,000 | $706,000 | 8/4/2020 | 2 | CNV |
| 637499 | MLS | Sold | $880,000 | $895,000 | 8/25/2020 | 105 | CNV |
| 638529 | MLS | Sold | $585,000 | $547,500 | 8/15/2020 | 69 | CNV |
| 634626 | MLS | Sold | $630,000 | $615,000 | 8/28/2020 | 187 | CNV |
| 639876 | MLS | Sold | $750,000 | $750,000 | 8/5/2020 | 0 | CNV |
| 640054 | MLS | Sold | $920,000 | $905,000 | 8/28/2020 | 14 | CNV |
| 640116 | MLS | Sold | $765,000 | $765,000 | 8/20/2020 | 0 | CNV |
| 636239 | MLS | Sold | $389,000 | $359,000 | 8/31/2020 | 166 | CNV |
| 635336 | MLS | Sold | $599,000 | $585,000 | 8/4/2020 | 150 | CNV |
| 639633 | MLS | Sold | $450,000 | $447,000 | 8/4/2020 | 3 | CNV |
| 640567 | MLS | Sold | $969,000 | $959,000 | 8/19/2020 | 0 | CNV |
| 638547 | MLS | Sold | $895,000 | $895,000 | 8/20/2020 | 2 | CNV |
| 633417 | MLS | Sold | $1,095,000 | $975,000 | 8/19/2020 | 239 | CNV |
| 633076 | MLS | Sold | $819,000 | $800,000 | 8/14/2020 | 221 | CNV |
| 639347 | MLS | Sold | $925,000 | $925,000 | 8/26/2020 | 3 | CNV |
| 637267 | MLS | Sold | $1,150,000 | $1,100,000 | 8/28/2020 | 0 | CNV |
| 639373 | MLS | Sold | $649,000 | $641,000 | 8/7/2020 | 32 | CNV |
| 639304 | MLS | Sold | $339,000 | $313,200 | 8/10/2020 | 26 | FHA |
| 636556 | MLS | Sold | $296,000 | $301,000 | 8/14/2020 | 33 | FHA |
| 635289 | MLS | Sold | $535,000 | $535,000 | 8/18/2020 | 208 | USDA |
| 638918 | MLS | Sold | $899,000 | $886,000 | 8/18/2020 | 50 | Veteran's |

# August 2005 Numbers

## MLS Sales Statistics

***Number of Sales***

| Big Island | | MONTH OF August 8/1/04 to 8/31/04 | MONTH OF August 8/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> | YEAR TO DATE 1/1/04 to 8/31/04 | YEAR TO DATE 1/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> |
|---|---|---|---|---|---|---|---|---|---|
| | | 887 | 947 | 60 | 6.76% | 6217 | 7552 | 1335 | 21.47% |
| ENTIRE | Residential | 259 | 256 | <3> | <1.16%> | 1819 | 1902 | 83 | 4.56% |
| | Vacant Land | 523 | 602 | 79 | 15.11% | 3614 | 4818 | 1204 | 33.31% |
| | Commercial/MTF | 9 | 5 | <4> | <44.44%> | 55 | 47 | <8> | <14.55%> |
| | Condominium | 94 | 81 | <13> | <13.83%> | 714 | 779 | 65 | 9.10% |
| | Business | 2 | 3 | 1 | 50.00% | 15 | 6 | <9> | <60.00%> |
| PUNA | Residential | 98 | 73 | <25> | <25.51%> | 572 | 628 | 56 | 9.79% |
| | Vacant Land | 321 | 379 | 58 | 18.07% | 1957 | 3223 | 1266 | 64.69% |
| | Commercial/MTF | 0 | 1 | 1 | N/A | 3 | 7 | 4 | 133.33% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 3 | 1 | <2> | <66.67%> |
| SOUTH HILO | Residential | 34 | 48 | 14 | 41.18% | 260 | 297 | 37 | 14.23% |
| | Vacant Land | 33 | 20 | <13> | <39.39%> | 239 | 170 | <69> | <28.87%> |
| | Commercial/MTF | 6 | 2 | <4> | <66.67%> | 30 | 21 | <9> | <30.00%> |
| | Condominium | 11 | 9 | <2> | <18.18%> | 78 | 124 | 46 | 58.97% |
| | Business | 1 | 1 | 0 | 0.00% | 4 | 1 | <3> | <75.00%> |
| NORTH HILO | Residential | 2 | 3 | 1 | 50.00% | 14 | 15 | 1 | 7.14% |
| | Vacant Land | 6 | 8 | 2 | 33.33% | 30 | 35 | 5 | 16.67% |
| | Commercial/MTF | 1 | 0 | <1> | <100%> | 2 | 0 | <2> | <100%> |
| | Condominium | 0 | 0 | 0 | | 1 | 0 | <1> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| HAMAKUA | Residential | 2 | 4 | 2 | 100.00% | 31 | 44 | 13 | 41.94% |
| | Vacant Land | 5 | 7 | 2 | 40.00% | 35 | 33 | <2> | <5.71%> |
| | Commercial/MTF | 0 | 0 | 0 | | 1 | 0 | <1> | <100%> |
| | Condominium | 0 | 0 | 0 | | 0 | 1 | 1 | N/A |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH KOHALA | Residential | 10 | 8 | <2> | <20.00%> | 46 | 66 | 20 | 43.48% |
| | Vacant Land | 7 | 10 | 3 | 42.86% | 110 | 113 | 3 | 2.73% |
| | Commercial/MTF | 1 | 0 | <1> | <100%> | 3 | 2 | <1> | <33.33%> |
| | Condominium | 0 | 0 | 0 | | 0 | 1 | 1 | N/A |
| | Business | 0 | 0 | 0 | | 1 | 1 | 0 | 0.00% |
| SOUTH KOHALA | Residential | 27 | 29 | 2 | 7.41% | 228 | 228 | 0 | 0.00% |
| | Vacant Land | 17 | 11 | <6> | <35.29%> | 132 | 80 | <52> | <39.39%> |
| | Commercial/MTF | 0 | 1 | 1 | N/A | 2 | 4 | 2 | 100.00% |
| | Condominium | 29 | 21 | <8> | <27.59%> | 231 | 201 | <30> | <12.99%> |
| | Business | 0 | 0 | 0 | | 2 | 0 | <2> | <100%> |
| NORTH KONA | Residential | 58 | 67 | 9 | 15.52% | 464 | 448 | <16> | <3.45%> |
| | Vacant Land | 15 | 19 | 4 | 26.67% | 228 | 117 | <111> | <48.68%> |
| | Commercial/MTF | 1 | 1 | 0 | 0.00% | 10 | 8 | <2> | <20.00%> |
| | Condominium | 52 | 49 | <3> | <5.77%> | 386 | 444 | 58 | 15.03% |
| | Business | 1 | 2 | 1 | 100.00% | 5 | 3 | <2> | <40.00%> |
| SOUTH KONA | Residential | 14 | 10 | <4> | <28.57%> | 84 | 79 | <5> | <5.95%> |
| | Vacant Land | 19 | 22 | 3 | 15.79% | 157 | 139 | <18> | <11.46%> |
| | Commercial/MTF | 0 | 0 | 0 | | 4 | 5 | 1 | 25.00% |
| | Condominium | 1 | 0 | <1> | <100%> | 7 | 1 | <6> | <85.71%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| KA'U | Residential | 14 | 14 | 0 | 0.00% | 120 | 97 | <23> | <19.17%> |
| | Vacant Land | 100 | 126 | 26 | 26.00% | 726 | 908 | 182 | 25.07% |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 1 | 2 | 1 | 100.00% | 11 | 7 | <4> | <36.36%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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# August 2005 Numbers

## MLS Sales Statistics

### *Sales Volume*

| | | MONTH OF August | | | | YEAR TO DATE | | | |
|---|---|---|---|---|---|---|---|---|---|
| Big Island | | 8/1/04 to 8/31/04 | 8/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> | 1/1/04 to 8/31/04 | 1/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> |
| | | 176,644,002 | 252,839,990 | 76,195,988 | 43.14% | 1,316,226,265 | 1,825,650,273 | 509,424,008 | 38.70% |
| ENTIRE | Residential | 99,103,051 | 130,664,077 | 31,561,026 | 31.85% | 648,382,004 | 901,065,355 | 252,683,351 | 38.97% |
| | Vacant Land | 41,370,953 | 75,272,076 | 33,901,123 | 81.94% | 373,167,116 | 535,035,540 | 161,868,424 | 43.38% |
| | Commercial/MTF | 3,163,898 | 4,212,156 | 1,048,258 | 33.13% | 34,055,158 | 34,134,156 | 78,998 | 0.23% |
| | Condominium | 30,606,100 | 42,056,681 | 11,450,581 | 37.41% | 254,793,796 | 354,095,222 | 99,301,426 | 38.97% |
| | Business | 2,400,000 | 635,000 | <1,765,000> | <73.54%> | 5,828,191 | 1,320,000 | <4,508,191> | <77.35%> |
| PUNA | Residential | 18,490,550 | 22,033,670 | 3,543,120 | 19.16% | 96,794,229 | 154,404,475 | 57,610,246 | 59.52% |
| | Vacant Land | 8,612,299 | 22,001,114 | 13,388,815 | 155.46% | 48,097,545 | 155,994,634 | 107,897,089 | 224.33% |
| | Commercial/MTF | 0 | 240,000 | 240,000 | N/A | 433,000 | 2,770,000 | 2,337,000 | 539.72% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 975,000 | 300,000 | <675,000> | <69.23%> |
| SOUTH HILO | Residential | 8,815,900 | 18,331,400 | 9,515,500 | 107.94% | 63,143,785 | 107,410,540 | 44,266,755 | 70.10% |
| | Vacant Land | 5,682,375 | 4,439,500 | <1,242,875> | <21.87%> | 40,614,400 | 38,040,339 | <2,574,061> | <6.34%> |
| | Commercial/MTF | 2,023,898 | 2,263,156 | 239,258 | 11.82% | 14,421,158 | 13,853,156 | <568,002> | <3.94%> |
| | Condominium | 1,261,500 | 1,131,000 | <130,500> | <10.34%> | 7,378,995 | 15,558,900 | 8,179,905 | 110.85% |
| | Business | 2,050,000 | 22,500 | <2,027,500> | <98.90%> | 3,429,000 | 22,500 | <3,406,500> | <99.34%> |
| NORTH HILO | Residential | 378,000 | 1,965,000 | 1,587,000 | 419.84% | 4,829,500 | 7,925,000 | 3,095,500 | 64.10% |
| | Vacant Land | 1,339,000 | 6,493,000 | 5,154,000 | 384.91% | 7,059,647 | 18,522,500 | 11,462,853 | 162.37% |
| | Commercial/MTF | 285,000 | 0 | <285,000> | <100%> | 1,385,000 | 0 | <1,385,000> | <100%> |
| | Condominium | 0 | 0 | 0 | | 225,000 | 0 | <225,000> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| HAMAKUA | Residential | 365,000 | 1,219,000 | 854,000 | 233.97% | 9,078,500 | 22,621,500 | 13,543,000 | 149.18% |
| | Vacant Land | 1,144,000 | 2,289,000 | 1,145,000 | 100.09% | 7,805,500 | 13,888,000 | 6,082,500 | 77.93% |
| | Commercial/MTF | 0 | 0 | 0 | | 885,000 | 0 | <885,000> | <100%> |
| | Condominium | 0 | 0 | 0 | | 0 | 138,000 | 138,000 | N/A |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH KOHALA | Residential | 4,224,000 | 5,437,900 | 1,213,900 | 28.74% | 29,830,000 | 57,015,400 | 27,185,400 | 91.13% |
| | Vacant Land | 3,533,000 | 10,465,000 | 6,932,000 | 196.21% | 47,261,934 | 75,525,499 | 28,263,565 | 59.80% |
| | Commercial/MTF | 460,000 | 0 | <460,000> | <100%> | 2,592,000 | 1,815,000 | <777,000> | <29.98%> |
| | Condominium | 0 | 0 | 0 | | 0 | 715,000 | 715,000 | N/A |
| | Business | 0 | 0 | 0 | | 95,000 | 168,000 | 73,000 | 76.84% |
| SOUTH KOHALA | Residential | 21,583,500 | 21,294,000 | <289,500> | <1.34%> | 118,907,150 | 160,433,700 | 41,526,550 | 34.92% |
| | Vacant Land | 9,214,000 | 4,631,400 | <4,582,600> | <49.74%> | 53,646,770 | 91,885,513 | 38,238,743 | 71.28% |
| | Commercial/MTF | 0 | 899,000 | 899,000 | N/A | 945,000 | 5,214,000 | 4,269,000 | 451.75% |
| | Condominium | 12,938,900 | 16,326,500 | 3,387,600 | 26.18% | 124,939,425 | 148,652,406 | 23,712,981 | 18.98% |
| | Business | 0 | 0 | 0 | | 355,000 | 0 | <355,000> | <100%> |
| NORTH KONA | Residential | 36,173,701 | 51,069,607 | 14,895,906 | 41.18% | 269,733,440 | 328,676,340 | 58,942,900 | 21.85% |
| | Vacant Land | 4,548,000 | 13,670,712 | 9,122,712 | 200.59% | 107,341,783 | 66,991,661 | <40,350,122> | <37.59%> |
| | Commercial/MTF | 395,000 | 810,000 | 415,000 | 105.06% | 11,964,000 | 7,860,000 | <4,104,000> | <34.30%> |
| | Condominium | 15,946,700 | 24,039,181 | 8,092,481 | 50.75% | 118,602,126 | 186,584,916 | 67,982,790 | 57.32% |
| | Business | 350,000 | 612,500 | 262,500 | 75.00% | 974,191 | 829,500 | <144,691> | <14.85%> |
| SOUTH KONA | Residential | 6,181,000 | 5,583,000 | <598,000> | <9.67%> | 35,890,550 | 39,585,400 | 3,694,850 | 10.29% |
| | Vacant Land | 4,230,079 | 5,027,000 | 796,921 | 18.84% | 35,374,179 | 31,909,799 | <3,464,380> | <9.79%> |
| | Commercial/MTF | 0 | 0 | 0 | | 1,430,000 | 2,622,000 | 1,192,000 | 83.36% |
| | Condominium | 219,000 | 0 | <219,000> | <100%> | 1,777,750 | 270,000 | <1,507,750> | <84.81%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| KA'U | Residential | 2,891,400 | 3,730,500 | 839,100 | 29.02% | 20,174,850 | 22,993,000 | 2,818,150 | 13.97% |
| | Vacant Land | 3,068,200 | 6,255,350 | 3,187,150 | 103.88% | 25,965,358 | 42,277,595 | 16,312,237 | 62.82% |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 240,000 | 560,000 | 320,000 | 133.33% | 1,870,500 | 2,176,000 | 305,500 | 16.33% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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# August 2005 Numbers

**MLS Sales Statistics**

***Median Sales Price***

| | | MONTH OF August | | | | YEAR TO DATE | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 2,041,000 | 1,771,500 | <269,500> | <13.20%> | 1,129,500 | 1,634,294 | 504,794 | 44.69% |
| Big Island | | 8/1/04 to 8/31/04 | 8/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> | 1/1/04 to 8/31/04 | 1/1/05 to 8/31/05 | # Increase / <Decrease> | % Increase / <Decrease> |
| ENTIRE | Residential | 281,000 | 429,000 | 148,000 | 52.67% | 275,000 | 380,000 | 105,000 | 38.18% |
| | Vacant Land | 25,000 | 55,000 | 30,000 | 120.00% | 20,000 | 40,500 | 20,500 | 102.50% |
| | Commercial/MTF | 285,000 | 810,000 | 525,000 | 184.21% | 285,000 | 660,000 | 375,000 | 131.58% |
| | Condominium | 250,000 | 390,000 | 140,000 | 56.00% | 259,500 | 361,294 | 101,794 | 39.23% |
| | Business | 1,200,000 | 87,500 | <1,112,500> | <92.71%> | 290,000 | 192,500 | <97,500> | <33.62%> |
| PUNA | Residential | 159,500 | 261,500 | 102,000 | 63.95% | 150,675 | 225,000 | 74,325 | 49.33% |
| | Vacant Land | 19,000 | 50,000 | 31,000 | 163.16% | 15,500 | 35,000 | 19,500 | 125.81% |
| | Commercial/MTF | 0 | 240,000 | 240,000 | N/A | 149,000 | 375,000 | 226,000 | 151.68% |
| | Condominium | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Business | 0 | 0 | 0 | | 275,000 | 300,000 | 25,000 | 9.09% |
| SOUTH HILO | Residential | 238,000 | 325,000 | 87,000 | 36.55% | 210,000 | 315,000 | 105,000 | 50.00% |
| | Vacant Land | 140,000 | 213,000 | 73,000 | 52.14% | 125,000 | 175,000 | 50,000 | 40.00% |
| | Commercial/MTF | 222,500 | 1,131,578 | 909,078 | 408.57% | 151,250 | 600,000 | 448,750 | 296.69% |
| | Condominium | 115,000 | 117,500 | 2,500 | 2.17% | 78,000 | 101,250 | 23,250 | 29.81% |
| | Business | 2,050,000 | 22,500 | <2,027,500> | <98.90%> | 540,000 | 22,500 | <517,500> | <95.83%> |
| NORTH HILO | Residential | 189,000 | 415,000 | 226,000 | 119.58% | 287,500 | 415,000 | 127,500 | 44.35% |
| | Vacant Land | 265,000 | 371,500 | 106,500 | 40.19% | 225,500 | 350,000 | 124,500 | 55.21% |
| | Commercial/MTF | 285,000 | 0 | <285,000> | <100%> | 692,500 | 0 | <692,500> | <100%> |
| | Condominium | 0 | 0 | 0 | | 225,000 | 0 | <225,000> | <100%> |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| HAMAKUA | Residential | 182,500 | 297,500 | 115,000 | 63.01% | 275,000 | 374,000 | 99,000 | 36.00% |
| | Vacant Land | 275,000 | 400,000 | 125,000 | 45.45% | 170,000 | 353,000 | 183,000 | 107.65% |
| | Commercial/MTF | 0 | 0 | 0 | | 885,000 | 0 | <885,000> | <100%> |
| | Condominium | 0 | 0 | 0 | | 0 | 138,000 | 138,000 | N/A |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| NORTH KOHALA | Residential | 347,500 | 644,500 | 297,000 | 85.47% | 452,000 | 696,000 | 244,000 | 53.98% |
| | Vacant Land | 379,000 | 865,000 | 486,000 | 128.23% | 355,000 | 495,000 | 140,000 | 39.44% |
| | Commercial/MTF | 460,000 | 0 | <460,000> | <100%> | 460,000 | 907,500 | 447,500 | 97.28% |
| | Condominium | 0 | 0 | 0 | | 0 | 715,000 | 715,000 | N/A |
| | Business | 0 | 0 | 0 | | 95,000 | 168,000 | 73,000 | 76.84% |
| SOUTH KOHALA | Residential | 425,000 | 580,000 | 155,000 | 36.47% | 395,000 | 520,000 | 125,000 | 31.65% |
| | Vacant Land | 180,000 | 222,500 | 42,500 | 23.61% | 171,500 | 259,500 | 88,000 | 51.31% |
| | Commercial/MTF | 0 | 899,000 | 899,000 | N/A | 472,500 | 1,050,000 | 577,500 | 122.22% |
| | Condominium | 265,000 | 595,000 | 330,000 | 124.53% | 425,000 | 619,500 | 194,500 | 45.76% |
| | Business | 0 | 0 | 0 | | 177,500 | 0 | <177,500> | <100%> |
| NORTH KONA | Residential | 543,250 | 633,905 | 90,655 | 16.69% | 471,554 | 615,000 | 143,446 | 30.42% |
| | Vacant Land | 298,000 | 423,000 | 125,000 | 41.95% | 305,000 | 420,000 | 115,000 | 37.70% |
| | Commercial/MTF | 395,000 | 810,000 | 415,000 | 105.06% | 525,000 | 830,000 | 305,000 | 58.10% |
| | Condominium | 289,500 | 431,971 | 142,471 | 49.21% | 269,950 | 378,250 | 108,300 | 40.12% |
| | Business | 350,000 | 306,250 | <43,750> | <12.50%> | 165,000 | 217,000 | 52,000 | 31.52% |
| SOUTH KONA | Residential | 403,500 | 540,000 | 136,500 | 33.83% | 362,000 | 469,000 | 107,000 | 29.56% |
| | Vacant Land | 72,000 | 157,000 | 85,000 | 118.06% | 79,000 | 120,000 | 41,000 | 51.90% |
| | Commercial/MTF | 0 | 0 | 0 | | 265,000 | 315,000 | 50,000 | 18.87% |
| | Condominium | 219,000 | 0 | <219,000> | <100%> | 219,000 | 270,000 | 51,000 | 23.29% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |
| KA'U | Residential | 182,000 | 302,000 | 120,000 | 65.93% | 144,900 | 220,000 | 75,100 | 51.83% |
| | Vacant Land | 14,500 | 34,000 | 19,500 | 134.48% | 13,500 | 30,000 | 16,500 | 122.22% |
| | Commercial/MTF | 0 | 0 | 0 | | 0 | 0 | 0 | |
| | Condominium | 240,000 | 280,000 | 40,000 | 16.67% | 160,000 | 285,000 | 125,000 | 78.13% |
| | Business | 0 | 0 | 0 | | 0 | 0 | 0 | |

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