TITLE GUARANTY HAWAII

HAWAII

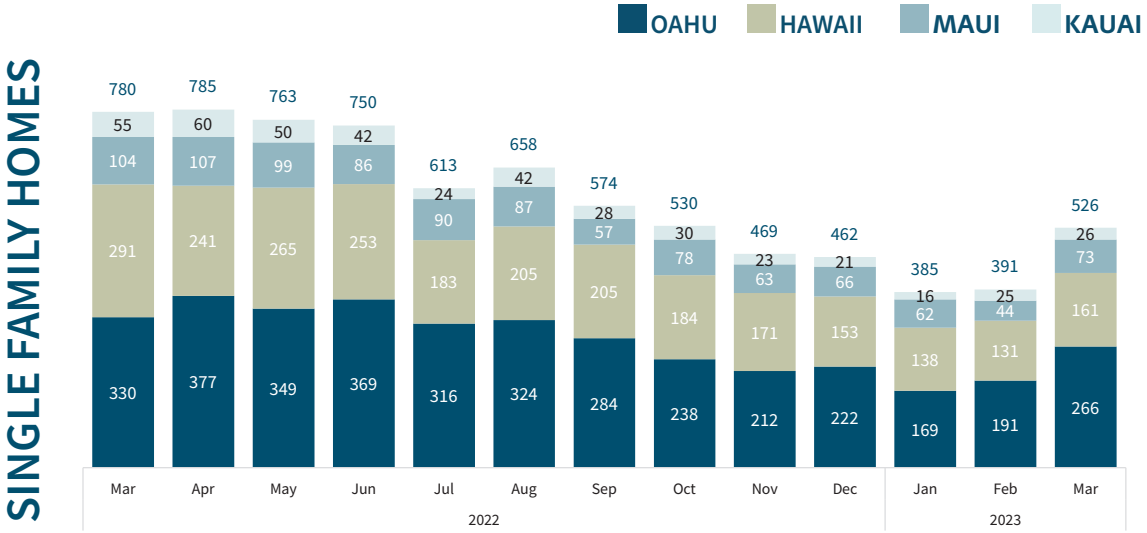
RESIDENTIAL SALES REPORT MARCH 2023

ISLAND SALES

Single Family | Condominium

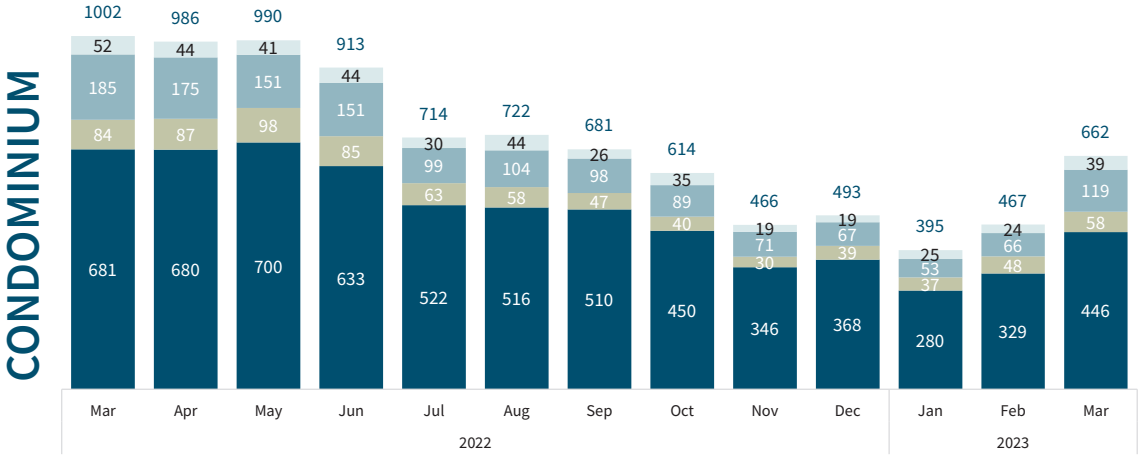
	Single Family	Condominium
AVERAGE LIST PRICE	$874.3 K	$970.6 K
AVERAGE SOLD PRICE	$842.7 K	$954.9 K
MAX SOLD PRICE	$7.5 M	$4.4 M
% OF LIST PRICE RECEIVED	96.39%	98.38%
AVERAGE PRICE PER SQFT	$472.88	$752.08
AVERAGE DOM	70	32

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
161	$550,000	$135,673,278
↑ 22.9% VS. LAST MONTH	↑ 22.2% VS. LAST MONTH	↑ 44.4% VS. LAST MONTH
↓ 44.7% VS. LAST YEAR	↑ 5.8% VS. LAST YEAR	↓ 44.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
58	$595,000	$55,385,530
↑ 20.8% VS. LAST MONTH	↑ 7.4% VS. LAST MONTH	↓ 4.4% VS. LAST MONTH
↓ 31.0% VS. LAST YEAR	↓ 5.3% VS. LAST YEAR	↓ 41.0% VS. LAST YEAR

Information effective 04/03/2023

REGIONAL SALES
HAWAII

SALES COMPARISON

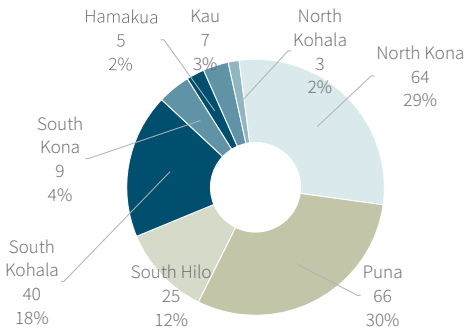
Single Family | Condominium | Vacant Land

	YTD TREND** SINGLE FAMILY				CONDOMINIUM				VACANT LAND				MONTH #	% CHANGE *	%CHANGE REGION *
HAMAKUA	70	75	68	9	0	0	0	0	23	40	22	5	5	▲ 25.0%	▲ 40.0%
													0	0.0%	
													2	▲ 100.0%	
NORTH KOHALA	85	105	75	14	0	1	0	0	59	128	61	8	3	▼ 75.0%	▼ 59.1%
													0	0.0%	
													6	▼ 40.0%	
SOUTH KOHALA	279	314	209	41	276	420	260	45	86	130	63	11	22	▼ 21.4%	▼ 40.0%
													18	▼ 50.0%	
													5	▼ 54.5%	
NORTH KONA	608	684	466	79	399	642	416	79	133	188	110	25	29	▼ 44.2%	▼ 26.9%
													35	▲ 2.9%	
													12	▼ 33.3%	
SOUTH KONA	103	133	98	20	3	3	2	2	76	173	119	15	7	▼ 36.4%	▼ 46.4%
													2	0.0%	
													6	▼ 64.7%	
KAU	186	218	194	31	2	7	5	1	387	593	554	99	7	▼ 66.7%	▼ 38.2%
													0	0.0%	
													48	▼ 28.4%	
PUNA	958	1231	1127	175	0	0	0	0	1124	1740	1533	255	66	▼ 44.1%	▼ 38.6%
													0	0.0%	
													122	▼ 35.1%	
NORTH HILO	28	35	20	2	0	0	0	0	10	40	30	3	0	0.0%	▼ 80.0%
													0	0.0%	
													1	▼ 75.0%	
SOUTH HILO	332	394	341	59	67	100	102	16	112	119	117	14	22	▼ 50.0%	▼ 58.0%
													3	▼ 76.9%	
													4	▼ 66.7%	

**Year-over-year and current YTD shown

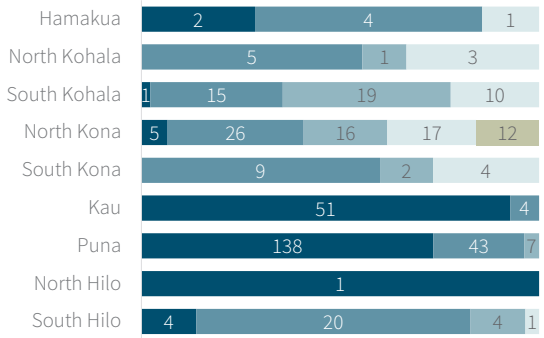
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



< $300K | $300K - $649K | $650K - $999K | $1M - $2.9M | $3M+

NEIGHBORHOOD SALES
HAWAII

NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year ● - No Change or No Value vs. Last Year

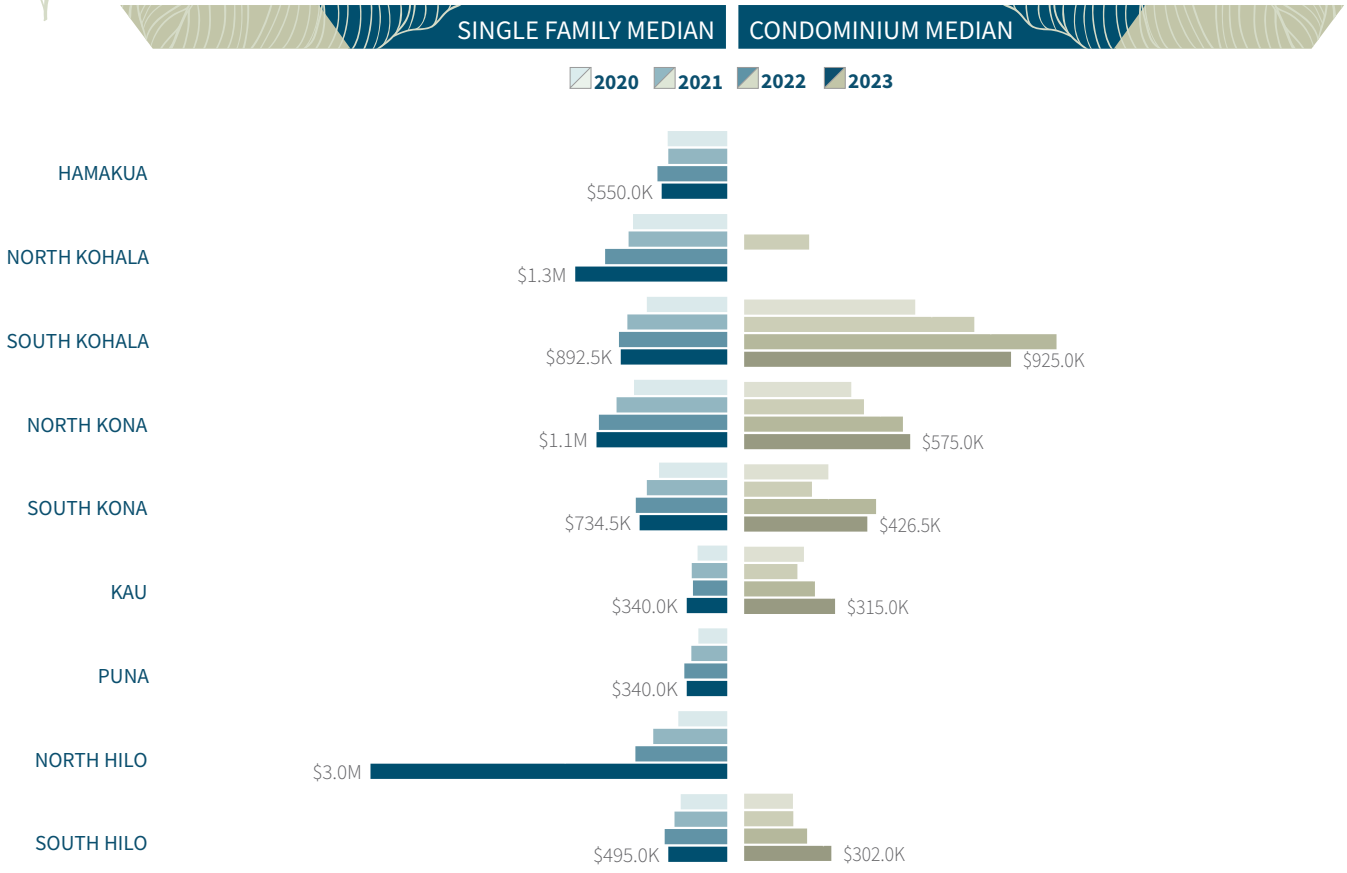
		SINGLE FAMILY HOMES			CONDOMINIUM			VACANT LAND		
		#	$ AMT	MEDIAN	#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
NORTH	Hamakua	5 ▲	$3.1 M ▲	$515.0 K ▲	– –	– –	– –	2 ▲	$327.0 K ▼	$163.5 K ▼
	North Kohala	3 ▼	$4.5 M ▼	$1.2 M ▲	– –	– –	– –	6 ▼	$4.0 M ▼	$510.0 K ▲
WEST	South Kohala	22 ▼	$19.0 M ▼	$875.0 K ▲	18 ▼	$18.5 M ▼	$962.5 K ▼	5 ▼	$1.9 M ▼	$405.0 K ▼
	North Kona	29 ▼	$61.3 M ▼	$1.3 M ▲	35 ▲	$35.2 M ▲	$580.0 K ▲	12 ▼	$13.8 M ▼	$513.0 K ▼
	South Kona	7 ▼	$6.9 M ▼	$1.1 M ▲	2 –	$853.0 K –	$426.5 K –	6 ▼	$2.8 M ▼	$470.0 K ▲
SOUTH	Kau	7 ▼	$1.7 M ▼	$242.0 K ▼	– –	– –	– –	48 ▼	$2.8 M ▼	$38.7 K ▲
	Puna	66 ▼	$26.8 M ▼	$367.5 K –	– –	– –	– –	122 ▼	$6.5 M ▼	$35.0 K ▼
EAST	North Hilo	– –	– –	– –	– –	– –	– –	1 ▼	$185.0 K ▼	$185.0 K ▼
	South Hilo	22 ▼	$12.5 M ▼	$485.0 K ▼	3 ▼	$765.0 K ▼	$190.0 K ▼	4 ▼	$1.6 M ▼	$417.3 K ▲

MONTHLY SALES HEAT MAP

TOP NEIGHBORHOOD	#
HAWAIIAN PARADISE PARK	47
HOVE	33
NANAWALE ESTATES SUBDIVISION	13
HAWAIIAN ACRES	12
WAIKOLOA VILLAGE	12
KALAPANA SEA VIEW ESTATES	11
AINALOA	11
HAWAIIAN SHORES RECREATIONAL ESTATES	10
MARK TWAIN ESTATES	9
FERN ACRES	9

TOP CONDO	#
KONA KAI	3
ELIMA LANI CONDOMINIUMS	3
KONA ALII	2
KAULU VILLAS	2
KEAUHOU RESORT	2
HOVE	2
KONA ISLANDER INN	2
KALANIKAI	2
ALII LANI	2
KANALOA AT KONA	2

YEAR TO DATE
HAWAII



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

OF SALES
430
41.7% VS. LAST YEAR

MEDIAN SALES PRICE
$520,500
0.9% VS. LAST YEAR

TOTAL $ OF SALES
$356,364,030
42.4% VS. LAST YEAR

CONDOMINIUM

OF SALES
143
39.9% VS. LAST YEAR

MEDIAN SALES PRICE
$590,000
7.8% VS. LAST YEAR

TOTAL $ OF SALES
$147,650,080
33.8% VS. LAST YEAR

VACANT LAND

OF SALES
435
43.2% VS. LAST YEAR

MEDIAN SALES PRICE
$45,000
4.3% VS. LAST YEAR

TOTAL $ OF SALES
$74,046,720
51.5% VS. LAST YEAR

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