

Kauai Snapshot

April 2020 vs. April 2019

		Sales Volume			# of Sales			Median Sales Price		
		April '19	April '20	% change	April '19	April '20	% change	April '19	April '20	% change
Entire Island	Residential	\$47,281,027	\$70,505,000	49.12%	58	41	<29.31%>	\$622,504	\$725,000	16.47%
	Vacant Land	\$15,742,000	\$2,050,000	<86.98%>	24	3	<87.50%>	\$437,500	\$875,000	100.00%
	Commercial	\$3,250,000	\$0	<100%>	1	0	<100%>	\$3,250,000	\$0	<100%>
	Condominium	\$25,756,639	\$15,741,807	<38.88%>	39	31	<20.51%>	\$705,000	\$499,500	<29.15%>
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Waimea	Residential	\$2,220,500	\$1,992,000	<10.29%>	4	3	<25.00%>	\$553,250	\$690,000	24.72%
	Vacant Land	\$0	\$0	--	0	0	--	\$0	\$0	--
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$0	\$0	--	0	0	--	\$0	\$0	--
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Koloa	Residential	\$12,472,738	\$7,302,000	<41.46%>	15	9	<40.00%>	\$630,000	\$715,000	13.49%
	Vacant Land	\$7,569,000	\$1,100,000	<85.47%>	14	2	<85.71%>	\$469,500	\$550,000	17.15%
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$13,659,232	\$4,793,907	<64.90%>	17	8	<52.94%>	\$859,238	\$652,000	<24.12%>
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Lihue	Residential	\$8,079,282	\$4,245,500	<47.45%>	13	6	<53.85%>	\$568,000	\$698,750	23.02%
	Vacant Land	\$915,000	\$0	<100%>	4	0	<100%>	\$250,000	\$0	<100%>
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$1,241,500	\$1,878,500	51.31%	5	9	80%	\$150,000	\$175,000	16.67%
	Business	\$0	\$760,000	--	0	0	--	\$0	\$0	--
Kawaihau	Residential	\$10,010,007	\$12,151,500	21.39%	15	16	6.67%	\$615,007	\$770,000	25.20%
	Vacant Land	\$3,758,000	\$950,000	<74.72%>	5	1	<80.00%>	\$499,000	\$950,000	90.38%
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$2,029,000	\$1,254,900	<38.15%>	5	3	<40.00%>	\$364,000	\$400,000	9.89%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Hanalei	Residential	\$14,498,500	\$44,814,000	209.09%	11	7	<36.36%>	\$1,200,000	\$995,000	<17.08%>
	Vacant Land	\$3,500,000	\$0	<100%>	1	0	<100%>	\$3,500,000	\$0	<100%>
	Commercial	\$3,250,000	\$0	<100%>	1	0	<100%>	\$3,250,000	\$0	<100%>
	Condominium	\$8,826,907	\$7,814,500	<11.47%>	12	11	<8.33%>	\$490,000	\$632,500	29.08%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--

Source: MLS records

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