

Kauai Snapshot

Quarter 1 2023 vs. Quarter 1 2022

		Sales Volume			# of Sales			Median Sales Price		
		Q1 '22	Q1 '23	% change	Q1 '22	Q1 '23	% change	Q1 '22	Q1 '23	% change
Entire Island	Residential	\$320,597,590	\$85,023,452	<73.48%>	151	67	<55.63%>	\$1,200,000	\$1,000,000	<16.67%>
	Vacant Land	\$87,078,500	\$34,907,200	<59.91%>	57	25	<56.14%>	\$700,000	\$880,000	25.71%
	Commercial	\$12,220,000	\$6,522,999	<46.62%>	9	3	<66.67%>	\$950,000	\$1,999,999	110.53%
	Condominium	\$91,678,492	\$75,896,450	<17.21%>	122	88	<27.87%>	\$592,500	\$661,000	11.56%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Waimea	Residential	\$8,801,850	\$2,706,007	<69.26%>	11	4	<63.64%>	\$699,000	\$717,500	2.65%
	Vacant Land	\$524,000	\$0	<100%>	8	0	<100%>	\$20,000	\$0	<100%>
	Commercial	\$3,890,000	\$0	<100%>	3	0	<100%>	\$900,000	\$0	<100%>
	Condominium	\$0	\$0	--	0	0	--	\$0	\$0	--
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Koloa	Residential	\$77,371,764	\$23,205,500	<70.01%>	44	15	<65.91%>	\$1,234,375	\$1,175,000	<4.81%>
	Vacant Land	\$32,281,500	\$25,858,900	<19.90%>	30	15	<50.00%>	\$782,000	\$1,288,000	64.71%
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$34,114,863	\$31,964,500	<6.30%>	44	30	<31.82%>	\$705,000	\$915,000	29.79%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Lihue	Residential	\$7,011,777	\$13,254,000	89.00%	7	13	86.00%	\$837,777	\$970,000	15.78%
	Vacant Land	\$1,764,000	\$412,500	<76.62%>	4	1	<75.00%>	\$480,000	\$412,500	<14.06%>
	Commercial	\$4,645,000	\$0	<100%>	3	0	<100%>	\$870,000	\$0	<100%>
	Condominium	\$28,385,341	\$17,987,700	<36.63%>	40	29	<27.50%>	\$487,450	\$535,000	9.75%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Kawaihau	Residential	\$58,157,000	\$25,755,445	<55.71%>	54	25	<53.70%>	\$929,500	\$905,000	<2.64%>
	Vacant Land	\$5,124,000	\$2,805,800	<45.24%>	9	5	<44.44%>	\$595,000	\$675,000	13.45%
	Commercial	\$3,685,000	\$6,522,999	77.00%	3	3	0.00%	\$1,060,000	\$1,999,999	88.68%
	Condominium	\$7,270,400	\$10,287,850	42.00%	16	16	0.00%	\$383,300	\$515,000	34.36%
	Business	\$0	\$0	--	0	0	--	\$0	\$0	--
Hanalei	Residential	\$169,255,199	\$20,102,500	<88.12%>	35	10	<71.43%>	\$2,601,450	\$1,972,500	<24.18%>
	Vacant Land	\$47,385,000	\$5,830,000	<87.70%>	6	4	<33.33%>	\$1,850,000	\$1,090,000	<41.08%>
	Commercial	\$0	\$0	--	0	0	--	\$0	\$0	--
	Condominium	\$21,907,888	\$15,656,400	<28.54%>	22	13	<40.91%>	\$932,500	\$1,100,000	17.96%
	Business	0	0	--	0	0	--	0	0	--

Source: MLS records

This information has been supplied by third parties and is, therefore, not guaranteed.



Neal Norman REALTOR(B), RB-61216
808.651.1777 | Neal@HawaiiLife.com | Neal.HawaiiLife.com