Kaua’i’s Residential Real Estate Market Statistics Overview

Appreciation

In Q3 2023, Kaua’i’s house prices and listings for single-family homes were at an all-time high of $1.3 million. The median sold price increased by 146.21% from $528,000 in Q3 2012 to $1.3 million in Q3 2023. The average days on market (DOM) increased by 70.2% from 47 days in Q3 2012 to 253 days in Q3 2023. The months of inventory decreased by 33% from 103 months in Q3 2012 to 7.5 months in Q3 2023.

Looking at the past ten years, a home bought in 2013 on Kaua’i has seen its value increase substantially. Several factors have contributed to keeping Kaua’i’s home prices strong. The surging real estate market following the pandemic set new records for the number of sales and the median sold price. The average Days on Market (DOM) shows how many days, on average, a property is on the market before it sells. While some of the previous 12 months have been outliers, the overall trendline shows that days on market have increased significantly.

MONTHS OF INVENTORY

Current Inventory is 130 from 94 in Q3 2022. Q3 2023 home sales were also lower quarter over quarter, as Q2 2023 reported an average number of days on the market (DOM) of 52 compared to 47 in Q3 2022. Under contract, there has been an increase of 67% from 76 in Q2 2023 to 127 in Q2 2023. The quarter over quarter numbers show significant price swings are likely to continue. The third quarter set an all-time high for the number of active listings, an increase of 52% from 25,900 in Q3 2022 to 39,000 in Q2 2023. Prices per square foot can vary based on location, lot size, property age, overall condition, and other factors, which must be considered when comparing different properties, neighborhoods or complexes.

Kaua’i’s 10-Year Residential Real Estate Appreciation

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