

Kauai Snapshot

Quarter 4 2023 vs. Quarter 4 2022

| | | Sales Volume | | | # of Sales | | | Median Sales Price | | |
|---------------|-------------|---------------|---------------|----------|------------|--------|----------|--------------------|-------------|----------|
| | | Q4 '22 | Q4 '23 | % change | Q4 '22 | Q4 '23 | % change | Q4 '22 | Q4 '23 | % change |
| Entire Island | Residential | \$153,074,971 | \$125,444,785 | <18.05%> | 77 | 78 | 1% | \$1,250,000 | \$1,122,500 | <10.20%> |
| | Vacant Land | \$16,559,500 | \$31,931,000 | 93% | 16 | 24 | 50% | \$442,000 | \$962,500 | 117.76% |
| | Commercial | \$3,600,000 | \$4,675,000 | 30% | 3 | 3 | 0% | \$1,285,000 | \$1,700,000 | 0.323 |
| | Condominium | \$60,232,800 | \$75,538,511 | 25% | 73 | 56 | <23.29%> | \$749,000 | \$873,000 | 0.1656 |
| | Business | \$0 | \$129,000 | N/A | 0 | 1 | N/A | \$0 | \$129,000 | N/A |
| Waimea | Residential | \$6,445,000 | \$5,062,100 | <21.46%> | 8 | 8 | 0% | \$767,500 | \$602,500 | <21.50%> |
| | Vacant Land | \$770,000 | \$310,000 | <59.74%> | 2 | 1 | <50.00%> | \$385,000 | \$310,000 | <19.48%> |
| | Commercial | \$1,515,000 | \$2,975,000 | 96% | 1 | 2 | 100% | \$1,515,000 | \$1,487,500 | <1.82%> |
| | Condominium | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |
| | Business | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |
| Koloa | Residential | \$31,382,499 | \$34,376,007 | 10% | 17 | 23 | 35% | \$1,490,000 | \$1,157,500 | <22.32%> |
| | Vacant Land | \$5,112,500 | \$17,480,000 | 242% | 6 | 9 | 50% | \$387,500 | \$1,400,000 | 261.29% |
| | Commercial | \$0 | \$1,700,000 | N/A | 0 | 1 | N/A | \$0 | \$1,700,000 | N/A |
| | Condominium | \$14,358,000 | \$11,689,700 | <18.58%> | 17 | 11 | <35.29%> | \$735,000 | \$975,000 | 0.3265 |
| | Business | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |
| Lihue | Residential | \$4,925,000 | \$18,785,078 | 281% | 5 | 13 | 160% | \$950,000 | \$1,100,000 | 15.79% |
| | Vacant Land | \$459,000 | \$2,295,000 | 400% | 1 | 3 | 200% | \$459,000 | \$795,000 | 0.732 |
| | Commercial | \$2,085,000 | \$0 | <100%> | 2 | 0 | <100%> | \$1,042,500 | \$0 | <100%> |
| | Condominium | \$11,160,900 | \$35,705,811 | 220% | 21 | 20 | <4.76%> | \$500,000 | \$553,056 | 10.61% |
| | Business | \$0 | \$0 | N/A | 0 | 0 | -- | \$0 | \$0 | -- |
| Kawaihau | Residential | \$28,037,910 | \$31,554,000 | 13% | 27 | 22 | <18.52%> | \$899,999 | \$1,085,500 | 20.61% |
| | Vacant Land | \$2,880,000 | \$4,535,000 | 57% | 5 | 5 | 0% | \$630,000 | \$500,000 | <20.63%> |
| | Commercial | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |
| | Condominium | \$8,215,400 | \$9,572,000 | 17% | 11 | 11 | 0% | \$595,000 | \$605,000 | 1.68% |
| | Business | \$0 | \$129,000 | N/A | 0 | 1 | N/A | \$0 | \$129,000 | N/A |
| Hanalei | Residential | \$82,284,562 | \$35,667,600 | <56.65%> | 20 | 12 | <40.00%> | \$3,250,000 | \$2,785,000 | <14.31%> |
| | Vacant Land | \$7,338,000 | \$7,311,000 | <0.37%> | 2 | 6 | 200% | \$3,669,000 | \$1,107,500 | <69.81%> |
| | Commercial | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |
| | Condominium | \$26,498,500 | \$18,571,000 | <29.92%> | 24 | 14 | <41.67%> | \$947,500 | \$1,380,000 | 45.65% |
| | Business | \$0 | \$0 | -- | 0 | 0 | -- | \$0 | \$0 | -- |

Source: MLS records

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



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