

Kauai Snapshot

Quarter 1 2024 vs. Quarter 1 2023

		Sales Volume			# of Sales			Median Sales Price		
		Q1 '23	Q1 '24	% change	Q1 '23	Q1 '24	% change	Q1 '23	Q1 '24	% change
Entire Island	Residential	\$85,023,452	\$204,697,710	140.75%	67	87	29.85%	\$1,000,000	\$1,560,000	56%
	Vacant Land	\$35,157,200	\$50,113,305	42.54%	26	27	3.85%	\$842,500	\$995,000	18.10%
	Commercial	\$6,522,999	\$2,857,500	<56.19%>	3	2	<33.33%>	\$1,999,999	\$1,428,750	<28.56%>
	Condominium	\$75,896,450	\$73,651,299	<2.96%>	88	68	<22.73%>	\$661,000	\$788,000	19.21%
	Business	0	\$625,000	--	0	2	N/A	0	\$312,500	--
Waimea	Residential	\$2,706,007	\$2,870,000	6.06%	4	3	<25%>	\$717,500	\$945,000	31.71%
	Vacant Land	0	0	0.00	0	0	--	0	0	0.00
	Commercial	0	0	0.00	0	0	--	0	0	0.00
	Condominium	0	\$714,000	--	0	1	N/A	0	\$714,000	--
	Business	0	0	0.00	0	0	--	0	0	0.00
Koloa	Residential	\$23,205,500	\$72,619,000	212.94%	15	23	53.33%	\$1,175,000	\$1,615,000	37.45%
	Vacant Land	\$26,108,900	\$6,565,305	<74.85%>	16	8	<50%>	\$1,269,000	\$787,652	<37.93%>
	Commercial	0	0	0.00	0	0	--	0	0	0.00
	Condominium	\$31,964,500	\$19,175,400	<40.01%>	30	19	<36.67%>	\$915,000	\$840,000	<8.205%>
	Business	0	0	0.00	0	0	--	0	0	0.00
Lihue	Residential	\$13,254,000	\$10,570,000	<<20.25%>	13	8	<38.46%>	\$970,000	\$1,250,000	28.87%
	Vacant Land	\$412,500	\$11,795,000	2,759.39%	1	3	200%	\$412,500	\$995,000	141.21%
	Commercial	0	\$1,500,000	--	0	1	N/A	0	\$1,500,000	--
	Condominium	\$17,987,700	\$22,301,900	23.98%	29	22	<24.14%>	\$535,000	\$547,000	2.245
	Business	0	\$195,000	--	0	1	N/A	0	195,000	--
Kawaihau	Residential	\$25,755,445	\$34,020,000	32.09%	25	26	4	\$905,000	\$1,042,000	15.14%
	Vacant Land	\$2,805,800	\$6,968,000	148.34%	5	9	80	\$675,000	\$435,000	<35.56%>
	Commercial	\$6,522,999	\$1,357,500	<79.19%>	3	1	<66.67%>	\$1,999,999	\$1,357,500	<32.12%>
	Condominium	\$10,287,850	\$7,832,000	<23.87%>	16	10	<37.5%>	\$515,000	\$528,000	2.52%
	Business	0	0	0.00	0	0	--	0	0	0.00
Hanalei	Residential	\$20,102,500	\$84,618,710	320.94%	10	27	170%	\$1,972,500	\$2,200,000	11.53%
	Vacant Land	\$5,830,000	\$24,785,000	325.13%	4	7	75%	\$1,090,000	\$1,900,000	74.31%
	Commercial	0	0	0.00	0	0	--	0	0	0.00
	Condominium	\$15,656,400	\$23,627,999	50.92%	13	16	23.08%	\$1,100,000	\$1,367,500	24.32%
	Business	0	\$430,000	--	0	1	N/A	0	\$430,000	--

Source: MLS records

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



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