



Ken Anderson's Exclusive West Side Real Estate Market Digest

Data From Hawaii Information Service

Big Picture Market Snapshot

The Big Picture Market Snapshot displays the market data in North and South Kona by property type. The three categories of data are Units Sold, Sales Volume and Median Sales Price. These statistics provide a year over year snapshot of current market conditions in comparison to the data at exactly the same time last year. It would be my pleasure to discuss the market conditions or indicators in more detail by phone or email. Contact me anytime. Mahalo Nui Loa, Ken Anderson, Broker REALTOR®

Units Sold as of June 30, 2008

Type		2007	2008	Difference	Percent	Indicator
North Kona	Residential	255	148	<77>	<34.22%>	▼
	Vacant Land	39	32	<7>	<17.95%>	▼
	Condominium	142	106	<36>	<25.35%>	▼
South Kona	Residential	29	20	<9>	<31.03%>	▼
	Vacant Land	46	28	<18>	<39.13%>	▼
	Condominium	2	No Sales	<2>		▼▲

Sales Volume as of June 30, 2008

Type		2007	2008	Difference	Percent	Indicator
North Kona	Residential	209,347,548	137,260,664	<72,086,884>	<34.43%>	▼
	Vacant Land	47,328,900	30,275,500	<17,053,400>	<36.03%>	▼
	Condominium	61,836,278	42,058,856	<19,777,422>	<31.98%>	▼
South Kona	Residential	17,653	11,693,058	<5,960.081>	<33.76%>	▼
	Vacant Land	29,676,170	12,993,220	<16,682,950>	<56.22%>	▼
	Condominium	490,000	No Sales	<490,000>		▼▲

Median Sales Price as of June 30, 2008

Type		2007	2008	Difference	Percent	Indicator
North Kona	Residential	604,040	552,500	<51,540>	<8.53%>	▼
	Vacant Land	430,000	297,500	<132,500>	<30.81%>	▼
	Condominium	389,000	370,000	<19,000>	<4.88%>	▼
South Kona	Residential	525,000	502,500	<22,500>	<4.29%>	▼
	Vacant Land	275,000	277,500	2,500	0.91%	▲
	Condominium	245,000	No Sales	<245,000>		▼▲

Big Picture Market Summary

Stacked up against 2007, median sales prices showed a sharp decline in nearly every district and property type, except for vacant land in South Kona. Hit hardest year over year were vacant land prices in North Kona, followed by single family residential in North Kona. Coming in with the third largest median sales price decline were condominium prices in North Kona as well. Overall, the market slump continues and buyers remain firmly in the drivers seat.

Ken Anderson, Broker REALTOR®

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