

**Table 16.27-- MULTIPLE LISTING SERVICE SALES, BY TYPE OF PROPERTY,
BY ZONE, HAWAII COUNTY: 2004**

| Zone and subject | Single-family resident. | Condo/ coop. | Vacant land | Com-mercial | Business oppor-ty. |
|------------------------------|--------------------------------|---------------------|--------------------|--------------------|---------------------------|
| HAWAII COUNTY | | | | | |
| Number sold | 2,698 | 1,076 | 5,519 | 80 | 20 |
| Sales volume (\$1,000) | 994,634 | 381,210 | 555,803 | 45,817 | 7,179 |
| Mean | 368,656 | 354,284 | 100,707 | 572,713 | 358,950 |
| Zone 1 (Puna) | | | | | |
| Number sold | 871 | - | 3,071 | 10 | 3 |
| Sales volume (\$1,000) | 154,843 | - | 86,669 | 2,383 | 975 |
| Mean | 177,776 | - | 28,222 | 238,300 | 325,000 |
| Zone 2 (South Hilo) | | | | | |
| Number sold | 397 | 132 | 364 | 42 | 7 |
| Sales volume (\$1,000) | 105,721 | 12,802 | 72,001 | 19,893 | 3,844 |
| Mean | 266,300 | 96,985 | 197,805 | 473,643 | 549,143 |
| Zone 3 (North Hilo) | | | | | |
| Number sold | 26 | 1 | 45 | 2 | - |
| Sales volume (\$1,000) | 8,990 | 225 | 13,210 | 1,385 | - |
| Mean | 345,769 | 225,000 | 293,556 | 692,500 | - |
| Zone 4 (Hamakua) | | | | | |
| Number sold | 46 | - | 49 | 3 | - |
| Sales volume (\$1,000) | 14,253 | - | 12,722 | 1,950 | - |
| Mean | 309,848 | - | 259,633 | 650,000 | - |
| Zone 5 (North Kohala) | | | | | |
| Number sold | 64 | - | 143 | 3 | 1 |
| Sales volume (\$1,000) | 42,195 | - | 69,707 | 2,592 | 95 |
| Mean | 659,297 | - | 487,462 | 864,000 | 95,000 |
| Zone 6 (South Kohala) | | | | | |
| Number sold | 326 | 313 | 201 | 2 | 2 |
| Sales volume (\$1,000) | 182,981 | 171,502 | 80,559 | 945 | 355 |
| Mean | 561,291 | 547,930 | 400,791 | 472,500 | 177,500 |

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|----------------------------|--------------------------------|--------------------|--------------------|-------------------|-------------------------|
| Zone 7 (North Kona) | | | | | |
| Number sold | 696 | 610 | 295 | 14 | 7 |
| Sales volume (\$1,000) | 404,617 | 192,416 | 137,188 | 151,239 | 1,910 |
| Mean | 581,346 | 315,436 | 465,044 | 10,802,786 | 272,857 |
| Zone 8 (South Kona) | | | | | |
| Number sold | 112 | 9 | 205 | 4 | - |
| Sales volume (\$1,000) | 52,451 | 2,395 | 45,120 | 1,430 | - |
| Mean | 468,313 | 266,111 | 220,098 | 357,500 | - |
| Zone 9 (Kau) | | | | | |
| Number sold | 160 | 11 | 1,146 | - | - |
| Sales volume (\$1,000) | 28,585 | 1,871 | 38,587 | - | - |
| Mean | 178,656 | 170,091 | 33,671 | - | - |

Source: Clark Realty Corporation, "Big Island of Hawaii Real Estate, Annual Sales Figures, December, 2003 - December 2004;" Website: <http://www.clarkhawaii.com/spreadsheet.html>; tabulation of mean sales price by County of Hawaii, Department of Research & Development.