

# Q1 Reveals Shrinking Inventory and Climbing Prices: Faster Sales Strengthen Seller's Market

**Selected for you:** This snapshot gives you an overview of the kind of activity we are seeing in this part of the Island.

North Shore Kauai Residential	Q1 2022	Q1 2021	% change
For Sale	31	67	▼ -53.7%
Sold Listings	37	52	▼ -28.8%
Avg Price / SF (sold)	\$1,856	\$1,208	▲ 53.6%
Avg Sales Price	\$4,673,000	\$2,763,000	▲ 69.1%
Avg Days on Market	131	135	▼ -3.0%



## Seller's Market

Kauai inventory has decreased by more than **-54%** in the 12 months, while the number of sales has also decreased **-28.8%** over the same period. Each of the last 12 months have seen fewer and fewer active listings.

# -13.4%

## Sold Listings

Q1 property sales were **149**, **-13.4%** lower than the 172 sales in Q1 the previous year.

# \$2.093M

Average Sales Price is up **23%** from \$1.7M in Q1 2021.

# -54%

Current Inventory is **80**, down **-54%** from 173 in Q1 2021.

# +23%

## Avg Sold Price/SF

Average Sold Price per Square Foot of **\$1,032** was up **+23%** from \$839 in Q1 2021.



### MONTHS OF INVENTORY

Current Inventory is **1.8 months**, down **-40%** from 3 months in Q1 2021.



### UNDER CONTRACT

Pending properties were **169** in Q1, a decrease of **-2.3%** from 173 in Q1 2021.

# -12%

## Days on Market

The average DOM for Q1 was **76**, down **-12%** from 86 days in Q1 2021.

It's an exciting time in Hawaii real estate. We're here to help.

Contact us directly for real estate information. *Mahalo,*



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### MONTHS OF INVENTORY

Current months of inventory available is **1.8 months**, a decrease of **-40%** comparing Q1 2022 to the first 3 months in Q1 2021.

*The real estate market inventory on Kauai continues to be whittled down.*

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