

# 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	<b>▼</b> -53.7%
Sold Listings	37	52	▼ -28.8%
Avg Price / SF (sold)	\$1,856	\$1,208	<b>▲</b> 53.6%
Avg Sales Price	\$4,673,000	\$2,763,000	<b>69.1%</b>
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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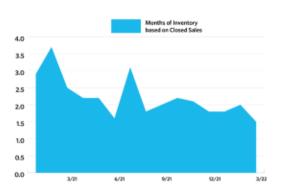


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#### MONTHS OF INVENTORY

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.