

**19-4237 Kekoa Nui Blvd
Volcano, HI 96785**



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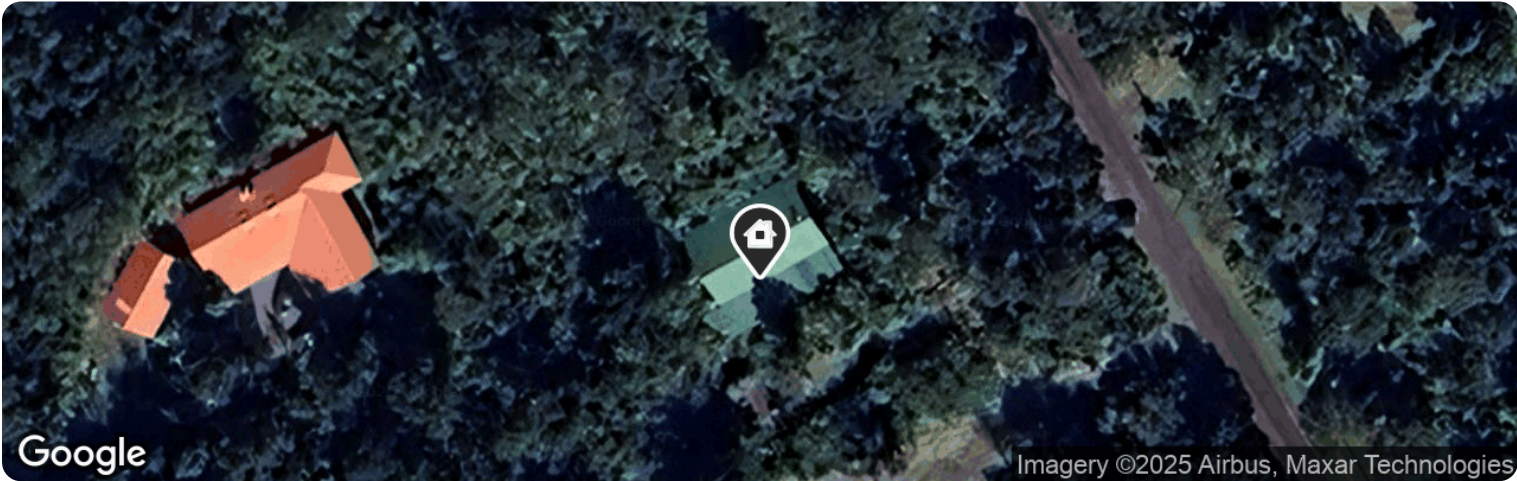
HomeSmart Island Homes

1888 Kalakaua Ave c312

C312

Honolulu, HI 96815

19-4237 Kekoa Nui Blvd, Volcano, HI 96785



● Active / For Sale • Active: 7/22/2025

List Price

\$769,000

Active Date 7/22/2025 Listing ID 723277

CMA Value

\$723,178

CMA Range

\$495.3K

\$1.1M

Last Edited 9/4/2025 Price per Sq Ft \$587

RVM®

\$768,140

RVM® Updated 8/30/2025

RVM® Estimated Range

\$752.8K

\$783.5K

RVM® Confidence



RVM® Year Change

↑ 2.82%

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Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family Residence	–
Bedrooms	3	3	–
Total Baths	2	2	–
Full Baths	2	2	–
Partial Baths	–	–	–
Living Area (sq ft)	1,232	1,232	–
Building Area (sq ft)	1,232	1,232	–
Lot Size	0.5 acres	0.5 acres	–
Lot Dimensions	21778 SF	–	–
Garage (spaces)	0	–	–
Year Built	2007	2007	–
Total Rooms	5	–	–
Style	Ranch\Rambler	–	–
Roofing	Metal	–	–
Fireplaces	1	Wood Burning	–
Foundation	Piers	–	–
Construction	Frame	–	–
Exterior Walls	Wood	–	–
Number of Units	0	–	–
Number of Stories	1	–	–

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Interior Features

LISTING			
Appliance	Refrigerator, Washer, Dryer, Microwave/Range-Hood, Range	Fireplace	Wood Burning
Floor	Hardwood		
PUBLIC			
Number of Plumbing Fixtures	9		

Exterior Features

LISTING			
Road	Paved, Private	Parking	Other
Sewer	Septic Tank	Utilities	Electric - Available
Water	Water	View	Forest
Lot Size Features	Wooded		
PUBLIC			
Lot Size - Square Feet	21,778 sq ft	Lot Size - Acres	0.50 acres
Neighborhood Code	1965-5	Building Condition	Average

Homeowner Association

Payments Per Year 12

Legal Description

Parcel Number	3-1-9-018-031	County	Hawaii County
Zoning	A-20A	Census Tract	150010210.112011
Abbreviated Description	LOT 31 21,778 SF FP 1110 VOLCANO CYMBIDIUM ACRES	Current Use	Single Family

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Owner Facts

Owner Name (Public) DAVID FRENCH

Owner Name 2 (Public) SAMANTHA FRENCH

Owner Name (Listing) DAVID FRENCH, SAMANTHA FRENCH

Time Owned 0-5 Yrs

Mailing Address 32 Pilipu Pl APT A Kailua HI 96734-7106

Location Details

Subdivision Volcano Cymbidium Acres

Area Description Volcano

Flood Zone X (unshaded)

Photos

Listing Photos



Photos

Listing Photos



Historical Photos



Photos

Historical Photos



19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Photos

Historical Photos



Market Trends

Market Trends for Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

July 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.6	94.8%	33	\$410,000
↑ 12.68% MoM	↓ 3.27% MoM	↓ 43.1% MoM	↑ 16.66% MoM

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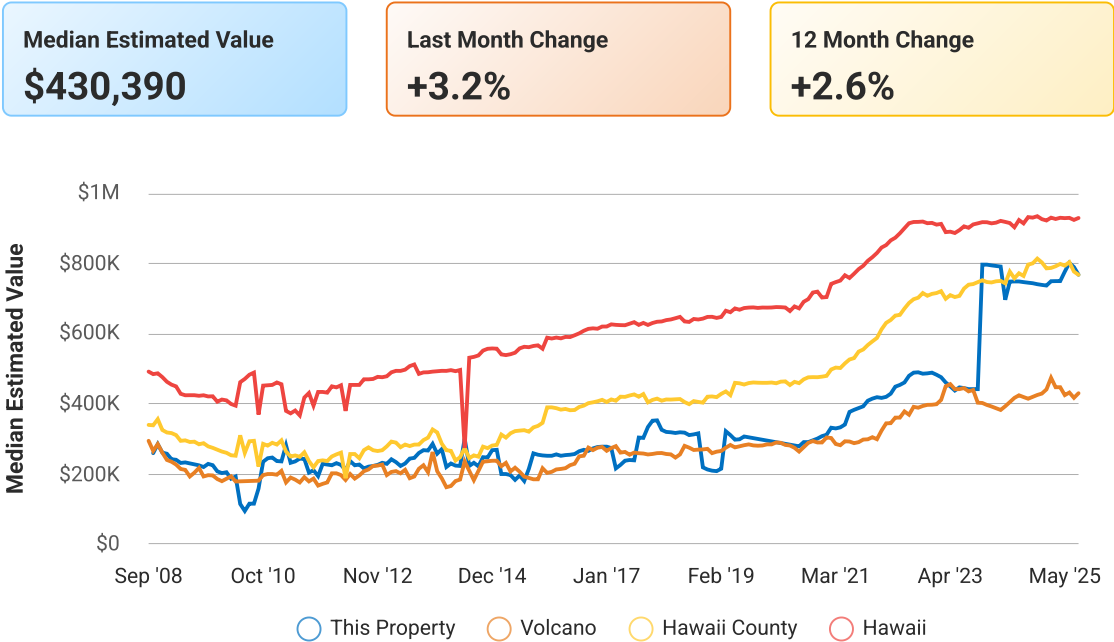
August 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



July 2025 Active Listings

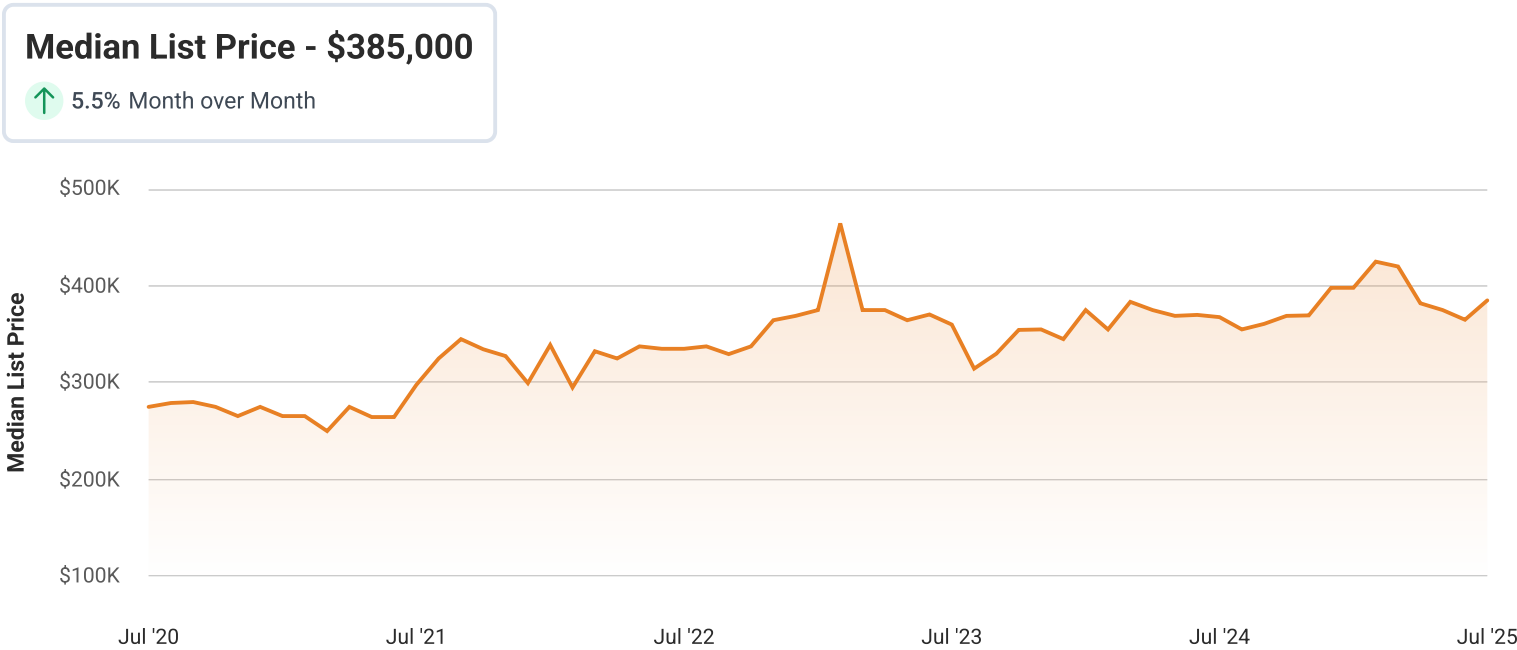
Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly



19-4237 Kekoa Nui Blvd, Volcano, HI 96785

July 2025 Sold Listings

Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$410,000

↑ 16.7% Month over Month



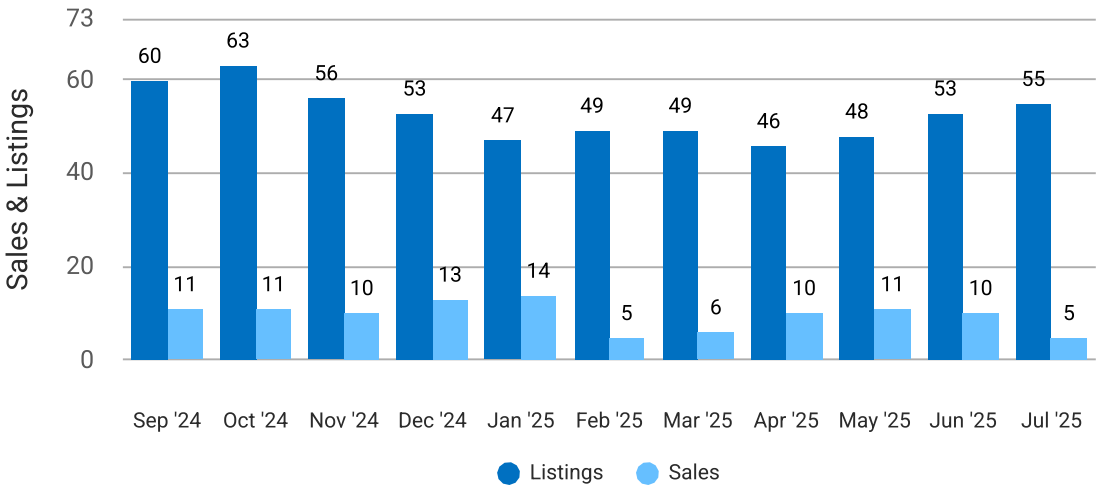
Total Sales and Active Listings in Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



19-4237 Kekoa Nui Blvd, Volcano, HI 96785

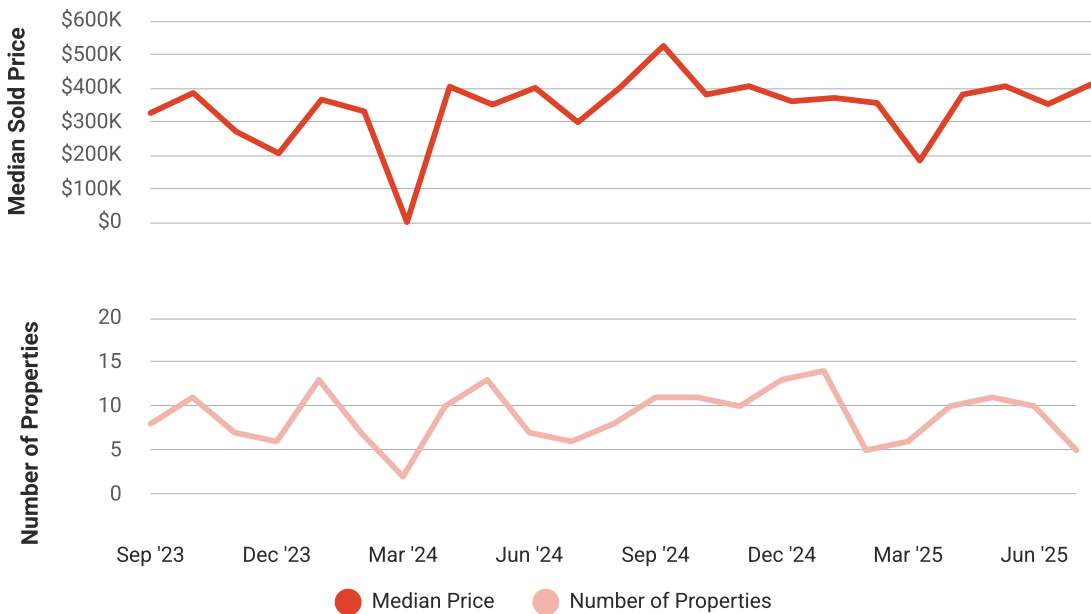
Median Sold Price vs Sold Listings in Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



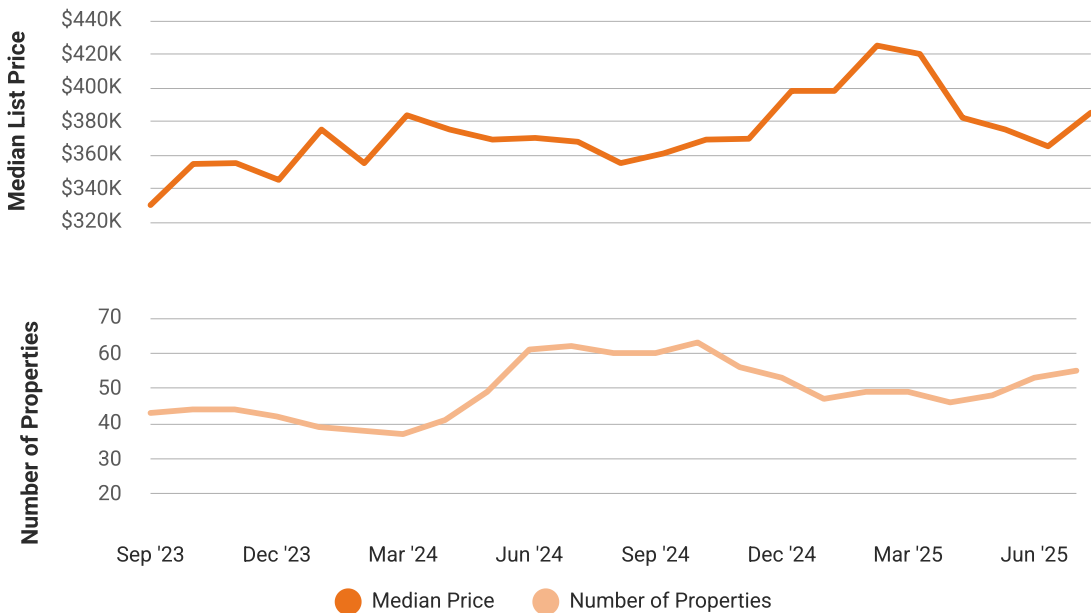
Median List Price vs Active Listings in Volcano, HI 96785

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



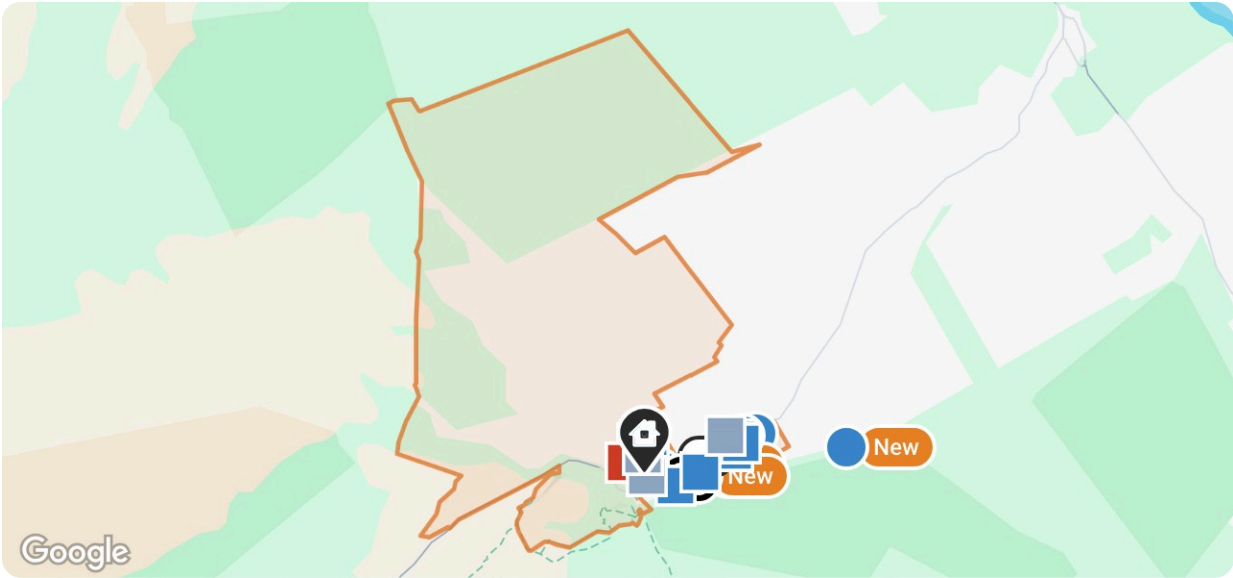
Market Activity

Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 8
Change Types: New Listings, Pending, Closed, Distressed, Expired
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	10	8	3	8	1	4
Lowest Listing Price / Est.Value	\$375,000	\$235,000	\$44,000	\$1,001	\$304,000	\$250,000
Median Listing Price / Est.Value	\$487,500	\$361,500	\$425,000	\$347,900	\$304,000	\$501,500
Highest Listing Price / Est.Value	\$1,250,000	\$497,000	\$559,000	\$649,000	\$304,000	\$609,000
Median Living Area (sqft)	938	700	1,700	1,134	640	1,408
Median Price / sqft	\$559	\$450	\$304	\$265	\$475	\$294
Average Days in RPR	59	32	109	40	–	321
Median Days in RPR	53	28	79	43	–	340
Median Age	13	–	16	28	43	39
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

CMA

Comp Property Summary



- Legend**
-  Subject Property
 -  Closed

19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3802 12th St Volcano, HI 96785	19-3933 Laukapu Rd Volcano, HI 96785	11-3766 9th St Volcano, HI 96785
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	723277	716481	713347	711563
Proximity	–	2.1 Mi.	0.42 Mi.	1.9 Mi.
Value	\$769,000	\$1,250,000	\$914,590	\$875,000
Date	7/22/2025 List Date	5/13/2025 Closed Date	11/14/2024 Closed Date	10/8/2024 Closed Date
Days in RPR	44	86	70	58
Price per Sq Ft	\$624	\$574	\$440	\$382
Comp Rating	Adjustments affect subject property			
Adjusted Result	\$723,178 \$40,280		Subject property adjusted +\$10,842	Subject property adjusted +\$9,413
Adjusted \$/sqft	\$587/sqft \$33			
Bedrooms	3	3	4	4
Total Baths	2	4	4	3
Partial Baths	–	1	–	–
Total Rooms	5	–	–	5
Living Area	1,232	2,178	2,080	2,289
Building Area	1,232	2,178	2,080	2,289
Lot Size	0.5 acres	0.46 acres	2.41 acres	0.46 acres
Year Built	2007	2007	2003	2014
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Detached	Detached	Detached
Listing Broker	Listing Courtesy of Iokua Real Estate	Courtesy of KW Big Island	Courtesy of Hawaii Life	Courtesy of At Home Hawaii

Highlighted fields were changed by agent to reflect knowledge of this property.

19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

				
Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3802 12th St Volcano, HI 96785	19-3933 Laukapu Rd Volcano, HI 96785	11-3766 9th St Volcano, HI 96785
Status	 Subject Property	1  Closed	2  Closed	3  Closed
Description	Successful, income producing vacation rental located just minutes from volcano national park. This fully permitted short term vacation rental with coveted transferrable stvr permit has been in operation for 11 years. Grossing roughly \$100,000 per year and high occupancy rates, this...	Rare opportunity to own a true work of art and craftsmanship in volcano. At the craterâ??s edge is a stunning three bedroom resort style property nestled on a lush half acre in the coveted mauna loa estates. Property is being offered as a single family home or with the opportunity to continue it...	Aloha and welcome to volcano village retreat!nestled amongst a peaceful, lush ohia & hapuâ??u forest is this truly unique property in volcano village.fully renovated and revitalized in 2022, this special property currently operates as a successful hosted vacation rental, but could be utilized in so...	Escape to paradise: your private retreat awaits in mauna loa estatescraving cooler climes and a slower pace? mauna loa estates in volcano, hawaii, offers the perfect escape on the big island. Nestled on a peaceful paved dead-end street, this property provides tranquility without sacrificing...

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3912 7th St Volcano, HI 96785	11-3065 Puolani St Volcano, HI 96785	11-3812 2nd St Volcano, HI 96785
Status	Subject Property	4 Closed	5 Closed	6 Closed
MLS ID	723277	712292	705645	707134
Proximity	–	1.66 Mi.	2.67 Mi.	1.3 Mi.
Value	\$769,000	\$450,000	\$525,000	\$375,000
Date	7/22/2025 List Date	1/17/2025 Closed Date	2/12/2024 Closed Date	4/30/2024 Closed Date
Days in RPR	44	150	47	61
Price per Sq Ft	\$624	\$335	\$585	\$781
Comp Rating	Adjustments affect subject property			
Adjusted Result	\$723,178 \$40,280	Subject property adjusted		Subject property adjusted
Adjusted \$/sqft	\$587/sqft \$33	+\$8,254		+\$4,811
Bedrooms	3	3	2	1
Total Baths	2	2	1	1
Total Rooms	5	5	4	2
Living Area	1,232	1,345	898	480
Building Area	1,232	1,345	898	480
Lot Size	0.5 acres	0.46 acres	10,000 sq ft	0.46 acres
Year Built	2007	2011	2013	2016
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Detached	Detached	Detached
Listing Broker	Listing Courtesy of Iokua Real Estate	Courtesy of COMPASS	Courtesy of COMPASS	Courtesy of Aloha Sotheby's International Realty Inc.

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

				
Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3912 7th St Volcano, HI 96785	11-3065 Puolani St Volcano, HI 96785	11-3812 2nd St Volcano, HI 96785
Status	 Subject Property	4  Closed	5  Closed	6  Closed
Description	Successful, income producing vacation rental located just minutes from volcano national park. This fully permitted short term vacation rental with coveted transferrable stvr permit has been in operation for 11 years. Grossing roughly \$100,000 per year and high occupancy rates, this...	Welcome to your secluded oasis in mauna loa estates! this enchanting 3-bedroom, 2-bathroom home offers 1,345 square feet of smartly designed living space, nestled on a sprawling 20,000 square foot lot surrounded by lush tropical forest. Step inside and be greeted by an inviting atmosphere,...	Nestled a short distance from volcanoes national park, this enchanting private cottage boasts a successful track record as a short-term vacation rental, complete with the necessary permits. Skylights cascade light upon the homeâs interior elements, featuring a wood-burning fireplace,...	"second street serenity" is the perfect cottage for a short term vacation rental (stvr). This property is licensed for vacation rental with a permit just renewed in november for 2024. An opportunity like this doesn't come along often as new permits are not currently available in residential zoned areas.the sellers...

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	19-4002 Kalani Honua Loop Volcano, HI 96785	11-3785 1st St Volcano, HI 96785	19-4326 Haunani Rd Volcano, HI 96785
Status	Subject Property	7 Closed	8 Closed	9 Closed
MLS ID	723277	710405	705990	709459
Proximity	–	0.86 Mi.	1.29 Mi.	0.6 Mi.
Value	\$769,000	\$401,000	\$385,000	\$447,526
Date	7/22/2025 List Date	6/26/2024 Closed Date	2/12/2024 Closed Date	5/21/2024 Closed Date
Days in RPR	44	27	29	20
Price per Sq Ft	\$624	\$438	\$891	\$565
Comp Rating	Adjustments affect subject property			
Adjusted Result	\$723,178 \$40,280			Subject property adjusted
Adjusted \$/sqft	\$587/sqft \$33			+\$6,961
Bedrooms	3	2	1	2
Total Baths	2	1	1	2
Total Rooms	5	5	2	3
Living Area	1,232	915	432	792
Building Area	1,232	915	432	792
Lot Size	0.5 acres	9,233 sq ft	0.46 acres	0.5 acres
Year Built	2007	1987	2018	2017
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Detached	Detached	Detached
Listing Broker	Listing Courtesy of Iokua Real Estate	Courtesy of Coldwell Banker Island Properties - Hilo	Courtesy of eXp Realty	Courtesy of Nathalie Mullinix Realty Universal, Inc.

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

				
Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	19-4002 Kalani Honua Loop Volcano, HI 96785	11-3785 1st St Volcano, HI 96785	19-4326 Haunani Rd Volcano, HI 96785
Status	 Subject Property	7  Closed	8  Closed	9  Closed
Description	Successful, income producing vacation rental located just minutes from volcano national park. This fully permitted short term vacation rental with coveted transferrable stvr permit has been in operation for 11 years. Grossing roughly \$100,000 per year and high occupancy rates, this...	Nestled in the heart of the enchanting volcano village on kalani honua loop, this charming 2-bedroom, 1-bath home offers an unparalleled blend of comfort and natural beauty. Known as "hale nahele," this residence is a licensed vacation rental with a successful track record, making it an...	It is often said that things of great value come in small packages. This is no exception. Uncover the magic of "gem on jade," an undeniably captivating retreat, nestled in volcano, hawaii on the big island. Strategically located within one mile of volcano village & within two miles of the renowned volcanoes...	This custom-built volcano village home is like no other. Two separate spaces under one roof are connected with covered lanai where you can spend your mornings eating at the breakfast bar while listening to the birds. There is second primary suite with a kitchenette which can be used as an artist...

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments



Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3846 13th St Volcano, HI 96785
Status	Subject Property	10 Closed
MLS ID	723277	711569
Proximity	–	2.15 Mi.
Value	\$769,000	\$530,000
Date	7/22/2025 List Date	9/9/2024 Closed Date
Days in RPR	44	38
Price per Sq Ft	\$624	\$552
Comp Rating	Adjustments affect subject property	
Adjusted Result	\$723,178 \$40,280	
Adjusted \$/sqft	\$587/sqft \$33	
Bedrooms	3	1
Total Baths	2	2
Total Rooms	5	2
Living Area	1,232	960
Building Area	1,232	960
Lot Size	0.5 acres	0.46 acres
Year Built	2007	2005
Property Type	Single Family	Single Family
Property Subtype	Single Family Residence	Detached
Listing Broker	<i>Listing Courtesy of Iokua Real Estate</i>	<i>Courtesy of Aloha Sotheby's International Realty Inc.</i>

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Comp Property Adjustments

		
Address	19-4237 Kekoa Nui Blvd Volcano, HI 96785	11-3846 13th St Volcano, HI 96785
Status	 Subject Property	10  Closed
Description	Successful, income producing vacation rental located just minutes from volcano national park. This fully permitted short term vacation rental with coveted transferrable stvr permit has been in operation for 11 years. Grossing roughly \$100,000 per year and high occupancy rates, this...	Lazy lehua cottage is a licensed stvr with several years track record and repeat visitors. Selling "turnkey", the cottage is quintessential volcano. Custom built, this redwood/cedar cottage in the woods fits everyone's picture of life in the rainforest of volcano. Features include 3 large...

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19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Pricing Strategy

CMA Value

\$723,178

CMA Range

\$495.3K

\$1.1M



Last Edited 9/4/2025 Price per Sq Ft \$587

19-4237 Kekoa Nui Blvd, Volcano, HI 96785

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$375,000	\$199,900	\$44,000	\$304,000	\$215,000	\$120,000
Median Price	\$493,500	\$282,000	\$299,950	\$378,000	\$586,500	\$355,000
Highest Price	\$1,250,000	\$925,000	\$600,000	\$620,000	\$1,299,000	\$500,000
Median Price per sq.ft.	\$562	\$443	\$240	\$394	\$390	\$337
Median Days in RPR	92	16	187	–	335	98

Sold Price Comparison

This section compares prices for 6 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$292,000	\$182
Median Price	\$432,500	\$320
Highest Price	\$570,000	\$398

CMA Summary

This section compares the prices of 10 agent-selected properties near the subject property.

Average of Comps	\$682,898
Adjustments	+\$40,280
Result of CMA Analysis	\$723,178 (or \$587 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$768,140
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$768,140 (or \$623 per sq ft)

19-4237 Kekoa Nui Blvd, Volcano, HI 96785

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