



Summer in Paradise vs. Summer in the Desert: Hawaii vs. Arizona

SUMMERTIME FEELS ☀️

Two incredible markets. One big question — where do you belong? Join us as we compare life on the Big Island of Hawaii with the booming West Valley of Arizona, from summer vibes and transportation costs to real estate snapshots and honest relocation advice.

What's Your Next Step?

Get the Full Guide

Everything you need to know about hawaii vs arizona — in one place.

[Link to Youtube Description]

Book a Meeting with the Experts

Talk directly with someone who knows Hawaii real estate and can help you plan your move.

[Link in Youtube Description]

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SEGMENT 1

What's Happening Around Town

Big Island, Hawaii

Summer brings families, island-hoppers, and buyers who come to feel the lifestyle — not just vacation it.

West Valley, Arizona

Arizona summer is buzzing — from a massive Buc-ee's grand opening to weekend road trip escapes from the heat.

Let's take a look at what's going on in both markets right now and why summer is actually one of the most exciting times of year in each place.

Hawaii — Big Island Summer Vibes

Summer on the Big Island means schools are out, families are island-hopping, and visitors arrive with more than just vacation in mind — they're imagining what it would feel like to *live* here.

The Big Island is unique because you get extraordinary diversity on a single island: black sand beaches, thundering waterfalls, active volcanoes, coffee farms, manta ray dives, and world-class snorkeling.



Island Diversity

Black sand beaches, lava fields, waterfalls, coffee farms — all on one island.



Busy Real Estate Season

Summer buyers visit in person to explore neighborhoods and truly feel the lifestyle.



Everyday Magic

Pay attention to how it *feels* to live here — the ordinary moments are extraordinary.



Arizona — West Valley Summer Events

Buc-ee's Grand Opening 🎉

Arizona's very first Buc-ee's opened June 22 in Goodyear (I-10 & Bullard Ave) — 74,000 sq ft, 120 fueling stations, open 24/7. Governor Katie Hobbs cut the ribbon. The first customer camped outside in 103° heat. Brisket, Beaver Nuggets, banana pudding — it's all here. West Valley is officially on the map.

Road Trip Season 🚗

Beat the heat with easy escapes from the West Valley. **Prescott** (~1.5 hrs): Watson Lake kayaking, charming downtown dining. **Flagstaff** (~2 hrs): mountain town, hiking, noticeably cooler temps. **Sedona** (~2 hrs): red rock views and swimming holes. Perfect summer weekends for the whole family.



SEGMENT 2

Cost of Living Corner

Gas, Transportation & Getting Around

Whether you're navigating lava roads on the Big Island or cruising the I-10 through the West Valley, getting around costs money — and the realities in each market might surprise you. Let's break down what transportation actually looks like day-to-day.



Hawaii — Island Transportation Realities

Gas on the Big Island is among the highest in the country due to the cost of shipping fuel across the Pacific. But here's the twist — island life is slower, and many residents drive far less than they'd expect. That said, a vehicle is absolutely essential since there's no meaningful public transit.

Top Vehicles

Tacomas, 4Runners, Subarus, Jeeps — practical for hauling surfboards, tools, dogs, and kids.

Ship vs. Buy

Shipping from Long Beach to Hilo (Matson): ~\$2,347. Buying on-island is convenient but inventory is limited and prices run higher.

Area Matters

Kona, Hilo, Puna, Hamakua, and Waimea all have different road and lifestyle needs — research before you choose.

📌 Bottom line: Transportation on the Big Island means adjusting to island pace — slow down and plan ahead.



Arizona — West Valley Transportation Realities

Arizona has no refineries — all fuel is imported, which pushes prices above the national average. Maricopa County also requires special Clean Burning Gas (CBG), adding cost. AAA Arizona average sits around **\$4.16/gallon**. A car is essential in the West Valley; light rail exists in Phoenix but won't help Buckeye commuters.

Commute Reality

Most clients drive 20–30 minutes to Phoenix — and are pleasantly surprised how manageable it is.

The Real Cost Surprise ⚡

It's not gas — it's your electric bill. A 2,000 sq ft home can run **\$300–\$500/month** in July & August for AC. Budget for it and you'll be fine.

Relocation Tip

Bring your reliable paid-off truck or SUV if you have one. Arizona heat is hard on vehicles and used inventory on popular models has tightened.

Listing Spotlight

Hawaii — Featured Listing

12-7235 Mauka Nui St, Pahoa

Listed by: Sophia Yunis, Coldwell Banker Island Properties

A Big Island gem in the heart of Puna — one of the most affordable and vibrant entry points into island living. Come experience the magic of East Hawai'i.



Ideal Buyer — AZ

Growing families, first-time buyers, remote workers craving space and affordability.



Energy Smart

Meritage Homes builds with energy efficiency in mind — a big deal when Arizona summers hit hard.



Island Value — HI

Puna/Pahoa offers some of the best entry-level pricing on the Big Island with room to breathe.

Arizona — Meritage Homes Lark Plan

~2,384 sq ft | 4 bed | 3 bath

Available across multiple West Valley communities. Energy-efficient construction, thoughtful layout for growing families, and builder incentives including rate buydowns and flex dollars. Ideal for first-time buyers and relocating remote workers who want space and value.

Hawaii — Big Island Market Update

\$595K

Median Sales Price

Q1 2026 — virtually flat vs. \$600K last year. Stable and sustainable.

969

Active Listings

Up 7.9% — buyers have more options and more time to decide.

93

Days on Market

Up from 83 — less pressure to rush. Smart buyers are taking their time.

\$8.75M

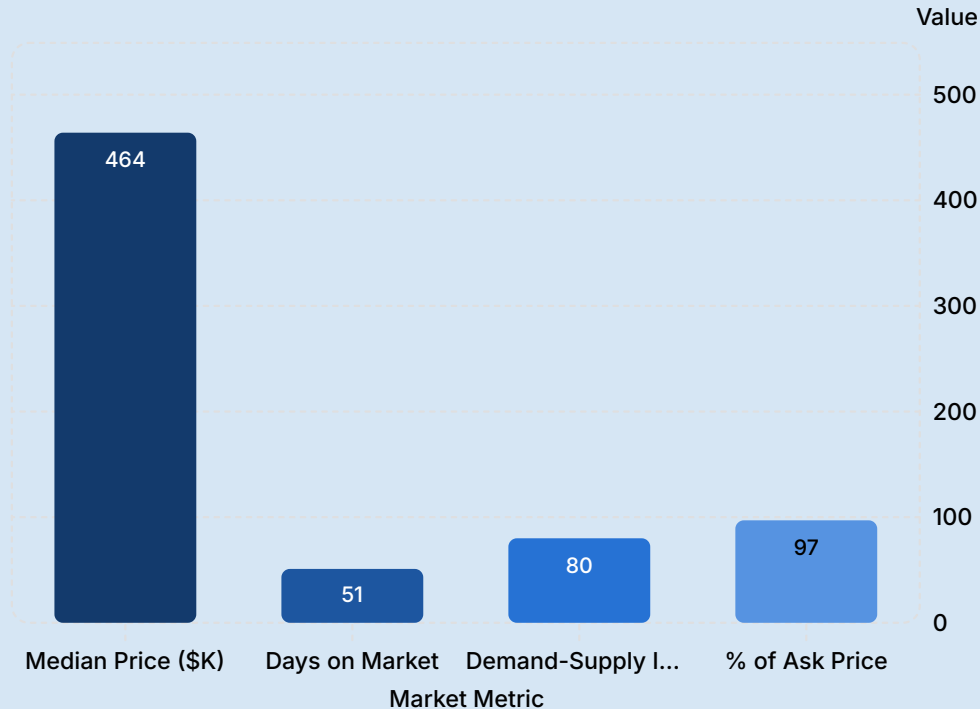
Luxury Median (\$3M+)

Up 20.7% YoY — high-end demand remains very strong.

The Big Island market is settling into a healthier, balanced rhythm. West Hawai'i (Kona/Kohala Coast) median jumped 4.9% YoY to \$1,306,000 — lifestyle commands a premium. Seller advice: Price right, present well. Overpriced homes will sit.



Arizona — Phoenix Metro & West Valley Market Update



What This Means for You

Phoenix median: ~\$464K, up just 0.9% YoY. About 51 days on market. The demand-to-supply index sits at ~80 — below 90 means buyer's market territory.

~58% of active listings are showing price reductions — real negotiating room exists for buyers. Homes are selling at ~97.46% of asking price.

West Valley remains the most affordable corner of the entire metro. New construction in Buckeye is very active, with builders offering rate buydowns and incentives.

- ❏ Not a crash, not a frenzy — a healthy, patient market that rewards preparation.



SEGMENT 5

Relocation Tip of the Week

"Don't visit as a tourist — visit as a future resident. Wake up there. Drive the roads. Shop the farmers markets. Talk story with locals. Everyday life is where the magic happens — not the highlight reel."

Summer is the perfect time to experience the Big Island the way locals do. Slow mornings, fresh produce at the farmers market, impromptu snorkel sessions after work — this is the real Hawaii. Let that feeling guide your decision, not just the ocean views from a resort.



How to 'Test Drive' Arizona Before You Move

Think Arizona summers sound brutal? Here's the honest advice: **come in July**. If you can handle it — and most people are surprised that they can — you can handle anything. AC-cooled homes, shops, and restaurants make it very livable. Life absolutely does not stop in summer.

→ **Drive the Real Commute**

Hit the I-10 at 7am on a weekday, Buckeye to Phoenix. Most people are genuinely surprised how smooth it is.

→ **Attend a Community Event**

The July 4th celebration at Buckeye Airport is a local favorite — feel the real community energy firsthand.

→ **Go Beyond Zillow**

Walk the neighborhoods, visit model homes, and schedule a real estate consultation. You can't feel a community through a screen.

Hawaii vs Arizona Talk Segment

1

Best Time to Buy?

It's summer — which market is actually the better opportunity right now, and why?

2

Gas Prices & Buyers

Prices are up in both markets — is that changing what your clients are asking about?

3

Summer Escapes

Road trips vs. island hopping — what does your summer getaway actually look like?

4

Raising Kids Here

A family is weighing both markets. What's your honest, straight-from-the-heart pitch?

5

Summer Surprise

What's one thing about your market in summer that would genuinely surprise someone from the Midwest or East Coast?

SEGMENT 7

Listener Question

"My family is relocating from California. We keep going back and forth between Arizona and Hawaii. Two school-age kids, both work remotely. What would we be giving up by not choosing your market?"

This is the question we get all the time — and it deserves a real, honest answer from both sides. Two remote workers, two kids in school, leaving California. Both markets could be a life-changing move. Let's hear both pitches.



Hawaii — What You'd Be Giving Up

A Lifestyle People Dream About Their Whole Lives

The Big Island offers more land, privacy, and value than Oahu or Maui — your dollar goes further here. As a remote worker, no commute means you truly *live* the lifestyle, not just exist near it.

End of Workday = Adventure

Kids waiting to snorkel, hike lava fields, or hit the farmers market — that's just a regular Tuesday. Growing up in Hawaii shapes a person: connection to the land, the ocean, the community, and a pace of life you simply can't replicate elsewhere.

A Smart Market Moment

Right now buyers have breathing room — more inventory, more time, smarter decisions. Long-term demand stays strong from mainland buyers, retirees, and lifestyle investors. You'd be giving up the "someday" life. Summer is the time to come see if it fits.



Arizona — What You'd Be Giving Up

Space & Affordability

A 4-bedroom home with a backyard in an excellent school district for **under \$500K**. Your dollar stretches dramatically further here than California — or Hawaii.

Access to Adventures

Mountains, red rocks, canyons — all without island logistics. Day trips to Sedona, Flagstaff, or the Grand Canyon. No ferry, no inter-island flight needed.

A Real Community

Buckeye and the West Valley offer small-town warmth inside one of the fastest-growing metros in the country. Great schools, activities, space for kids to truly grow up — it's a place that puts down roots.

Key Takeaways & How to Reach Us

Arizona — Don't Wait

Summer is the **best buyer window in years** for Arizona. Buckeye & the West Valley offer real community, great schools, and affordability that's hard to match anywhere in the country.



West Valley? Connect with Lauren

Ready to explore Arizona? Reach out for a relocation consultation and let's find your perfect West Valley home.

Hawaii — Stable & Strong

Big Island prices are stable, inventory is rising, and lifestyle migration continues to drive demand. Summer buyers are shopping in person — sellers, get show-ready now.



Big Island? Connect with Tiffany

Dreaming of Hawaii? Reach out for Big Island guidance — from neighborhoods to listings to lifestyle advice.

Both Markets — Budget Honestly

Transportation and energy costs are real in both places. Plan for them upfront and neither market will catch you off guard.



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Mahalo for Watching!

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