

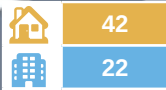
Real Estate Market Report

LEEWARD WEST

96706 Ewa, Ewa Beach
96707 Ko Olina, Campbell Ind. Park, Makakilo, Kapolei, Ewa
96792 Makaha, Maili, Nanakuli, Waianae, Luualalei, Pokai Bay
96797 Kunia, Waikale, Waipahu

64

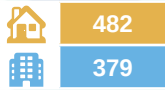
NORTH SHORE



2%

861

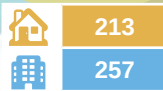
LEEWARD WEST



25%

470

LEEWARD EAST



14%

LEEWARD EAST

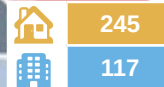
96701 Aiea
96782 Pearl City
96786 Wahiawa
96789 Mililani Town, Mililani
Mauka, Laulani Valley
96797 Waipio

NORTH SHORE

96712 Waialua, Haleiwa, North Shore, Kawaihoa, Waimea Bay, Pupukea, Sunset Beach
96717 Waialua, Hauula, Punaluu
96731 Kuilima, Kahuku, Malaekahana
96762 Malaekahana, Kahuku, Laie, Hauula
96791 Mokuleia, Waial

362

WINDWARD OAHU



10%

WINDWARD

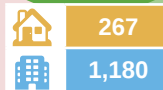
96730 Kaaawa, Kualoha
96734 Kailua
96744 Kaneohe
96795 Waimanalo

EAST OAHU

96816 St. Louis Heights, Palolo, Kapahulu, Kaimuki, Diamond Head, Maunalani Heights, Waialae- Kahala, Kahala
96821 Waialae Nui Rdge, Waialae Iki, Kalani Iki, Aina Haina, Wailupe, Niu Valley, Kuliouou
96825 Waialae Iki Ridge, Niu Valley, Kuliouou, Hawaii Kai, Haunama Bay, Sandy Beach

1,447

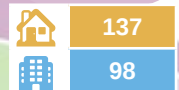
METRO OAHU



42%

235

EAST OAHU



7%

METRO OAHU

96813 Nuuanu, Chinatown, Downtown, Punchbowl, Pauoa, Makiki, Pacific Heights, Kinau, Ward, Kakaako, Ala Moana, Kapiolani, Moiliili, Waikiki
96814 McCully (Ward Ave. - Kalakaua Ave.), Punchbowl, Pawaa, Makiki, Kapio, Kinau, Ward, Kakaako, Holiday Mart, Ala Moana, Waikiki
96815 Holiday Mart, Ala Moana, Waikiki, Kapahulu, Diamond Head
96817 Kalihi, Dillingham, Palama, Chinatown, Downtown, Alewa, Kapalama, Liliha, Kuakini, Makiki, Nuuanu, Kamehameha Heights, Dowsett, Old Pali, Puunui
96818 Halawa, Salt Lake, Aliamanu, Foster Village
96819 Salt Lake, Moanalua, Moanalua Gardens, Moanalua Valley, Kalihi Valley, Kapalama
96822 Makiki, Punchbowl, Punahou, Manoa, Ala Moana, Kapiolani, Moiliili
96826 Makiki, Punahou, Kapiolani, Manoa, McCully, Pawaa, Moiliili, Kapahulu, St. Louis, University, Waikiki, Waialae Nui Valley, Diamond Head

Number of Recorded transactions from January 1, 2026 – June 30, 2026



Residential



Condominiums



% of Closed Sales by Districts through June 30, 2026

*Source:
<https://www.hicentral.com/market-press-releases.php>



SINGLE FAMILY HOMES



CONDOMINIUM

OAHU TOTAL SALES

% OF CLOSINGS	# OF UNITS RECORDED	MEDIAN PRICE
40%	1,386	\$1,180,000
60%	2,053	\$515,000
	3,439	



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesario | Thatcher Downard | Darrelle Glushenko | Kalia Goulette | Liz Hughes | Kurt Johnson | Brittany Lauren | Mandy Marumoto | Christine Parke | Daisy Su | George Weeks IV | Kerra Wong

KAHALA 808-380-6767 | DOWNTOWN 808-536-0404 | PEARLRIDGE 808-485-0505 | KAILUA 808-230-8080 | KAPOLEI 808-380-3640

OVER 300+ YEARS OF COMBINED EXPERIENCE

Dahu Escrow & Sales Team

Real Estate Market Report



RESIDENTIAL

JUNE 2026 VS. JUNE 2025

HOME SALES

270

DOWN 7% ▼

vs 2025
289

MEDIAN SALES PRICE

\$1,242,500

UP 10% ▲

vs 2025
\$1,125,000

MEDIAN DAYS ON THE MARKET

13

DOWN 46% ▼

vs 2025
24 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	47	53	-11%
Kailua - Waimanalo	31	26	19%
Kaneohe	25	15	67%
Kapahulu - Diamond Head	22	25	-12%
Hawaii Kai	20	16	25%
Makaha - Nanakuli	18	21	-14%
Mililani	15	17	-12%
Pearl City - Aiea	13	23	-43%
Makakilo	13	11	18%
Waipahu	12	16	-25%



CONDOMINIUM

JUNE 2026 VS. JUNE 2025

HOME SALES

397

UP 11% ▲

vs 2025
358

MEDIAN SALES PRICE

\$528,000

UP 4% ▲

vs 2025
\$510,000

MEDIAN DAYS ON THE MARKET

40

0% ▬

vs 2025
40 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Ala Moana - Kakaako	61	54	13%
Waikiki	59	62	-5%
Makiki - Moiliili	47	46	2%
Ewa Plain	47	40	18%
Pearl City - Aiea	29	23	26%
Mililani	27	23	17%
Downtown - Nuuanu	26	16	63%
Waipahu	17	14	21%
Hawaii Kai	11	16	-31%
Kapahulu - Diamond Head	11	5	120%

Number of Sales June 2026 vs. June 2025

Median Sales Price June 2026 vs. June 2025

SINGLE FAMILY HOMES NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	8	-38%	\$2,020,000	\$2,150,000	-6%
Ala Moana - Kakaako	-	1	-100%	-	\$950,000	0%
Downtown - Nuuanu	6	6	0%	\$1,463,750	\$1,340,000	9%
Ewa Plain	47	53	-11%	\$1,009,999	\$925,000	9%
Hawaii Kai	20	16	25%	\$1,551,500	\$1,692,500	-8%
Kailua - Waimanalo	31	26	19%	\$1,749,000	\$1,562,500	12%
Kalihi - Palama	10	16	-38%	\$880,000	\$1,071,250	-18%
Kaneohe	25	15	67%	\$1,320,000	\$1,315,000	0%
Kapahulu - Diamond Head	22	25	-12%	\$1,472,500	\$1,200,000	23%
Makaha - Nanakuli	18	21	-14%	\$715,000	\$720,000	-1%
Makakilo	13	11	18%	\$1,038,000	\$1,050,000	-1%
Makiki - Moiliili	11	5	120%	\$1,900,000	\$1,850,000	3%
Mililani	15	17	-12%	\$1,180,000	\$1,100,000	7%
Moanalua - Salt Lake	4	5	-20%	\$1,325,000	\$1,000,000	33%
North Shore	5	5	0%	\$1,285,000	\$2,109,750	-39%
Pearl City - Aiea	13	23	-43%	\$1,145,000	\$1,000,050	14%
Wahiawa	3	8	-63%	\$749,000	\$879,475	-15%
Waialae - Kahala	7	8	-13%	\$2,850,000	\$2,744,000	4%
Waikiki	-	-	-	-	-	-
Waipahu	12	16	-25%	\$917,500	\$1,000,000	-8%
Windward Coast	3	4	-25%	\$850,000	\$1,314,250	-35%
SUMMARY	270	289	-7%	\$1,242,500	\$1,125,000	10%

Number of Sales June 2026 vs. June 2025

Median Sales Price June 2026 vs. June 2025

CONDOMINIUM NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	1	0	0%	\$840,000	\$0	0%
Ala Moana - Kakaako	61	54	13%	\$733,000	\$577,000	27%
Downtown - Nuuanu	26	16	63%	\$610,000	\$456,950	33%
Ewa Plain	47	40	18%	\$582,000	\$655,000	-11%
Hawaii Kai	11	16	-31%	\$870,000	\$828,500	5%
Kailua - Waimanalo	11	7	57%	\$725,000	\$700,000	4%
Kalihi - Palama	5	6	-17%	\$400,000	\$376,500	6%
Kaneohe	10	15	-33%	\$703,000	\$610,000	15%
Kapahulu - Diamond Head	11	5	120%	\$589,000	\$390,000	51%
Makaha - Nanakuli	8	11	-27%	\$224,250	\$209,000	7%
Makakilo	8	3	167%	\$535,000	\$559,000	-4%
Makiki - Moiliili	47	46	2%	\$345,000	\$400,500	-14%
Mililani	27	23	17%	\$530,000	\$452,500	17%
Moanalua - Salt Lake	5	8	-38%	\$585,000	\$532,500	10%
North Shore	5	2	150%	\$800,000	\$810,000	-1%
Pearl City - Aiea	29	23	26%	\$393,000	\$494,000	-20%
Wahiawa	2	2	0%	\$102,500	\$305,000	-66%
Waialae - Kahala	7	2	250%	\$538,000	\$619,000	-13%
Waikiki	59	62	-5%	\$508,000	\$445,000	14%
Waipahu	17	14	21%	\$502,000	\$517,000	-3%
Windward Coast	-	3	-100%	-	\$364,000	0%
SUMMARY	397	358	11%	\$528,000	\$510,000	4%

Real Estate Market Report

1ST HALF OAHU
2026 YTD VS. 2025 YTD



RESIDENTIAL

YEAR-OVER-YEAR

1,386
HOMES SOLD
2026

1,334

TOTAL NUMBER OF SALES
2025

4%

\$1,180,000
MEDIAN SALES PRICE
2026

\$1,150,000

MEDIAN SALES PRICE
2025

3%

18
MEDIAN DAYS ON THE MARKET
2026

22

MEDIAN DAYS ON THE MARKET
2025

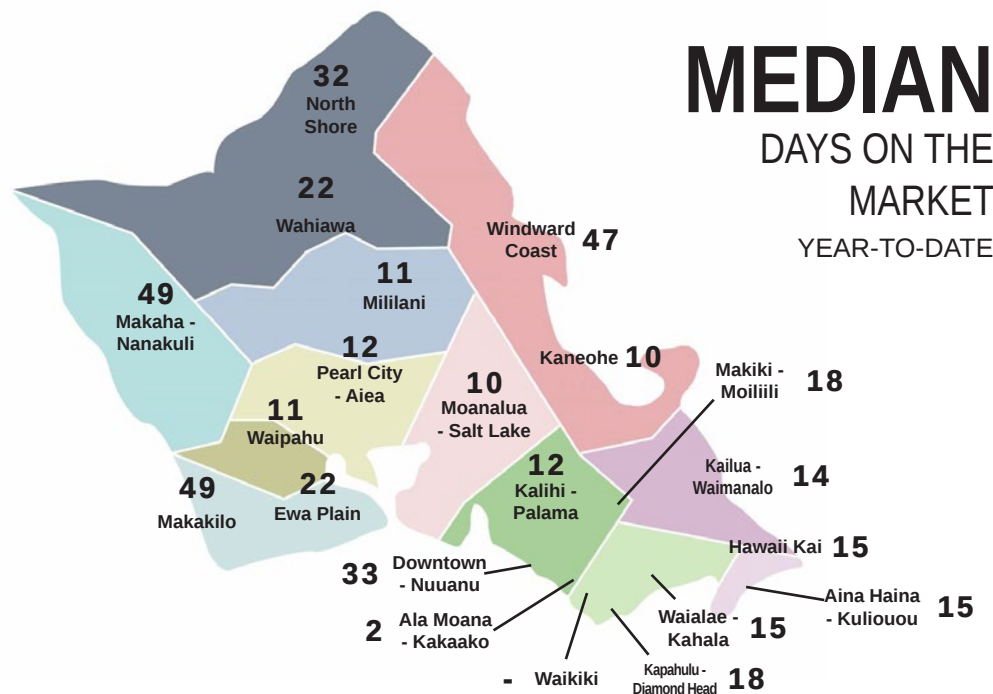
-18%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	33	38	-13%	\$1,790,000	\$2,236,500	-20%
Ala Moana - Kakaako	2	5	-60%	\$952,500	\$1,200,000	-21%
Downtown - Nuuanu	43	31	39%	\$1,447,500	\$1,375,000	5%
Ewa Plain	235	197	19%	\$950,000	\$925,000	3%
Hawaii Kai	72	73	-1%	\$1,556,500	\$1,615,000	-4%
Kailua - Waimanalo	122	125	-2%	\$1,685,000	\$1,660,000	2%
Kalihi - Palama	51	66	-23%	\$1,052,834	\$1,035,000	2%
Kaneohe	99	89	11%	\$1,272,500	\$1,260,000	1%
Kapahulu - Diamond Head	92	96	-4%	\$1,395,000	\$1,250,000	12%
Makaha - Nanakuli	101	98	3%	\$615,000	\$667,500	-8%
Makakilo	64	45	42%	\$980,000	\$1,091,500	-10%
Makiki - Moiliili	54	44	23%	\$1,600,000	\$1,570,000	2%
Mililani	84	74	14%	\$1,100,000	\$1,100,000	0%
Moanalua - Salt Lake	25	22	14%	\$1,295,000	\$1,162,500	11%
North Shore	42	46	-9%	\$1,600,000	\$1,510,000	6%
Pearl City - Aiea	97	93	4%	\$1,162,000	\$1,060,000	10%
Wahiawa	32	31	3%	\$847,000	\$860,000	-2%
Waialae - Kahala	32	46	-30%	\$2,585,000	\$2,734,000	-5%
Waikiki	-	-	-	-	-	-
Waipahu	82	92	-11%	\$960,000	\$967,500	-1%
Windward Coast	24	23	4%	\$1,253,750	\$1,200,000	4%
SUMMARY	1,386	1,334	4%	\$1,180,000	\$1,150,000	3%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	235	197	19%
Kailua - Waimanalo	122	125	-2%
Makaha - Nanakuli	101	98	3%
Kaneohe	99	89	11%
Pearl City - Aiea	97	93	4%
Kapahulu - Diamond Head	92	96	-4%
Mililani	84	74	14%
Waipahu	82	92	-11%
Hawaii Kai	72	73	-1%
Makakilo	64	45	42%



2,053
CONDOS SOLD
2026

2,101 **-2%**
TOTAL NUMBER OF SALES
2025

\$515,000
MEDIAN SALES PRICE
2026

\$507,250 **2%**
MEDIAN SALES PRICE
2025

43
MEDIAN DAYS ON THE MARKET
2026

41 **5%**
MEDIAN DAYS ON THE MARKET
2025

Number of Sales

2026

2025

% Change

Median Sales Price

2026

2025

% Change

TOP 10 # OF SALES

BY NEIGHBORHOOD

Condominium	2026	2025	% Change
-------------	------	------	----------

MEDIAN
DAYS ON THE
MARKET
YEAR-TO-DATE





RESIDENTIAL

Home Sales

1,386



vs 2025

1,334

4%

Median Sales Price

\$1,180,000



vs 2025

\$1,150,000

3%

Median Days on Market

18 Days



vs 2025

22 Days

-18%

New Listings

2,078



vs 2025

2,150

-3%

Pending Sales

1,583



vs 2025

1,543

3%

% of Original Listing Price Received

99%



vs 2025

98.4%

0.6%



CONDOMINIUM

Condo Sales

2,053



vs 2025

2,101

-2%

Median Sales Price

\$515,000



vs 2025

\$507,250

2%

Median Days on Market

43 Days



vs 2025

41 Days

5%

New Listings

4,108



vs 2025

4,379

-6%

Pending Sales

2,328



vs 2025

2,301

1%

% of Original Listing Price Received

96.7%



vs 2025

96.9%

-0.2%

Scan

Hawaii Buyer & Seller Guide



OAHU MARKET SNAPSHOT

