

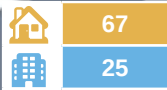
Real Estate Market Report

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

92

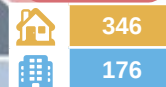
NORTH SHORE



2%

522

WINDWARD OAHU



11%

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

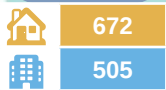
WINDWARD

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

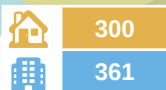
LEEWARD WEST



24%

661

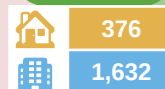
LEEWARD EAST



14%

2,008

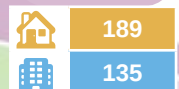
METRO OAHU



42%

324

EAST OAHU



7%

LEEWARD EAST

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

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 – August 31, 2026



Residential



Condominiums



% of Closed Sales by Districts through August 31, 2026

*Source:

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



SINGLE FAMILY HOMES



CONDOMINIUM

OAHU TOTAL SALES

% OF CLOSINGS	# OF UNITS RECORDED	MEDIAN PRICE
41%	1,950	\$1,190,000
59%	2,834	\$512,000
	4,784	



Yvonne Alising | Hanson Balala | Jasmine B'Shaw | Bela Chitt | Brian Chan | Amelie Connesario | Thaddeus Dowdard | Darrelle Gushenko | Kalia Goullet | Liz Hughes | Karl Johnson | BriLary Lauren | Mandy Marumoto | Christine Parker | Daisy So | George Weeks IV | Keria Wong

KAHALA 808-380-5767 | DOWNTOWN 808-536-0404 | PEARLRIDGE 808-485-0505 | KAILUA 808-230-8080 | KAPOLEI 808-380-3640

OVER 300+ YEARS OF COMBINED EXPERIENCE

Oahu Escrow & Sales Team

Real Estate Market Report

AUGUST

2026 VS. 2025

OAHU



RESIDENTIAL

AUGUST 2026 VS. AUGUST 2025

HOME
SALES

264
UP 2% ▲
vs 2025
259

MEDIAN
SALES PRICE

\$1,240,000
UP 12% ▲
vs 2025
\$1,105,500

MEDIAN DAYS
ON THE MARKET

17
DOWN 23% ▼
vs 2025
22 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	56	51	10%
Kailua - Waimanalo	27	17	59%
Kapahulu - Diamond Head	21	16	31%
Mililani	19	14	36%
Kaneohe	17	18	-6%
Downtown - Nuuanu	15	9	67%
Makaha - Nanakuli	14	19	-26%
Pearl City - Aiea	13	18	-28%
Hawaii Kai	12	13	-8%
North Shore	12	8	50%



CONDOMINIUM

AUGUST 2026 VS. AUGUST 2025

HOME
SALES

365
DOWN 7% ▼
vs 2025
391

MEDIAN
SALES PRICE

\$510,000
DOWN 1% ▼
vs 2025
\$515,000

MEDIAN DAYS
ON THE MARKET

37
DOWN 23% ▼
vs 2025
48 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	58	76	-24%
Ala Moana - Kakaako	54	66	-18%
Makiki - Moiliili	49	37	32%
Ewa Plain	32	38	-16%
Pearl City - Aiea	27	10	170%
Downtown - Nuuanu	26	25	4%
Kaneohe	21	15	40%
Mililani	18	24	-25%
Moanalua - Salt Lake	15	11	36%
Hawaii Kai	12	17	-29%

SINGLE FAMILY HOMES NEIGHBORHOOD

	Number of Sales Aug 2026 vs. Aug 2025			Median Sales Price Aug 2026 vs. Aug 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	9	-44%	\$2,100,000	\$1,660,000	27%
Ala Moana - Kakaako	-	1	-100%	-	\$1,050,000	-
Downtown - Nuuanu	15	9	67%	\$1,380,000	\$1,250,000	10%
Ewa Plain	56	51	10%	\$1,045,000	\$955,000	9%
Hawaii Kai	12	13	-8%	\$1,960,000	\$1,550,000	26%
Kailua - Waimanalo	27	17	59%	\$1,600,000	\$1,659,000	-4%
Kalihi - Palama	9	7	29%	\$1,000,000	\$885,000	13%
Kaneohe	17	18	-6%	\$1,375,000	\$1,226,500	12%
Kapahulu - Diamond Head	21	16	31%	\$1,350,000	\$1,297,500	4%
Makaha - Nanakuli	14	19	-26%	\$609,500	\$748,000	-19%
Makakilo	5	11	-55%	\$1,260,000	\$1,110,000	14%
Makiki - Moiliili	9	12	-25%	\$1,295,000	\$1,516,250	-15%
Mililani	19	14	36%	\$1,290,000	\$1,097,500	18%
Moanalua - Salt Lake	5	5	0%	\$1,400,000	\$1,250,000	12%
North Shore	12	8	50%	\$1,277,500	\$1,150,000	11%
Pearl City - Aiea	13	18	-28%	\$1,000,000	\$1,100,000	-9%
Wahiawa	2	6	-67%	\$908,000	\$782,500	16%
Waialae - Kahala	9	9	0%	\$1,825,000	\$2,900,000	-37%
Waikiki	-	-	-	-	-	-
Waipahu	9	14	-36%	\$1,025,000	\$965,000	6%
Windward Coast	5	2	150%	\$890,000	\$812,500	10%
SUMMARY	264	259	2%	\$1,240,000	\$1,105,500	12%

CONDOMINIUM NEIGHBORHOOD

	Number of Sales Aug 2026 vs. Aug 2025			Median Sales Price Aug 2026 vs. Aug 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	1	-100%	-	\$840,000	-
Ala Moana - Kakaako	54	66	-18%	\$820,000	\$932,000	-12%
Downtown - Nuuanu	26	25	4%	\$432,500	\$540,000	-20%
Ewa Plain	32	38	-16%	\$637,000	\$598,500	6%
Hawaii Kai	12	17	-29%	\$795,000	\$750,000	6%
Kailua - Waimanalo	9	12	-25%	\$766,000	\$814,000	-6%
Kalihi - Palama	4	8	-50%	\$319,000	\$427,000	-25%
Kaneohe	21	15	40%	\$700,000	\$660,000	6%
Kapahulu - Diamond Head	6	10	-40%	\$878,750	\$762,500	15%
Makaha - Nanakuli	8	10	-20%	\$204,000	\$270,000	-24%
Makakilo	5	8	-38%	\$516,000	\$560,500	-8%
Makiki - Moiliili	49	37	32%	\$389,000	\$415,000	-6%
Mililani	18	24	-25%	\$515,000	\$519,500	-1%
Moanalua - Salt Lake	15	11	36%	\$410,000	\$388,000	6%
North Shore	1	1	0%	\$1,511,000	\$1,051,000	44%
Pearl City - Aiea	27	10	170%	\$405,000	\$427,500	-5%
Wahiawa	5	1	400%	\$415,000	\$358,000	16%
Waialae - Kahala	4	4	0%	\$621,500	\$506,500	23%
Waikiki	58	76	-24%	\$434,500	\$380,000	14%
Waipahu	9	14	-36%	\$405,000	\$494,500	-18%
Windward Coast	2	3	-33%	\$377,500	\$350,000	8%
SUMMARY	365	391	-7%	\$510,000	\$515,000	-1%



RESIDENTIAL

YEAR-OVER-YEAR

1,950
HOMES SOLD
2026

1,842

TOTAL NUMBER OF SALES
2025

6%

\$1,190,000
MEDIAN SALES PRICE
2026

\$1,140,000

MEDIAN SALES PRICE
2025

4%

17
MEDIAN DAYS ON THE MARKET
2026

22

MEDIAN DAYS ON THE MARKET
2025

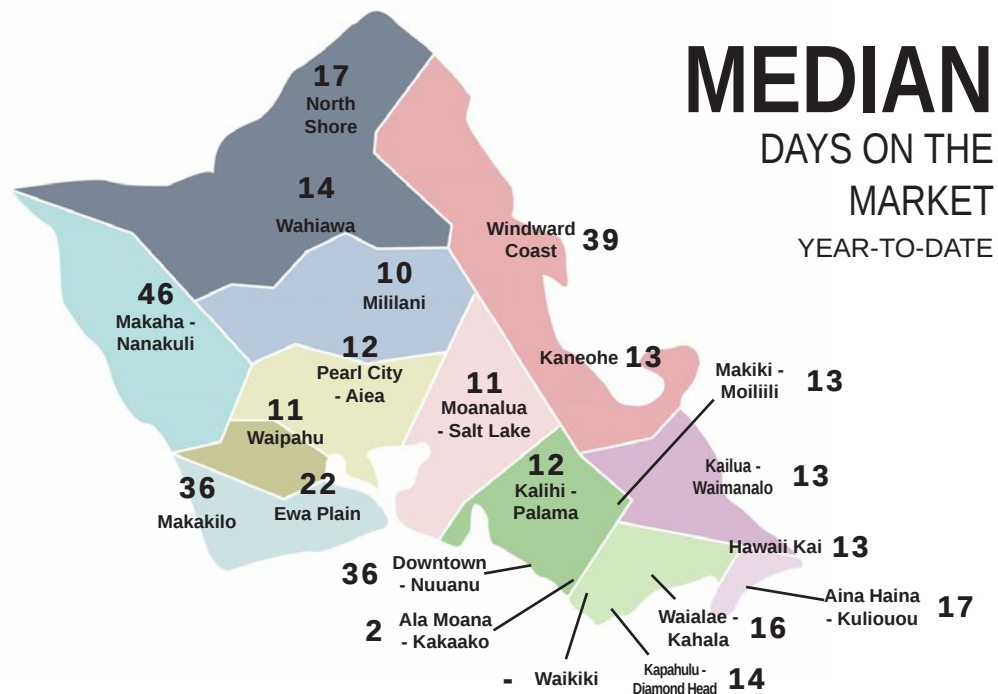
-23%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	43	54	-20%	\$1,965,000	\$1,750,000	12%
Ala Moana - Kakaako	2	7	-71%	\$952,500	\$1,200,000	-21%
Downtown - Nuuanu	71	41	73%	\$1,435,000	\$1,300,000	10%
Ewa Plain	365	299	22%	\$970,000	\$935,000	4%
Hawaii Kai	96	99	-3%	\$1,635,000	\$1,615,000	1%
Kailua - Waimanalo	177	163	9%	\$1,685,000	\$1,678,900	0%
Kalihi - Palama	66	78	-15%	\$1,039,000	\$1,013,750	2%
Kaneohe	140	127	10%	\$1,277,500	\$1,250,000	2%
Kapahulu - Diamond Head	128	130	-2%	\$1,390,000	\$1,300,000	7%
Makaha - Nanakuli	128	135	-5%	\$627,000	\$680,000	-8%
Makakilo	75	69	9%	\$1,015,000	\$1,099,500	-8%
Makiki - Moiliili	77	65	18%	\$1,637,500	\$1,520,000	8%
Mililani	124	99	25%	\$1,125,000	\$1,080,000	4%
Moanalua - Salt Lake	32	30	7%	\$1,316,000	\$1,205,000	9%
North Shore	67	61	10%	\$1,575,000	\$1,387,500	14%
Pearl City - Aiea	138	129	7%	\$1,137,500	\$1,050,000	8%
Wahiawa	38	44	-14%	\$858,000	\$852,000	1%
Waialae - Kahala	50	60	-17%	\$2,655,000	\$2,750,000	-3%
Waikiki	-	-	-	-	-	-
Waipahu	104	125	-17%	\$967,500	\$940,000	3%
Windward Coast	29	27	7%	\$1,130,000	\$1,200,000	-6%
SUMMARY	1,950	1,842	6%	\$1,190,000	\$1,140,000	4%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	365	299	22%
Kailua - Waimanalo	177	163	9%
Kaneohe	140	127	10%
Pearl City - Aiea	138	129	7%
Kapahulu - Diamond Head	128	130	-2%
Makaha - Nanakuli	128	135	-5%
Mililani	124	99	25%
Waipahu	104	125	-17%
Hawaii Kai	96	99	-3%
Makiki - Moiliili	77	65	18%



Real Estate Market Report

CONDOMINIUM
YEAR-OVER-YEAR

2,834
CONDOS SOLD

2026

2,881

TOTAL NUMBER OF SALES

2025

-2%

\$512,000

MEDIAN SALES PRICE

2026

\$505,000

MEDIAN SALES PRICE

2025

1%

42

MEDIAN DAYS ON THE MARKET

2026

44

MEDIAN DAYS ON THE MARKET

2025

-5%

CONDOMINIUM

Number of Sales

2026

2025

% Change

Median Sales Price

2026

2025

% Change

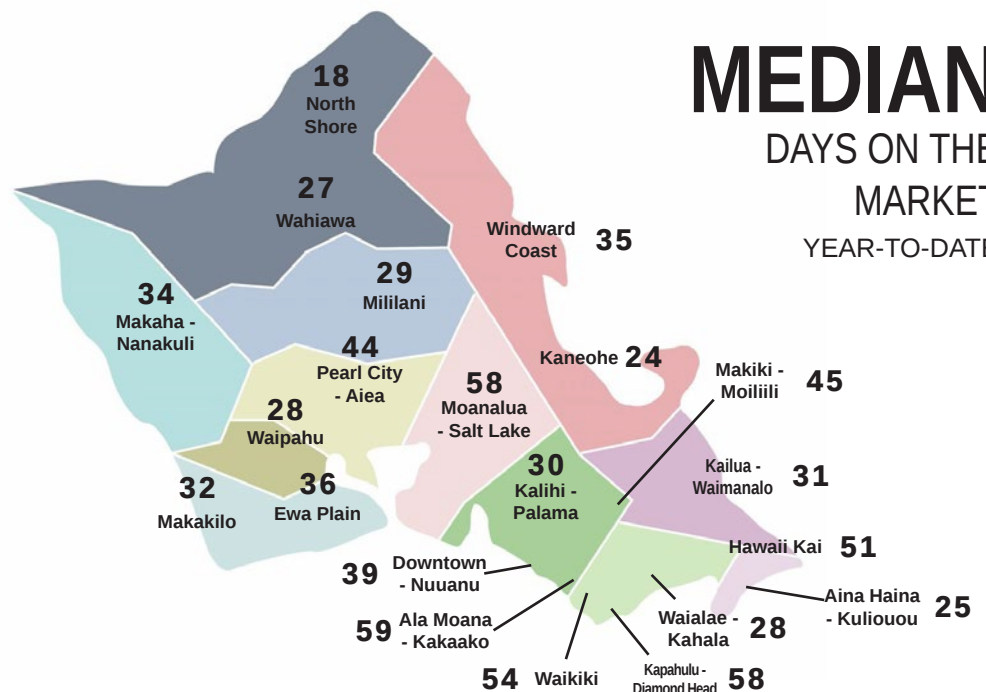
Aina Haina - Kuliouou	4	1	300%	\$827,500	\$840,000	-1%
Ala Moana - Kakaako	436	389	12%	\$797,000	\$767,500	4%
Downtown - Nuuanu	187	180	4%	\$470,000	\$526,500	-11%
Ewa Plain	247	255	-3%	\$601,999	\$650,000	-7%
Hawaii Kai	96	104	-8%	\$788,000	\$822,500	-4%
Kailua - Waimanalo	61	68	-10%	\$752,500	\$772,500	-3%
Kalihi - Palama	59	57	4%	\$369,000	\$380,000	-3%
Kaneohe	102	109	-6%	\$665,000	\$660,000	1%
Kapahulu - Diamond Head	67	62	8%	\$660,000	\$620,000	6%
Makaha - Nanakuli	82	87	-6%	\$240,000	\$223,750	7%
Makakilo	63	60	5%	\$521,000	\$547,500	-5%
Makiki - Moiliili	310	293	6%	\$372,693	\$377,500	-1%
Mililani	166	154	8%	\$523,500	\$517,000	1%
Moanalua - Salt Lake	86	89	-3%	\$430,000	\$399,900	8%
North Shore	25	21	19%	\$890,000	\$680,000	31%
Pearl City - Aiea	178	165	8%	\$420,000	\$450,000	-7%
Wahiawa	17	17	0%	\$330,000	\$315,000	5%
Waialae - Kahala	35	23	52%	\$605,000	\$611,500	-1%
Waikiki	487	611	-20%	\$470,000	\$430,000	9%
Waipahu	113	108	5%	\$480,000	\$495,000	-3%
Windward Coast	13	28	-54%	\$335,000	\$372,000	-10%
SUMMARY	2,834	2,881	-2%	\$512,000	\$505,000	1%

TOP 10 # OF SALES

BY NEIGHBORHOOD

Condominium 2026 2025 % Change

Waikiki	487	611	-20%
Ala Moana - Kakaako	436	389	12%
Makiki - Moiliili	310	293	6%
Ewa Plain	247	255	-3%
Downtown - Nuuanu	187	180	4%
Pearl City - Aiea	178	165	8%
Mililani	166	154	8%
Waipahu	113	108	5%
Kaneohe	102	109	-6%
Hawaii Kai	96	104	-8%





RESIDENTIAL

Home Sales

1,950



vs 2025
1,842

6%

Median Sales Price

\$1,190,000



vs 2025
\$1,140,000

4%

Median Days on Market

17 Days



vs 2025
22 Days

-23%

New Listings

2,822



vs 2025
2,837

-1%

Pending Sales

2,136



vs 2025
2,125

1%

% of Original Listing Price Received

99.4%



vs 2025
98.5%

1%



CONDOMINIUM

Condo Sales

2,834



vs 2025
2,881

-2%

Median Sales Price

\$512,000



vs 2025
\$505,000

1%

Median Days on Market

42 Days



vs 2025
44 Days

-5%

New Listings

5,499



vs 2025
5,669

-3%

Pending Sales

3,081



vs 2025
3,137

-2%

% of Original Listing Price Received

96.8%



vs 2025
96.7%

0%

Scan

Hawaii Buyer & Seller Guide

