

# OAHU Real Estate Report



# JULY 2025

2025 YTD VS. 2024 YTD

## 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, Waikele, Waipahu

73

**NORTH SHORE**

53  
20

## NORTH SHORE

- 96712 Waialua, Haleiwa, North Shore, Kawaiiloa, 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

455

**WINDWARD**

280  
175

11%

1,749

**METRO OAHU**

301  
1,448

43%

288

**EAST OAHU**

182  
106

7%

973

**LEEWARD WEST**

533  
440

24%

535

**LEEWARD EAST**

234  
301

13%

## LEEWARD EAST

- 96701 Aiea
- 96782 Pearl City
- 96786 Wahiawa
- 96789 Milliani Town, Milliani
- 96797 Mauka, Laulani Valley
- 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, 2025 – July 31, 2025

🏠 Single Family Homes

🏢 Condominiums

○ % of Closed Sales by Districts through July 31, 2025

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

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
🏠 SINGLE FAMILY HOMES	39%	1,583	▼	-3%	\$1,150,000	▲	5%
🏢 CONDOMINIUM	61%	2,490	▼	-5%	\$500,765	▼	-2%
<b>OAHU TOTAL SALES</b>		<b>4,073</b>	▼	<b>-4%</b>			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesarlo | Darrelle Glushenko | Kalie Goulette | Liz Hughes | Kurt Johnson | Mandy Marumoto | Christine Parke | Kristina Piasecki | Daisy Su | George Weeks IV | Kerra Wong | Kai Li Woolworth

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

Oahu Escrow & Sales Team

SINGLE FAMILY HOMES JULY 2025 VS. JULY 2024

HOME SALES <b>249</b> DOWN 7% ▼ VS 2024 (269)	MEDIAN SALES PRICE <b>\$1,075,000</b> DOWN 6% ▼ VS 2024 (\$1,140,000)	MEDIAN DAY ON THE MARKET <b>20</b> UP 33% ▲ VS 2024 (15)
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TOP 10 # OF SALES BY NEIGHBORHOOD

Single Family Homes	2025	2024	% Change
Ewa Plain	51	50	2%
Kailua - Waimanalo	21	25	-16%
Kaneohe	20	16	25%
Waipahu	19	23	-17%
Makaha - Nanakuli	18	21	-14%
Kapahulu - Diamond Head	18	12	50%
Pearl City - Aiea	18	18	0%
Hawaii Kai	13	13	0%
Makakilo	13	13	0%
Mililani	11	12	-8%

SINGLE FAMILY HOMES

NEIGHBORHOOD	Number of Sales July 2025 vs. July 2024			Median Sales Price July 2025 vs. July 2024		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliuouu	7	7	0%	\$1,750,000	\$1,524,000	15%
Ala Moana - Kakaako	1	-	0%	\$1,630,000	-	0%
Downtown - Nuuanu	1	9	-89%	\$1,255,000	\$1,525,000	-18%
Ewa Plain	51	50	2%	\$905,000	\$894,500	1%
Hawaii Kai	13	13	0%	\$1,660,000	\$1,745,000	-5%
Kailua - Waimanalo	21	25	-16%	\$1,740,000	\$1,620,000	7%
Kalihi - Palama	5	9	-44%	\$1,010,000	\$1,075,000	-6%
Kaneohe	20	16	25%	\$1,182,500	\$1,225,000	-3%
Kapahulu - Diamond Head	18	12	50%	\$1,310,000	\$1,530,000	-14%
Makaha - Nanakuli	18	21	-14%	\$655,488	\$665,000	-1%
Makakilo	13	13	0%	\$1,125,000	\$1,175,000	-4%
Makiki - Moiliili	9	7	29%	\$1,425,000	\$1,730,000	-18%
Mililani	11	12	-8%	\$1,006,000	\$1,212,500	-17%
Moanalua - Salt Lake	3	2	50%	\$1,263,000	\$1,330,000	-5%
North Shore	7	7	0%	\$1,240,000	\$1,100,000	13%
Pearl City - Aiea	18	18	0%	\$962,500	\$1,175,000	-18%
Wahiawa	7	6	17%	\$845,000	\$727,500	16%
Waialae - Kahala	5	12	-58%	\$2,700,000	\$2,157,500	25%
Waikiki	-	-	-	-	-	-
Waipahu	19	23	-17%	\$900,000	\$949,000	-5%
Windward Coast	2	7	-71%	\$2,130,000	\$1,185,000	80%
<b>SUMMARY</b>	<b>249</b>	<b>269</b>	<b>-7%</b>	<b>\$1,075,000</b>	<b>\$1,140,000</b>	<b>-6%</b>

CONDOMINIUM JULY 2025 VS. JULY 2024

HOME SALES <b>389</b> 0% = VS 2024 (389)	MEDIAN SALES PRICE <b>\$490,000</b> DOWN 4% ▼ VS 2024 (\$509,000)	MEDIAN DAY ON THE MARKET <b>50</b> UP 67% ▲ VS 2024 (30)
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TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2025	2024	% Change
Waikiki	83	87	-5%
Ala Moana - Kakaako	40	47	-15%
Ewa Plain	37	23	61%
Makiki - Moiliili	35	45	-22%
Pearl City - Aiea	30	19	58%
Mililani	23	26	-12%
Waipahu	21	11	91%
Downtown - Nuuanu	18	26	-31%
Hawaii Kai	18	14	29%
Moanalua - Salt Lake	16	18	-11%

NEIGHBORHOOD

NEIGHBORHOOD	Number of Sales July 2025 vs. July 2024			Median Sales Price July 2025 vs. July 2024		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliuouu	-	-	-	-	-	-
Ala Moana - Kakaako	40	47	-15%	\$882,000	\$715,000	23%
Downtown - Nuuanu	18	26	-31%	\$586,500	\$471,750	24%
Ewa Plain	37	23	61%	\$598,000	\$699,000	-14%
Hawaii Kai	18	14	29%	\$997,000	\$1,060,050	-6%
Kailua - Waimanalo	9	10	-10%	\$950,000	\$937,500	1%
Kalihi - Palama	4	11	-64%	\$374,000	\$512,000	-27%
Kaneohe	13	16	-19%	\$620,000	\$740,000	-16%
Kapahulu - Diamond Head	11	4	175%	\$1,700,000	\$990,000	72%
Makaha - Nanakuli	12	14	-14%	\$257,500	\$251,500	2%
Makakilo	9	8	13%	\$530,000	\$614,500	-14%
Makiki - Moiliili	35	45	-22%	\$375,000	\$370,000	1%
Mililani	23	26	-12%	\$530,000	\$507,000	5%
Moanalua - Salt Lake	16	18	-11%	\$323,750	\$446,500	-27%
North Shore	2	2	0%	\$576,908	\$1,058,500	-45%
Pearl City - Aiea	30	19	58%	\$412,500	\$500,000	-18%
Wahiawa	3	1	200%	\$399,000	\$250,000	60%
Waialae - Kahala	3	3	0%	\$120,000	\$320,000	-63%
Waikiki	83	87	-5%	\$410,000	\$480,000	-15%
Waipahu	21	11	91%	\$485,000	\$540,000	-10%
Windward Coast	2	4	-50%	\$520,000	\$385,000	35%
<b>SUMMARY</b>	<b>389</b>	<b>389</b>	<b>0%</b>	<b>\$490,000</b>	<b>\$509,000</b>	<b>-4%</b>

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

### SINGLE FAMILY HOMES

YEAR-TO-DATE

1,583  
HOMES SOLD  
2025

1,631  
HOMES SOLD  
2024

▼  
-3%

\$1,150,000  
MEDIAN SALES PRICE  
2025

\$1,100,000  
MEDIAN SALES PRICE  
2024

▲  
5%

22  
MEDIAN DAYS ON THE MARKET  
2025

19  
MEDIAN DAYS ON THE MARKET  
2024

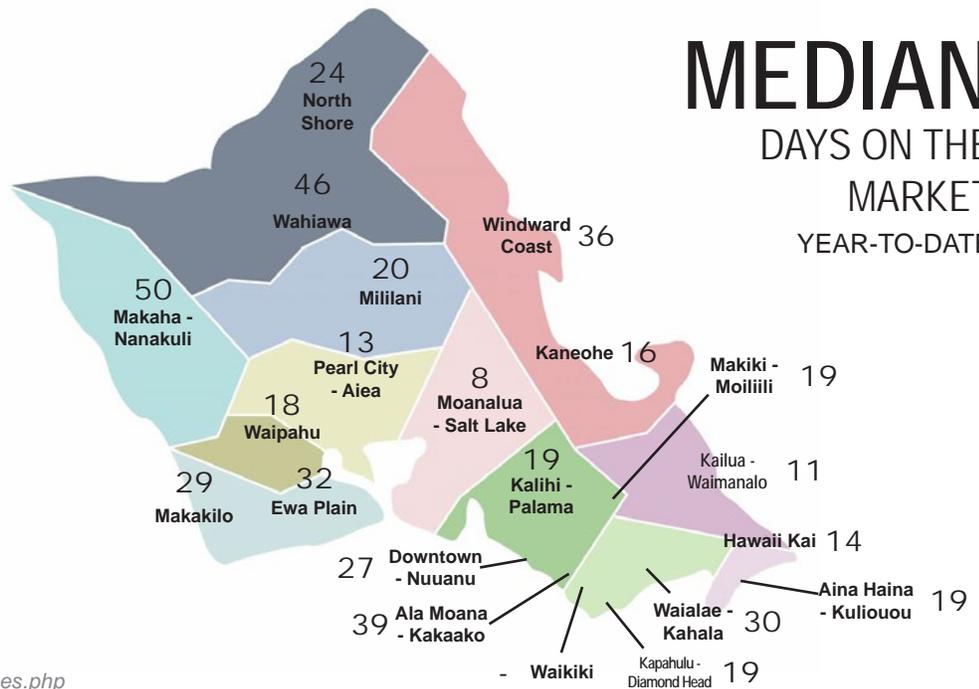
▲  
16%

### SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	45	44	2%	\$2,050,000	\$1,750,000	17%
Ala Moana - Kakaako	6	2	200%	\$1,220,000	\$1,000,000	22%
Downtown - Nuuanu	32	40	-20%	\$1,347,500	\$1,229,870	10%
Ewa Plain	248	304	-18%	\$919,750	\$885,000	4%
Hawaii Kai	86	80	8%	\$1,617,500	\$1,675,000	-3%
Kailua - Waimanalo	146	152	-4%	\$1,679,450	\$1,680,000	0%
Kalihi - Palama	71	46	54%	\$1,020,000	\$910,000	12%
Kaneohe	109	117	-7%	\$1,250,000	\$1,179,000	6%
Kapahulu - Diamond Head	114	79	44%	\$1,300,000	\$1,415,000	-8%
Makaha - Nanakuli	116	142	-18%	\$665,488	\$665,000	0%
Makakilo	58	54	7%	\$1,099,000	\$1,000,000	10%
Makiki - Moiliili	53	56	-5%	\$1,520,000	\$1,600,000	-5%
Mililani	85	80	6%	\$1,075,000	\$1,087,500	-1%
Moanalua - Salt Lake	25	30	-17%	\$1,190,000	\$1,243,500	-4%
North Shore	53	38	39%	\$1,425,000	\$1,437,500	-1%
Pearl City - Aiea	111	132	-16%	\$1,050,000	\$1,067,500	-2%
Wahiawa	38	52	-27%	\$859,500	\$825,000	4%
Waialae - Kahala	51	48	6%	\$2,718,000	\$2,439,500	11%
Waikiki	-	-	-	-	-	-
Waipahu	111	99	12%	\$935,000	\$950,000	-2%
Windward Coast	25	36	-31%	\$1,200,000	\$1,002,500	20%
<b>SUMMARY</b>	<b>1,583</b>	<b>1,631</b>	<b>-3%</b>	<b>\$1,150,000</b>	<b>\$1,100,000</b>	<b>5%</b>

### TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2025	2024	% Change
Ewa Plain	248	304	-18%
Kailua - Waimanalo	146	152	-4%
Makaha - Nanakuli	116	142	-18%
Kapahulu - Diamond Head	114	79	44%
Waipahu	111	99	12%
Pearl City - Aiea	111	132	-16%
Kaneohe	109	117	-7%
Hawaii Kai	86	80	8%
Mililani	85	80	6%
Kalihi - Palama	71	46	54%



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

## CONDOMINIUM YEAR-TO-DATE

2,490  
CONDOS SOLD  
2025

2,623  
CONDOS SOLD  
2024

-5%

\$500,765  
MEDIAN SALES PRICE  
2025

\$510,000  
MEDIAN SALES PRICE  
2024

-2%

43  
MEDIAN DAYS ON THE MARKET  
2025

29  
MEDIAN DAYS ON THE MARKET  
2024

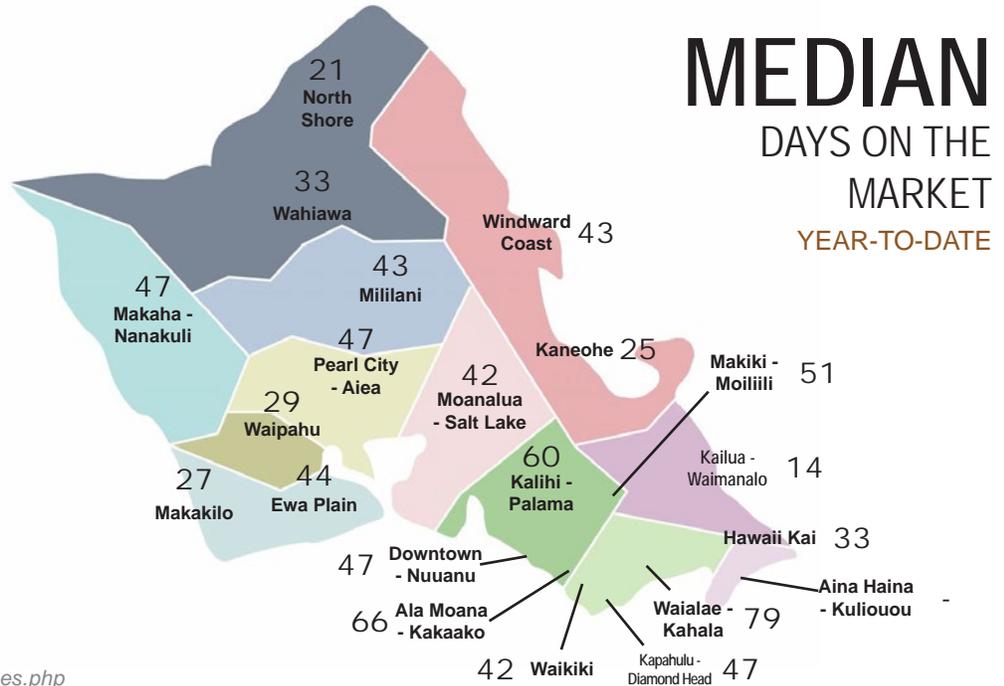
48%

### CONDOMINIUM

	Number of Sales			Median Sales Price		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	-	1	-100%	-	\$829,000	0%
Ala Moana - Kakaako	323	296	9%	\$749,000	\$724,250	3%
Downtown - Nuuanu	155	185	-16%	\$525,000	\$574,000	-9%
Ewa Plain	217	187	16%	\$660,000	\$685,000	-4%
Hawaii Kai	87	85	2%	\$828,500	\$800,000	4%
Kailua - Waimanalo	56	62	-10%	\$772,500	\$785,000	-2%
Kalihi - Palama	49	69	-29%	\$380,000	\$399,888	-5%
Kaneohe	94	94	0%	\$660,000	\$754,500	-13%
Kapahulu - Diamond Head	52	42	24%	\$612,500	\$644,500	-5%
Makaha - Nanakuli	77	82	-6%	\$220,000	\$247,500	-11%
Makakilo	52	61	-15%	\$544,500	\$569,999	-4%
Makiki - Moiliili	256	275	-7%	\$375,000	\$400,000	-6%
Mililani	130	156	-17%	\$517,000	\$515,000	0%
Moanalua - Salt Lake	78	97	-20%	\$399,900	\$431,688	-7%
North Shore	20	26	-23%	\$637,500	\$1,018,750	-37%
Pearl City - Aiea	155	150	3%	\$453,800	\$481,500	-6%
Wahiawa	16	12	33%	\$312,500	\$336,500	-7%
Waialae - Kahala	19	22	-14%	\$621,500	\$587,500	6%
Waikiki	535	625	-14%	\$444,650	\$435,000	2%
Waipahu	94	81	16%	\$495,000	\$530,000	-7%
Windward Coast	25	15	67%	\$380,000	\$405,000	-6%
<b>SUMMARY</b>	<b>2,490</b>	<b>2,623</b>	<b>-5%</b>	<b>\$500,765</b>	<b>\$510,000</b>	<b>-2%</b>

#### TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2025	2024	% Change
Waikiki	535	625	-14%
Ala Moana - Kakaako	323	296	9%
Makiki - Moiliili	256	275	-7%
Ewa Plain	217	187	16%
Downtown - Nuuanu	155	185	-16%
Pearl City - Aiea	155	150	3%
Mililani	130	156	-17%
Kaneohe	94	94	0%
Waipahu	94	81	16%
Hawaii Kai	87	85	2%



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

# SINGLE FAMILY HOMES

▼ HOME SALES

VS 2024 (1,631)

1,583  
DOWN 3%

\$1,150,000  
UP 5%

MEDIAN SALES PRICE ▲

VS 2024 (\$1,100,000)

▲ MEDIAN DAYS ON THE MARKET

VS 2024 (20)

22  
UP 10%

2,519  
UP 11%

NEW LISTINGS ▲

VS 2024 (2,262)

▬ % OF ORIGINAL LISTING PRICE RECEIVED

VS 2024 (99%)

99%  
0%

# CONDOMINIUM

▼ CONDO SALES

VS 2024 (2,623)

2,490  
DOWN 5%

\$500,765  
DOWN 2%

MEDIAN SALES PRICE ▼

VS 2024 (\$510,000)

▲ MEDIAN DAYS ON THE MARKET

VS 2024 (29)

41  
UP 41%

5,026  
UP 15%

NEW LISTINGS ▲

VS 2024 (4,373)

▼ % OF ORIGINAL LISTING PRICE RECEIVED

VS 2024 (98%)

97%  
DOWN 1%

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



# Conveyance Tax Law

## STATE OF HAWAII

The tax imposed by section 247-1 shall be based on the actual and full consideration (whether cash or otherwise, including any promise, act, forbearance, property interest, value, gain, advantage, benefit, or profit), paid or to be paid for all transfers or conveyance of realty or any interest therein, that shall include any liens or encumbrances thereon at the time of sale, lease, sublease, assignment, transfer, or conveyance, and shall be at the following rates:

### BASIS AND RATE OF CONVEYANCE TAX

CONSIDERATION PAID		Scale #1:	Scale #2:
At Least	But Less Than	Applies to all transfers or conveyance of realty or any interest therein, except for a sale of a condominium or single family residence where the purchaser is eligible for the county homeowners' exemption.  (increments of \$100 of sale price will be added proportionately to tax)	Applies to sales of condominium or single family residence where the purchaser is not eligible for the county homeowner's exemption.  (increments of \$100 of sale price will be added proportionately to tax)
\$0	\$600,000	10¢	15¢
\$600,000	\$1 Million	20¢	25¢
\$1 Million	\$2 Million	30¢	40¢
\$2 Million	\$4 Million	50¢	60¢
\$4 Million	\$6 Million	70¢	85¢
\$6 million	\$10 million	90¢	\$1.10
\$10 Million and Above		\$1.00	\$1.25

This information is presented for informational purposes only and is deemed reliable but is not guaranteed.

# Buyer & Seller Portions of Closing Costs

The standard purchase contract in Hawaii specifies closing costs split between Buyers & Sellers. The following is a list of customary closing costs and is NOT intended to be all-inclusive.



CLOSING COSTS	BUYER	SELLER
<b>FIDELITY NATIONAL TITLE FEES:</b>		
Standard Coverage for Title Insurance Premium*	<b>40%</b>	<b>60%</b>
Additional Premium for any Extended Coverage Policy (including ALTA Homeowners Policy and/or Lender's Policy)	<b>X</b>	
Lien Report* if applicable	<b>X</b>	
Financing Statement*, if applicable	<b>X</b>	
Escrow Fees*	<b>X</b>	<b>X</b>
<b>THIRD PARTY FEES:</b>		
Cost of Drafting Mortgage and Note or Agreement of Sale	<b>X</b>	
Cost of Drafting Conveyance Documents & Bills of Sale		<b>X</b>
Cost of Obtaining Buyer's Consents	<b>X</b>	
Cost of Obtaining Seller's Consents (e.g., Lessor's Consent)		<b>X</b>
Buyers Notary Fees, if applicable	<b>X</b>	
Seller's Notary Fees, if applicable		<b>X</b>
Recording Fees except Documents to Clear Seller's Title (e.g., Deed, Encroachment Agreements)	<b>50%</b>	<b>50%</b>
Recording Fees to Clear Seller's Title (e.g. Mortgage Release)		<b>X</b>
Required Staking or Survey		<b>X</b>
Homeowner's Condominium Documents, if applicable		<b>X</b>
Condominium and Association Ownership Transfer Fees	<b>X</b>	
FHA or VA Discount Points and any Mortgage Fees	<b>X</b>	
FHA or VA Mandatory Closing Fees		<b>X</b>
Conveyance Tax		<b>X</b>
FIRPTA (Federal Withholding, if applicable)		<b>X</b>
HARPTA (State Withholding, if applicable)		<b>X</b>

NOTE: \*General excise tax (GET) will be charged on the fee

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## HARPTA - Hawaii Real Property Tax Act

**The Hawaii Real Property Tax Act (HARPTA)** requires the buyer who purchases real property from a non-resident of Hawaii to withhold **7.25%+** of the amount realized (generally the sales price) and remit it to the Department of Taxation within 20 days of closing unless an exemption applies.

The 7.25% withholding represents an estimate of the Hawaii capital gains tax that may be owed by the non-resident when selling real property in Hawaii.

The standard Hawaii Association of Realtors Purchase Contract provides that escrow is to withhold and remit the HARPTA amount to the Department of Taxation unless the seller provides the buyer with a certificate of exemption or waiver from HARPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under Hawaii law, it is the buyer's responsibility to determine if the seller is a non-resident of Hawaii and that the proper withholding amount is remitted to the Department of Taxation on a timely basis.

## FIRPTA - Foreign Investment Real Property Tax Act

**The Foreign Investment in Real Property Tax Act (FIRPTA)** requires the buyer who purchases real property from a foreign seller to withhold 10% or 15% of the amount realized (generally the sales price) and remit it to the IRS within 20 days of closing unless an exemption applies. The withholding percentage will depend upon the sales price and whether the buyer or buyer's family member intends to use the real property as a residence.\*

The withholding percentage represents an estimate of the federal capital gains tax that may be owed by the foreign seller when selling real property in the United States.

The standard Hawaii Association of REALTORS® Purchase Contract provides that escrow is to withhold and remit the FIRPTA amount to the IRS unless the seller provides the buyer with a certificate of exemption or waiver from FIRPTA.

It is the seller's burden to prove that an exemption / waiver applies and for the buyer to acknowledge and approve the seller's exemption / waiver prior to closing. Under federal law, it is the buyer's responsibility to determine if the seller is a foreigner subject to FIRPTA withholding and that the proper withholding amount is remitted to the IRS on a timely basis.

\*Buyer or member of buyer's family must have definite plans to reside in the property for at least 50% of the number of days the property is used by any person during each of the first two 12-month periods following the date of transfer.

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\*FNT Internal Update July, 2018

# REAL PROPERTY TAX RATES

## Honolulu County

Classification	Tax Rate (Per \$1,000)	Rate
Residential		\$3.50
Hotel and Resort		\$13.90
Commercial		\$12.40
Industrial		\$12.40
Agricultural		\$5.70
Preservation		\$5.70
Public Service		\$0.00
Vacant Agricultural		\$8.50
Residential A Tier 1: Up to \$1,000,000		\$4.00
Residential A Tier 2: More than \$1,000,000		\$11.40
Bed and Breakfast Home		\$6.50
Transient VR Tier 1: Up to \$800,000		\$9.00
Transient VR Tier 2: More than \$800,000		\$11.50

### REAL PROPERTY TAX DUE DATES:

**Aug 20, 2025** 1<sup>st</sup> half of fiscal year tax payment due  
**Sep 30, 2025** Deadline for filing exemption claims & ownership documents  
**Feb 20, 2026** 2<sup>nd</sup> half of fiscal year tax payment due

For More Information, Visit: <https://realproperty.honolulu.gov/>

## Hawaii County

Classification	Tax Rate (Per \$1,000)	Rate
Affordable Rental Housing		\$5.95
Residential Tier 1: Up to \$2,000,000		\$11.10
Residential Tier 2: More than \$2,000,000		\$13.60
Apartment		\$11.70
Commercial		\$10.70
Industrial		\$10.70
Agricultural and Native Forest		\$9.35
Conservation		\$11.55
Hotel/Resort		\$11.55
Homeowner		\$5.95

### REAL PROPERTY TAX DUE DATES:

**Aug 20, 2025** 1<sup>st</sup> half of fiscal year tax payment due  
**Dec 31, 2025** Deadline for filing exemption claims & ownership documents for August 20th real prop taxes the following year  
**Feb 20, 2026** 2<sup>nd</sup> half of fiscal year tax payment due  
**June 30, 2026** Deadline for filing exemption claims & ownership documents for February 20th real prop taxes the following year

For More Information, Visit: [https://www.hawaiipropertytax.com/tax\\_rates.html](https://www.hawaiipropertytax.com/tax_rates.html)



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# FISCAL YEAR July 1, 2025 to June 30, 2026

## Maui County

Classification	Tax Rate (Per \$1,000)	Rate
Owner-Occupied Tier 1: Up to \$1.3 Million		\$1.65
Owner-Occupied Tier 2: \$1,300,001 to \$4.5 Million		\$1.80
Owner-Occupied Tier 3: More Than \$4.5 Million		\$5.75
Non-Owner-Occupied Tier 1: Up to \$1 Million		\$5.87
Non-Owner-Occupied Tier 2: \$1,000,001 to \$3 Million		\$8.60
Non-Owner-Occupied Tier 3: More Than \$3 Million		\$17.00
Apartment		\$3.50
Hotel And Resort		\$11.80
Time Share		\$14.70
TVR-STRH Tier 1: Up to \$1,000,000		\$12.50
TVR-STRH Tier 2: \$1,000,001 to \$3,000,000		\$14.00
TVR-STRH Tier 3: More Than \$3,000,000		\$15.55
Long-Term Rental Tier 1: Up to \$1.3 Million		\$2.95
Long-Term Rental Tier 2: \$1,300,001 to \$3 Million		\$5.00
Long-Term Rental Tier 3: More Than \$3 Million		\$8.50
Agricultural		\$5.74
Conservation		\$6.43
Commercial		\$6.05
Industrial		\$7.05
Commercial Residential Tier 1: Up to \$1,000,000		\$2.00
Commercial Residential Tier 2: \$1,000,001 to \$3,000,000		\$3.00
Commercial Residential Tier 3: More Than \$3,000,000		\$10.00

### REAL PROPERTY TAX DUE DATES:

**Aug 20, 2025** 1<sup>st</sup> half of fiscal year tax payment due  
**Dec 31, 2025** Deadline for filing exemption claims & ownership documents  
**Feb 20, 2026** 2<sup>nd</sup> half of fiscal year tax payment due

For Info On Classifications Visit: [www.mauicounty.gov/576/Real-Property-Tax-Fee-Collection](http://www.mauicounty.gov/576/Real-Property-Tax-Fee-Collection)

## Kauai County

Classification	Tax Rate (Per \$1,000)	Rate
Owner Occupied		\$2.59
Non-Owner Occupied Residential Tier 1: Up to \$1.3 mil		\$5.45
Non-Owner Occupied Residential Tier 2: \$1,300,001 to \$2 mil		\$6.05
Non-Owner Occupied Residential Tier 3: More than \$2 mil		\$9.40
Vacation Rental Tier 1: Up to \$1,000,000		\$11.30
Vacation Rental Tier 2: \$1,000,001 to \$2,500,000		\$11.75
Vacation Rental Tier 3: \$ More than \$2,500,000		\$12.20
Hotel and Resort		\$11.75
Commercial		\$8.10
Industrial		\$8.10
Agricultural		\$6.75
Conservation		\$6.75
Owner-Occupied Mixed-Use		\$5.05

### REAL PROPERTY TAX DUE DATES:

**Aug 20, 2025** 1<sup>st</sup> half of fiscal year tax payment due  
**Sep 30, 2025** Deadline for filing exemption claims & ownership documents  
**Feb 20, 2026** 2<sup>nd</sup> half of fiscal year tax payment due

For more information visit: [www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax](http://www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax)

[www.FidelityHawaii.com](http://www.FidelityHawaii.com)

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