

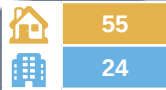
Real Estate Market Report

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

79

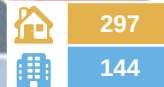
NORTH SHORE



2%

441

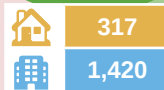
WINDWARD OAHU



10%

1,737

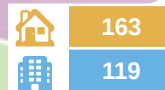
METRO OAHU



42%

282

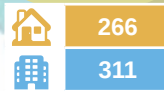
EAST OAHU



7%

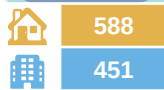
577

LEEWARD EAST



14%

LEEWARD WEST



25%

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 – July 31, 2026



Residential



Condominiums



% of Closed Sales by Districts through July 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%	1,686	\$1,185,000
59%	2,469	\$513,386
	4,155	



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

JULY

2026 VS. 2025

OAHU



RESIDENTIAL

JULY 2026 VS. JULY 2025

HOME
SALES

300
UP 21% ▲
vs 2025
249

MEDIAN
SALES PRICE

\$1,224,500
UP 14% ▲
vs 2025
\$1,075,000

MEDIAN DAYS
ON THE MARKET

14
DOWN 30% ▼
vs 2025
20 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	74	51	45%
Kailua - Waimanalo	28	21	33%
Pearl City - Aiea	28	18	56%
Kaneohe	24	20	20%
Mililani	21	11	91%
Kapahulu - Diamond Head	15	18	-17%
Makiki - Moiliili	14	9	56%
Downtown - Nuuanu	13	1	1200%
Makaha - Nanakuli	13	18	-28%
North Shore	13	7	86%



CONDOMINIUM

JULY 2026 VS. JULY 2025

HOME
SALES

416
UP 7% ▲
vs 2025
389

MEDIAN
SALES PRICE

\$504,500
UP 3% ▲
vs 2025
\$490,000

MEDIAN DAYS
ON THE MARKET

38
DOWN 24% ▼
vs 2025
50 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	82	83	-1%
Ala Moana - Kakaako	56	40	40%
Makiki - Moiliili	44	35	26%
Ewa Plain	37	37	0%
Mililani	31	23	35%
Downtown - Nuuanu	26	18	44%
Pearl City - Aiea	20	30	-33%
Kaneohe	14	13	8%
Makaha - Nanakuli	14	12	17%
Kailua - Waimanalo	12	9	33%

SINGLE FAMILY HOMES NEIGHBORHOOD

	Number of Sales July 2026 vs. July 2025			Median Sales Price July 2026 vs. July 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	7	-29%	\$2,200,000	\$1,750,000	26%
Ala Moana - Kakaako	-	1	-100%	-	\$1,630,000	-
Downtown - Nuuanu	13	1	1200%	\$1,500,000	\$1,255,000	20%
Ewa Plain	74	51	45%	\$995,000	\$905,000	10%
Hawaii Kai	12	13	-8%	\$1,637,500	\$1,660,000	-1%
Kailua - Waimanalo	28	21	33%	\$1,782,000	\$1,740,000	2%
Kalihi - Palama	6	5	20%	\$1,115,000	\$1,010,000	10%
Kaneohe	24	20	20%	\$1,150,000	\$1,182,500	-3%
Kapahulu - Diamond Head	15	18	-17%	\$1,400,000	\$1,310,000	7%
Makaha - Nanakuli	13	18	-28%	\$690,000	\$655,488	5%
Makakilo	6	13	-54%	\$1,275,000	\$1,125,000	13%
Makiki - Moiliili	14	9	56%	\$1,840,000	\$1,425,000	29%
Mililani	21	11	91%	\$1,195,000	\$1,006,000	19%
Moanalua - Salt Lake	2	3	-33%	\$1,340,000	\$1,263,000	6%
North Shore	13	7	86%	\$1,690,000	\$1,240,000	36%
Pearl City - Aiea	28	18	56%	\$1,078,000	\$962,500	12%
Wahiawa	4	7	-43%	\$862,500	\$845,000	2%
Waialae - Kahala	9	5	80%	\$3,588,000	\$2,700,000	33%
Waikiki	-	-	-	-	-	-
Waipahu	13	19	-32%	\$1,130,000	\$900,000	26%
Windward Coast	-	2	-100%	-	\$2,130,000	-
SUMMARY	300	249	21%	\$1,224,500	\$1,075,000	14%

CONDOMINIUM NEIGHBORHOOD

	Number of Sales July 2026 vs. July 2025			Median Sales Price July 2026 vs. July 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	2	-	-	\$845,000	-	-
Ala Moana - Kakaako	56	40	40%	\$895,000	\$882,000	1%
Downtown - Nuuanu	26	18	44%	\$525,000	\$586,500	-10%
Ewa Plain	37	37	0%	\$582,000	\$598,000	-3%
Hawaii Kai	11	18	-39%	\$750,000	\$997,000	-25%
Kailua - Waimanalo	12	9	33%	\$732,500	\$950,000	-23%
Kalihi - Palama	9	4	125%	\$385,000	\$374,000	3%
Kaneohe	14	13	8%	\$680,000	\$620,000	10%
Kapahulu - Diamond Head	12	11	9%	\$564,000	\$1,700,000	-67%
Makaha - Nanakuli	14	12	17%	\$202,500	\$257,500	-21%
Makakilo	10	9	11%	\$588,500	\$530,000	11%
Makiki - Moiliili	44	35	26%	\$373,250	\$375,000	0%
Mililani	31	23	35%	\$545,000	\$530,000	3%
Moanalua - Salt Lake	11	16	-31%	\$430,000	\$323,750	33%
North Shore	2	2	0%	\$952,500	\$576,908	65%
Pearl City - Aiea	20	30	-33%	\$482,500	\$412,500	17%
Wahiawa	3	3	0%	\$345,000	\$399,000	-14%
Waialae - Kahala	8	3	167%	\$614,750	\$120,000	412%
Waikiki	82	83	-1%	\$450,000	\$410,000	10%
Waipahu	11	21	-48%	\$468,000	\$485,000	-4%
Windward Coast	1	2	-50%	\$329,000	\$520,000	-37%
SUMMARY	416	389	7%	\$504,500	\$490,000	3%

Real Estate Market Report

2026 YTD VS. 2025 YTD



RESIDENTIAL

YEAR-OVER-YEAR

1,686
HOMES SOLD
2026

1,583

TOTAL NUMBER OF SALES
2025

7%

\$1,185,000
MEDIAN SALES PRICE
2026

\$1,150,000

MEDIAN SALES PRICE
2025

3%

17
MEDIAN DAYS ON THE MARKET
2026

22

MEDIAN DAYS ON THE MARKET
2025

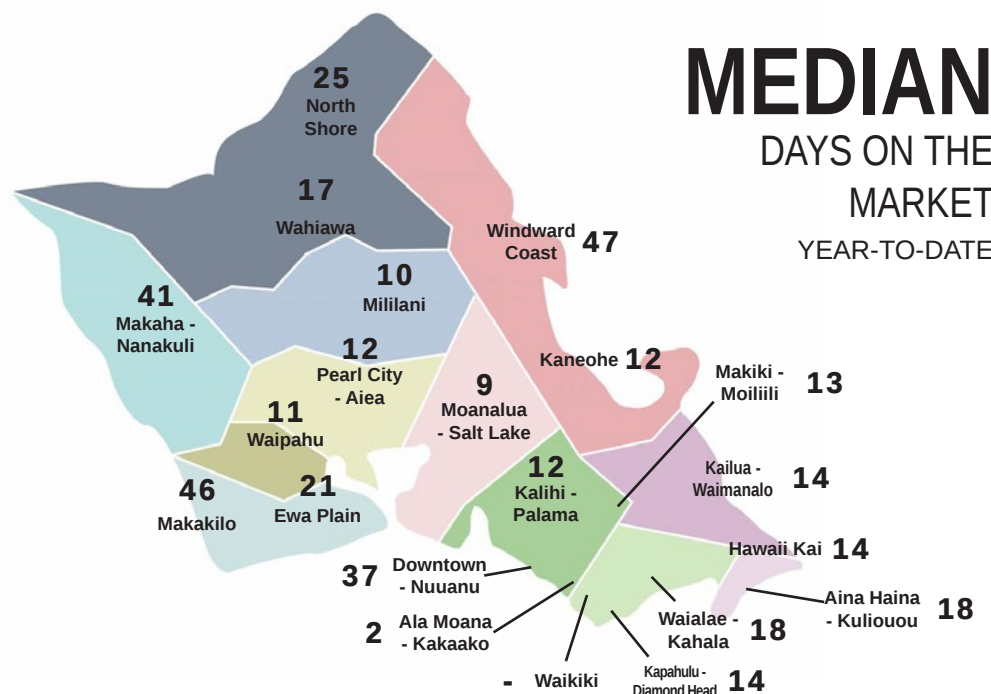
-18%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	38	45	-16%	\$1,930,000	\$2,050,000	-6%
Ala Moana - Kakaako	2	6	-67%	\$952,500	\$1,220,000	-22%
Downtown - Nuuanu	56	32	75%	\$1,450,000	\$1,347,500	8%
Ewa Plain	309	248	25%	\$959,750	\$919,750	4%
Hawaii Kai	84	86	-2%	\$1,569,000	\$1,617,500	-3%
Kailua - Waimanalo	150	146	3%	\$1,720,000	\$1,679,450	2%
Kalihi - Palama	57	71	-20%	\$1,058,334	\$1,020,000	4%
Kaneohe	123	109	13%	\$1,265,000	\$1,250,000	1%
Kapahulu - Diamond Head	107	114	-6%	\$1,400,000	\$1,300,000	8%
Makaha - Nanakuli	114	116	-2%	\$634,500	\$665,488	-5%
Makakilo	70	58	21%	\$989,500	\$1,099,000	-10%
Makiki - Moiliili	68	53	28%	\$1,675,000	\$1,520,000	10%
Mililani	105	85	24%	\$1,100,000	\$1,075,000	2%
Moanalua - Salt Lake	27	25	8%	\$1,299,000	\$1,190,000	9%
North Shore	55	53	4%	\$1,625,000	\$1,425,000	14%
Pearl City - Aiea	125	111	13%	\$1,150,000	\$1,050,000	10%
Wahiawa	36	38	-5%	\$854,000	\$859,500	-1%
Waialae - Kahala	41	51	-20%	\$2,770,000	\$2,718,000	2%
Waikiki	-	-	-	-	-	-
Waipahu	95	111	-14%	\$965,000	\$935,000	3%
Windward Coast	24	25	-4%	\$1,253,750	\$1,200,000	4%
SUMMARY	1,686	1,583	7%	\$1,185,000	\$1,150,000	3%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	309	248	25%
Kailua - Waimanalo	150	146	3%
Pearl City - Aiea	125	111	13%
Kaneohe	123	109	13%
Makaha - Nanakuli	114	116	-2%
Kapahulu - Diamond Head	107	114	-6%
Mililani	105	85	24%
Waipahu	95	111	-14%
Hawaii Kai	84	86	-2%
Makakilo	70	58	21%



Real Estate Market Report

CONDOMINIUM YEAR-OVER-YEAR

2,469
CONDOS SOLD
2026

2,490
TOTAL NUMBER OF SALES
2025

-1%

\$513,386
MEDIAN SALES PRICE
2026

\$500,765
MEDIAN SALES PRICE
2025

3%

43
MEDIAN DAYS ON THE MARKET
2026

43
MEDIAN DAYS ON THE MARKET
2025

0%

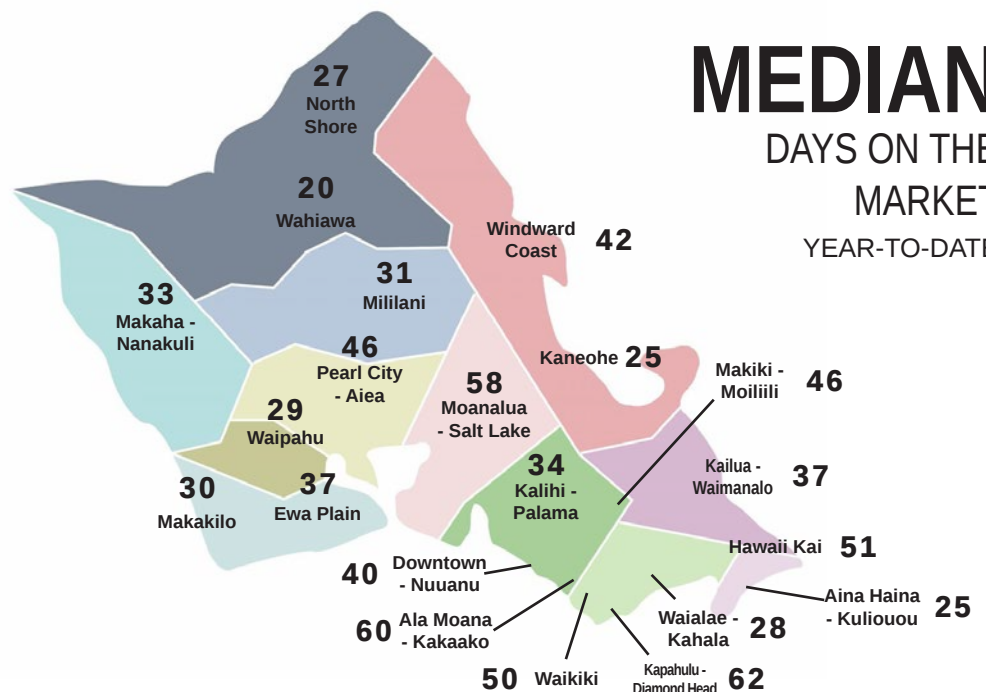
CONDOMINIUM

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	4	-	-	\$827,500	-	-
Ala Moana - Kakaako	382	323	18%	\$795,000	\$749,000	6%
Downtown - Nuuanu	161	155	4%	\$480,000	\$525,000	-9%
Ewa Plain	215	217	-1%	\$599,500	\$660,000	-9%
Hawaii Kai	84	87	-3%	\$785,000	\$828,500	-5%
Kailua - Waimanalo	52	56	-7%	\$750,000	\$772,500	-3%
Kalihi - Palama	55	49	12%	\$369,000	\$380,000	-3%
Kaneohe	81	94	-14%	\$640,000	\$660,000	-3%
Kapahulu - Diamond Head	61	52	17%	\$660,000	\$612,500	8%
Makaha - Nanakuli	74	77	-4%	\$250,000	\$220,000	14%
Makakilo	58	52	12%	\$522,500	\$544,500	-4%
Makiki - Moiliili	261	256	2%	\$370,000	\$375,000	-1%
Mililani	148	130	14%	\$525,000	\$517,000	2%
Moanalua - Salt Lake	71	78	-9%	\$430,000	\$399,900	8%
North Shore	24	20	20%	\$845,000	\$637,500	33%
Pearl City - Aiea	151	155	-3%	\$420,000	\$453,800	-7%
Wahiawa	12	16	-25%	\$315,000	\$312,500	1%
Waialae - Kahala	31	19	63%	\$550,000	\$621,500	-12%
Waikiki	429	535	-20%	\$479,000	\$444,650	8%
Waipahu	104	94	11%	\$480,000	\$495,000	-3%
Windward Coast	11	25	-56%	\$329,000	\$380,000	-13%
SUMMARY	2,469	2,490	-1%	\$513,386	\$500,765	3%

TOP 10 # OF SALES

BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	429	535	-20%
Ala Moana - Kakaako	382	323	18%
Makiki - Moiliili	261	256	2%
Ewa Plain	215	217	-1%
Downtown - Nuuanu	161	155	4%
Pearl City - Aiea	151	155	-3%
Mililani	148	130	14%
Waipahu	104	94	11%
Hawaii Kai	84	87	-3%
Kaneohe	81	94	-14%





RESIDENTIAL

Home Sales

1,686

vs 2025
1,583



7%

Median Sales Price

\$1,185,000

vs 2025
\$1,150,000



3%

Median Days on Market

17 Days

vs 2025
22 Days



-23%

New Listings

2,458

vs 2025
2,519



-2%

Pending Sales

1,857

vs 2025
1,823



2%

% of Original Listing Price Received

99.2%

vs 2025
98.5%



0.7%



CONDOMINIUM

Condo Sales

2,469

vs 2025
2,490



-1%

Median Sales Price

\$513,386

vs 2025
\$500,765



3%

Median Days on Market

43 Days

vs 2025
43 Days



0%

New Listings

4,815

vs 2025
5,026



-4%

Pending Sales

2,688

vs 2025
2,731



-2%

% of Original Listing Price Received

96.7%

vs 2025
96.8%



-0.1%

Scan

Hawaii Buyer &
Seller Guide



OAHU MARKET SNAPSHOT

