

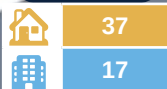
# Real Estate Market Report

## 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

54

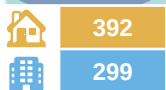
## NORTH SHORE



2%

691

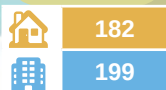
## LEEWARD WEST



25%

381

## LEEWARD EAST



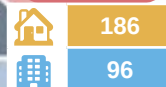
14%

## LEEWARD EAST

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

282

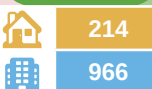
## WINDWARD OAHU



10%

1,180

## METRO OAHU



42%

## 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

## 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

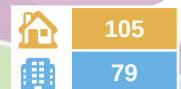
96730 Kaaawa, Kualoha  
96734 Kailua  
96744 Kaneohe  
96795 Waimanalo

## 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, Hawaii Kai, Haunama Bay, Sandy Beach  
96825 Waialae Iki Ridge, Niu Valley, Kuliouou, Hawaii Kai, Haunama Bay, Sandy Beach

184

## EAST OAHU



7%

● Number of Recorded transactions from January 1, 2026 – May 31, 2026

🏠 Residential

🏢 Condominiums

○ % of Closed Sales by Districts through May 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

40%

1,116

7%

\$1,175,000

1%

60%

1,656

-5%

\$510,000

1%

2,772

-1%



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

**MAY** OAHU  
2026 VS. 2025



## RESIDENTIAL

MAY 2026 VS. MAY 2025

HOME  
SALES

**255**

UP 9% ▲

vs 2025  
235

MEDIAN  
SALES PRICE

**\$1,166,000**

DOWN 1% ▼

vs 2025  
\$1,175,000

MEDIAN DAYS  
ON THE MARKET

**13**

DOWN 38% ▼

vs 2025  
21 DAYS

### TOP 10 # OF SALES BY NEIGHBORHOOD

| Homes                   | 2026 | 2025 | % Change |
|-------------------------|------|------|----------|
| Ewa Plain               | 58   | 38   | 53%      |
| Kaneohe                 | 20   | 13   | 54%      |
| Kapahulu - Diamond Head | 19   | 14   | 36%      |
| Kailua - Waimanalo      | 16   | 27   | -41%     |
| Pearl City - Aiea       | 16   | 13   | 23%      |
| Waipahu                 | 16   | 15   | 7%       |
| Makaha - Nanakuli       | 15   | 20   | -25%     |
| Hawaii Kai              | 14   | 9    | 56%      |
| Makiki - Moiliili       | 13   | 12   | 8%       |
| Mililani                | 12   | 14   | -14%     |



## CONDOMINIUM

MAY 2026 VS. MAY 2025

HOME  
SALES

**339**

DOWN 9% ▼

vs 2025  
374

MEDIAN  
SALES PRICE

**\$520,000**

UP 4% ▲

vs 2025  
\$500,000

MEDIAN DAYS  
ON THE MARKET

**43**

UP 10% ▲

vs 2025  
39 DAYS

### TOP 10 # OF SALES BY NEIGHBORHOOD

| Condominium         | 2026 | 2025 | % Change |
|---------------------|------|------|----------|
| Waikiki             | 63   | 90   | -30%     |
| Ala Moana - Kakaako | 44   | 46   | -4%      |
| Makiki - Moiliili   | 44   | 43   | 2%       |
| Pearl City - Aiea   | 25   | 22   | 14%      |
| Downtown - Nuuanu   | 20   | 27   | -26%     |
| Ewa Plain           | 19   | 22   | -14%     |
| Kaneohe             | 18   | 13   | 38%      |
| Mililani            | 17   | 20   | -15%     |
| Hawaii Kai          | 15   | 10   | 50%      |
| Waipahu             | 15   | 13   | 15%      |

### SINGLE FAMILY HOMES NEIGHBORHOOD

|                         | Number of Sales<br>May 2026 vs. May 2025 |            |           | Median Sales Price<br>May 2026 vs. May 2025 |                    |            |
|-------------------------|------------------------------------------|------------|-----------|---------------------------------------------|--------------------|------------|
|                         | 2026                                     | 2025       | % Change  | 2026                                        | 2025               | % Change   |
| Aina Haina - Kuliouou   | 5                                        | 8          | -38%      | \$1,450,000                                 | \$2,538,000        | -43%       |
| Ala Moana - Kakaako     | -                                        | 1          | -100%     | -                                           | \$808,000          | -          |
| Downtown - Nuuanu       | 7                                        | 4          | 75%       | \$1,600,000                                 | \$1,264,250        | 27%        |
| Ewa Plain               | 58                                       | 38         | 53%       | \$942,000                                   | \$917,500          | 3%         |
| Hawaii Kai              | 14                                       | 9          | 56%       | \$1,662,500                                 | \$1,520,000        | 9%         |
| Kailua - Waimanalo      | 16                                       | 27         | -41%      | \$1,677,500                                 | \$1,785,000        | -6%        |
| Kalihi - Palama         | 9                                        | 12         | -25%      | \$1,166,000                                 | \$982,000          | 19%        |
| Kaneohe                 | 20                                       | 13         | 54%       | \$1,155,500                                 | \$1,340,000        | -14%       |
| Kapahulu - Diamond Head | 19                                       | 14         | 36%       | \$1,614,900                                 | \$1,200,000        | 35%        |
| Makaha - Nanakuli       | 15                                       | 20         | -25%      | \$599,999                                   | \$685,000          | -12%       |
| Makakilo                | 8                                        | 6          | 33%       | \$930,000                                   | \$1,000,000        | -7%        |
| Makiki - Moiliili       | 13                                       | 12         | 8%        | \$1,590,000                                 | \$1,824,500        | -13%       |
| Mililani                | 12                                       | 14         | -14%      | \$1,075,000                                 | \$1,200,000        | -10%       |
| Moanalua - Salt Lake    | 7                                        | 3          | 133%      | \$1,327,000                                 | \$1,025,000        | 29%        |
| North Shore             | 5                                        | 8          | -38%      | \$1,700,000                                 | \$1,290,500        | 32%        |
| Pearl City - Aiea       | 16                                       | 13         | 23%       | \$1,137,500                                 | \$1,270,000        | -10%       |
| Wahiawa                 | 3                                        | 5          | -40%      | \$870,000                                   | \$785,000          | 11%        |
| Waialae - Kahala        | 8                                        | 7          | 14%       | \$2,239,500                                 | \$2,550,000        | -12%       |
| Waikiki                 | -                                        | -          | -         | -                                           | -                  | -          |
| Waipahu                 | 16                                       | 15         | 7%        | \$971,000                                   | \$885,000          | 10%        |
| Windward Coast          | 4                                        | 6          | -33%      | \$1,562,500                                 | \$1,475,000        | 6%         |
| <b>SUMMARY</b>          | <b>255</b>                               | <b>235</b> | <b>9%</b> | <b>\$1,166,000</b>                          | <b>\$1,175,000</b> | <b>-1%</b> |

### CONDOMINIUM NEIGHBORHOOD

|                         | Number of Sales<br>May 2026 vs. May 2025 |            |            | Median Sales Price<br>May 2026 vs. May 2025 |                  |           |
|-------------------------|------------------------------------------|------------|------------|---------------------------------------------|------------------|-----------|
|                         | 2026                                     | 2025       | % Change   | 2026                                        | 2025             | % Change  |
| Aina Haina - Kuliouou   | 1                                        | -          | -          | \$615,000                                   | -                | -         |
| Ala Moana - Kakaako     | 44                                       | 46         | -4%        | \$702,500                                   | \$757,500        | -7%       |
| Downtown - Nuuanu       | 20                                       | 27         | -26%       | \$487,500                                   | \$498,000        | -2%       |
| Ewa Plain               | 19                                       | 22         | -14%       | \$545,000                                   | \$772,500        | -29%      |
| Hawaii Kai              | 15                                       | 10         | 50%        | \$865,000                                   | \$852,500        | 1%        |
| Kailua - Waimanalo      | 7                                        | 10         | -30%       | \$875,000                                   | \$875,000        | 0%        |
| Kalihi - Palama         | 7                                        | 11         | -36%       | \$522,000                                   | \$380,000        | 37%       |
| Kaneohe                 | 18                                       | 13         | 38%        | \$627,000                                   | \$619,000        | 1%        |
| Kapahulu - Diamond Head | 10                                       | 5          | 100%       | \$545,000                                   | \$615,000        | -11%      |
| Makaha - Nanakuli       | 9                                        | 9          | 0%         | \$327,000                                   | \$220,000        | 49%       |
| Makakilo                | 7                                        | 12         | -42%       | \$515,000                                   | \$549,500        | -6%       |
| Makiki - Moiliili       | 44                                       | 43         | 2%         | \$390,000                                   | \$370,000        | 5%        |
| Mililani                | 17                                       | 20         | -15%       | \$550,000                                   | \$518,500        | 6%        |
| Moanalua - Salt Lake    | 7                                        | 8          | -13%       | \$374,000                                   | \$425,000        | -12%      |
| North Shore             | 3                                        | 2          | 50%        | \$450,000                                   | \$1,275,000      | -65%      |
| Pearl City - Aiea       | 25                                       | 22         | 14%        | \$440,000                                   | \$464,000        | -5%       |
| Wahiawa                 | -                                        | 5          | -100%      | -                                           | \$345,000        | -         |
| Waialae - Kahala        | 4                                        | 2          | 100%       | \$922,500                                   | \$555,000        | 66%       |
| Waikiki                 | 63                                       | 90         | -30%       | \$520,000                                   | \$462,000        | 13%       |
| Waipahu                 | 15                                       | 13         | 15%        | \$460,000                                   | \$510,000        | -10%      |
| Windward Coast          | 4                                        | 4          | 0%         | \$432,500                                   | \$352,500        | 23%       |
| <b>SUMMARY</b>          | <b>339</b>                               | <b>374</b> | <b>-9%</b> | <b>\$520,000</b>                            | <b>\$500,000</b> | <b>4%</b> |

## Real Estate Market Report

2026 YTD VS. 2025 YTD



### RESIDENTIAL

YEAR-OVER-YEAR

1,116  
HOMES SOLD  
2026

1,045

TOTAL NUMBER OF SALES  
2025

7%

\$1,175,000  
MEDIAN SALES PRICE  
2026

\$1,160,000

MEDIAN SALES PRICE  
2025

1%

20  
MEDIAN DAYS ON THE MARKET  
2026

22

MEDIAN DAYS ON THE MARKET  
2025

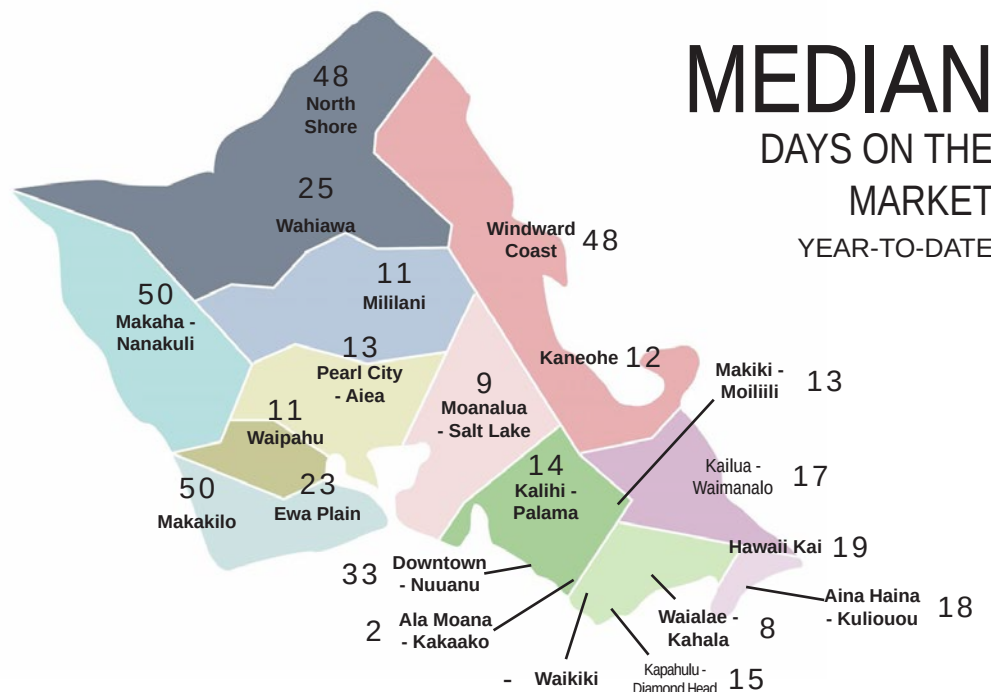
-9%

### SINGLE FAMILY HOMES

|                         | Number of Sales |              |           | Median Sales Price |                    |           |
|-------------------------|-----------------|--------------|-----------|--------------------|--------------------|-----------|
|                         | 2026            | 2025         | % Change  | 2026               | 2025               | % Change  |
| Aina Haina - Kuliouou   | 28              | 30           | -7%       | \$1,648,000        | \$2,236,500        | -26%      |
| Ala Moana - Kakaako     | 2               | 4            | -50%      | \$952,500          | \$1,220,000        | -22%      |
| Downtown - Nuuanu       | 37              | 25           | 48%       | \$1,435,000        | \$1,375,000        | 4%        |
| Ewa Plain               | 188             | 144          | 31%       | \$940,000          | \$930,000          | 1%        |
| Hawaii Kai              | 52              | 57           | -9%       | \$1,585,000        | \$1,600,000        | -1%       |
| Kailua - Waimanalo      | 91              | 99           | -8%       | \$1,677,500        | \$1,680,000        | 0%        |
| Kalihi - Palama         | 41              | 50           | -18%      | \$1,084,363        | \$1,035,000        | 5%        |
| Kaneohe                 | 74              | 74           | 0%        | \$1,262,500        | \$1,255,000        | 1%        |
| Kapahulu - Diamond Head | 70              | 71           | -1%       | \$1,382,500        | \$1,320,000        | 5%        |
| Makaha - Nanakuli       | 83              | 77           | 8%        | \$600,000          | \$635,000          | -6%       |
| Makakilo                | 51              | 34           | 50%       | \$975,000          | \$1,108,694        | -12%      |
| Makiki - Moiliili       | 43              | 39           | 10%       | \$1,577,000        | \$1,520,000        | 4%        |
| Mililani                | 69              | 57           | 21%       | \$1,075,000        | \$1,100,000        | -2%       |
| Moanalua - Salt Lake    | 21              | 17           | 24%       | \$1,295,000        | \$1,295,000        | 0%        |
| North Shore             | 37              | 41           | -10%      | \$1,625,000        | \$1,505,000        | 8%        |
| Pearl City - Aiea       | 84              | 70           | 20%       | \$1,177,500        | \$1,094,500        | 8%        |
| Wahiawa                 | 29              | 23           | 26%       | \$858,000          | \$830,000          | 3%        |
| Waialae - Kahala        | 25              | 38           | -34%      | \$2,500,000        | \$2,734,000        | -9%       |
| Waikiki                 | -               | -            | -         | -                  | -                  | -         |
| Waipahu                 | 70              | 76           | -8%       | \$961,000          | \$957,500          | 0%        |
| Windward Coast          | 21              | 19           | 11%       | \$1,365,000        | \$1,180,000        | 16%       |
| <b>SUMMARY</b>          | <b>1,116</b>    | <b>1,045</b> | <b>7%</b> | <b>\$1,175,000</b> | <b>\$1,160,000</b> | <b>1%</b> |

### TOP 10 # OF SALES BY NEIGHBORHOOD

| Homes                   | 2026 | 2025 | % Change |
|-------------------------|------|------|----------|
| Ewa Plain               | 188  | 144  | 31%      |
| Kailua - Waimanalo      | 91   | 99   | -8%      |
| Pearl City - Aiea       | 84   | 70   | 20%      |
| Makaha - Nanakuli       | 83   | 77   | 8%       |
| Kaneohe                 | 74   | 74   | 0%       |
| Kapahulu - Diamond Head | 70   | 71   | -1%      |
| Waipahu                 | 70   | 76   | -8%      |
| Mililani                | 69   | 57   | 21%      |
| Hawaii Kai              | 52   | 57   | -9%      |
| Makakilo                | 51   | 34   | 50%      |



# Real Estate Market Report

2026 YTD VS. 2025 YTD

## CONDOMINIUM YEAR-OVER-YEAR

1,656  
CONDOS SOLD  
2026

**1,743**

TOTAL NUMBER OF SALES  
2025

**-5%**

\$510,000  
MEDIAN SALES PRICE  
2026

**\$505,000**

MEDIAN SALES PRICE  
2025

**1%**

44  
MEDIAN DAYS ON THE MARKET  
2026

**42**

MEDIAN DAYS ON THE MARKET  
2025

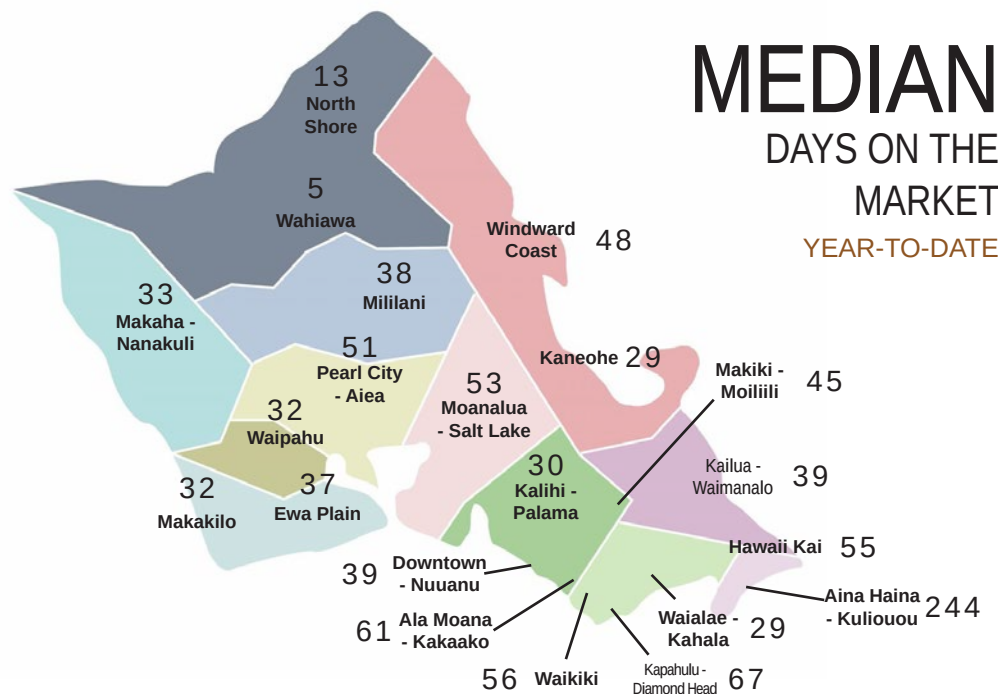
**5%**

## CONDOMINIUM

|                         | Number of Sales |              |            | Median Sales Price |                  |           |
|-------------------------|-----------------|--------------|------------|--------------------|------------------|-----------|
|                         | 2026            | 2025         | % Change   | 2026               | 2025             | % Change  |
| Aina Haina - Kuliouou   | 1               | -            | -          | \$615,000          | -                | -         |
| Ala Moana - Kakaako     | 265             | 229          | 16%        | \$780,000          | \$760,000        | 3%        |
| Downtown - Nuuanu       | 109             | 121          | -10%       | \$410,000          | \$522,500        | -22%      |
| Ewa Plain               | 131             | 140          | -6%        | \$607,000          | \$672,500        | -10%      |
| Hawaii Kai              | 62              | 53           | 17%        | \$789,000          | \$800,000        | -1%       |
| Kailua - Waimanalo      | 29              | 40           | -28%       | \$850,000          | \$772,500        | 10%       |
| Kalihi - Palama         | 41              | 39           | 5%         | \$365,000          | \$385,000        | -5%       |
| Kaneohe                 | 57              | 66           | -14%       | \$639,000          | \$665,000        | -4%       |
| Kapahulu - Diamond Head | 38              | 36           | 6%         | \$903,000          | \$607,500        | 49%       |
| Makaha - Nanakuli       | 52              | 54           | -4%        | \$266,500          | \$217,000        | 23%       |
| Makakilo                | 40              | 40           | 0%         | \$520,000          | \$544,500        | -4%       |
| Makiki - Moiliili       | 170             | 175          | -3%        | \$380,000          | \$375,000        | 1%        |
| Mililani                | 90              | 84           | 7%         | \$518,000          | \$517,500        | 0%        |
| Moanalua - Salt Lake    | 55              | 54           | 2%         | \$430,000          | \$415,000        | 4%        |
| North Shore             | 17              | 16           | 6%         | \$890,000          | \$637,500        | 40%       |
| Pearl City - Aiea       | 102             | 102          | 0%         | \$420,000          | \$465,000        | -10%      |
| Wahiawa                 | 7               | 11           | -36%       | \$300,000          | \$310,000        | -3%       |
| Waialae - Kahala        | 16              | 14           | 14%        | \$562,500          | \$630,000        | -11%      |
| Waikiki                 | 288             | 390          | -26%       | \$479,000          | \$449,000        | 7%        |
| Waipahu                 | 76              | 59           | 29%        | \$477,500          | \$496,000        | -4%       |
| Windward Coast          | 10              | 20           | -50%       | \$332,500          | \$365,000        | -9%       |
| <b>SUMMARY</b>          | <b>1,656</b>    | <b>1,743</b> | <b>-5%</b> | <b>\$510,000</b>   | <b>\$505,000</b> | <b>1%</b> |

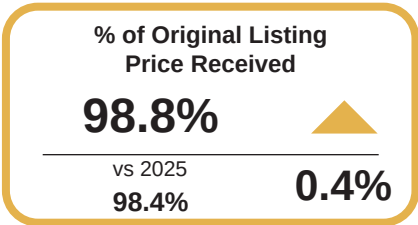
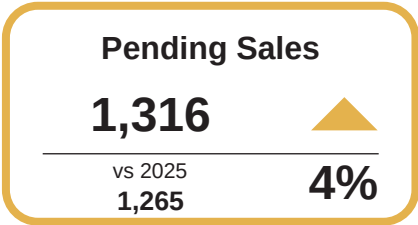
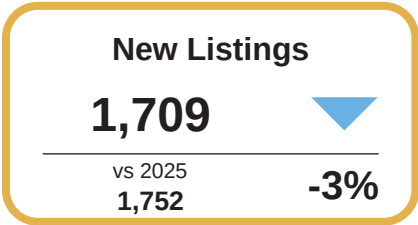
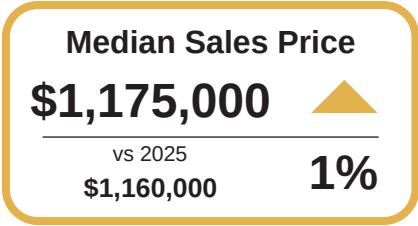
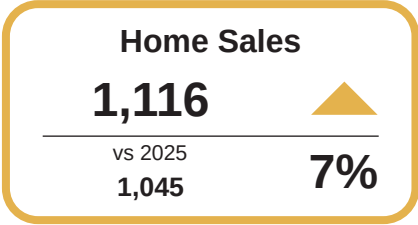
## TOP 10 # OF SALES BY NEIGHBORHOOD

| Condominium                | 2026 | 2025 | % Change |
|----------------------------|------|------|----------|
| <b>Waikiki</b>             | 288  | 390  | -26%     |
| <b>Ala Moana - Kakaako</b> | 265  | 229  | 16%      |
| <b>Makiki - Moiliili</b>   | 170  | 175  | -3%      |
| <b>Ewa Plain</b>           | 131  | 140  | -6%      |
| <b>Downtown - Nuuanu</b>   | 109  | 121  | -10%     |
| <b>Pearl City - Aiea</b>   | 102  | 102  | 0%       |
| <b>Mililani</b>            | 90   | 84   | 7%       |
| <b>Waipahu</b>             | 76   | 59   | 29%      |
| <b>Hawaii Kai</b>          | 62   | 53   | 17%      |
| <b>Kaneohe</b>             | 57   | 66   | -14%     |

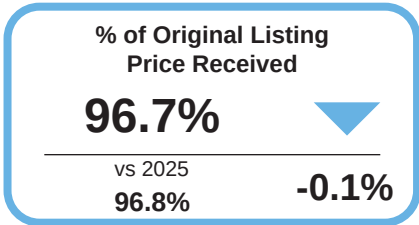
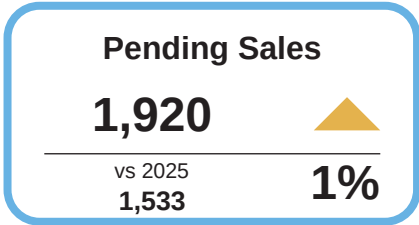
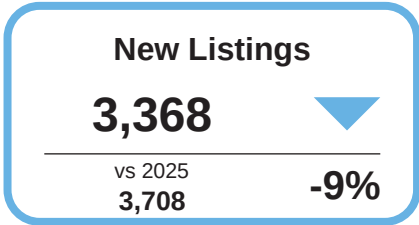
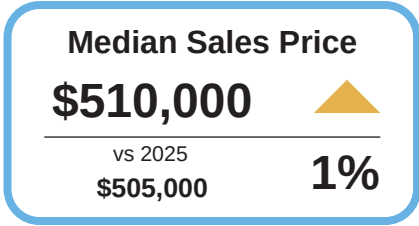
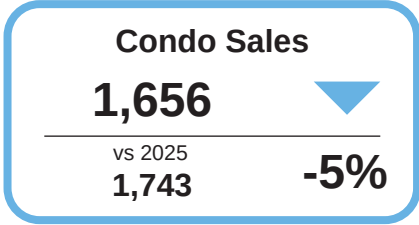




## RESIDENTIAL



## CONDOMINIUM



Scan

Hawaii Buyer & Seller Guide





# OAHU MARKET SNAPSHOT

