

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

1,461

LEEWARD WEST

810
651

24%

104

NORTH SHORE

76
28

2%

686

WINDWARD

415
271

11%

788

LEEWARD EAST

352
436

13%

2,635

METRO OAHU

454
2,181

43%

437

EAST OAHU

272
165

7%

LEEWARD EAST

- 96701 Aiea
- 96782 Pearl City
- 96786 Wahiawa
- 96789 Milliani Town, Milliani 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, 2025 – October 31, 2025

🏠 Single Family Homes

🏢 Condominiums

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

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

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
🏠 SINGLE FAMILY HOMES	39%	2,379	▲	1%	\$1,150,000	▲	5%
🏢 CONDOMINIUM	61%	3,732	▼	-2%	\$510,000	▬	0%
OAHU TOTAL SALES		6,111	▼	-1%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesario | Darrelle Glushenko | Kalina Goulette | Liz Hughes | Kurt Johnson | Mandy Marumoto | Christine Parke | Kristina Piasecki | 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

Oahu Escrow & Sales Team

SINGLE FAMILY HOMES
OCTOBER 2025 VS. OCTOBER 2024

HOME SALES 261 0% = VS 2024 (261)	MEDIAN SALES PRICE \$1,162,500 UP 6% ▲ VS 2024 (\$1,100,000)	MEDIAN DAY ON THE MARKET 26 UP 63% ▲ VS 2024 (16)
---	--	---

TOP 10 # OF SALES BY NEIGHBORHOOD

Single Family Homes	2025	2024	% Change
Ewa Plain	44	47	-6%
Kailua - Waimanalo	27	21	29%
Pearl City - Aiea	24	30	-20%
Makaha - Nanakuli	20	20	0%
Hawaii Kai	18	13	38%
Kaneohe	14	26	-46%
Kapahulu - Diamond Head	14	11	27%
Waipahu	13	11	18%
Mililani	13	17	-24%
Makiki - Moiliili	11	10	10%

SINGLE FAMILY HOMES

NEIGHBORHOOD	Number of Sales OCT 2025 vs. OCT 2024			Median Sales Price OCT 2025 vs. OCT 2024		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	11	9	22%	\$1,780,000	\$1,700,000	5%
Ala Moana - Kakaako	-	-	-	-	-	-
Downtown - Nuuanu	3	9	-67%	\$1,100,000	\$1,300,000	-15%
Ewa Plain	44	47	-6%	\$935,000	\$875,000	7%
Hawaii Kai	18	13	38%	\$1,900,000	\$1,775,000	7%
Kailua - Waimanalo	27	21	29%	\$1,750,000	\$1,790,000	-2%
Kalihi - Palama	11	12	-8%	\$775,000	\$901,250	-14%
Kaneohe	14	26	-46%	\$1,018,000	\$1,325,000	-23%
Kapahulu - Diamond Head	14	11	27%	\$1,361,500	\$1,500,000	-9%
Makaha - Nanakuli	20	20	0%	\$667,500	\$692,000	-4%
Makakilo	11	5	120%	\$960,000	\$1,025,000	-6%
Makiki - Moiliili	11	10	10%	\$1,690,000	\$1,632,500	4%
Mililani	13	17	-24%	\$1,120,000	\$965,000	16%
Moanalua - Salt Lake	6	3	100%	\$1,275,000	\$1,285,000	-1%
North Shore	5	5	0%	\$1,400,000	\$1,550,000	-10%
Pearl City - Aiea	24	30	-20%	\$1,144,000	\$1,085,000	5%
Wahiawa	4	3	33%	\$757,500	\$821,000	-8%
Waialae - Kahala	7	6	17%	\$3,160,000	\$1,825,000	73%
Waikiki	-	-	-	-	-	-
Waipahu	13	11	18%	\$916,000	\$940,100	-3%
Windward Coast	5	3	67%	\$1,200,000	\$1,050,000	14%
SUMMARY	261	261	0%	\$1,162,500	\$1,100,000	6%

CONDOMINIUM
OCTOBER 2025 VS. OCTOBER 2024

HOME SALES 443 UP 9% ▲ VS 2024 (405)	MEDIAN SALES PRICE \$535,000 UP 2% ▲ VS 2024 (\$525,000)	MEDIAN DAY ON THE MARKET 44 UP 69% ▲ VS 2024 (26)
--	--	---

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2025	2024	% Change
Waikiki	94	77	22%
Ala Moana - Kakaako	52	42	24%
Makiki - Moiliili	46	50	-8%
Ewa Plain	40	35	14%
Downtown - Nuuanu	35	27	30%
Mililani	30	37	-19%
Pearl City - Aiea	27	28	-4%
Kaneohe	20	12	67%
Waipahu	15	17	-12%
Hawaii Kai	14	8	75%

NEIGHBORHOOD

NEIGHBORHOOD	Number of Sales OCT 2025 vs. OCT 2024			Median Sales Price OCT 2025 vs. OCT 2024		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	1	2	-50%	\$825,000	\$774,500	7%
Ala Moana - Kakaako	52	42	24%	\$846,250	\$825,000	3%
Downtown - Nuuanu	35	27	30%	\$550,000	\$465,000	18%
Ewa Plain	40	35	14%	\$610,000	\$605,000	1%
Hawaii Kai	14	8	75%	\$917,500	\$822,500	12%
Kailua - Waimanalo	14	9	56%	\$827,500	\$785,000	5%
Kalihi - Palama	4	6	-33%	\$400,000	\$340,000	18%
Kaneohe	20	12	67%	\$582,500	\$726,000	-20%
Kapahulu - Diamond Head	6	8	-25%	\$565,000	\$1,632,500	-65%
Makaha - Nanakuli	10	12	-17%	\$204,889	\$228,500	-10%
Makakilo	7	9	-22%	\$519,000	\$520,000	0%
Makiki - Moiliili	46	50	-8%	\$407,500	\$411,500	-1%
Mililani	30	37	-19%	\$508,000	\$510,000	0%
Moanalua - Salt Lake	13	17	-24%	\$475,000	\$430,000	10%
North Shore	2	5	-60%	\$2,314,500	\$795,000	191%
Pearl City - Aiea	27	28	-4%	\$490,000	\$497,000	-1%
Wahiawa	2	-	-	\$383,500	-	-
Waialae - Kahala	9	4	125%	\$550,000	\$640,000	-14%
Waikiki	94	77	22%	\$452,500	\$500,000	-10%
Waipahu	15	17	-12%	\$368,000	\$487,000	-24%
Windward Coast	2	-	-	\$263,000	-	-
SUMMARY	443	405	9%	\$535,000	\$525,000	2%

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

SINGLE FAMILY HOMES

YEAR-TO-DATE

2,379
HOMES SOLD
2025

2,362
HOMES SOLD
2024

▲
1%

\$1,150,000
MEDIAN SALES PRICE
2025

\$1,100,000
MEDIAN SALES PRICE
2024

▲
5%

23
MEDIAN DAYS ON THE MARKET
2025

18
MEDIAN DAYS ON THE MARKET
2024

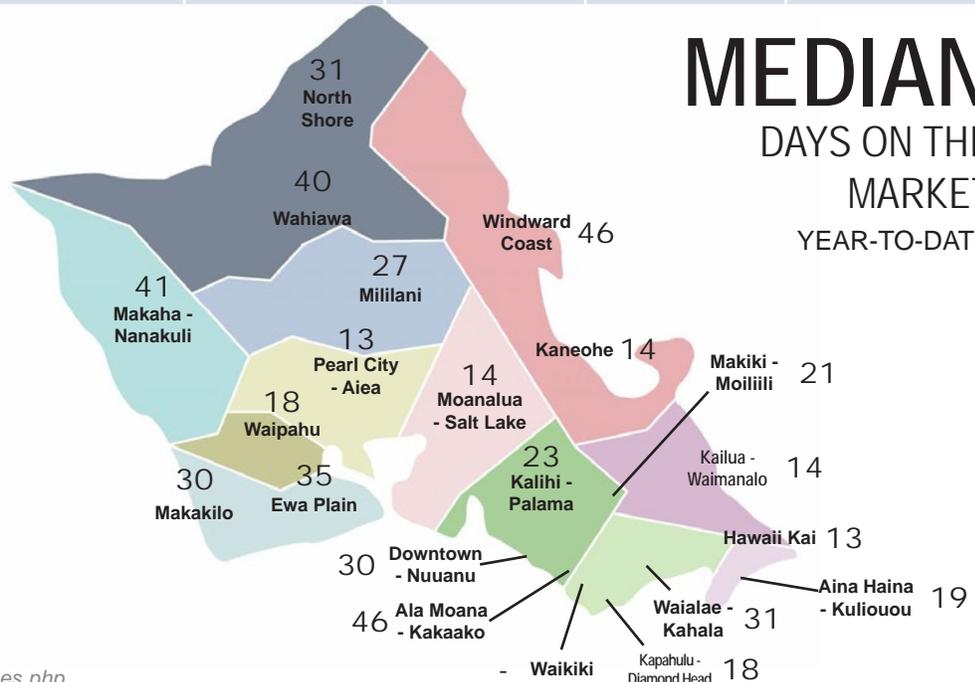
▲
28%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	68	61	11%	\$1,750,000	\$1,882,500	-7%
Ala Moana - Kakaako	7	5	40%	\$1,200,000	\$1,100,000	9%
Downtown - Nuuanu	53	60	-12%	\$1,280,000	\$1,200,000	7%
Ewa Plain	394	433	-9%	\$932,500	\$891,000	5%
Hawaii Kai	126	118	7%	\$1,617,500	\$1,675,000	-3%
Kailua - Waimanalo	223	214	4%	\$1,680,000	\$1,674,500	0%
Kalihi - Palama	99	79	25%	\$975,000	\$922,500	6%
Kaneohe	158	172	-8%	\$1,250,000	\$1,205,000	4%
Kapahulu - Diamond Head	157	124	27%	\$1,300,000	\$1,400,000	-7%
Makaha - Nanakuli	177	203	-13%	\$675,000	\$670,000	1%
Makakilo	85	70	21%	\$1,094,500	\$1,012,750	8%
Makiki - Moiliili	89	89	0%	\$1,510,000	\$1,628,000	-7%
Mililani	122	125	-2%	\$1,100,000	\$1,070,000	3%
Moanalua - Salt Lake	49	41	20%	\$1,250,000	\$1,233,500	1%
North Shore	76	59	29%	\$1,400,000	\$1,450,000	-3%
Pearl City - Aiea	173	193	-10%	\$1,070,000	\$1,070,000	0%
Wahiawa	57	63	-10%	\$820,000	\$825,000	-1%
Waialae - Kahala	78	70	11%	\$2,709,000	\$2,350,000	15%
Waikiki	-	-	-	-	-	-
Waipahu	154	138	12%	\$950,000	\$950,000	0%
Windward Coast	34	45	-24%	\$1,200,000	\$995,000	21%
SUMMARY	2,379	2,362	1%	\$1,150,000	\$1,100,000	5%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2025	2024	% Change
Ewa Plain	394	433	-9%
Kailua - Waimanalo	223	214	4%
Makaha - Nanakuli	177	203	-13%
Pearl City - Aiea	173	193	-10%
Kaneohe	158	172	-8%
Kapahulu - Diamond Head	157	124	27%
Waipahu	154	138	12%
Hawaii Kai	126	118	7%
Mililani	122	125	-2%
Kalihi - Palama	99	79	25%



MEDIAN DAYS ON THE MARKET

YEAR-TO-DATE

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

CONDOMINIUM YEAR-TO-DATE

3,732
CONDOS SOLD
2025

3,795
CONDOS SOLD
2024

-2%

\$510,000
MEDIAN SALES PRICE
2025

\$510,000
MEDIAN SALES PRICE
2024

0%

44
MEDIAN DAYS ON THE MARKET
2025

29
MEDIAN DAYS ON THE MARKET
2024

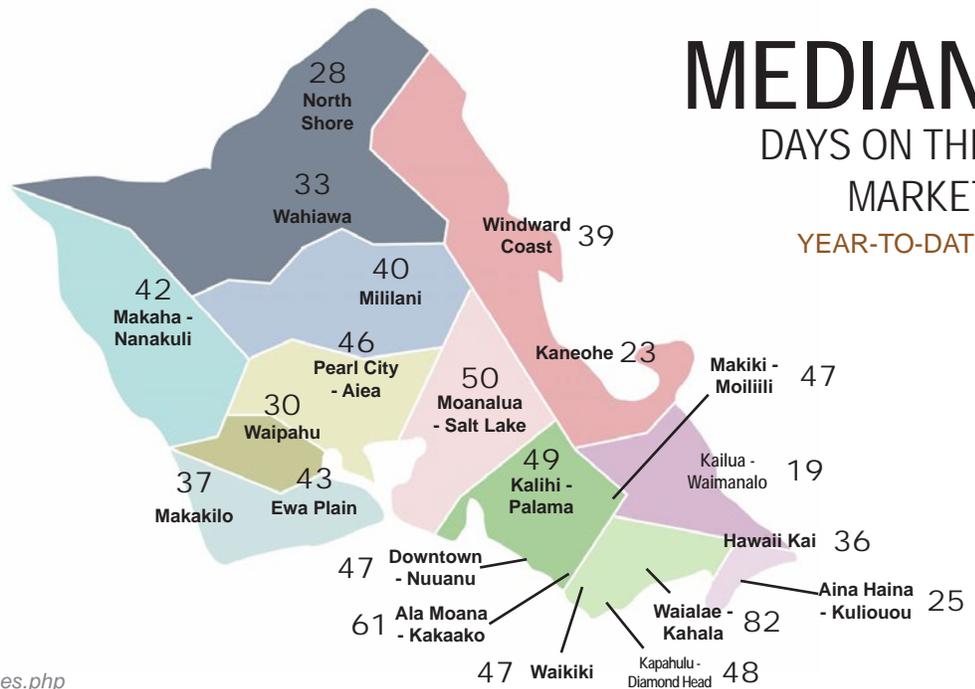
52%

CONDOMINIUM

	Number of Sales			Median Sales Price		
	2025	2024	% Change	2025	2024	% Change
Aina Haina - Kuliouou	2	3	-33%	\$832,500	\$829,000	0%
Ala Moana - Kakaako	484	414	17%	\$760,000	\$750,000	1%
Downtown - Nuuanu	259	259	0%	\$540,000	\$550,000	-2%
Ewa Plain	324	291	11%	\$645,000	\$685,000	-6%
Hawaii Kai	130	118	10%	\$845,000	\$814,500	4%
Kailua - Waimanalo	94	84	12%	\$790,000	\$785,000	1%
Kalihi - Palama	67	91	-26%	\$384,000	\$400,000	-4%
Kaneohe	144	138	4%	\$660,000	\$706,500	-7%
Kapahulu - Diamond Head	78	66	18%	\$613,794	\$711,000	-14%
Makaha - Nanakuli	109	117	-7%	\$221,250	\$242,500	-9%
Makakilo	81	87	-7%	\$540,000	\$560,000	-4%
Makiki - Moiliili	382	407	-6%	\$380,000	\$400,000	-5%
Mililani	205	253	-19%	\$515,000	\$515,000	0%
Moanalua - Salt Lake	125	131	-5%	\$400,000	\$429,000	-7%
North Shore	28	38	-26%	\$695,000	\$925,000	-25%
Pearl City - Aiea	210	238	-12%	\$460,000	\$472,500	-3%
Wahiawa	21	22	-5%	\$315,000	\$347,500	-9%
Waialae - Kahala	33	37	-11%	\$605,500	\$625,000	-3%
Waikiki	786	852	-8%	\$435,000	\$440,000	-1%
Waipahu	137	129	6%	\$490,000	\$495,000	-1%
Windward Coast	33	20	65%	\$361,199	\$354,950	2%
SUMMARY	3,732	3,795	-2%	\$510,000	\$510,000	0%

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2025	2024	% Change
Waikiki	786	852	-8%
Ala Moana - Kakaako	484	414	17%
Makiki - Moiliili	382	407	-6%
Ewa Plain	324	291	11%
Downtown - Nuuanu	259	259	0%
Pearl City - Aiea	210	238	-12%
Mililani	205	253	-19%
Kaneohe	144	138	4%
Waipahu	137	129	6%
Hawaii Kai	130	118	10%



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

SINGLE FAMILY HOMES

▲ HOME SALES
VS 2024 (2,362)

2,379
UP 1%

\$1,150,000
UP 5%

MEDIAN SALES PRICE ▲
VS 2024 (\$1,100,000)

▲ MEDIAN DAYS ON THE MARKET
VS 2024 (18)

23
UP 28%

3,476
UP 7%

▲ NEW LISTINGS
VS 2024 (3,257)

▼ % OF ORIGINAL LISTING PRICE RECEIVED
VS 2024 (99%)

98%
DOWN 1%

CONDOMINIUM

▼ CONDO SALES
VS 2024 (3,795)

3,732
DOWN 2%

\$510,000
DOWN 0%

MEDIAN SALES PRICE =
VS 2024 (\$510,000)

▲ MEDIAN DAYS ON THE MARKET
VS 2024 (29)

44
UP 52%

6,948
UP 12%

▲ NEW LISTINGS
VS 2024 (6,230)

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

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

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.



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.

This information is presented for informational purposes only and is deemed reliable but is not guaranteed. It is not our intention to provide any legal financial or business advice. For specific information, please consult a qualified advisor.

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

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

For Info On Classifications Visit: 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 1st half of fiscal year tax payment due
Sep 30, 2025 Deadline for filing exemption claims & ownership documents
Feb 20, 2026 2nd half of fiscal year tax payment due

For more information visit: www.kauai.gov/Government/Departments-Agencies/Finance/Real-Property-Tax



CHRISTINE PARKE
AVP | Sales Executive
C: (808) 282-2530
Christine.Parke@fnf.com

KURT JOHNSON
AVP | Sales Executive
C: (808) 722-1902
Kurt.Johnson@fnf.com

DARRELLE GLUSHENKO
VP | Strategic Relations Manager
P: (808) 564-0429
C: (808) 429-6925
Darrelle.Glushenko@fnf.com

MIKA LEPISTO
Sales Executive
C: (808) 720-6699
Mika.Lepisto@fnf.com

MERCY PALMER
AVP | Sales Executive
C: (808) 288-8726
Mercy.Palmer@fnf.com

RETTA CHIN
VP | Sales Manager
C: (808) 288-6554
Retta.Chin@fnf.com