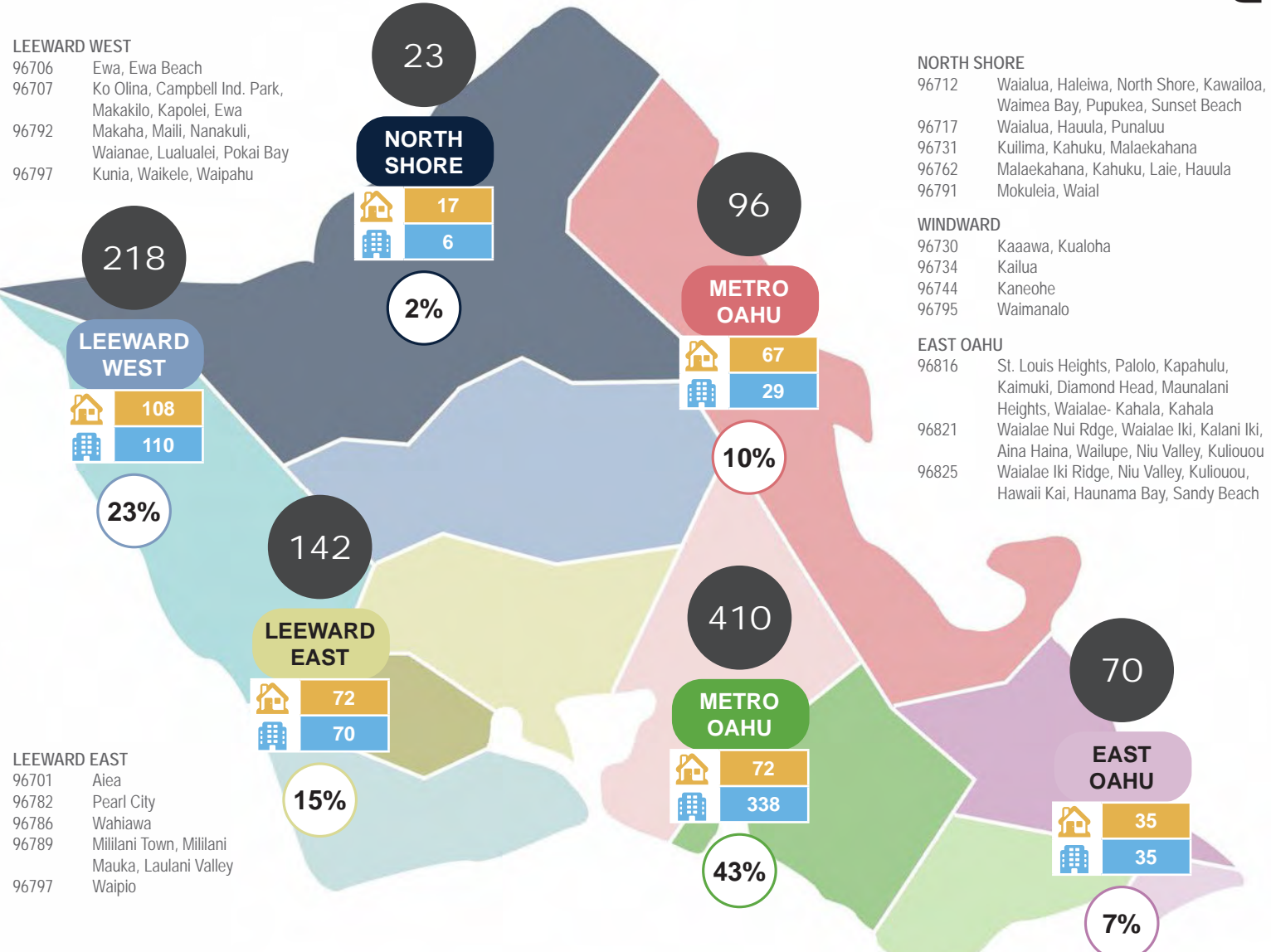


Real Estate Market Report



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, Waikele, Waipahu

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

LEeward EAST
 96701 Aiea
 96782 Pearl City
 96786 Wahiawa
 96789 Milliani Town, Milliani
 Mauka, Laulani Valley
 96797 Waipio

● **Number of Recorded transactions from January 1, 2026 – February 28, 2026**
 🏠 **Residential**
 🏢 **Condominiums**
 ○ **% of Closed Sales by Districts through February 28, 2026**

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

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

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
🏠 SINGLE FAMILY HOMES	39%	371	▲	2%	\$1,160,000	▲	1%
🏢 CONDOMINIUM	61%	588	▼	-3%	\$510,000	▼	-1%
OAHU TOTAL SALES		959	▼	-1%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesario | Thatcher Downard | Darrelle Glushenko | Kalina Goulette | Liz Hughes | Kurt Johnson | Brittany Lauren | Mandy Marumoto | Christine Parke | Daisy Su | George Weeks IV | Kerra Wong

Real Estate Market Report



RESIDENTIAL

February 2026 VS. February 2025

<p>HOME SALES</p> <p>177</p> <p>UP 6% ▲</p> <p>vs 2025 167</p>	<p>MEDIAN SALES PRICE</p> <p>\$1,205,000</p> <p>UP 2% ▲</p> <p>vs 2025 \$1,185,000</p>	<p>MEDIAN DAYS ON THE MARKET</p> <p>17</p> <p>DOWN 26% ▼</p> <p>vs 2025 23 DAYS</p>
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TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	24	24	0%
Pearl City - Aiea	16	9	78%
Mililani	16	7	129%
Kaneohe	13	19	-32%
Makaha - Nanakuli	12	7	71%
Kailua - Waimanalo	10	18	-44%
Makiki - Moiliili	9	5	80%
Waipahu	8	20	-60%
Kapahulu - Diamond Head	8	13	-38%
North Shore	8	4	100%



CONDOMINIUM

February 2026 VS. February 2025

<p>HOME SALES</p> <p>291</p> <p>DOWN 1% ▼</p> <p>vs 2025 293</p>	<p>MEDIAN SALES PRICE</p> <p>\$500,000</p> <p>UP 1% ▲</p> <p>vs 2025 \$494,000</p>	<p>MEDIAN DAYS ON THE MARKET</p> <p>56</p> <p>UP 17% ▲</p> <p>vs 2025 48 DAYS</p>
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TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	50	67	-25%
Ala Moana - Kakaako	45	37	22%
Makiki - Moiliili	29	33	-12%
Ewa Plain	27	24	13%
Downtown - Nuuanu	23	21	10%
Pearl City - Aiea	18	14	29%
Hawaii Kai	16	9	78%
Moanalua - Salt Lake	13	10	30%
Waipahu	12	10	20%
Mililani	9	13	-31%

Number of Sales Feb 2026 vs. Feb 2025

SINGLE FAMILY HOMES NEIGHBORHOOD	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	7	3	133%	\$2,325,000	\$1,525,000	52%
Ala Moana - Kakaako	2	1	100%	\$952,500	\$1,550,000	-39%
Downtown - Nuuanu	8	6	33%	\$1,472,500	\$1,525,000	-3%
Ewa Plain	24	24	0%	\$999,000	\$979,500	200%
Hawaii Kai	6	6	0%	\$1,952,500	\$1,892,000	300%
Kailua - Waimanalo	10	18	-44%	\$1,535,000	\$1,575,000	-3%
Kalihi - Palama	8	9	-11%	\$1,030,000	\$936,000	10%
Kaneohe	13	19	-32%	\$1,275,000	\$1,190,000	700%
Kapahulu - Diamond Head	8	13	-38%	\$1,454,000	\$1,420,000	200%
Makaha - Nanakuli	12	7	71%	\$617,000	\$739,700	-17%
Makakilo	7	4	75%	\$1,212,800	\$1,145,000	600%
Makiki - Moiliili	9	5	80%	\$1,730,000	\$1,600,000	800%
Mililani	16	7	129%	\$1,042,900	\$1,040,000	0%
Moanalua - Salt Lake	1	3	-67%	\$1,020,000	\$610,000	67%
North Shore	8	4	100%	\$1,925,000	\$1,225,500	57%
Pearl City - Aiea	16	9	78%	\$1,227,500	\$945,000	30%
Wahiawa	7	-	-	\$810,000	-	-
Waialae - Kahala	4	6	-33%	\$2,635,000	\$3,667,500	-28%
Waikiki	-	-	-	-	-	-
Waipahu	8	20	-60%	\$1,050,000	\$1,022,500	300%
Windward Coast	3	3	0%	\$1,100,000	\$1,050,000	500%
SUMMARY	177	167	6%	\$1,205,000	\$1,185,000	2%

Number of Sales Feb 2026 vs. Feb 2025

CONDOMINIUM NEIGHBORHOOD	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	45	37	22%	\$810,000	\$625,000	30%
Downtown - Nuuanu	23	21	10%	\$410,000	\$525,000	-22%
Ewa Plain	27	24	13%	\$590,000	\$602,000	-2%
Hawaii Kai	16	9	78%	\$779,000	\$925,900	-16%
Kailua - Waimanalo	5	4	25%	\$1,190,000	\$837,500	42%
Kalihi - Palama	6	6	0%	\$362,000	\$411,500	-12%
Kaneohe	8	15	-47%	\$626,250	\$539,000	16%
Kapahulu - Diamond Head	1	3	-67%	\$2,000,000	\$605,000	231%
Makaha - Nanakuli	9	9	0%	\$212,000	\$230,000	-8%
Makakilo	8	5	60%	\$500,000	\$570,000	-12%
Makiki - Moiliili	29	33	-12%	\$395,000	\$400,000	-1%
Mililani	9	13	-31%	\$525,000	\$555,000	-5%
Moanalua - Salt Lake	13	10	30%	\$400,000	\$377,500	600%
North Shore	5	4	25%	\$1,198,000	\$660,000	82%
Pearl City - Aiea	18	14	29%	\$427,500	\$412,500	400%
Wahiawa	1	2	-50%	\$242,900	\$286,000	-15%
Waialae - Kahala	6	3	100%	\$522,250	\$628,000	-17%
Waikiki	50	67	-25%	\$392,000	\$423,000	-7%
Waipahu	12	10	20%	\$425,000	\$456,500	-7%
Windward Coast	-	4	-100%	-	\$313,000	0%
SUMMARY	291	293	-1%	\$500,000	\$494,000	1%

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

Real Estate Market Report



RESIDENTIAL
YEAR-OVER-YEAR

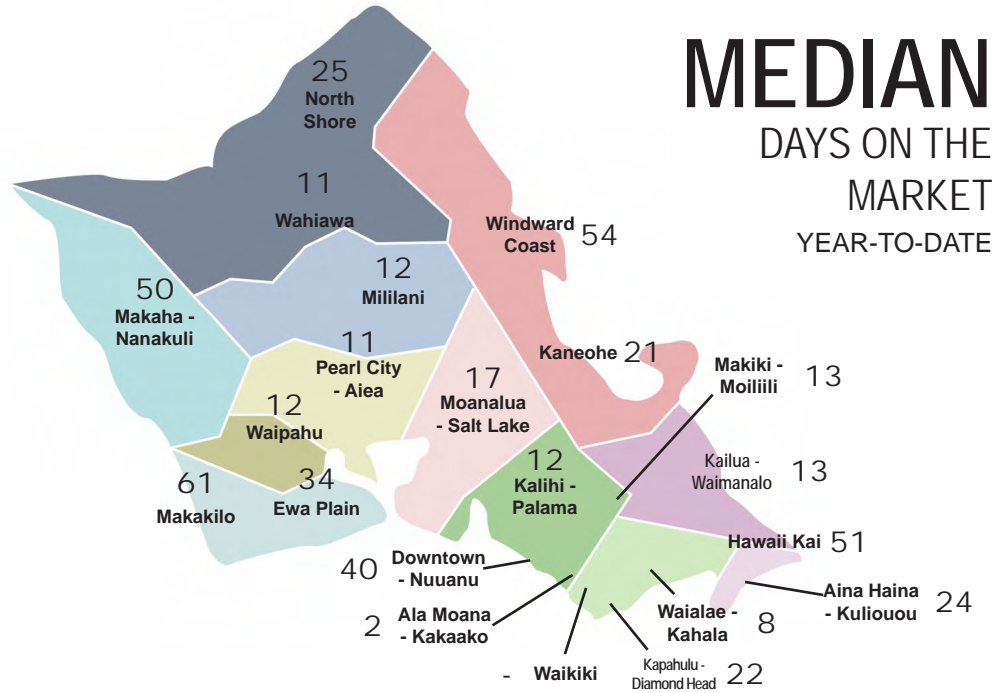
371 HOMES SOLD 2026	↑	\$1,160,000 MEDIAN SALES PRICE 2026	↑	25 MEDIAN DAYS ON THE MARKET 2026	==
363 TOTAL NUMBER OF SALES 2025	2%	\$1,150,000 MEDIAN SALES PRICE 2025	1%	25 MEDIAN DAYS ON THE MARKET 2025	0%

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	11	7	57%	\$2,325,000	\$1,575,000	48%
Ala Moana - Kakaako	2	2	0%	\$952,500	\$1,395,000	-32%
Downtown - Nuuanu	16	13	23%	\$1,495,000	\$1,455,000	3%
Ewa Plain	43	57	-25%	\$930,000	\$900,000	3%
Hawaii Kai	15	16	-6%	\$1,500,000	\$1,675,000	-10%
Kailua - Waimanalo	31	30	3%	\$1,500,000	\$1,575,000	-5%
Kalihi - Palama	13	16	-19%	\$988,000	\$978,000	1%
Kaneohe	26	34	-24%	\$1,273,750	\$1,176,561	8%
Kapahulu - Diamond Head	20	25	-20%	\$1,194,000	\$1,280,000	-7%
Makaha - Nanakuli	25	23	9%	\$580,000	\$615,000	-6%
Makakilo	18	10	80%	\$975,000	\$1,132,000	-14%
Makiki - Moiliili	17	13	31%	\$1,450,000	\$1,497,910	-3%
Mililani	30	17	76%	\$1,052,500	\$990,000	6%
Moanalua - Salt Lake	4	6	-33%	\$1,155,000	\$1,300,000	-11%
North Shore	17	13	31%	\$1,900,000	\$2,187,500	-13%
Pearl City - Aiea	30	25	20%	\$1,200,000	\$1,110,000	8%
Wahiawa	12	4	200%	\$815,000	\$845,500	-4%
Waialae - Kahala	9	12	-25%	\$2,500,000	\$2,834,000	-12%
Waikiki	-	-	-	-	-	-
Waipahu	22	34	-35%	\$960,000	\$993,500	-3%
Windward Coast	10	6	67%	\$1,232,500	\$1,115,000	11%
SUMMARY	371	363	2%	\$1,160,000	\$1,150,000	1%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	43	57	-25%
Kailua - Waimanalo	31	30	300%
Pearl City - Aiea	30	25	20%
Mililani	30	17	76%
Kaneohe	26	34	-24%
Makaha - Nanakuli	25	23	900%
Waipahu	22	34	-35%
Kapahulu - Diamond Head	20	25	-20%
Makakilo	18	10	80%
North Shore	17	13	31%



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

Real Estate Market Report



CONDOMINIUM
YEAR-OVER-YEAR

588
CONDOS SOLD
2026

605 -3%

TOTAL NUMBER OF SALES
2025

\$510,000
MEDIAN SALES PRICE
2026

\$513,125 -1%

MEDIAN SALES PRICE
2025

52
MEDIAN DAYS ON THE MARKET
2026

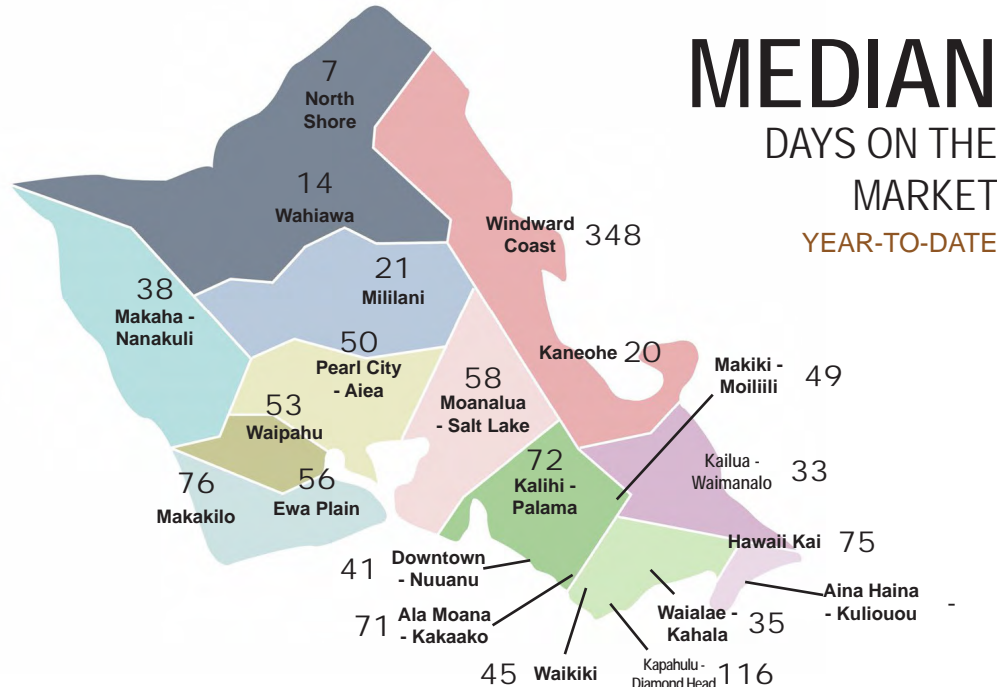
46 13%

MEDIAN DAYS ON THE MARKET
2025

CONDOMINIUM	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	98	84	17%	\$803,500	\$767,500	5%
Downtown - Nuuanu	39	46	-15%	\$523,000	\$442,500	18%
Ewa Plain	52	51	2%	\$609,000	\$675,000	-10%
Hawaii Kai	26	20	30%	\$777,500	\$792,500	-2%
Kailua - Waimanalo	10	11	-9%	\$1,020,000	\$950,000	7%
Kalihi - Palama	13	12	8%	\$360,000	\$411,500	-13%
Kaneohe	18	26	-31%	\$608,750	\$597,500	2%
Kapahulu - Diamond Head	9	9	0%	\$1,235,000	\$594,000	108%
Makaha - Nanakuli	21	23	-9%	\$240,000	\$275,000	-13%
Makakilo	10	10	0%	\$500,000	\$565,000	-12%
Makiki - Moiliili	55	55	0%	\$400,000	\$399,000	0%
Mililani	31	33	-6%	\$498,000	\$555,000	-10%
Moanalua - Salt Lake	21	22	-5%	\$441,000	\$405,500	9%
North Shore	6	9	-33%	\$1,061,500	\$595,000	78%
Pearl City - Aiea	37	28	32%	\$405,000	\$480,000	-16%
Wahiawa	2	3	-33%	\$256,450	\$310,000	-17%
Waialae - Kahala	9	5	80%	\$439,500	\$682,500	-36%
Waikiki	103	132	-22%	\$468,000	\$435,000	8%
Waipahu	27	19	42%	\$485,000	\$485,000	0%
Windward Coast	1	7	-86%	\$278,000	\$430,000	-35%
SUMMARY	588	605	-3%	\$510,000	\$513,125	-1%

TOP 10 # OF SALES BY NEIGHBORHOOD

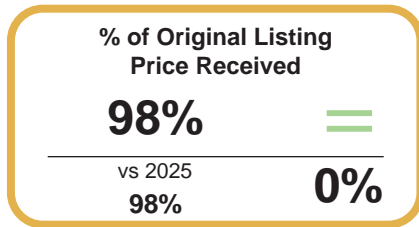
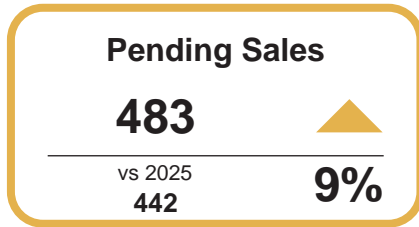
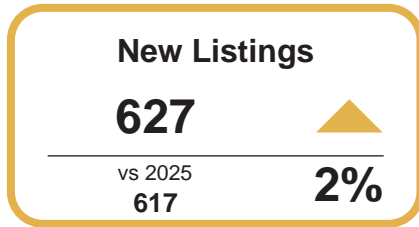
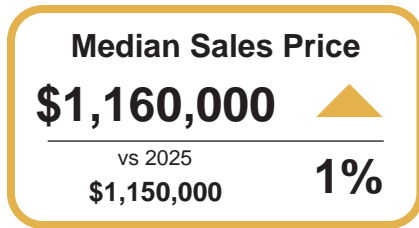
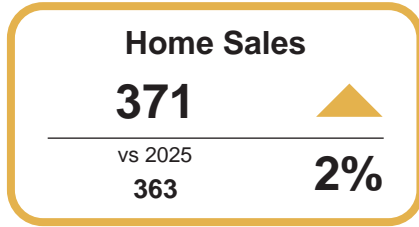
Condominium	2026	2025	% Change
Waikiki	103	132	-22%
Ala Moana - Kakaako	98	84	17%
Makiki - Moiliili	55	55	0%
Ewa Plain	52	51	200%
Downtown - Nuuanu	39	46	-15%
Pearl City - Aiea	37	28	32%
Mililani	31	33	-6%
Waipahu	27	19	42%
Hawaii Kai	26	20	30%
Makaha - Nanakuli	21	23	-9%



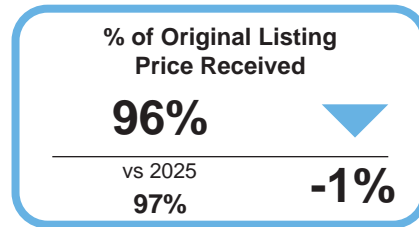
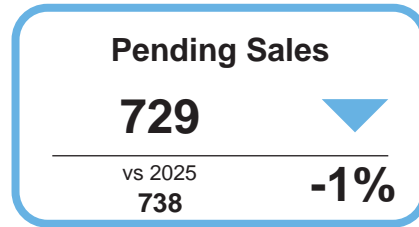
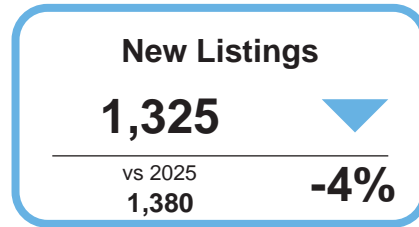
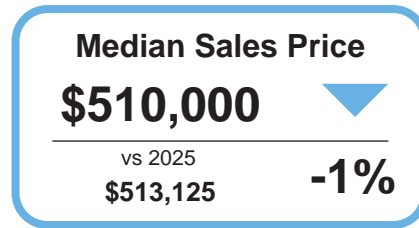
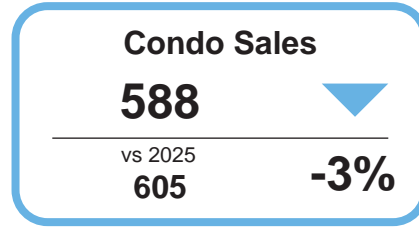
*Source: <https://www.hicentral.com/market-press-releases.php>



RESIDENTIAL



CONDOMINIUM



Scan

Hawaii Buyer & Seller Guide



OAHU MARKET SNAPSHOT

OAHU MARKET SNAPSHOT
HOME SALES
FEBRUARY 2026 YTD



50%

SOLD AT OR OVER LIST PRICE
vs 49% February 2025

17% of ALL Home Sales Were **CASH** Deals
vs 24% February 2025



OAHU MARKET SNAPSHOT
CONDO SALES
FEBRUARY 2026 YTD




18%

SOLD AT OR OVER LIST PRICE
vs 41% February 2025

25% of ALL Condo Sales Were **CASH** Deals
vs 43% February 2025




OAHU MARKET SNAPSHOT
FEBRUARY 2026 YTD
TOTAL DOLLAR VOLUME



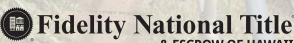
HOMES

\$535.4M
UP 1% ▲
VS \$529.3M
FEBRUARY 2025



CONDO

\$413M
UP 6% ▲
VS \$391M
FEBRUARY 2025



Property information deemed reliable but not guaranteed.

