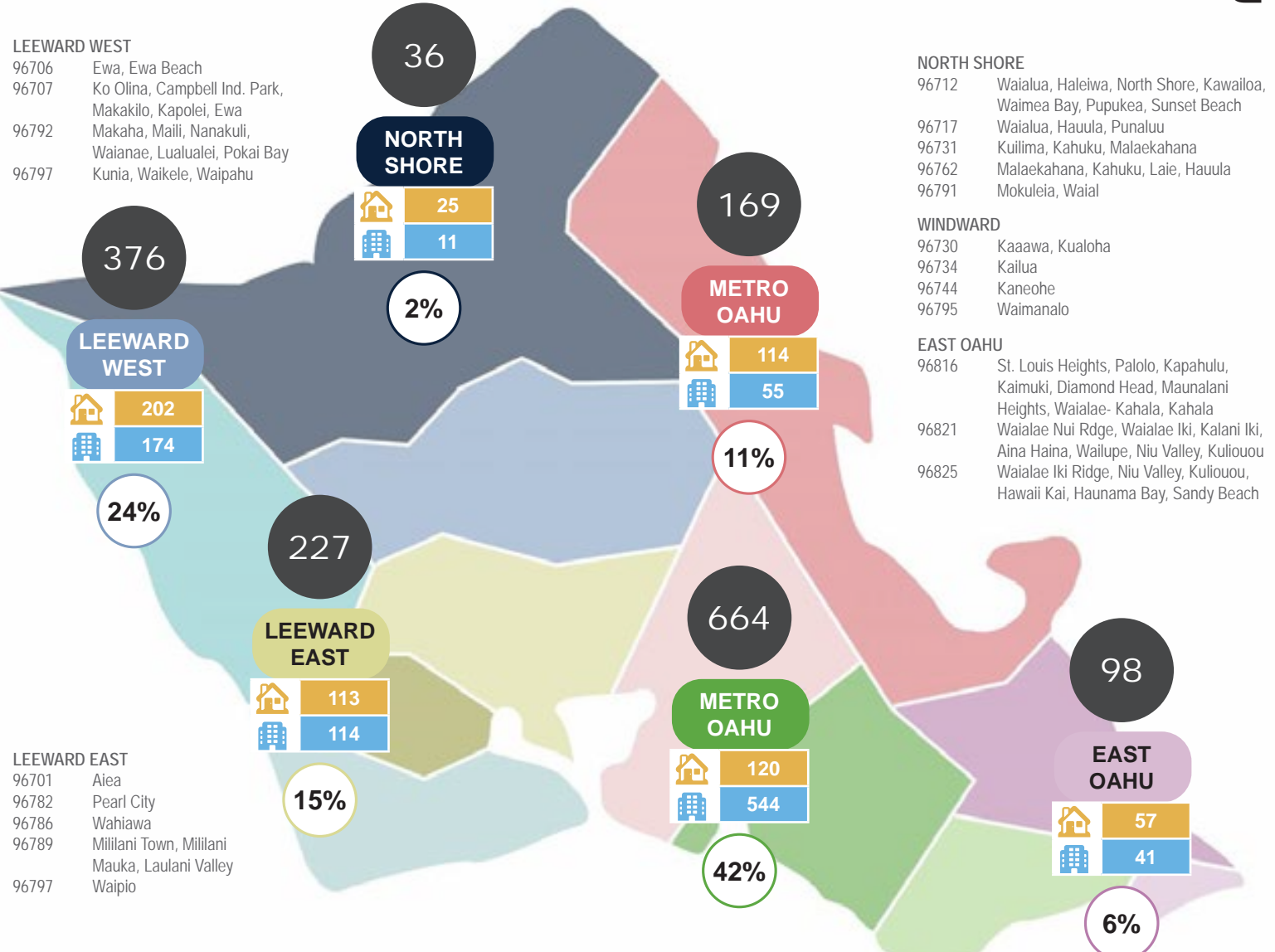


## Real Estate Market Report



**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 Millilani Town, Millilani  
 Mauka, Laulani Valley  
 96797 Waipio

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

🏠 Residential

🏢 Condominiums

○ % of Closed Sales by Districts through March 31, 2026

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

**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

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
🏠 SINGLE FAMILY HOMES	40%	631	▲	11%	\$1,180,000	▲	3%
🏢 CONDOMINIUM	60%	939	▼	-4%	\$510,000	▬	0%
<b>OAHU TOTAL SALES</b>		<b>1,570</b>	▲	<b>2%</b>			



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



### RESIDENTIAL

1st Quarter 2026 VS. 1st Quarter 2025

HOME SALES

**260**  
UP 26% ▲  
vs 2025  
206

MEDIAN SALES PRICE

**\$1,199,500**  
UP 3% ▲  
vs 2025  
\$1,160,000

MEDIAN DAYS ON THE MARKET

**21**  
UP 40% ▲  
vs 2025  
15 DAYS

#### TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	42	19	121%
Kailua - Waimanalo	29	20	45%
Makaha - Nanakuli	26	10	160%
Pearl City - Aiea	21	18	17%
Kapahulu - Diamond Head	18	17	600%
Waipahu	16	12	33%
Kaneohe	15	13	15%
Hawaii Kai	15	18	-17%
Mililani	13	14	-7%
Makakilo	10	11	-9%



### CONDOMINIUM

1st Quarter 2026 VS. 1st Quarter 2025

HOME SALES

**351**  
DOWN 5% ▼  
vs 2025  
369

MEDIAN SALES PRICE

**\$510,000**  
UP 2% ▲  
vs 2025  
\$500,000

MEDIAN DAYS ON THE MARKET

**43**  
UP 8% ▲  
vs 2025  
40 DAYS

#### TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Ala Moana - Kakaako	65	50	30%
Waikiki	55	80	-31%
Makiki - Moiliili	38	43	-12%
Ewa Plain	26	33	-21%
Mililani	21	17	24%
Pearl City - Aiea	20	25	-20%
Moanalua - Salt Lake	16	10	60%
Kaneohe	15	10	50%
Downtown - Nuuanu	13	24	-46%
Makaha - Nanakuli	13	11	18%

#### Number of Sales

1st Qtr 2026 vs. 1st Qtr 2025

#### Median Sales Price

1st Qtr 2026 vs. 1st Qtr 2025

#### SINGLE FAMILY HOMES NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	5	0%	\$1,630,000	\$2,700,000	-40%
Ala Moana - Kakaako	-	-	-	-	-	-
Downtown - Nuuanu	6	5	20%	\$1,307,500	\$1,000,000	31%
Ewa Plain	42	19	121%	\$950,000	\$940,000	1%
Hawaii Kai	15	18	-17%	\$1,650,000	\$1,635,000	1%
Kailua - Waimanalo	29	20	45%	\$1,825,000	\$1,711,050	7%
Kalihi - Palama	9	9	0%	\$1,100,000	\$810,000	36%
Kaneohe	15	13	15%	\$1,350,000	\$1,300,000	4%
Kapahulu - Diamond Head	18	17	600%	\$1,369,750	\$1,490,000	-8%
Makaha - Nanakuli	26	10	160%	\$598,750	\$600,000	0%
Makakilo	10	11	-9%	\$955,000	\$1,050,000	-9%
Makiki - Moiliili	9	7	29%	\$1,564,000	\$1,380,000	13%
Mililani	13	14	-7%	\$1,125,000	\$1,117,500	1%
Moanalua - Salt Lake	6	5	20%	\$1,312,500	\$1,295,000	1%
North Shore	8	8	0%	\$1,525,000	\$1,712,500	-11%
Pearl City - Aiea	21	18	17%	\$1,239,000	\$950,000	30%
Wahiawa	7	5	40%	\$765,000	\$820,000	-7%
Waialae - Kahala	2	7	-71%	\$3,137,500	\$2,750,000	14%
Waikiki	-	-	-	-	-	-
Waipahu	16	12	33%	\$941,250	\$1,037,500	-9%
Windward Coast	3	3	0%	\$1,400,000	\$1,179,000	19%
<b>SUMMARY</b>	<b>260</b>	<b>206</b>	<b>26%</b>	<b>\$1,199,500</b>	<b>\$1,160,000</b>	<b>3%</b>

#### Number of Sales

1st Qtr 2026 vs. 1st Qtr 2025

#### Median Sales Price

1st Qtr 2026 vs. 1st Qtr 2025

#### CONDOMINIUM NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	65	50	30%	\$790,000	\$805,000	-2%
Downtown - Nuuanu	13	24	-46%	\$490,000	\$585,000	-16%
Ewa Plain	26	33	-21%	\$533,500	\$675,000	-21%
Hawaii Kai	5	10	-50%	\$1,010,000	\$770,000	31%
Kailua - Waimanalo	7	10	-30%	\$755,000	\$751,000	100%
Kalihi - Palama	10	9	11%	\$371,500	\$412,000	-10%
Kaneohe	15	10	50%	\$695,000	\$672,500	300%
Kapahulu - Diamond Head	9	7	29%	\$905,000	\$560,000	62%
Makaha - Nanakuli	13	11	18%	\$295,000	\$219,000	35%
Makakilo	13	8	63%	\$520,000	\$528,000	-2%
Makiki - Moiliili	38	43	-12%	\$371,443	\$350,000	600%
Mililani	21	17	24%	\$555,000	\$480,000	16%
Moanalua - Salt Lake	16	10	60%	\$455,000	\$387,000	18%
North Shore	5	3	67%	\$575,000	\$330,000	74%
Pearl City - Aiea	20	25	-20%	\$477,500	\$465,000	300%
Wahiawa	3	2	50%	\$373,500	\$247,000	51%
Waialae - Kahala	1	4	-75%	\$720,000	\$623,500	15%
Waikiki	55	80	-31%	\$465,000	\$492,500	-6%
Waipahu	12	10	20%	\$482,000	\$510,000	-5%
Windward Coast	4	3	33%	\$257,500	\$350,000	-26%
<b>SUMMARY</b>	<b>351</b>	<b>369</b>	<b>-5%</b>	<b>\$510,000</b>	<b>\$500,000</b>	<b>2%</b>

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

## Real Estate Market Report



**RESIDENTIAL**  
YEAR-OVER-YEAR

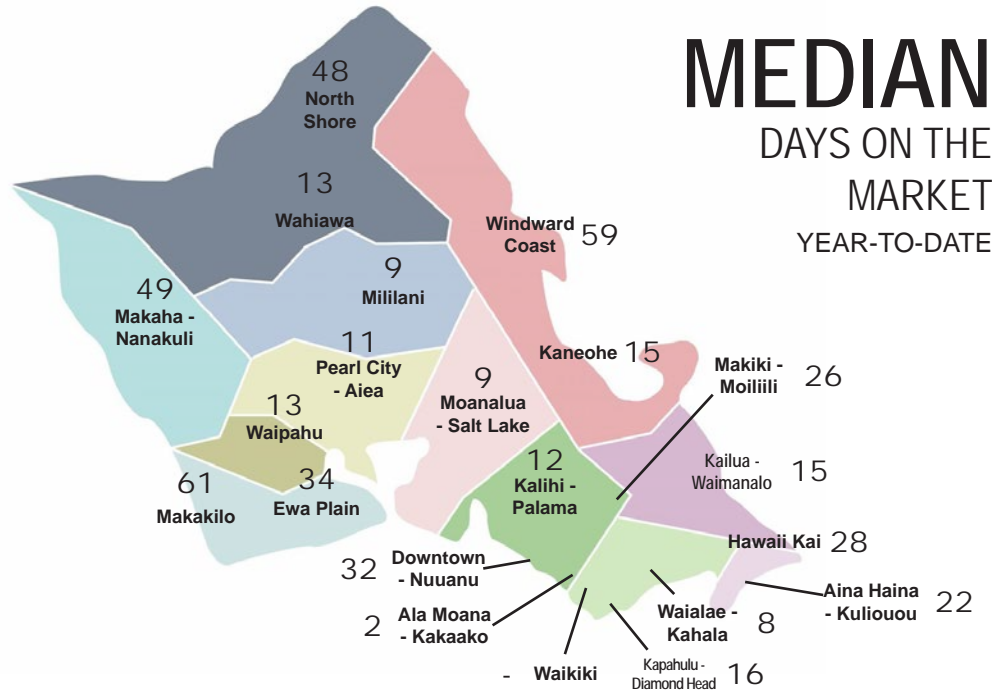
631 HOMES SOLD 2026	↑	\$1,180,000 MEDIAN SALES PRICE 2026	↑	23 MEDIAN DAYS ON THE MARKET 2026	↑
569 TOTAL NUMBER OF SALES 2025	11%	\$1,150,000 MEDIAN SALES PRICE 2025	3%	20 MEDIAN DAYS ON THE MARKET 2025	15%

### SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	16	12	33%	\$1,846,500	\$2,655,000	-30%
Ala Moana - Kakaako	2	2	0%	\$952,500	\$1,395,000	-32%
Downtown - Nuuanu	22	18	22%	\$1,490,000	\$1,400,000	6%
Ewa Plain	85	76	12%	\$940,000	\$910,750	3%
Hawaii Kai	30	34	-12%	\$1,517,500	\$1,650,000	-8%
Kailua - Waimanalo	60	50	20%	\$1,587,500	\$1,635,000	-3%
Kalihi - Palama	22	25	-12%	\$1,084,363	\$925,000	17%
Kaneohe	41	47	-13%	\$1,300,000	\$1,210,000	7%
Kapahulu - Diamond Head	38	42	-10%	\$1,280,000	\$1,320,000	-3%
Makaha - Nanakuli	51	33	55%	\$585,000	\$600,000	-3%
Makakilo	28	21	33%	\$972,500	\$1,075,000	-10%
Makiki - Moiliili	26	20	30%	\$1,514,000	\$1,438,955	5%
Mililani	43	31	39%	\$1,075,000	\$1,040,000	3%
Moanalua - Salt Lake	10	11	-9%	\$1,225,000	\$1,295,000	-5%
North Shore	25	21	19%	\$1,750,000	\$1,950,000	-10%
Pearl City - Aiea	51	43	19%	\$1,200,000	\$1,050,000	14%
Wahiawa	19	9	111%	\$810,000	\$820,000	-1%
Waialae - Kahala	11	19	-42%	\$2,500,000	\$2,750,000	-9%
Waikiki	-	-	-	-	-	-
Waipahu	38	46	-17%	\$952,500	\$993,500	-4%
Windward Coast	13	9	44%	\$1,365,000	\$1,179,000	16%
<b>SUMMARY</b>	<b>631</b>	<b>569</b>	<b>11%</b>	<b>\$1,180,000</b>	<b>\$1,150,000</b>	<b>3%</b>

### TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	85	76	12%
Kailua - Waimanalo	60	50	20%
Pearl City - Aiea	51	43	19%
Makaha - Nanakuli	51	33	55%
Mililani	43	31	39%
Kaneohe	41	47	-13%
Waipahu	38	46	-17%
Kapahulu - Diamond Head	38	42	-10%
Hawaii Kai	30	34	-12%
Makakilo	28	21	33%



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

## Real Estate Market Report



**CONDOMINIUM**  
YEAR-OVER-YEAR

939  
CONDOS SOLD  
2026

974  
TOTAL NUMBER OF SALES  
2025

**-4%**

\$510,000  
MEDIAN SALES PRICE  
2026

\$510,000  
MEDIAN SALES PRICE  
2025

**0%**

49  
MEDIAN DAYS ON THE MARKET  
2026

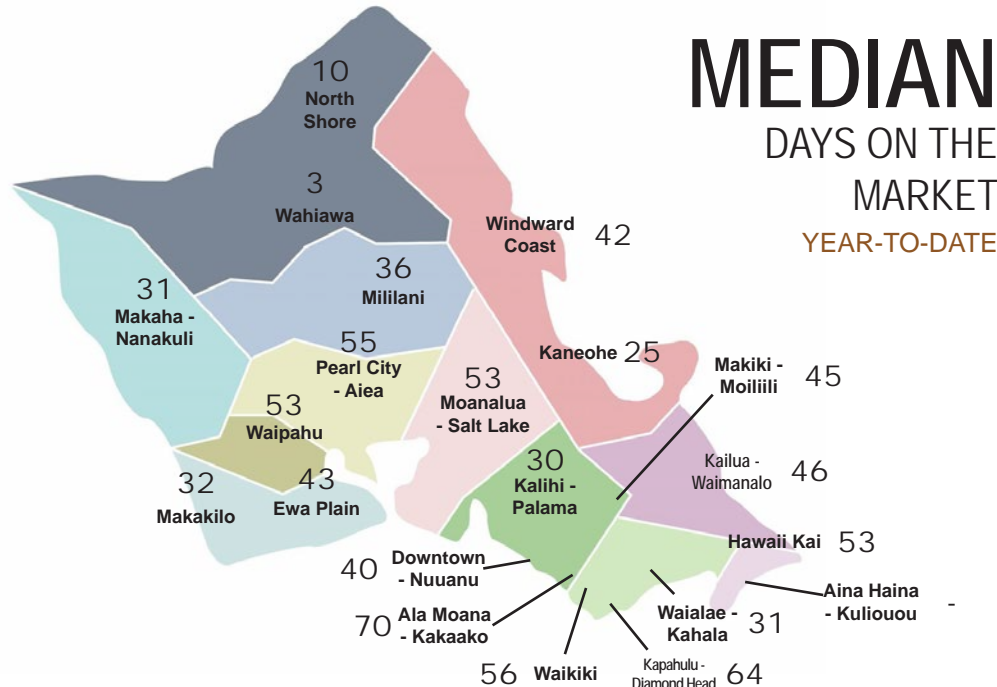
43  
MEDIAN DAYS ON THE MARKET  
2025

**14%**

CONDOMINIUM	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	163	134	22%	\$798,000	\$780,000	2%
Downtown - Nuuanu	52	70	-26%	\$511,500	\$517,500	-1%
Ewa Plain	78	84	-7%	\$600,000	\$675,000	-11%
Hawaii Kai	31	30	3%	\$785,000	\$792,500	-1%
Kailua - Waimanalo	17	21	-19%	\$850,000	\$770,000	10%
Kalihi - Palama	23	21	10%	\$360,000	\$412,000	-13%
Kaneohe	33	36	-8%	\$640,000	\$645,000	-1%
Kapahulu - Diamond Head	18	16	13%	\$1,017,500	\$592,000	72%
Makaha - Nanakuli	34	34	0%	\$260,000	\$252,500	3%
Makakilo	23	18	28%	\$515,000	\$539,000	-4%
Makiki - Moiliili	93	98	-5%	\$389,000	\$377,500	3%
Mililani	52	50	4%	\$521,500	\$516,500	1%
Moanalua - Salt Lake	37	32	16%	\$450,050	\$395,500	14%
North Shore	11	12	-8%	\$890,000	\$457,500	95%
Pearl City - Aiea	57	53	8%	\$415,000	\$472,500	-12%
Wahiawa	5	5	0%	\$300,000	\$310,000	-3%
Waialae - Kahala	10	9	11%	\$522,250	\$654,500	-20%
Waikiki	158	212	-25%	\$466,500	\$456,000	2%
Waipahu	39	29	34%	\$485,000	\$494,000	-2%
Windward Coast	5	10	-50%	\$278,000	\$380,000	-27%
<b>SUMMARY</b>	<b>939</b>	<b>974</b>	<b>-4%</b>	<b>\$510,000</b>	<b>\$510,000</b>	<b>0%</b>

**TOP 10 # OF SALES BY NEIGHBORHOOD**

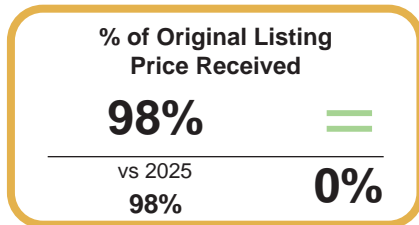
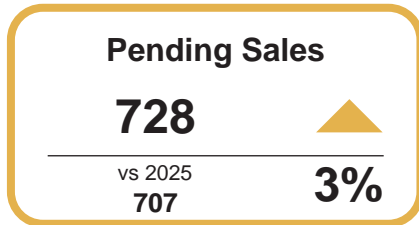
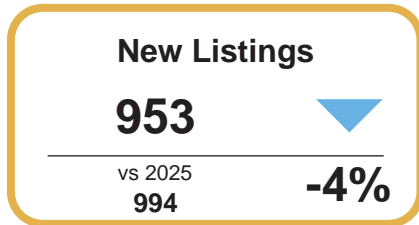
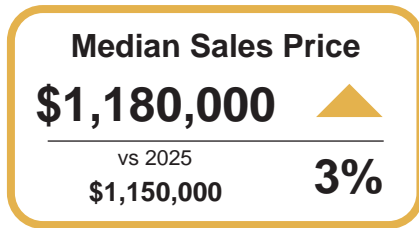
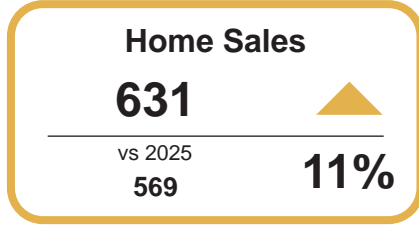
Condominium	2026	2025	% Change
Ala Moana - Kakaako	163	134	22%
Waikiki	158	212	-25%
Makiki - Moiliili	93	98	-5%
Ewa Plain	78	84	-7%
Pearl City - Aiea	57	53	800%
Downtown - Nuuanu	52	70	-26%
Mililani	52	50	400%
Waipahu	39	29	34%
Moanalua - Salt Lake	37	32	16%
Makaha - Nanakuli	34	34	0%



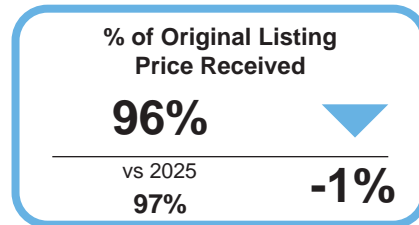
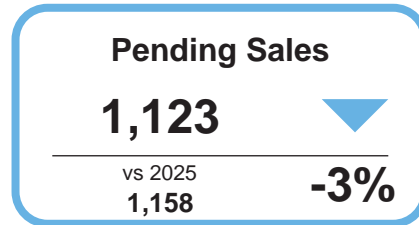
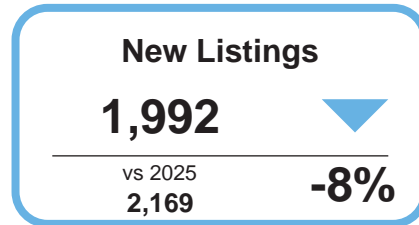
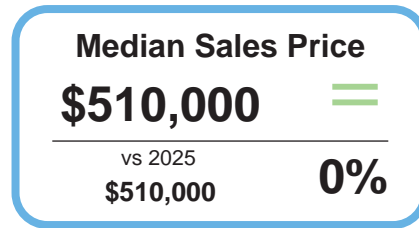
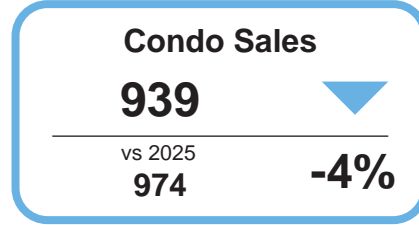
\*Source: <https://www.hicentral.com/market-press-releases.php>



RESIDENTIAL



CONDOMINIUM



Scan

Hawaii Buyer & Seller Guide



# OAHU MARKET SNAPSHOT

## OAHU MARKET SNAPSHOT HOME SALES 1ST QUARTER 2026 YTD



# 53%

**SOLD AT OR OVER LIST PRICE**  
vs 52% 1ST QUARTER 2025

**26%** of ALL Home Sales Were **CASH** Deals  
vs 26% 1ST QUARTER 2025

Fidelity National Title & ESCROW OF HAWAII

## OAHU MARKET SNAPSHOT CONDO SALES 1ST QUARTER 2026 YTD




# 42%

**SOLD AT OR OVER LIST PRICE**  
vs 40% 1ST QUARTER 2025

**45%** of ALL Condo Sales Were **CASH** Deals  
vs 45% 1ST QUARTER 2025


Fidelity National Title & ESCROW OF HAWAII

## OAHU MARKET SNAPSHOT 1ST QUARTER 2026 YTD TOTAL DOLLAR VOLUME

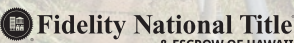


**HOMES**

# \$923.6M


0% 

VS \$924.7M  
1ST QUARTER 2025



**CONDO**

# \$623.9M

0% 

VS \$624.3M  
1ST QUARTER 2025

Fidelity National Title & ESCROW OF HAWAII

Property information deemed reliable but not guaranteed.

