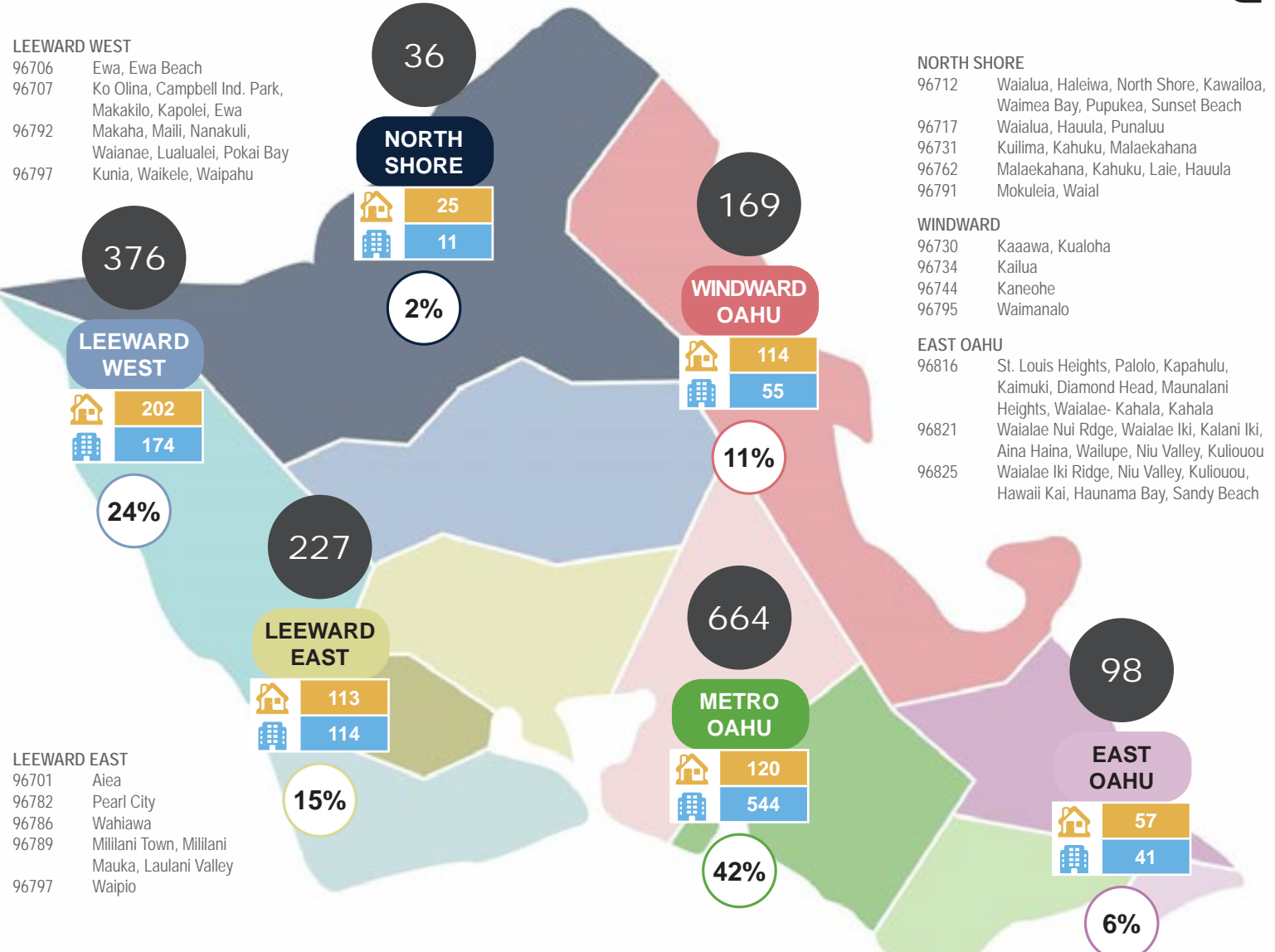


Real Estate Market Report



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, Hawaii Kai, Haunama Bay, Sandy Beach
 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 – 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%
OAHU TOTAL SALES		1,570	▲	2%			



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%
SUMMARY	260	206	26%	\$1,199,500	\$1,160,000	3%

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%
SUMMARY	351	369	-5%	\$510,000	\$500,000	2%

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

Real Estate Market Report



RESIDENTIAL
YEAR-OVER-YEAR

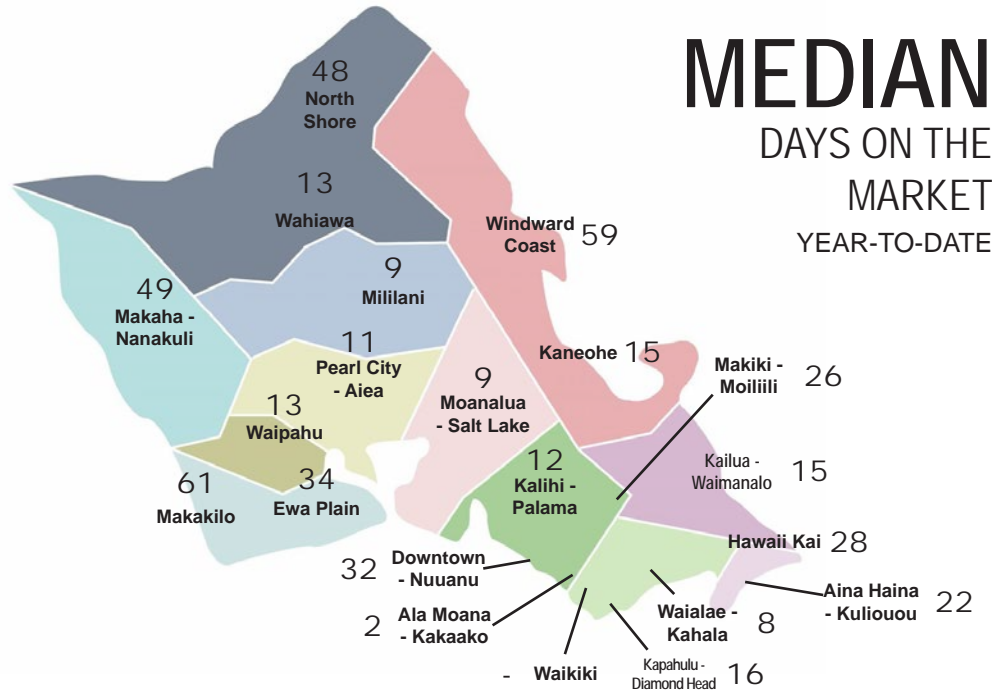
631 HOMES SOLD 2026	↑	\$1,180,000 MEDIAN SALES PRICE 2026	↑	23 MEDIAN DAYS ON THE MARKET 2026
569 TOTAL NUMBER OF SALES 2025	11%	\$1,150,000 MEDIAN SALES PRICE 2025	3%	20 MEDIAN DAYS ON THE MARKET 2025

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%
SUMMARY	631	569	11%	\$1,180,000	\$1,150,000	3%

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 -4%

TOTAL NUMBER OF SALES
2025

\$510,000
MEDIAN SALES PRICE
2026

\$510,000 0%

MEDIAN SALES PRICE
2025

49
MEDIAN DAYS ON THE MARKET
2026

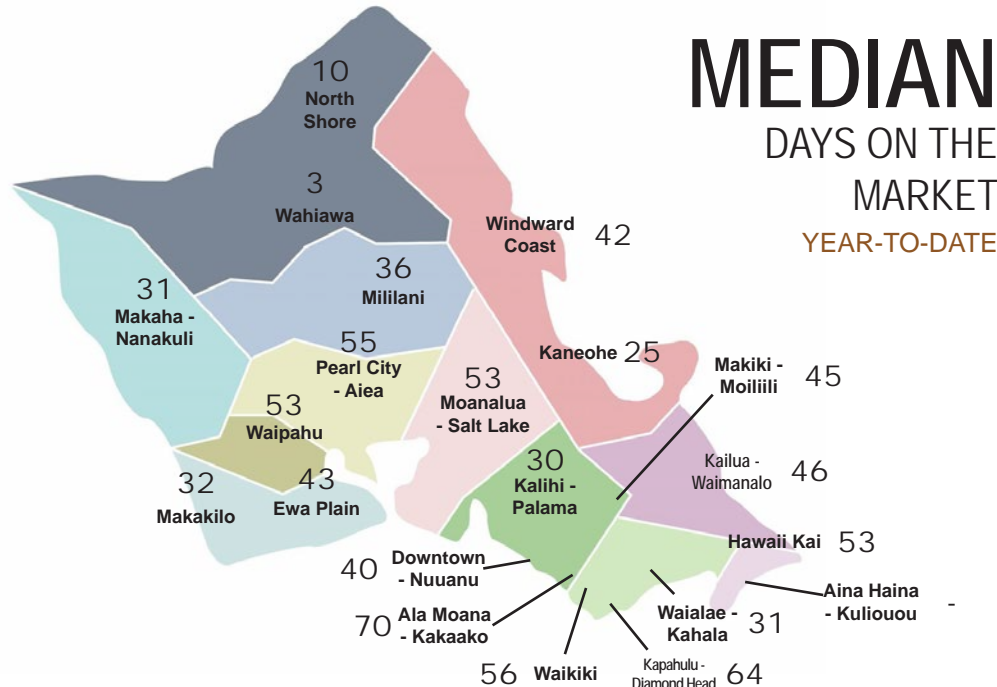
43 14%

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	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%
SUMMARY	939	974	-4%	\$510,000	\$510,000	0%

TOP 10 # OF SALES BY NEIGHBORHOOD

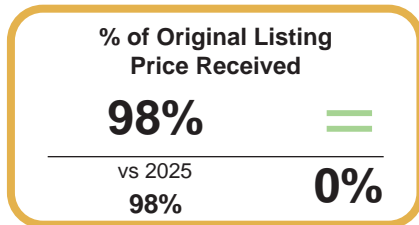
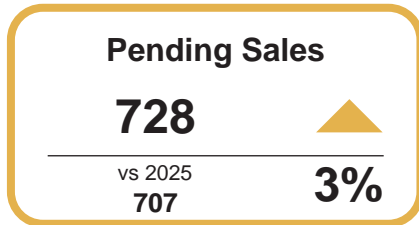
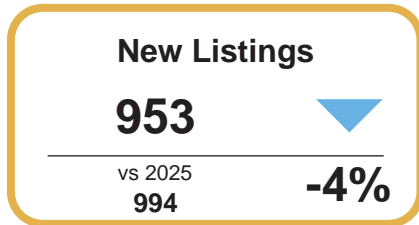
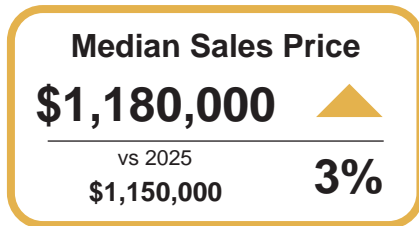
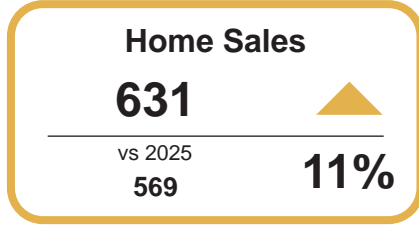
Condominium	2026	2025	% Change
Ala Moana - Kakaako	163	134	22%
Waikiki	158	212	-25%
Makiki - Moiliili	93	98	-5%
Ewa Plain	78	84	-7%
Pearl City - Aiea	57	53	800%
Downtown - Nuuanu	52	70	-26%
Mililani	52	50	400%
Waipahu	39	29	34%
Moanalua - Salt Lake	37	32	16%
Makaha - Nanakuli	34	34	0%



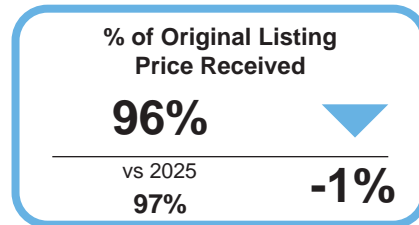
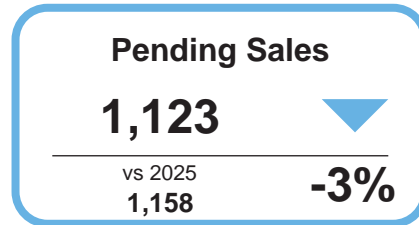
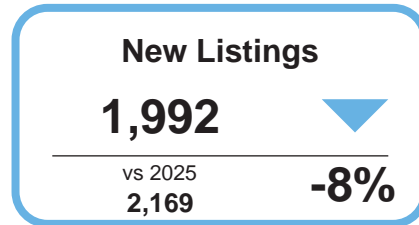
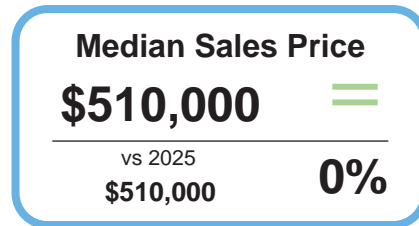
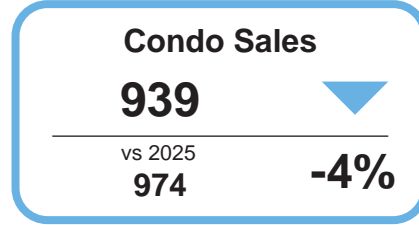
*Source: <https://www.hicentral.com/market-press-releases.php>



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



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



OAHU MARKET SNAPSHOT 1ST QUARTER 2026 YTD TOTAL DOLLAR VOLUME




HOMES

\$923.6M

0%

VS \$924.7M
1ST QUARTER 2025

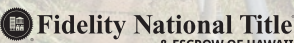


CONDO

\$623.9M

0%

VS \$624.3M
1ST QUARTER 2025



Property information deemed reliable but not guaranteed.

