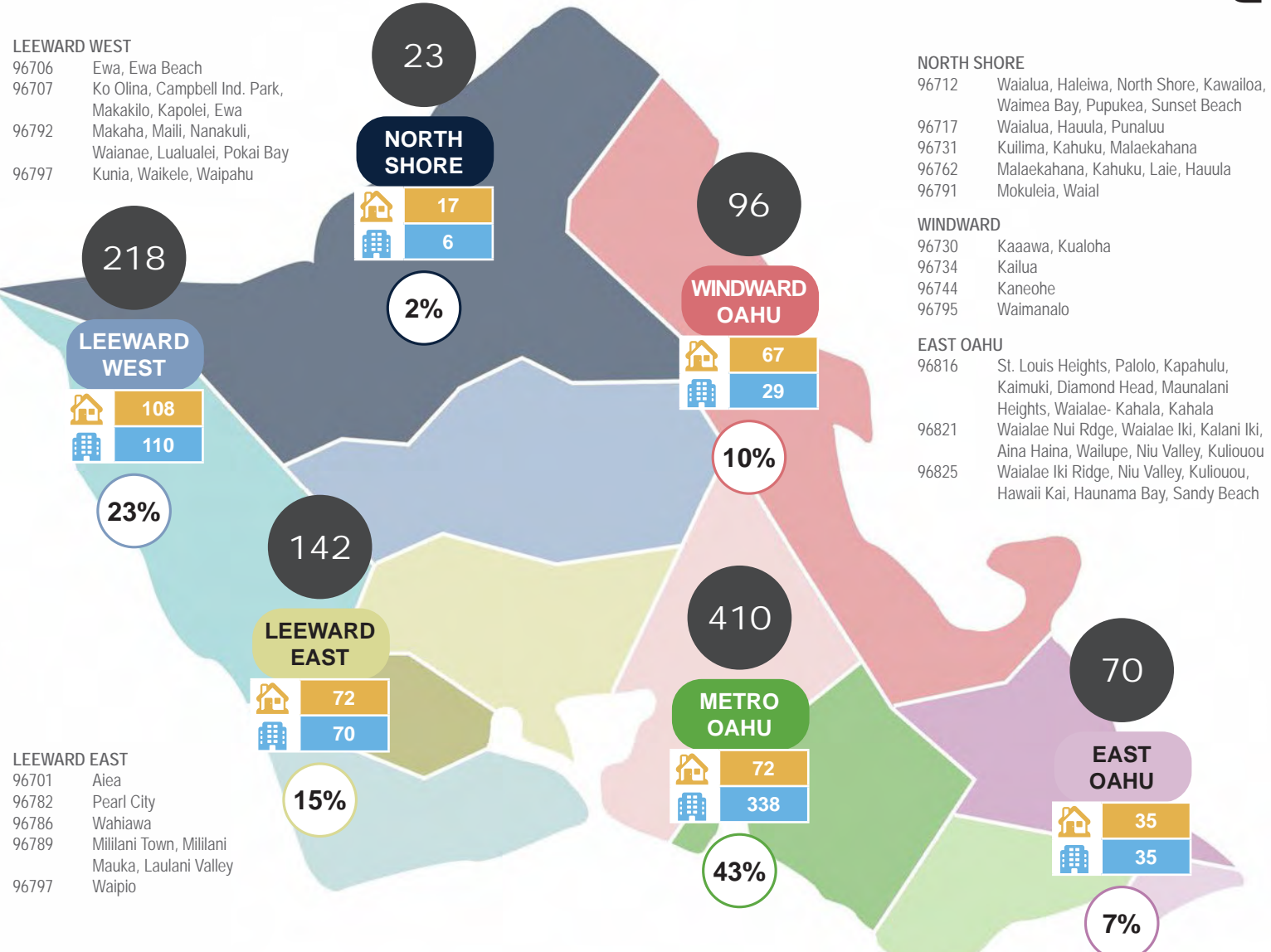


## Real Estate Market Report



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

- 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

\*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	39%	371	▲	2%	\$1,160,000	▲	1%
🏢 CONDOMINIUM	61%	588	▼	-3%	\$510,000	▼	-1%
<b>OAHU TOTAL SALES</b>		<b>959</b>	▼	<b>-1%</b>			



## Real Estate Market Report



### RESIDENTIAL

February 2026 VS. February 2025

<p><b>HOME SALES</b></p> <p><b>177</b></p> <p>UP 6% ▲</p> <p>vs 2025 167</p>	<p><b>MEDIAN SALES PRICE</b></p> <p><b>\$1,205,000</b></p> <p>UP 2% ▲</p> <p>vs 2025 \$1,185,000</p>	<p><b>MEDIAN DAYS ON THE MARKET</b></p> <p><b>17</b></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><b>HOME SALES</b></p> <p><b>291</b></p> <p>DOWN 1% ▼</p> <p>vs 2025 293</p>	<p><b>MEDIAN SALES PRICE</b></p> <p><b>\$500,000</b></p> <p>UP 1% ▲</p> <p>vs 2025 \$494,000</p>	<p><b>MEDIAN DAYS ON THE MARKET</b></p> <p><b>56</b></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

#### Median Sales Price

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%
<b>SUMMARY</b>	<b>177</b>	<b>167</b>	<b>6%</b>	<b>\$1,205,000</b>	<b>\$1,185,000</b>	<b>2%</b>

#### Number of Sales

Feb 2026 vs. Feb 2025

#### Median Sales Price

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%
<b>SUMMARY</b>	<b>291</b>	<b>293</b>	<b>-1%</b>	<b>\$500,000</b>	<b>\$494,000</b>	<b>1%</b>

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

Real Estate Market Report



**RESIDENTIAL**  
YEAR-OVER-YEAR

371  
HOMES SOLD  
2026

363  
TOTAL NUMBER OF SALES  
2025

2%

\$1,160,000  
MEDIAN SALES PRICE  
2026

\$1,150,000  
MEDIAN SALES PRICE  
2025

1%

25  
MEDIAN DAYS ON THE MARKET  
2026

25  
MEDIAN DAYS ON THE MARKET  
2025

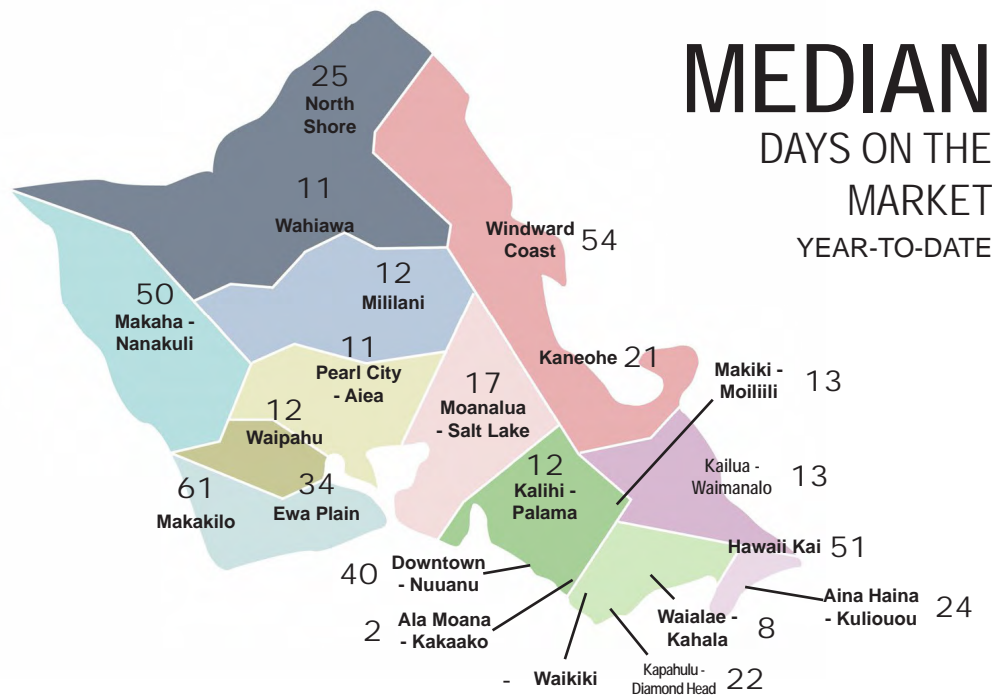
0%

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%
<b>SUMMARY</b>	<b>371</b>	<b>363</b>	<b>2%</b>	<b>\$1,160,000</b>	<b>\$1,150,000</b>	<b>1%</b>

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

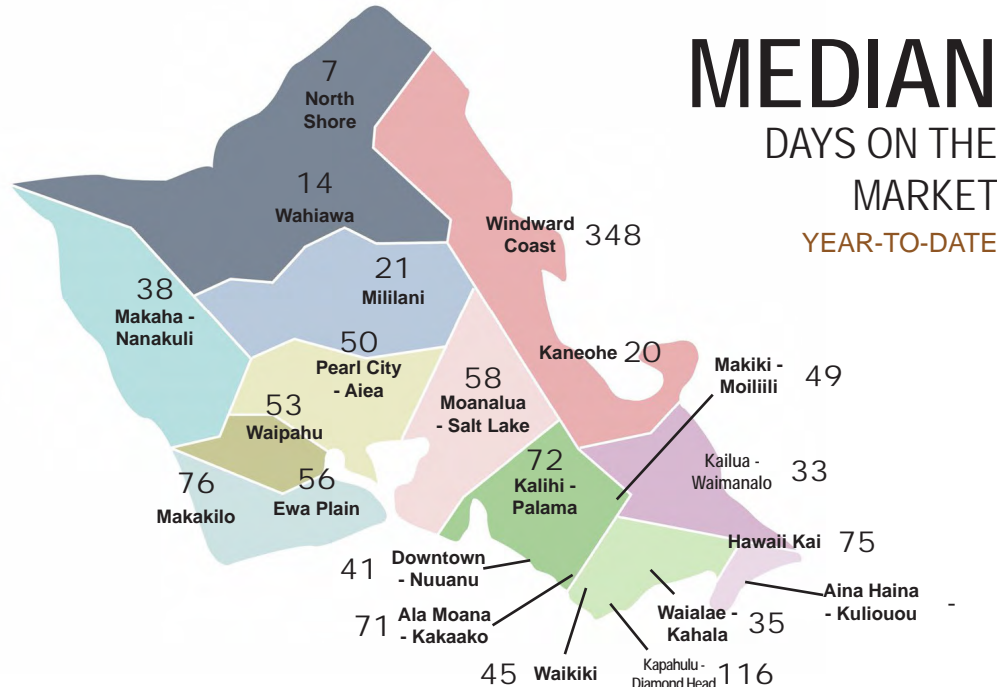
**46** 13%

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%
<b>SUMMARY</b>	<b>588</b>	<b>605</b>	<b>-3%</b>	<b>\$510,000</b>	<b>\$513,125</b>	<b>-1%</b>

**TOP 10 # OF SALES BY NEIGHBORHOOD**

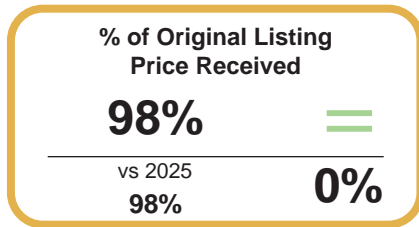
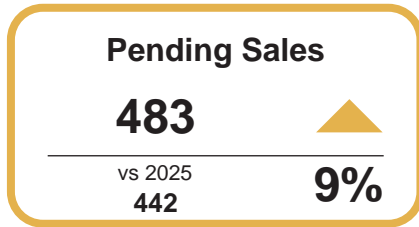
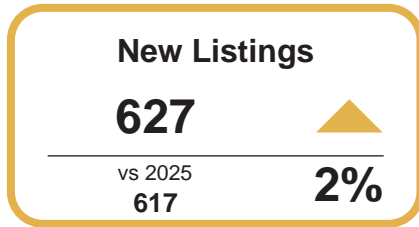
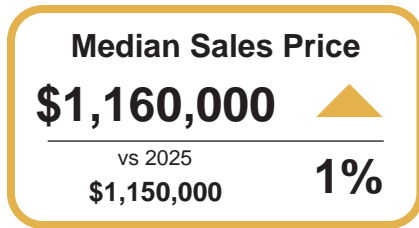
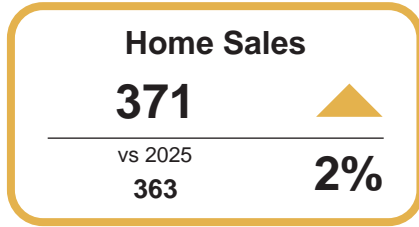
Condominium	2026	2025	% Change
Waikiki	103	132	-22%
Ala Moana - Kakaako	98	84	17%
Makiki - Moiliili	55	55	0%
Ewa Plain	52	51	200%
Downtown - Nuuanu	39	46	-15%
Pearl City - Aiea	37	28	32%
Mililani	31	33	-6%
Waipahu	27	19	42%
Hawaii Kai	26	20	30%
Makaha - Nanakuli	21	23	-9%



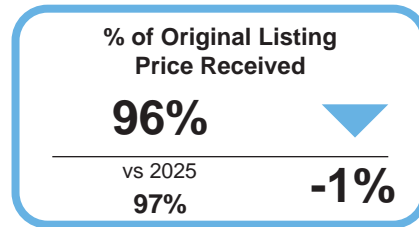
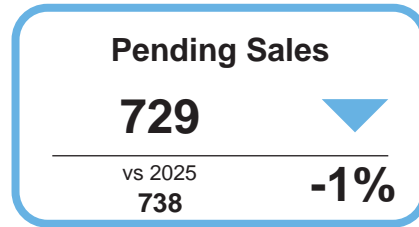
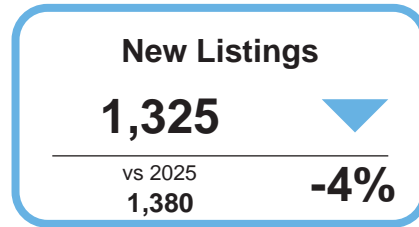
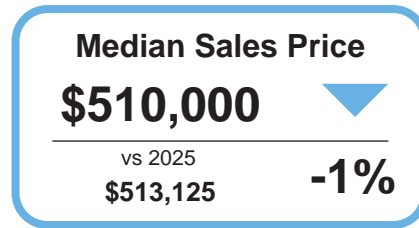
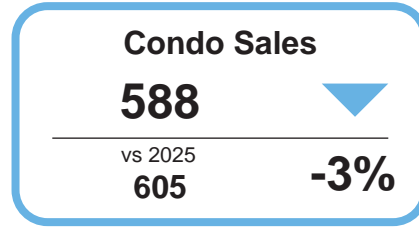
\*Source: <https://www.hicentral.com/market-press-releases.php>



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



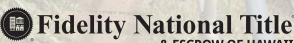
**HOMES**

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



**CONDO**

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



Property information deemed reliable but not guaranteed.

