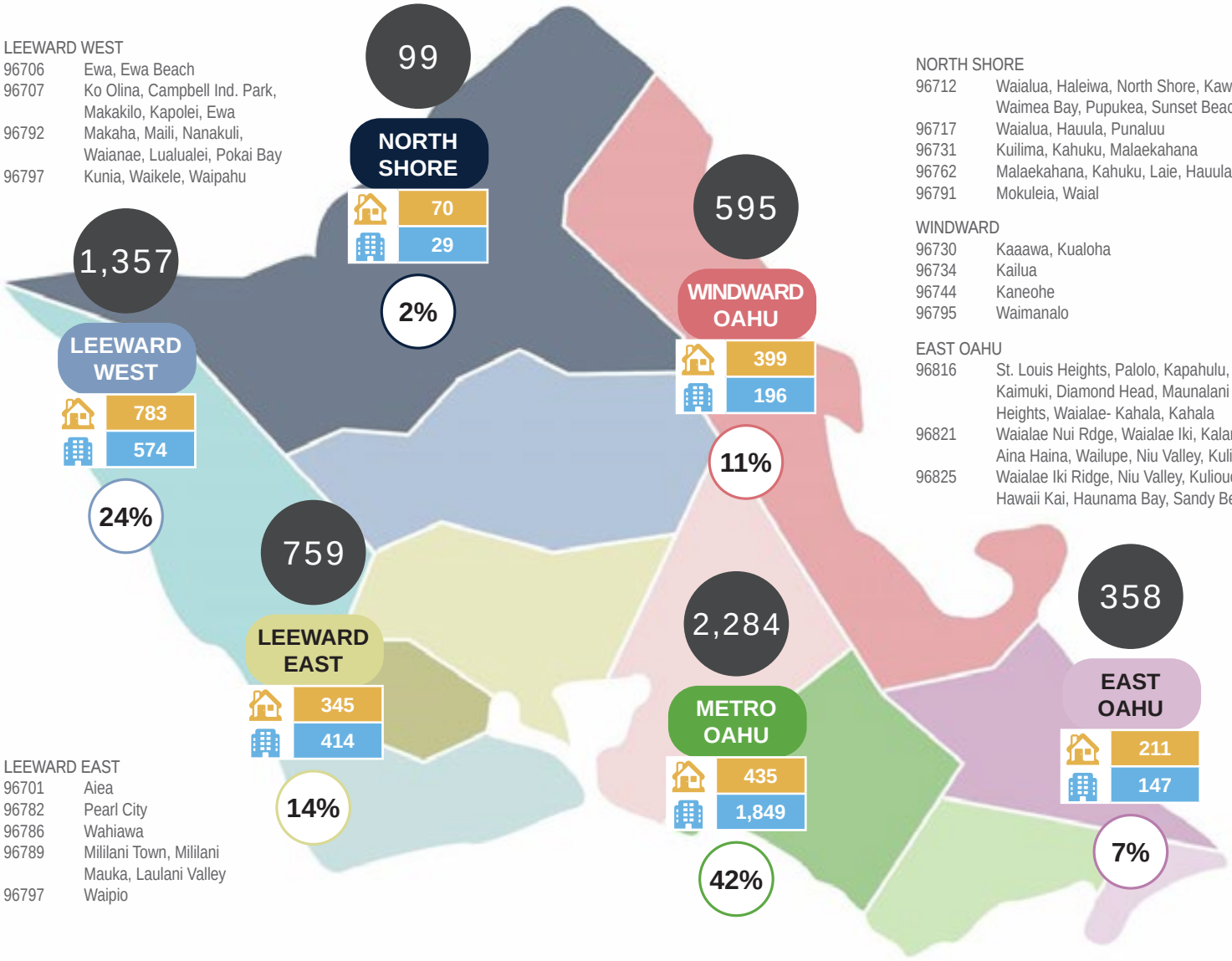
Fidelity National Title & ESCROW OF HAWAII

3RD QUARTER OAHU

Real Estate Market Report

2026 YTD VS. **2025** YTD



LEEWARD WEST

96706	Ewa, Ewa Beach
96707	Ko Olina, Campbell Ind. Park, Makakilo, Kapolei, Ewa
96792	Makaha, Maili, Nanakuli, Waianae, Lualualei, Pokai Bay
96797	Kunia, Waikele, Waipahu

NORTH SHORE

96712	Waialua, Haleiwa, North Shore, Kawailoa, 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	Mililani Town, Mililani Mauka, Laulani Valley
96797	Waipio

Number of Recorded transactions from January 1, 2026 – September 30, 2026

Residential

Condominiums

% of Closed Sales by Districts through September 30, 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, Moilili, 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	41%	2,243	▲	6%	$1,180,000	▲	3%
CONDOMINIUM	59%	3,209	▼	-2%	$515,000	▲	2%
OAHU TOTAL SALES		5,452	▲	1%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesario | Thatcher Downard | Darrelle Glushenko | Kalia Goulette | Liz Hughes | Kurt Johnson | 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

Oahu Escrow & Sales Team

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

3RD QUARTER OAHU

2026 VS. 2025

RESIDENTIAL
3RD QTR 2026 VS. 3RD QTR 2025

HOME SALES	MEDIAN SALES PRICE	MEDIAN DAYS ON THE MARKET
293	$1,110,000	16
UP 6%	DOWN 4%	DOWN 39%
vs 2025 276	vs 2025 $1,155,000	vs 2025 26 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	52	51	2%
Kailua - Waimanalo	29	33	-12%
Pearl City - Aiea	24	20	20%
Makaha - Nanakuli	23	22	5%
Waipahu	23	16	44%
Kapahulu - Diamond Head	22	13	69%
Kaneohe	22	17	29%
Mililani	13	10	30%
Makakilo	13	5	160%
Kalihi - Palama	11	10	10%

SINGLE FAMILY HOMES NEIGHBORHOOD	Number of Sales 3rd Qtr 2026 vs. 3rd Qtr 2025			Median Sales Price 3rd Qtr 2026 vs. 3rd Qtr 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	3	67%	$1,490,000	$1,500,000	-1%
Ala Moana - Kakaako	-	-	-	-	-	-
Downtown - Nuuanu	10	9	11%	$1,087,500	$1,215,000	-10%
Ewa Plain	52	51	2%	$984,444	$912,500	8%
Hawaii Kai	8	9	-11%	$1,812,500	$1,375,000	32%
Kailua - Waimanalo	29	33	-12%	$1,659,000	$1,700,000	-2%
Kalihi - Palama	11	10	10%	$1,070,000	$874,000	22%
Kaneohe	22	17	29%	$1,300,000	$1,299,000	0%
Kapahulu - Diamond Head	22	13	69%	$1,290,000	$1,380,000	-7%
Makaha - Nanakuli	23	22	5%	$625,000	$644,500	-3%
Makakilo	13	5	160%	$1,030,000	$1,390,000	-26%
Makiki - Moiliili	10	13	-23%	$1,645,000	$1,488,000	11%
Mililani	13	10	30%	$1,100,000	$1,187,000	-7%
Moanalua - Salt Lake	6	13	-54%	$1,257,500	$1,250,000	1%
North Shore	3	10	-70%	$3,700,000	$1,450,000	155%
Pearl City - Aiea	24	20	20%	$1,110,000	$1,060,000	5%
Wahiawa	8	9	-11%	$753,500	$767,000	-2%
Waialae - Kahala	9	11	-18%	$2,632,700	$1,847,000	43%
Waikiki	-	-	-	-	-	-
Waipahu	23	16	44%	$949,500	$1,002,500	-5%
Windward Coast	2	2	0%	$1,722,500	$1,537,500	12%
SUMMARY	**293**	**276**	**6%**	**$1,110,000**	**$1,155,000**	**-4%**

CONDOMINIUM
3RD QTR 2026 VS. 3RD QTR 2025

HOME SALES	MEDIAN SALES PRICE	MEDIAN DAYS ON THE MARKET
375	$523,000	41
DOWN 8%	UP 3%	UP 3%
vs 2025 408	vs 2025 $508,750	vs 2025 40 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Ala Moana - Kakaako	63	43	47%
Waikiki	60	81	-26%
Makiki - Moiliili	41	43	-5%
Pearl City - Aiea	28	18	56%
Ewa Plain	27	29	-7%
Downtown - Nuuanu	27	44	-39%
Mililani	25	21	19%
Waipahu	18	14	29%
Makaha - Nanakuli	16	12	33%
Moanalua - Salt Lake	13	23	-43%

CONDOMINIUM NEIGHBORHOOD	Number of Sales 3rd Qtr 2026 vs. 3rd Qtr 2025			Median Sales Price 3rd Qtr 2026 vs. 3rd Qtr 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	63	43	47%	$840,000	$629,000	34%
Downtown - Nuuanu	27	44	-39%	$685,000	$611,700	12%
Ewa Plain	27	29	-7%	$555,000	$625,000	-11%
Hawaii Kai	10	12	-17%	$782,500	$1,002,500	-22%
Kailua - Waimanalo	7	12	-42%	$750,000	$845,000	-11%
Kalihi - Palama	9	6	50%	$460,000	$409,500	12%
Kaneohe	12	15	-20%	$747,000	$725,000	3%
Kapahulu - Diamond Head	4	10	-60%	$550,000	$670,000	-18%
Makaha - Nanakuli	16	12	33%	$169,500	$228,950	-26%
Makakilo	8	14	-43%	$509,500	$524,000	-3%
Makiki - Moiliili	41	43	-5%	$390,000	$345,000	13%
Mililani	25	21	19%	$535,000	$450,000	19%
Moanalua - Salt Lake	13	23	-43%	$419,000	$390,000	7%
North Shore	4	5	-20%	$1,047,500	$930,000	13%
Pearl City - Aiea	28	18	56%	$420,000	$507,500	-17%
Wahiawa	-	2	-100%	-	$175,000	0%
Waialae - Kahala	2	1	100%	$856,500	$1,050,000	-18%
Waikiki	60	81	-26%	$505,000	$445,000	13%
Waipahu	18	14	29%	$500,125	$472,500	6%
Windward Coast	1	3	-67%	$276,000	$350,000	-21%
SUMMARY	**375**	**408**	**-8%**	**$523,000**	**$508,750**	**3%**

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

Fidelity National Title & ESCROW OF HAWAII

3RD QUARTER OAHU

Real Estate Market Report

2026 YTD VS. **2025** YTD

RESIDENTIAL
YEAR-OVER-YEAR

2,243
HOMES SOLD
2026
2,118
TOTAL NUMBER OF SALES
2025
6%

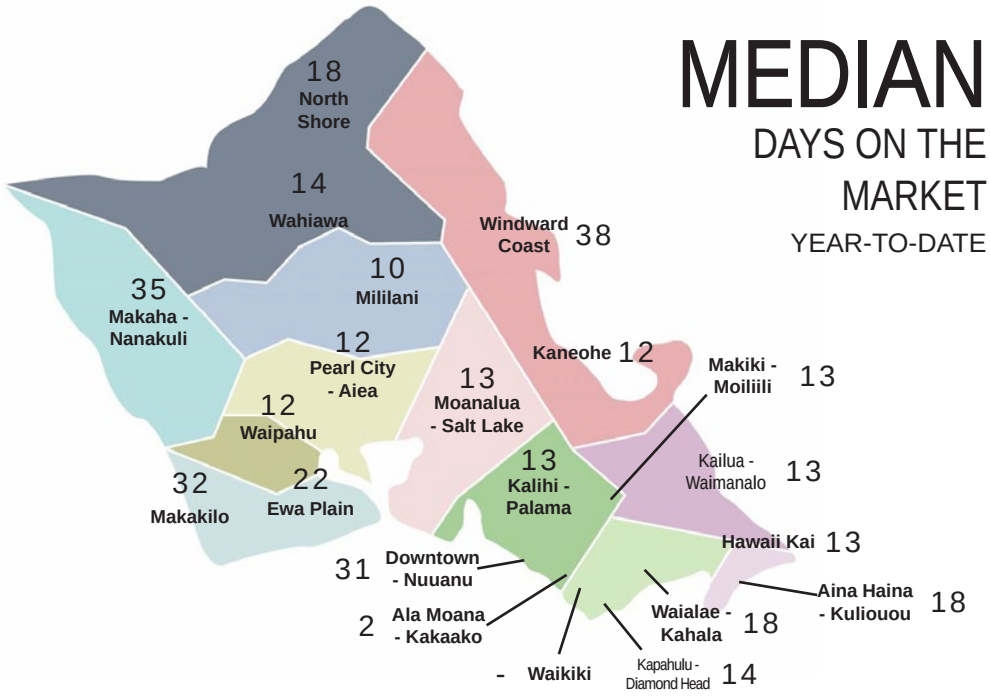
$1,180,000
MEDIAN SALES PRICE
2026
$1,145,000
MEDIAN SALES PRICE
2025
3%

16
MEDIAN DAYS ON THE MARKET
2026
23
MEDIAN DAYS ON THE MARKET
2025
-30%

SINGLE FAMILY HOMES	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	48	57	-16%	$1,880,000	$1,750,000	7%
Ala Moana - Kakaako	2	7	-71%	$952,500	$1,200,000	-21%
Downtown - Nuuanu	81	50	62%	$1,386,500	$1,290,000	7%
Ewa Plain	417	350	19%	$975,000	$927,500	5%
Hawaii Kai	104	108	-4%	$1,650,000	$1,605,000	3%
Kailua - Waimanalo	206	196	5%	$1,682,500	$1,679,450	0%
Kalihi - Palama	77	88	-13%	$1,044,500	$990,000	6%
Kaneohe	162	144	13%	$1,277,500	$1,250,000	2%
Kapahulu - Diamond Head	150	143	5%	$1,375,000	$1,300,000	6%
Makaha - Nanakuli	151	157	-4%	$625,000	$675,000	-7%
Makakilo	88	74	19%	$1,022,500	$1,100,000	-7%
Makiki - Moiliili	87	78	12%	$1,645,000	$1,500,000	10%
Mililani	137	109	26%	$1,125,000	$1,085,000	4%
Moanalua - Salt Lake	38	43	-12%	$1,310,000	$1,233,000	6%
North Shore	70	71	-1%	$1,600,000	$1,400,000	14%
Pearl City - Aiea	162	149	9%	$1,137,500	$1,050,000	8%
Wahiawa	46	53	-13%	$836,000	$830,000	1%
Waialae - Kahala	59	71	-17%	$2,632,700	$2,700,000	-2%
Waikiki	-	-	-	-	-	-
Waipahu	127	141	-10%	$962,000	$950,000	1%
Windward Coast	31	29	7%	$1,130,000	$1,200,000	-6%
SUMMARY	**2,243**	**2,118**	**6%**	**$1,180,000**	**$1,145,000**	**3%**

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	417	350	19%
Kailua - Waimanalo	206	196	5%
Kaneohe	162	144	13%
Pearl City - Aiea	162	149	9%
Makaha - Nanakuli	151	157	-4%
Kapahulu - Diamond Head	150	143	5%
Mililani	137	109	26%
Waipahu	127	141	-10%
Hawaii Kai	104	108	-4%
Makakilo	88	74	19%



MEDIAN DAYS ON THE MARKET
YEAR-TO-DATE

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

Fidelity National Title & ESCROW OF HAWAII

3RD QUARTER OAHU

Real Estate Market Report

2026 YTD VS. **2025** YTD

CONDOMINIUM
YEAR-OVER-YEAR

3,209
CONDOS SOLD
2026
3,289 -2%
TOTAL NUMBER OF SALES
2025

$515,000
MEDIAN SALES PRICE
2026
$505,000 2%
MEDIAN SALES PRICE
2025

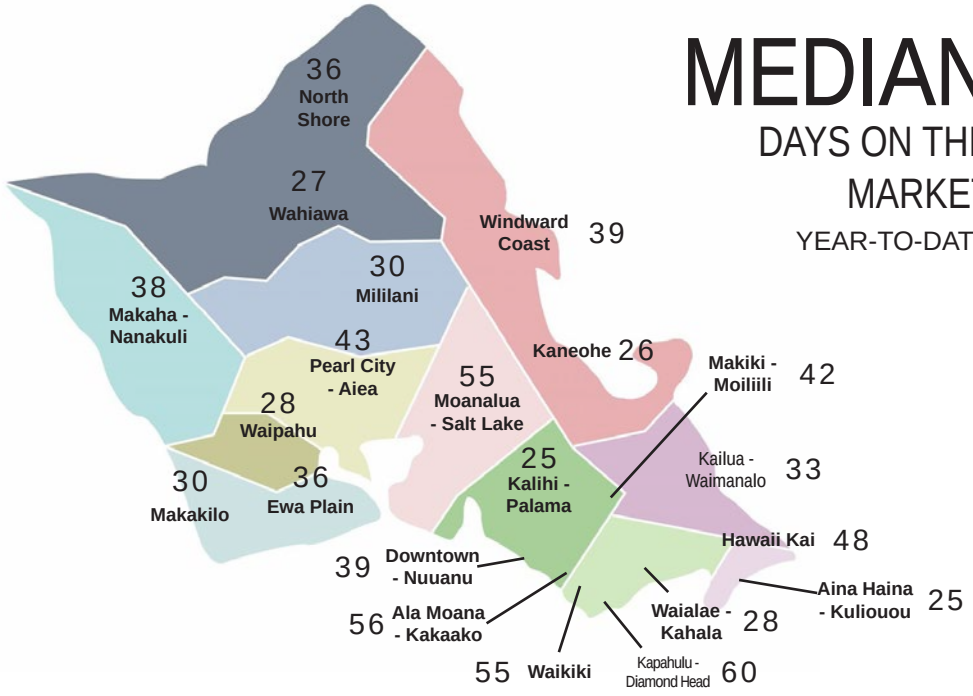
42
MEDIAN DAYS ON THE MARKET
2026
44 -5%
MEDIAN DAYS ON THE MARKET
2025

CONDOMINIUM

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	4	1	300%	$827,500	$840,000	-1%
Ala Moana - Kakaako	499	432	16%	$799,500	$759,000	5%
Downtown - Nuuanu	214	224	-4%	$510,000	$540,000	-6%
Ewa Plain	274	284	-4%	$599,750	$650,000	-8%
Hawaii Kai	106	116	-9%	$788,000	$827,000	-5%
Kailua - Waimanalo	68	80	-15%	$750,000	$777,500	-4%
Kalihi - Palama	68	63	8%	$375,000	$380,000	-1%
Kaneohe	114	124	-8%	$675,000	$660,000	2%
Kapahulu - Diamond Head	71	72	-1%	$660,000	$620,000	6%
Makaha - Nanakuli	98	99	-1%	$230,000	$223,750	3%
Makakilo	71	74	-4%	$521,000	$543,000	-4%
Makiki - Moiliili	351	336	4%	$376,000	$375,000	0%
Mililani	191	175	9%	$524,000	$515,000	2%
Moanalua - Salt Lake	99	112	-12%	$430,000	$399,000	8%
North Shore	29	26	12%	$925,000	$695,000	33%
Pearl City - Aiea	206	183	13%	$420,000	$453,800	-7%
Wahiawa	17	19	-11%	$330,000	$310,000	6%
Waialae - Kahala	37	24	54%	$605,000	$615,000	-2%
Waikiki	547	692	-21%	$475,000	$430,000	10%
Waipahu	131	122	7%	$490,000	$492,000	0%
Windward Coast	14	31	-55%	$332,000	$364,000	-9%
SUMMARY	**3,209**	**3,289**	**-2%**	**$515,000**	**$505,000**	**2%**

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	547	692	-21%
Ala Moana - Kakaako	499	432	16%
Makiki - Moiliili	351	336	4%
Ewa Plain	274	284	-4%
Downtown - Nuuanu	214	224	-4%
Pearl City - Aiea	206	183	13%
Mililani	191	175	9%
Waipahu	131	122	7%
Kaneohe	114	124	-8%
Hawaii Kai	106	116	-9%



MEDIAN
DAYS ON THE MARKET
YEAR-TO-DATE

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

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

3RD QUARTER OAHU

2026 YTD VS. **2025** YTD

RESIDENTIAL

Home Sales
2,243 ▲
vs 2025 **2,118** — **6%**

Median Sales Price
$1,180,000 ▲
vs 2025 **$1,145,000** — **3%**

Median Days on Market
16 Days ▼
vs 2025 **23 Days** — **-30%**

New Listings
3,146 ▼
vs 2025 **3,167** — **-1%**

Pending Sales
2,372 =
vs 2025 **2,364** — **0%**

% of Original Listing Price Received
99.4% ▲
vs 2025 **98.5%** — **1%**

CONDOMINIUM

Condo Sales
3,209 ▼
vs 2025 **3,289** — **-2%**

Median Sales Price
$515,000 ▲
vs 2025 **$505,000** — **2%**

Median Days on Market
42 Days ▼
vs 2025 **44 Days** — **-5%**

New Listings
6,109 ▼
vs 2025 **6,307** — **-3%**

Pending Sales
3,373 ▼
vs 2025 **3,546** — **-5%**

% of Original Listing Price Received
96.8% =
vs 2025 **96.6%** — **0%**

Scan

Hawaii Buyer & Seller Guide

Source: HiCentral/Oahu MLS data. Data is deemed reliable, but not guaranteed.

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

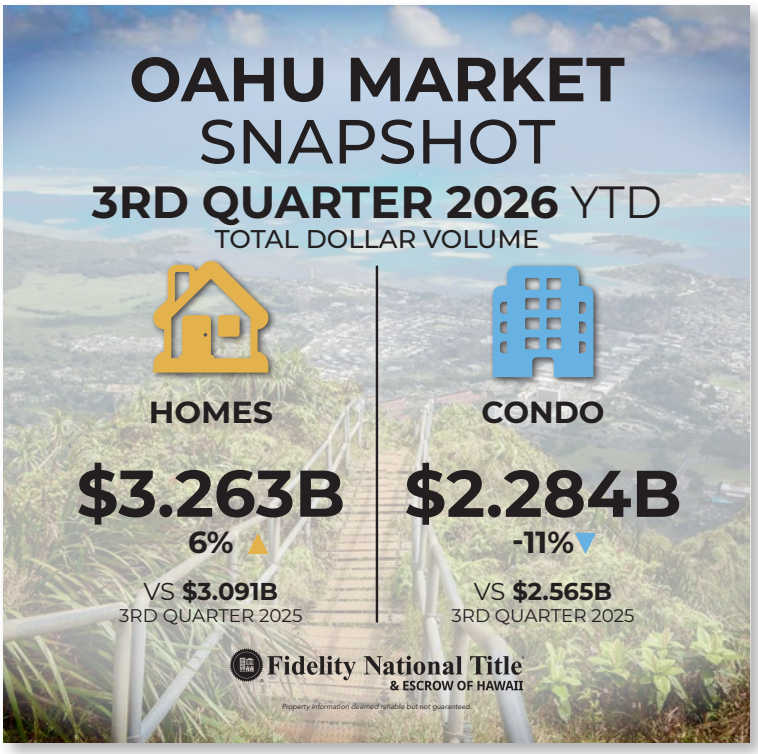
3RD QUARTER OAHU

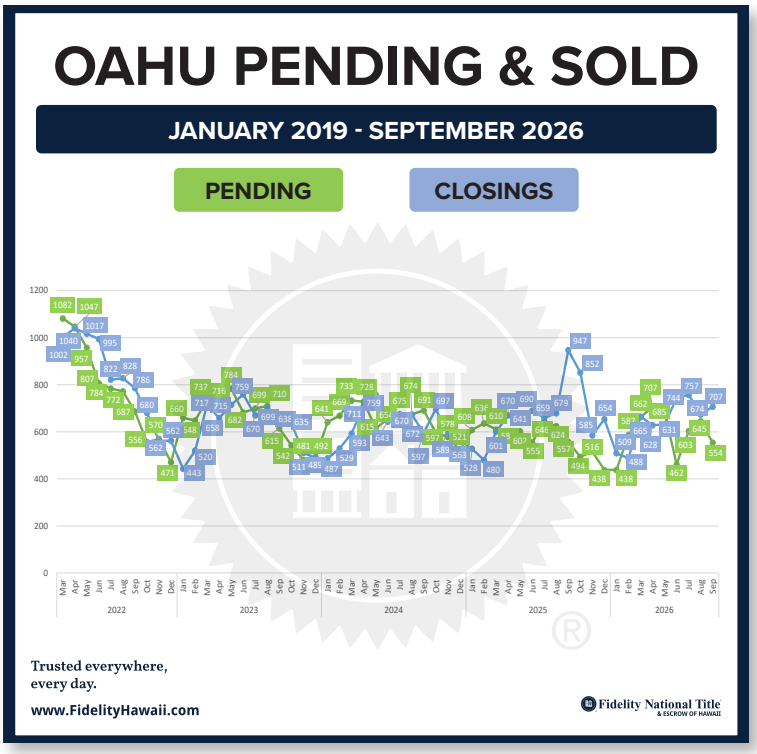
2026 YTD VS. **2025** YTD

OAHU MARKET SNAPSHOT









Source: Realtors Association of Maui. Data is deemed reliable, but not guaranteed.