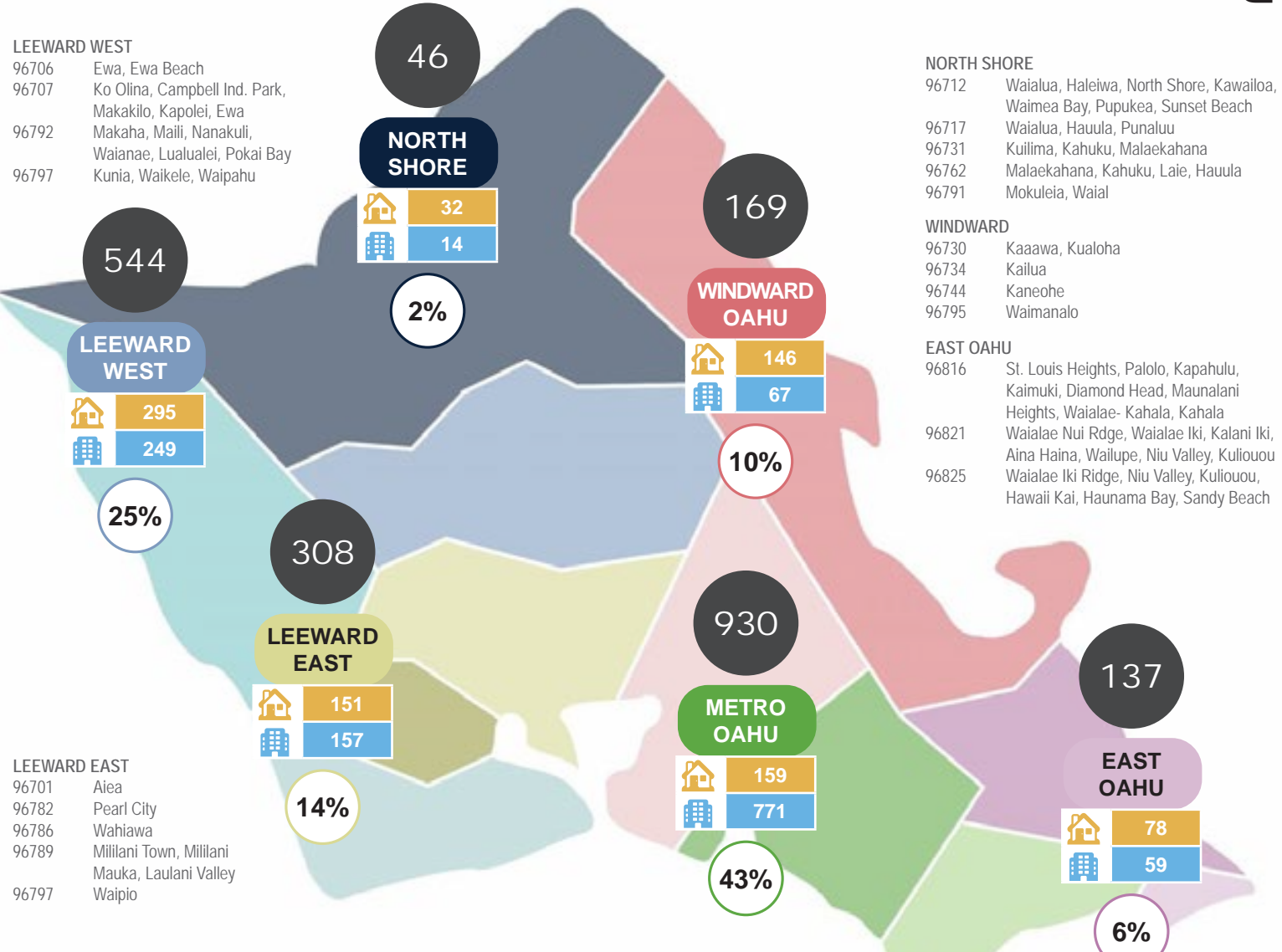


Real Estate Market Report



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 – April 30, 2026**

🏠 **Residential**
 🏢 **Condominiums**

○ **% of Closed Sales by Districts through April 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, 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%	861	▲	6%	\$1,175,000	▲	2%
🏢 CONDOMINIUM	60%	1,317	▼	-4%	\$505,000	▼	-1%
OAHU TOTAL SALES		2,178	▬	0%			



Real Estate Market Report



RESIDENTIAL

APRIL 2026 VS. APRIL 2025

HOME SALES

230

UP 5% ▲

vs 2025
241

MEDIAN SALES PRICE

\$1,150,000

DOWN 2% ▼

vs 2025
\$1,170,000

MEDIAN DAYS ON THE MARKET

24

DOWN 17% ▼

vs 2025
29 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	45	30	50%
Makaha - Nanakuli	17	24	-29%
Pearl City - Aiea	17	14	21%
Waipahu	16	15	7%
Kailua - Waimanalo	15	22	-32%
Makakilo	15	7	114%
Mililani	14	12	17%
Kapahulu - Diamond Head	13	15	-13%
Kaneohe	13	14	-7%
Kalihi - Palama	10	13	-23%



CONDOMINIUM

APRIL 2026 VS. APRIL 2025

HOME SALES

378

DOWN 4% ▼

vs 2025
395

MEDIAN SALES PRICE

\$500,000

DOWN 1% ▼

vs 2025
\$505,000

MEDIAN DAYS ON THE MARKET

38

UP 8% ▲

vs 2025
43 DAYS

TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	67	88	-24%
Ala Moana - Kakaako	58	49	18%
Downtown - Nuuanu	37	24	54%
Ewa Plain	34	34	0%
Makiki - Moiliili	33	34	-3%
Waipahu	22	17	29%
Mililani	21	14	50%
Pearl City - Aiea	20	27	-26%
Hawaii Kai	16	13	23%
Moanalua - Salt Lake	11	14	-21%

Number of Sales
APRIL 2026 vs. APRIL 2025

Median Sales Price
APRIL 2026 vs. APRIL 2025

SINGLE FAMILY HOMES NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	7	10	-30%	\$1,880,000	\$1,557,500	21%
Ala Moana - Kakaako	-	1	-100%	-	\$1,200,000	-
Downtown - Nuuanu	8	3	167%	\$1,355,000	\$1,280,000	6%
Ewa Plain	45	30	50%	\$930,000	\$945,000	-2%
Hawaii Kai	8	14	-43%	\$1,600,000	\$1,518,750	5%
Kailua - Waimanalo	15	22	-32%	\$1,838,000	\$1,630,000	13%
Kalihi - Palama	10	13	-23%	\$1,110,000	\$1,170,000	-5%
Kaneohe	13	14	-7%	\$1,225,706	\$1,175,000	4%
Kapahulu - Diamond Head	13	15	-13%	\$1,450,000	\$1,400,000	4%
Makaha - Nanakuli	17	24	-29%	\$825,000	\$630,000	31%
Makakilo	15	7	114%	\$999,000	\$1,270,000	-21%
Makiki - Moiliili	4	7	-43%	\$1,808,250	\$1,570,000	15%
Mililani	14	12	17%	\$1,230,000	\$1,047,500	17%
Moanalua - Salt Lake	4	3	33%	\$1,292,500	\$1,359,000	-5%
North Shore	7	12	-42%	\$1,400,000	\$1,425,000	-2%
Pearl City - Aiea	17	14	21%	\$1,150,000	\$1,090,500	5%
Wahiawa	7	9	-22%	\$880,000	\$875,000	1%
Waialae - Kahala	6	12	-50%	\$2,715,000	\$2,300,000	18%
Waikiki	-	-	-	-	-	-
Waipahu	16	15	7%	\$960,000	\$950,000	1%
Windward Coast	4	4	0%	\$957,500	\$1,175,000	-19%
SUMMARY	230	241	-5%	\$1,150,000	\$1,170,000	-2%

Number of Sales
APRIL 2026 vs. APRIL 2025

Median Sales Price
APRIL 2026 vs. APRIL 2025

CONDOMINIUM NEIGHBORHOOD

	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	-	-	-	-	-	-
Ala Moana - Kakaako	58	49	18%	\$682,500	\$650,000	5%
Downtown - Nuuanu	37	24	54%	\$375,000	\$552,500	-32%
Ewa Plain	34	34	0%	\$660,000	\$639,000	3%
Hawaii Kai	16	13	23%	\$652,500	\$764,000	-15%
Kailua - Waimanalo	5	9	-44%	\$699,000	\$775,000	-10%
Kalihi - Palama	11	7	57%	\$320,000	\$375,000	-15%
Kaneohe	6	17	-65%	\$727,000	\$712,000	2%
Kapahulu - Diamond Head	10	15	-33%	\$1,350,500	\$625,000	116%
Makaha - Nanakuli	9	11	-18%	\$230,000	\$206,000	12%
Makakilo	10	10	0%	\$526,250	\$546,000	-4%
Makiki - Moiliili	33	34	-3%	\$355,000	\$375,000	-5%
Mililani	21	14	50%	\$499,000	\$512,000	-3%
Moanalua - Salt Lake	11	14	-21%	\$420,000	\$456,000	-8%
North Shore	3	2	50%	\$1,400,000	\$1,465,750	-4%
Pearl City - Aiea	20	27	-26%	\$418,000	\$395,000	6%
Wahiawa	2	1	100%	\$282,500	\$120,000	135%
Waialae - Kahala	2	3	-33%	\$584,500	\$590,000	-1%
Waikiki	67	88	-24%	\$476,000	\$428,750	11%
Waipahu	22	17	29%	\$497,500	\$450,000	11%
Windward Coast	1	6	-83%	\$420,000	\$363,450	16%
SUMMARY	378	395	-4%	\$500,000	\$505,000	-1%

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

Real Estate Market Report



RESIDENTIAL
YEAR-OVER-YEAR

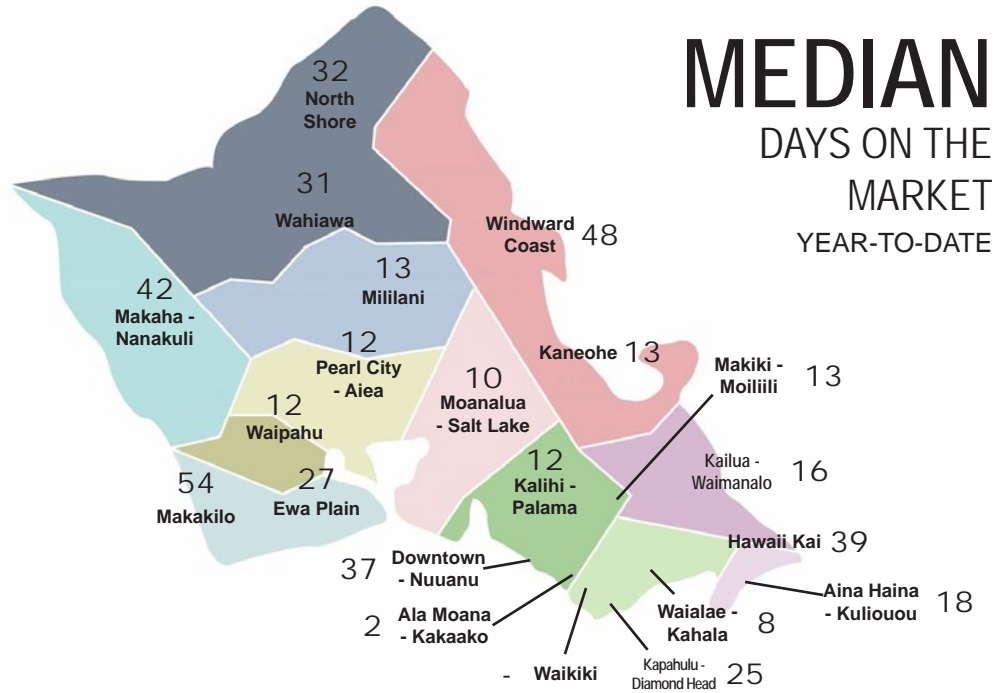
861 HOMES SOLD 2026	6%	\$1,175,000 MEDIAN SALES PRICE 2026	2%	23 MEDIAN DAYS ON THE MARKET 2026	0%
810 TOTAL NUMBER OF SALES 2025		\$1,158,000 MEDIAN SALES PRICE 2025		23 MEDIAN DAYS ON THE MARKET 2025	

SINGLE FAMILY HOMES

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	23	22	5%	\$1,880,000	\$1,930,000	-3%
Ala Moana - Kakaako	2	3	-33%	\$952,500	\$1,240,000	-23%
Downtown - Nuuanu	30	21	43%	\$1,425,000	\$1,375,000	4%
Ewa Plain	130	106	23%	\$940,000	\$930,000	1%
Hawaii Kai	38	48	-21%	\$1,542,500	\$1,617,500	-5%
Kailua - Waimanalo	75	72	4%	\$1,675,000	\$1,635,000	2%
Kalihi - Palama	32	38	-16%	\$1,075,000	\$1,035,000	4%
Kaneohe	54	61	-11%	\$1,290,000	\$1,200,000	8%
Kapahulu - Diamond Head	51	57	-11%	\$1,300,000	\$1,375,000	-5%
Makaha - Nanakuli	68	57	19%	\$602,500	\$620,000	-3%
Makakilo	43	28	54%	\$980,000	\$1,123,694	-13%
Makiki - Moiliili	30	27	11%	\$1,557,000	\$1,498,955	4%
Mililani	57	43	33%	\$1,075,000	\$1,040,000	3%
Moanalua - Salt Lake	14	14	0%	\$1,225,000	\$1,322,500	-7%
North Shore	32	33	-3%	\$1,600,000	\$1,598,896	0%
Pearl City - Aiea	68	57	19%	\$1,190,000	\$1,080,000	10%
Wahiawa	26	18	44%	\$828,000	\$845,000	-2%
Waialae - Kahala	17	31	-45%	\$2,570,000	\$2,750,000	-7%
Waikiki	-	-	-	-	-	-
Waipahu	54	61	-11%	\$960,000	\$975,000	-2%
Windward Coast	17	13	31%	\$1,150,000	\$1,179,000	-2%
SUMMARY	861	810	6%	\$1,175,000	\$1,158,000	2%

TOP 10 # OF SALES BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	130	106	23%
Kailua - Waimanalo	75	72	4%
Pearl City - Aiea	68	57	19%
Makaha - Nanakuli	68	57	19%
Mililani	57	43	33%
Kaneohe	54	61	-11%
Waipahu	54	61	-11%
Kapahulu - Diamond Head	51	57	-11%
Makakilo	43	28	54%
Hawaii Kai	38	48	-21%



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

Real Estate Market Report



CONDOMINIUM
YEAR-OVER-YEAR

1,317
CONDOS SOLD
2026

1,369 **-4%**

TOTAL NUMBER OF SALES
2025

\$505,000
MEDIAN SALES PRICE
2026

\$510,000 **-1%**

MEDIAN SALES PRICE
2025

45
MEDIAN DAYS ON THE MARKET
2026

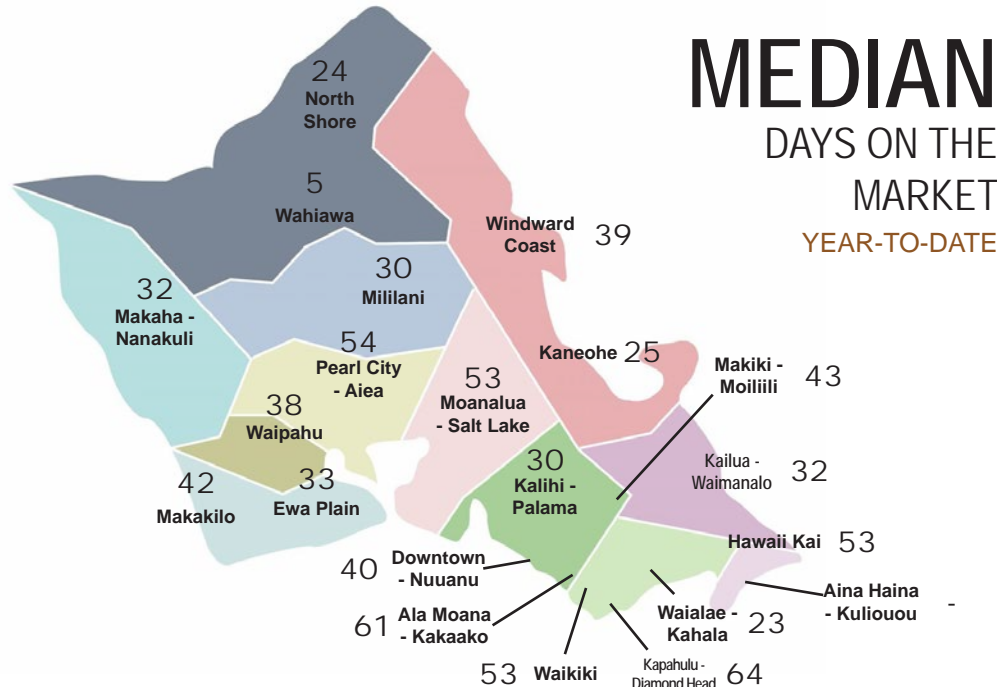
43 **5%**

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	221	183	21%	\$790,000	\$760,000	4%
Downtown - Nuuanu	89	94	-5%	\$410,000	\$522,500	-22%
Ewa Plain	112	118	-5%	\$625,000	\$660,000	-5%
Hawaii Kai	47	43	9%	\$770,000	\$785,000	-2%
Kailua - Waimanalo	22	30	-27%	\$802,500	\$772,500	4%
Kalihi - Palama	34	28	21%	\$355,000	\$392,500	-10%
Kaneohe	39	53	-26%	\$640,000	\$692,600	-8%
Kapahulu - Diamond Head	28	31	-10%	\$1,104,500	\$605,000	83%
Makaha - Nanakuli	43	45	-4%	\$255,000	\$215,000	19%
Makakilo	33	28	18%	\$520,000	\$539,500	-4%
Makiki - Moiliili	126	132	-5%	\$370,000	\$375,000	-1%
Mililani	73	64	14%	\$510,000	\$516,500	-1%
Moanalua - Salt Lake	48	46	4%	\$435,000	\$405,500	7%
North Shore	14	14	0%	\$907,500	\$530,000	71%
Pearl City - Aiea	77	80	-4%	\$416,000	\$465,000	-11%
Wahiawa	7	6	17%	\$300,000	\$279,500	7%
Waialae - Kahala	12	12	0%	\$562,500	\$644,000	-13%
Waikiki	225	300	-25%	\$468,000	\$445,000	5%
Waipahu	61	46	33%	\$490,000	\$487,500	1%
Windward Coast	6	16	-63%	\$289,000	\$372,500	-22%
SUMMARY	1,317	1,369	-4%	\$505,000	\$510,000	-1%

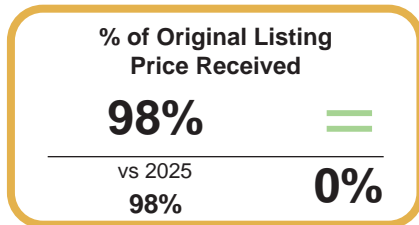
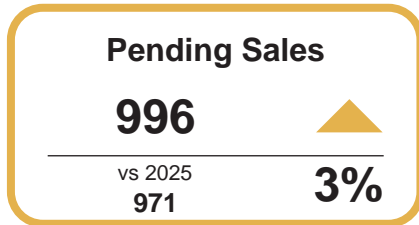
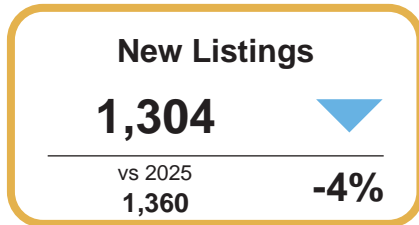
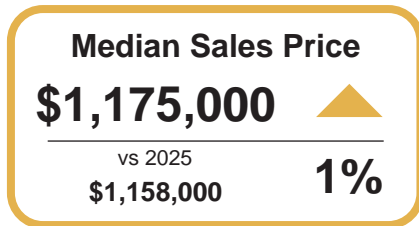
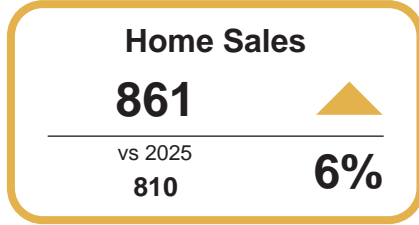
TOP 10 # OF SALES BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	225	300	-25%
Ala Moana - Kakaako	221	183	21%
Makiki - Moiliili	126	132	-5%
Ewa Plain	112	118	-5%
Downtown - Nuuanu	89	94	-5%
Pearl City - Aiea	77	80	-4%
Mililani	73	64	14%
Waipahu	61	46	33%
Moanalua - Salt Lake	48	46	4%
Hawaii Kai	47	43	9%

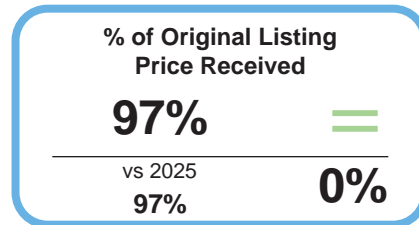
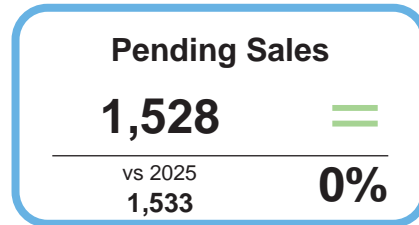
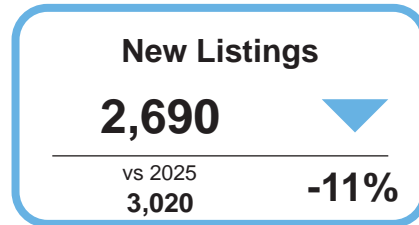
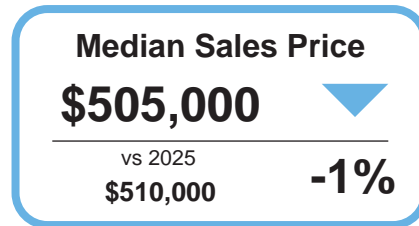
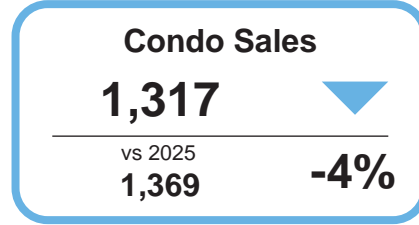




RESIDENTIAL



CONDOMINIUM



Scan

Hawaii Buyer & Seller Guide



OAHU MARKET SNAPSHOT

**OAHU MARKET SNAPSHOT
HOME SALES
APRIL 2026 YTD**



53%

SOLD AT OR OVER LIST PRICE
vs 52% April 2025

23% of ALL Home Sales Were **CASH** Deals
vs 26% April 2025



**OAHU MARKET SNAPSHOT
CONDO SALES
APRIL 2026 YTD**




41%

SOLD AT OR OVER LIST PRICE
vs 40% April 2025

44% of ALL Condo Sales Were **CASH** Deals
vs 45% April 2025




**OAHU MARKET SNAPSHOT
APRIL 2026 YTD
TOTAL DOLLAR VOLUME**



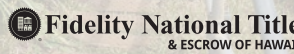
HOMES

\$1.237B
-3% ▼
VS \$1.277B
APRIL 2025



CONDO

\$874M
0% =
VS \$872.7M
APRIL 2025



Property information deemed reliable but not guaranteed.

