

OAHU

RESIDENTIAL SALES REPORT DECEMBER 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$739.0 K

AVERAGE SOLD PRICE



\$1.4 M \$714.5 K

MAX SOLD PRICE



\$11.3 M \$14.5 M

% OF LIST PRICE RECEIVED



99.26% 96.68%

AVERAGE PRICE PER SQFT



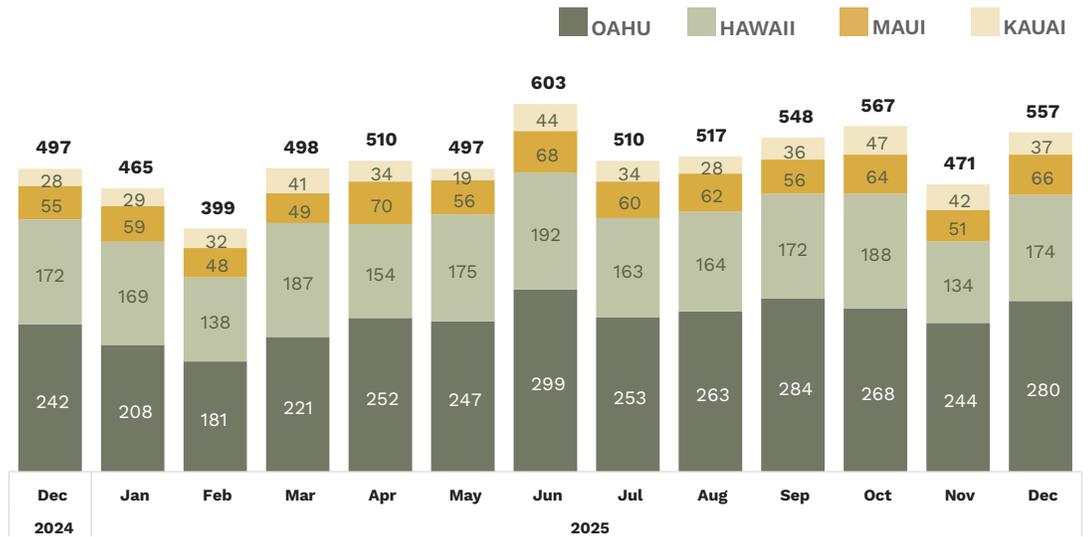
\$677.37 \$693.43

MEDIAN DOM



20 43

SINGLE FAMILY



OF SALES

280

↑ 14.8% VS. LAST MONTH
↑ 15.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,115,000

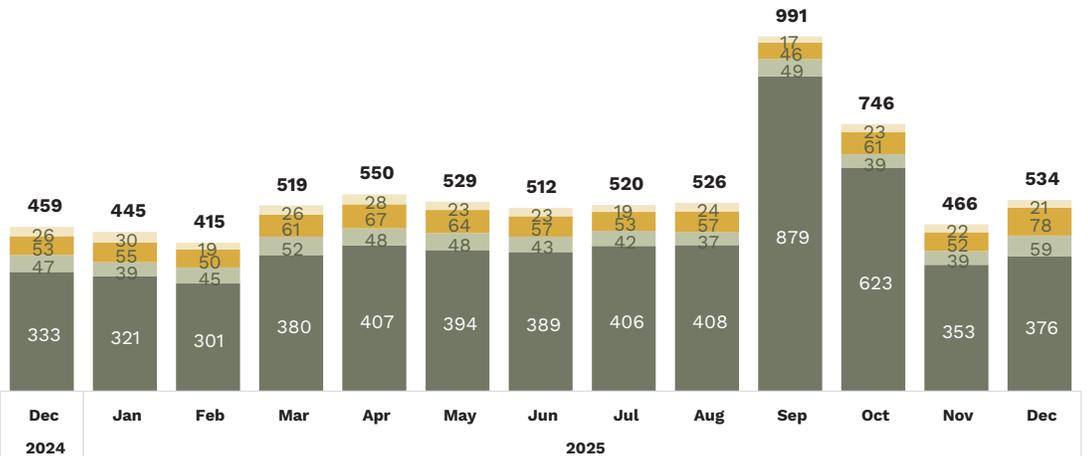
↑ 1.4% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$387,183,213

↑ 7.5% VS. LAST MONTH
↑ 29.7% VS. LAST YEAR

CONDOMINIUM



OF SALES

376

↑ 6.5% VS. LAST MONTH
↑ 12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$525,000

↑ 5.0% VS. LAST MONTH
↓ 1.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$268,652,562

↑ 23.0% VS. LAST MONTH
↑ 28.2% VS. LAST YEAR

REGIONAL SALES

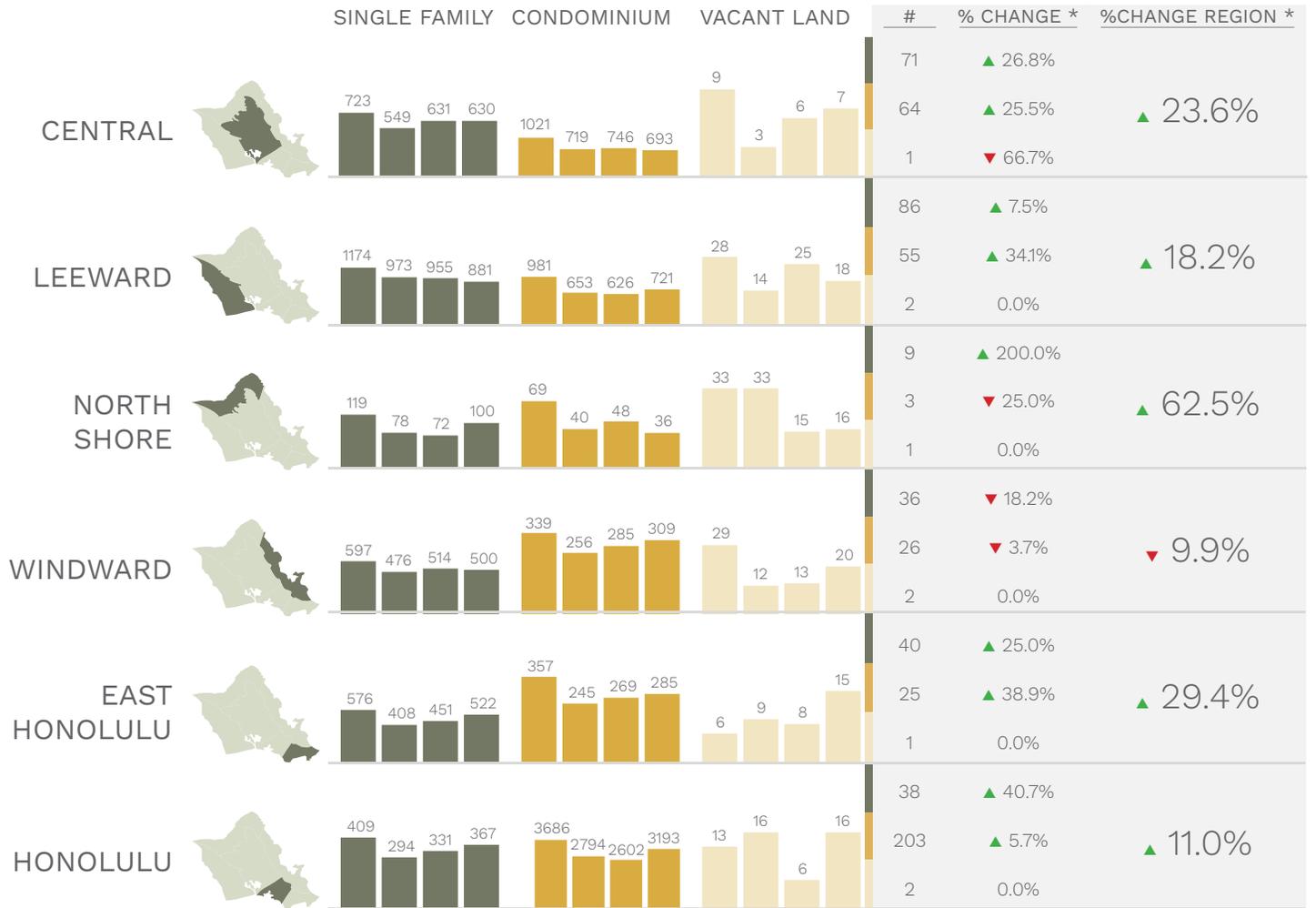
OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

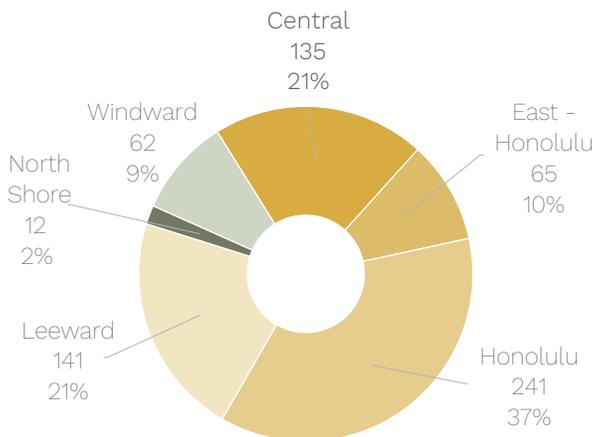


**Year-over-year and current YTD shown

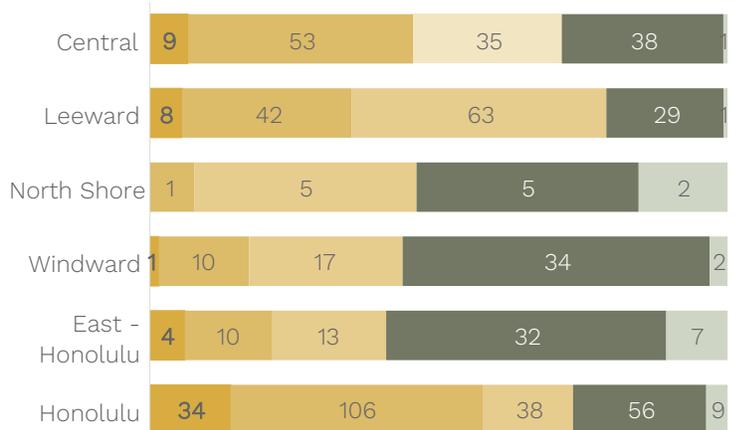
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



■ < \$300K ■ \$300K - \$649K ■ \$650K - \$999K ■ \$1M - \$2.9M ■ \$3M+

NEIGHBORHOOD SALES OAHU

NEIGHBORHOOD COMPARISON



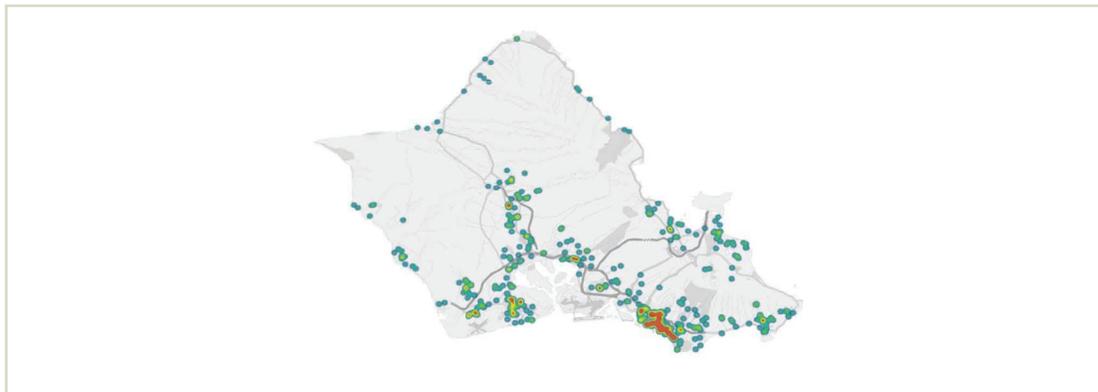
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Mililani Area	9 ▼	\$10.2 M ▼	\$1.1 M ▼	12 ▲	\$6.5 M ▲	\$522.5 K ▼
	Pearlridge	1 –	\$1.4 M –	\$1.4 M –	17 ▲	\$6.1 M ▲	\$378.0 K ▼
	Waikele	3 –	\$2.8 M ▼	\$902.0 K ▼	8 ▲	\$4.0 M ▲	\$489.0 K ▼
LEEWARD	Mali	9 ▲	\$6.1 M ▲	\$591.0 K ▲	3 ▲	\$1.0 M ▲	\$344.0 K ▲
	Makakilo-Upper	2 –	\$1.8 M ▲	\$902.5 K ▲	7 ▲	\$4.0 M ▲	\$557.0 K ▲
	Ewa Beach	8 ▲	\$6.1 M ▲	\$771.5 K ▲	– –	– –	– –
NORTH SHORE	Waialua	1 –	\$1.1 M –	\$1.1 M –	2 –	\$1.2 M ▲	\$621.0 K ▲
	Kawailoa-North Shore	2 –	\$7.7 M –	\$3.9 M –	– –	– –	– –
	Laie	2 ▲	\$2.2 M ▲	\$1.1 M ▼	– –	– –	– –
WINDWARD	Kailua Town	– –	– –	– –	6 ▲	\$4.1 M ▲	\$635.0 K ▼
	Windward Estates	– –	– –	– –	4 ▼	\$2.4 M ▼	\$660.0 K ▲
	Country Club	– –	– –	– –	4 ▲	\$2.9 M ▲	\$752.5 K ▲
EAST HONOLULU	Palolo	11 ▲	\$13.5 M ▲	\$1.3 M ▲	– –	– –	– –
	West Marina	1 –	\$1.8 M –	\$1.8 M –	9 ▲	\$6.1 M ▲	\$650.0 K ▼
	Waialae Nui Vly	– –	– –	– –	7 –	\$4.6 M –	\$670.0 K –
HONOLULU	Waikiki	– –	– –	– –	78 ▲	\$69.5 M ▲	\$502.5 K ▼
	Kakaako	– –	– –	– –	35 ▲	\$46.6 M ▲	\$855.0 K ▼
	Salt Lake	2 ▲	\$3.3 M ▲	\$1.7 M ▲	16 ▲	\$6.4 M ▲	\$385.0 K ▼

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	78
KAKAAKO	35
MILILANI AREA	21
SALT LAKE	18
PEARLRIDGE	18
MAILI	12
WAIKELE	11
PAWAA	11
PALOLO	11
DOWNTOWN	10

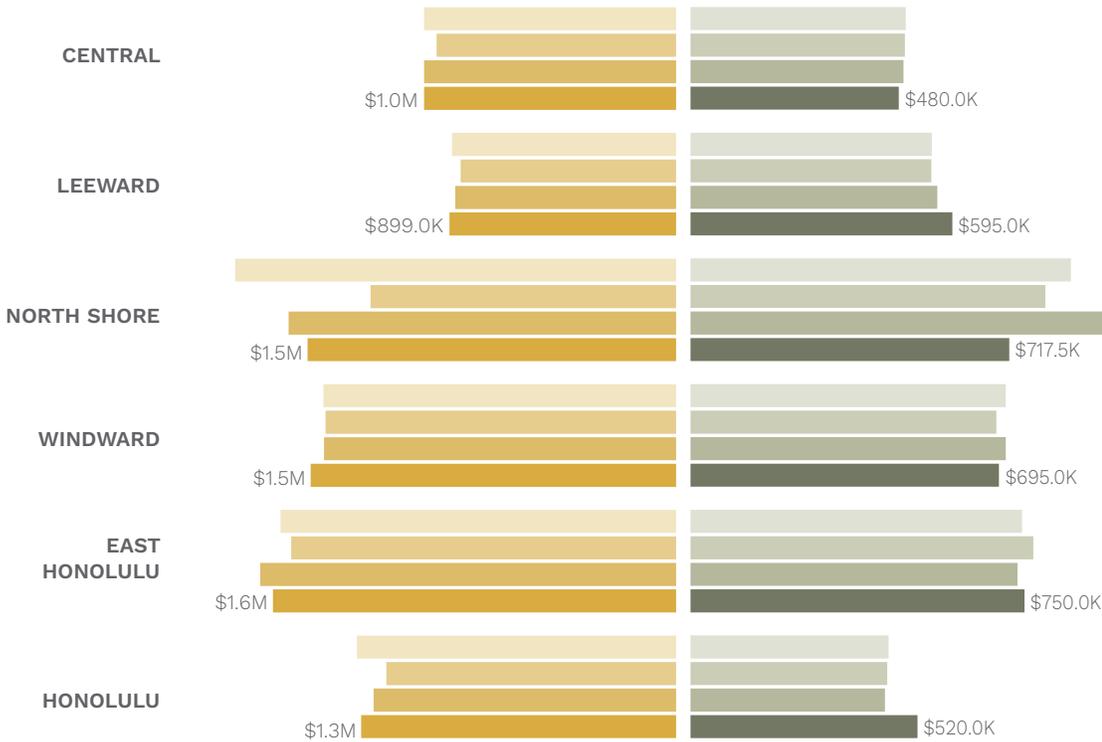
TOP CONDOMINIUMS	#
THE RITZ-CARLTON RESIDENCES TWR 2 - 383 KALAIMOKU	5
WAIKIKI SUNSET	5
WAIKIKI BANYAN	5
ILIKAI APT BLDG	5
PEARL RIDGE GDNS & TWR	5
KOULA	5
YACHT CLUB KNOLLS	4
2465 KUHIO AT WAIKIKI	3
ALA MOANA HOTEL CONDO	3
909 KAPIOLANI	3

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

3000

↑ 1.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,135,000

↑ 4.6% VS. LAST YEAR

TOTAL \$ OF SALES

\$4,202,193,818

↑ 6.3% VS. LAST YEAR



CONDOMINIUM

OF SALES

5237

↑ 14.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$540,000

↑ 4.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$3,485,669,747

↑ 24.4% VS. LAST YEAR



VACANT LAND

OF SALES

92

↑ 26.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$824,000

↑ 9.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$99,945,500

↑ 9.2% VS. LAST YEAR



Alma Pennel
ACCOUNT MANAGER

(808) 542-5042
alma.pennell@haleescrow.com



Maile Grace
ACCOUNT MANAGER

(808) 754-2232
maile.grace@haleescrow.com

HALE
ESCROW