

CENTRAL OAHU

RESIDENTIAL SALES REPORT JANUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$714.8 K

AVERAGE SOLD PRICE



\$1.4 M \$688.9 K

MAX SOLD PRICE



\$11.8 M \$14.5 M

% OF LIST PRICE RECEIVED



95.87% 96.38%

AVERAGE PRICE PER SQFT



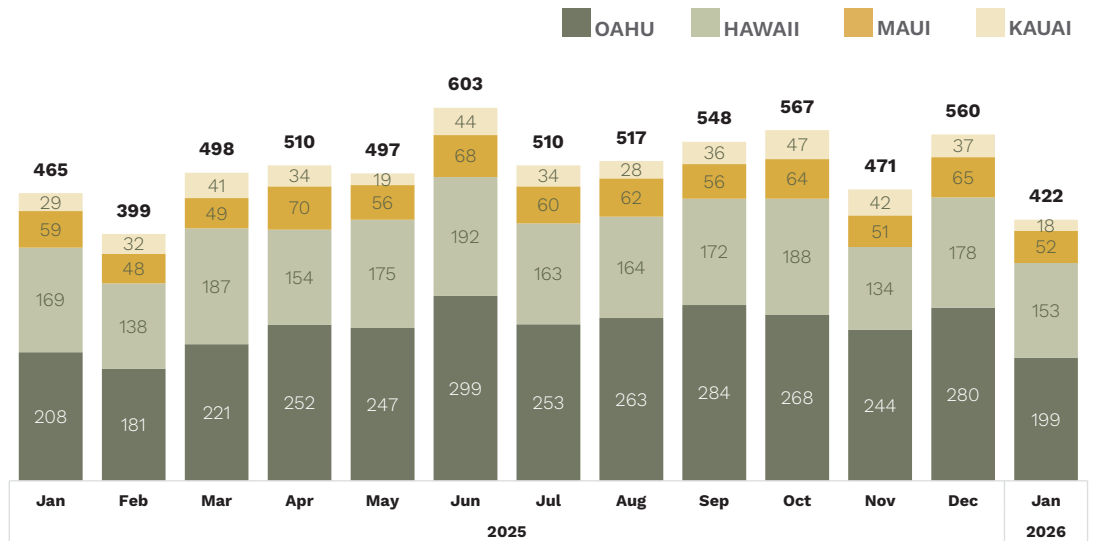
\$713.90 \$691.38

MEDIAN DOM



28 49

SINGLE FAMILY



OF SALES

199

⬇️ 28.9% VS. LAST MONTH
⬇️ 4.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,125,000

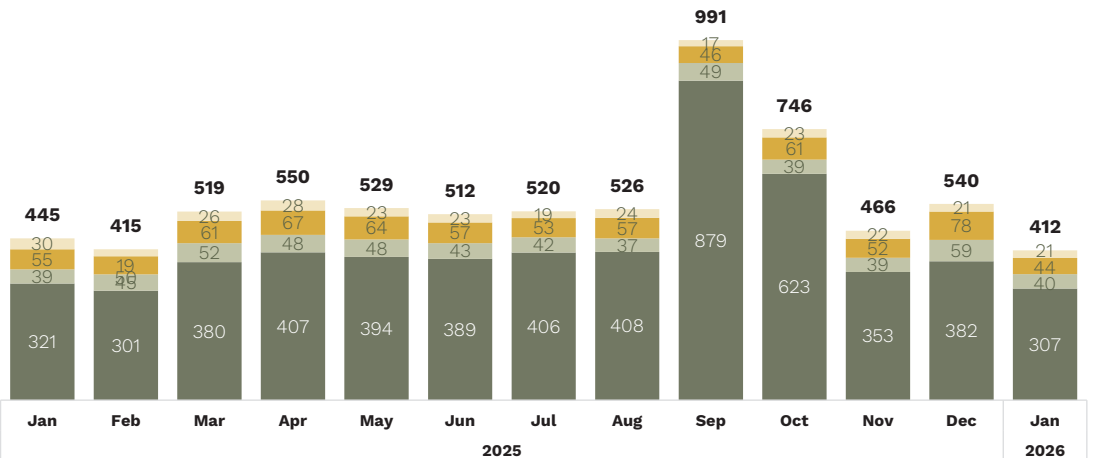
⬆️ 1.6% VS. LAST MONTH
⬆️ 1.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$280,088,443

⬇️ 26.3% VS. LAST MONTH
⬆️ 1.5% VS. LAST YEAR

CONDOMINIUM



OF SALES

307

⬇️ 19.6% VS. LAST MONTH
⬇️ 4.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$530,000

⬆️ 1.0% VS. LAST MONTH
⬇️ 1.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$211,484,766

⬇️ 22.2% VS. LAST MONTH
⬆️ 1.5% VS. LAST YEAR

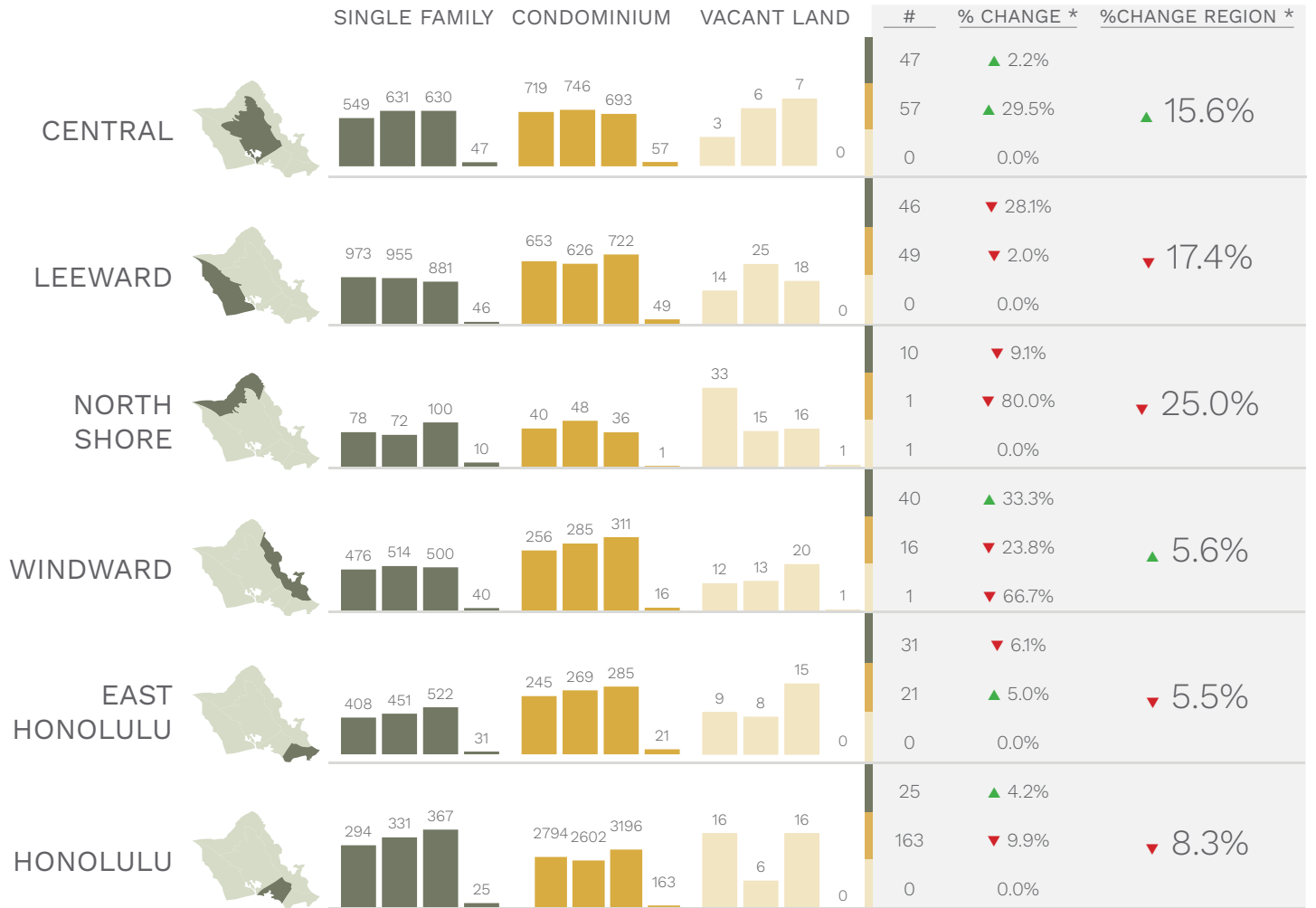
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

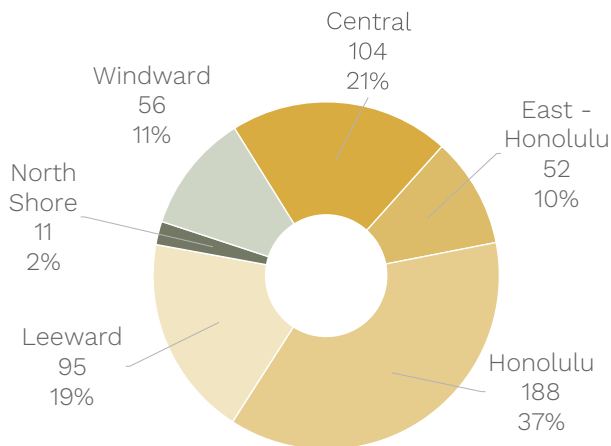


**Year-over-year and current YTD shown

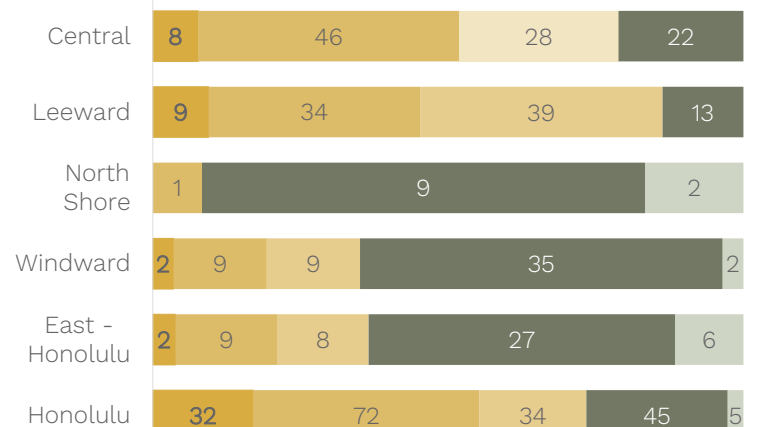
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES CENTRAL OAHU

NEIGHBORHOOD COMPARISON



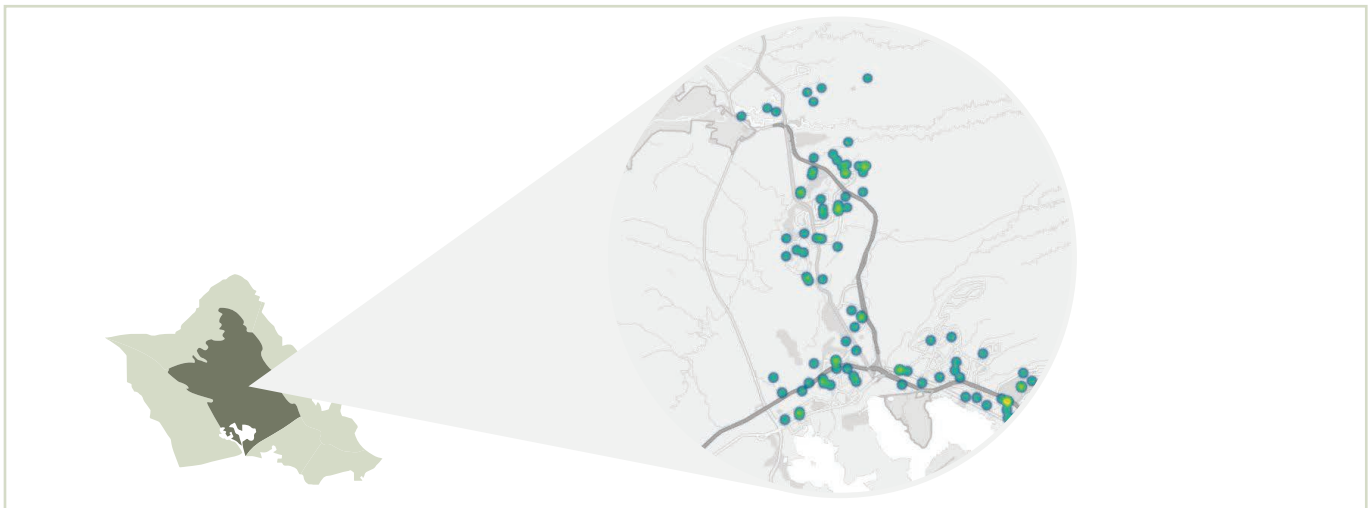
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	11 ▲	\$11.4 M ▲	\$1.0 M ▲	8 ▼	\$4.1 M ▼	\$482.5 K ▼
MILILANI MAUKA	2 ▲	\$2.8 M ▲	\$1.4 M ▲	8 ▲	\$4.2 M ▲	\$537.5 K ▼
PEARLRIDGE	--	--	--	10 ▲	\$4.2 M ▲	\$390.0 K ▼
WAIKELE	--	--	--	7 ▲	\$3.6 M ▲	\$530.0 K ▼
WAIPAHU-LOWER	2 -	\$2.1 M ▼	\$1.0 M ▼	4 ▲	\$1.2 M ▲	\$314.0 K ▼
WAIPIO GENTRY	3 -	\$2.9 M -	\$965.0 K -	2 ▼	\$1.1 M ▼	\$547.5 K ▲
PEARL CITY-UPPER	4 -	\$4.3 M ▼	\$1.1 M ▼	1 -	\$360.0 K ▼	\$360.0 K ▼
WAIPIO ACRES/WAIKALANI WOODLANDS	--	--	--	4 ▲	\$2.0 M ▲	\$510.9 K ▲
WAIPAHU ESTATES	4 ▲	\$4.2 M ▲	\$1.0 M ▲	--	--	--
AIEA AREA	3 ▲	\$3.5 M ▲	\$1.2 M ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS

	#
WAIKALANI DRIVE	4
KAMEHAMEHA HIGHWAY	4
IHO PLACE	3
MAKAIKAI STREET	3
WIKAO STREET	3
LUMIAUUAU STREET	3
KOAUKA LOOP	3
HOOMOANA STREET	2
KAONOHI STREET	2
KOOLANI DRIVE	2

TOP CONDO

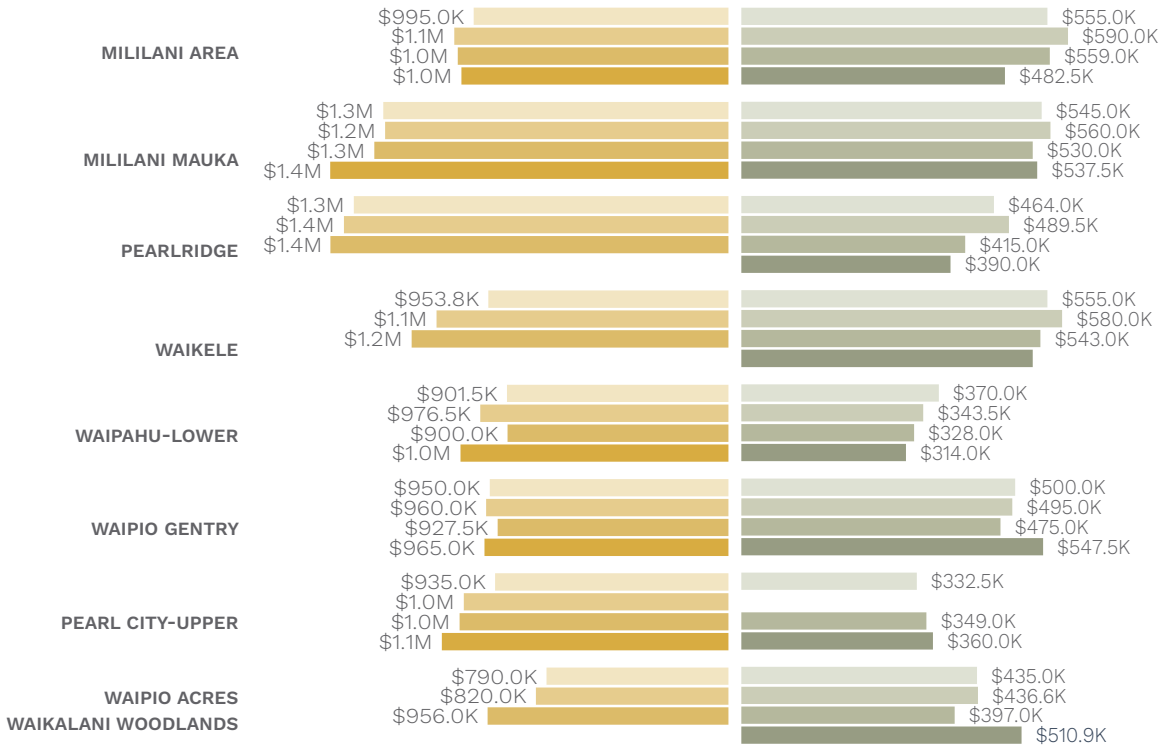
	#
PEARL 2	3
MILILANI TERRACE	3
CENTURY PARK PLAZA	3
PARKVIEW AT WAIKELE	2
SU CASA	2
KUULAKO 2	2
COLONNADE ON THE GREENS	2
CATHEDRAL PT-MELEMANU	1
COLLEGE GARDENS 1	1
CENTRE COURT	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

47

↑ 2.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$995,000

↓ 0.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$48,521,000

↓ 2.2% VS. LAST YEAR



CONDOMINIUM

OF SALES

57

↑ 29.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$470,000

↓ 11.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$26,511,771

↑ 11.7% VS. LAST YEAR



VACANT LAND

OF SALES

0

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$0

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$0

0.0% VS. LAST YEAR



Alma Pennell
ACCOUNT MANAGER

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



Maile Grace
ACCOUNT MANAGER

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

HALE
ESCROW