

CENTRAL OAHU

RESIDENTIAL SALES REPORT FEBRUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$685.8 K

AVERAGE SOLD PRICE



\$1.4 M \$662.8 K

MAX SOLD PRICE



\$8.9 M \$11.6 M

% OF LIST PRICE RECEIVED



97.89% 96.64%

AVERAGE PRICE PER SQFT



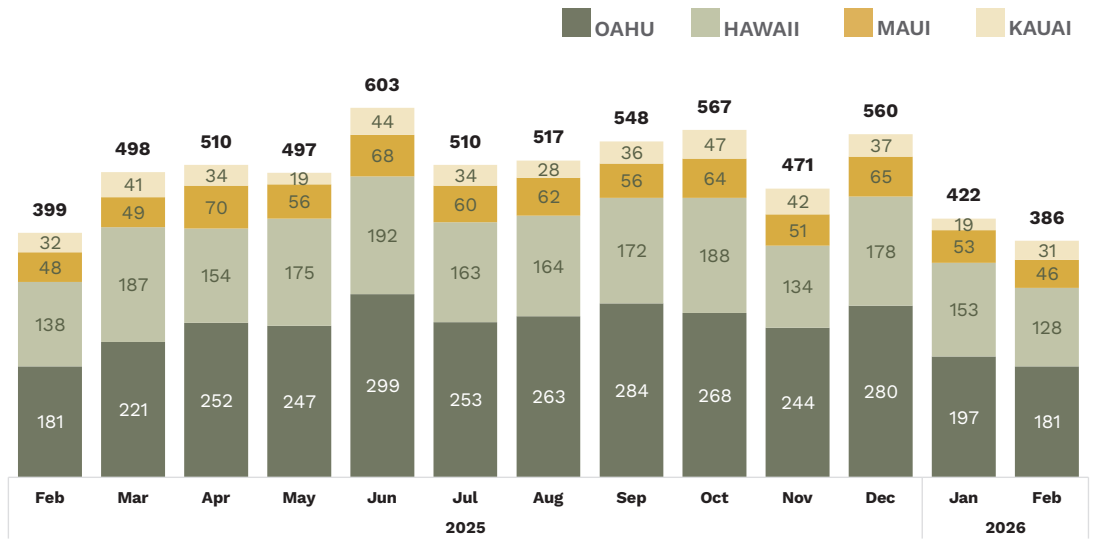
\$739.38 \$685.10

MEDIAN DOM



19 55

SINGLE FAMILY



OF SALES

181

⬇️ 8.1% VS. LAST MONTH
⬇️ 0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,200,000

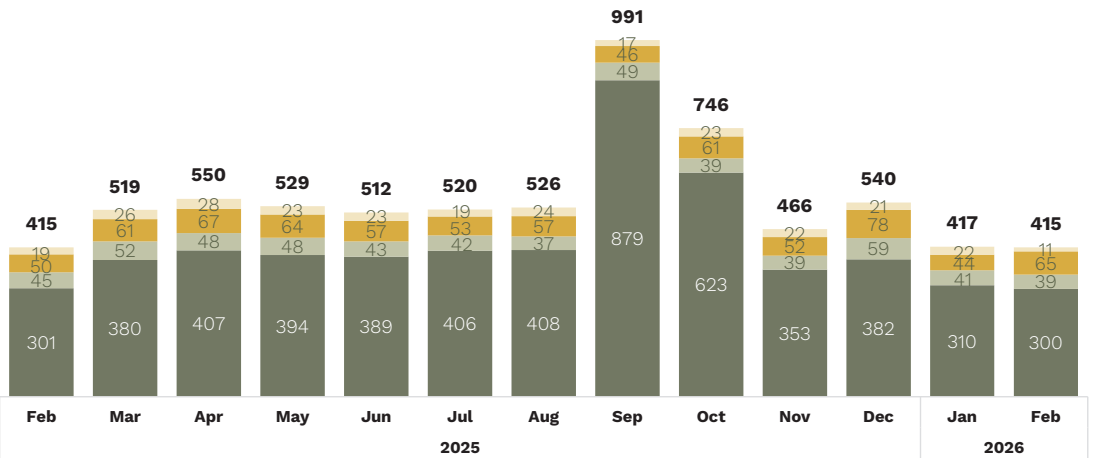
⬆️ 6.7% VS. LAST MONTH
⬆️ 4.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$257,415,362

⬇️ 6.4% VS. LAST MONTH
⬆️ 4.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

300

⬇️ 3.2% VS. LAST MONTH
⬇️ 0.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$509,240

⬇️ 4.4% VS. LAST MONTH
⬆️ 2.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$198,840,842

⬇️ 6.8% VS. LAST MONTH
⬆️ 8.8% VS. LAST YEAR

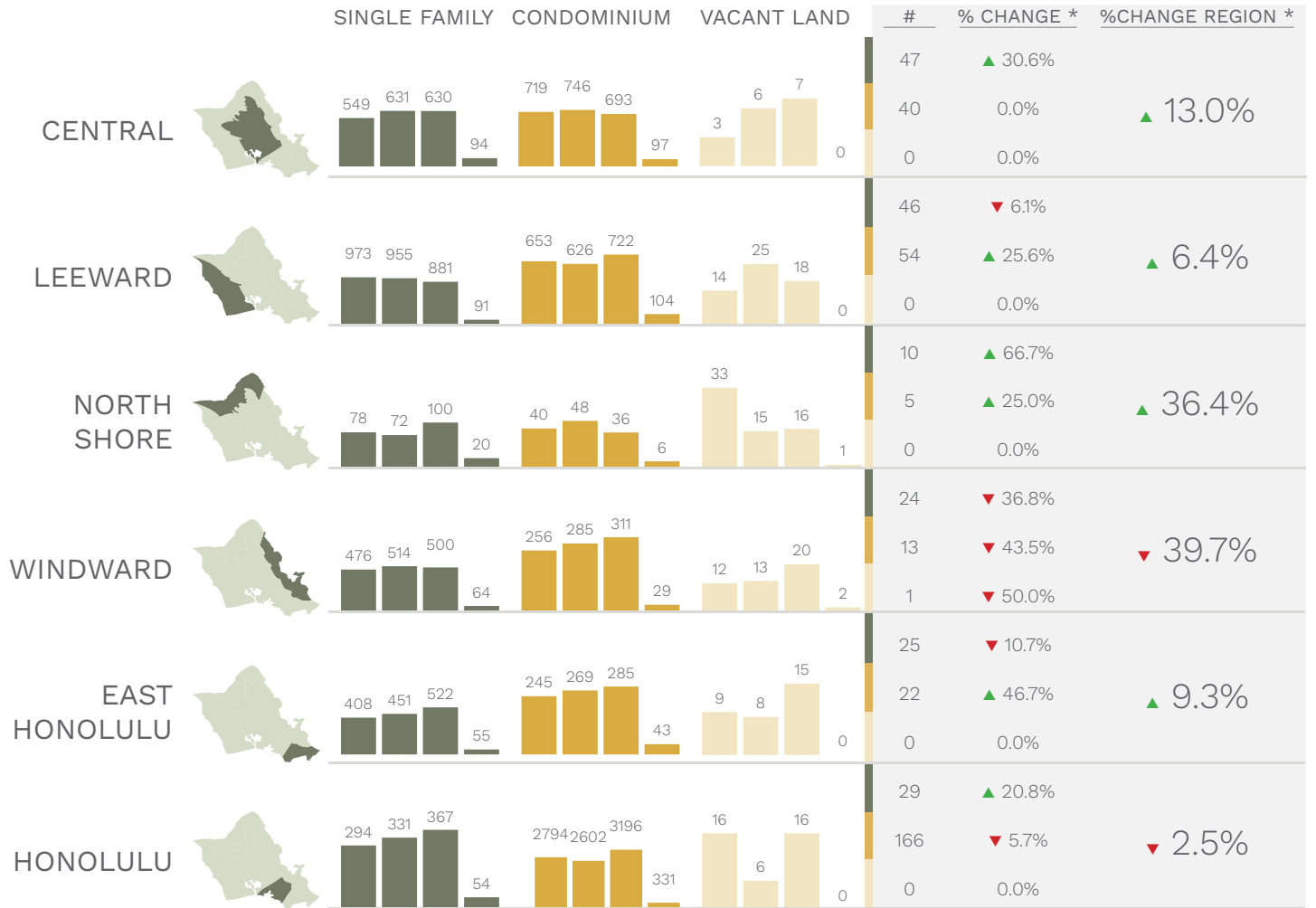
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

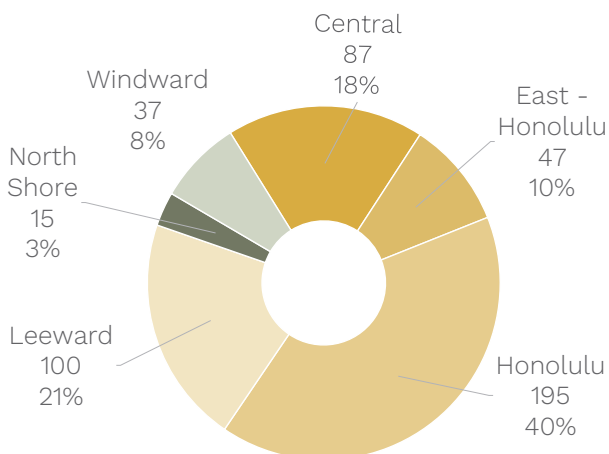


**Year-over-year and current YTD shown

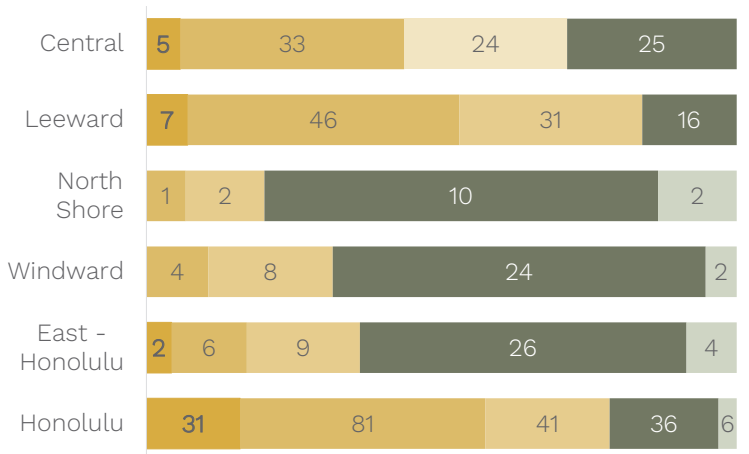
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES

CENTRAL OAHU

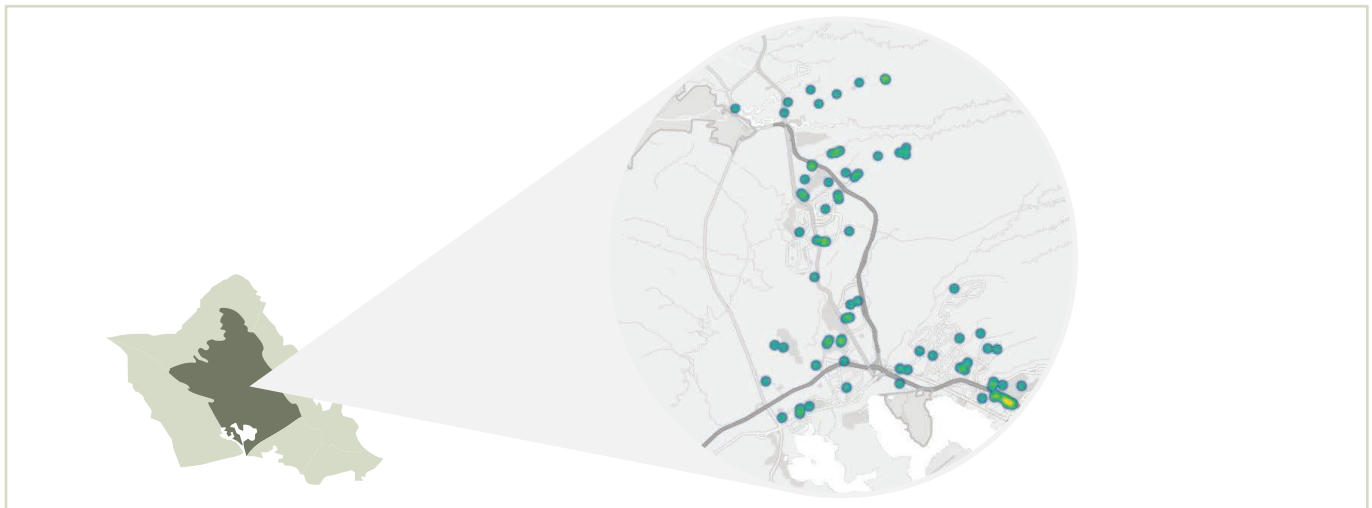
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
PEARLRIDGE	1 -	\$1.3 M -	\$1.3 M -	11 -	\$4.5 M ▲	\$385.0 K ▲
MILILANI AREA	9 ▲	\$9.2 M ▲	\$1.0 M ▼	1 ▼	\$704.0 K ▼	\$704.0 K ▲
MILILANI MAUKA	4 ▲	\$5.5 M ▲	\$1.4 M ▲	3 ▼	\$1.6 M ▼	\$575.0 K ▲
WAIKELE	2 -	\$2.5 M ▼	\$1.2 M ▼	4 ▲	\$2.4 M ▲	\$557.5 K ▲
WAIPIO GENTRY	1 -	\$950.0 K ▼	\$950.0 K ▼	4 -	\$1.7 M ▲	\$425.0 K ▼
WAIPIO ACRES/WAIKALANI WOODLANDS	2 -	\$2.1 M -	\$1.1 M -	3 ▼	\$1.3 M ▼	\$389.0 K ▼
WAIPAHU-LOWER	1 ▼	\$585.0 K ▼	\$585.0 K ▼	4 ▲	\$1.3 M ▲	\$322.5 K ▼
WAIHAWA HEIGHTS	4 -	\$3.0 M -	\$765.0 K -	- -	- -	- -
PEARL CITY-UPPER	3 ▲	\$3.8 M ▲	\$1.3 M ▲	- -	- -	- -
LAUNANI VALLEY	1 -	\$840.0 K -	\$840.0 K -	2 -	\$1.0 M -	\$511.5 K -

MONTHLY SALES HEAT MAP



TOP STREETS

	#
KOAUKA LOOP	5
WAIKALANI DRIVE	4
LUMIAUJU STREET	4
WIKAO STREET	3
CALIFORNIA AVENUE	3
KAONOHI STREET	2
KIAHA LOOP	2
KAMEHAMEHA HIGHWAY	2
LUMIAINA STREET	2
LEOWAHINE STREET	2

TOP CONDO

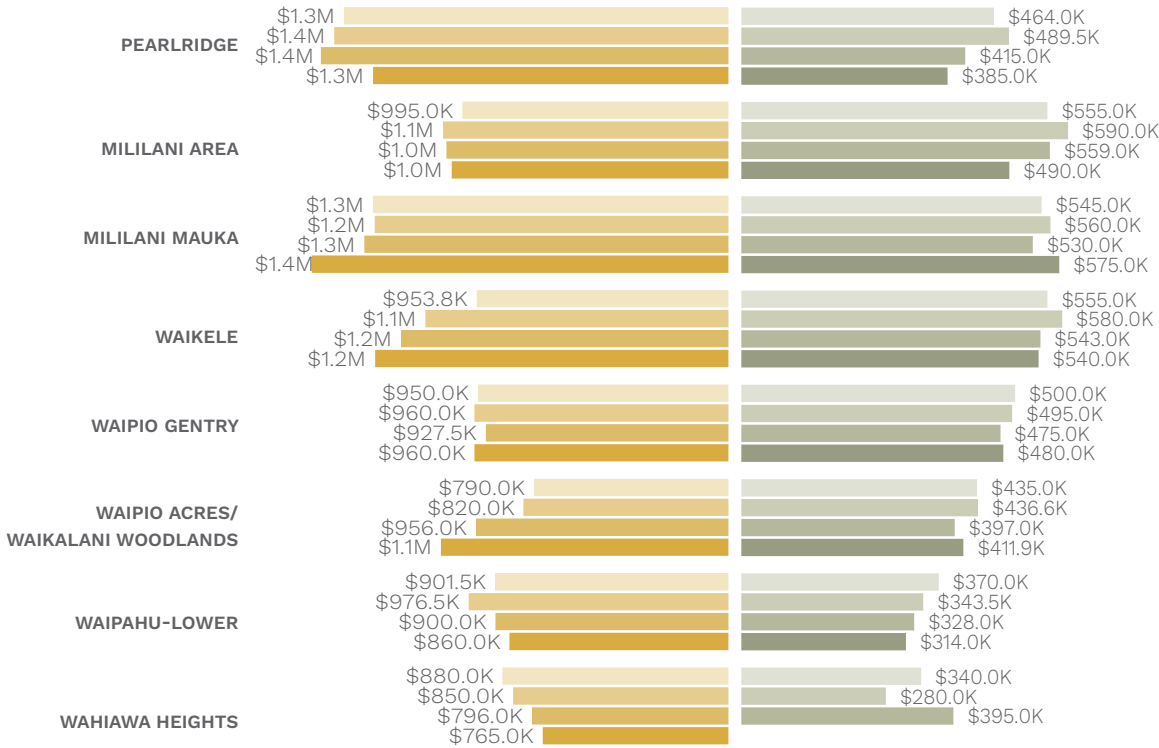
	#
PEARL 1	2
VILLAGE ON THE GREEN 2A	2
SU CASA	2
WAIKALANI WOODLANDS	2
MAHI KO AT WAIKELE	2
CENTURY PARK PLAZA	2
EVERGREEN TERRACE	1
COLONNADE ON THE GREENS	1
COLLEGE GARDENS 1	1
FAIRWAY VILLAGE TWNHOUSE	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

94

↑ **14.6%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,000

↓ **0.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$98,625,700

↑ **13.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

97

↑ **15.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$459,000

↓ **8.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$44,477,649

↑ **5.1%** 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



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