

CENTRAL OAHU

RESIDENTIAL SALES REPORT MARCH 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$606.4 K

AVERAGE SOLD PRICE



\$1.4 M \$591.2 K

MAX SOLD PRICE



\$10.0 M \$3.0 M

% OF LIST PRICE RECEIVED



96.39% 97.49%

AVERAGE PRICE PER SQFT



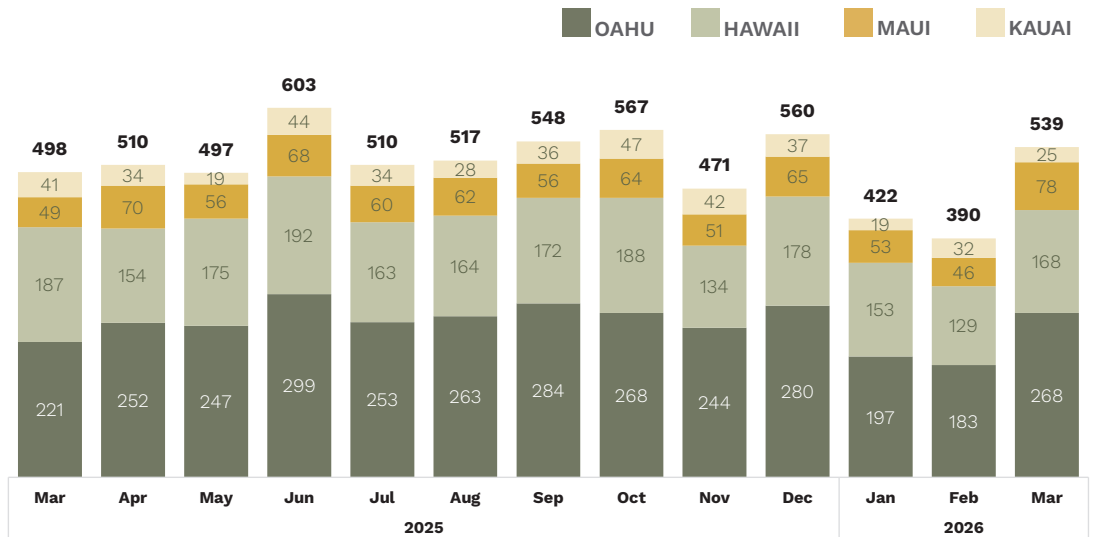
\$690.85 \$657.67

MEDIAN DOM



20 42

SINGLE FAMILY



OF SALES

268

↑ 46.4% VS. LAST MONTH
↑ 21.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,199,500

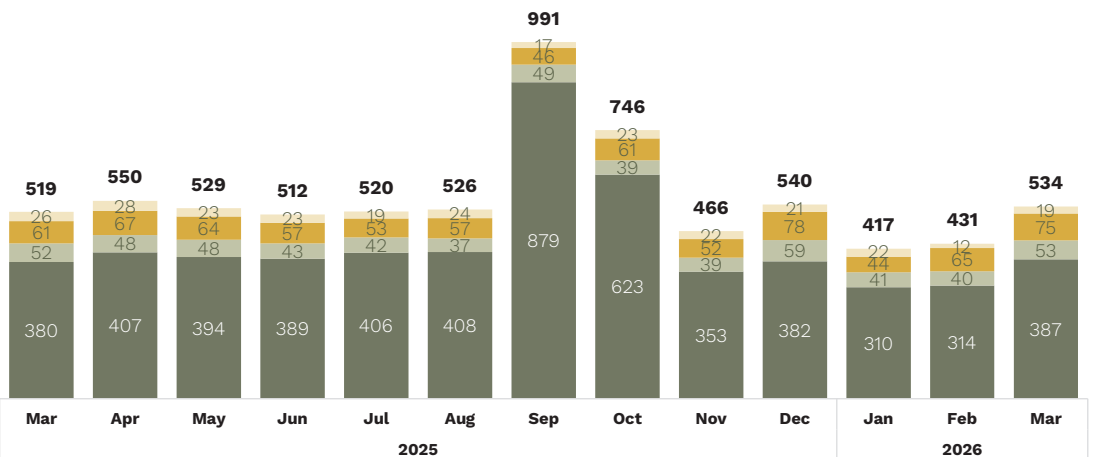
↓ 0.0% VS. LAST MONTH
↑ 4.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$388,306,010

↑ 49.2% VS. LAST MONTH
↓ 1.5% VS. LAST YEAR

CONDOMINIUM



OF SALES

387

↑ 23.2% VS. LAST MONTH
↑ 1.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$525,000

↑ 2.9% VS. LAST MONTH
↑ 4.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$228,811,155

↑ 10.4% VS. LAST MONTH
↓ 1.7% VS. LAST YEAR

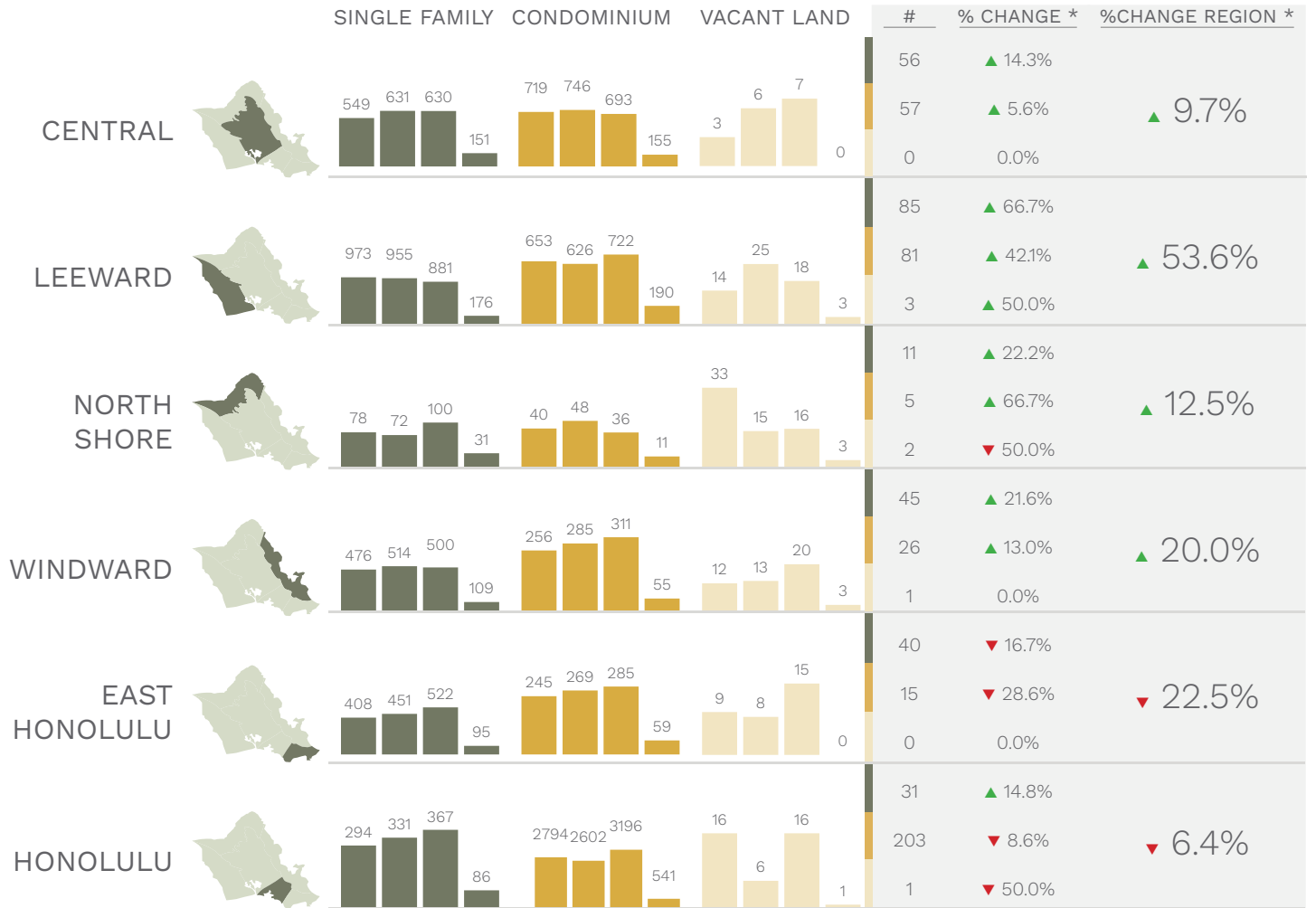
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

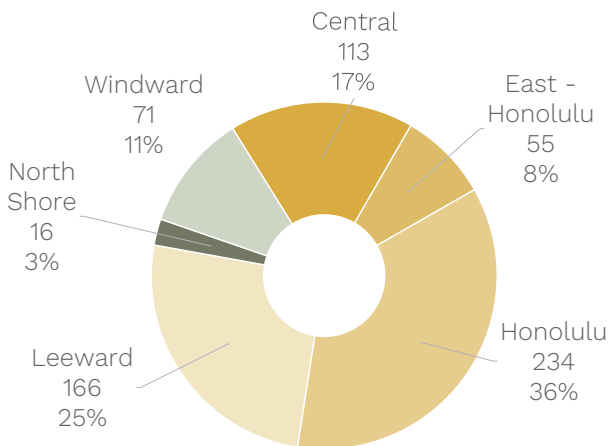


**Year-over-year and current YTD shown

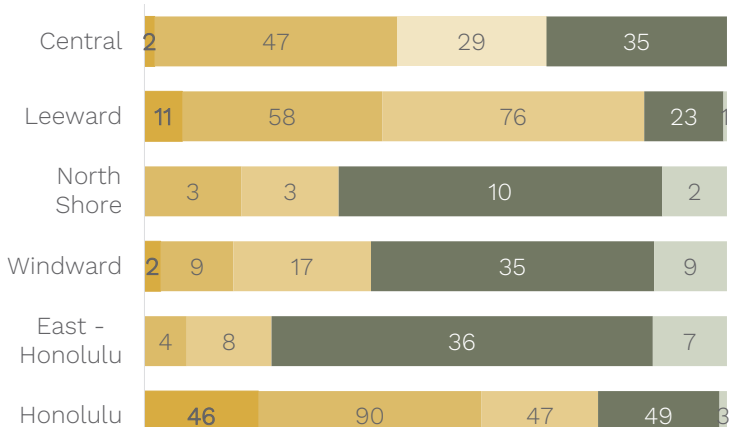
*vs. same month last year

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



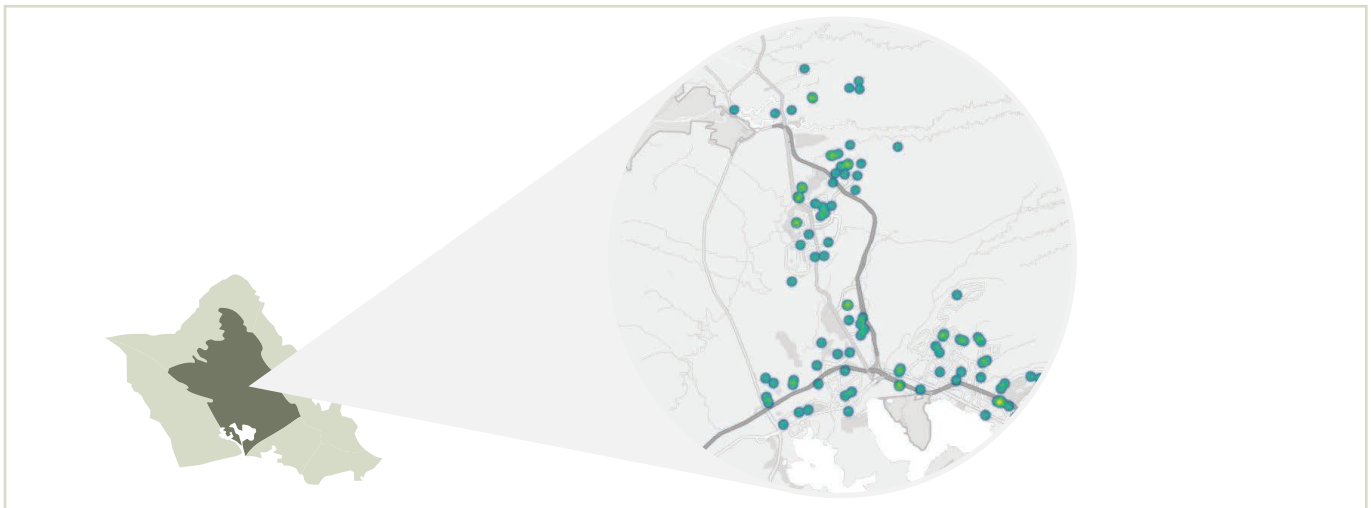
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	8 ▼	\$8.9 M ▼	\$1.1 M ▲	6 ▲	\$3.4 M ▲	\$592.0 K ▲
MILILANI MAUKA	3 ▼	\$3.8 M ▼	\$1.3 M ▼	8 ▲	\$4.7 M ▲	\$592.5 K ▲
PEARLRIDGE	1 –	\$2.2 M –	\$2.2 M –	10 –	\$4.8 M ▲	\$495.0 K ▲
WAIPIO GENTRY	1 –	\$875.0 K ▼	\$875.0 K ▼	6 ▲	\$2.9 M ▲	\$510.0 K ▲
WAIKELE	2 ▲	\$2.2 M ▲	\$1.1 M ▼	3 ▼	\$1.7 M ▼	\$490.0 K ▼
WAIPAHU-LOWER	2 ▲	\$2.0 M ▲	\$985.0 K ▲	3 ▲	\$1.2 M ▲	\$370.0 K ▲
LAUNANI VALLEY	1 –	\$758.5 K –	\$758.5 K –	4 –	\$2.2 M ▲	\$509.0 K ▲
VILLAGE PARK	5 ▲	\$4.2 M ▲	\$900.0 K ▲	–	–	–
WAHIAWA AREA	5 ▲	\$3.9 M ▲	\$765.0 K ▼	–	–	–
NEWTOWN	4 –	\$4.8 M –	\$1.3 M –	–	–	–

MONTHLY SALES HEAT MAP



TOP STREETS

	#
WIKAO STREET	5
KAONOHI STREET	4
WAIKALANI PLACE	3
MOANALUA ROAD	3
KOOLANI DRIVE	3
KAAHUMANU STREET	2
KUAHELANI AVENUE	2
CALIFORNIA AVENUE	2
MAKAIKAI STREET	2
KAMEHAMEHA HIGHWAY	2

TOP CONDO

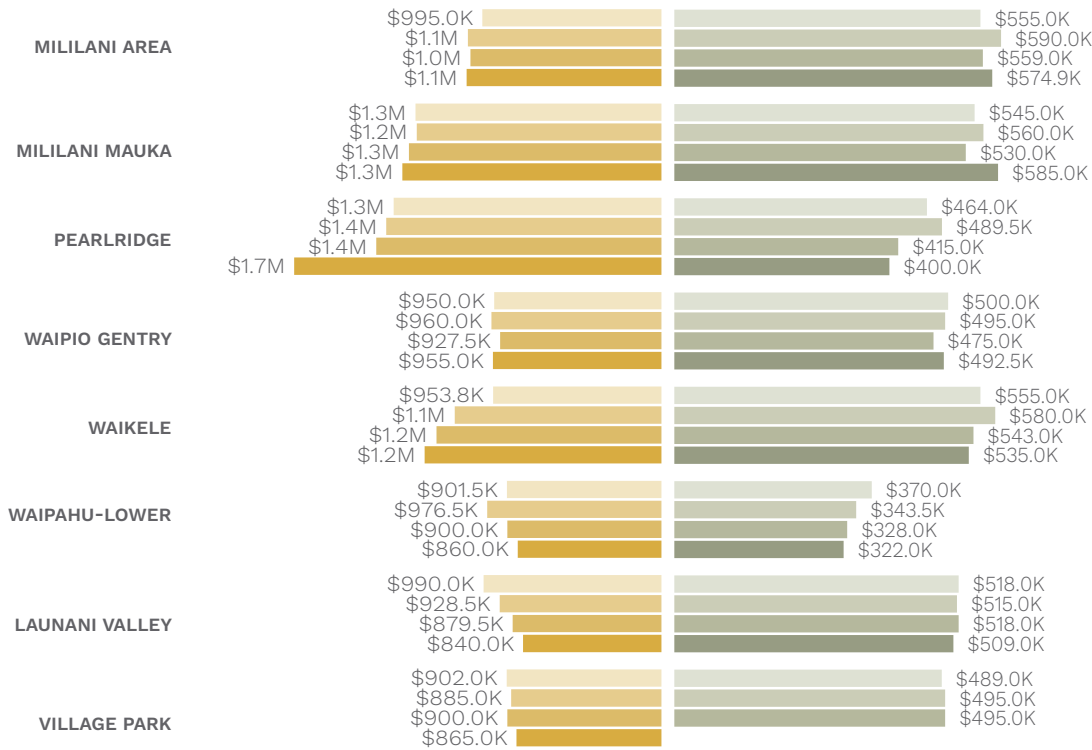
	#
VILLAGES AT WAIPIO THE	2
PEARL RIDGE GDNS & TWR	2
PACIFIC VILLAGE	2
CENTURY PARK PLAZA	2
TROPICANA VILLAGE-AIEA	2
COLLEGE GARDENS 1	2
NOHONA II @MILILANI MAUKA 3	2
KUAHELANI APTS	2
CATHEDRAL PT-MELEMENU	1
ALII PLANTATION 1	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

151

↑ **15.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,030,000

↑ **3.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$162,092,735

↑ **16.6%** VS. LAST YEAR



CONDOMINIUM

OF SALES

155

↑ **12.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$475,000

↓ **3.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$73,309,349

↑ **8.2%** 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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