

CENTRAL OAHU

RESIDENTIAL SALES REPORT APRIL 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$670.3 K

AVERAGE SOLD PRICE



\$1.3 M \$648.5 K

MAX SOLD PRICE



\$10.5 M \$9.5 M

% OF LIST PRICE RECEIVED



98.37% 96.74%

AVERAGE PRICE PER SQFT



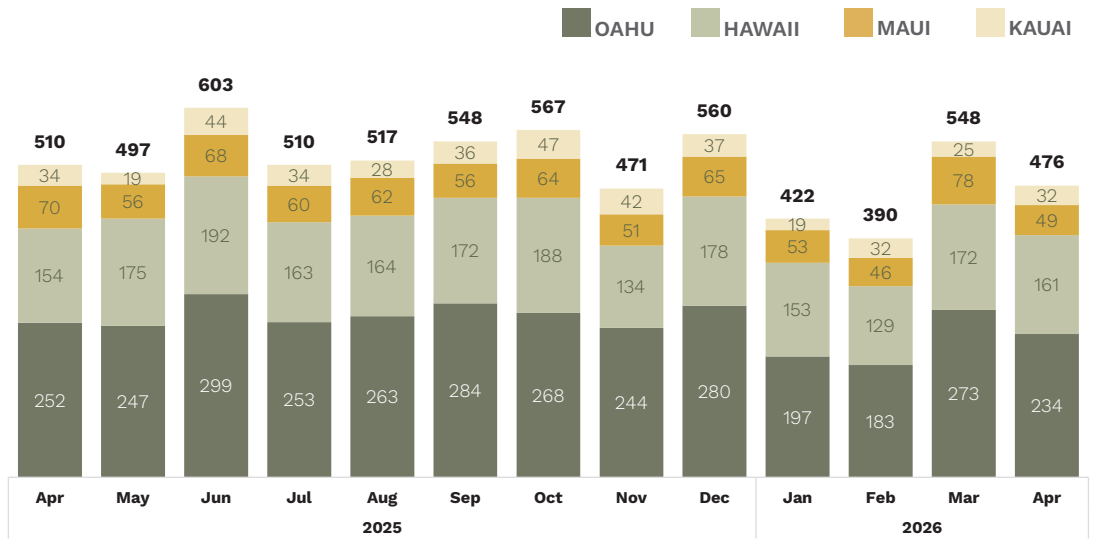
\$695.27 \$688.86

MEDIAN DOM



24 41

SINGLE FAMILY



OF SALES

234

↓ 14.3% VS. LAST MONTH
↓ 7.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,156,000

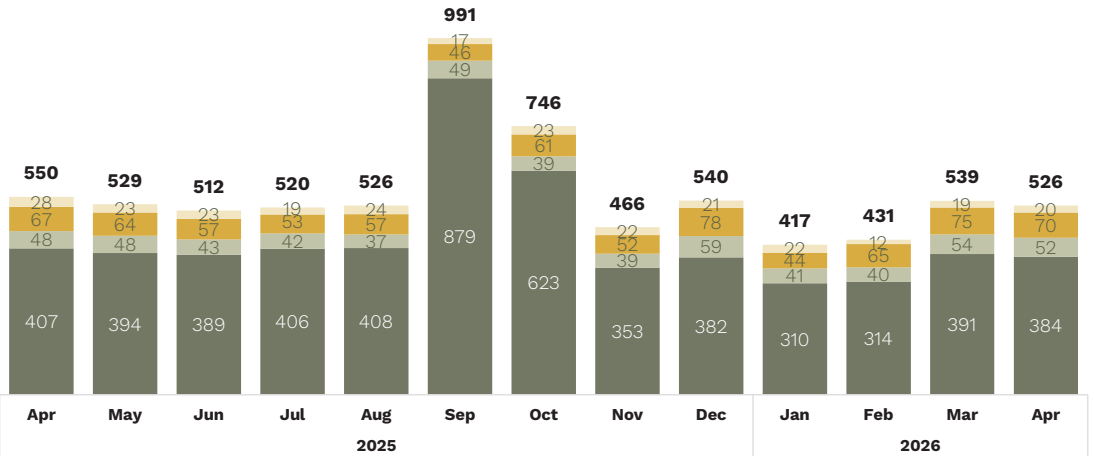
↓ 2.9% VS. LAST MONTH
↓ 0.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$310,837,456

↓ 20.5% VS. LAST MONTH
↓ 11.8% VS. LAST YEAR

CONDOMINIUM



OF SALES

384

↓ 1.8% VS. LAST MONTH
↓ 5.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$501,000

↓ 4.4% VS. LAST MONTH
↓ 1.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$249,019,227

↑ 8.1% VS. LAST MONTH
↑ 1.0% VS. LAST YEAR

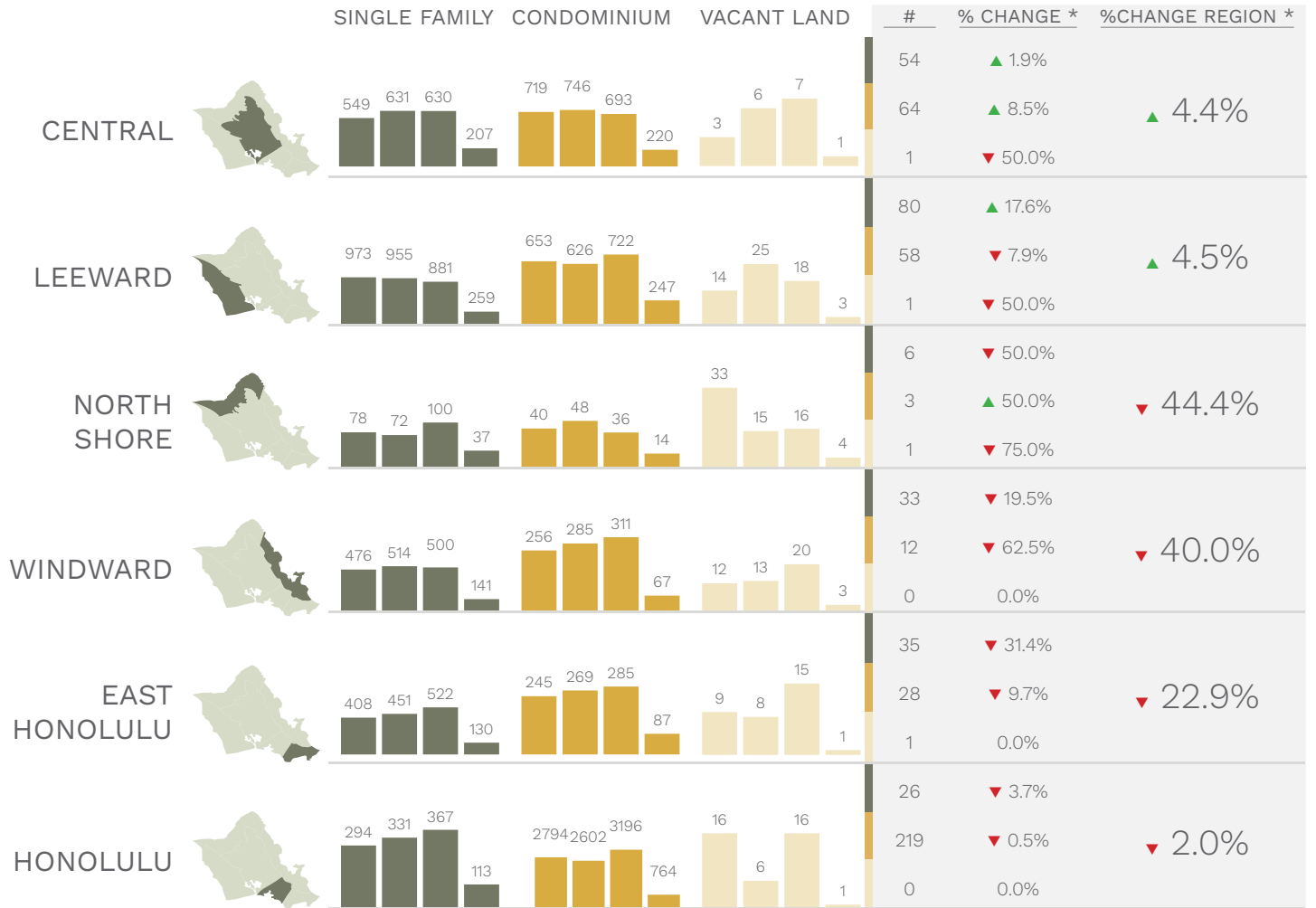
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

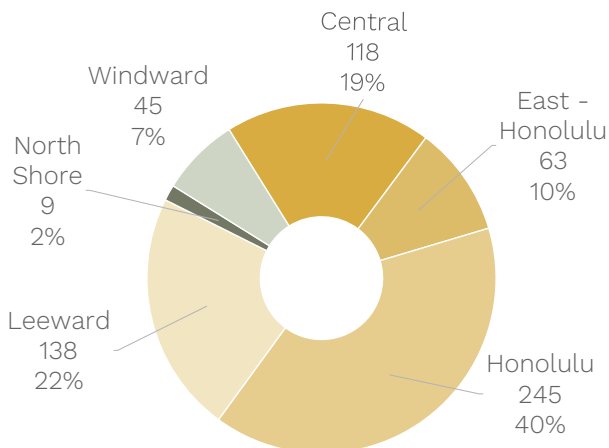


**Year-over-year and current YTD shown

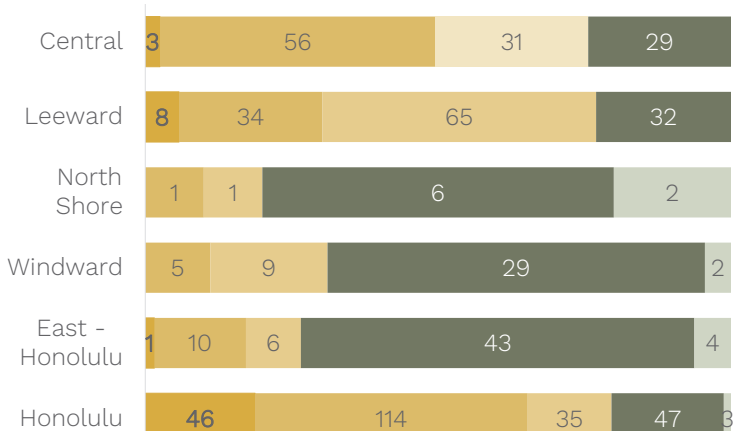
*vs. same month last year

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



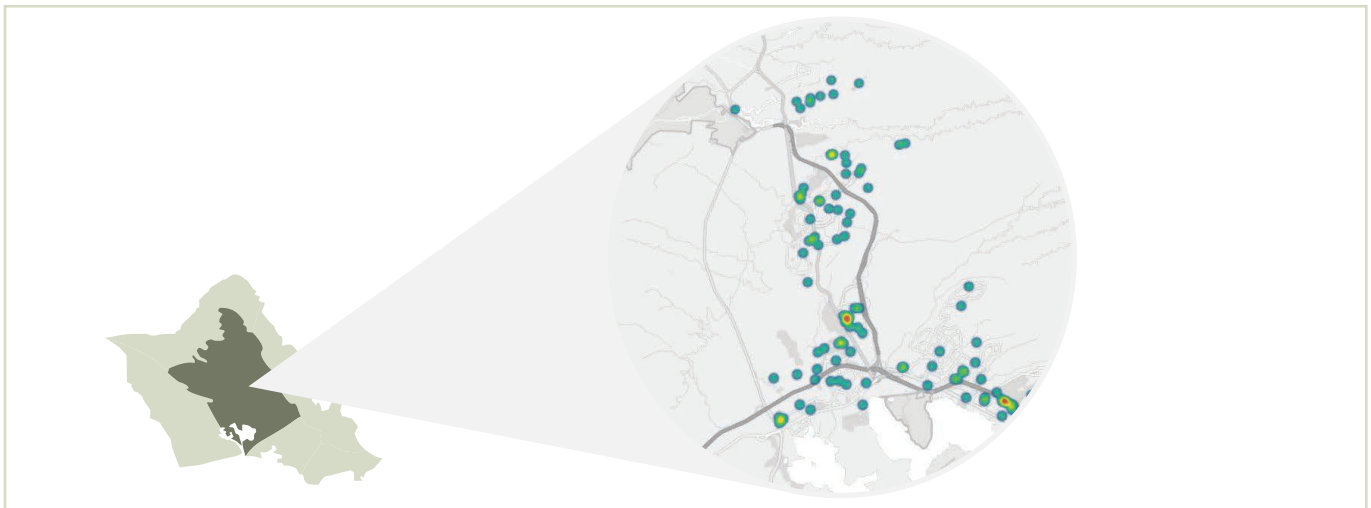
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	10 ▲	\$11.5 M ▲	\$1.0 M ▲	6 ▲	\$3.3 M ▲	\$555.0 K ▲
WAIPIO GENTRY	4 ▲	\$4.0 M ▲	\$1.0 M ▲	9 ▲	\$4.1 M ▲	\$435.0 K ▲
PEARLRIDGE	1 –	\$1.6 M –	\$1.6 M –	10 ▼	\$4.1 M ▼	\$419.0 K ▲
WAIKELE	2 ▲	\$1.9 M ▲	\$962.5 K ▼	7 ▲	\$4.2 M ▲	\$550.0 K ▲
MILILANI MAUKA	4 –	\$6.5 M ▲	\$1.7 M ▲	4 –	\$2.3 M ▼	\$575.0 K ▼
WAIPAHU-LOWER	3 ▼	\$2.4 M ▼	\$800.0 K ▼	4 –	\$1.3 M ▲	\$335.0 K ▲
WAIPIO ACRES/WAIKALANI WOODLANDS	--	--	--	6 ▲	\$2.4 M ▲	\$382.0 K ▼
AIEA HEIGHTS	6 ▲	\$6.6 M ▲	\$1.2 M ▼	--	--	--
LAUNANI VALLEY	--	--	--	5 ▲	\$2.7 M ▲	\$518.0 K ▲
WAIU	1 –	\$1.3 M ▼	\$1.3 M ▼	4 ▲	\$1.6 M ▼	\$410.5 K ▼

MONTHLY SALES HEAT MAP



TOP STREETS

	#
WIKAO STREET	5
KOAUKA LOOP	5
LUMIAUUAU STREET	4
CALIFORNIA AVENUE	3
WAIPAHU STREET	3
WAIKALANI DRIVE	3
MOANALUA LOOP	3
ALAPOAI STREET	2
KAMEHAMEHA HIGHWAY	2
HOKUAHIAHI STREET	2

TOP CONDO

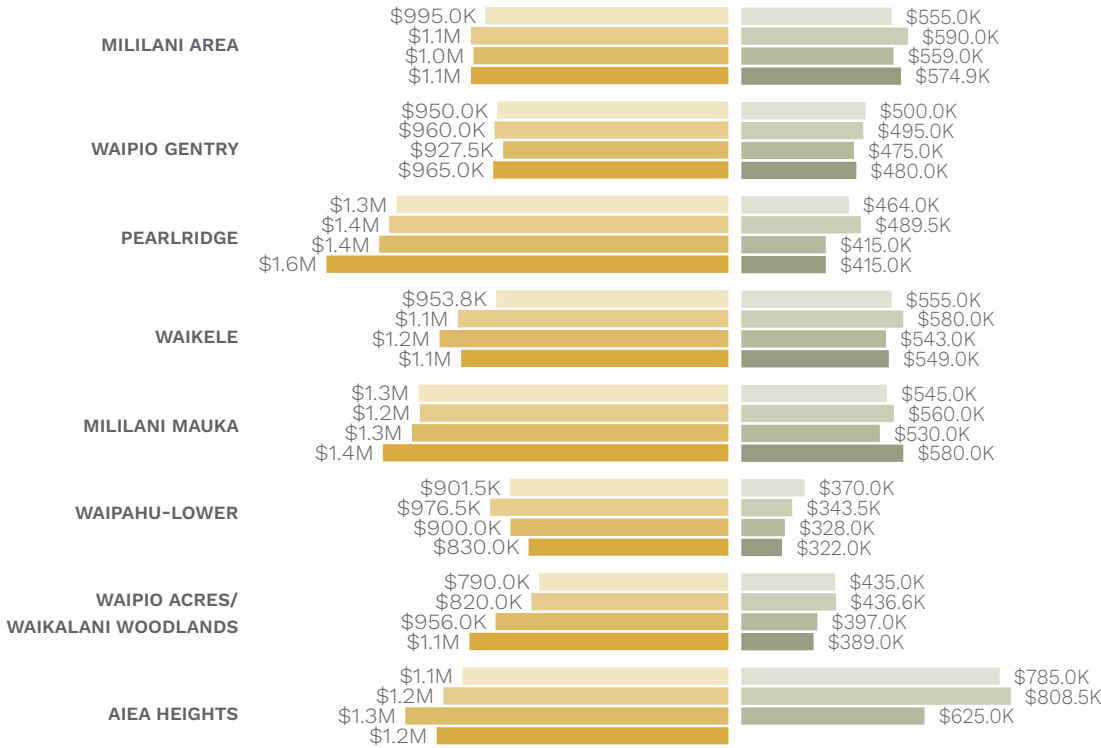
	#
PEARL REGENCY	3
WAIU GARDENS KAI G-2	2
RIDGE AT LAUNANI VALLEY	2
IHONA	2
LAULEA TOWN HOUSES	2
WAIU GARDEN COURT	2
LEOLUA REGENT	2
WAIKALANI WOODLANDS	2
HIKINO 3	2
PEARL RIDGE GDNS & TWR	2

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

207

↑ **12.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,025,500

↑ **2.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$222,468,635

↑ **14.5%** VS. LAST YEAR



CONDOMINIUM

OF SALES

220

↑ **11.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$475,000

↓ **2.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$103,693,149

↑ **8.7%** VS. LAST YEAR



VACANT LAND

OF SALES

1

↓ **66.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

↑ **6.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$850,000

↓ **64.6%** 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