

CENTRAL OAHU RESIDENTIAL SALES REPORT MAY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.3 M \$690.4 K

AVERAGE SOLD PRICE



\$1.3 M \$673.1 K

MAX SOLD PRICE



\$6.0 M \$8.0 M

% OF LIST PRICE RECEIVED



99.27% 97.50%

AVERAGE PRICE PER SQFT



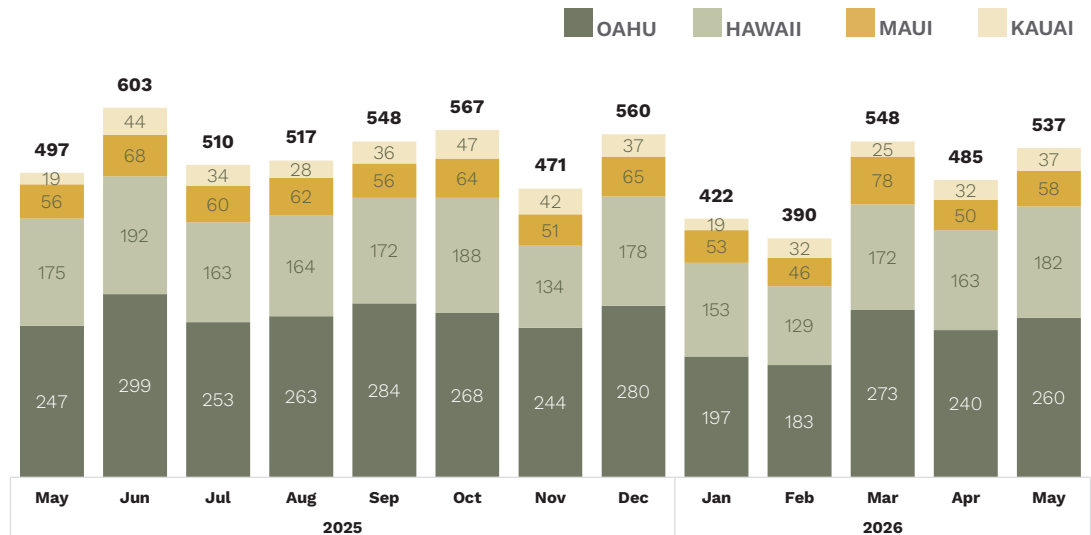
\$691.33 \$675.03

MEDIAN DOM



13 39

SINGLE FAMILY



OF SALES

260

↑ 8.3% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,155,000

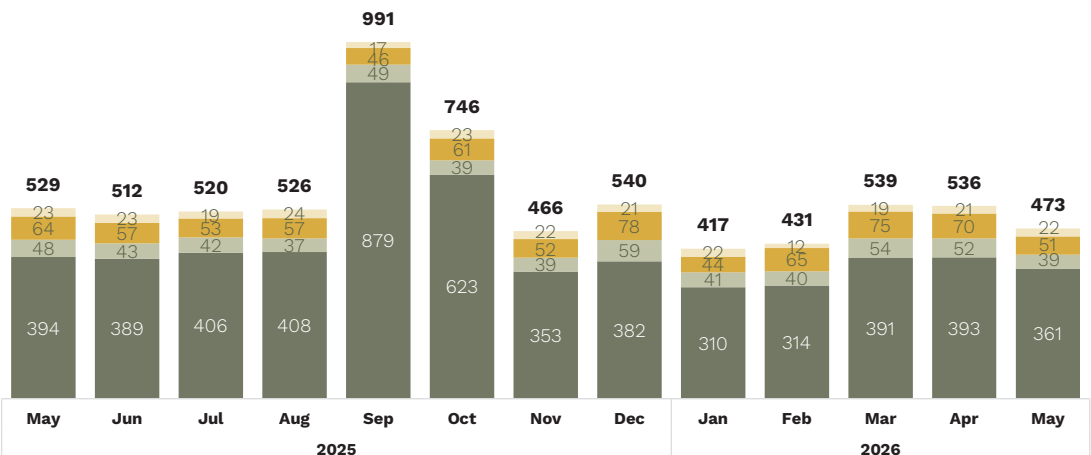
↓ 0.1% VS. LAST MONTH
↓ 1.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$346,235,001

↑ 8.8% VS. LAST MONTH
↑ 1.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

361

↓ 8.1% VS. LAST MONTH
↓ 8.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$530,000

↑ 5.6% VS. LAST MONTH
↑ 4.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$242,994,395

↓ 4.2% VS. LAST MONTH
↓ 2.3% VS. LAST YEAR

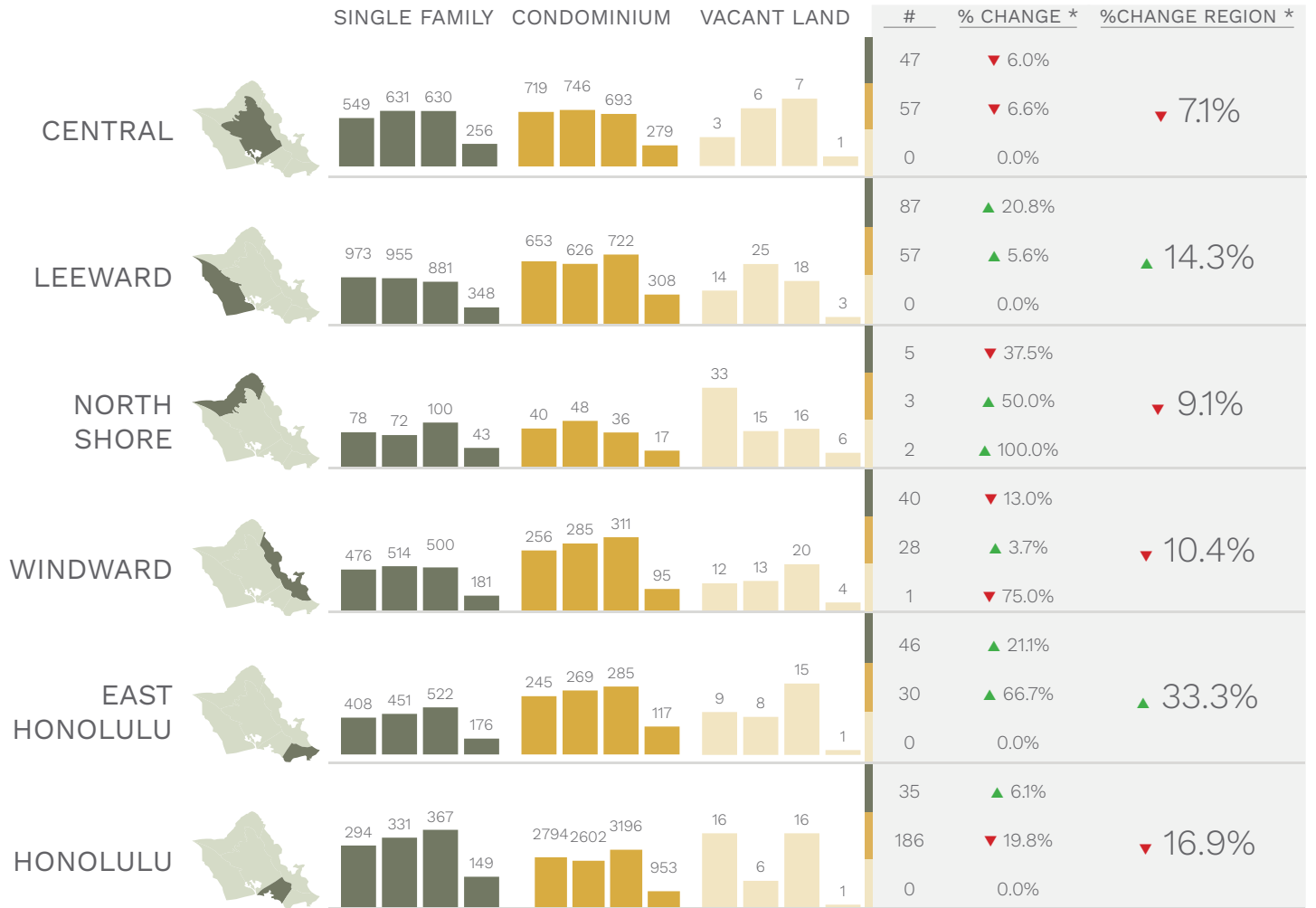
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

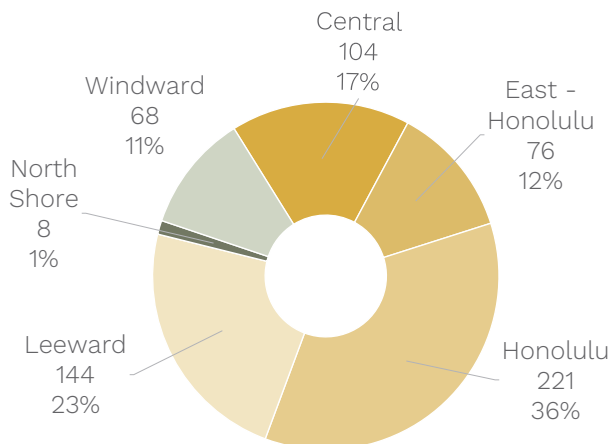


**Year-over-year and current YTD shown

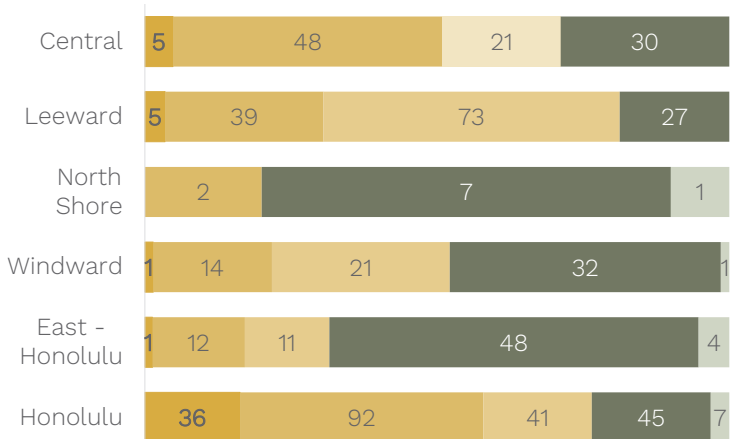
*vs. same month last year

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



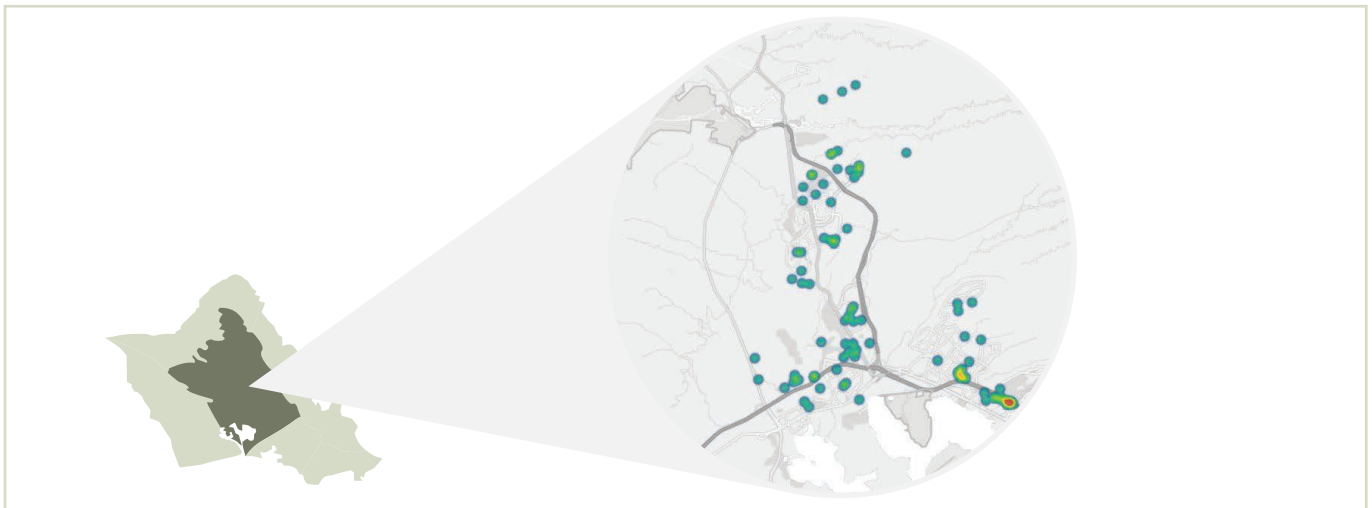
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
PEARLRIDGE	--	--	--	15 ▲	\$6.1 M ▲	\$376.0 K ▼
MILILANI AREA	7 ▼	\$7.2 M ▼	\$1.0 M ▼	5 ▼	\$2.6 M ▼	\$490.0 K ▼
WAI'AU	1 --	\$1.1 M ▼	\$1.1 M ▼	8 --	\$3.8 M --	\$522.5 K --
WAIPIO GENTRY	1 --	\$962.0 K ▲	\$962.0 K ▲	8 ▲	\$3.5 M ▲	\$460.0 K ▼
WAIKELE	3 --	\$2.8 M --	\$950.0 K --	5 --	\$2.9 M ▼	\$590.0 K ▲
MILILANI MAUKA	2 ▼	\$2.9 M ▼	\$1.4 M ▲	5 ▲	\$2.9 M ▲	\$590.0 K ▲
WAIPIO ACRES/WAIKALANI WOODLANDS	2 --	\$2.1 M --	\$1.0 M --	4 ▲	\$2.0 M ▲	\$517.5 K ▲
WAIPAHU-LOWER	2 --	\$1.9 M ▼	\$959.5 K ▼	2 --	\$654.0 K ▼	\$327.0 K ▼
AIEA HEIGHTS	4 --	\$5.1 M ▲	\$1.1 M ▼	--	--	--
VILLAGE PARK	4 --	\$3.9 M ▲	\$965.0 K ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS

	#
KOAUKA LOOP	8
LUMIAU'AU STREET	4
WIKAO STREET	3
MOANALUA ROAD	3
KAAPÉHA STREET	2
LANIKUHANA AVENUE	2
CALIFORNIA AVENUE	2
KOAHEAHE PLACE	2
ALAPINE STREET	2
KOAHEAHE STREET	2

TOP CONDO

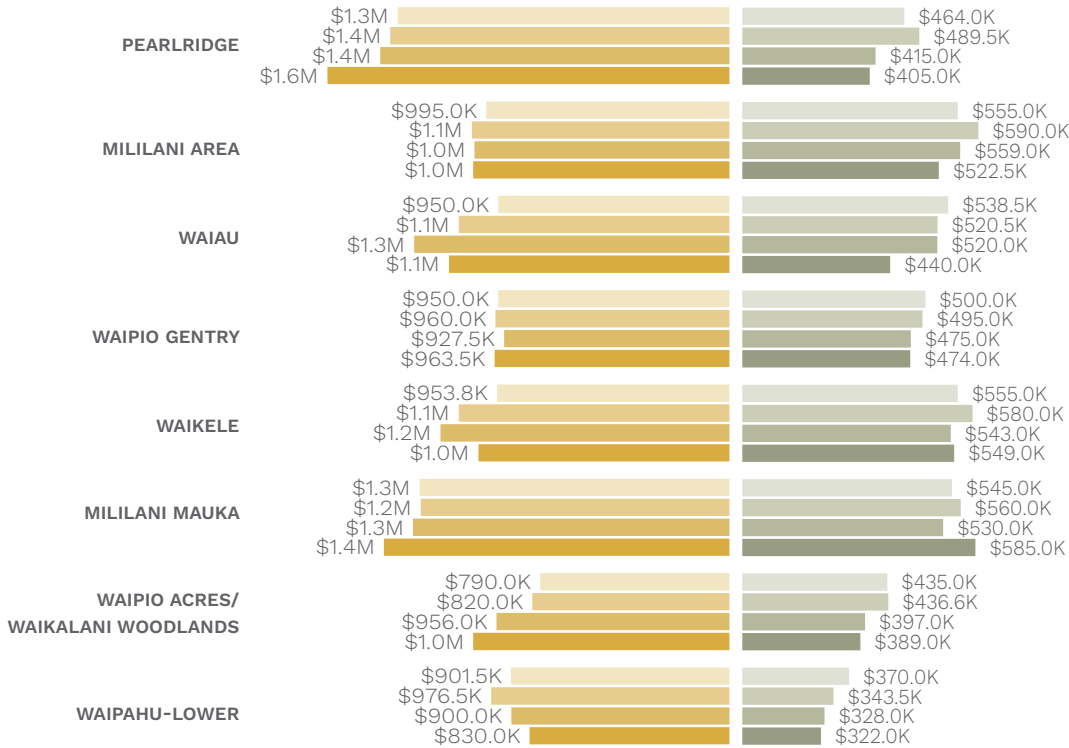
	#
WAI'AU GARDEN VILLA	4
PEARL 1	2
PEARL RIDGE GDNS & TWR	2
PEARL 2	2
HIGHLANDER	2
EVERGREEN TERRACE	2
RIDGE AT LAUNANI VALLEY	2
LELE PONO	2
PARK AT PEARLRIDGE	2
CROSSPOINTE	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

256

↑ 9.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,032,000

↑ 2.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$275,698,635

↑ 11.0% VS. LAST YEAR



CONDOMINIUM

OF SALES

279

↑ 8.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$475,000

↓ 3.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$131,715,549

↑ 4.8% VS. LAST YEAR



VACANT LAND

OF SALES

1

↓ 75.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

↑ 13.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$850,000

↓ 66.8% VS. LAST YEAR



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