

CENTRAL OAHU RESIDENTIAL SALES REPORT JULY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$651.8 K

AVERAGE SOLD PRICE



\$1.5 M \$637.6 K

MAX SOLD PRICE



\$8.3 M \$10.0 M

% OF LIST PRICE RECEIVED



98.74% 97.81%

AVERAGE PRICE PER SQFT



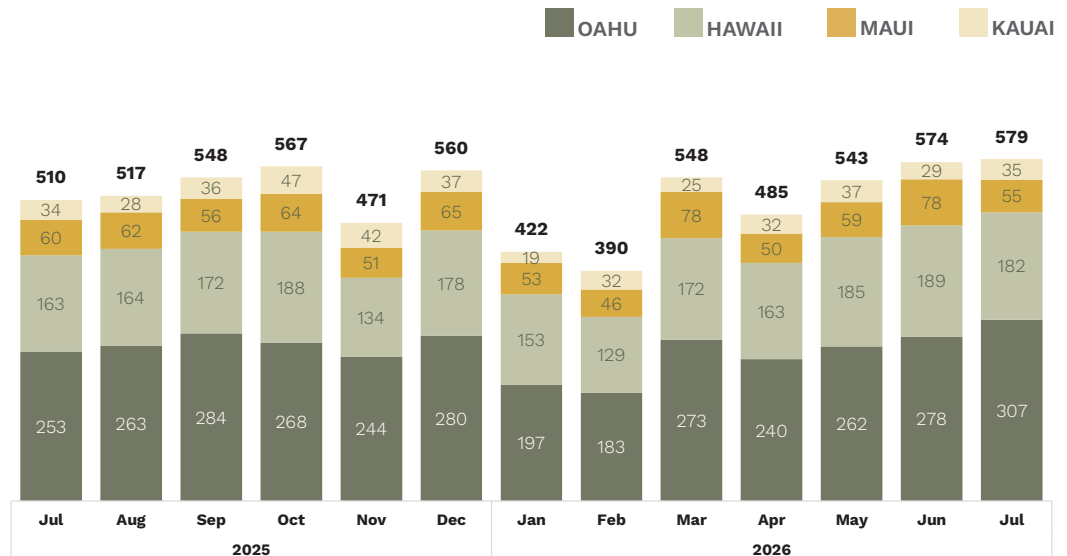
\$706.13 \$664.54

MEDIAN DOM



16 38

SINGLE FAMILY



OF SALES

307

↑ 10.4% VS. LAST MONTH
↑ 21.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,207,000

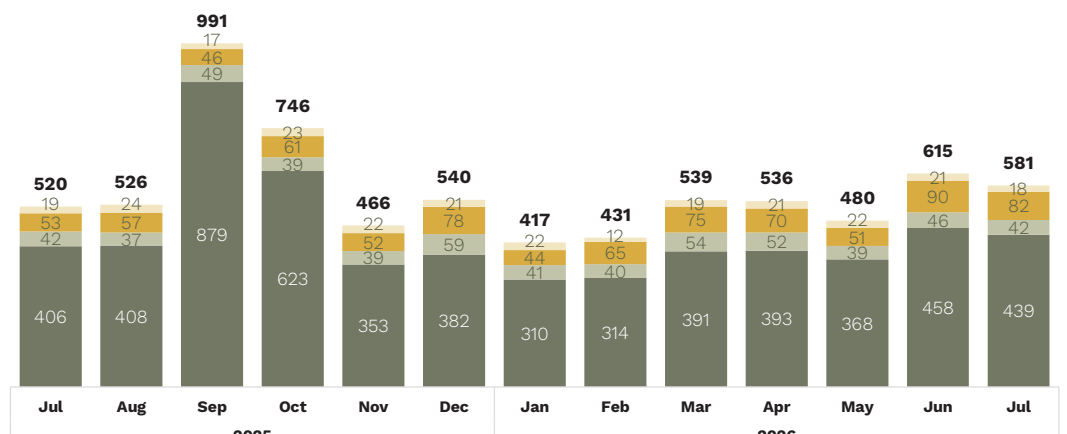
↓ 1.1% VS. LAST MONTH
↑ 12.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$446,109,467

↑ 10.6% VS. LAST MONTH
↑ 40.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

439

↓ 4.1% VS. LAST MONTH
↑ 8.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$519,000

↓ 5.6% VS. LAST MONTH
↑ 4.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$279,908,293

↓ 12.6% VS. LAST MONTH
↑ 4.5% VS. LAST YEAR

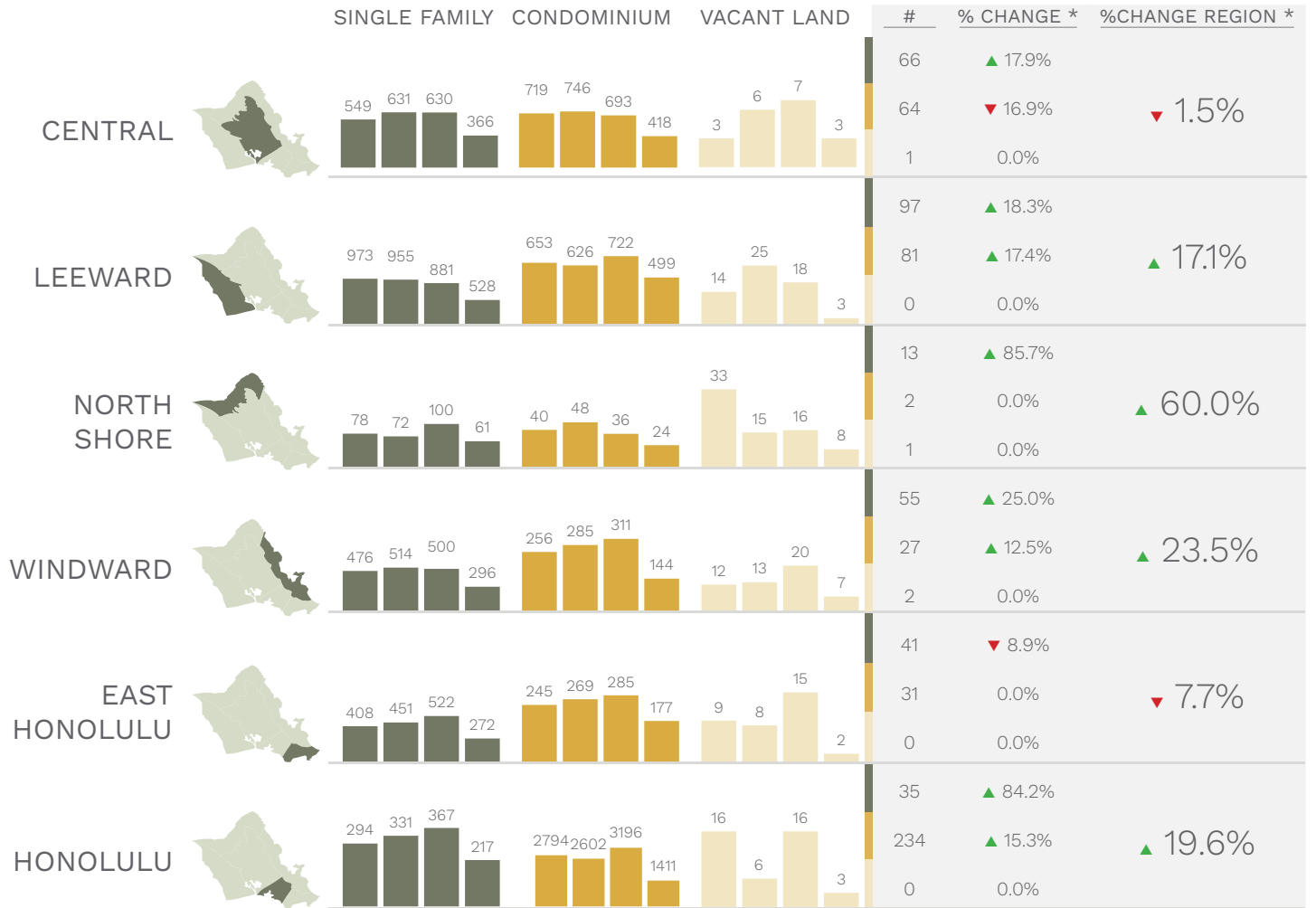
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

Single Family Condominium Vacant Land

YTD TREND**

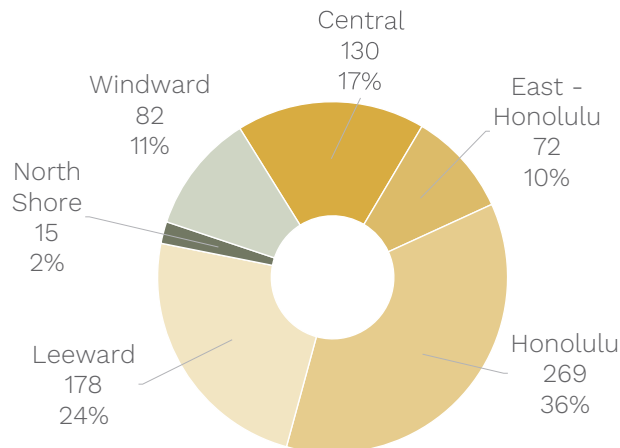
MONTH



**Year-over-year and current YTD shown

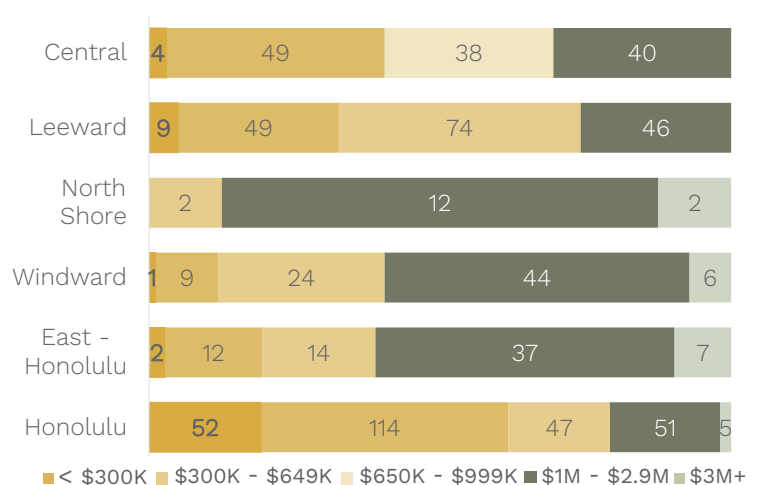
*vs. same month last year

SALES BY REGION



*EXCLUDING VACANT LAND SALES

SALES BY PRICE



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

NEIGHBORHOOD SALES CENTRAL OAHU

NEIGHBORHOOD COMPARISON



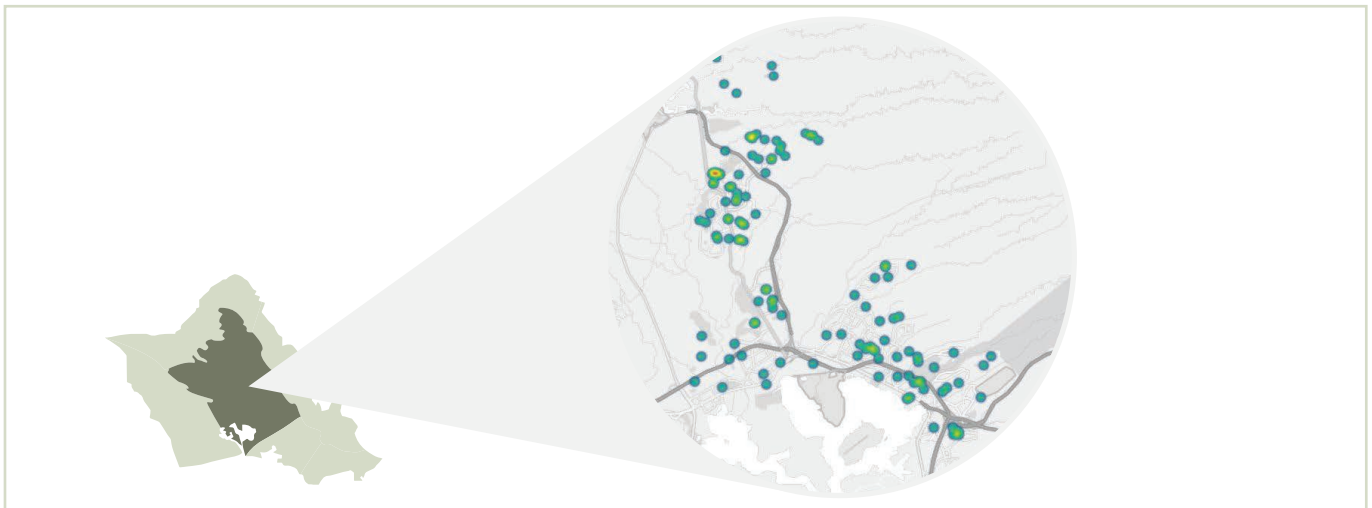
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	10 ▲	\$11.2 M ▲	\$1.0 M ▼	13 ▲	\$8.3 M ▲	\$645.0 K ▲
MILILANI MAUKA	8 ▲	\$11.3 M ▲	\$1.4 M ▲	6 –	\$3.4 M ▲	\$564.5 K ▲
WAIPIO ACRES/ WAIKALANI WOODLANDS	2 ▲	\$2.5 M ▲	\$1.3 M ▲	8 ▲	\$3.3 M ▲	\$374.5 K ▼
PEARLRIDGE	1 –	\$1.1 M ▼	\$1.1 M ▼	8 ▼	\$3.1 M ▼	\$400.0 K ▼
WAIPIO GENTRY	2 ▼	\$2.1 M ▼	\$1.0 M ▲	6 ▼	\$2.8 M ▼	\$456.0 K ▼
PACIFIC PALISADES	6 ▲	\$6.0 M ▲	\$974.0 K ▲	– –	– –	– –
LAUNANI VALLEY	1 –	\$1.1 M ▲	\$1.1 M ▲	4 –	\$2.0 M ▼	\$520.0 K –
PEARL CITY-UPPER	5 ▲	\$5.7 M ▲	\$1.2 M ▲	– –	– –	– –
WAI'IAU	2 –	\$2.3 M –	\$1.2 M –	3 ▲	\$1.9 M ▲	\$618.0 K ▲
AIEA HEIGHTS	2 –	\$2.2 M –	\$1.1 M –	1 –	\$735.0 K –	\$735.0 K –

MONTHLY SALES HEAT MAP



TOP STREETS

	#
WIKAO STREET	5
ANANIA DRIVE	4
KOMO MAI DRIVE	4
WAIKALANI PLACE	4
WAIKALANI DRIVE	3
AIEA HEIGHTS DRIVE	3
HOLANIKU STREET	2
KAAHUMANU STREET	2
CALIFORNIA AVENUE	2
IHO PLACE	2

TOP CONDO

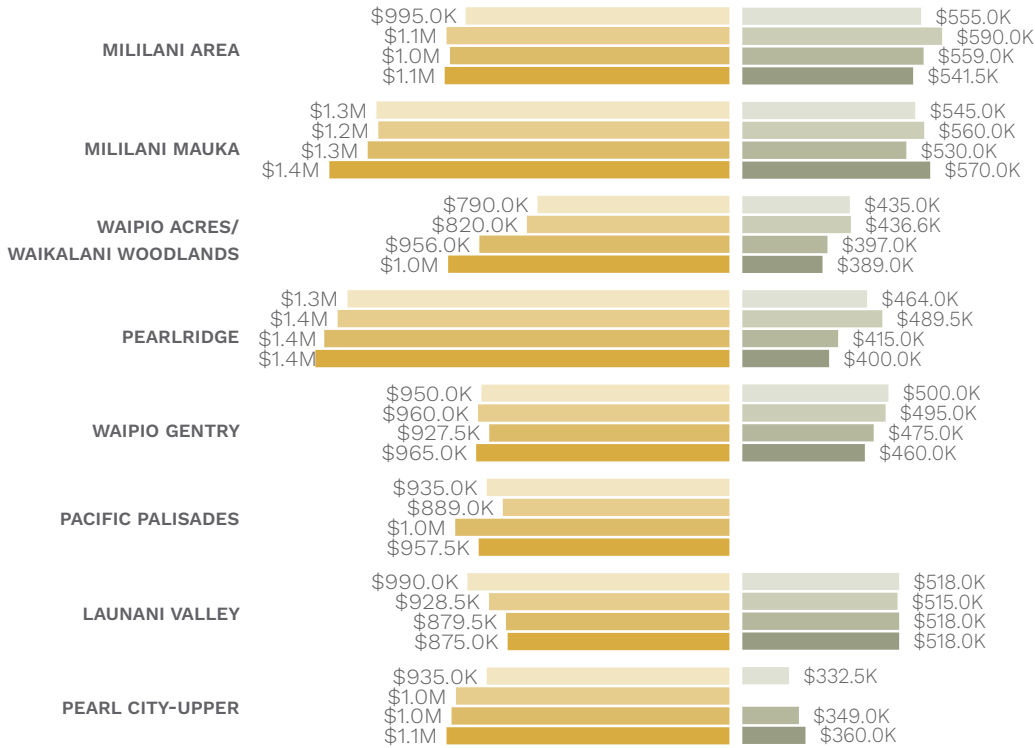
	#
WAILUNA	2
RIDGECREST-MELEMANU	2
PEARL 2	2
COLONNADE ON THE GREENS	2
TERRACES AT LAUNANI VALLEY	2
KAHOLO HALE	2
WOODWINDS	2
KAUHALE - RAINBOW SERIES	2
NOB HILL 3	2
AIEA LANI ESTS	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

366

↑ **3.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,045,000

↑ **5.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$397,330,049

↑ **7.6%** VS. LAST YEAR



CONDOMINIUM

OF SALES

418

↑ **5.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$480,000

↓ **1.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$200,285,468

↑ **4.0%** VS. LAST YEAR



VACANT LAND

OF SALES

3

↓ **25.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

↑ **13.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$2,560,000

0.0% VS. LAST YEAR



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