

## CENTRAL OAHU

### RESIDENTIAL SALES REPORT AUGUST 2026

#### ISLAND SALES

Single Family Condominium

#### AVERAGE LIST PRICE



\$1.4 M \$657.3 K

#### AVERAGE SOLD PRICE



\$1.4 M \$638.8 K

#### MAX SOLD PRICE



\$6.4 M \$10.5 M

#### % OF LIST PRICE RECEIVED



99.30% 97.18%

#### AVERAGE PRICE PER SQFT



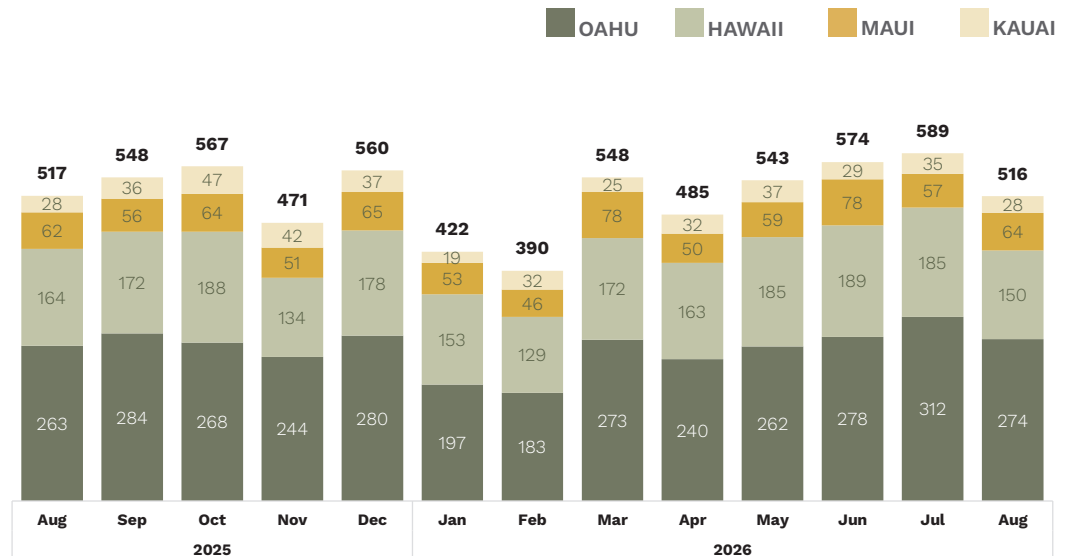
\$721.97 \$664.63

#### MEDIAN DOM



17 37

#### SINGLE FAMILY



#### # OF SALES

274

↓ 12.2% VS. LAST MONTH  
↑ 4.2% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$1,225,500

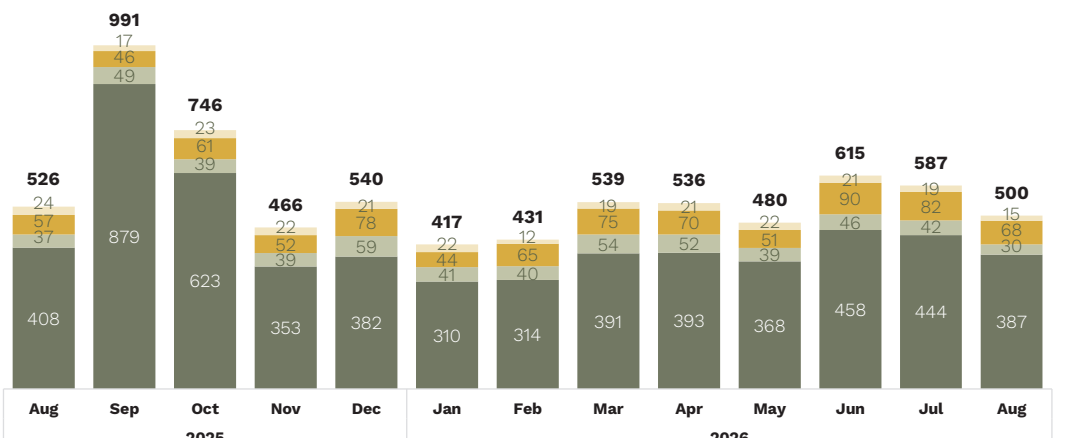
↑ 1.8% VS. LAST MONTH  
↑ 10.9% VS. LAST YEAR

#### TOTAL \$ OF SALES

\$381,994,819

↓ 15.4% VS. LAST MONTH  
↑ 6.4% VS. LAST YEAR

#### CONDOMINIUM



#### # OF SALES

387

↓ 12.8% VS. LAST MONTH  
↓ 5.1% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$523,000

↑ 1.2% VS. LAST MONTH  
↑ 0.1% VS. LAST YEAR

#### TOTAL \$ OF SALES

\$247,197,378

↓ 12.8% VS. LAST MONTH  
↓ 12.6% VS. LAST YEAR

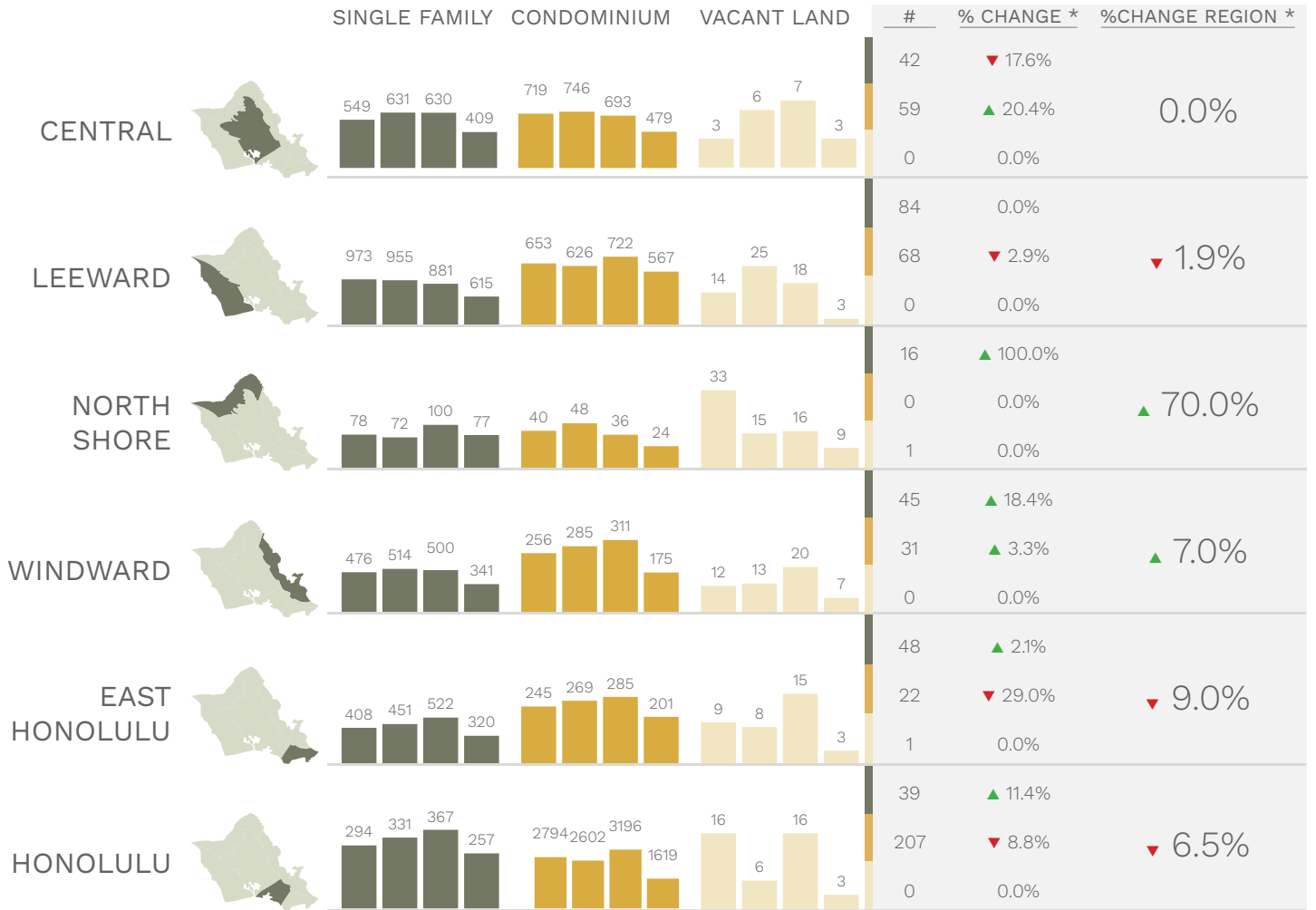
# REGIONAL SALES CENTRAL OAHU

## SALES COMPARISON

Single Family Condominium Vacant Land

### YTD TREND\*\*

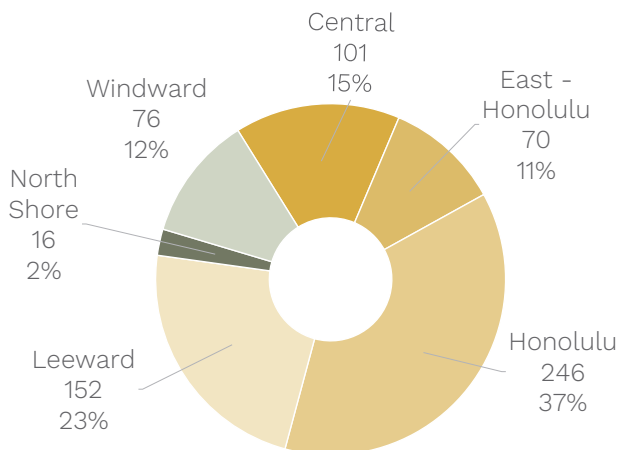
### MONTH



\*\*Year-over-year and current YTD shown

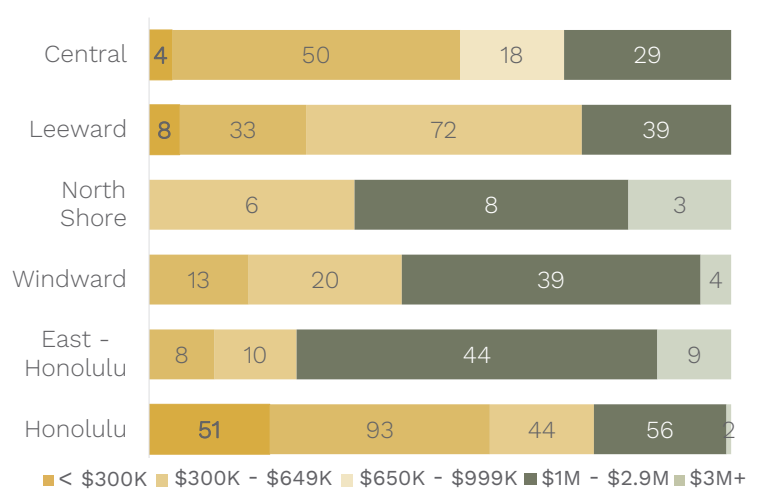
\*vs. same month last year

## 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



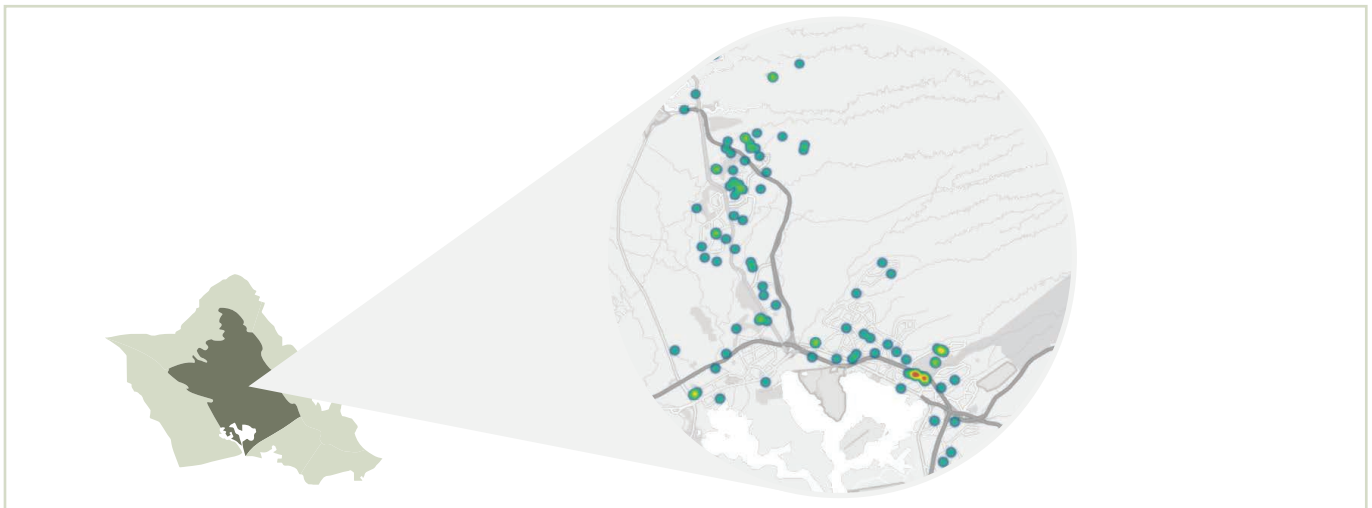
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

|                                      | SINGLE FAMILY HOMES |             |             | CONDOMINIUM |             |             |
|--------------------------------------|---------------------|-------------|-------------|-------------|-------------|-------------|
|                                      | #                   | \$ AMT      | MEDIAN      | #           | \$ AMT      | MEDIAN      |
| PEARLRIDGE                           | --                  | --          | --          | 19 ▲        | \$7.7 M ▲   | \$389.5 K ▼ |
| MILILANI AREA                        | 10 ▲                | \$12.2 M ▲  | \$1.2 M ▲   | 8 ▼         | \$4.7 M ▲   | \$610.0 K ▲ |
| MILILANI MAUKA                       | 5 ▼                 | \$7.9 M ▼   | \$1.5 M ▲   | 3 ▼         | \$1.9 M ▼   | \$535.0 K ▼ |
| WAIPIO ACRES/<br>WAIKALANI WOODLANDS | 1 –                 | \$975.0 K – | \$975.0 K – | 4 ▼         | \$1.7 M ▼   | \$392.5 K ▲ |
| WAIKELE                              | 2 –                 | \$2.0 M ▼   | \$1.0 M ▼   | 3 ▼         | \$1.9 M ▼   | \$641.0 K ▲ |
| PEARL CITY-UPPER                     | 4 ▼                 | \$4.3 M ▼   | \$1.0 M ▼   | 1 –         | \$399.0 K – | \$399.0 K – |
| WAIPAHU-LOWER                        | 1 ▼                 | \$675.0 K ▼ | \$675.0 K ▼ | 3 –         | \$977.0 K ▼ | \$339.0 K ▲ |
| LAUNANI VALLEY                       | 1 –                 | \$1.1 M ▲   | \$1.1 M ▲   | 3 ▲         | \$1.5 M ▲   | \$489.0 K ▼ |
| KOA RIDGE                            | 3 ▲                 | \$3.9 M ▲   | \$1.3 M ▲   | 1 –         | \$552.9 K – | \$552.9 K – |
| PACIFIC PALISADES                    | 3 –                 | \$3.0 M ▲   | \$1.0 M ▲   | --          | --          | --          |

### MONTHLY SALES HEAT MAP



#### TOP STREETS

|                    | # |
|--------------------|---|
| KOAUKA LOOP        | 6 |
| KAONOHI STREET     | 5 |
| WIKAO STREET       | 4 |
| LUMIAUUAU STREET   | 3 |
| WAIPAHU STREET     | 3 |
| MOANALUA ROAD      | 3 |
| KAMEHAMEHA HIGHWAY | 2 |
| IHO PLACE          | 2 |
| CALIFORNIA AVENUE  | 2 |
| KIPAPA DRIVE       | 2 |

#### TOP CONDO

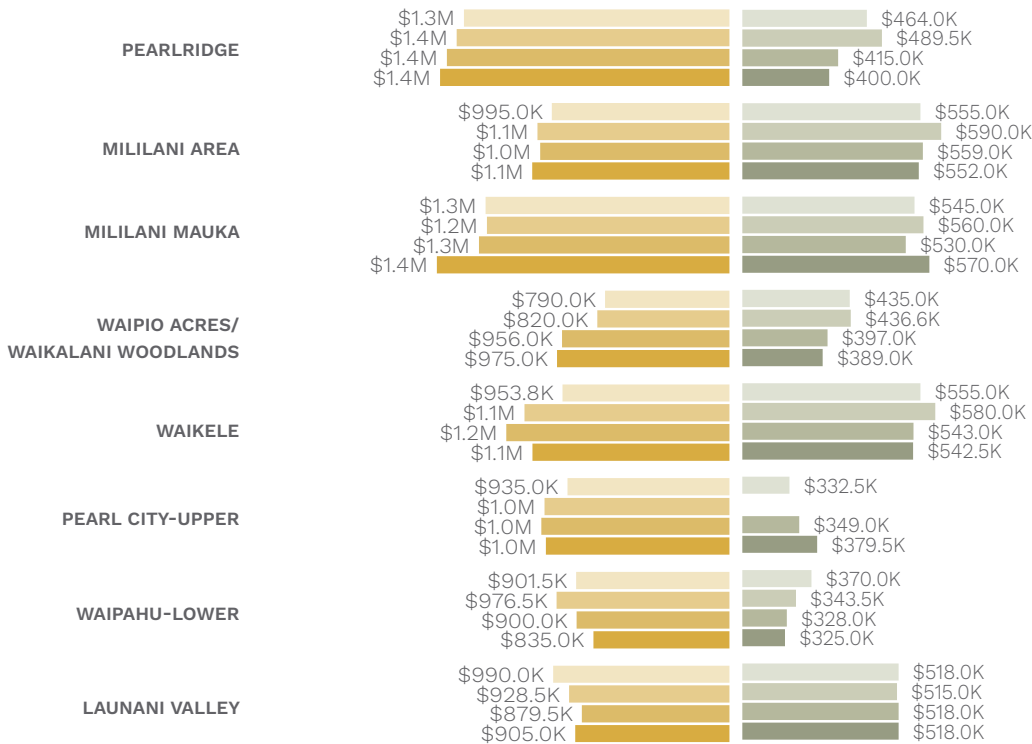
|                         | # |
|-------------------------|---|
| PEARL RIDGE GDNS & TWR  | 4 |
| RIDGEWAY B1             | 3 |
| RIDGE AT LAUNANI VALLEY | 3 |
| PARK AT PEARLRIDGE      | 2 |
| NORTHBROOK-MELEMANU     | 2 |
| COLONNADE ON THE GREENS | 2 |
| HIDDEN VALLEY ESTS      | 2 |
| KEMOO BY LAKE           | 2 |
| CENTURY PARK PLAZA      | 2 |
| KUNIA PALMS             | 2 |

# YEAR TO DATE CENTRAL OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**409**

↑ 1.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,050,000**

↑ 5.2% VS. LAST YEAR

TOTAL \$ OF SALES

**\$446,513,041**

↑ 5.8% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**479**

↑ 7.4% VS. LAST YEAR

MEDIAN SALES PRICE

**\$475,000**

↓ 2.1% VS. LAST YEAR

TOTAL \$ OF SALES

**\$228,840,125**

↑ 5.7% VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

↓ 40.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$850,000**

↑ 21.4% VS. LAST YEAR

TOTAL \$ OF SALES

**\$2,560,000**

↓ 19.7% VS. LAST YEAR



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