

EAST OAHU

RESIDENTIAL SALES REPORT FEBRUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$685.8 K

AVERAGE SOLD PRICE



\$1.4 M \$662.8 K

MAX SOLD PRICE



\$8.9 M \$11.6 M

% OF LIST PRICE RECEIVED



97.89% 96.64%

AVERAGE PRICE PER SQFT



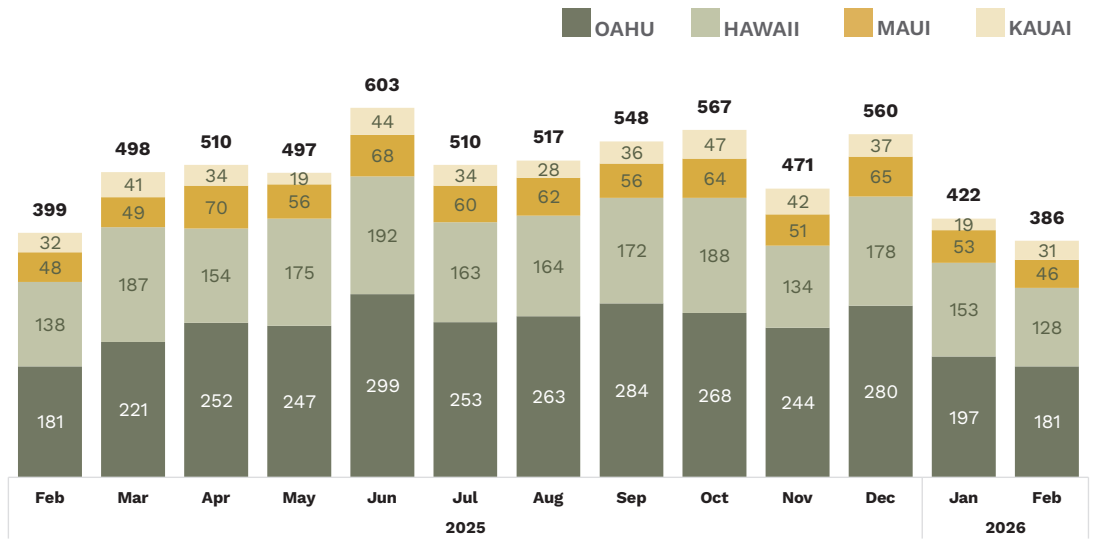
\$739.38 \$685.10

MEDIAN DOM



19 55

SINGLE FAMILY



OF SALES

181

⬇️ 8.1% VS. LAST MONTH
⬇️ 0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,200,000

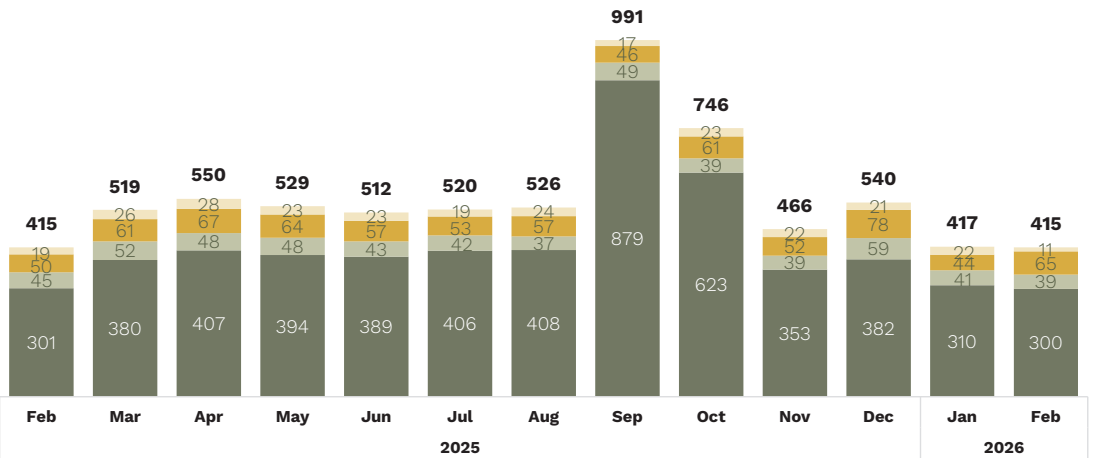
⬆️ 6.7% VS. LAST MONTH
⬆️ 4.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$257,415,362

⬇️ 6.4% VS. LAST MONTH
⬆️ 4.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

300

⬇️ 3.2% VS. LAST MONTH
⬇️ 0.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$509,240

⬇️ 4.4% VS. LAST MONTH
⬆️ 2.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$198,840,842

⬇️ 6.8% VS. LAST MONTH
⬆️ 8.8% VS. LAST YEAR

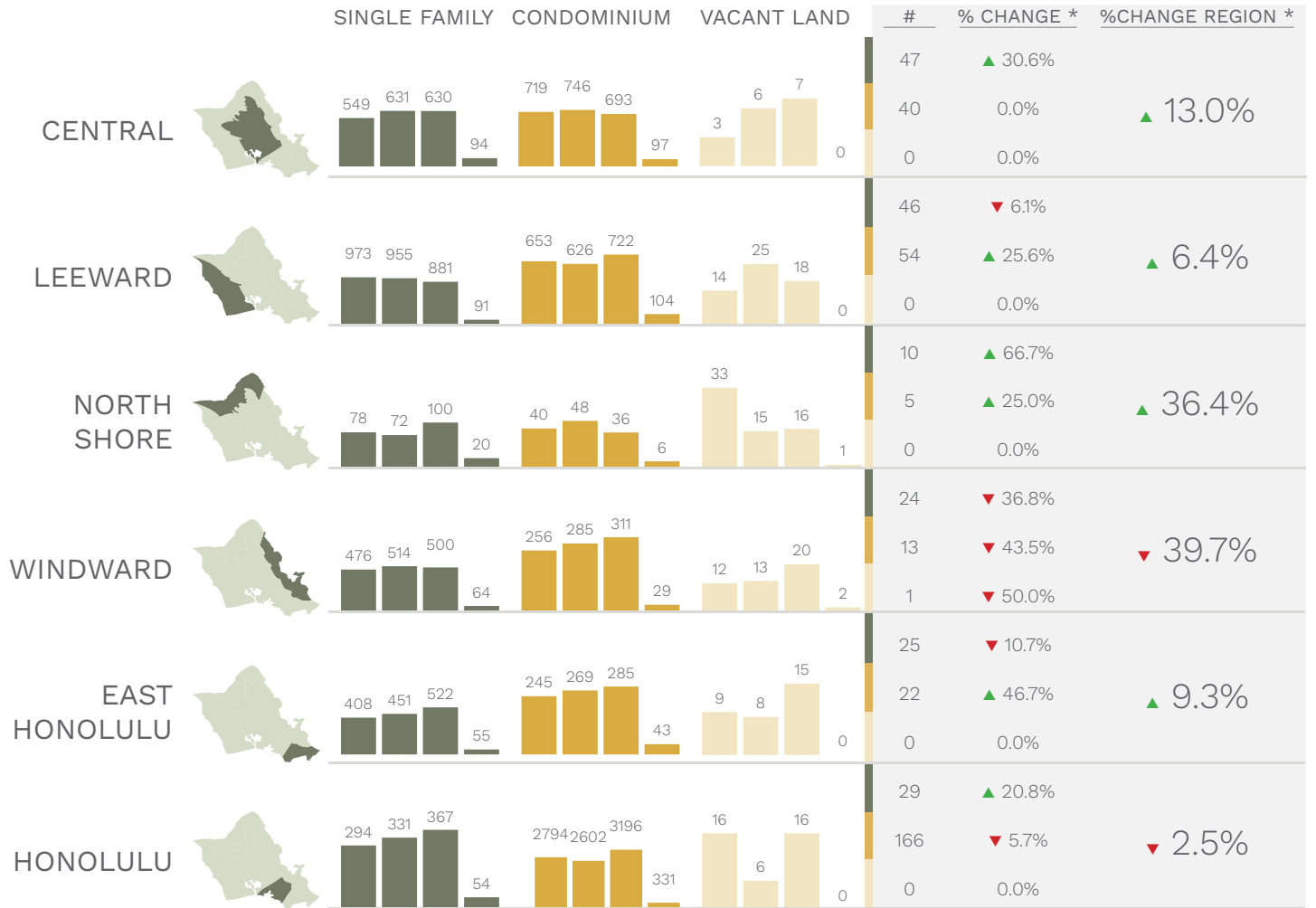
REGIONAL SALES OAHU EAST

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

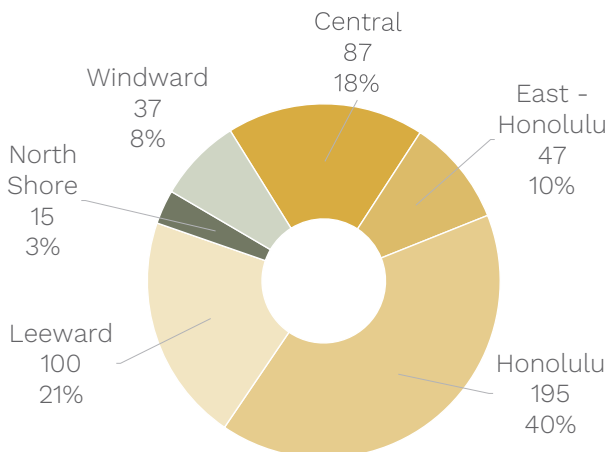


**Year-over-year and current YTD shown

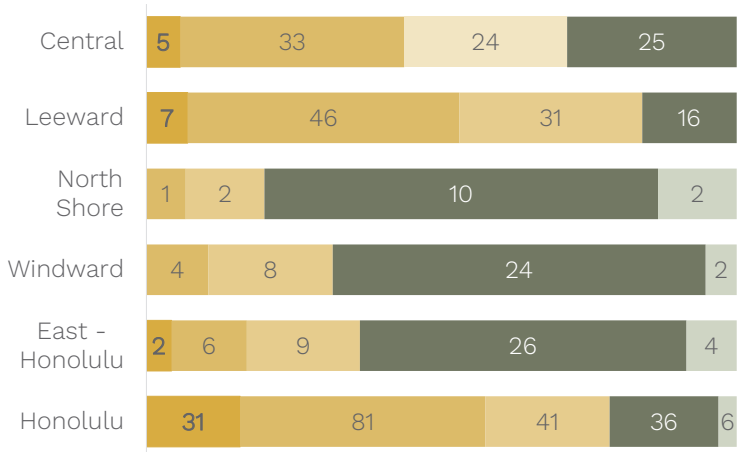
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES

OAHU EAST

NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WEST MARINA	--	--	--	11 ▲	\$9.2 M ▲	\$851.0 K ▼
HAHAIONE-LOWER	--	--	--	4 ▲	\$2.5 M ▲	\$630.0 K ▲
DIAMOND HEAD	2 -	\$8.2 M ▼	\$41 M ▼	1 ▼	\$2.0 M ▲	\$2.0 M ▲
KOKO HEAD TERRACE	2 ▲	\$2.6 M ▲	\$1.3 M ▼	--	--	--
KOKO KAI	2 -	\$5.0 M -	\$2.5 M -	--	--	--
MARINERS VALLEY	1 -	\$1.9 M -	\$1.9 M -	1 -	\$770.0 K ▼	\$770.0 K ▼
NIU VALLEY	2 ▲	\$3.6 M ▲	\$1.8 M ▲	--	--	--
HAWAII LOA RIDGE	2 -	\$6.3 M -	\$31 M -	--	--	--
AINA HAINA AREA	2 -	\$2.7 M -	\$1.4 M -	--	--	--
KAHALA AREA	1 ▼	\$2.5 M ▼	\$2.5 M ▼	1 -	\$1.2 M ▼	\$1.2 M ▼

MONTHLY SALES HEAT MAP



TOP STREETS	#
LUNALILO HOME ROAD	4
HAWAII KAI DRIVE	4
HAHAIONE STREET	4
KILAUEA AVENUE	2
DIAMOND HEAD ROAD	1
HIKALA PLACE	1
AWAWAMALU STREET	1
HANAKAPIAI STREET	1
AHUWALE STREET	1
HALEKOA DRIVE	1

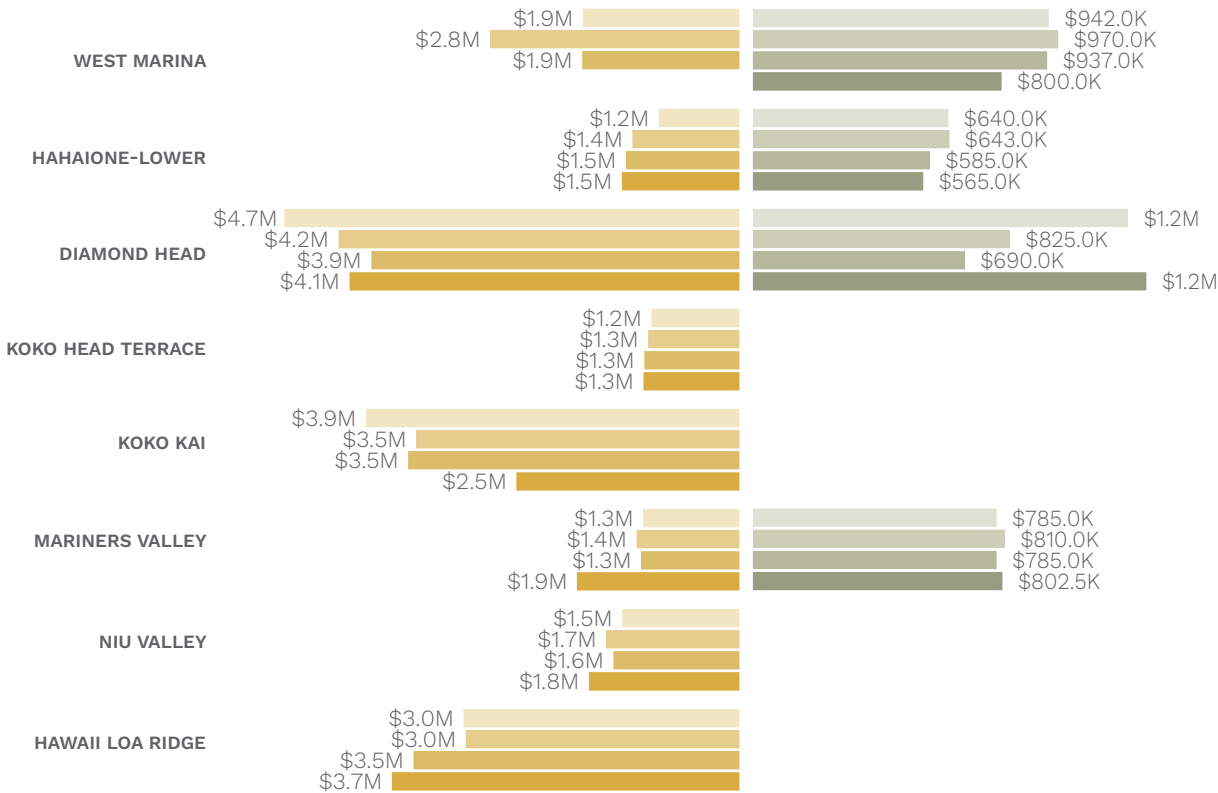
TOP CONDO	#
MAUNA LUAN	4
ESPLANADE	3
HALE KA LAE	2
KAHALA VIEW ESTATE	1
MARINA PALMS	1
KALELE KAI	1
COLONY SURF LTD	1
KAHALA BEACH	1
COLONY AT THE PENINSULA	1
HALE MAKANI KAI	1

YEAR TO DATE EAST OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

55

📉 **9.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,648,000

📉 **0.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$126,461,000

📉 **0.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

43

📈 **22.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$770,000

📈 **10.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$35,269,500

📈 **12.5%** 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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