

OAHU

RESIDENTIAL SALES REPORT JANUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$714.8 K

AVERAGE SOLD PRICE



\$1.4 M \$688.9 K

MAX SOLD PRICE



\$11.8 M \$14.5 M

% OF LIST PRICE RECEIVED



95.87% 96.38%

AVERAGE PRICE PER SQFT



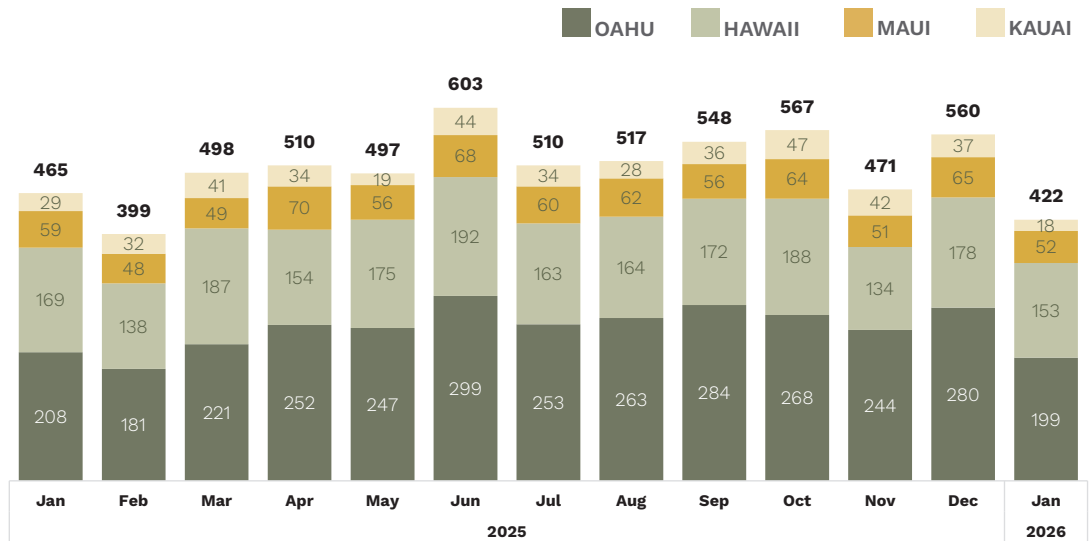
\$713.90 \$691.38

MEDIAN DOM



28 49

SINGLE FAMILY



OF SALES

199

⬇️ 28.9% VS. LAST MONTH
⬇️ 4.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,125,000

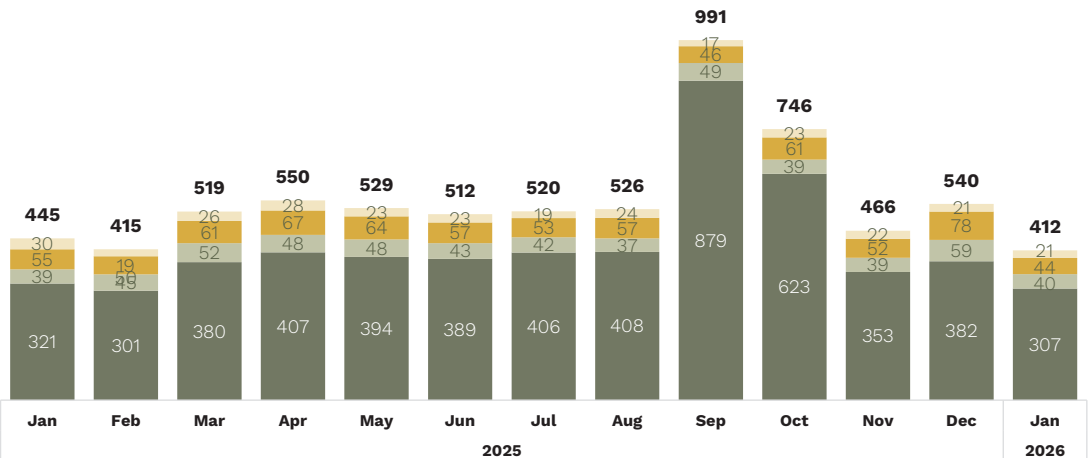
⬆️ 1.6% VS. LAST MONTH
⬆️ 1.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$280,088,443

⬇️ 26.3% VS. LAST MONTH
⬆️ 1.5% VS. LAST YEAR

CONDOMINIUM



OF SALES

307

⬇️ 19.6% VS. LAST MONTH
⬇️ 4.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$530,000

⬆️ 1.0% VS. LAST MONTH
⬇️ 1.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$211,484,766

⬇️ 22.2% VS. LAST MONTH
⬆️ 1.5% VS. LAST YEAR

REGIONAL SALES

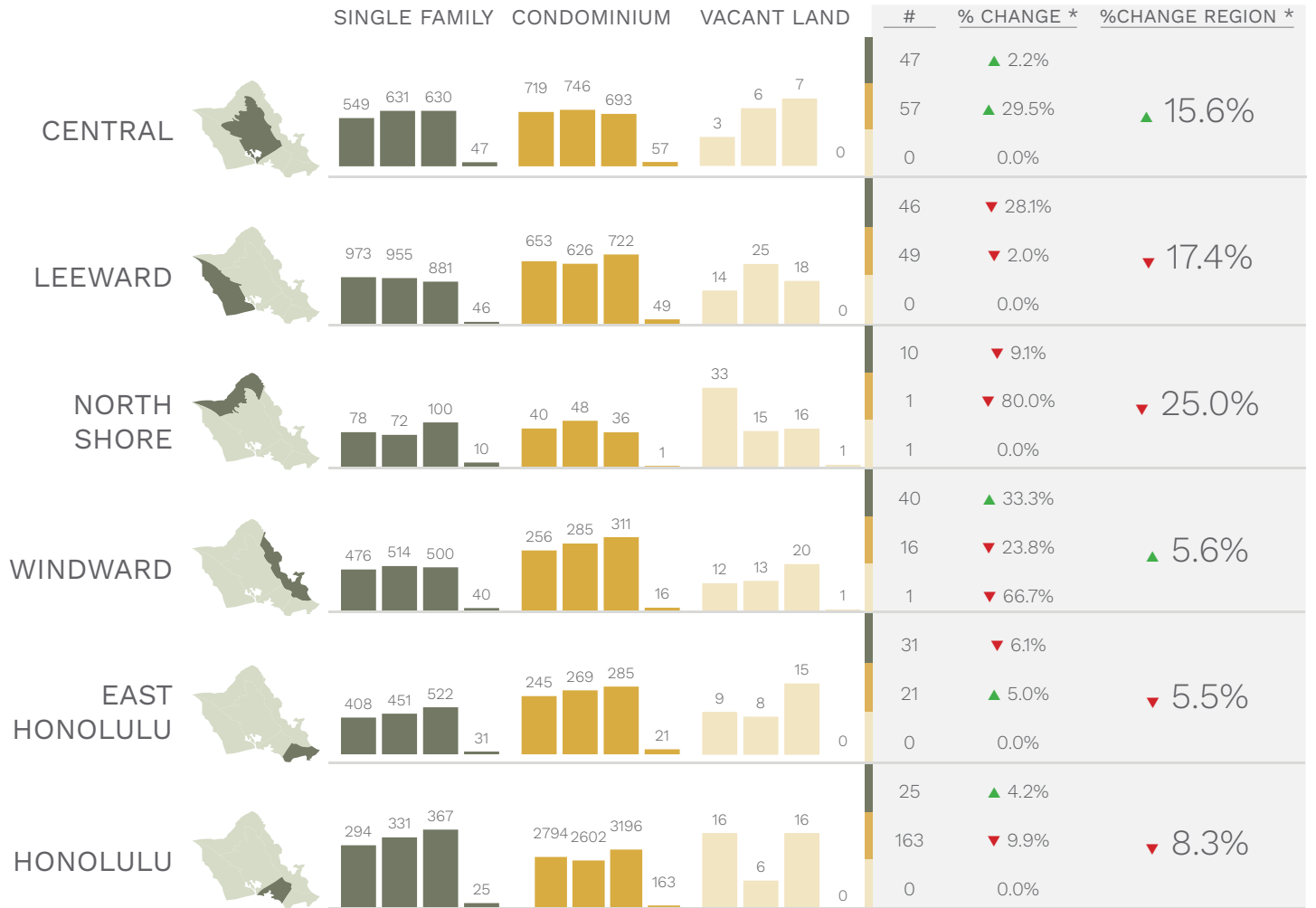
OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

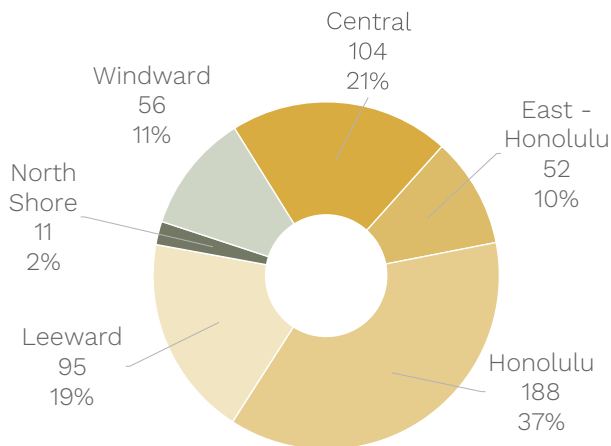


**Year-over-year and current YTD shown

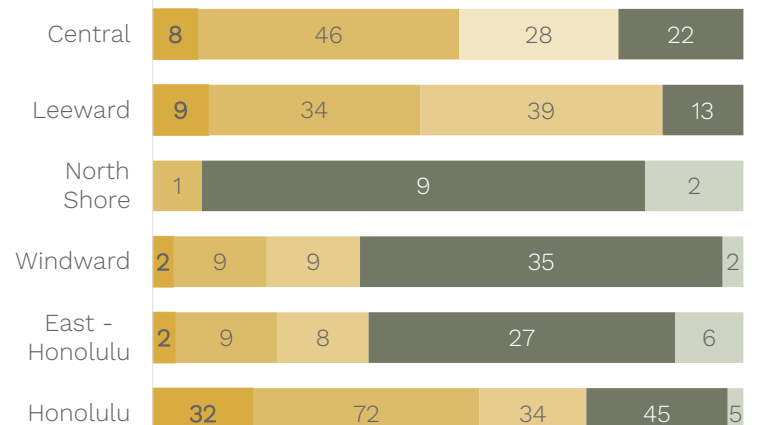
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES OAHU

NEIGHBORHOOD COMPARISON



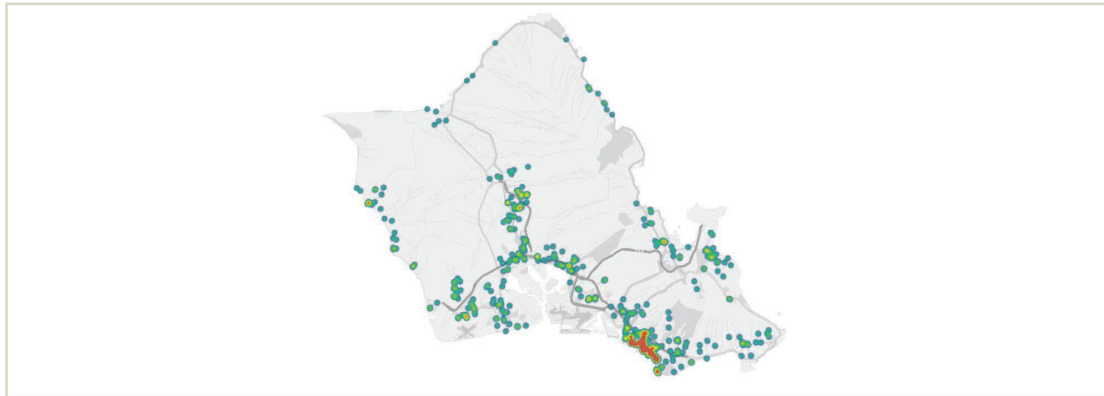
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Mililani Area	11 ▲	\$11.4 M ▲	\$1.0 M ▲	8 ▼	\$4.1 M ▼	\$482.5 K ▼
	Pearlridge	--	--	--	10 ▲	\$4.2 M ▲	\$390.0 K ▼
	Mililani Mauka	2 ▲	\$2.8 M ▲	\$1.4 M ▲	8 ▲	\$4.2 M ▲	\$537.5 K ▼
LEEWARD	Makaha	6 ▲	\$4.2 M ▲	\$565.0 K ▼	6 –	\$1.6 M ▲	\$247.5 K ▼
	Mali	5 –	\$2.9 M ▼	\$585.0 K ▲	4 –	\$1.2 M ▼	\$296.0 K ▼
	Hoopili-Kapili	--	--	--	6 –	\$4.0 M –	\$665.7 K –
NORTH SHORE	Waialua	4 ▲	\$4.8 M ▲	\$1.2 M ▼	1 ▼	\$570.0 K ▼	\$570.0 K ▲
	Kawailoa-North Shore	1 ▼	\$3.4 M ▼	\$3.4 M ▼	--	--	--
	Haleiwa	1 –	\$2.8 M ▲	\$2.8 M ▲	--	--	--
WINDWARD	Coconut Grove	8 ▲	\$10.2 M ▲	\$1.2 M ▲	--	--	--
	Windward Estates	--	--	--	5 –	\$2.7 M ▼	\$510.0 K ▼
	Hauula	4 ▲	\$3.5 M ▲	\$713.3 K ▼	--	--	--
EAST HONOLULU	Diamond Head	2 ▲	\$7.1 M ▲	\$3.5 M ▼	8 ▲	\$9.8 M ▲	\$1.2 M ▲
	West Marina	--	--	--	6 ▼	\$4.5 M ▼	\$787.5 K ▼
	Hahaione-Lower	1 –	\$1.5 M ▲	\$1.5 M ▲	3 ▼	\$1.5 M ▼	\$485.0 K ▼
HONOLULU	Waikiki	--	--	--	52 ▼	\$30.6 M ▼	\$494.5 K ▲
	Kakaako	--	--	--	31 ▼	\$54.0 M ▲	\$1.1 M ▲
	Makiki Area	--	--	--	15 ▲	\$6.4 M ▲	\$340.0 K ▲

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	52
KAKAAKO	31
MILILANI AREA	19
MAKIKI AREA	15
ALA MOANA	12
MAKAHA	12
DIAMOND HEAD	10
PAWAA	10
HOLIDAY MART	10
MILILANI MAUKA	10

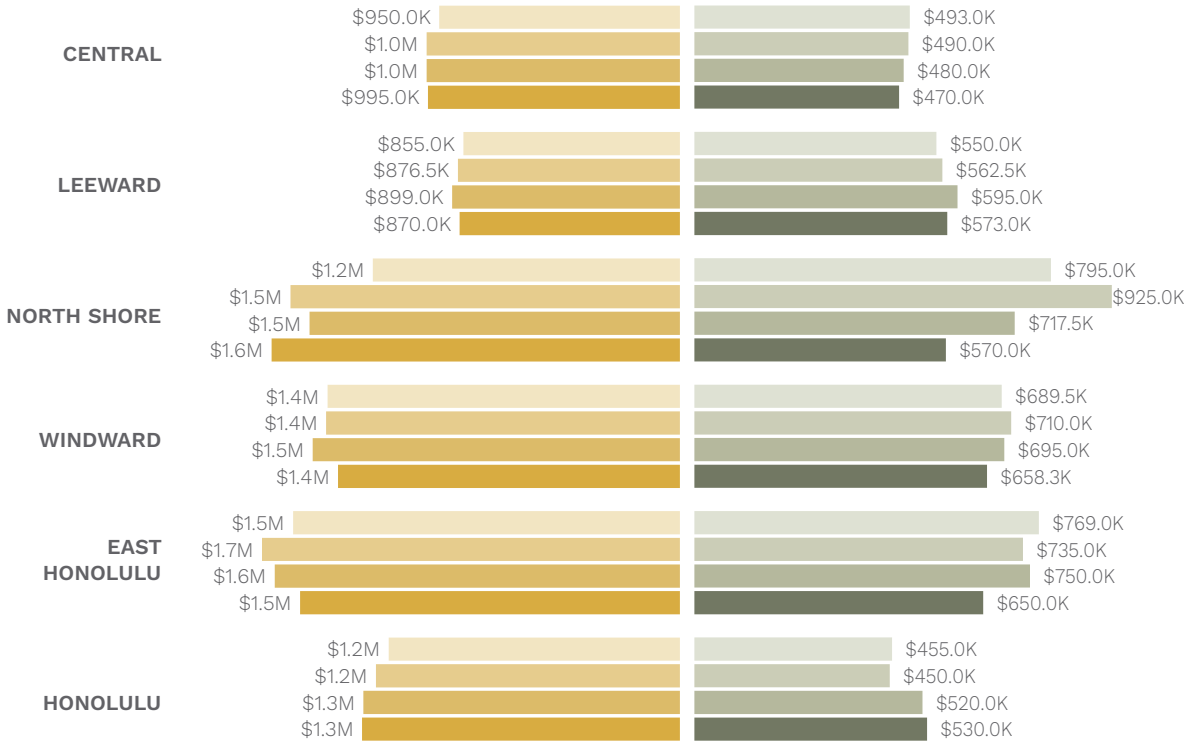
TOP CONDOMINIUMS	#
THE PARK ON KEEAUMOKU	7
KAPILI AT HOOPILI	6
ALA MOANA HOTEL CONDO	6
DISCOVERY BAY	4
VICTORIA PLACE	4
YACHT HARBOR TOWERS	4
ALANA AT HOOPILI	3
AALII	3
AE'O	3
AZURE ALA MOANA	3

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

199

⬇️ **4.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,125,000

⬆️ **1.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$280,088,443

⬆️ **1.5%** VS. LAST YEAR



CONDOMINIUM

OF SALES

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TOTAL \$ OF SALES

\$211,484,766

⬆️ **1.5%** VS. LAST YEAR



VACANT LAND

OF SALES

2

⬇️ **66.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,180,000

⬇️ **15.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$2,360,000

⬇️ **64.3%** VS. LAST YEAR



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