

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



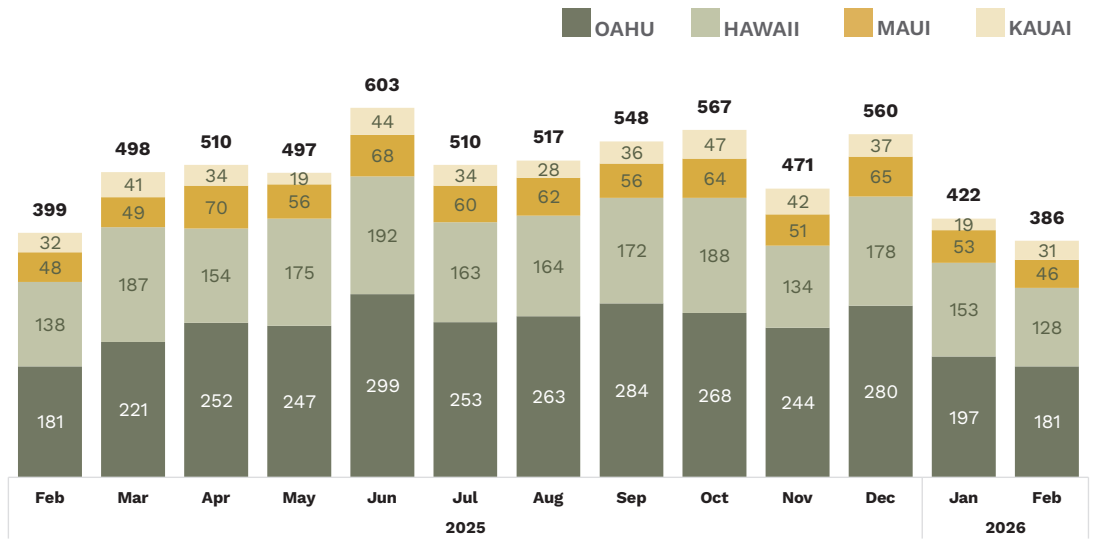
\$739.38 \$685.10

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

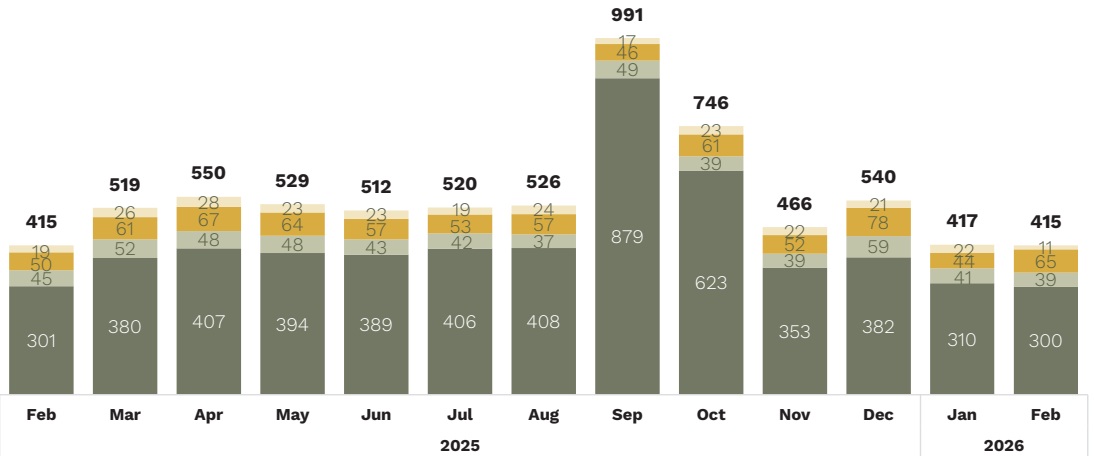
⬆️ 6.7% VS. LAST MONTH
⬆️ 4.3% VS. LAST YEAR

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

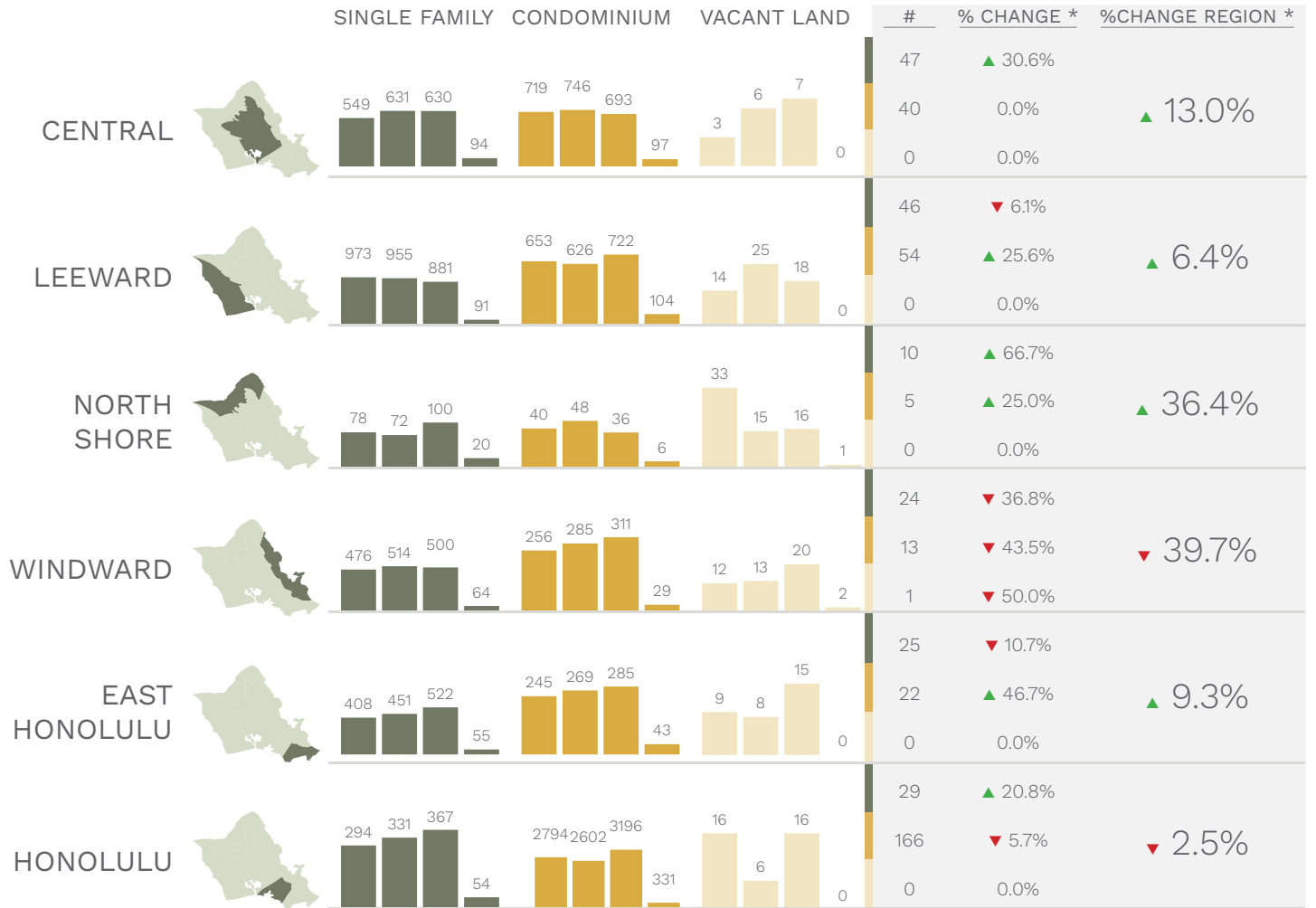
REGIONAL SALES OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

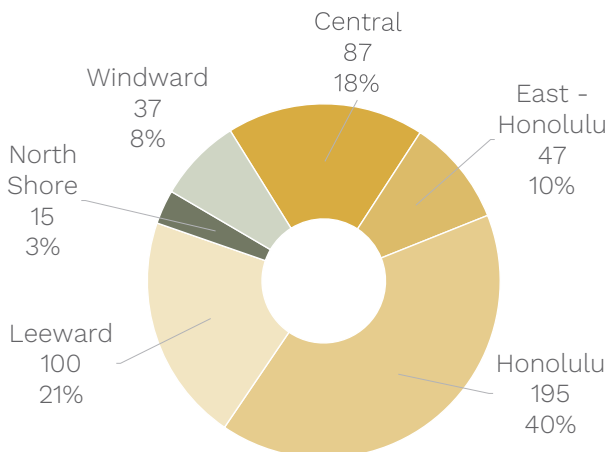


**Year-over-year and current YTD shown

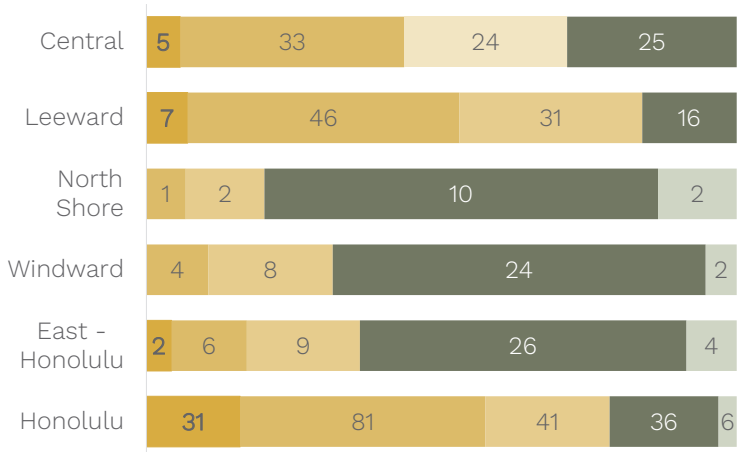
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES OAHU

NEIGHBORHOOD COMPARISON



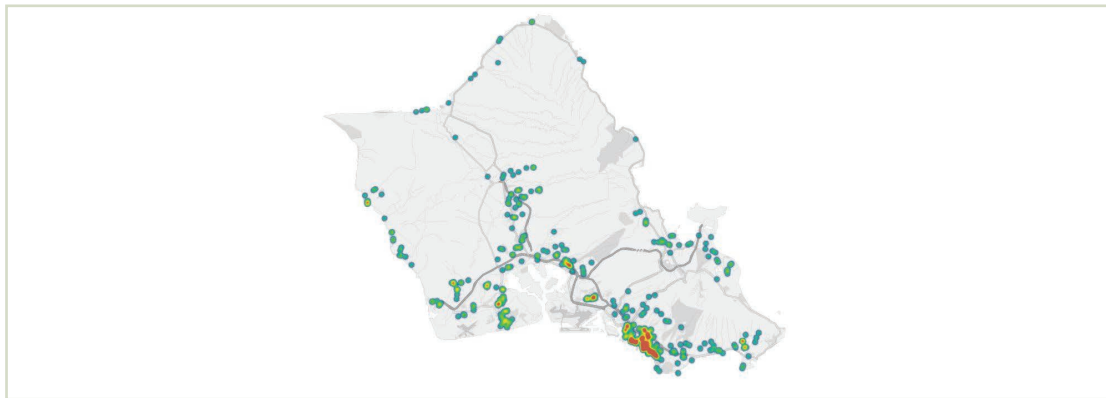
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Pearlridge	1 -	\$1.3 M -	\$1.3 M -	11 -	\$4.5 M ▲	\$385.0 K ▲
	Mililani Area	9 ▲	\$9.2 M ▲	\$1.0 M ▼	1 ▼	\$704.0 K ▼	\$704.0 K ▲
	Mililani Mauka	4 ▲	\$5.5 M ▲	\$1.4 M ▲	3 ▼	\$1.6 M ▼	\$575.0 K ▲
LEEWARD	Maili	9 ▲	\$5.4 M ▲	\$605.0 K ▼	1 ▼	\$195.0 K ▼	\$195.0 K ▼
	Ocean Pointe	5 ▲	\$5.5 M ▲	\$1.0 M ▼	4 ▲	\$2.5 M ▲	\$615.0 K ▼
NORTH SHORE	Makaha	3 ▲	\$1.9 M ▲	\$645.0 K ▲	6 ▲	\$1.7 M ▲	\$257.5 K ▲
	Waialua	1 ▼	\$4.1 M ▲	\$4.1 M ▲	2 -	\$1.7 M ▲	\$863.5 K ▲
	Kawailoa-North Shore	2 -	\$5.3 M -	\$2.7 M -	- -	- -	- -
WINDWARD	Kuilima	- -	- -	- -	2 ▲	\$2.4 M ▲	\$1.2 M ▲
	Bluestone	- -	- -	- -	2 -	\$3.3 M -	\$1.7 M -
	Haiku Plantation	1 -	\$2.6 M -	\$2.6 M -	1 -	\$830.0 K -	\$830.0 K -
	Enchanted Lake	1 ▼	\$2.2 M ▼	\$2.2 M ▲	1 -	\$733.0 K -	\$733.0 K -
EAST HONOLULU	West Marina	- -	- -	- -	11 ▲	\$9.2 M ▲	\$851.0 K ▼
	Hahaione-Lower	- -	- -	- -	4 ▲	\$2.5 M ▲	\$630.0 K ▲
	Diamond Head	2 -	\$8.2 M ▼	\$4.1 M ▼	1 ▼	\$2.0 M ▲	\$2.0 M ▲
HONOLULU	Waikiki	- -	- -	- -	50 ▼	\$26.7 M ▼	\$392.0 K ▼
	Kakaako	- -	- -	- -	29 ▼	\$34.5 M ▲	\$850.0 K ▼
	Salt Lake	1 -	\$1.0 M ▼	\$1.0 M ▼	13 ▲	\$5.3 M ▲	\$400.0 K ▲

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	50
KAKAAKO	29
SALT LAKE	14
PEARLRIDGE	12
WEST MARINA	11
DOWNTOWN	11
MAKIKI AREA	11
MAILI	10
MILILANI AREA	10
MAKAHA	9

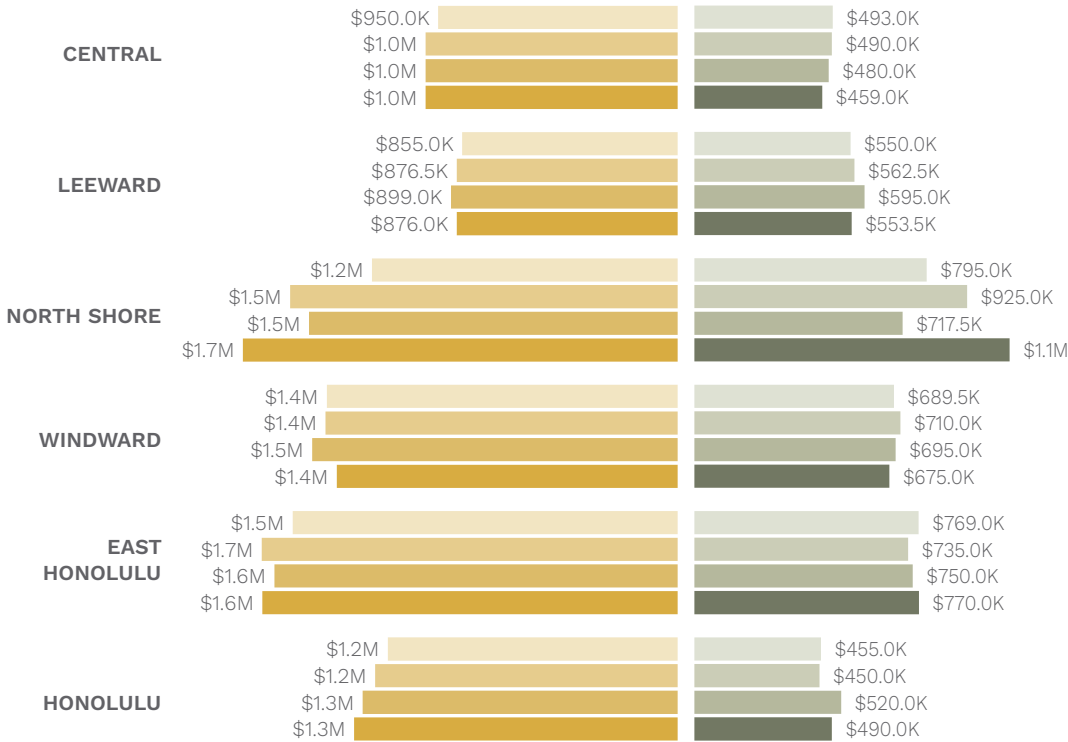
TOP CONDOMINIUMS	#
ALANA AT HOPIILI	8
THE PARK ON KEEAUMOKU	6
MAUNA LUAN	4
KOULA	4
ILIKAI APT BLDG	4
WAIKIKI BANYAN	4
DISCOVERY BAY	3
AE'O	3
CENTURY CENTER	3
ESPLANADE	3

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

378

↓ **2.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,157,500

↑ **3.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$532,533,805

↑ **1.7%** VS. LAST YEAR



CONDOMINIUM

OF SALES

610

↓ **1.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$517,490

↑ **0.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$412,163,608

↑ **5.4%** VS. LAST YEAR



VACANT LAND

OF SALES

3

↓ **75.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$2,007,000

↑ **111.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$4,367,000

↓ **61.9%** VS. LAST YEAR



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