

OAHU

RESIDENTIAL SALES REPORT MARCH 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$606.4 K

AVERAGE SOLD PRICE



\$1.4 M \$591.2 K

MAX SOLD PRICE



\$10.0 M \$3.0 M

% OF LIST PRICE RECEIVED



96.39% 97.49%

AVERAGE PRICE PER SQFT



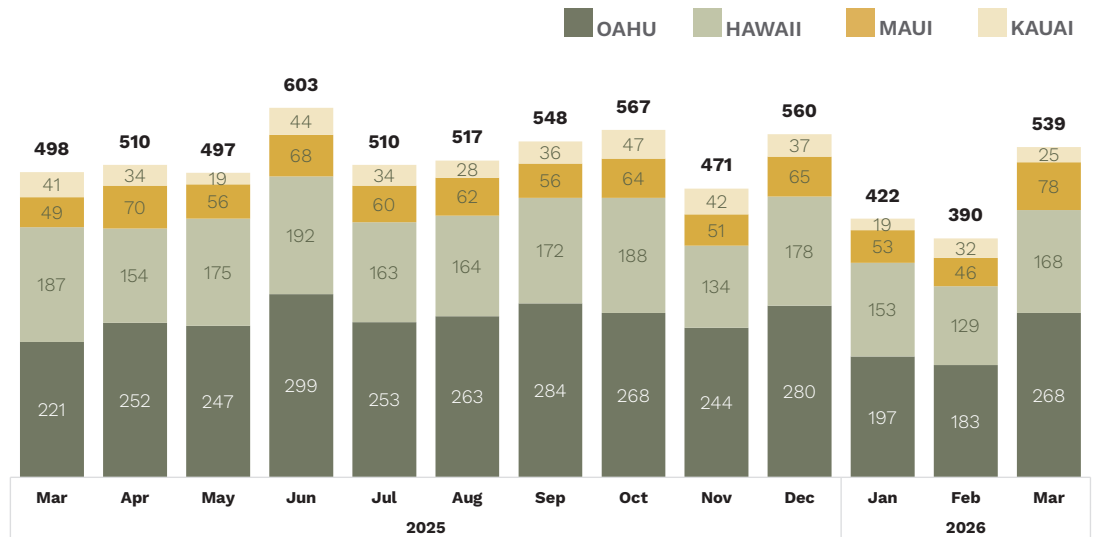
\$690.85 \$657.67

MEDIAN DOM



20 42

SINGLE FAMILY



OF SALES

268

↑ 46.4% VS. LAST MONTH
↑ 21.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,199,500

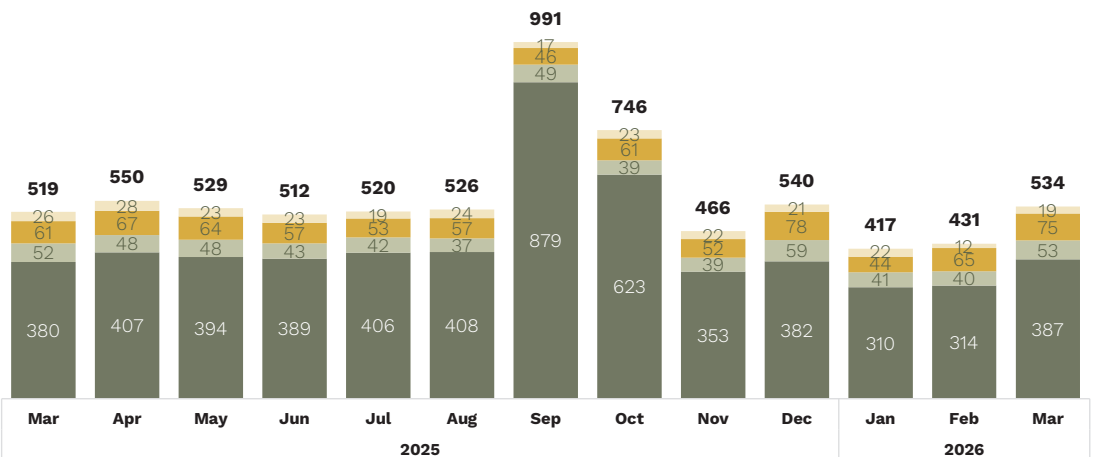
↓ 0.0% VS. LAST MONTH
↑ 4.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$388,306,010

↑ 49.2% VS. LAST MONTH
↓ 1.5% VS. LAST YEAR

CONDOMINIUM



OF SALES

387

↑ 23.2% VS. LAST MONTH
↑ 1.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$525,000

↑ 2.9% VS. LAST MONTH
↑ 4.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$228,811,155

↑ 10.4% VS. LAST MONTH
↓ 1.7% VS. LAST YEAR

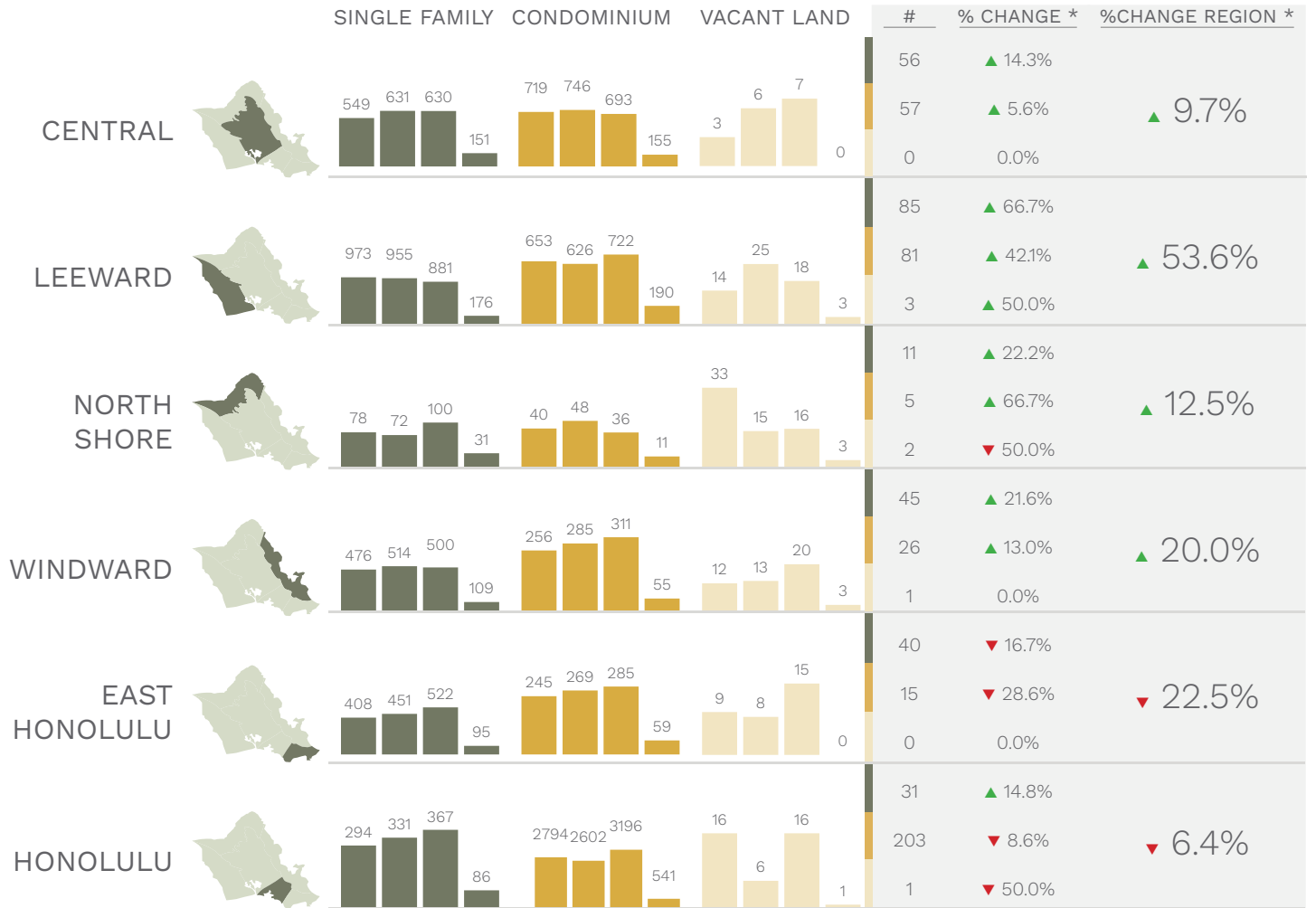
REGIONAL SALES OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

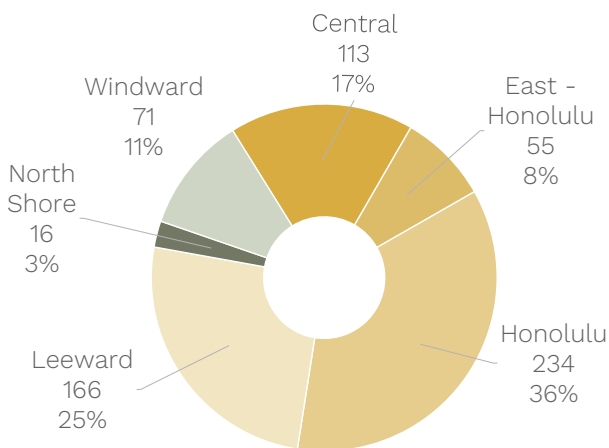


**Year-over-year and current YTD shown

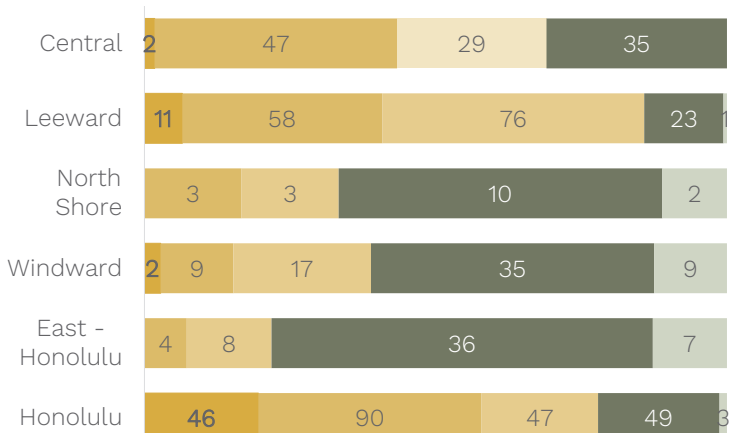
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES OAHU

NEIGHBORHOOD COMPARISON



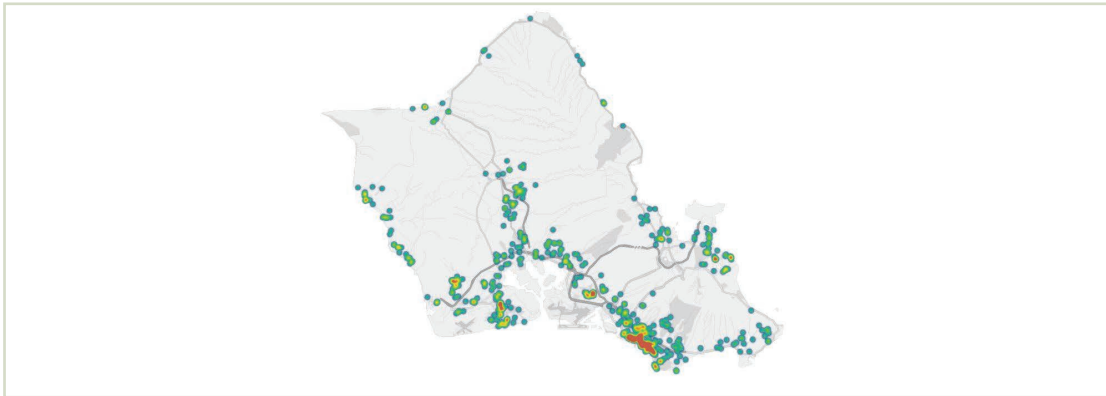
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Mililani Area	8 ▼	\$8.9 M ▼	\$1.1 M ▲	6 ▲	\$3.4 M ▲	\$592.0 K ▲
	Pearlridge	1 –	\$2.2 M –	\$2.2 M –	10 –	\$4.8 M ▲	\$495.0 K ▲
	Mililani Mauka	3 ▼	\$3.8 M ▼	\$1.3 M ▼	8 ▲	\$4.7 M ▲	\$592.5 K ▲
LEEWARD	Makakilo-Upper	4 ▲	\$4.4 M ▲	\$1.1 M ▲	13 ▲	\$7.0 M ▲	\$520.0 K ▼
	Hoopili-Kapili	– –	– –	– –	16 –	\$10.7 M –	\$671.3 K –
	Mali	12 ▲	\$7.5 M ▲	\$641.5 K ▲	3 ▼	\$964.0 K ▼	\$335.0 K ▲
NORTH SHORE	Waialua	3 –	\$3.5 M ▼	\$1.3 M ▼	4 ▲	\$2.4 M ▲	\$529.0 K ▲
	Laie	3 ▲	\$4.0 M ▲	\$1.4 M ▲	– –	– –	– –
	Govt/Ag	– –	– –	– –	– –	– –	– –
WINDWARD	Keolu Hills	6 ▲	\$8.9 M ▲	\$1.6 M ▲	– –	– –	– –
	Kailua Town	– –	– –	– –	6 ▼	\$4.7 M ▼	\$725.0 K ▲
	Coconut Grove	5 ▲	\$6.8 M ▲	\$1.3 M ▲	– –	– –	– –
EAST HONOLULU	Diamond Head	3 –	\$16.4 M ▲	\$5.1 M ▲	9 ▲	\$8.4 M ▼	\$905.0 K ▼
	West Marina	1 –	\$2.2 M –	\$2.2 M –	4 ▼	\$4.0 M ▼	\$1.0 M ▼
	Kaimuki	4 ▲	\$6.2 M ▲	\$1.1 M ▼	– –	– –	– –
HONOLULU	Waikiki	– –	– –	– –	55 ▼	\$27.9 M ▼	\$465.0 K ▼
	Kakaako	– –	– –	– –	40 –	\$43.4 M ▼	\$884.4 K ▼
	Salt Lake	1 –	\$1.5 M –	\$1.5 M –	16 ▲	\$7.0 M ▲	\$455.0 K ▲

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	55
KAKAAKO	40
MAKAKILO-UPPER	17
SALT LAKE	17
HOOPILI-KAPILI	16
MAILI	15
ALA MOANA	15
MILILANI AREA	14
PAWAA	14
MAKAHA	14

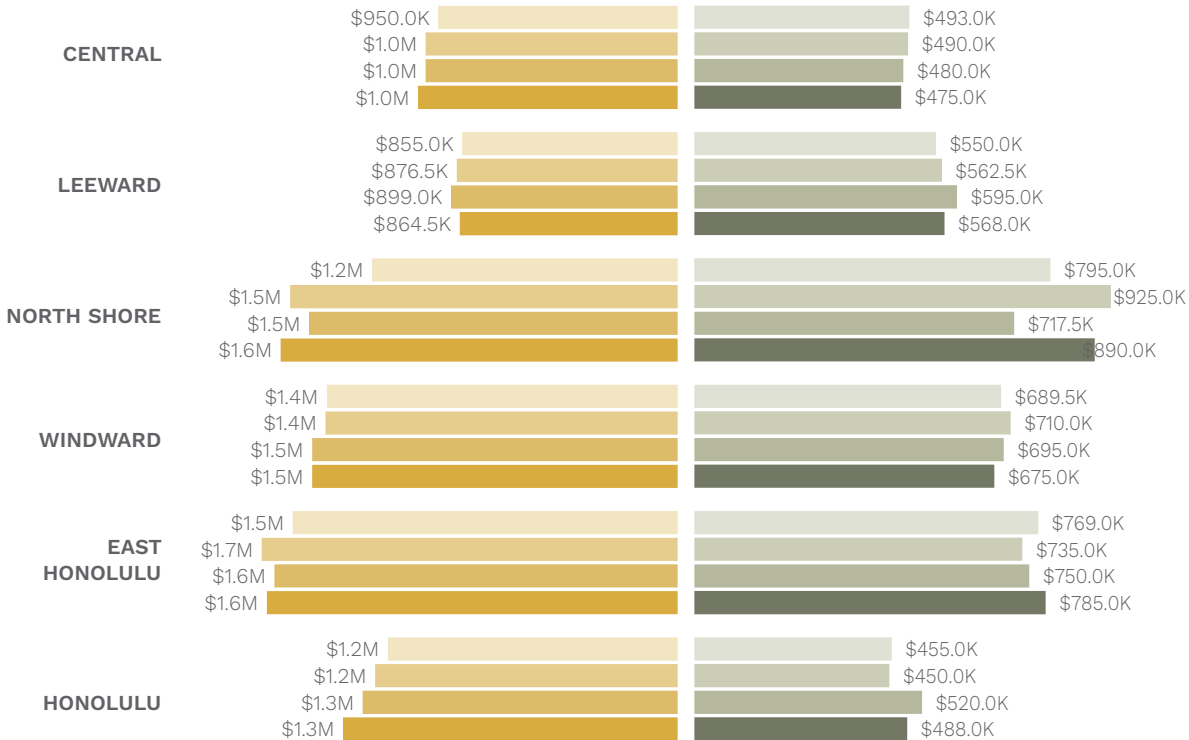
TOP CONDOMINIUMS	#
KAPILI AT HOOPILI	16
ALANA AT HOOPILI	13
ALA MOANA HOTEL CONDO	9
THE PARK ON KEEAUMOKU	9
KOULA	5
MARCO POLO APTS	4
SUN RISE	4
WAIHONUA	4
ANAHA - 1108 AUAHI	4
1717 ALA WAI	4

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

648

↑ **6.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,180,000

↑ **4.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$923,717,815

↑ **0.7%** VS. LAST YEAR



CONDOMINIUM

OF SALES

1011

↑ **0.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$521,000

↑ **2.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$649,345,072

↑ **4.1%** VS. LAST YEAR



VACANT LAND

OF SALES

10

↓ **54.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$925,000

↓ **7.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$10,860,000

↓ **58.7%** VS. LAST YEAR



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