

OAHU

RESIDENTIAL SALES REPORT APRIL 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$670.3 K

AVERAGE SOLD PRICE



\$1.3 M \$648.5 K

MAX SOLD PRICE



\$10.5 M \$9.5 M

% OF LIST PRICE RECEIVED



98.37% 96.74%

AVERAGE PRICE PER SQFT



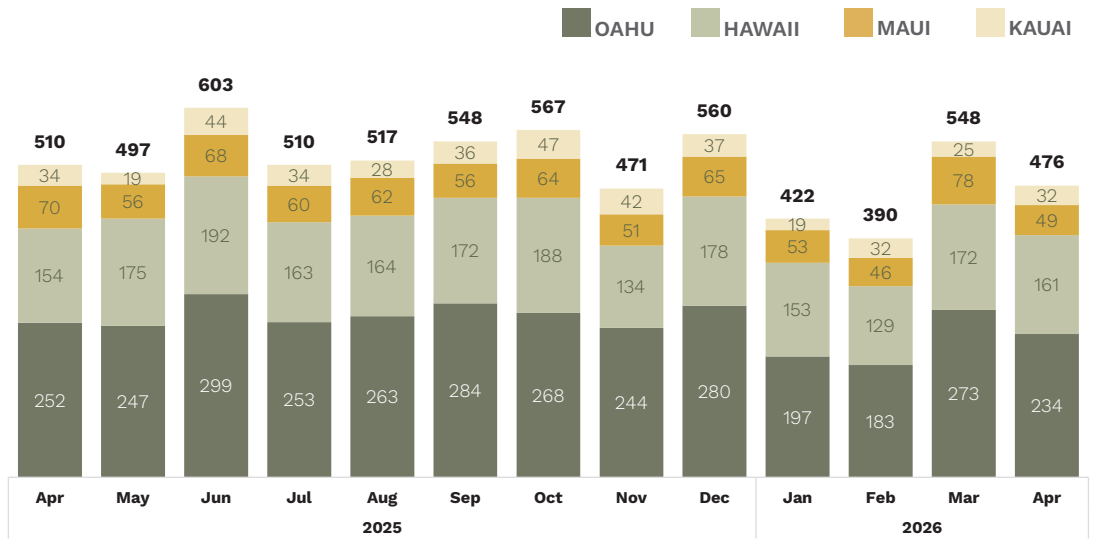
\$695.27 \$688.86

MEDIAN DOM



24 41

SINGLE FAMILY



OF SALES

234

⬇️ 14.3% VS. LAST MONTH
⬇️ 7.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,156,000

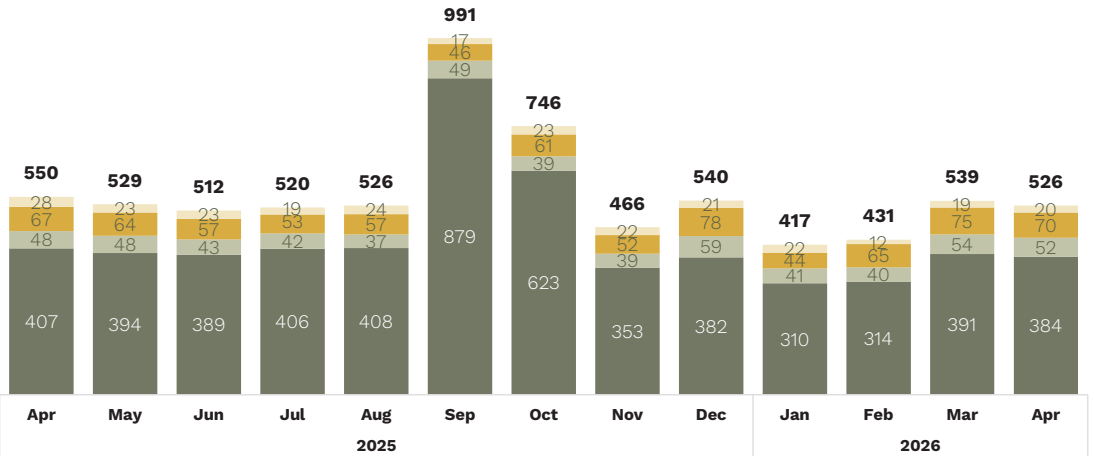
⬇️ 2.9% VS. LAST MONTH
⬇️ 0.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$310,837,456

⬇️ 20.5% VS. LAST MONTH
⬇️ 11.8% VS. LAST YEAR

CONDOMINIUM



OF SALES

384

⬇️ 1.8% VS. LAST MONTH
⬇️ 5.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$501,000

⬇️ 4.4% VS. LAST MONTH
⬇️ 1.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$249,019,227

⬆️ 8.1% VS. LAST MONTH
⬆️ 1.0% VS. LAST YEAR

REGIONAL SALES

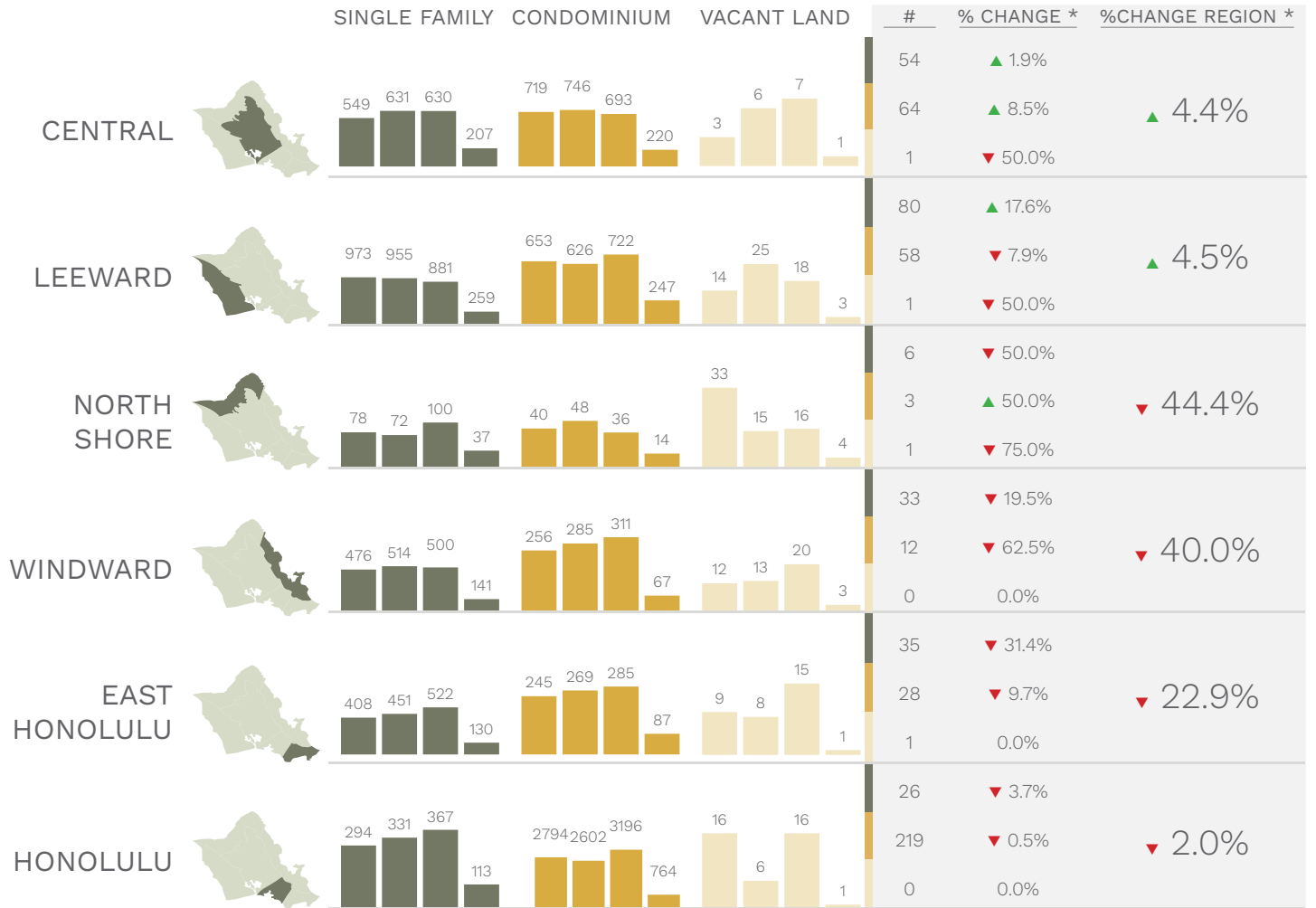
OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

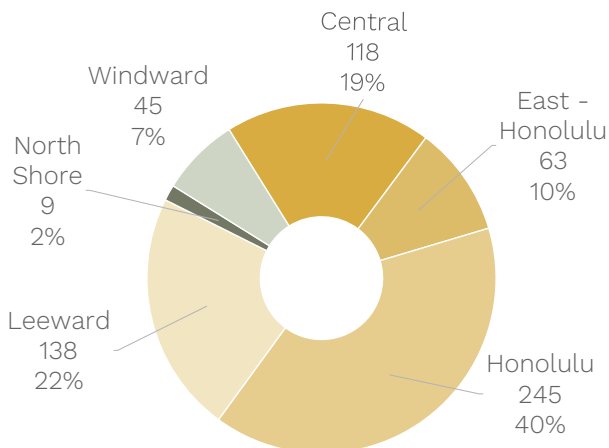


**Year-over-year and current YTD shown

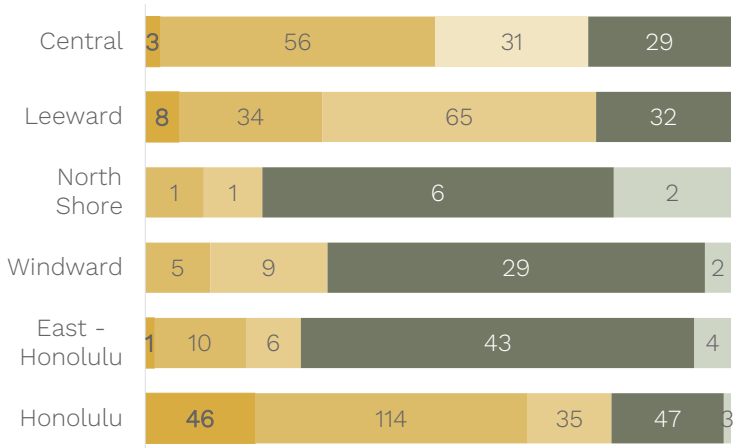
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES OAHU

NEIGHBORHOOD COMPARISON



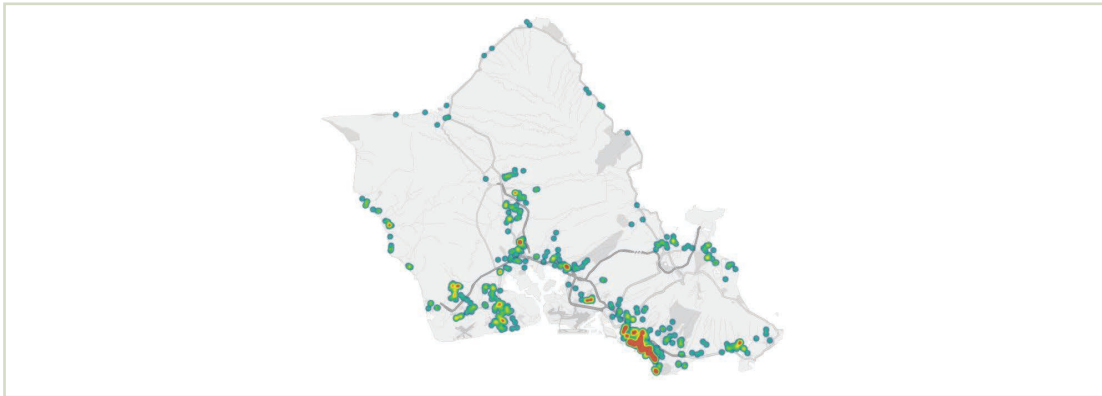
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Mililani Area	10 ▲	\$11.5 M ▲	\$1.0 M ▲	6 ▲	\$3.3 M ▲	\$555.0 K ▲
	Waipio Gentry	4 ▲	\$4.0 M ▲	\$1.0 M ▲	9 ▲	\$4.1 M ▲	\$435.0 K ▲
	Pearlridge	1 –	\$1.6 M –	\$1.6 M –	10 ▼	\$4.1 M ▼	\$419.0 K ▲
LEEWARD	Makakilo-Upper	5 –	\$4.4 M –	\$865.0 K –	10 –	\$5.4 M ▼	\$526.3 K ▼
	Ocean Pointe	5 ▲	\$5.1 M ▲	\$1.0 M ▲	4 ▼	\$2.7 M ▼	\$679.5 K ▼
NORTH SHORE	Makaha	3 ▼	\$2.1 M ▼	\$520.0 K ▲	4 –	\$995.0 K ▲	\$247.5 K ▲
	Kuilima	– –	– –	– –	2 –	\$6.7 M ▲	\$3.4 M ▲
	Waialua	1 ▼	\$1.2 M ▼	\$1.2 M ▼	1 –	\$580.0 K –	\$580.0 K –
WINDWARD	Sunset Area	2 ▲	\$6.2 M ▲	\$3.1 M ▲	– –	– –	– –
	Coconut Grove	5 ▲	\$8.0 M ▲	\$1.5 M ▲	– –	– –	– –
	Koolaupoko	4 ▲	\$9.5 M ▲	\$2.4 M ▲	– –	– –	– –
EAST HONOLULU	Kailua Town	– –	– –	– –	3 ▼	\$1.9 M ▼	\$675.0 K ▼
	Diamond Head	2 ▲	\$5.5 M ▲	\$2.8 M ▼	10 ▼	\$15.3 M ▲	\$1.4 M ▲
	West Marina	– –	– –	– –	10 ▲	\$9.2 M ▲	\$888.9 K ▼
HONOLULU	Hahaione-Lower	– –	– –	– –	5 ▲	\$2.9 M ▲	\$565.0 K ▲
	Waikiki	– –	– –	– –	68 ▼	\$36.9 M ▼	\$470.5 K ▲
	Kakaako	– –	– –	– –	33 ▲	\$30.5 M ▼	\$845.0 K ▼
	Ala Moana	– –	– –	– –	26 ▲	\$32.6 M ▲	\$499.5 K ▲

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

NEIGHBORHOOD	#
WAIKIKI	68
KAKAAKO	33
ALA MOANA	26
DOWNTOWN	20
MILILANI AREA	16
MAKAKILO-UPPER	15
MAKIKI AREA	14
WAIPIO GENTRY	13
DIAMOND HEAD	12
SALT LAKE	12

TOP CONDOMINIUMS

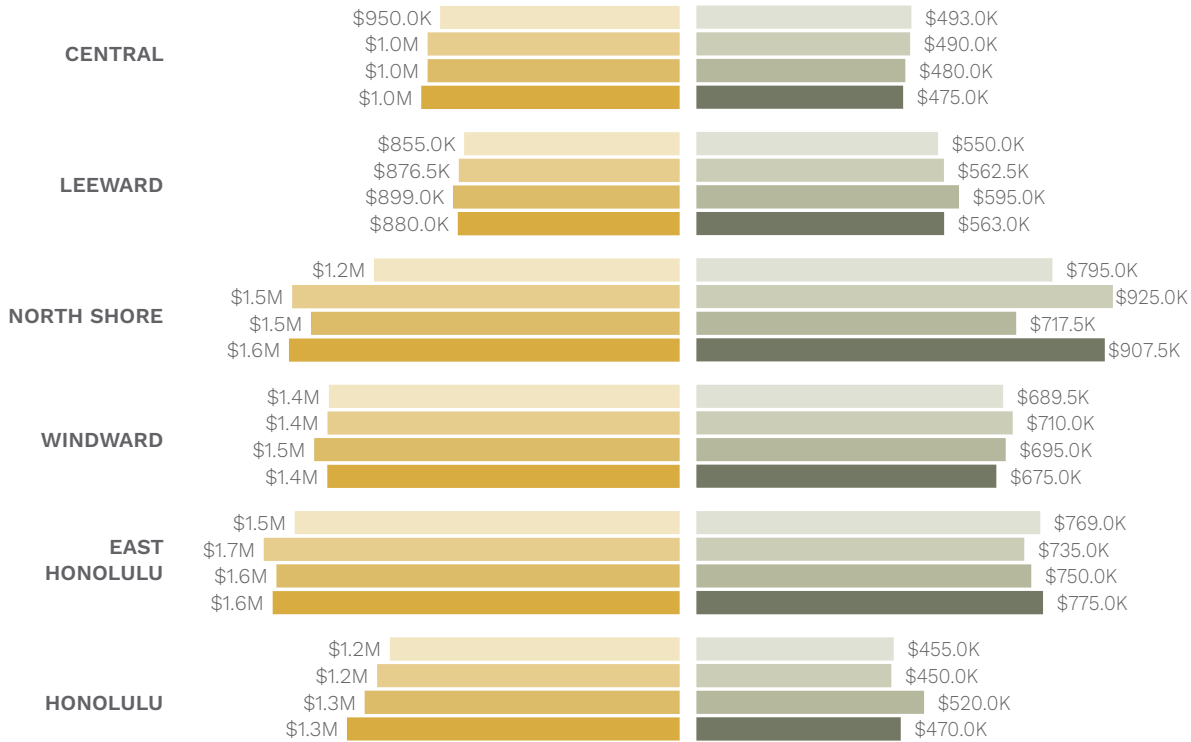
CONDOMINIUM	#
KUKUI PLAZA	7
WAIKIKI BANYAN	6
DISCOVERY BAY	5
ALA MOANA HOTEL CONDO	5
WAIHONUA	4
QUEEN EMMA GARDENS	4
MAKAKILO CLIFFS	4
HARBOR SQUARE	4
KEOLA LAI	4
ALOHA LANI	3

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

887

↑ **2.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,170,412

↑ **1.8%** VS. LAST YEAR

TOTAL \$ OF SALES

\$1,237,165,520

↓ **2.6%** VS. LAST YEAR



CONDOMINIUM

OF SALES

1399

↓ **0.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$518,000

↑ **1.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$900,015,995

↑ **3.4%** VS. LAST YEAR



VACANT LAND

OF SALES

13

↓ **63.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$14,194,000

↓ **65.0%** VS. LAST YEAR



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