

## METRO 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



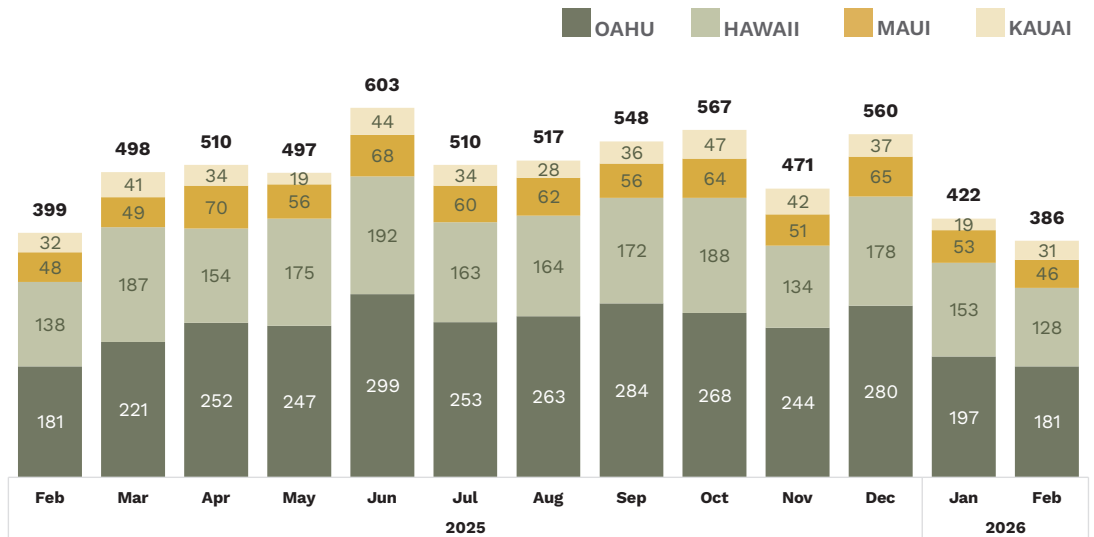
\$739.38 \$685.10

#### 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

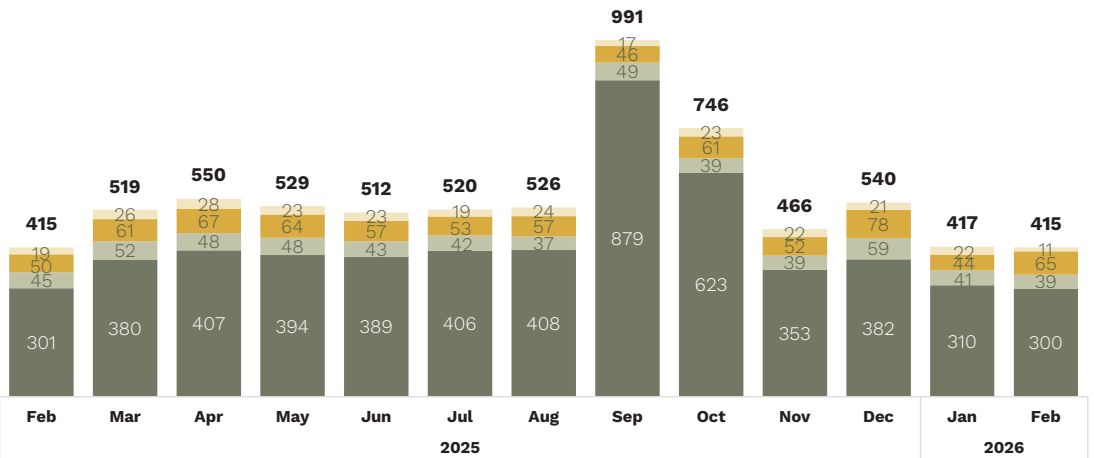
↑ 6.7% VS. LAST MONTH  
↑ 4.3% VS. LAST YEAR

#### 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

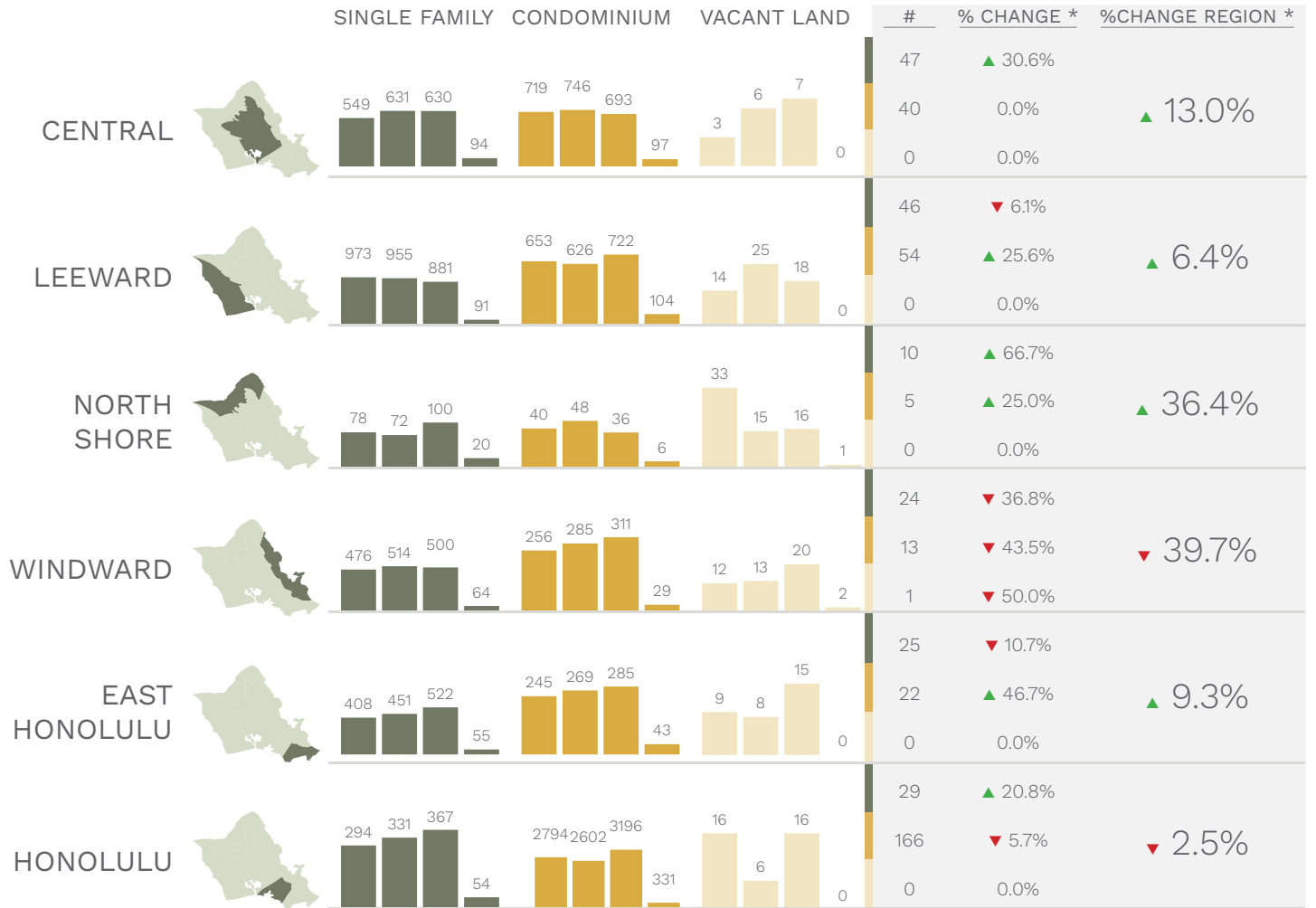
# REGIONAL SALES METRO OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

### YTD TREND\*\*

### MONTH

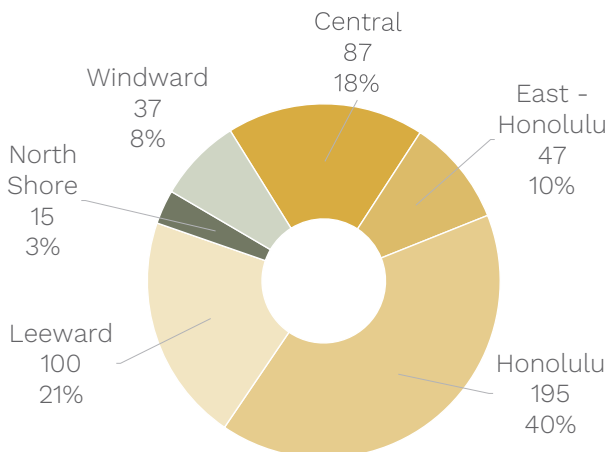


\*\*Year-over-year and current YTD shown

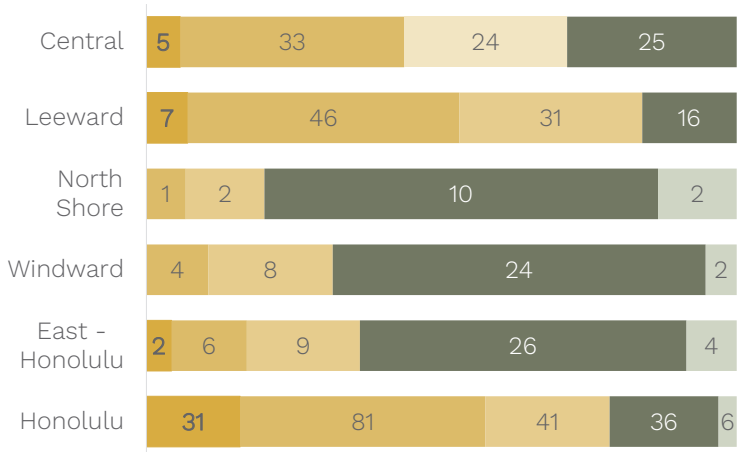
\*vs. same month last year

## SALES BY REGION

## SALES BY PRICE



\*EXCLUDING VACANT LAND SALES



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

# NEIGHBORHOOD SALES METRO OAHU

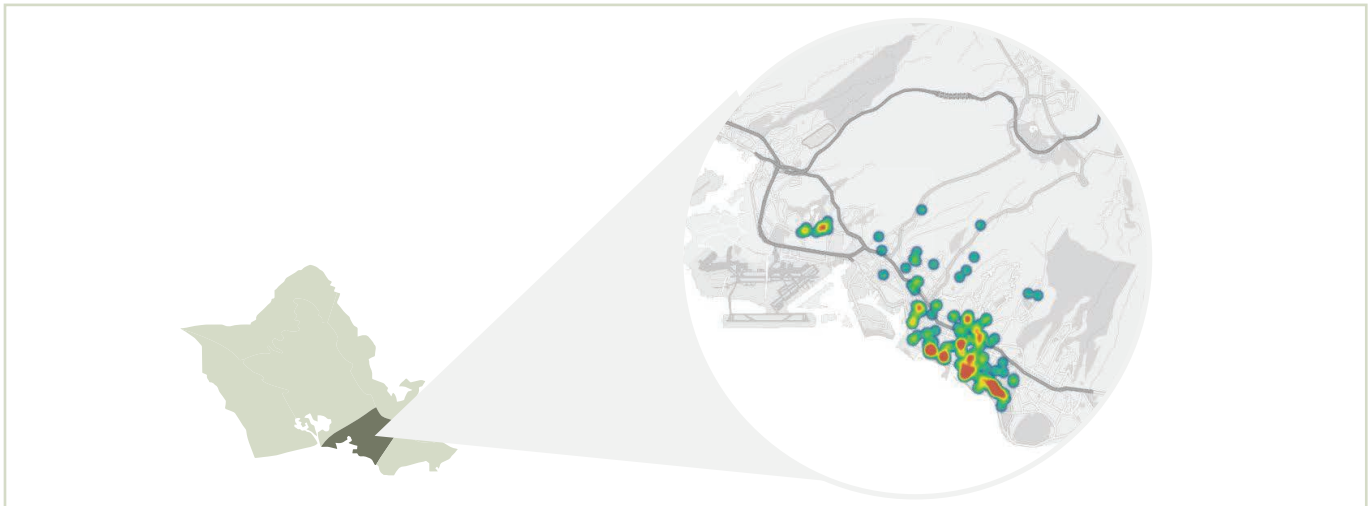
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
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 ▲
DOWNTOWN	--	--	--	11 ▲	\$5.0 M ▲	\$380.0 K ▲
MAKIKI AREA	--	--	--	11 –	\$3.8 M ▼	\$338.0 K ▲
ALA MOANA	--	--	--	8 ▼	\$21.3 M ▲	\$529.5 K ▲
PAWAA	--	--	--	6 ▲	\$5.5 M ▲	\$927.5 K ▲
PUNAHOU	--	--	--	6 ▲	\$2.9 M ▲	\$412.5 K ▼
MCCULLY	2 –	\$1.9 M –	\$952.5 K –	4 ▲	\$700.0 K ▲	\$158.0 K ▼
MOIILILI	--	--	--	5 ▲	\$2.7 M ▲	\$475.0 K ▲

## MONTHLY SALES HEAT MAP



TOP STREETS	#
ALA MOANA BOULEVARD	23
ALA WAI BOULEVARD	9
LIONA STREET	6
NUUANU AVENUE	6
AUJHI STREET	6
KALAKAUA AVENUE	6
SEASIDE AVENUE	5
WILDER AVENUE	5
KAPIOLANI BOULEVARD	5
OHUA AVENUE	4

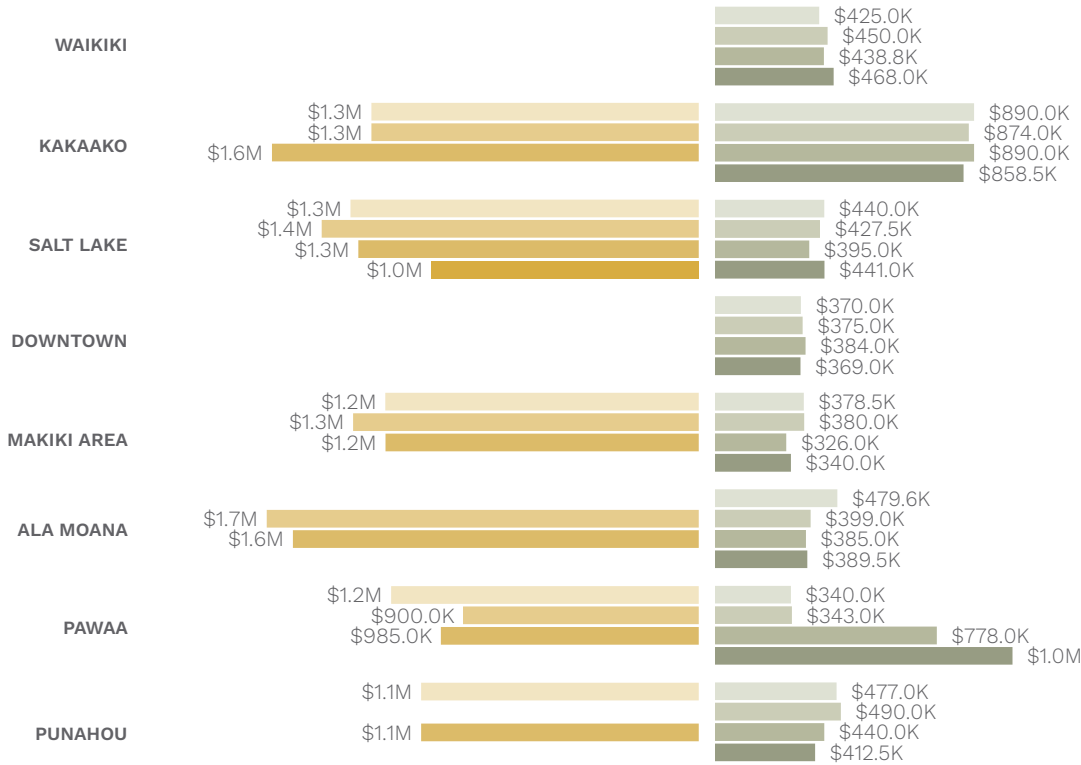
TOP CONDO	#
THE PARK ON KEEAUMOKU	6
WAIKIKI BANYAN	4
ILIKAI APT BLDG	4
KOULA	4
DISCOVERY BAY	3
ISLAND COLONY	3
CENTURY CENTER	3
HARBOR SQUARE	3
AE'O	3
HAWAII TOWER	3

# YEAR TO DATE METRO OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**54**

↑ **12.5%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,284,000**

↓ **3.5%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$79,094,150**

↑ **26.8%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**331**

↓ **7.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$490,000**

↑ **6.5%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$245,708,993**

↑ **7.4%** 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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