

NORTH 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



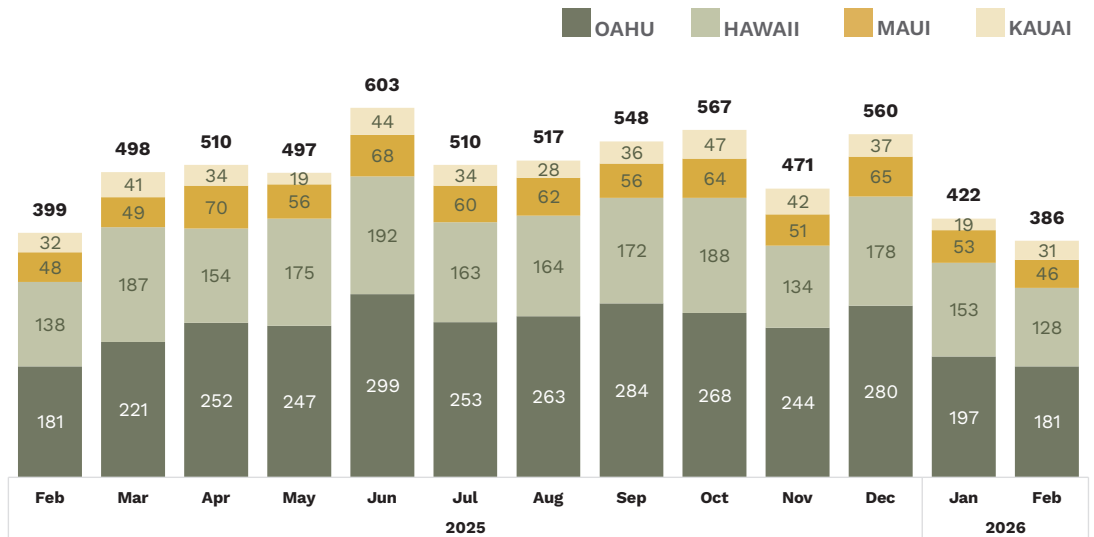
\$739.38 \$685.10

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

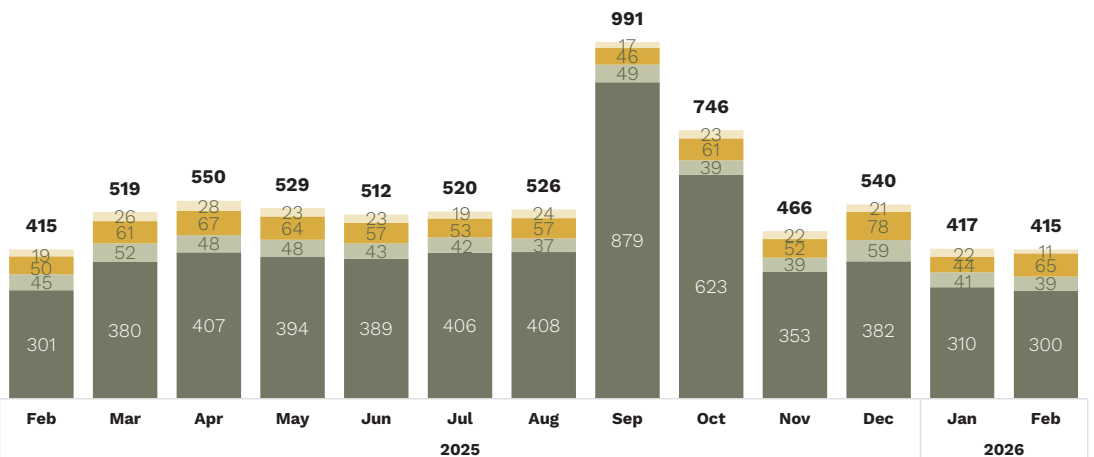
⬆️ 6.7% VS. LAST MONTH
⬆️ 4.3% VS. LAST YEAR

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

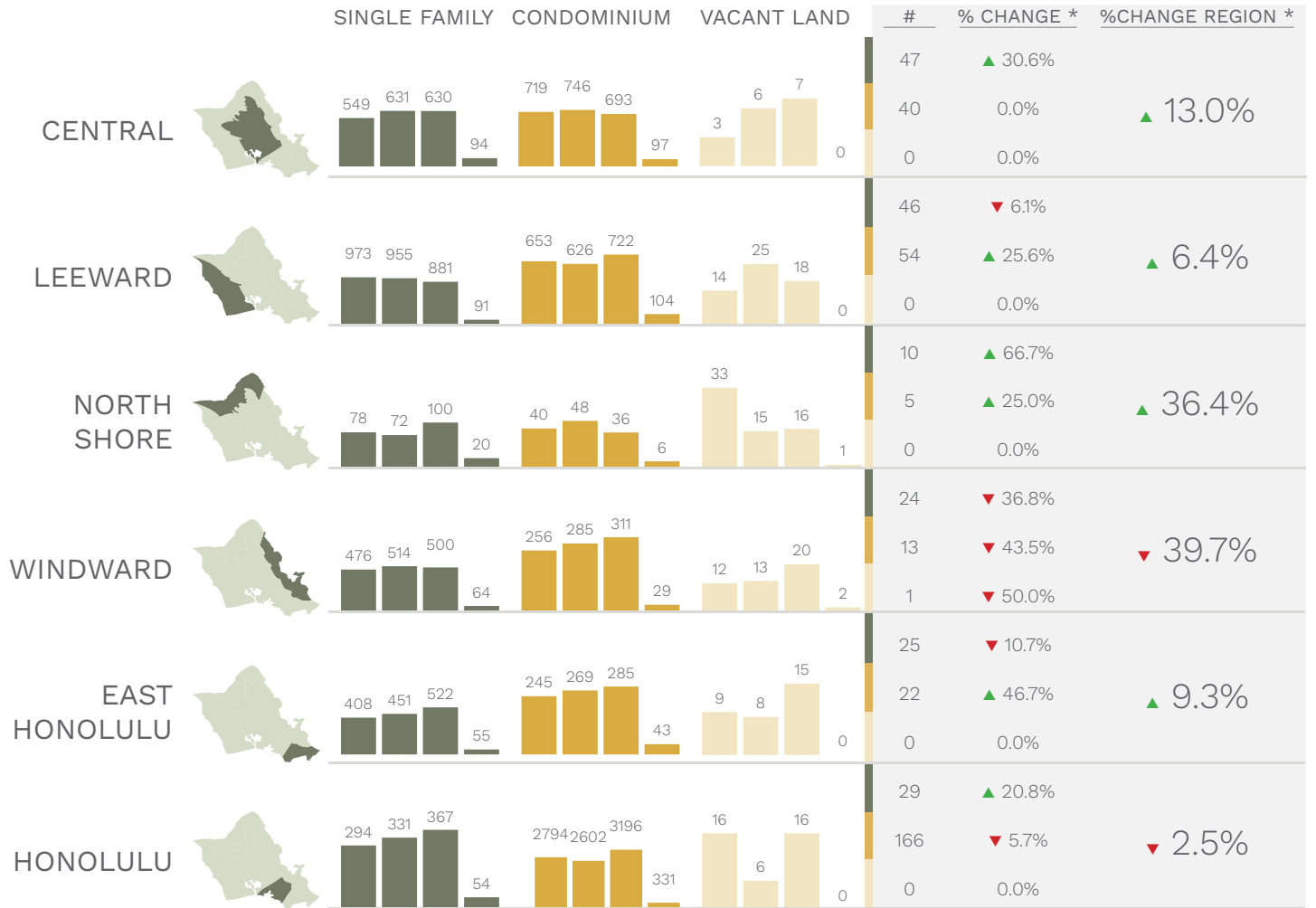
REGIONAL SALES NORTH OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

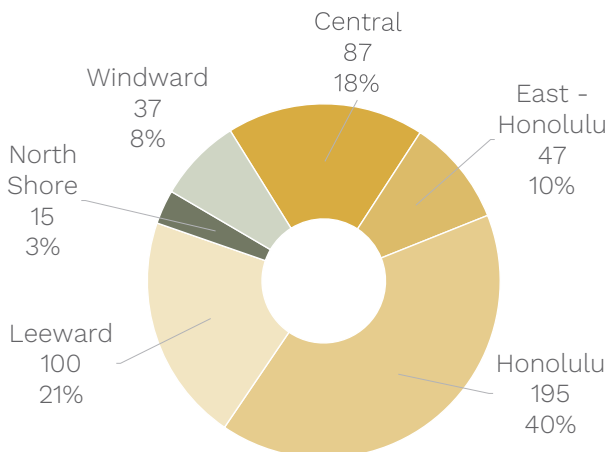


**Year-over-year and current YTD shown

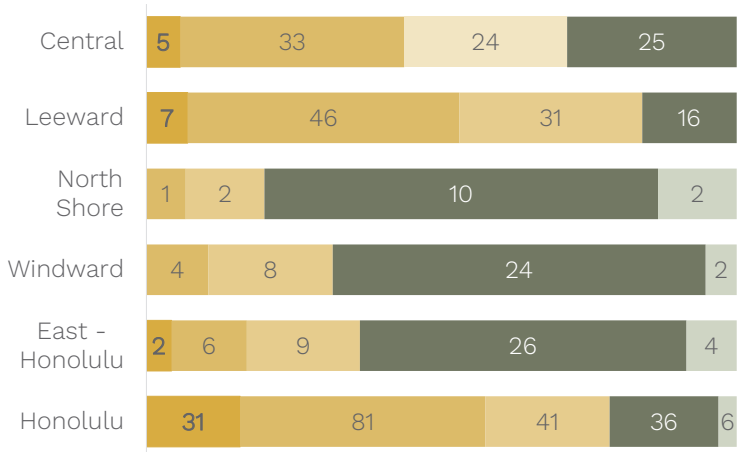
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES NORTH OAHU

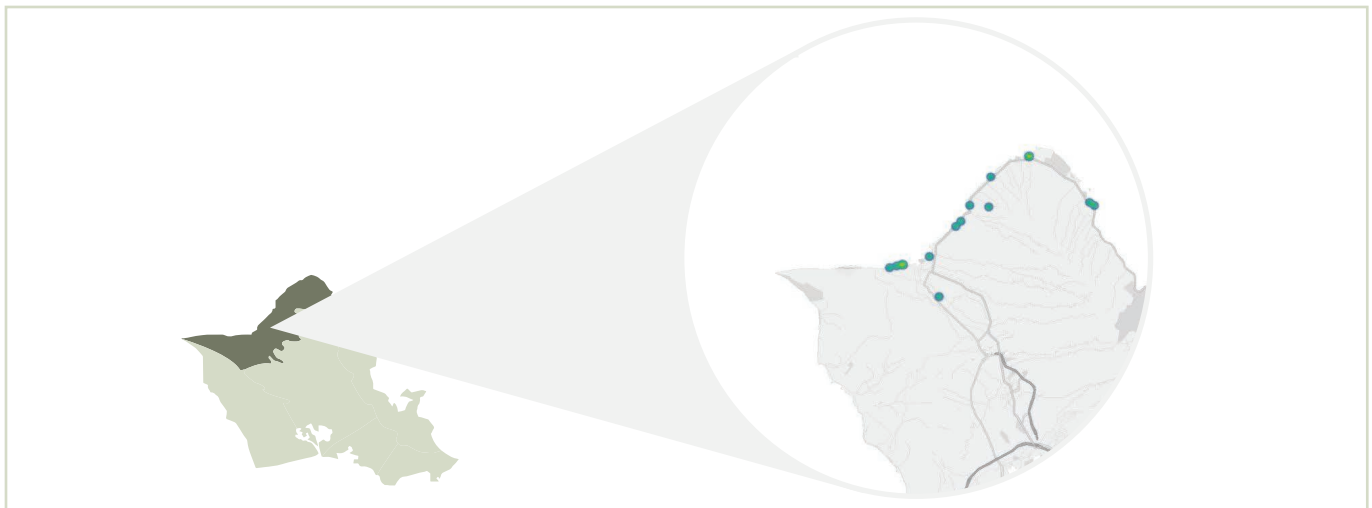
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WAIALUA	1 ▼	\$4.1 M ▲	\$4.1 M ▲	2 –	\$1.7 M ▲	\$863.5 K ▲
MOKULEIA	2 –	\$3.8 M –	\$1.9 M –	--	--	--
SUNSET AREA	2 ▲	\$3.9 M ▼	\$1.9 M ▼	--	--	--
KAWAILOA-NORTH SHORE	2 –	\$5.3 M –	\$2.7 M –	--	--	--
KUILIMA	--	--	--	2 ▲	\$2.4 M ▲	\$1.2 M ▲
LAIE	2 –	\$2.3 M ▼	\$1.1 M ▼	--	--	--
PUPUKEA	--	--	--	1 –	\$1.2 M –	\$1.2 M –
HALEIWA	1 –	\$1.6 M –	\$1.6 M –	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	4
AU STREET	2
KUILIMA DRIVE	1
POAMOHO PLACE	1
HUELO STREET	1
CROZIER DRIVE	1
NE KAMEHAMEHA HIGHWAY	1
CROZIER LOOP	1
A HALEIWA ROAD	1
ELEKU KUILIMA PLACE	1

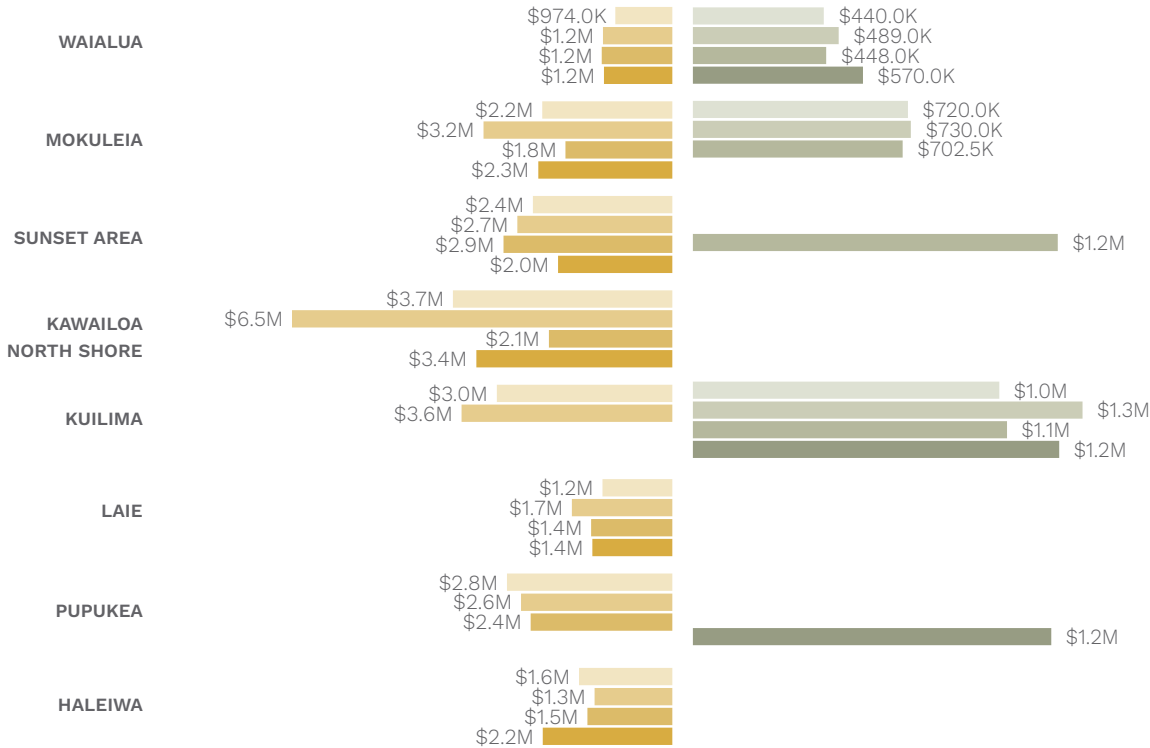
TOP CONDO	#
OAHU MARKET	1
KONANE KAI	1
ONO VISTA	1
KUILIMA ESTS EAST	1
KUILIMA ESTS WEST	1

YEAR TO DATE NORTH OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

20

↑ 17.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,725,000

↑ 14.6% VS. LAST YEAR

TOTAL \$ OF SALES

\$40,494,000

↑ 2.7% VS. LAST YEAR



CONDOMINIUM

OF SALES

6

↓ 33.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,061,500

↑ 78.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$5,944,000

↑ 1.7% VS. LAST YEAR



VACANT LAND

OF SALES

1

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$2,200,000

↑ 144.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$2,200,000

↑ 144.4% VS. LAST YEAR



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