

NORTH OAHU RESIDENTIAL SALES REPORT MAY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.3 M \$690.4 K

AVERAGE SOLD PRICE



\$1.3 M \$673.1 K

MAX SOLD PRICE



\$6.0 M \$8.0 M

% OF LIST PRICE RECEIVED



99.27% 97.50%

AVERAGE PRICE PER SQFT



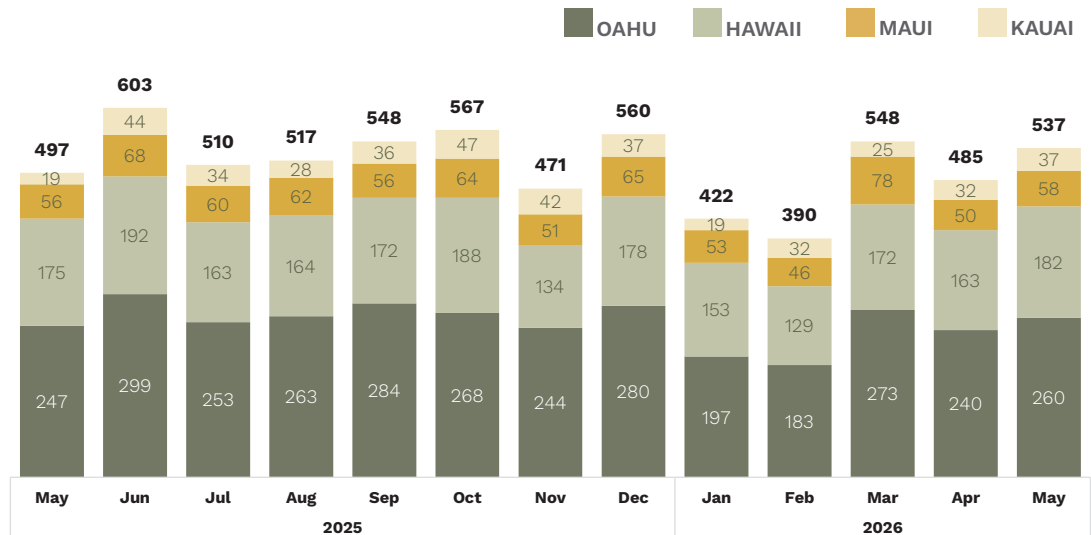
\$691.33 \$675.03

MEDIAN DOM



13 39

SINGLE FAMILY



OF SALES

260

↑ 8.3% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,155,000

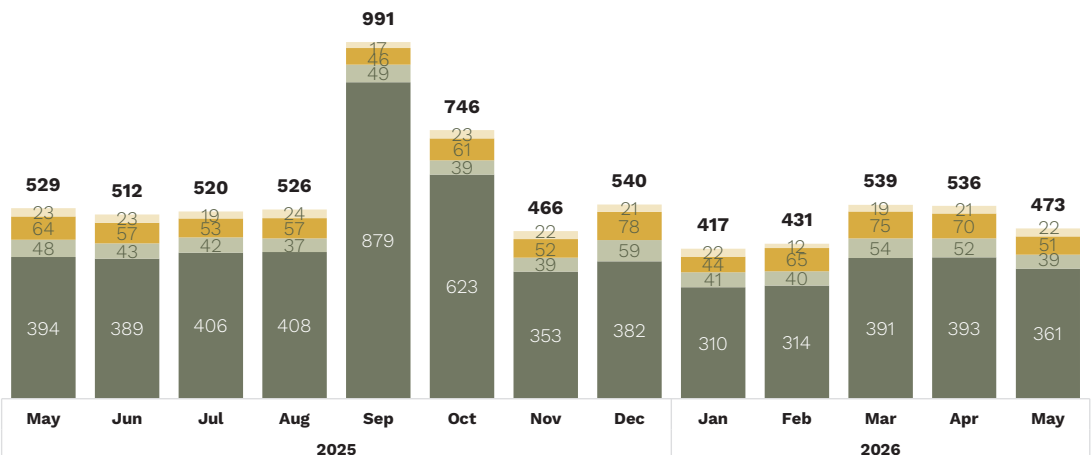
↓ 0.1% VS. LAST MONTH
↓ 1.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$346,235,001

↑ 8.8% VS. LAST MONTH
↑ 1.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

361

↓ 8.1% VS. LAST MONTH
↓ 8.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$530,000

↑ 5.6% VS. LAST MONTH
↑ 4.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$242,994,395

↓ 4.2% VS. LAST MONTH
↓ 2.3% VS. LAST YEAR

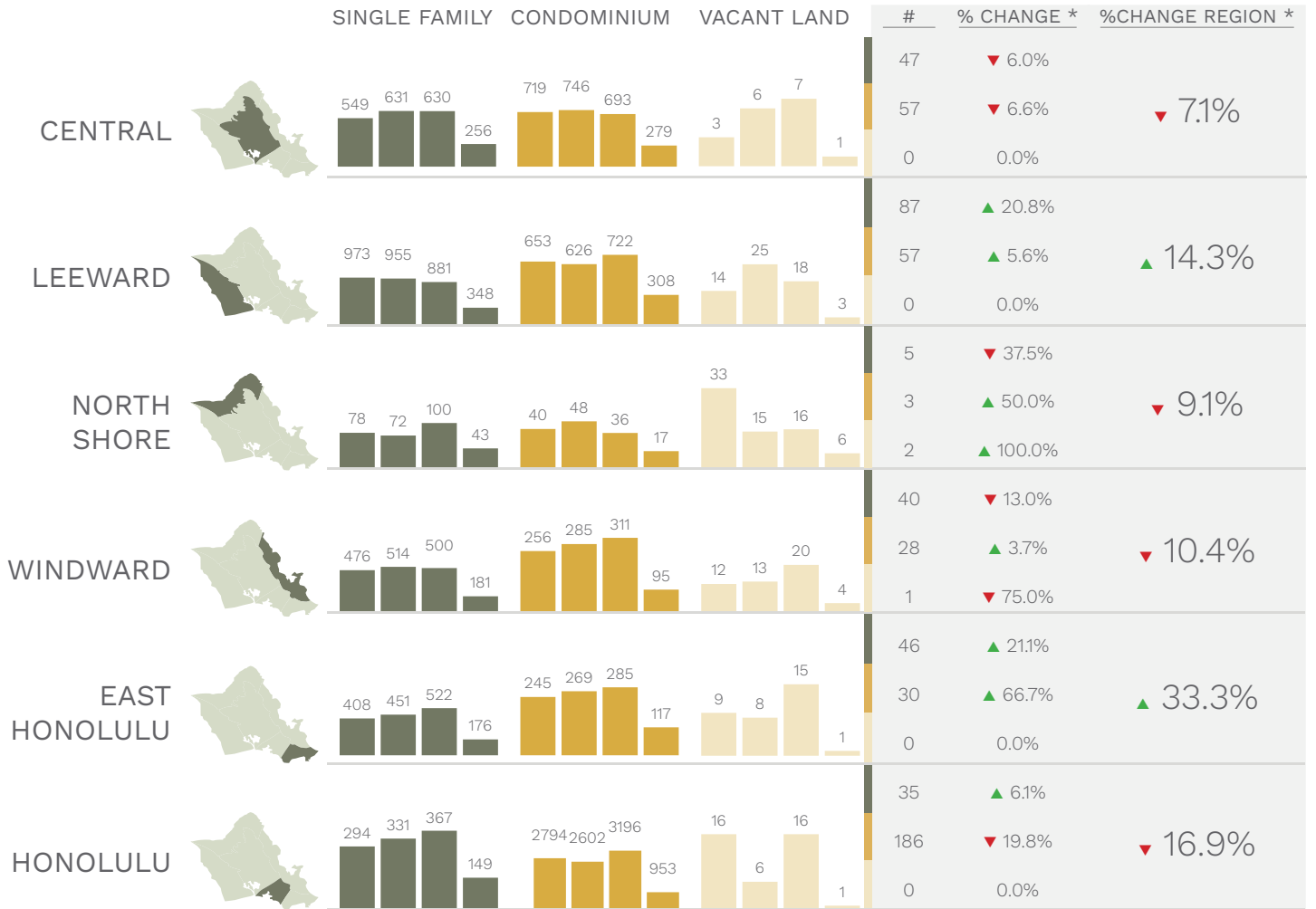
REGIONAL SALES NORTH OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

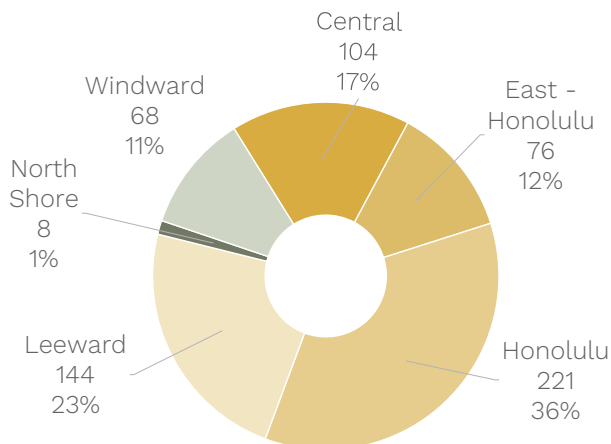


**Year-over-year and current YTD shown

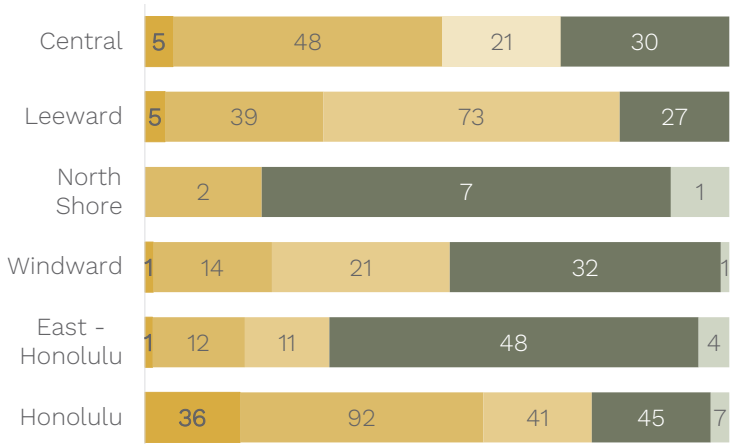
*vs. same month last year

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



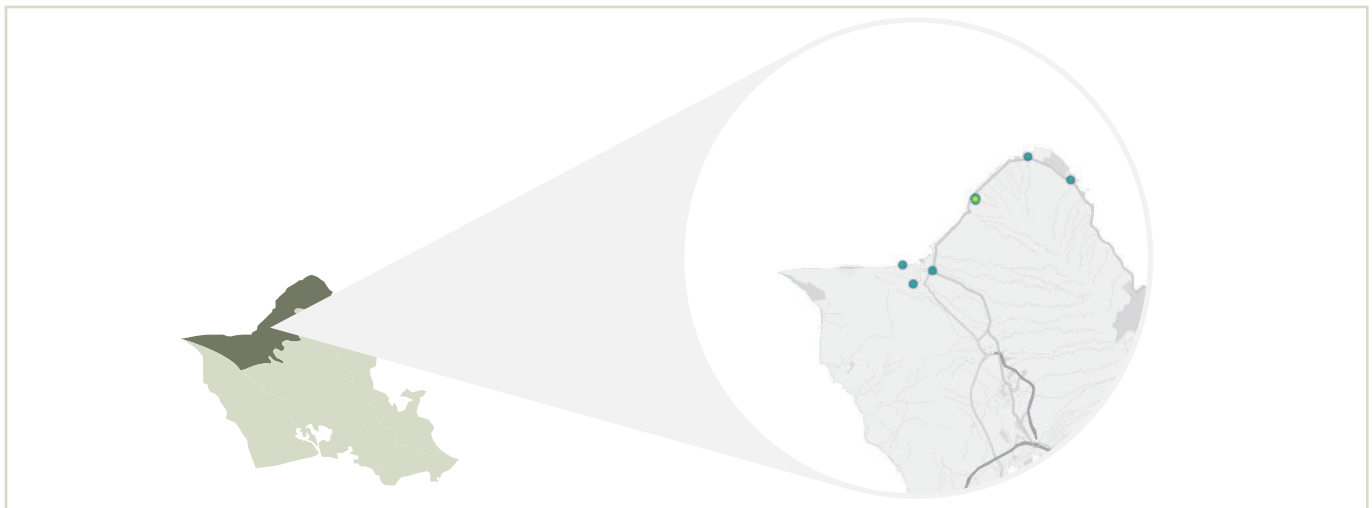
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

SINGLE FAMILY HOMES				CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WAIALUA	1 ▼	\$1.2 M ▼	\$1.2 M ▲	2 –	\$898.0 K –	\$449.0 K –
PUPUKEA	3 ▲	\$7.3 M ▲	\$2.5 M ▼	– –	– –	– –
KAHUKU	1 –	\$1.2 M ▲	\$1.2 M ▲	– –	– –	– –
KUILIMA	– –	– –	– –	1 ▼	\$1.5 M ▼	\$1.5 M ▲

MONTHLY SALES HEAT MAP



TOP STREETS	#
MAKANA ROAD	2
AKULE STREET	2
WILINAU ROAD	1
KAMEHAMEHA HIGHWAY	1
KUILIMA DRIVE	1
KANOULU STREET	1

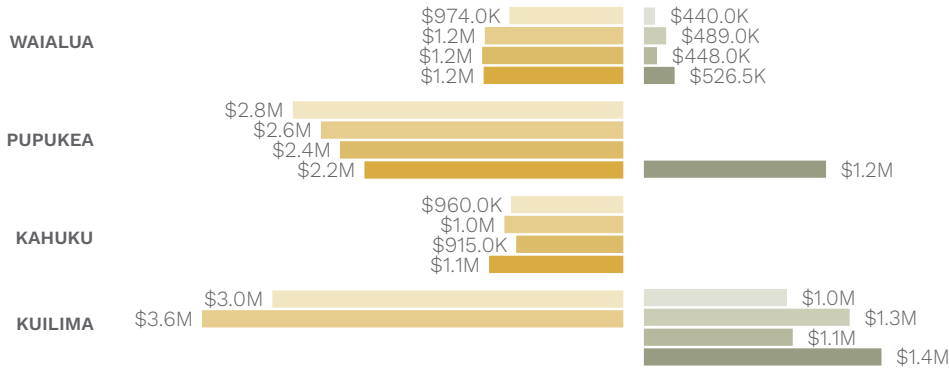
TOP CONDO	#
MOKULEIA SANDS	2
KUILIMA ESTS WEST	1

YEAR TO DATE NORTH OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

43

↓ **6.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,550,000

↑ **4.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$83,433,500

↓ **10.0%** VS. LAST YEAR



CONDOMINIUM

OF SALES

17

↑ **6.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$890,000

↑ **39.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$19,158,000

↑ **54.3%** VS. LAST YEAR



VACANT LAND

OF SALES

6

↓ **40.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,525,000

↑ **93.7%** VS. LAST YEAR

TOTAL \$ OF SALES

\$8,350,000

↓ **40.5%** VS. LAST YEAR



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