

## NORTH OAHU RESIDENTIAL SALES REPORT JULY 2026

### ISLAND SALES

Single Family Condominium

#### AVERAGE LIST PRICE



\$1.5 M \$651.8 K

#### AVERAGE SOLD PRICE



\$1.5 M \$637.6 K

#### MAX SOLD PRICE



\$8.3 M \$10.0 M

#### % OF LIST PRICE RECEIVED



98.74% 97.81%

#### AVERAGE PRICE PER SQFT



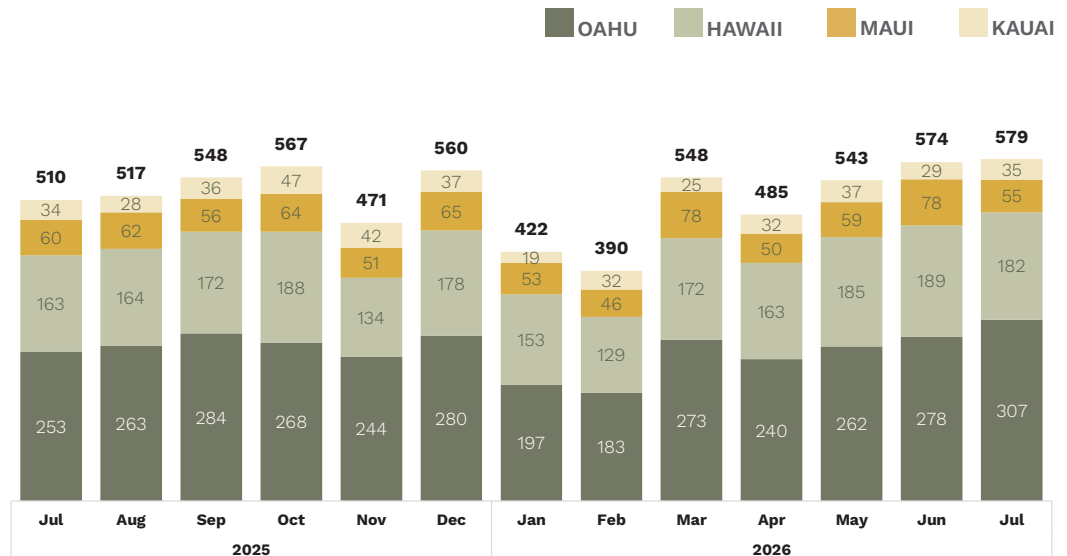
\$706.13 \$664.54

#### MEDIAN DOM



16 38

### SINGLE FAMILY



#### # OF SALES

307

↑ 10.4% VS. LAST MONTH  
↑ 21.3% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$1,207,000

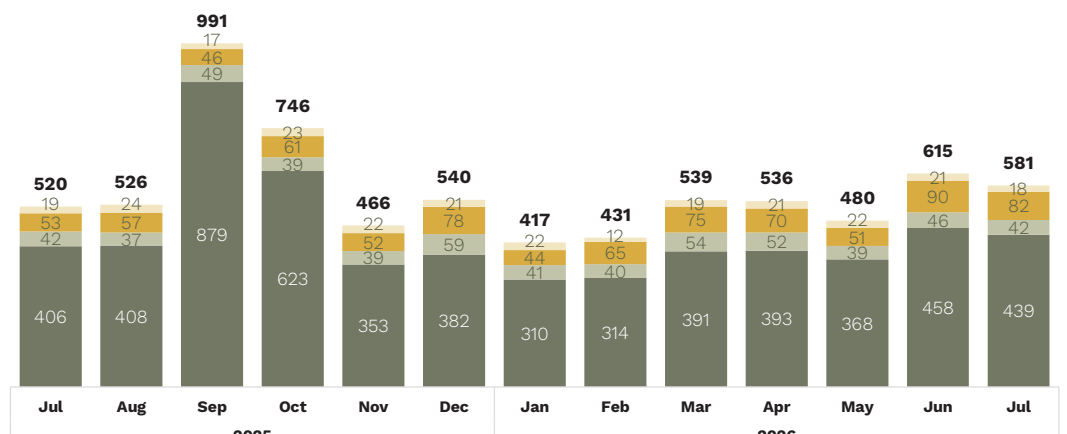
↓ 1.1% VS. LAST MONTH  
↑ 12.3% VS. LAST YEAR

#### TOTAL \$ OF SALES

\$446,109,467

↑ 10.6% VS. LAST MONTH  
↑ 40.0% VS. LAST YEAR

### CONDOMINIUM



#### # OF SALES

439

↓ 4.1% VS. LAST MONTH  
↑ 8.1% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$519,000

↓ 5.6% VS. LAST MONTH  
↑ 4.8% VS. LAST YEAR

#### TOTAL \$ OF SALES

\$279,908,293

↓ 12.6% VS. LAST MONTH  
↑ 4.5% VS. LAST YEAR

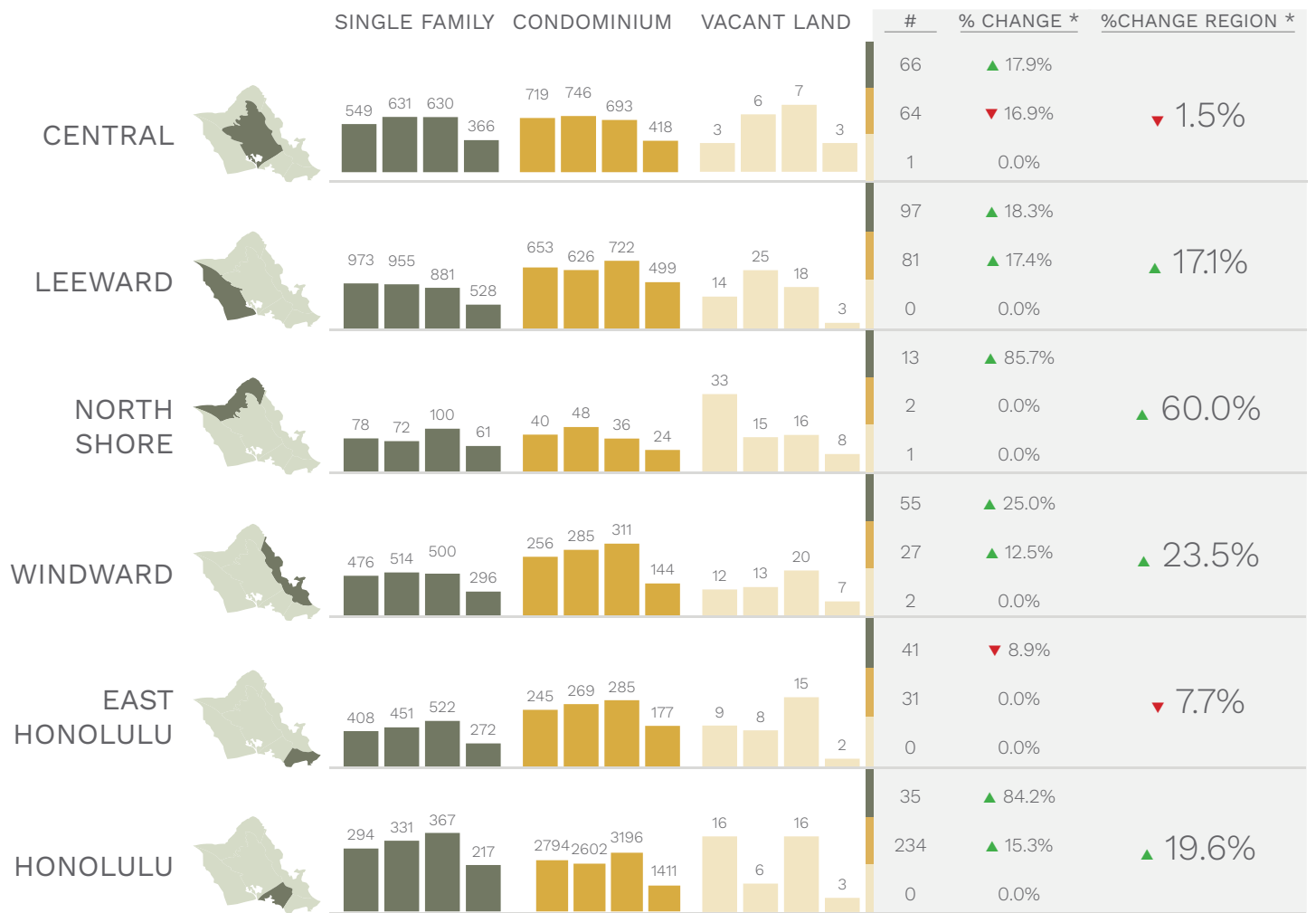
# REGIONAL SALES NORTH OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

### YTD TREND\*\*

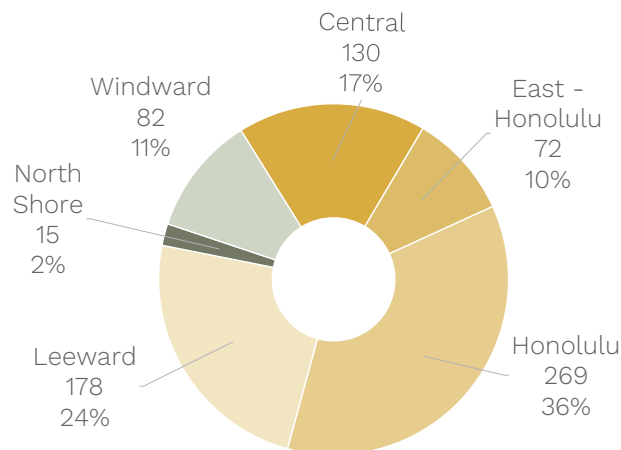
### MONTH



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

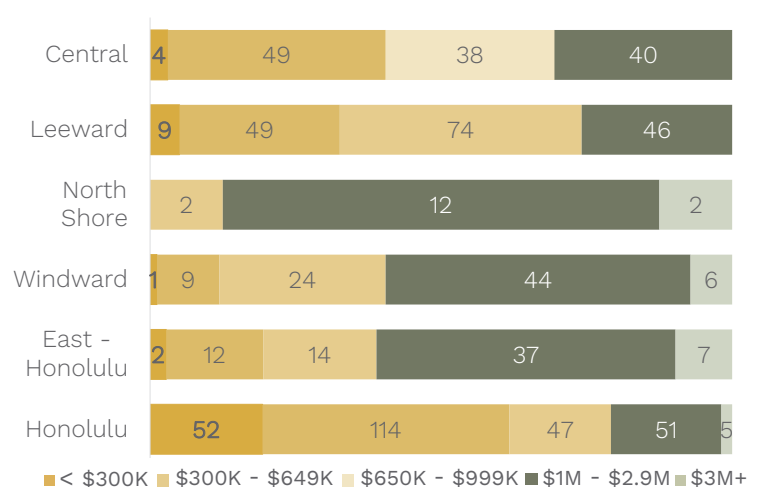
\*vs. same month last year

## SALES BY REGION



\*EXCLUDING VACANT LAND SALES

## SALES BY PRICE



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

# NEIGHBORHOOD SALES

## NORTH OAHU

### NEIGHBORHOOD COMPARISON



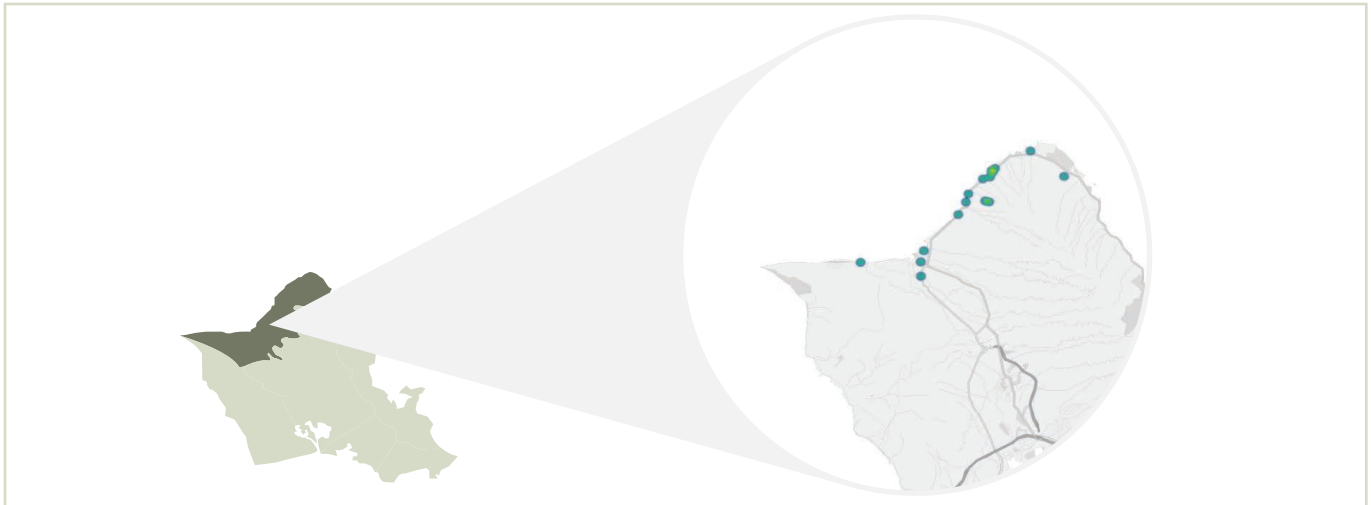
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

|                      | SINGLE FAMILY HOMES |             |             | CONDOMINIUM |             |             |
|----------------------|---------------------|-------------|-------------|-------------|-------------|-------------|
|                      | #                   | \$ AMT      | MEDIAN      | #           | \$ AMT      | MEDIAN      |
| SUNSET AREA          | 4 –                 | \$12.8 M –  | \$3.1 M –   | – –         | – –         | – –         |
| PUPUKEA              | 2 –                 | \$4.3 M –   | \$2.2 M –   | – –         | – –         | – –         |
| SUNSET/VELZY         | 2 –                 | \$2.7 M ▼   | \$1.3 M ▼   | – –         | – –         | – –         |
| KAWAILOA-NORTH SHORE | 1 –                 | \$1.4 M ▲   | \$1.4 M ▲   | – –         | – –         | – –         |
| MOKULEIA             | – –                 | – –         | – –         | 1 –         | \$700.0 K – | \$700.0 K – |
| KAHUKU               | 1 –                 | \$890.0 K – | \$890.0 K – | – –         | – –         | – –         |
| WAIALUA              | 1 ▼                 | \$1.7 M ▼   | \$1.7 M ▲   | – –         | – –         | – –         |
| KUILIMA              | – –                 | – –         | – –         | 1 –         | \$1.2 M –   | \$1.2 M –   |
| HALEIWA              | 1 –                 | \$1.4 M –   | \$1.4 M –   | – –         | – –         | – –         |
| METCALF ACRES        | 1 –                 | \$1.4 M –   | \$1.4 M –   | – –         | – –         | – –         |

### MONTHLY SALES HEAT MAP



#### TOP STREETS

|                     | # |
|---------------------|---|
| PUPUKEA ROAD        | 2 |
| KAMEHAMEHA HIGHWAY  | 2 |
| KE IKI ROAD         | 1 |
| NALIMU ROAD         | 1 |
| KE NUI ROAD         | 1 |
| PAALAA ROAD         | 1 |
| HUKILAU LOOP        | 1 |
| FARRINGTON HIGHWAY  | 1 |
| ELEKU KUILIMA PLACE | 1 |
| KAPUAI PLACE        | 1 |

#### TOP CONDO

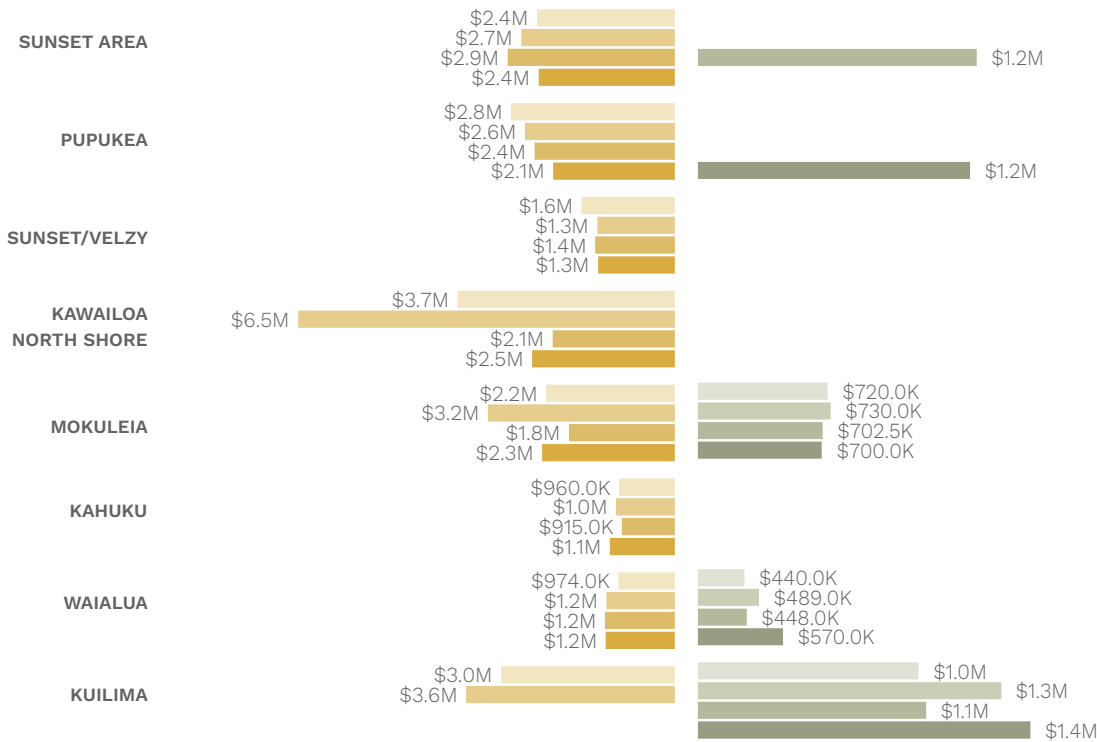
|                       | # |
|-----------------------|---|
| MOKULEIA BEACH COLONY | 1 |
| KUILIMA ESTS EAST     | 1 |

# YEAR TO DATE NORTH OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**61**

↑ **3.4%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,550,000**

↑ **10.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$116,582,499**

↑ **1.2%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**24**

↑ **20.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$845,000**

↑ **32.5%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$26,160,999**

↑ **72.2%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**8**

↓ **27.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,525,000**

↑ **90.6%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$10,825,000**

↓ **28.7%** VS. LAST YEAR



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