

## WINDWARD OAHU RESIDENTIAL SALES REPORT JANUARY 2026 ISLAND SALES

Single Family Condominium

### AVERAGE LIST PRICE



\$1.5 M \$714.8 K

### AVERAGE SOLD PRICE



\$1.4 M \$688.9 K

### MAX SOLD PRICE



\$11.8 M \$14.5 M

### % OF LIST PRICE RECEIVED



95.87% 96.38%

### AVERAGE PRICE PER SQFT



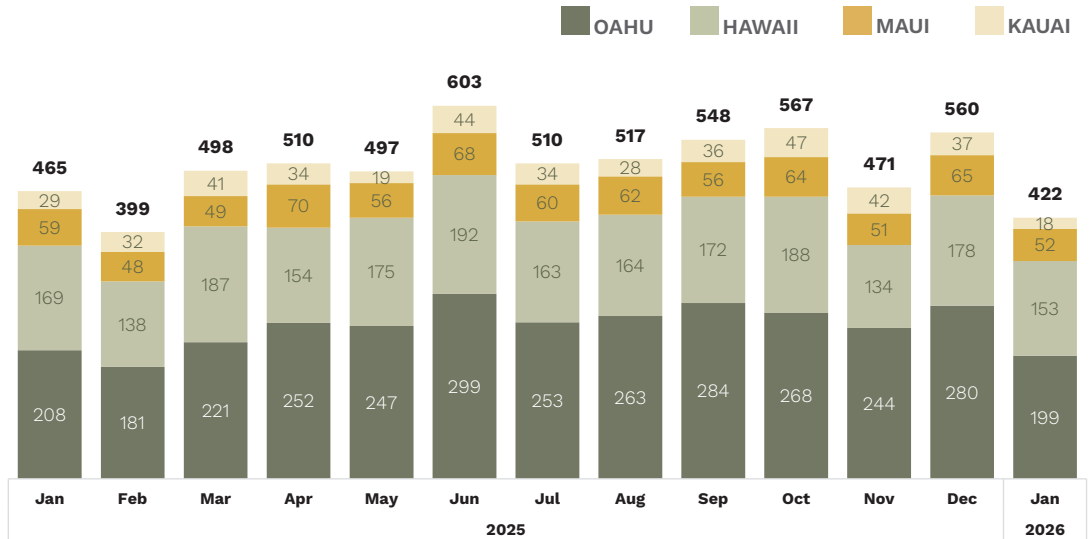
\$713.90 \$691.38

### MEDIAN DOM



28 49

### SINGLE FAMILY



### # OF SALES

199

⬇️ 28.9% VS. LAST MONTH  
⬇️ 4.3% VS. LAST YEAR

### MEDIAN SALES PRICE

\$1,125,000

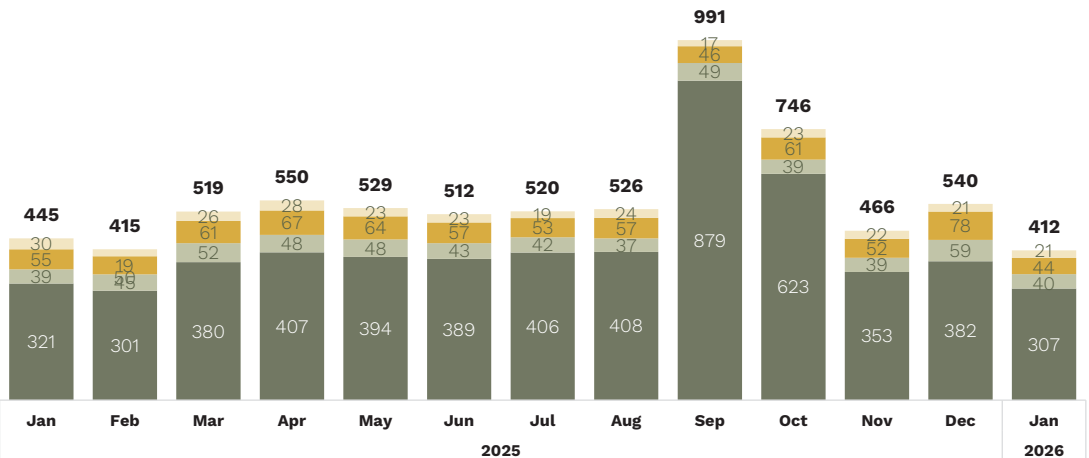
⬆️ 1.6% VS. LAST MONTH  
⬆️ 1.1% VS. LAST YEAR

### TOTAL \$ OF SALES

\$280,088,443

⬇️ 26.3% VS. LAST MONTH  
⬆️ 1.5% VS. LAST YEAR

### CONDOMINIUM



### # OF SALES

307

⬇️ 19.6% VS. LAST MONTH  
⬇️ 4.4% VS. LAST YEAR

### MEDIAN SALES PRICE

\$530,000

⬆️ 1.0% VS. LAST MONTH  
⬇️ 1.9% VS. LAST YEAR

### TOTAL \$ OF SALES

\$211,484,766

⬇️ 22.2% VS. LAST MONTH  
⬆️ 1.5% VS. LAST YEAR

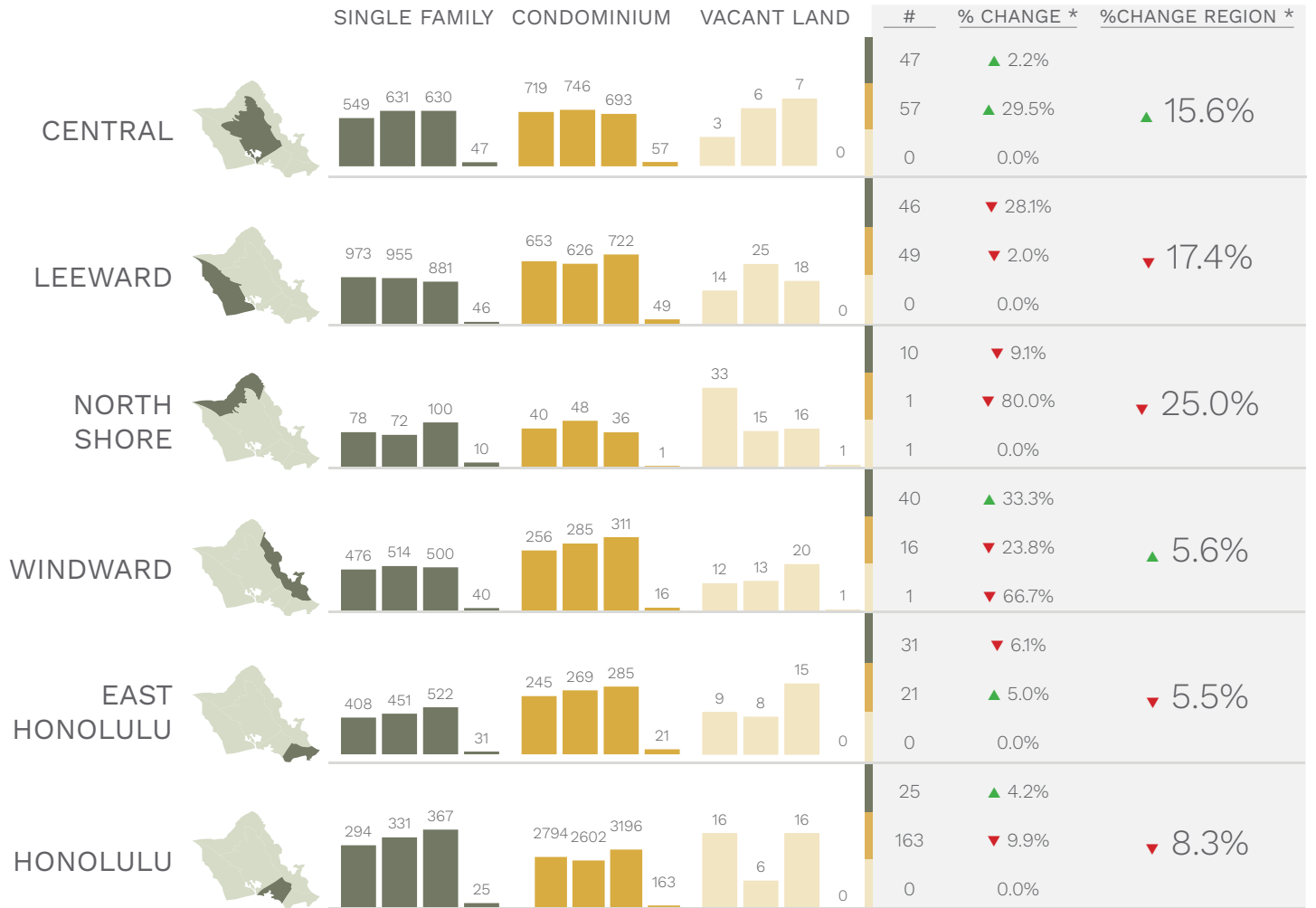
# REGIONAL SALES WINDWARD OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

### YTD TREND\*\*

### MONTH

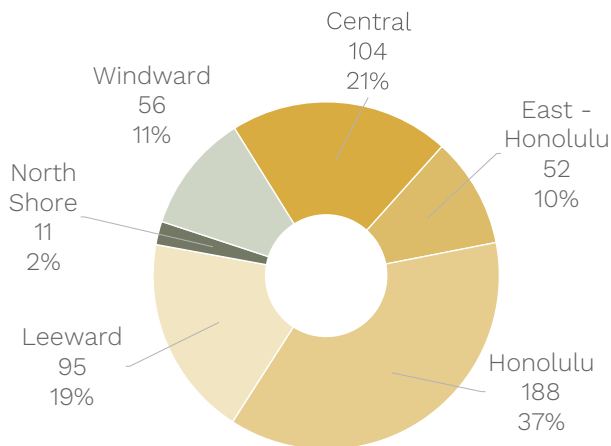


\*\*Year-over-year and current YTD shown

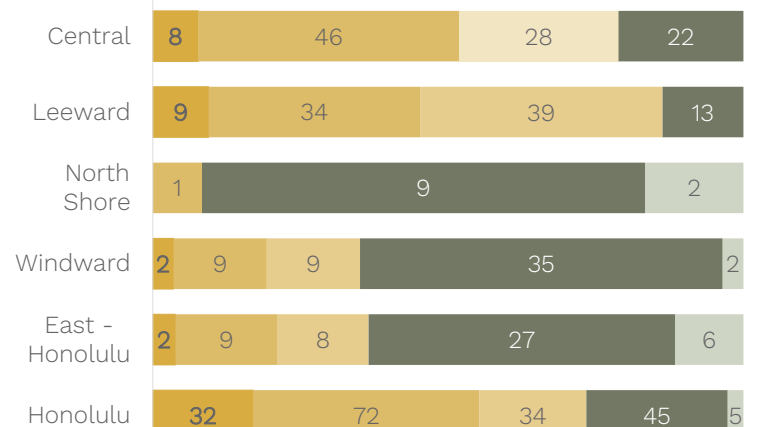
\*vs. same month last year

## SALES BY REGION

## SALES BY PRICE



\*EXCLUDING VACANT LAND SALES



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

# NEIGHBORHOOD SALES

## WINDWARD OAHU

### NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year    ● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
COCONUT GROVE	8 ▲	\$10.2 M ▲	\$1.2 M ▲	--	--	--
WINDWARD ESTATES	--	--	--	5 --	\$2.7 M ▼	\$510.0 K ▼
HAUULA	4 ▲	\$3.5 M ▲	\$713.3 K ▼	--	--	--
PUNALUU	2 --	\$4.8 M --	\$2.4 M --	1 ▼	\$278.0 K ▼	\$278.0 K ▼
TEMPLE VALLEY	--	--	--	3 ▲	\$1.9 M ▲	\$699.0 K ▲
KAILUA TOWN	--	--	--	3 ▼	\$2.1 M ▼	\$715.0 K ▼
KALAMA TRACT	2 --	\$5.6 M --	\$2.8 M --	--	--	--
HAIKU PLANTATION	1 --	\$2.0 M --	\$2.0 M --	1 --	\$839.0 K ▲	\$839.0 K ▲
KUKANONO	2 --	\$3.1 M --	\$1.5 M --	--	--	--
ENCHANTED LAKE	2 ▲	\$4.3 M ▲	\$2.2 M ▲	--	--	--

### MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	5
KAHUHIPA STREET	3
MAWAENA STREET	2
MANU ALOHA STREET	2
ONEAWA STREET	2
AOLOA STREET	2
HUI IWA STREET	2
AIAI PLACE	1
AULIKE STREET	1
AIKANE STREET	1

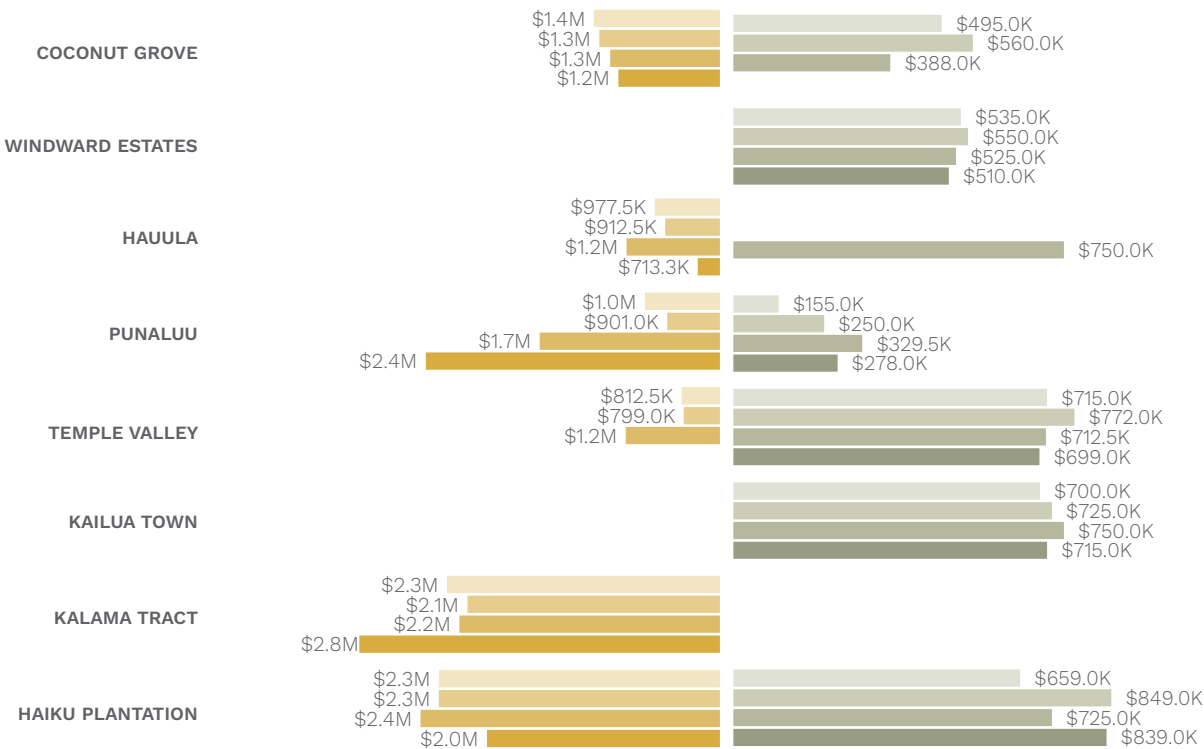
TOP CONDO	#
NANI KOOLAU	2
HAIKU HALE	1
HANOHANO HALE	1
BLUESTONE	1
HAIKU POINT 2	1
CLUB VIEW GARDENS 3	1
HOKULANI IN KAILUA	1
EDEN AT HAIKU WOODS A	1
AHUIMANU GARDENS 1	1
GARDENIA MANOR	1

# YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

40

↑ 33.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,350,000

↑ 10.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$67,949,500

↑ 53.0% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

16

↓ 23.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$658,250

↓ 9.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$10,968,500

↓ 29.8% VS. LAST YEAR



### VACANT LAND

# OF SALES

1

↓ 66.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$160,000

↓ 89.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$160,000

↓ 95.2% VS. LAST YEAR



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