

WINDWARD 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



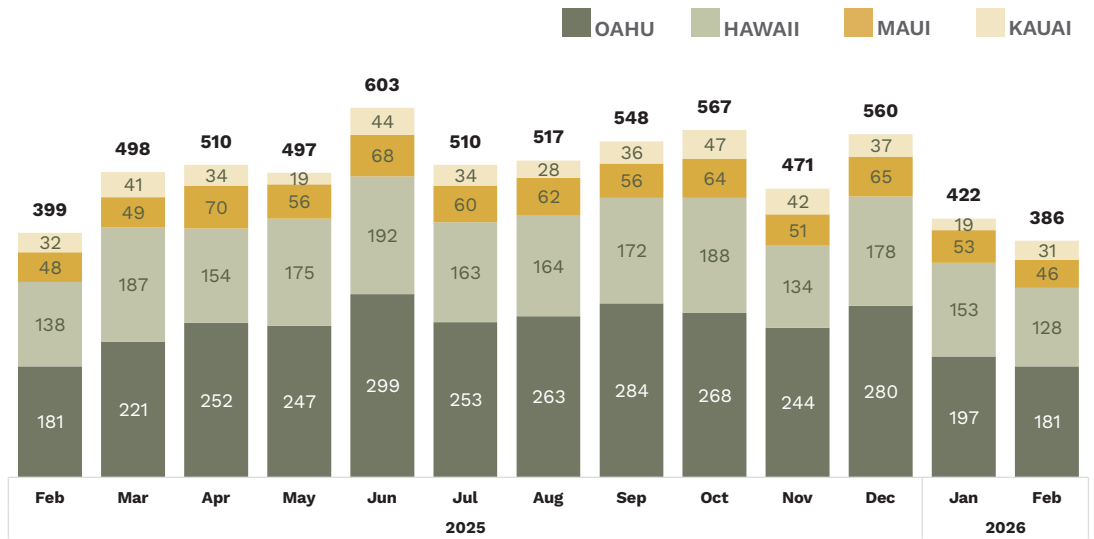
\$739.38 \$685.10

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

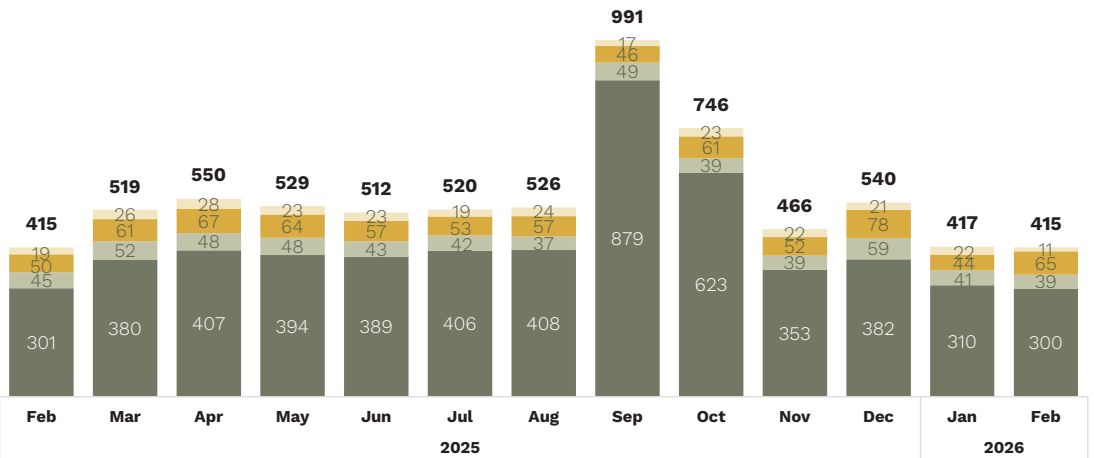
⬆️ 6.7% VS. LAST MONTH
⬆️ 4.3% VS. LAST YEAR

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

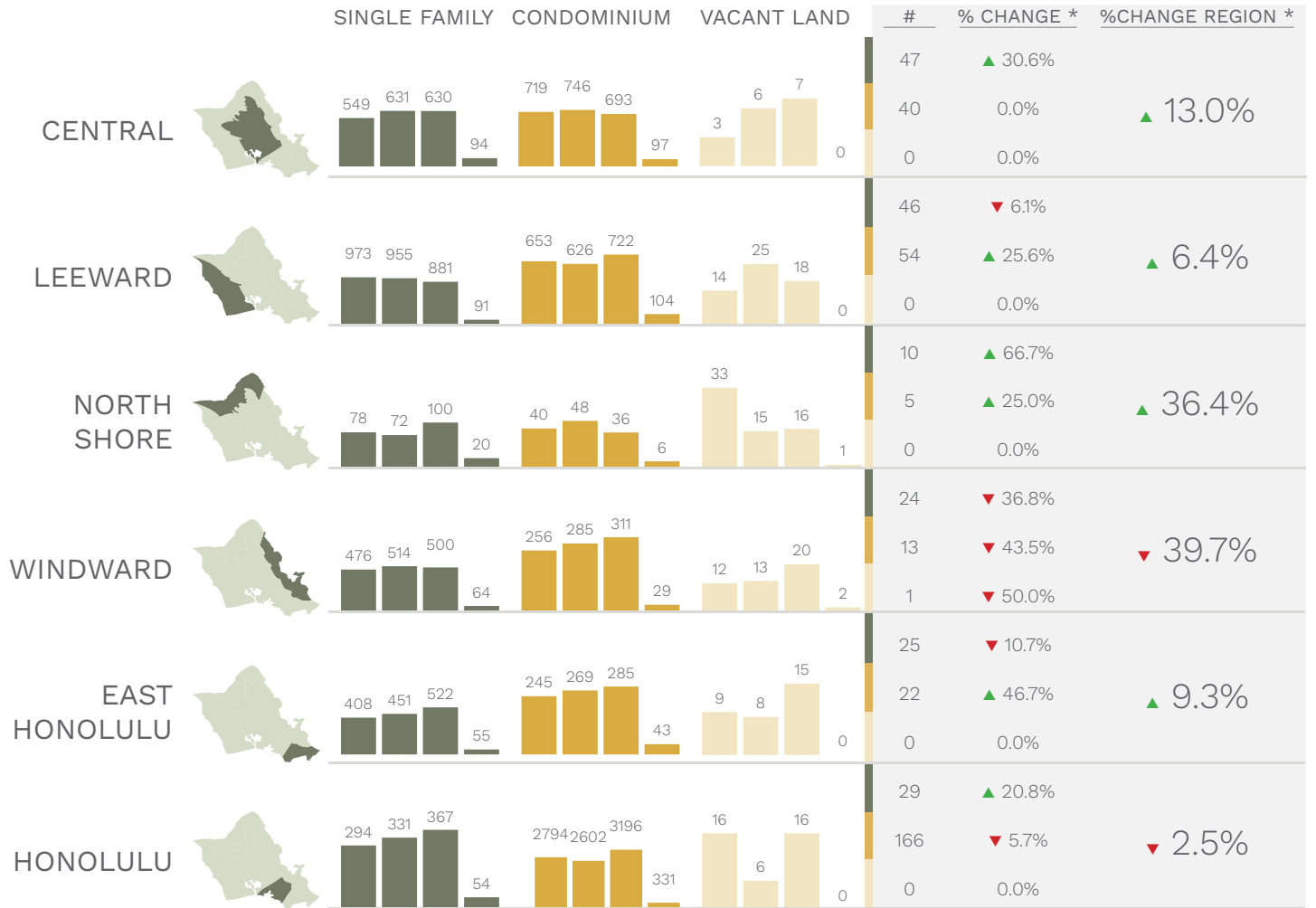
REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

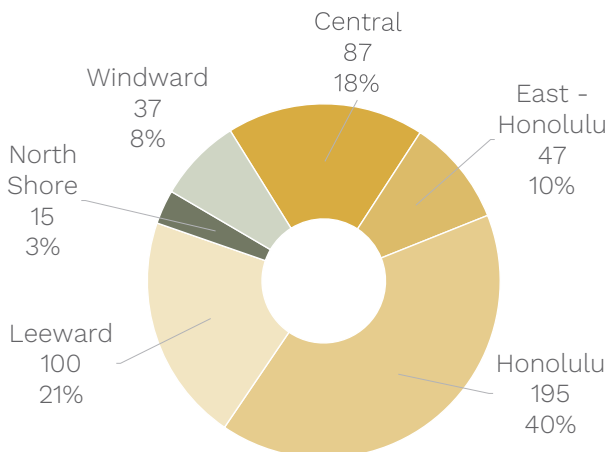


**Year-over-year and current YTD shown

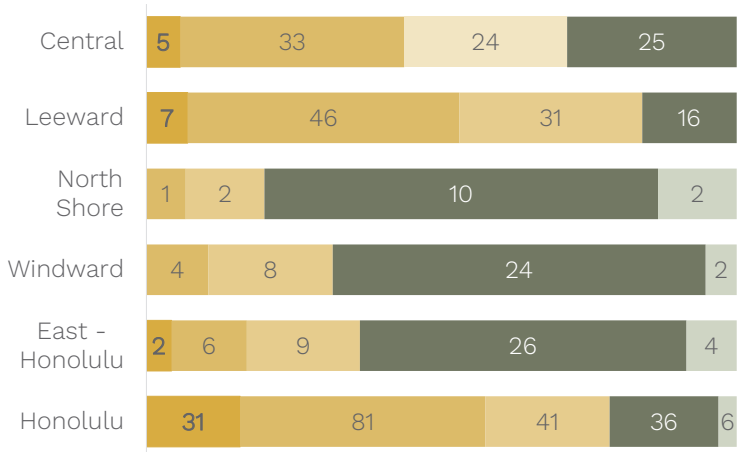
*vs. same month last year

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
TEMPLE VALLEY	--	--	--	2 --	\$1.3 M ▲	\$626.3 K ▲
KAILUA TOWN	--	--	--	2 ▼	\$1.9 M ▼	\$952.5 K ▲
WINDWARD ESTATES	--	--	--	2 ▼	\$1.1 M ▼	\$547.5 K ▲
ENCHANTED LAKE	1 ▼	\$2.2 M ▼	\$2.2 M ▲	1 --	\$733.0 K --	\$733.0 K --
KEOLU HILLS	2 ▼	\$2.0 M ▼	\$1.0 M ▼	--	--	--
HAIKU PLANTATION	1 --	\$2.6 M --	\$2.6 M --	1 --	\$830.0 K --	\$830.0 K --
WAIHEE	1 --	\$1.5 M --	\$1.5 M --	--	--	--
HALE KOU	--	--	--	2 --	\$830.0 K ▼	\$415.0 K ▼
BLUESTONE	--	--	--	2 --	\$3.3 M --	\$1.7 M --
HALEKAUWILA	2 ▲	\$2.5 M ▲	\$1.3 M ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
HUI KELU STREET	2
LULUKU ROAD	2
KANEOHE BAY DRIVE	2
HAIKU ROAD	1
EMEPELA PLACE	1
AKIPOHE STREET	1
ANOI ROAD	1
AOLOA PLACE	1
AKAKE PLACE	1
AUKELE STREET	1

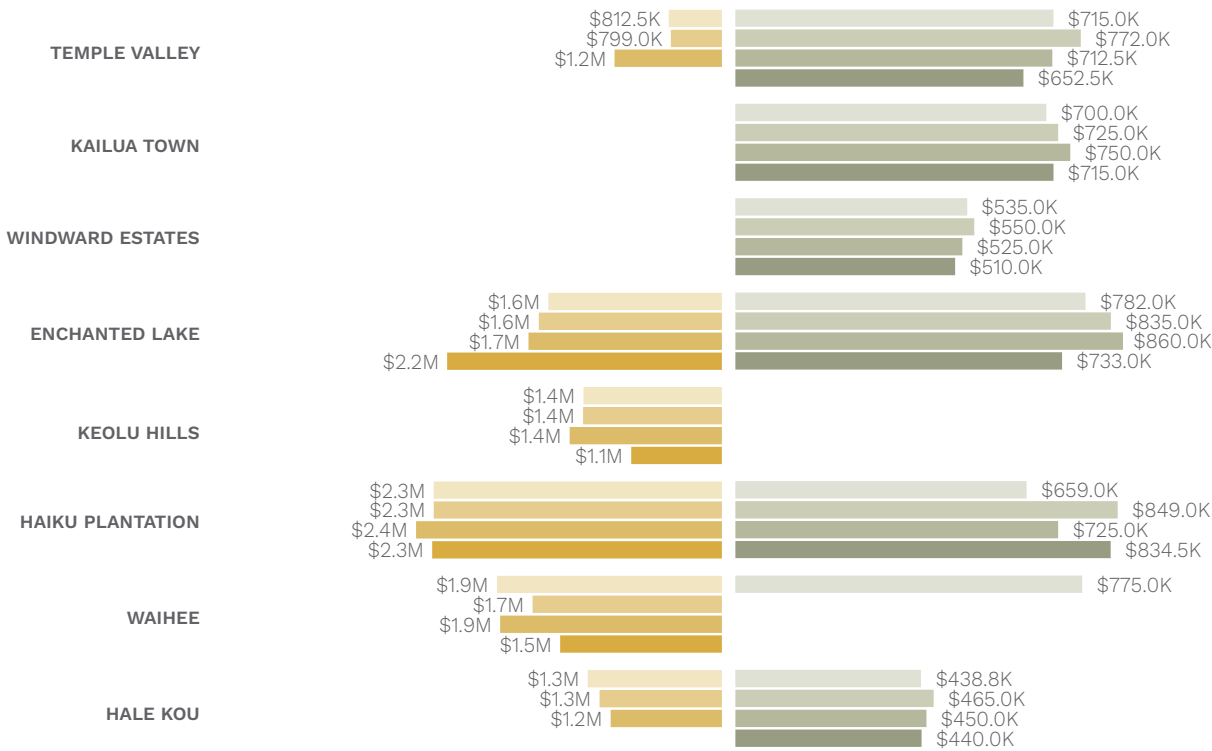
TOP CONDO	#
NA PALI GARDENS	2
BLUESTONE	2
CLUB VIEW GARDENS 3	1
POINCIANA MANOR	1
CLUB VIEW GARDENS 2	1
EDEN AT HAIKU WOODS B	1
PUU ALII 1	1
WINDWARD ACRES	1
LAKEVIEW	1
KA MALANAI AT KAILUA	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

64

↓ **5.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,352,500

↑ **4.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$106,470,412

↑ **6.2%** VS. LAST YEAR



CONDOMINIUM

OF SALES

29

↓ **34.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$675,000

↑ **4.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$21,613,000

↓ **27.4%** VS. LAST YEAR



VACANT LAND

OF SALES

2

↓ **60.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,083,500

↓ **1.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$2,167,000

↓ **60.2%** VS. LAST YEAR



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