

## WINDWARD OAHU RESIDENTIAL SALES REPORT MARCH 2026 ISLAND SALES

Single Family Condominium

### AVERAGE LIST PRICE



\$1.5 M \$606.4 K

### AVERAGE SOLD PRICE



\$1.4 M \$591.2 K

### MAX SOLD PRICE



\$10.0 M \$3.0 M

### % OF LIST PRICE RECEIVED



96.39% 97.49%

### AVERAGE PRICE PER SQFT

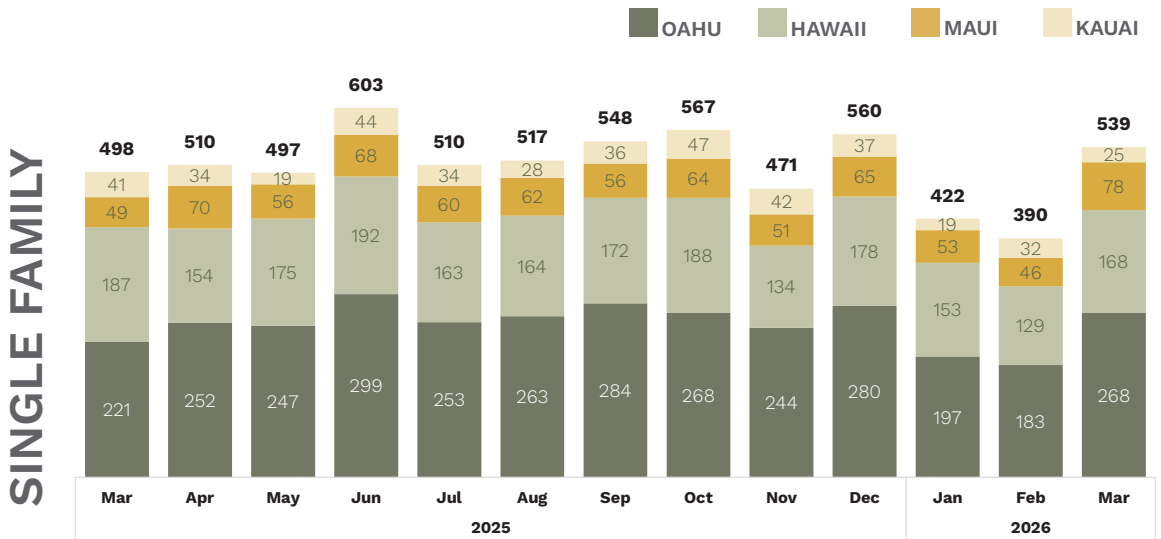


\$690.85 \$657.67

### MEDIAN DOM



20 42



### # OF SALES

268

↑ 46.4% VS. LAST MONTH  
↑ 21.3% VS. LAST YEAR

### MEDIAN SALES PRICE

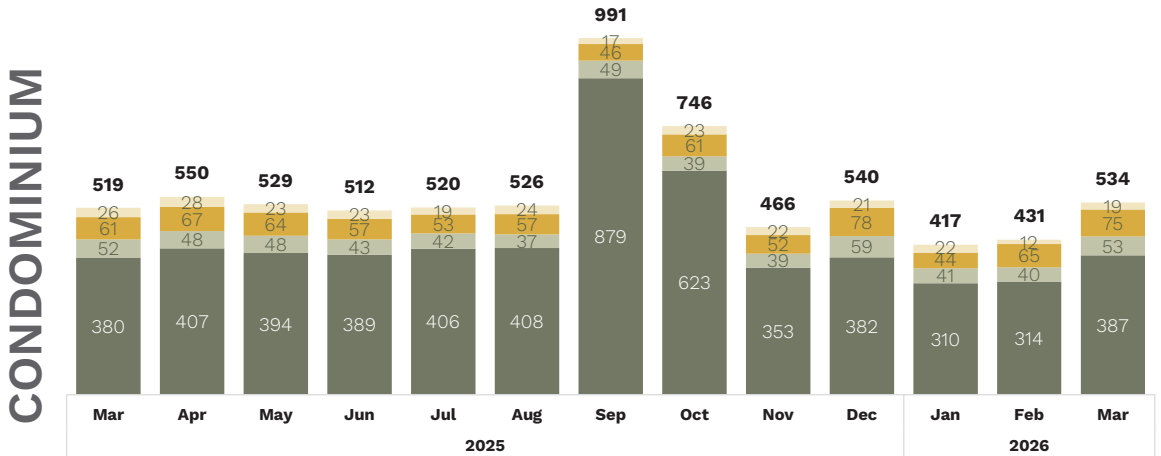
\$1,199,500

↓ 0.0% VS. LAST MONTH  
↑ 4.3% VS. LAST YEAR

### TOTAL \$ OF SALES

\$388,306,010

↑ 49.2% VS. LAST MONTH  
↓ 1.5% VS. LAST YEAR



### # OF SALES

387

↑ 23.2% VS. LAST MONTH  
↑ 1.8% VS. LAST YEAR

### MEDIAN SALES PRICE

\$525,000

↑ 2.9% VS. LAST MONTH  
↑ 4.0% VS. LAST YEAR

### TOTAL \$ OF SALES

\$228,811,155

↑ 10.4% VS. LAST MONTH  
↓ 1.7% VS. LAST YEAR

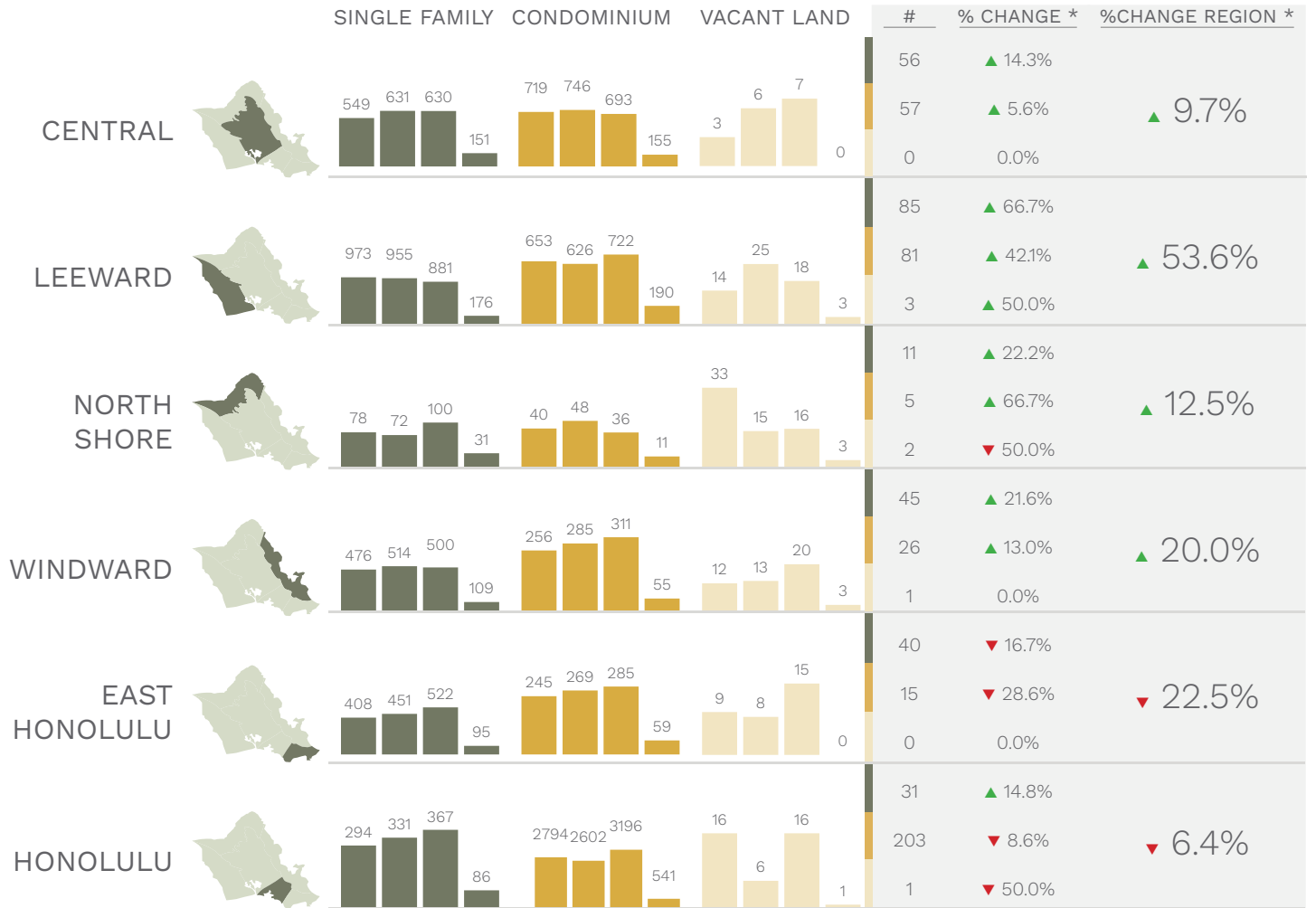
# REGIONAL SALES WINDWARD OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

### YTD TREND\*\*

### MONTH

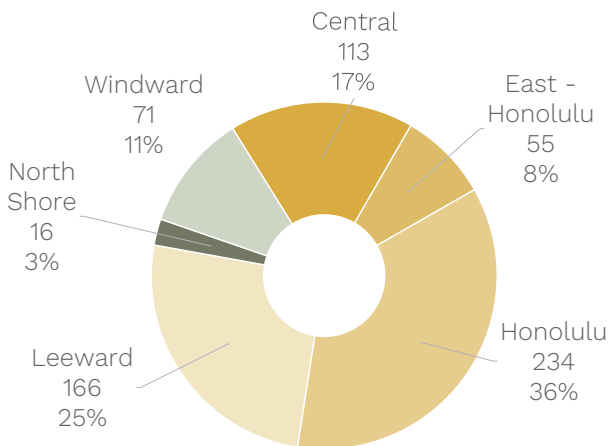


\*\*Year-over-year and current YTD shown

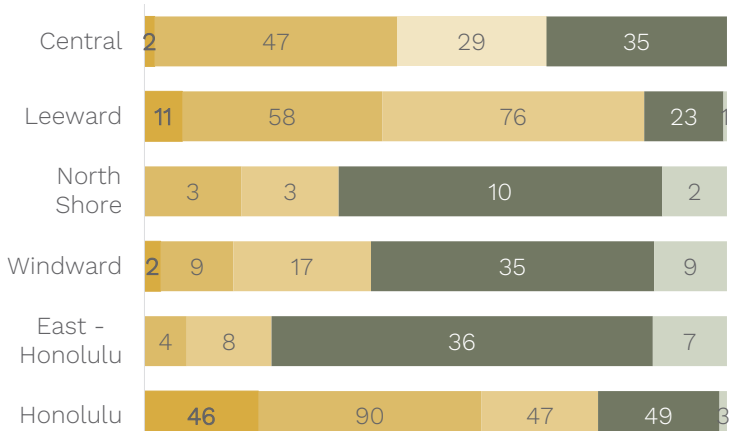
\*vs. same month last year

## 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
KEOLU HILLS	6 ▲	\$8.9 M ▲	\$1.6 M ▲	--	--	--
KAILUA TOWN	--	--	--	6 ▼	\$4.7 M ▼	\$725.0 K ▲
LANIKAI	5 ▲	\$21.0 M ▲	\$4.0 M ▲	--	--	--
WINDWARD ESTATES	--	--	--	5 ▲	\$2.6 M ▲	\$521.0 K ▼
COCONUT GROVE	5 ▲	\$6.8 M ▲	\$1.3 M ▲	--	--	--
BEACHSIDE	4 ▲	\$23.3 M ▲	\$5.0 M ▼	--	--	--
TEMPLE VALLEY	1 -	\$1.9 M -	\$1.9 M -	2 -	\$1.3 M ▼	\$662.5 K ▼
COUNTRY CLUB	--	--	--	3 ▲	\$2.4 M ▲	\$800.0 K ▼
PUNALUU	--	--	--	3 ▲	\$760.0 K ▲	\$215.0 K ▲
HAIKU PLANTATION	1 -	\$2.6 M -	\$2.6 M -	1 -	\$750.0 K -	\$750.0 K -

### MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	5
KAHUHIPA STREET	4
AOLOA PLACE	3
WHITE SANDS PLACE	2
KIOWAI STREET	2
AALAPAPA DRIVE	2
IUIU STREET	2
AOLOA STREET	2
AHUI NANI PLACE	1
A KIPUKA PLACE	1

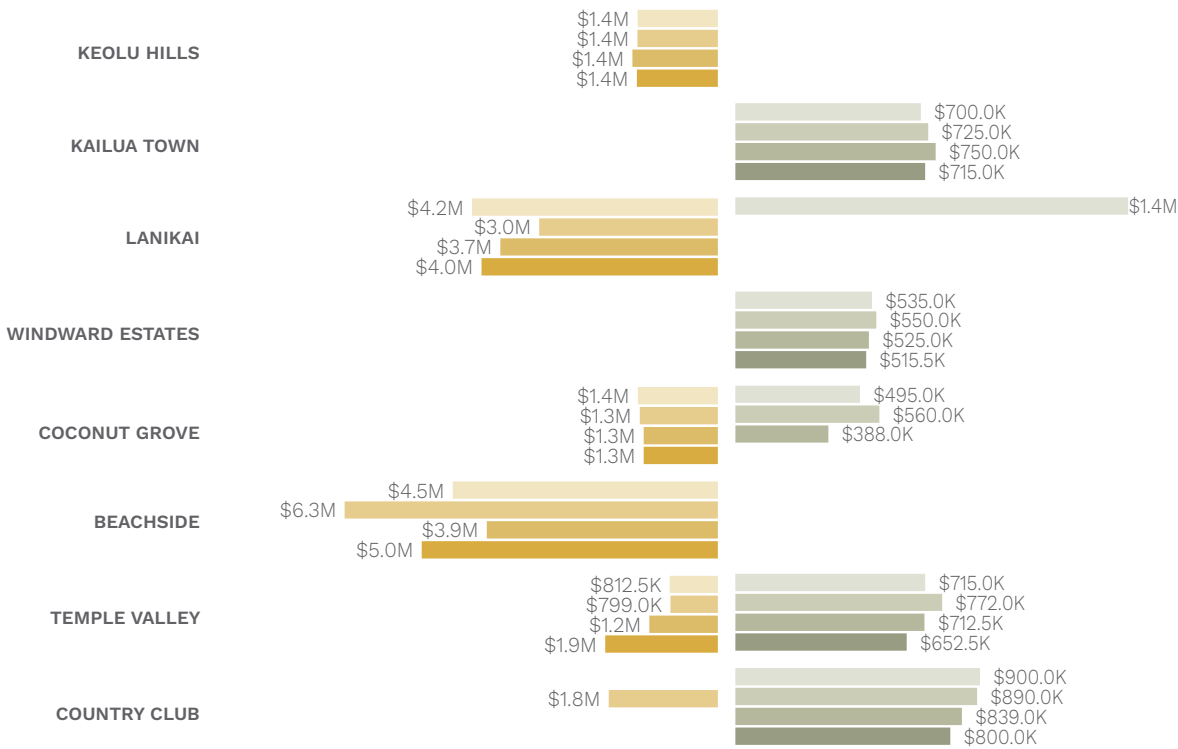
TOP CONDO	#
PUU ALII 2-2	2
YACHT CLUB TERRACE	2
WINDWARD ACRES	2
HOKULANI IN KAILUA	2
POINCIANA MANOR	2
HANOHANO HALE	2
EDEN AT HAIKU WOODS A	1
CLUB VIEW GARDENS 2	1
HAIKU GARDENS	1
HAIKU HALE	1

# YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**109**

↑ **3.8%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,450,000**

↑ **9.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$208,101,923**

↑ **14.9%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**55**

↓ **17.9%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$675,000**

↑ **0.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$38,463,000**

↓ **14.6%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

↓ **40.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

↓ **9.1%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$3,167,000**

↓ **41.9%** VS. LAST YEAR



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