

WINDWARD OAHU RESIDENTIAL SALES REPORT APRIL 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$670.3 K

AVERAGE SOLD PRICE



\$1.3 M \$648.5 K

MAX SOLD PRICE



\$10.5 M \$9.5 M

% OF LIST PRICE RECEIVED



98.37% 96.74%

AVERAGE PRICE PER SQFT



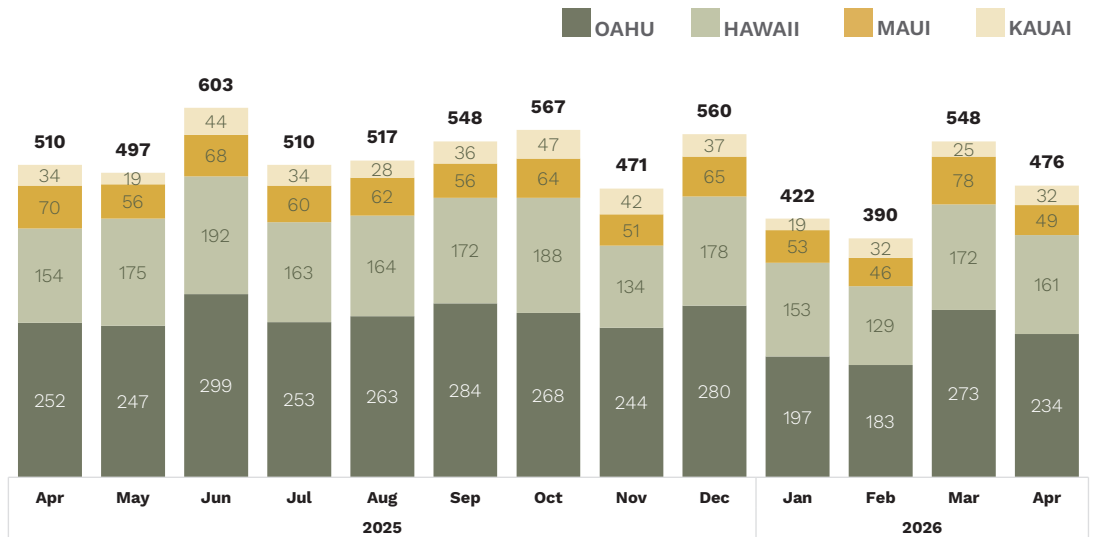
\$695.27 \$688.86

MEDIAN DOM



24 41

SINGLE FAMILY



OF SALES

234

⬇️ 14.3% VS. LAST MONTH
⬇️ 7.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,156,000

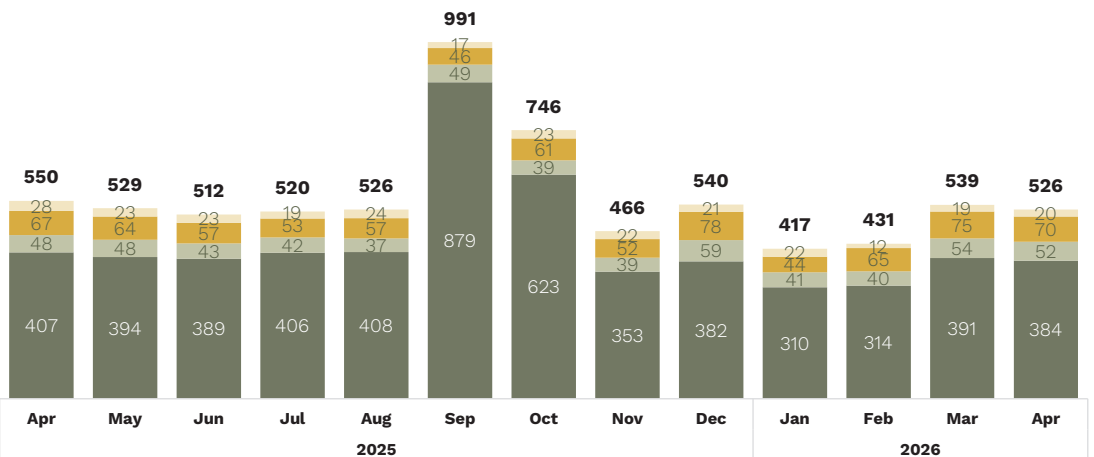
⬇️ 2.9% VS. LAST MONTH
⬇️ 0.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$310,837,456

⬇️ 20.5% VS. LAST MONTH
⬇️ 11.8% VS. LAST YEAR

CONDOMINIUM



OF SALES

384

⬇️ 1.8% VS. LAST MONTH
⬇️ 5.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$501,000

⬇️ 4.4% VS. LAST MONTH
⬇️ 1.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$249,019,227

⬆️ 8.1% VS. LAST MONTH
⬆️ 1.0% VS. LAST YEAR

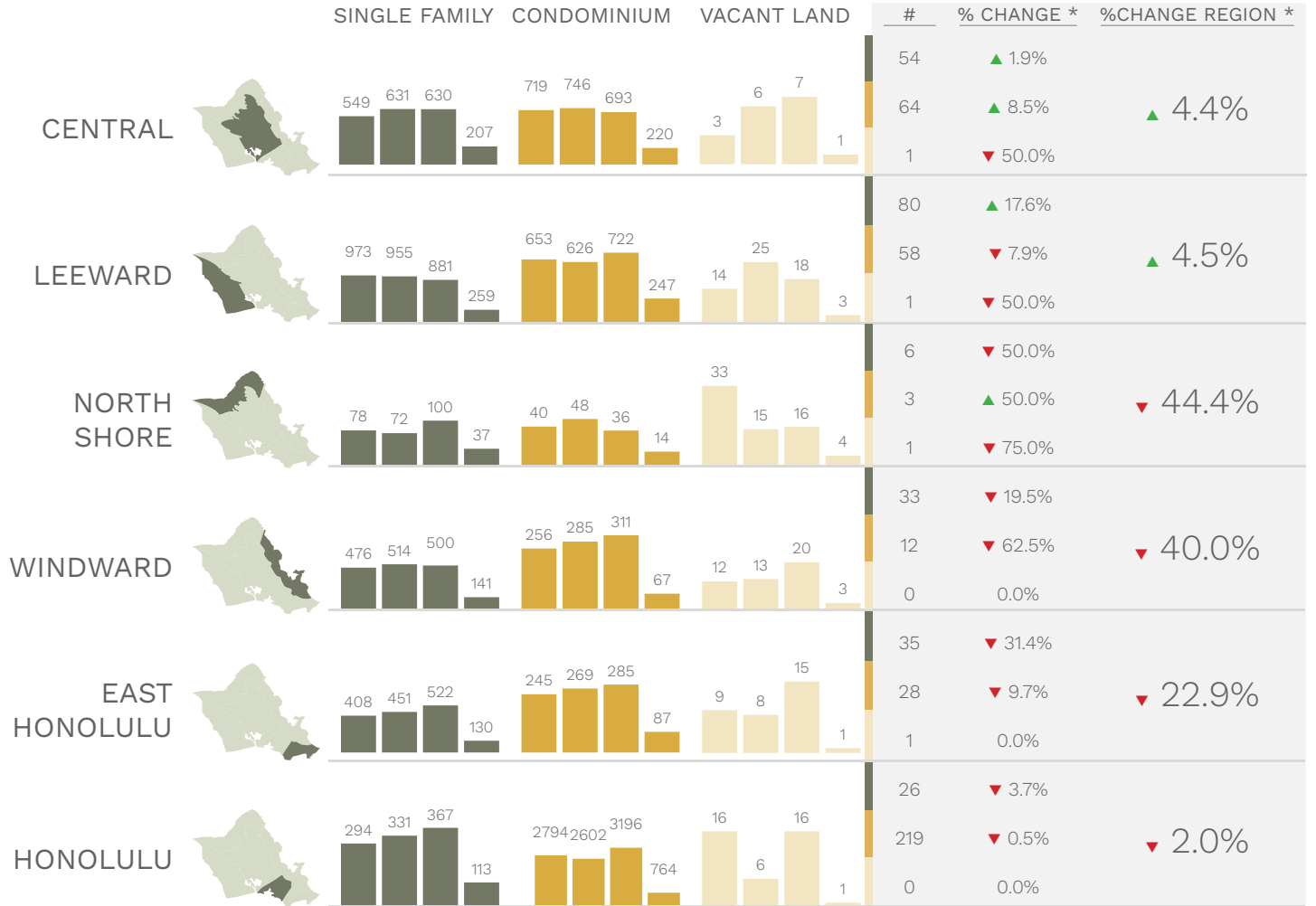
REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

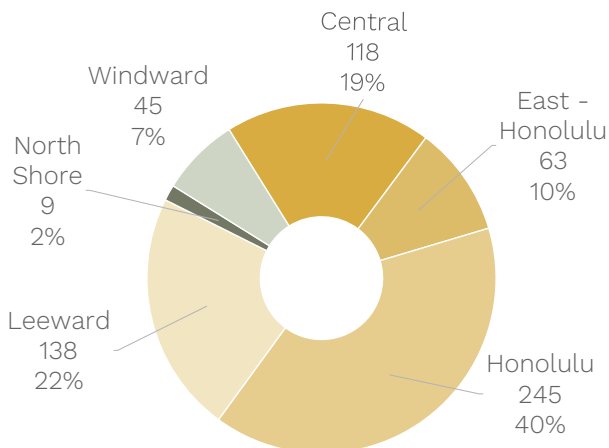


**Year-over-year and current YTD shown

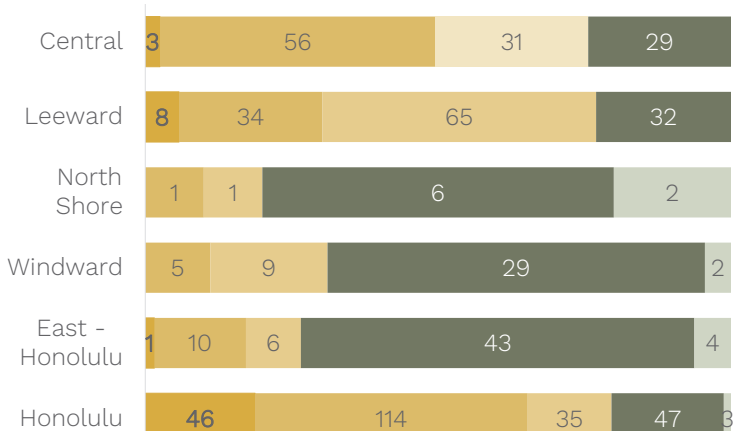
*vs. same month last year

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	5 ▲	\$8.0 M ▲	\$1.5 M ▲	--	--	--
KOOLAUPOKO	4 ▲	\$9.5 M ▲	\$2.4 M ▲	--	--	--
KAILUA TOWN	--	--	--	3 ▼	\$1.9 M ▼	\$675.0 K ▼
LILIPUNA	1 ▼	\$970.0 K ▼	\$970.0 K ▼	1 ▼	\$815.0 K ▼	\$815.0 K ▼
KEOLU HILLS	2 ▼	\$2.7 M ▼	\$1.3 M ▲	--	--	--
BLUESTONE	--	--	--	2 -	\$2.9 M -	\$1.5 M -
LANIKAI	2 -	\$6.5 M -	\$3.2 M -	--	--	--
HAIKU VILLAGE	2 -	\$2.7 M -	\$1.4 M -	--	--	--
AHUIMANU AREA	2 ▲	\$2.7 M ▲	\$1.4 M ▼	--	--	--
HAUULA	2 -	\$1.6 M ▼	\$802.5 K ▼	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	4
KAHUHIPA STREET	2
KAELEPULU DRIVE	2
AOLOA STREET	2
AALAPAPA DRIVE	1
ALAKAI STREET	1
AHUIMANU ROAD	1
AULIKE STREET	1
A HALELA STREET	1
DUNE CIRCLE	1

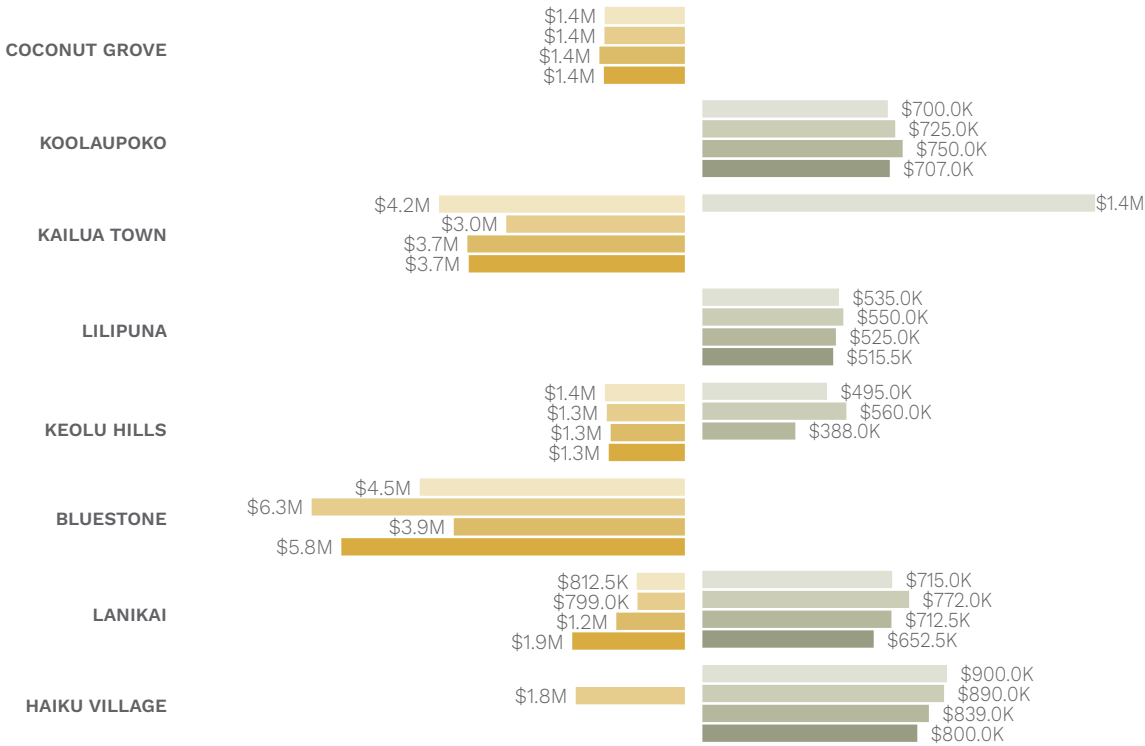
TOP CONDO	#
BLUESTONE	2
MERIDIAN EAST	1
KOOLAU VISTA	1
HEALANI GARDENS	1
GARDENIA MANOR	1
MAKANI KAI MARINA	1
HAIKU POINT 2	1
EDEN AT HAIKU WOODS A	1
PATS AT PUNALUU	1
HALE ANAOLE APTS	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

141

↓ **3.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,398,000

↑ **4.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$266,118,728

↑ **9.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

67

↓ **32.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$675,000

↓ **1.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$48,026,000

↓ **28.7%** VS. LAST YEAR



VACANT LAND

OF SALES

3

↓ **57.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,000

● VS. LAST YEAR

TOTAL \$ OF SALES

\$3,167,000

↓ **54.0%** VS. LAST YEAR



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