

WINDWARD 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



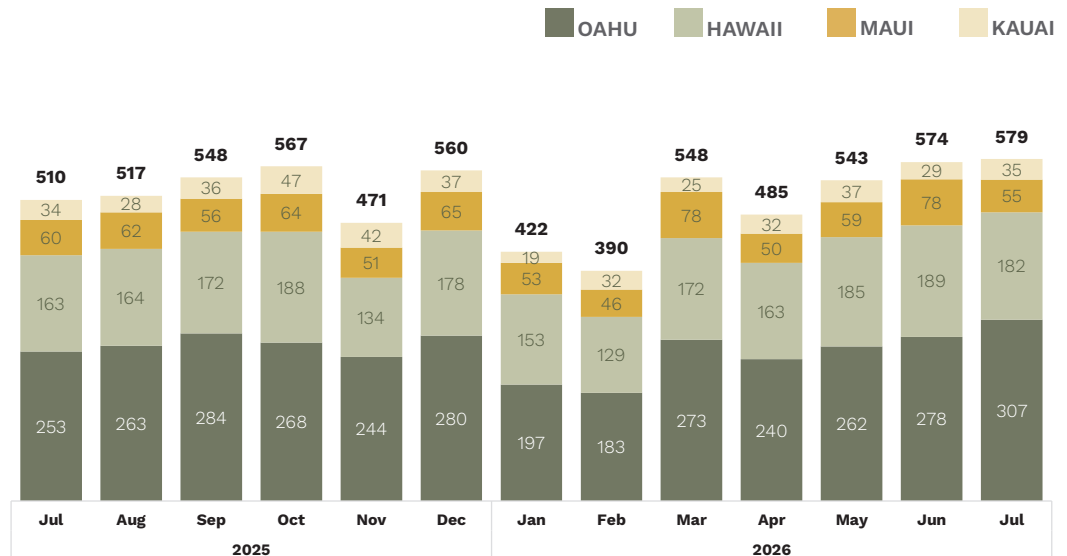
\$706.13 \$664.54

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

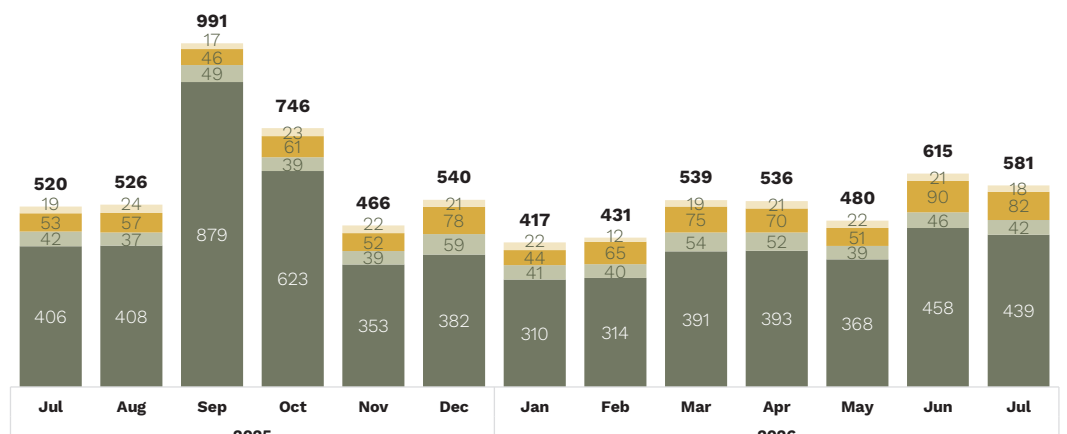
↓ 1.1% VS. LAST MONTH
↑ 12.3% VS. LAST YEAR

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

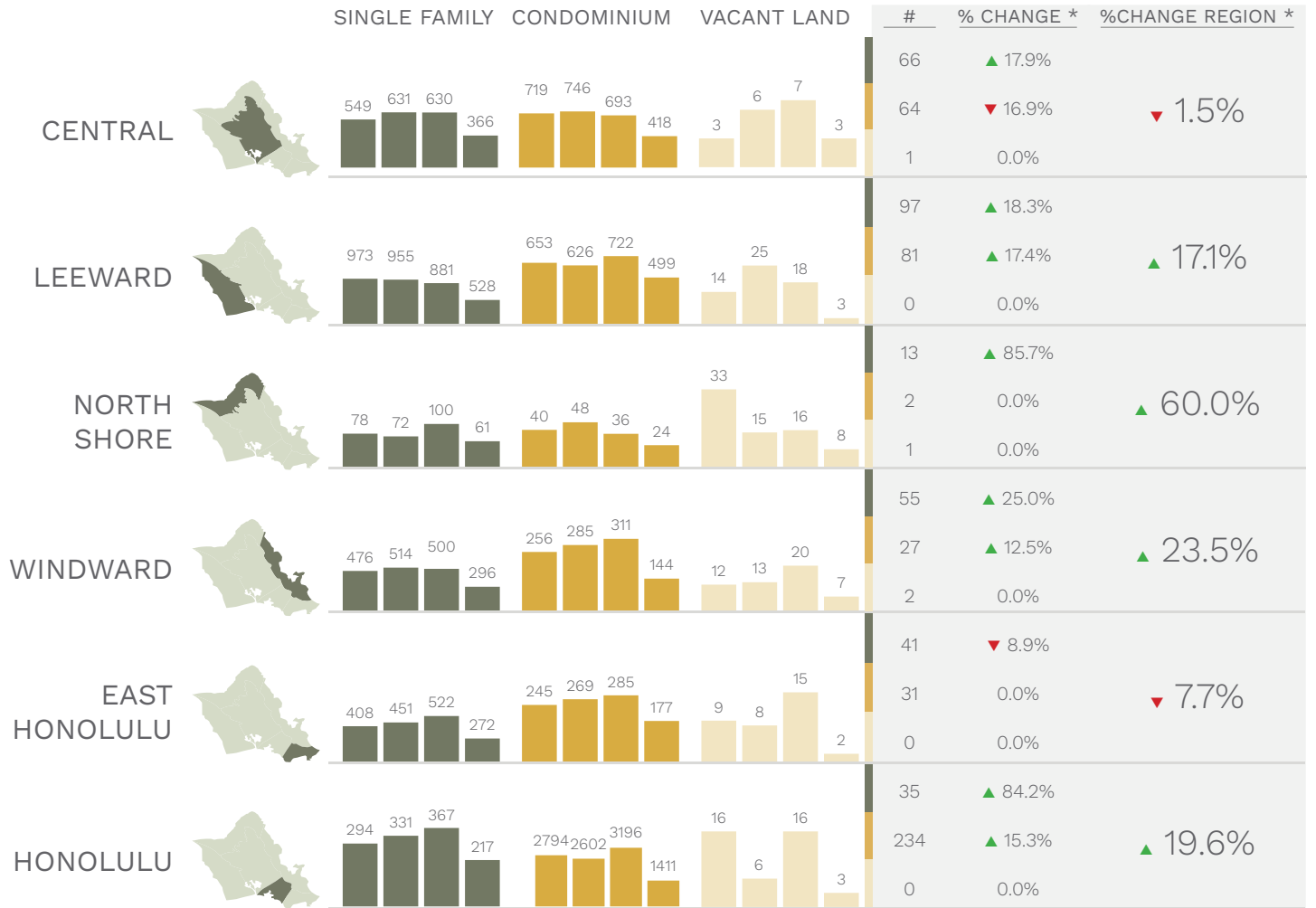
REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

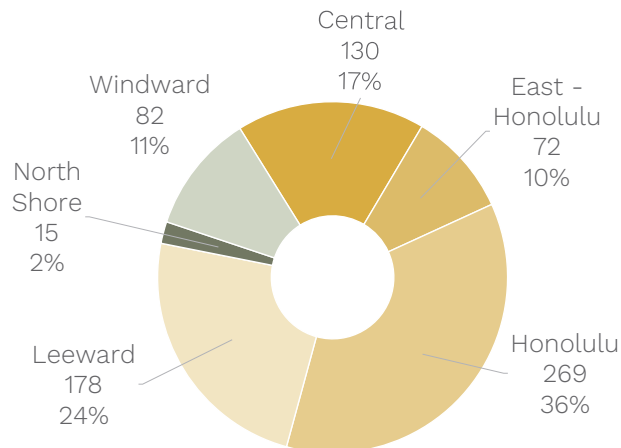
MONTH



**Year-over-year and current YTD shown

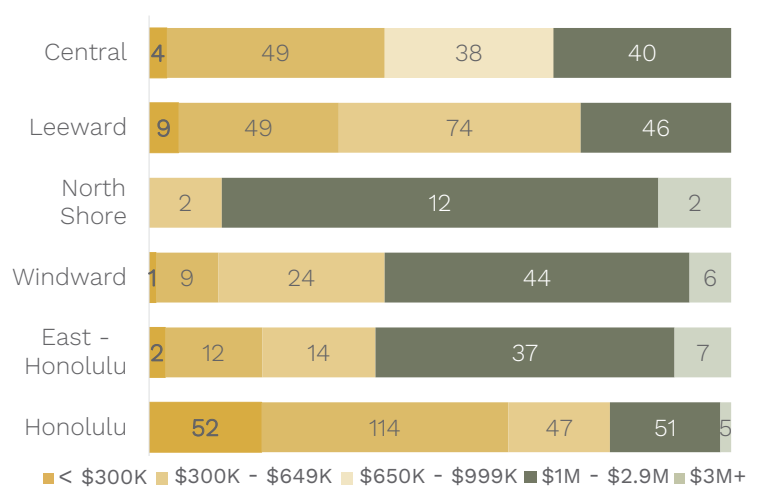
*vs. same month last year

SALES BY REGION



*EXCLUDING VACANT LAND SALES

SALES BY PRICE



■ < \$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
KAILUA TOWN	--	--	--	11 ▲	\$8.0 M ▲	\$725.0 K ▲
ENCHANTED LAKE	7 ▲	\$11.9 M ▲	\$1.8 M ▲	--	--	--
COCONUT GROVE	4 --	\$6.8 M ▲	\$1.8 M ▲	--	--	--
LILIPUNA	--	--	--	4 ▲	\$3.3 M ▲	\$803.5 K ▲
WINDWARD ESTATES	--	--	--	4 ▲	\$1.8 M ▲	\$459.0 K ▼
KOOLAUPOKO	3 ▲	\$5.0 M ▲	\$1.6 M ▼	--	--	--
LANIKAI	3 ▲	\$11.2 M ▲	\$4.5 M ▲	--	--	--
HALE KOU	1 --	\$860.0 K --	\$860.0 K --	2 --	\$898.6 K --	\$449.3 K --
KEOLU HILLS	3 ▲	\$4.1 M ▲	\$1.4 M ▼	--	--	--
KANEOHE TOWN	3 ▲	\$3.4 M ▲	\$1.1 M ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
AOLOA STREET	6
AOLOA PLACE	3
KAMEHAMEHA HIGHWAY	2
IKEANANI DRIVE	2
KAELEPULU DRIVE	2
KAHUHIPA STREET	2
KAILUA ROAD	2
EMEPELA WAY	2
AKALANI LOOP	2
HALELA STREET	2

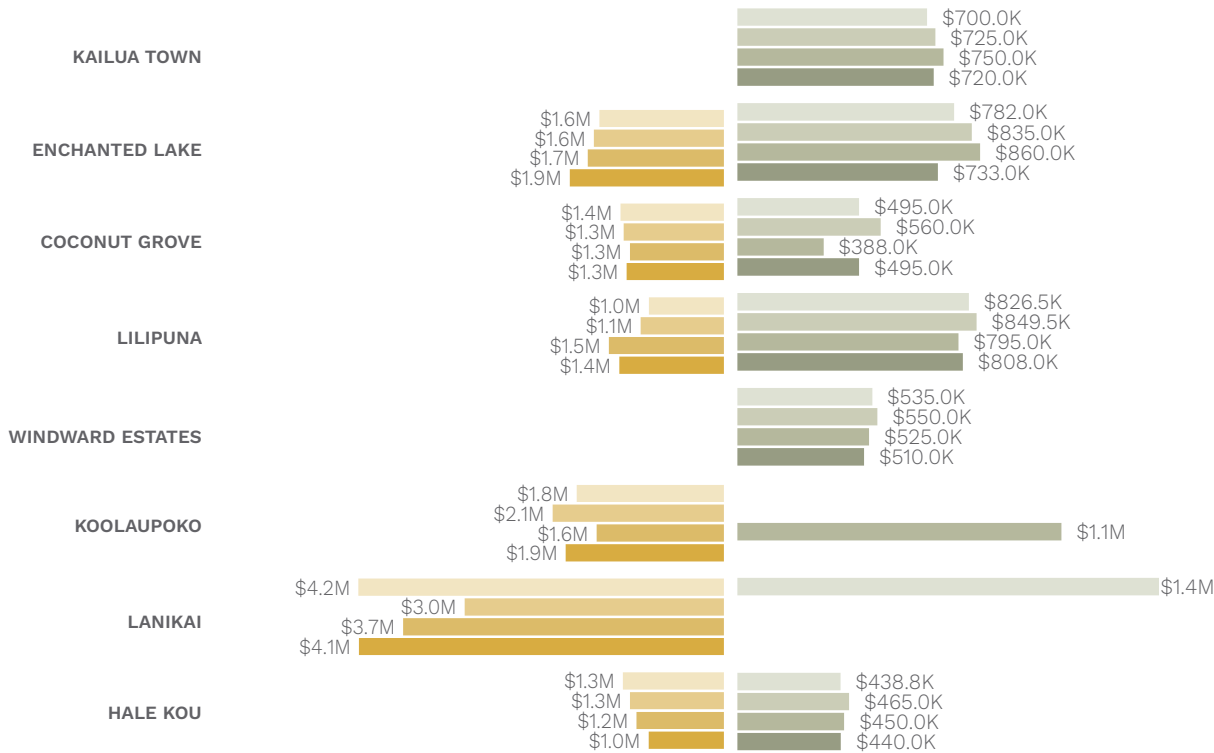
TOP CONDO	#
HOKULANI IN KAILUA	3
NA PALI GARDENS	2
POHA KEA POINT 3	2
PARKWAY A	2
HAIKU POINT 2	2
POHA KEA POINT 4	2
GARDENIA MANOR	2
KA MALANAI AT KAILUA	2
HALE ANAOLE APTS	1
AIKAHI GARDENS	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

296

↑ **5.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,431,000

↑ **3.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$532,430,377

↑ **13.2%** VS. LAST YEAR



CONDOMINIUM

OF SALES

144

↓ **18.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$697,000

↑ **3.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$100,407,950

↓ **17.6%** VS. LAST YEAR



VACANT LAND

OF SALES

7

↓ **41.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,490,000

↑ **49.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$9,242,000

↓ **34.6%** VS. LAST YEAR



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