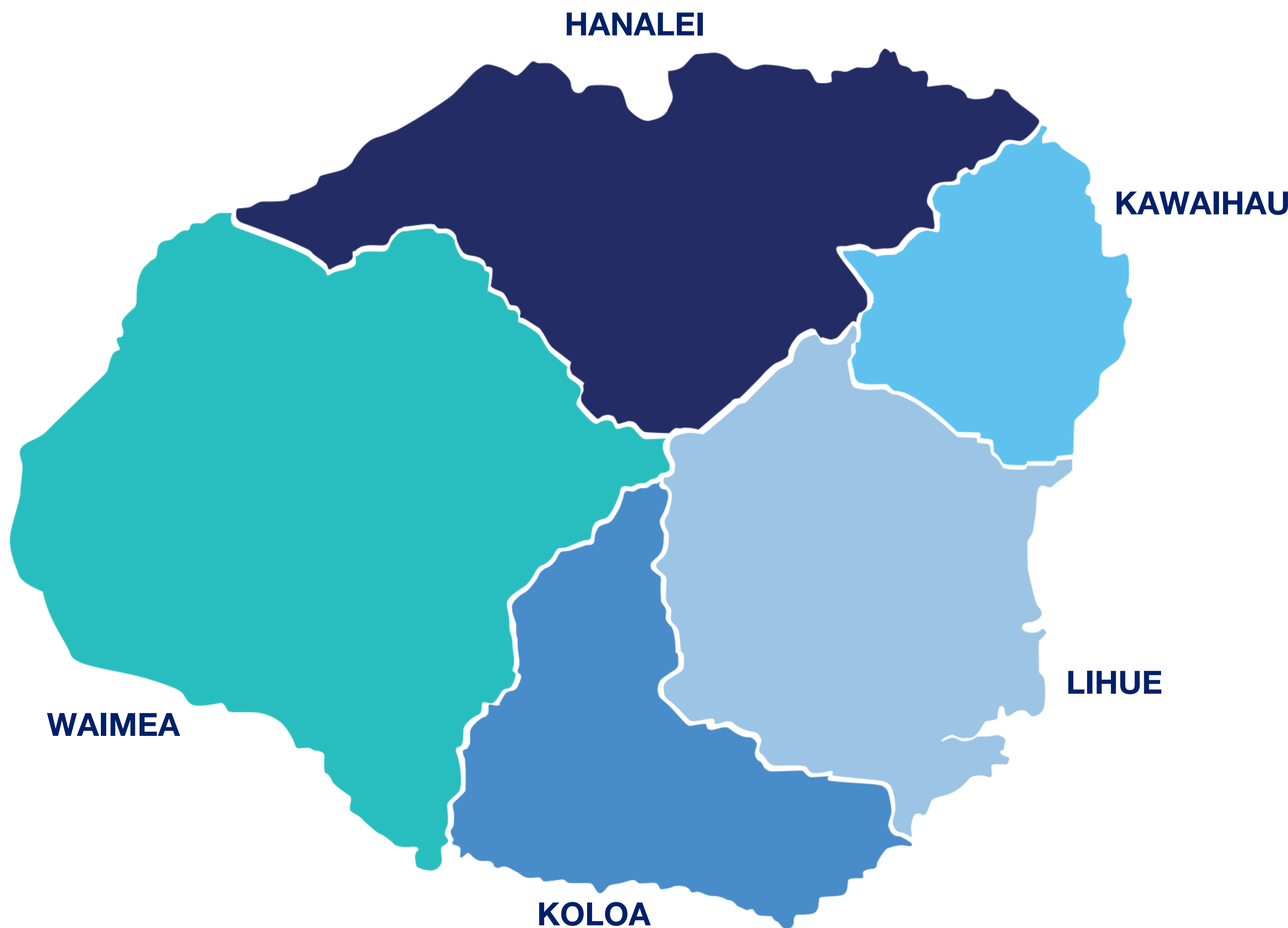




KAUAI MARKET UPDATE

SEPTEMBER 2025

The Kaua'i housing market showed steady momentum in September. Residential sales rose 38% year-over-year to 36 transactions, while the median price held firm at \$1.37 million. The condo market, however, saw a slower pace, with sales down 30% to 16 units at a median price of \$850,000. Overall buyer interest remained stable across the island, supported by a modest uptick in new listings. The combination of steady pricing and consistent single-family activity points to renewed buyer confidence as inventory levels continue to stabilize.



Hanalei			
Total Sales	8	4	2
vs. September 2024	▼ -11%	▼ -33%	—
Median Price	\$2.6M	\$855K	\$19K
vs. September 2024	▲ 15%	▼ -14%	▲ 550%

Kawaihau			
Total Sales	5	4	1
vs. September 2024	—	▲ 100%	▼ -50%
Median Price	\$1.6M	\$500K	\$415K
vs. September 2024	▲ 18%	—	▼ -13%

Lihue			
Total Sales	5	4	1
vs. September 2024	▲ 400%	▼ -33%	▼ -50%
Median Price	\$1.1M	\$740K	\$626K
vs. September 2024	▲ 26%	▲ 57%	▲ 11%

Koloa			
Total Sales	14	4	1
vs. September 2024	▲ 27%	▼ -56%	▼ -86%
Median Price	\$1.2M	\$920K	\$1.8M
vs. September 2024	▼ -4%	▲ 23%	▲ 103%

Waimea			
Total Sales	4	0	0
vs. September 2024	—	—	▼ -100%
Median Price	\$965K	—	—
vs. September 2024	—	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 10/01/2025 and is subject to change.



**COLDWELL
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ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

SEPTEMBER 2025

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

SEPTEMBER 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Anahola	—	—	—	—	—	—	—	—	—	—	—	—
Eleele	1	1	—	—	\$480,900	\$780,000	▼	-38%	—	77	▼	-100%
Hanalei	3	3	—	—	\$2,550,000	\$8,000,000	▼	-68%	176	77	▲	129%
Hanapepe	1	0	—	—	\$1,105,000	—	—	—	67	—	—	—
Kalaheo	6	3	▲	100%	\$1,190,000	\$1,200,000	▼	-1%	64	82	▼	-23%
Kapaa	5	5	—	—	\$1,600,000	\$1,351,000	▲	18%	13	72	▼	-82%
Kekaha	2	0	—	—	\$1,411,200	—	—	—	51	—	—	—
Kilauea	1	3	▼	-67%	\$4,555,000	\$2,300,000	▲	98%	313	5	▲	6160%
Koloa	7	7	—	—	\$2,990,000	\$2,750,000	▲	9%	61	115	▼	-47%
Lawai	0	0	—	—	—	—	—	—	—	—	—	—
Lihue	5	1	▲	400%	\$1,070,000	\$850,000	▲	26%	15	0	—	—
Princeville	4	3	▲	33%	\$2,625,000	\$1,955,000	▲	34%	33	61	▼	-46%
Waimea	1	0	—	—	\$825,000	—	—	—	9	—	—	—
GRAND TOTAL	36	26	▲	38%	\$1,370,000	\$1,712,500	▼	-20%	42	67	▼	-37%

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024	YoY %		2025	2024	YoY %		2025	2024	YoY %	
Kapaa	4	2	▲	100%	\$499,500	\$501,500	—	—	31	75	▼	-59%
Koloa	4	9	▼	-56%	\$920,000	\$750,000	▲	23%	196	59	▲	232%
Lihue	4	6	▼	-33%	\$740,000	\$472,500	▲	57%	185	17	▲	1018%
Princeville	4	6	▼	-33%	\$855,000	\$992,500	▼	-14%	27	7	▲	331%
GRAND TOTAL	16	23	▼	-30%	\$850,000	\$650,000	▲	31%	83	24	▲	244%