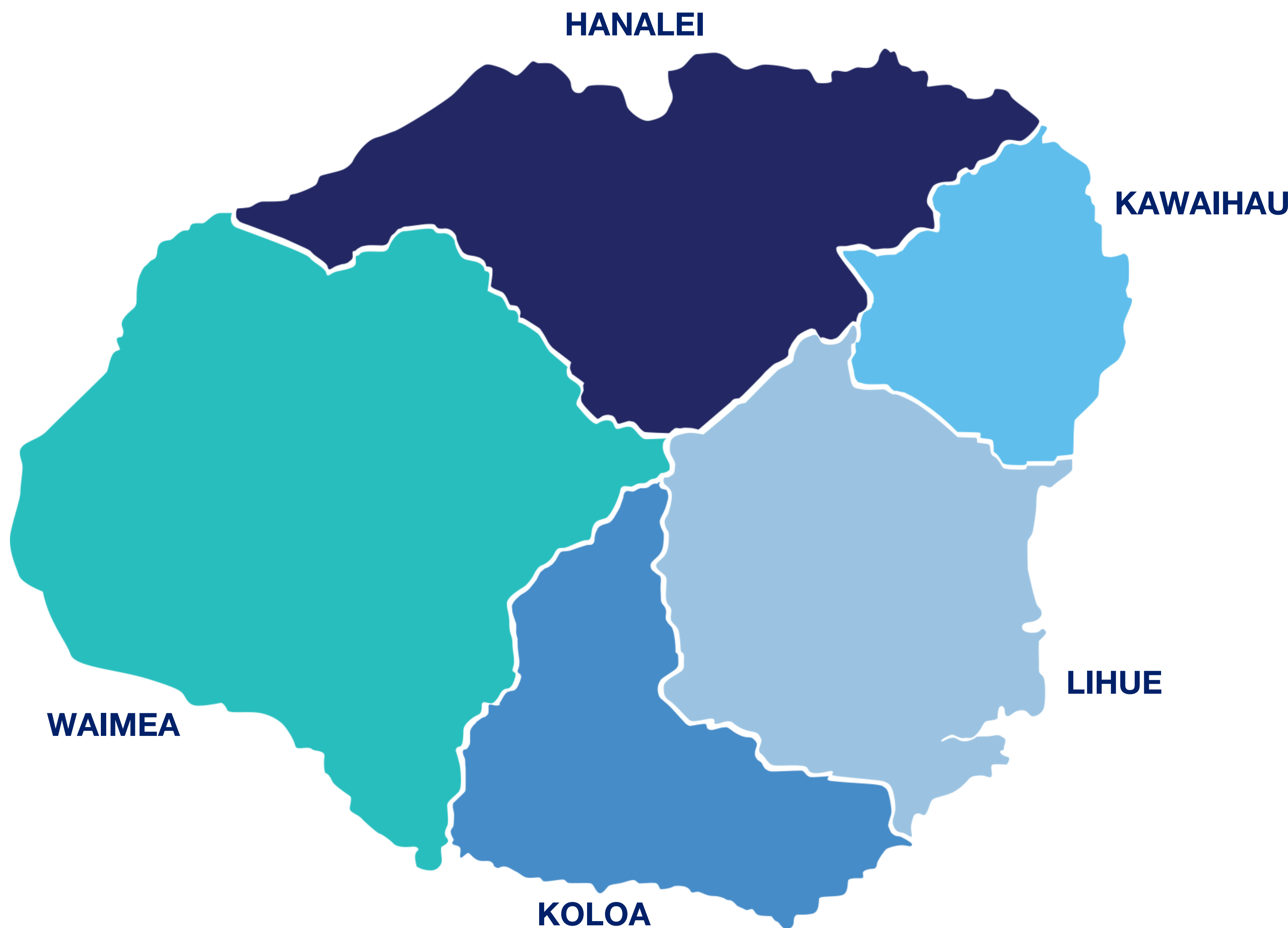




KAUAI MARKET UPDATE

DECEMBER 2025

Kaua'i's real estate market closed out the year on steady footing, with total residential sales reaching 37 transactions (+32% YoY) and the island-wide median sales price rising to \$1,250,000 (+13% YoY). While overall activity across both single-family homes and condominiums remained within recent ranges, pricing strength was supported by significantly tighter inventory conditions. New listings declined sharply year-over-year, down 33% for single-family homes and 44% for condos, limiting buyer choice and helping sustain higher price levels despite moderate sales volume. Condo activity softened modestly, with 21 sales (-19% YoY), while the median condo price increased to \$720,000 (+6% YoY), underscoring the impact of constrained supply. Single-family homes continued to anchor the market, reinforcing Kaua'i's pricing resilience as the island heads into 2026 with limited inventory and selective, disciplined buyer demand.



Hanalei			
Total Sales	8	1	1
vs. December 2024	▲ 33%	▼ -80%	—
Median Price	\$2.5M	\$720K	\$750K
vs. December 2024	▲ 11%	▼ -27%	—

Kawaihau			
Total Sales	11	3	3
vs. December 2024	▲ 57%	—	▼ -40%
Median Price	\$1M	\$591K	\$355K
vs. December 2024	▼ -17%	▼ -18%	▼ -21%

Lihue			
Total Sales	3	7	0
vs. December 2024	▼ -25%	▼ -36%	—
Median Price	\$920K	\$489K	—
vs. December 2024	▲ 17%	▼ -8%	—

Koloa			
Total Sales	13	10	4
vs. December 2024	▲ 63%	▲ 43%	▼ -33%
Median Price	\$1.2M	\$1.2M	\$1.7M
vs. December 2024	▲ 11%	▲ 79%	▲ 8%

Waimea			
Total Sales	2	—	—
vs. December 2024	▼ -33%	—	—
Median Price	\$818K	—	—
vs. December 2024	▲ 57%	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 01/05/2026 and is subject to change.





COLDWELL
BANKER
ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

DECEMBER 2025

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

DECEMBER 2025

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Anahola	0	1	▼	-100%	—	\$3,250,000	—	—	—	—	—	—
Eleele	4	1	▲	300%	\$535,500	\$899,000	▼	-40%	—	32	▼	-100%
Hanalei	2	0	—	—	\$4,205,000	—	—	—	74	—	—	—
Hanapepe	0	0	—	—	—	—	—	—	—	—	—	—
Kalaheo	6	1	▲	500%	\$1,275,000	\$1,100,000	▲	16%	40	176	▼	-77%
Kapaa	11	6	▲	83%	\$1,056,000	\$1,193,000	▼	-11%	23	17	▲	39%
Kekaha	1	1	—	—	\$750,000	\$520,444	▲	44%	5	26	▼	-81%
Kilauea	4	2	▲	100%	\$2,148,500	\$5,750,000	▼	-63%	72	186	▼	-61%
Koloa	3	4	▼	-25%	\$1,850,000	\$6,800,000	▼	-73%	76	8	▲	913%
Lawai	0	2	▼	-100%		\$1,007,500	—	—	—	30	—	—
Lihue	3	4	▼	-25%	\$920,000	\$785,000	▲	17%	7	5	▲	56%
Princeville	2	4	▼	-50%	\$2,826,350	\$1,990,000	▲	42%	99	74	▲	33%
Waimea	1	2	▼	-50%	\$885,000	\$493,900	▲	79%	8	145	▼	-94%
GRAND TOTAL	37	28	▲	32%	\$1,250,000	\$1,105,500	▲	13%	23	28	▼	-16%

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Kapaa	3	3	—	—	\$591,000	\$725,000	▼	-18%	94	10	▲	840%
Koloa	10	7	▲	43%	\$1,165,000	\$650,000	▲	79%	62	37	—	68%
Lihue	7	11	▼	-36%	\$489,000	\$530,000	▼	-8%	157	66	▼	138%
Princeville	1	5	▼	-80%	\$720,000	\$985,000	▼	-27%	43	91	▲	-53%
GRAND TOTAL	21	26	▼	-19%	\$720,000	\$680,500	▲	6%	76	49	▲	57%