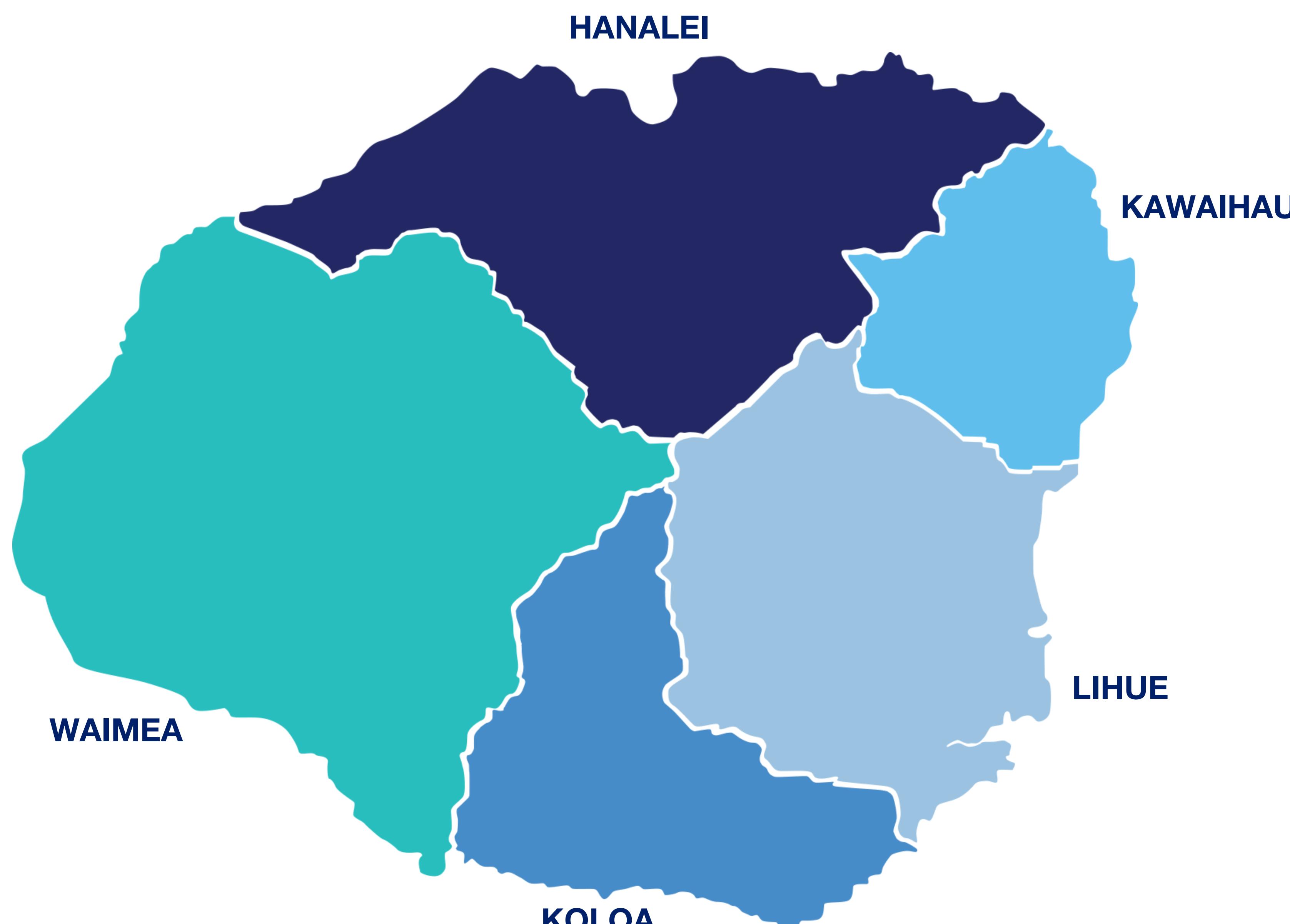




KAUAI MARKET UPDATE

DECEMBER 2025

Kauai'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 Kauai's pricing resilience as the island heads into 2026 with limited inventory and selective, disciplined buyer demand.



Hanalei	House	Condo	Palm Tree
Total Sales	8	1	1
vs. December 2024	▲ 33%	▼ -80%	—

Kawaihau	House	Condo	Palm Tree
Total Sales	11	3	3
vs. December 2024	▲ 57%	—	▼ -40%

Lihue	House	Condo	Palm Tree
Total Sales	3	7	0
vs. December 2024	▼ -25%	▼ -36%	—

Koloa	House	Condo	Palm Tree
Total Sales	13	10	4
vs. December 2024	▲ 63%	▲ 43%	▼ -33%

Waimea	House	Condo	Palm Tree
Total Sales	2	—	—
vs. December 2024	▼ -33%	—	—

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.



SINGLE FAMILY HOME 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%

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 %
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%