



# OAHU MARKET REPORT

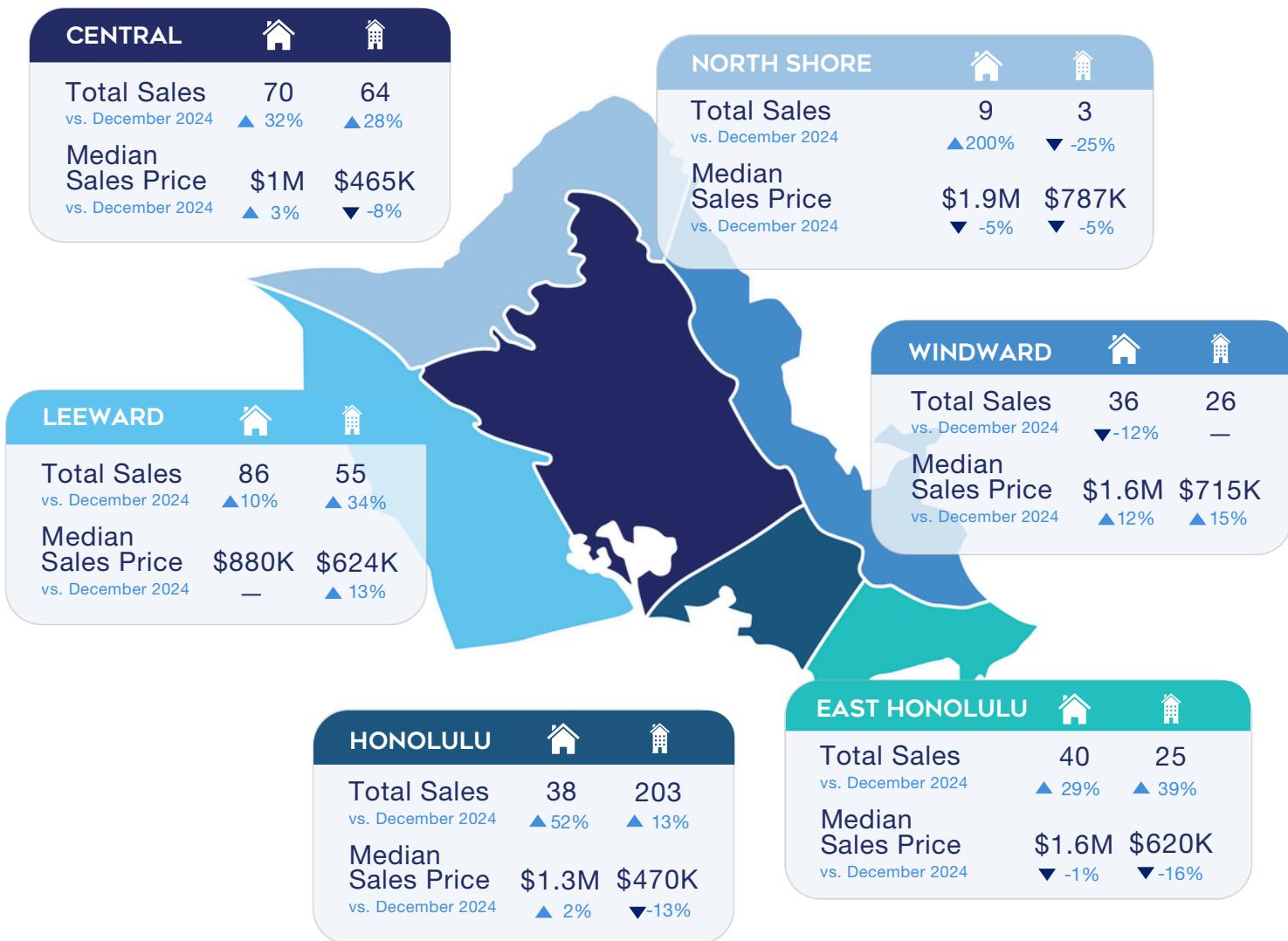
## DECEMBER 2025

O'ahu's housing market closed out the year with a seasonal lift in activity, as both single-family homes and condominiums posted month-over-month and year-over-year sales increases during the holiday period. Pricing across both segments remained within recent ranges, reflecting a market where increased activity has been supported by expanded inventory and steady buyer demand rather than broad price acceleration. Overall conditions point to a balanced close to the year, with buyers remaining active and selective as the market heads into 2026.

### ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	279	\$1,115,000	98%	26%	20	206
CONDOMINIUMS	376	\$525,000	97%	11%	43	465

### ISLAND-WIDE OVERVIEW





# SINGLE-FAMILY HOME TRANSACTIONS

## DECEMBER 2025 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity strengthened in December, supported by increased buyer engagement across several submarkets while median pricing remained stable island-wide. Central O'ahu stood out as one of the most active areas, with 70 single-family home sales (+32% YoY), driven in part by improved inventory levels and attainable price points. The Central O'ahu median sales price held near \$1,000,000 (+3% YoY), signaling steady demand without significant upward price pressure. This performance reinforces Central O'ahu's role as a needs-based, value-oriented market, where well-priced homes continue to attract consistent buyer interest.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	15 ▲ 114%	\$1,300,000 ▲ 33%	99% ▲ 1%	20 ▲ 43%	27% ▼ -7%	\$571 ▼ -22%
	Honolulu	3 ▲ 200%	\$1,250,000 ▲ 28%	93% ▼ 5%	83 ▼ -9%	0% —	\$671 ▼ -3%
	Mililani	12 ▲ 9%	\$1,050,000 ▼ -7%	100% ▼ 1%	16 ▼ -65%	50% ▲ 38%	\$658 ▲ 3%
	Pearl City	11 ▲ 38%	\$975,000 ▲ 10%	100% ▼ 1%	10 ▼ -35%	27% ▼ -27%	\$589 ▼ -18%
	Wahiawa	8 ▲ 167%	\$905,750 ▲ 1%	100% ▲ 3%	12 ▼ -79%	25% —	\$630 ▲ 6%
	Waipahu	21 ▼ -9%	\$954,450 ▼ -5%	99% ▲ 0%	32 ▲ 129%	38% ▲ 10%	\$634 ▲ 7%
NORTH SHORE	Haleiwa	5 ▲ 150%	\$2,885,000 ▼ -24%	92% ▼ 3%	48 ▼ -67%	0% —	\$1,657 ▲ 2%
	Kahuku	1 —	\$650,906 —	93% —	70 —	0% —	\$183 —
	Laie	2 ▲ 100%	\$1,094,500 ▼ -45%	97% ▲ 2%	84 ▼ -39%	0% —	\$635 ▼ -17%
	Waialua	1 —	\$1,070,000 —	97% —	35 —	0% —	\$1,178 —
EAST HONOLULU	Honolulu	40 ▲ 29%	\$1,615,000 ▼ -1%	97% ▼ 3%	14 ▲ 13%	30% ▼ -23%	\$845 ▼ -3%
HONOLULU	Honolulu	38 ▲ 52%	\$1,283,000 ▲ 2%	98% ▼ 2%	21 ▼ -5%	26% ▼ -34%	\$711 ▲ 1%
LEEWARD	Ewa Beach	48 ▲ 26%	\$922,500 ▼ -1%	99% ▲ 0%	24 ▼ -42%	23% ▼ -21%	\$583 ▼ -4%
	Kapolei	17 ▼ -19%	\$925,000 ▼ -10%	100% ▲ 0%	59 ▲ 195%	29% ▲ 24%	\$620 ▼ -2%
	Waianae	21 ▲ 11%	\$591,000 ▼ -9%	96% ▼ 4%	56 ▲ 300%	19% ▼ -48%	\$432 ▼ -27%
WINDWARD	Hauula	1 ▼ -67%	\$1,200,000 ▲ 12%	94% ▼ 7%	159 ▲ 1123%	0% ▼ -100%	\$1,250 ▲ 100%
	Kaaawa	1 — 0%	\$1,610,000 ▲ 53%	96% ▼ 4%	41 ▲ 310%	0% —	\$1,314 ▲ 38%
	Kailua	18 ▼ -18%	\$2,037,500 ▲ 16%	99% ▲ 0%	14 ▲ 4%	22% ▼ -19%	\$964 ▲ 24%
	Kaneohe	16 ▲ 14%	\$1,480,000 ▲ 13%	96% ▼ 4%	31 ▲ 103%	25% ▼ -42%	\$826 ▲ 11%
GRAND TOTAL		279 ▲ 21%	\$1,115,000 ▲ 5%	98% ▼ 1%	20 ▲ 11%	26% ▼ -20%	\$721 ▲ 2%

# CONDOMINIUM TRANSACTIONS

## DECEMBER 2025 VS. PERCENT CHANGE OVER LAST YEAR

The condominium market also experienced a seasonal boost in sales, with activity increasing both month-over-month and year-over-year while pricing remained relatively stable. In Central O'ahu, condo sales reached 64 transactions (+28% YoY), supported by expanded selection and more accessible pricing, with the median condo price at \$465,000 (-8% YoY). In Honolulu's urban core, overall condo activity was further supported by luxury and high-rise closings, including newer developments that helped lift total transaction volume. Pricing trends remained highly building-specific, underscoring a market where buyers are differentiating carefully between premium new product and older inventory as the year came to a close.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	20 ▲ 67%	\$378,500 ▼ -13%	96% ▼ -3%	103 ▲ 312%	10% ▼ -60%	\$443 ▼ -22%
	Mililani	24 ▲ 41%	\$525,000 ▲ 0%	99% ▲ 0%	36 ▼ -8%	13% ▼ -47%	\$564 ▲ 1%
	Pearl City	3 ▼ -57%	\$529,000 ▲ 13%	100% ▼ 0%	55 — 0%	33% ▲ 17%	\$589 ▲ 12%
	Waipahu	17 ▲ 55%	\$475,000 ▼ -8%	100% ▲ 1%	67 ▲ 72%	29% ▲ 8%	\$614 ▼ -4%
NORTH SHORE	Kahuku	1 ▼ -50%	\$910,000 ▼ -31%	96% ▼ -2%	231 ▲ 493%	0% —	\$1,983 ▲ 4%
	Waialua	2 — 0%	\$621,000 ▲ 72%	100% ▲ 6%	7 ▼ -95%	50% —	\$786 ▲ 11%
EAST HONOLULU	Honolulu	25 ▲ 39%	\$620,000 ▼ -16%	97% ▼ 0%	49 ▲ 53%	12% ▲ 8%	\$604 ▼ -20%
HONOLULU	Honolulu	203 ▲ 13%	\$470,000 ▼ -13%	97% ▲ 0%	43 ▲ 16%	8% ▲ 25%	\$1,013 ▲ 19%
LEEWARD	Ewa Beach	13 ▲ 8%	\$539,000 ▼ -13%	100% ▼ -1%	40 ▲ 23%	31% ▼ -26%	\$586 ▼ -5%
	Kapolei	32 ▲ 88%	\$652,915 ▲ 5%	98% ▼ -2%	52 ▲ 78%	13% ▼ -70%	\$673 ▲ 13%
	Waianae	10 ▼ -17%	\$262,000 ▲ 17%	98% ▲ 1%	29 ▼ -33%	10% ▼ -70%	\$371 ▲ 23%
WINDWARD	Hauula	1 ▼ -75%	\$281,000 ▲ 27%	96% ▼ -4%	110 ▲ 780%	0% ▼ -100%	\$592 ▲ 0%
	Kailua	10 ▲ 43%	\$825,000 ▼ -5%	98% ▲ 1%	38 ▼ -32%	0% —	\$719 ▼ 0%
	Kaneohe	15 ▲ 7%	\$692,000 ▲ 12%	98% ▼ -1%	44 ▲ 418%	13% ▼ -7%	\$606 ▼ -6%
GRAND TOTAL		376 ▲ 20%	\$525,000 ▼ -4%	97% ▼ 0%	43 ▲ 23%	11% ▼ -24%	\$802 ▲ 8%

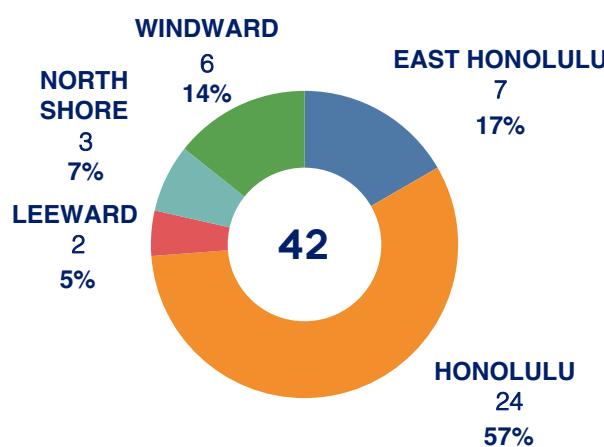
# LUXURY TRANSACTIONS FOR DECEMBER 2025

FOR SINGLE-FAMILY HOME SALES OVER \$2.5M AND CONDO SALES OVER \$1.5M

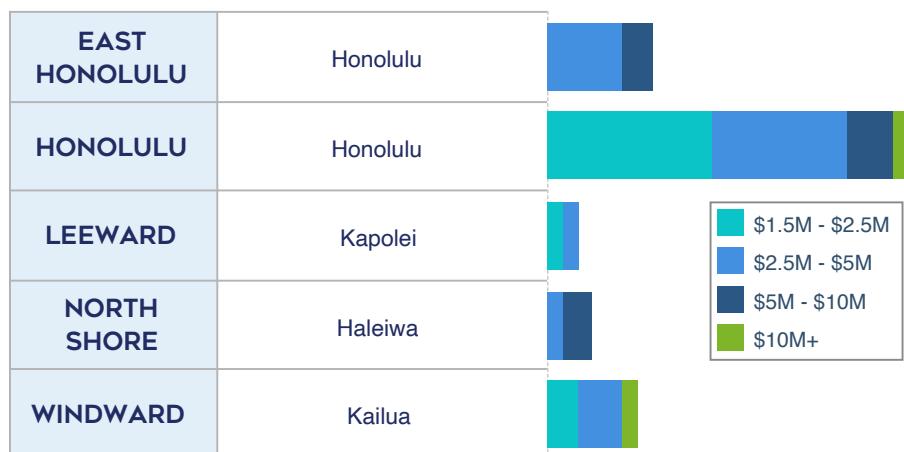
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	3	\$15,585,000	\$5,195,000	\$5,800,000	94%	14	0%	\$2,302
EAST HONOLULU	Honolulu	7	\$29,135,778	\$4,162,254	\$4,500,000	98%	21	29%	\$1,162
HONOLULU	Honolulu	3	\$10,215,000	\$3,405,000	\$3,200,000	89%	77	0%	\$831
WINDWARD	Kailua	4	\$20,720,000	\$5,180,000	\$3,422,500	98%	55	0%	\$1,238
GRAND TOTAL		17	\$75,655,778	\$4,450,340	\$3,900,000	96%	39	12%	\$1,243

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
HONOLULU	Honolulu	21	\$72,280,000	\$3,441,905	\$2,350,000	94%	93	0%	\$1,987
LEEWARD	Kapolei	2	\$4,925,000	\$2,462,500	\$2,462,500	97%	28	0%	\$1,625
WINDWARD	Kailua	2	\$3,250,000	\$1,625,000	\$1,625,000	96%	33	0%	\$811
GRAND TOTAL		25	\$80,455,000	\$3,218,200	\$2,260,000	94%	90	0%	\$1,853

## TOTAL LUXURY SALES BY DISTRICT



## LUXURY SALES BY PRICE RANGE



\* The information in this report is deemed reliable but not guaranteed. Data provided by the Honolulu Board of REALTORS® as of 01/01/26 and is subject to change.