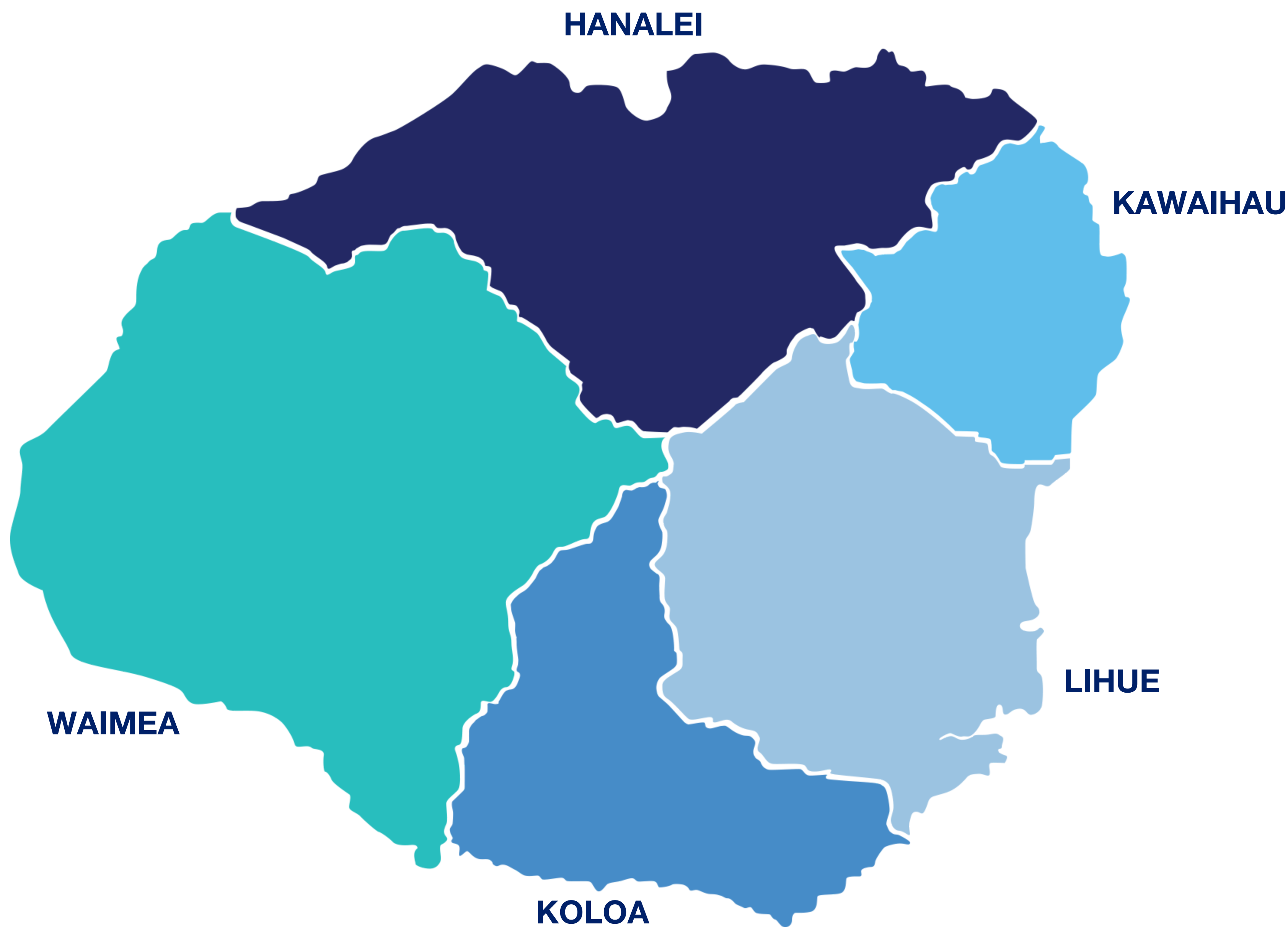




KAUAI MARKET UPDATE

JANUARY 2026

Kaua'i's housing market began 2026 with clear signs of cooling on a year-over-year basis, particularly in the single-family segment. Total single-family home sales declined by 38% year-over-year, with the median price easing to \$987,500, the lowest level since October 2023, and median days on market rising to 83, signaling more cautious buyer behavior and increased negotiation. The condo market remained more stable, with sales holding near recent levels and the median condo price rising to \$965,000, reflecting strength driven by the mix of units sold rather than an expansion in demand. Overall, January's results point to a market that is slowing and recalibrating, with buyers exercising greater selectivity as Kaua'i enters the new year.



Hanalei			
Total Sales	5	6	1
vs. January 2025	▼-44%	▼-40%	▼-50%
Median Price	\$2M	\$1M	\$725K
vs. January 2025	▲8%	▼-17%	▼-72%

Kawaihau			
Total Sales	4	1	2
vs. January 2025	▼-50%	▼-67%	▼-50%
Median Price	\$949K	\$430K	\$375K
vs. January 2025	▼-23%	▼-7%	▼-72%

Lihue			
Total Sales	1	8	0
vs. January 2025	—	▲33%	—
Median Price	\$1M	\$577K	—
vs. January 2025	▲22%	▲28%	—

Koloa			
Total Sales	7	6	—
vs. January 2025	▼-13%	▼-50%	▼-100%
Median Price	\$830K	\$1.5M	—
vs. January 2025	▼-49%	▲48%	—

Waimea			
Total Sales	1	—	1
vs. January 2025	▼-67%	—	—
Median Price	\$899K	—	\$390K
vs. January 2025	▲11%	—	▼-5%

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 02/01/2026 and is subject to change.



COLDWELL
BANKER
ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

JANUARY 2026

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

JANUARY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Anahola	0	2	▼	-100%	—	\$4,131,250	—	—	—	—	▲	98
Eleele	0	1	▼	-100%	—	\$800,000	—	—	—	—	▲	7
Hanalei	1	3	▼	-67%	\$2,300,000	\$3,475,000	▼	-34%	74	143	▲	64
Hanapepe	1	3	▼	-67%	\$899,000	\$810,000	▲	11%	—	184	▲	2
Kalaheo	3	2	▲	50%	\$1,150,000	\$1,375,000	▼	-16%	40	80	▲	166
Kapaa	4	6	▼	-33%	\$948,500	\$1,112,500	▼	-15%	23	83	▲	30
Kekaha	0	0	—	—	—	—	—	—	5	—	—	—
Kilauea	1	3	▼	-67%	\$1,650,000	\$2,615,300	▼	-37%	72	17	▲	110
Koloa	3	5	▼	-40%	\$830,000	\$2,430,000	▼	-66%	76	141	▲	124
Lawai	1	0	—	—	\$680,000	—	—	—	—	14	—	—
Lihue	1	1	—	—	\$1,000,000	\$820,000	▲	22%	7	47	▲	10
Princeville	0	0	—	—	—	—	—	—	99	—	—	—
Waimea	0	0	—	—	—	—	—	—	8	—	—	—
GRAND TOTAL	18	29	▼	-38%	\$987,500	\$1,325,000	▼	-25%	23	83	▲	56

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2025	2024		YoY %	2025	2024		YoY %	2025	2024		YoY %
Kapaa	1	3	▼	-67%	\$430,000	\$464,000	▼	-7%	329	13	▲	2431%
Koloa	6	12	▼	-50%	\$1,477,000	\$996,000	▲	48%	33	16	▲	106%
Lihue	8	6	▲	33%	\$576,807	\$450,000	▲	28%	54	26	▲	108%
Princeville	5	10	▼	-50%	\$1,075,000	\$1,225,000	▼	-12%	47	8	▲	488%
GRAND TOTAL	21	31	▼	-32%	\$965,000	\$800,000	▲	21%	53	13	▲	308%