



OAHU MARKET REPORT

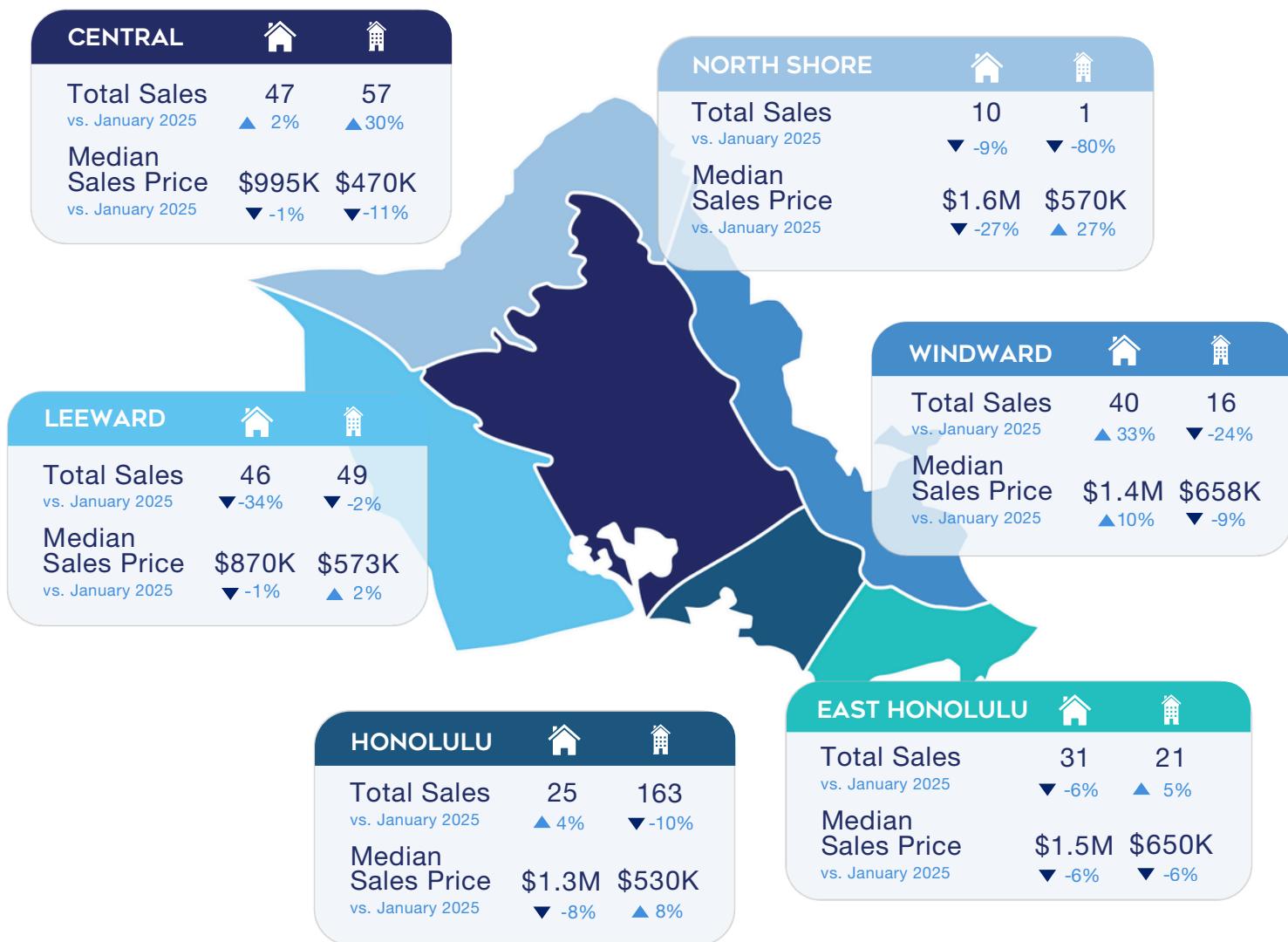
JANUARY 2026

O'ahu's housing market began 2026 under conditions largely consistent with the start of last year, reflecting a stable and well-balanced environment across both single-family homes and condominiums. Overall activity, pricing, and buyer behavior remained within recent ranges, reinforcing that the market has settled into a more normalized rhythm following the volatility of prior years. While broad market metrics showed little movement, the luxury segment emerged as a quiet driver of dollar volume, helping support overall pricing even as transaction counts remained steady.

ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	199	\$1,125,000	98%	32%	28	354
CONDOMINIUMS	307	\$530,000	97%	9%	49	728

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

JANUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity strengthened in December, with 66 total sales (+18% YoY) and a median price of \$1,330,000. Improved sale-to-list price ratios and selective bid-ups point to renewed buyer confidence for well-priced homes. Increased sales activity reflects a mix of improved affordability in areas like Kīhei (up 133% YoY), renewed lifestyle-driven demand in highly supply-constrained markets such as Pā'ia (up 300% YoY), and steadier movement in Central Maui, where a 29% year-over-year increase in new listings has expanded buyer choice and supported consistent sales activity.



			TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT	
CENTRAL	Aiea	7	▼ -22%	\$1,180,000	▲ 6%	99% ▼ -2%	15 ▲ 25%	14% ▼ -36%	\$626 ▼ -2%
	Honolulu	2	— 0%	\$1,172,500	▼ -10%	97% ▼ -7%	92 ▲ 982%	0% ▼ -100%	\$482 ▲ 8%
	Mililani	13	▲ 30%	\$1,075,000	▲ 15%	101% ▲ 2%	14 ▼ -49%	54% ▲ 438%	\$640 ▼ -5%
	Pearl City	6	▲ 20%	\$1,047,500	▼ -7%	101% ▼ -3%	13 ▲ 44%	50% ▲ 25%	\$558 ▼ -26%
	Wahiawa	5	▼ -17%	\$875,000	▲ 1%	101% ▲ 1%	10 ▼ -82%	60% ▲ 260%	\$607 ▼ -5%
	Waipahu	14	— 0%	\$960,000	▲ 0%	100% ▲ 3%	14 ▼ -46%	57% ▲ 300%	\$571 ▲ 1%
NORTH SHORE	Haleiwa	3	▼ -57%	\$2,800,000	▼ 0%	89% ▼ -6%	153 ▲ 159%	0% —	\$1,586 ▲ 14%
	Kahuku	1	—	\$1,120,000	—	97% —	51 —	0% —	\$556 —
	Laie	1	—	\$1,825,000	—	100% —	1 —	0% —	\$866 —
	Waialua	5	▲ 25%	\$1,165,000	▼ -13%	98% ▲ 2%	8 ▼ -75%	20% —	\$1,185 ▼ -10%
EAST HONOLULU	Honolulu	31	▼ -6%	\$1,500,000	▼ -6%	96% ▼ -2%	32 — 0%	19% ▼ -20%	\$934 ▲ 10%
HONOLULU	Honolulu	25	▲ 4%	\$1,255,000	▼ -8%	98% ▲ 0%	32 ▲ 68%	28% ▼ -25%	\$685 ▲ 2%
LEEWARD	Ewa Beach	15	▼ -44%	\$850,000	▼ -3%	100% ▲ 2%	30 ▼ -21%	47% ▲ 152%	\$636 ▼ -3%
	Kapolei	17	▼ -37%	\$930,000	▼ -5%	99% ▼ -1%	72 ▲ 76%	47% ▲ 112%	\$554 ▼ -17%
	Waianae	14	▼ -13%	\$572,500	▼ -6%	93% ▼ -4%	73 ▲ 11%	14% ▲ 129%	\$505 ▲ 7%
WINDWARD	Hauula	6	▲ 200%	\$1,125,750	▲ 17%	98% ▲ 9%	54 ▲ 102%	50% —	\$780 ▲ 77%
	Kailua	19	▲ 73%	\$1,450,000	▼ -10%	99% ▲ 1%	14 ▲ 27%	32% ▲ 16%	\$1,083 ▲ 17%
	Kaneohe	13	▼ -13%	\$1,200,000	▲ 3%	97% ▼ -2%	27 ▲ 13%	15% ▼ -42%	\$665 ▼ -17%
	Waimanalo	2	▲ 100%	\$1,190,000	▲ 27%	97% ▼ -3%	3 ▼ -70%	0% —	\$651 ▼ -22%
GRAND TOTAL		199	▼ -7%	\$1,125,000	▲ 2%	98% ▼ 0%	28 ▲ 8%	32% ▲ 52%	\$759 ▲ 2%

CONDOMINIUM TRANSACTIONS

JANUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condominium market saw a significant rebound in December, with 77 sales (+48% YoY), marking the strongest monthly performance since April 2024. The median condo price remained steady, and activity was supported by seasonal demand and improved selection, though buyer behavior continues to be shaped by regulatory clarity. In December, the Maui County Council passed Bill 9 related to the Minatoya List, outlining a phased removal of certain condominium units from short-term rental eligibility beginning in January 2029 for West Maui and January 2031 for South Maui. This long runway provides time for owners and buyers to assess future use, but the policy shift remains an important consideration influencing pricing, demand, and long-term investment strategies as the market heads into 2026.

			TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT	
CENTRAL	Aiea	12	▲ 33%	\$390,000	▼ -28%	97% ▼ -2%	42 ▼ -34%	8% ▼ -25%	\$462 ▼ -6%
	Honolulu	1	▼ -83%	\$551,000	▼ -9%	100% ▲ 2%	190 ▲ 726%	100% —	\$388 ▼ -38%
	Mililani	22	▲ 29%	\$482,500	▼ -15%	99% ▼ 0%	20 ▼ -62%	23% ▼ -3%	\$612 ▲ 2%
	Pearl City	6	▲ 200%	\$385,000	— 0%	99% ▼ -2%	45 ▼ -60%	17% ▼ -67%	\$534 ▼ -17%
	Wahiawa	1	— 0%	\$270,000	▼ -13%	96% ▲ 1%	1 ▼ -98%	0% —	\$534 ▲ 32%
	Waipahu	15	▲ 67%	\$490,000	▼ -2%	99% ▼ 0%	54 ▲ 200%	20% ▼ -10%	\$607 ▼ -8%
NORTH SHORE	Waialua	1	▼ -75%	\$570,000	▲ 27%	99% ▲ 1%	129 ▲ 760%	0% —	\$723 ▲ 0%
EAST HONOLULU	Honolulu	21	▲ 5%	\$650,000	▼ -6%	94% ▼ -3%	70 ▲ 218%	5% ▼ -68%	\$739 ▼ -5%
HONOLULU	Honolulu	163	▼ -10%	\$530,000	▲ 8%	96% ▼ -1%	53 ▲ 23%	4% ▼ -44%	\$927 ▲ 7%
LEEWARD	Ewa Beach	14	▼ -33%	\$597,500	▼ -8%	100% ▲ 0%	12 ▼ -76%	36% ▲ 25%	\$595 ▼ -2%
	Kapolei	23	▲ 53%	\$673,535	▼ -10%	97% ▼ -2%	43 ▼ -7%	9% ▼ -57%	\$671 ▲ 6%
	Waianae	12	▼ -14%	\$247,500	▼ -12%	96% ▼ -1%	87 ▲ 162%	17% ▼ -42%	\$331 ▲ 0%
WINDWARD	Hauula	1	▼ -50%	\$278,000	▼ -36%	96% ▼ -2%	316 ▲ 185%	0% —	\$585 ▼ -2%
	Kailua	5	▼ -29%	\$850,000	▼ -13%	98% ▲ 0%	47 ▲ 18%	0% —	\$823 ▲ 2%
	Kaneohe	10	▼ -9%	\$571,250	▼ -21%	99% ▼ -1%	19 ▼ -29%	10% ▼ -73%	\$554 ▼ -6%
GRAND TOTAL		307	▼ -4%	\$530,000	▼ -2%	97% ▼ -1%	49 ▲ 29%	9% ▼ -28%	\$768 ▲ 3%

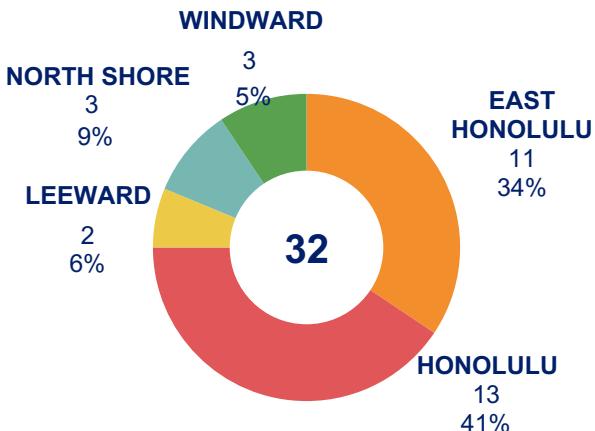
LUXURY TRANSACTIONS FOR JANUARY 2026

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

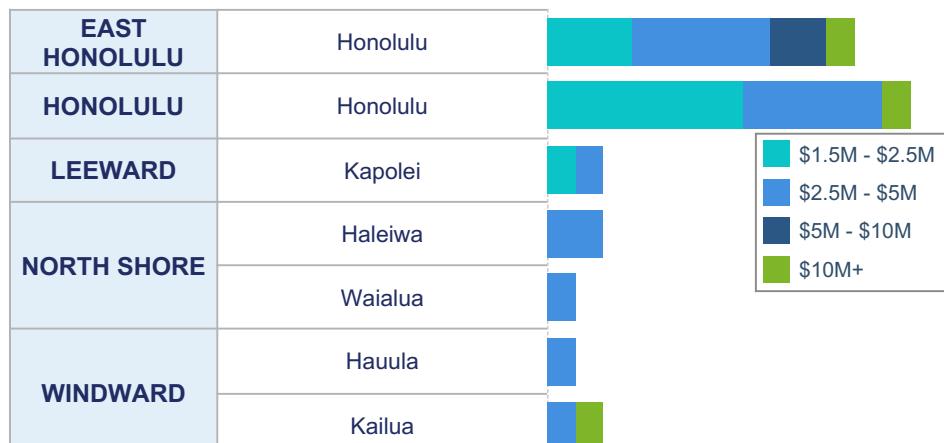
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	2	\$6,150,000	\$3,075,000	\$3,075,000	87%	248	0%	\$1,708
	Waialua	1	\$3,450,000	\$3,450,000	\$3,450,000	96%	55	0%	\$3,273
EAST HONOLULU	Honolulu	8	\$39,925,000	\$4,990,625	\$4,150,000	95%	108	25%	\$1,048
HONOLULU	Honolulu	1	\$3,150,000	\$3,150,000	\$3,150,000	90%	32	0%	\$1,011
WINDWARD	Hauula	1	\$2,930,000	\$2,930,000	\$2,930,000	88%	64	0%	\$823
	Kailua	2	\$14,980,000	\$7,490,000	\$7,490,000	90%	83	0%	\$1,714
GRAND TOTAL		15	\$70,585,000	\$4,705,667	\$3,350,000	93%	101	13%	\$1,214

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
EAST HONOLULU	Honolulu	3	\$5,862,000	\$1,954,000	\$1,915,000	97%	55	0%	\$1,943
HONOLULU	Honolulu	12	\$41,355,000	\$3,446,250	\$2,065,000	95%	120	0%	\$1,750
LEEWARD	Kapolei	2	\$5,200,000	\$2,600,000	\$2,600,000	92%	144	0%	\$1,877
GRAND TOTAL		17	\$52,417,000	\$3,083,353	\$2,200,000	95%	131	0%	\$1,781

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 02/01/26 and is subject to change.