



OAHU MARKET REPORT

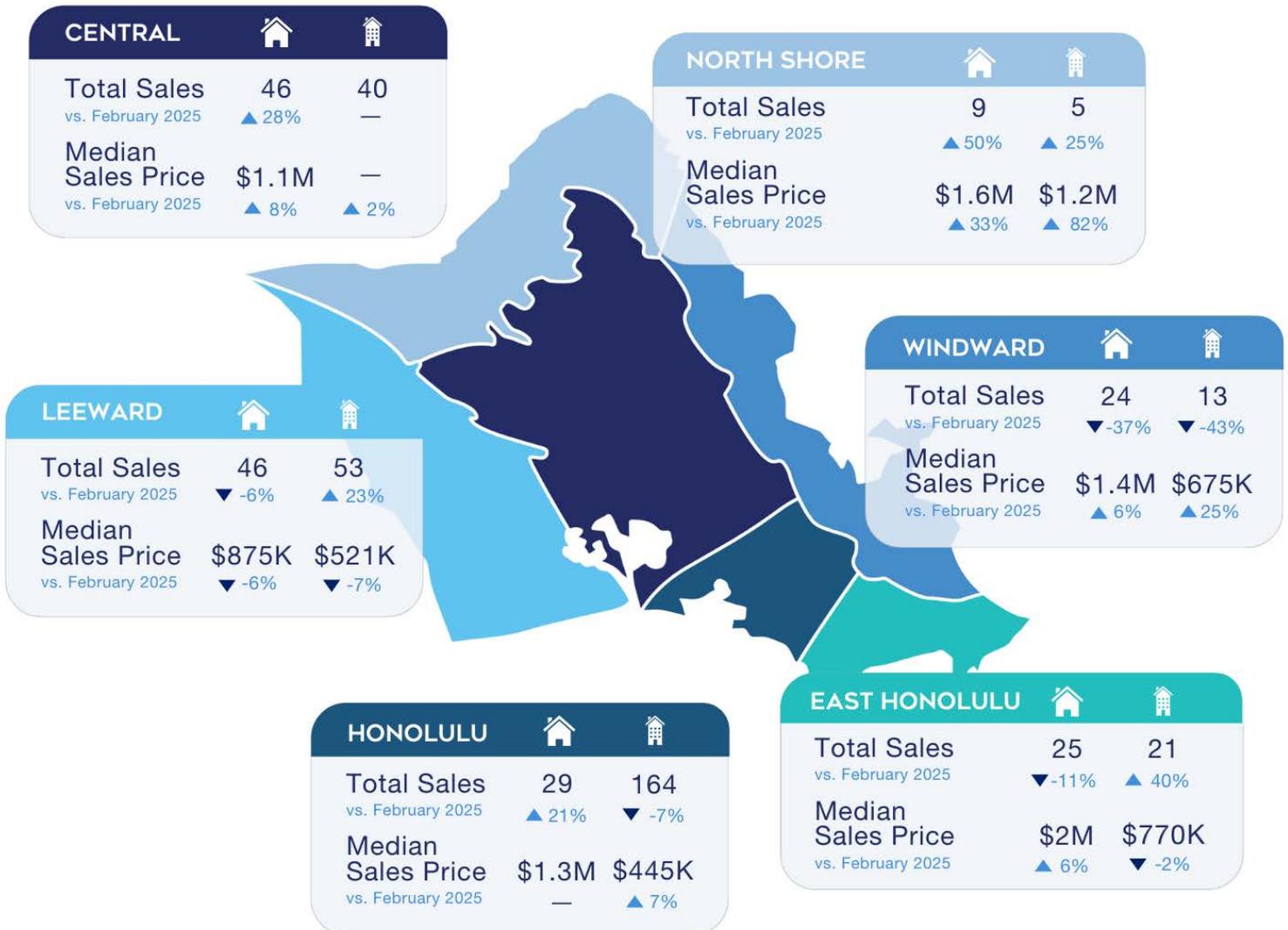
FEBRUARY 2026

O'ahu's housing market followed its traditional early-year seasonal slowdown in February, with activity moderating slightly while pricing remained steady. Single-family home sales totaled 179 (-1% YoY) and condominium sales reached 296 (-2% YoY), reflecting a modest pullback in volume rather than a shift in demand. Median prices continued to show resilience, with the single-family median at \$1.2 million (+4% YoY) and the condo median at \$509,000 (+2% YoY), reinforcing overall market stability despite softer seasonal activity.

ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	179	\$1,200,000	98%	25%	19	298
CONDOMINIUMS	296	\$509,240	97%	12%	56	651

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

FEBRUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home sales declined modestly to 179 transactions (-1% YoY), marking the lowest monthly total since January 2023 and aligning with typical February seasonality. Despite lower volume, the median price rose to \$1.2 million (+4% YoY), signaling continued pricing strength. Median days on market improved to 19 days (-21% YoY), indicating that well-priced homes are still moving efficiently even in a slower month. Overall, the single-family segment reflects stable demand with buyers acting selectively but decisively.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	9 ▲ 200%	\$1,235,000 ▲ 31%	97% ▼ -5%	11 ▼ -78%	44% ▲ 33%	\$625 ▲ 6%
	Honolulu	2 ▼ -33%	\$1,145,000 ▼ -4%	97% ▼ -3%	33 ▲ 175%	50% ▲ 50%	\$891 ▲ 37%
	Mililani	15 ▲ 114%	\$1,075,000 ▲ 3%	101% ▲ 1%	7 ▼ -71%	40% ▼ -30%	\$646 ▲ 2%
	Pearl City	6 ▲ 100%	\$1,235,000 ▲ 44%	96% ▼ 0%	18 ▲ 17%	17% —	\$566 ▼ -26%
	Wahiawa	6 —	\$815,000 —	98% —	29 —	50% —	\$647 —
	Waipahu	8 ▼ -60%	\$1,050,000 ▲ 3%	100% ▲ 3%	10 ▼ -46%	50% ▲ 150%	\$675 ▲ 10%
NORTH SHORE	Haleiwa	4 ▲ 100%	\$1,762,500 ▼ -43%	96% ▲ 0%	34 ▼ -45%	25% —	\$1,205 ▼ -11%
	Laie	2 — 0%	\$1,127,500 ▼ -12%	99% ▲ 0%	54 ▼ -24%	0% —	\$831 ▲ 71%
	Waiialua	3 ▲ 200%	\$2,289,000 ▲ 112%	97% ▼ -2%	30 ▼ -48%	0% —	\$1,624 ▲ 63%
EAST HONOLULU	Honolulu	25 ▼ -11%	\$1,980,000 ▲ 6%	97% ▼ -1%	25 ▼ -6%	20% ▼ -20%	\$1,070 ▲ 11%
HONOLULU	Honolulu	29 ▲ 21%	\$1,293,000 ▲ 0%	99% ▲ 1%	21 ▲ 2%	21% ▼ -1%	\$741 ▲ 22%
LEEWARD	Ewa Beach	25 ▲ 25%	\$940,000 ▼ -4%	99% ▲ 0%	27 ▼ -40%	12% ▲ 20%	\$636 ▲ 11%
	Kapolei	8 ▼ -62%	\$1,281,400 ▲ 37%	98% ▼ -1%	66 ▲ 100%	25% ▲ 75%	\$739 ▲ 14%
	Waianae	13 ▲ 63%	\$629,000 ▼ -16%	98% ▲ 3%	51 ▲ 21%	15% —	\$494 ▲ 24%
WINDWARD	Kaaawa	1 —	\$1,100,000 —	98% —	211 —	0% —	\$557 —
	Kailua	10 ▼ -41%	\$1,535,000 ▼ -1%	98% ▼ 0%	11 ▼ -50%	20% ▼ -15%	\$1,070 ▲ 20%
	Kaneohe	13 ▼ -32%	\$1,275,000 ▲ 7%	100% ▲ 0%	7 ▼ -53%	31% ▼ -42%	\$797 ▲ 5%
GRAND TOTAL		179 ▲ 1%	\$1,200,000 ▲ 4%	98% ▲ 0%	19 ▼ -17%	25% ▲ 7%	\$792 ▲ 9%

CONDOMINIUM TRANSACTIONS

FEBRUARY 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market mirrored the seasonal slowdown, with 296 sales (-2% YoY). Pricing remained consistent, as the median condo price increased to \$509,000 (+2% YoY). However, median days on market rose to 56 days (+13% YoY), suggesting buyers are taking more time to evaluate options compared to last year. While volume softened slightly, steady pricing indicates that the market remains balanced, with demand present but measured as the year progresses.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	11 ▼ -15%	\$385,000 ▲ 1%	97% ▼ -2%	90 ▲ 80%	0% ▼ -100%	\$564 ▼ -7%
	Mililani	9 ▼ -31%	\$525,000 ▼ -5%	99% ▼ 0%	32 ▼ -37%	22% ▼ -28%	\$559 ▼ -6%
	Pearl City	6 ▲ 500%	\$445,000 ▼ -11%	96% ▼ 0%	50 ▼ -59%	33% —	\$524 ▼ -4%
	Wahiawa	1 ▼ -50%	\$242,900 ▼ -15%	99% ▲ 2%	27 ▼ -74%	0% —	\$505 ▲ 3%
	Waipahu	13 ▲ 30%	\$485,000 ▲ 6%	100% ▲ 2%	49 ▼ -10%	23% ▲ 15%	\$614 ▼ -6%
NORTH SHORE	Haleiwa	1 —	\$1,198,000 —	100% —	13 —	0% —	\$2,139 —
	Kahuku	2 ▲ 100%	\$1,224,500 ▲ 18%	98% ▼ -1%	126 ▲ 402%	0% —	\$1,861 ▲ 11%
EAST HONOLULU	Waialua	2 ▼ -33%	\$863,500 ▲ 45%	100% ▲ 1%	8 ▼ -33%	0% —	\$968 ▲ 9%
	Honolulu	21 ▲ 40%	\$770,000 ▼ -2%	96% ▼ -2%	104 ▲ 271%	10% ▲ 43%	\$659 ▼ -13%
HONOLULU	Honolulu	164 ▼ -7%	\$445,000 ▲ 7%	96% ▼ -1%	59 ▲ 9%	8% ▼ -27%	\$931 ▲ 5%
LEEWARD	Ewa Beach	19 ▼ -10%	\$589,000 — 0%	99% ▼ -1%	82 ▲ 58%	26% ▲ 84%	\$597 ▼ -5%
	Kapolei	25 ▲ 92%	\$609,000 ▼ -5%	99% ▼ -1%	53 ▲ 51%	28% ▼ -9%	\$603 ▼ -4%
	Waianae	9 — 0%	\$212,000 ▼ -8%	95% ▼ -3%	34 ▲ 143%	0% ▼ -100%	\$411 ▲ 44%
WINDWARD	Kailua	5 ▲ 25%	\$1,190,000 ▲ 42%	99% ▲ 2%	30 ▲ 50%	0% ▼ -100%	\$853 ▲ 2%
	Kaneohe	8 ▼ -47%	\$626,250 ▲ 16%	98% ▼ -1%	36 ▼ -23%	13% ▼ -38%	\$545 ▼ -18%
GRAND TOTAL		296 — 0%	\$509,240 ▲ 2%	97% ▼ -1%	56 ▲ 16%	12% ▼ -13%	\$782 ▲ 1%

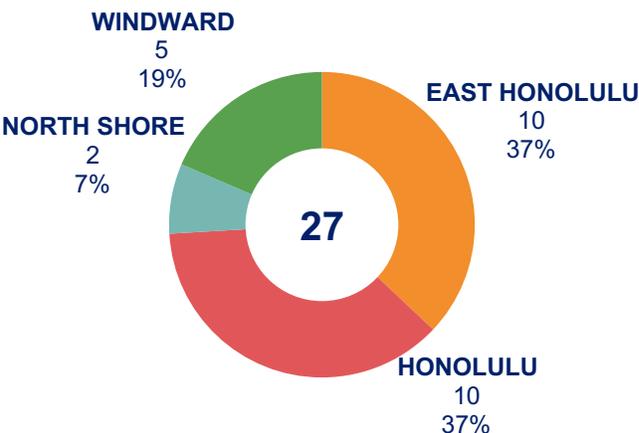
LUXURY TRANSACTIONS FOR FEBRUARY 2026

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

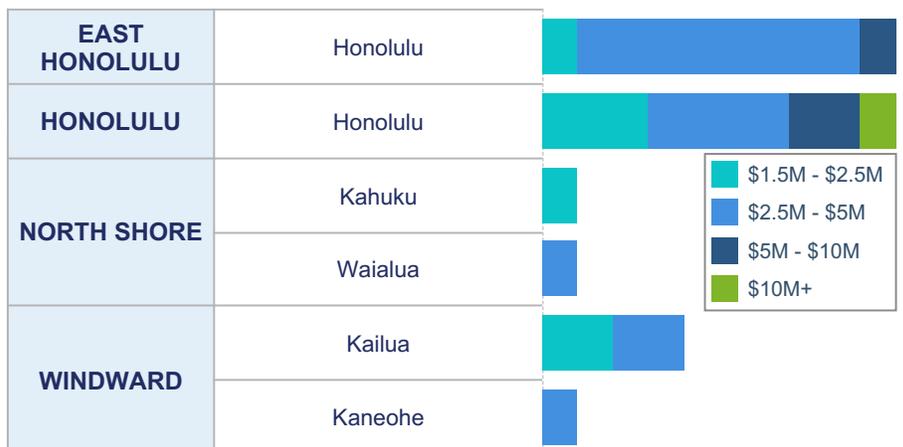
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Waialua	1	\$4,125,000	\$4,125,000	\$4,125,000	95%	284	0%	\$1,638
EAST HONOLULU	Honolulu	9	\$34,034,000	\$3,781,556	\$2,849,000	96%	25	11%	\$1,262
HONOLULU	Honolulu	2	\$8,100,000	\$4,050,000	\$4,050,000	99%	61	0%	\$792
WINDWARD	Kailua	2	\$6,683,000	\$3,341,500	\$3,341,500	95%	82	0%	\$1,477
	Kaneohe	1	\$2,615,000	\$2,615,000	\$2,615,000	99%	29	0%	\$1,022
GRAND TOTAL		15	\$55,557,000	\$3,703,800	\$3,200,000	97%	29	7%	\$1,187

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Kahuku	1	\$1,524,000	\$1,524,000	\$1,524,000	98%	0	0%	\$2,316
EAST HONOLULU	Honolulu	1	\$2,000,000	\$2,000,000	\$2,000,000	93%	118	0%	\$2,345
HONOLULU	Honolulu	8	\$36,085,000	\$4,510,625	\$2,850,000	95%	42	0%	\$2,363
WINDWARD	Kailua	2	\$3,324,000	\$1,662,000	\$1,662,000	99%	22	0%	\$871
GRAND TOTAL		12	\$42,933,000	\$3,577,750	\$1,900,000	96%	41	0%	\$2,084

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 03/01/26 and is subject to change.