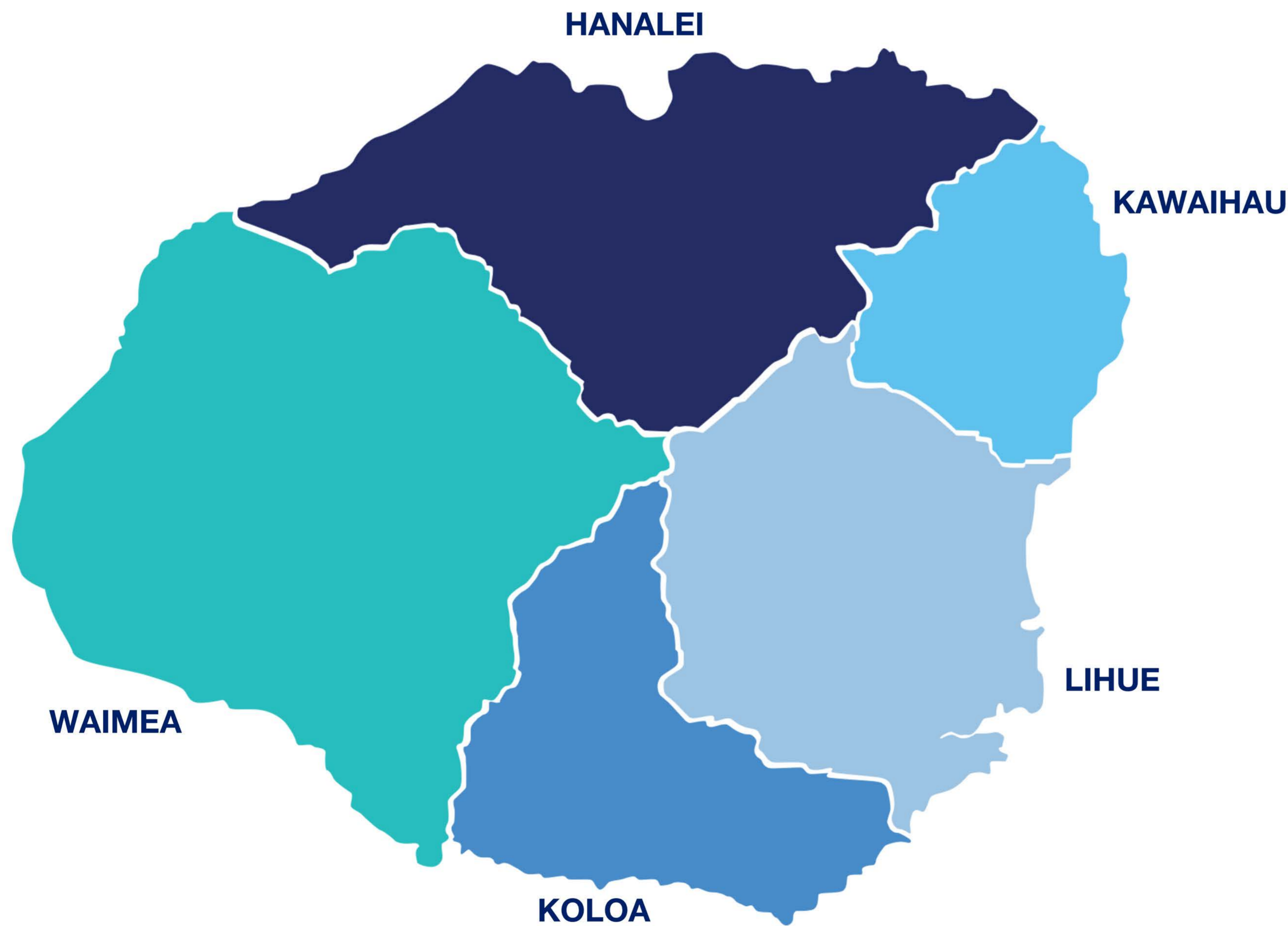




KAUAI MARKET UPDATE

MARCH 2026

Kaua'i's housing market in March reflected softer single-family home activity island-wide, while median pricing showed a notable year-over-year increase driven largely by a spike in Kōloa, where the median sales price rose 131%. This highlights how a small number of higher-priced transactions can significantly influence island-wide metrics. The condo market also softened, with changes in activity influenced in part by areas like Hanalei, where relatively small shifts in transaction counts can result in outsized percentage changes year over year. Overall, March underscores the importance of interpreting Kaua'i's market at a local level, where limited inventory and low transaction volume can create variability in both pricing and sales trends. Working with agents who understand these neighborhood-level dynamics remains critical to accurately navigating the market.



Hanalei			
Total Sales	6	4	0
vs. March 2025	▼ -25%	▼ -43%	▼ -100%
Median Price	\$2.8M	\$853K	—
vs. March 2025	▲ 14%	▼ -23%	—

Kawaihau			
Total Sales	6	2	1
vs. March 2025	▼ -54%	▼ -60%	▼ -50%
Median Price	\$905K	\$752K	\$420K
vs. March 2025	▲ 9%	▲ 8%	▼ -65%

Lihue			
Total Sales	2	5	0
vs. March 2025	▲ 100%	▼ -29%	▼ -100%
Median Price	\$1.1M	\$690K	—
vs. March 2025	▼ -46%	▲ 107%	—

Koloa			
Total Sales	10	8	2
vs. March 2025	▼ -41%	▲ 33%	▼ -33%
Median Price	\$2M	\$663K	\$1M
vs. March 2025	▲ 131%	▼ -54%	▲ 64%

Waimea			
Total Sales	1	0	1
vs. March 2025	▼ -50%	▼ -100%	—
Median Price	\$795K	—	\$254K
vs. March 2025	▼ -1%	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 04/01/2026 and is subject to change.



**COLDWELL
BANKER**
ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

MARCH 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Anahola	–	–	–	–	–	–	–	–	–	–	–	–
Eleele	1	4	▼	-75%	\$810,000	\$668,950	▲	21%	195	1	▲	38900%
Hanalei	1	–	–	–	\$1,998,500	–	–	–	344	–	–	–
Hanapepe	–	1	▼	-100%	–	\$875,000	–	–	–	–	–	–
Kalaheo	5	9	▼	-44%	\$1,535,000	\$785,000	▲	96%	32	3	▲	967%
Kapaa	6	13	▼	-54%	\$905,000	\$999,000	▼	-9%	55	20	▲	175%
Kekaha	1	1	–	–	\$795,000	\$735,000	▲	8%	51	–	–	–
Kilauea	5	4	▲	25%	\$3,050,000	\$2,437,500	▲	25%	20	98	▼	-80%
Koloa	4	4	–	–	\$3,000,000	\$3,406,944	▼	-12%	87	4	▲	2386%
Lawai	–	–	–	–	–	–	–	–	–	–	–	–
Lihue	2	1	▲	100%	\$1,145,000	\$2,107,500	▼	-46%	36	66	▼	-45%
Princeville	0	4	▼	-100%	–	\$2,723,750	–	–	–	28	–	–
Waimea	0	0	–	–	–	–	–	–	–	–	–	–
GRAND TOTAL	25	41	▼	-39%	\$1,550,000	\$1,160,000	▲	34%	50	12	▲	317%



CONDOMINIUM TRANSACTIONS

MARCH 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Kapaa	2	5	▼	-60%	\$752,000	\$695,000	▲	8%	85	4	▲	2025%
Koloa	8	6	▲	33%	\$662,500	\$1,437,500	▼	-54%	185	81	▲	129%
Lihue	5	7	▼	-29%	\$690,000	\$333,000	▲	107%	26	14	▲	86%
Princeville	4	7	▼	-43%	\$852,500	\$1,100,000	▼	-23%	14	48	▼	-71%
GRAND TOTAL	19	26	▼	-27%	\$700,000	\$1,012,500	▼	-31%	83	35	▲	141%