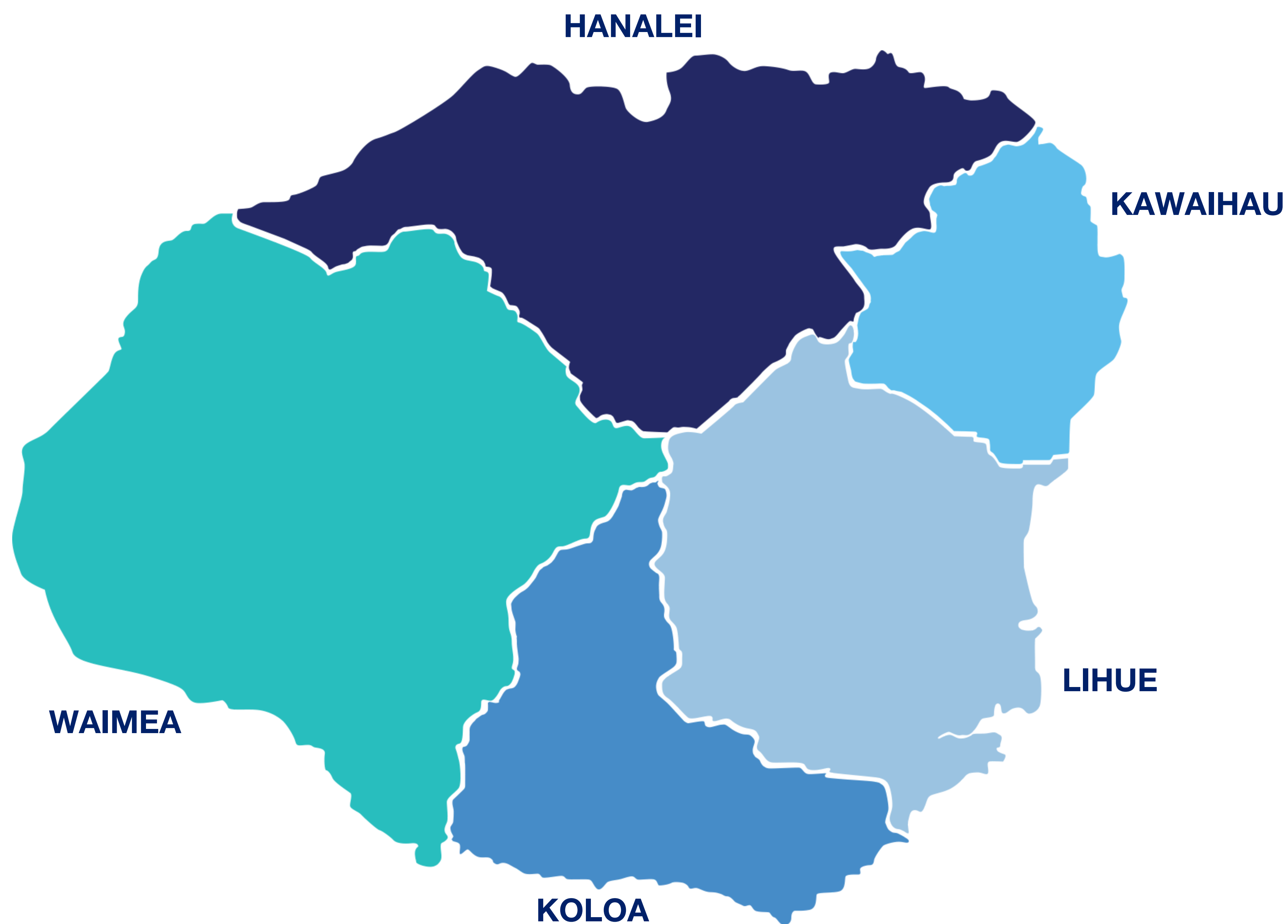




# KAUAI MARKET UPDATE

## APRIL 2026

Kaua'i's housing market in April remained relatively steady, with 32 single-family home sales (-6% YoY) and 20 condo sales (-29% YoY), reflecting a lower-volume environment where small shifts in activity can influence overall trends. Median pricing increased modestly across both segments, with single-family homes at \$1,135,000 (+2% YoY) and condos at \$907,500 (+5% YoY), driven in part by the mix of properties sold. At the same time, new listings declined significantly, down 41% for single-family homes and 27% for condos year over year, tightening inventory and contributing to price stability despite softer sales activity. As with other islands, April closings reflect earlier contract activity, while a more recent softening in new escrows points to a potential shift in near-term demand. Looking ahead, rising mortgage rates, broader geopolitical uncertainty, along with factors such as weather patterns and fluctuations in tourism, will continue to influence overall market performance as Kaua'i moves into the summer months.



Hanalei			
Total Sales	4	5	2
vs. April 2025	▲ 100%	▼ -50%	▼ -33%
Median Price	\$2.1M	\$1.1M	\$4.8M
vs. April 2025	▼ -17%	▼ -11%	▲ 239%

Kawaihau			
Total Sales	11	3	4
vs. April 2025	▼ -31%	—	—
Median Price	\$905K	\$700K	\$478K
vs. April 2025	▲	▼ -10%	▲ 52%
		▲ 3%	

Lihue			
Total Sales	3	5	—
vs. April 2025	▼ -25%	▼ -29%	▼ -100%
Median Price	\$1.3M	\$610K	—
vs. April 2025	▲ 32%	▲ 23%	—

Koloa			
Total Sales	9	7	2
vs. April 2025	▼ -18%	▼ -13%	—
Median Price	\$2.4M	\$1.5M	\$1.3M
vs. April 2025	▲ 81%	▲ 135%	▲ 50%

Waimea			
Total Sales	5	—	—
vs. April 2025	▲ 400%	—	▼ -100%
Median Price	\$825K	—	—
vs. April 2025	▲ 34%	—	—

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 05/01/2026 and is subject to change.



**COLDWELL  
BANKER**  
ISLAND  
PROPERTIES



# SINGLE FAMILY HOME TRANSACTIONS

**APRIL 2026**

vs. percent change over last year



# CONDOMINIUM TRANSACTIONS

**APRIL 2026**

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Anahola	2	2	-	-	\$1,982,500	\$1,645,000	-	21%	165	209	▼	-21%
Eleele	1	-	-	-	\$865,000	-	-	-	12	-	-	-
Hanalei	-	-	-	-	-	-	-	-	-	-	-	-
Hanapepe	1	-	-	-	\$1,012,000	-	-	-	16	-	-	-
Kalaheo	3	7	▼	-57%	\$1,300,000	\$940,000	▲	38%	155	74	▲	109%
Kapaa	9	14	▼	-36%	\$950,000	\$1,050,000	▼	-10%	27	14	▲	93%
Kekaha	2	1	▲	100%	\$795,000	\$615,000	▲	29%	70	42	▲	65%
Kilauea	1	1	-	-	\$1,300,000	\$1,731,614	▼	-25%	2	2	-	-
Koloa	5	4	▲	25%	\$3,675,000	\$3,400,000	▲	8%	188	33	▲	478%
Lawai	-	-	-	-	-	-	-	-	-	-	-	-
Lihue	3	4	▼	-25%	\$1,325,000	\$1,002,500	▲	32%	7	58	▼	-88%
Princeville	3	1	▲	200%	\$2,150,000	\$3,400,000	▼	-37%	32	255	▼	-87%
Waimea	2	-	-	-	\$677,500	-	-	-	-	28	-	-
<b>GRAND TOTAL</b>	<b>32</b>	<b>34</b>	<b>▼</b>	<b>-6%</b>	<b>\$1,135,000</b>	<b>\$1,112,500</b>	<b>▲</b>	<b>2%</b>	<b>30</b>	<b>25</b>	<b>▲</b>	<b>20%</b>

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025	YoY %		2026	2025	YoY %		2026	2025	YoY %	
Kapaa	3	3	-	-	\$700,000	\$460,000	▲	52%	85	51	▲	67%
Koloa	7	8	▼	-13%	\$1,525,000	\$650,000	▲	135%	35	92	▼	-62%
Lihue	5	7	▼	-29%	\$610,000	\$495,000	▲	23%	45	53	▼	-15%
Princeville	5	10	▼	-50%	\$1,050,000	\$1,185,000	▼	-11%	79	70	▲	13%
<b>GRAND TOTAL</b>	<b>20</b>	<b>28</b>	<b>▼</b>	<b>-29%</b>	<b>\$907,500</b>	<b>\$862,500</b>	<b>▼</b>	<b>5%</b>	<b>43</b>	<b>56</b>	<b>▼</b>	<b>-23%</b>