



# OAHU MARKET REPORT

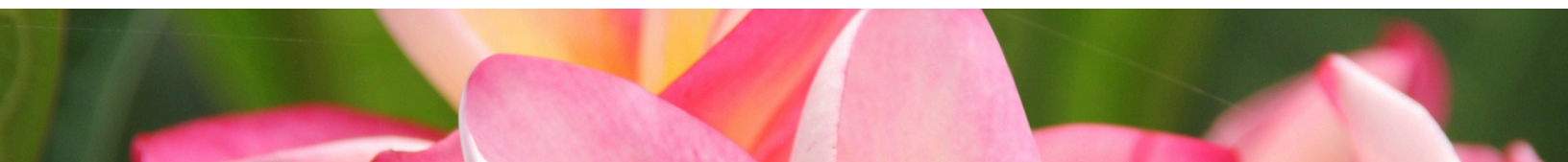
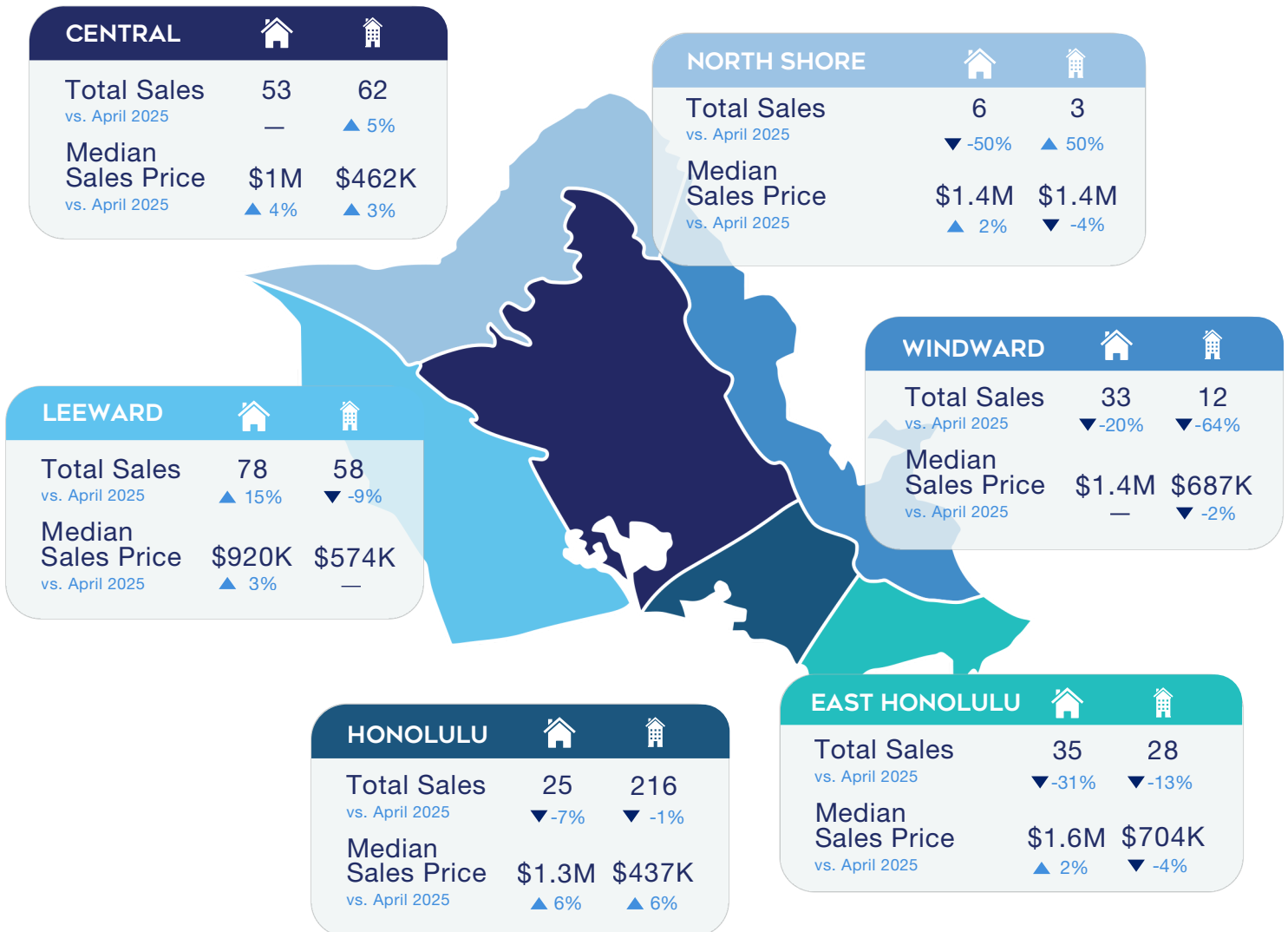
## APRIL 2026

O'ahu's housing market showed steady activity in April, with single-family home sales totaling 230 transactions (-9% YoY) and condo sales reaching 379 (-1% YoY), reflecting a market that remains largely in line with recent trends. Median pricing held stable across both segments, with the single-family median at \$1,166,000 (+1% YoY) and the condo median at \$505,000 (-1% YoY). Notably, much of April's closed activity was driven by contracts written earlier in the year when mortgage rates were at their lowest in late February, supporting increased buyer engagement at that time. As the market moves into the summer months, rising mortgage rates, broader geopolitical uncertainty, along with factors such as weather patterns and fluctuations in tourism, will all play a role in shaping overall market performance.

### ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	230	\$1,166,000	99%	33%	24	364
CONDOMINIUMS	379	\$505,000	98%	16%	41	751

### ISLAND-WIDE OVERVIEW



# SINGLE-FAMILY HOME TRANSACTIONS

## APRIL 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity remained relatively stable, with 230 sales (-9% YoY) and pricing holding steady at \$1,166,000 (+1% YoY). At a regional level, local, more attainable areas drove much of the activity, with Ewa Beach seeing a 64% increase in sales and Aiea up 175% year over year, reflecting strong demand tied to affordability and accessibility. At the same time, higher-priced markets such as East Honolulu and Windward saw softer volume, contributing to the overall slight decline in island-wide sales. This pattern highlights a market where demand remains present but increasingly concentrated in specific price segments.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	11 ▲ 175%	\$1,150,000 ▲ 10%	100% ▲ 3%	23 ▼ -62%	55% ▲ 118%	\$601 ▼ -8%
	Honolulu	1 –	\$1,248,000 –	104% –	10 –	100% –	\$752 –
	Mililani	14 ▲ 17%	\$1,230,000 ▲ 17%	100% ▲ 1%	20 ▼ -30%	36% ▲ 114%	\$637 ▲ 11%
	Pearl City	5 ▼ -50%	\$965,000 ▼ -12%	98% ▼ -4%	11 ▲ 16%	40% ▼ -33%	\$629 ▼ 0%
	Wahiawa	7 ▼ -22%	\$915,000 ▲ 5%	99% ▲ 2%	46 ▲ 24%	43% ▲ 286%	\$608 ▲ 15%
	Waipahu	15 ▼ -17%	\$960,000 ▼ -3%	99% ▼ -1%	12 ▼ -37%	53% ▲ 20%	\$587 ▼ -4%
NORTH SHORE	Haleiwa	3 ▼ -57%	\$2,900,000 ▲ 115%	95% ▼ -2%	96 ▲ 113%	0% ▼ -100%	\$1,675 ▲ 89%
	Waialua	3 ▼ -40%	\$1,250,000 ▼ -21%	96% ▲ 0%	9 ▼ -61%	0% ▼ -100%	\$1,018 ▼ -28%
EAST HONOLULU	Honolulu	35 ▼ -31%	\$1,600,000 ▲ 2%	98% ▲ 0%	33 ▲ 27%	14% ▼ -44%	\$880 ▼ -10%
HONOLULU	Honolulu	25 ▼ -7%	\$1,320,000 ▲ 6%	100% ▲ 2%	13 ▼ -50%	32% ▲ 44%	\$654 ▼ -4%
LEEWARD	Ewa Beach	40 ▲ 67%	\$929,500 ▲ 1%	99% ▼ 0%	26 ▼ -32%	30% ▼ -20%	\$637 ▲ 3%
	Kapolei	21 ▲ 5%	\$999,000 ▼ -12%	99% ▼ -1%	19 ▼ -22%	38% ▲ 90%	\$661 ▼ -5%
	Waianae	17 ▼ -29%	\$825,000 ▲ 31%	98% ▼ -3%	31 ▼ -33%	24% ▼ -19%	\$559 ▲ 6290%
WINDWARD	Hauula	3 ▲ 50%	\$925,000 ▼ -11%	99% ▲ 11%	48 ▲ 200%	0% –	\$698 ▲ 72%
	Kaaawa	1 ▼ -50%	\$990,000 ▼ -19%	99% ▲ 9%	21 ▼ -79%	0% –	\$728 ▲ 18%
	Kailua	16 ▼ -27%	\$1,886,500 ▲ 16%	99% ▲ 1%	49 ▲ 234%	38% ▲ 38%	\$1,162 ▲ 27%
	Kaneohe	13 ▼ -13%	\$1,225,706 ▲ 3%	101% ▲ 3%	12 ▼ -45%	54% ▲ 102%	\$724 ▲ 12%
GRAND TOTAL		230 ▼ -9%	\$1,166,000 ▲ 1%	99% ▲ 1%	24 ▼ -9%	33% ▲ 19%	\$741 ▲ 356%

# CONDOMINIUM TRANSACTIONS

## APRIL 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market remained steady, with 379 sales (-1% YoY) and a median price of \$505,000 (-1% YoY), continuing a trend of pricing stability. Median days on market held near 41 days, reflecting a measured but consistent pace of activity. Similar to the single-family segment, condo demand was supported by earlier favorable rate conditions, with buyers remaining active in well-priced segments. Overall, the condo market continues to reflect a balanced environment, with steady participation and stable pricing as the market transitions into the summer season.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	13 ▼ -28%	\$416,000 ▲ 5%	99% ▲ 1%	55 ▲ 17%	8% ▼ -31%	\$505 ▼ -7%
	Mililani	21 ▲ 50%	\$499,000 ▼ -3%	99% ▼ -1%	28 ▲ 14%	33% ▼ -7%	\$559 ▼ -5%
	Pearl City	5 ▼ -38%	\$401,000 ▼ -7%	96% ▼ -5%	53 ▲ 23%	40% ▼ -20%	\$525 ▼ -7%
	Wahiawa	2 ▲ 100%	\$282,500 ▲ 135%	94% ▲ 2%	83 ▲ 27%	50% –	\$260 ▲ 76%
	Waipahu	21 ▲ 24%	\$495,000 ▲ 10%	99% ▲ 0%	28 ▼ -43%	24% ▲ 35%	\$639 ▲ 1%
NORTH SHORE	Kahuku	2 – 0%	\$3,350,000 ▲ 129%	98% ▲ 2%	32 ▼ -63%	0% –	\$2,284 ▲ 19%
	Waialua	1 –	\$580,000 –	101% –	130 –	100% –	\$736 –
EAST HONOLULU	HJonolulu	28 ▼ -13%	\$704,500 ▼ -4%	95% ▼ -2%	51 ▲ 22%	4% ▼ -71%	\$855 ▲ 3%
HONOLULU	Honolulu	216 ▼ -1%	\$437,500 ▲ 6%	97% ▼ 0%	43 ▼ -17%	9% ▲ 27%	\$850 ▲ 3%
LEEWARD	Ewa Beach	21 ▼ -34%	\$670,000 ▲ 4%	100% ▼ 0%	16 ▼ -71%	29% ▲ 14%	\$590 ▼ -1%
	Kapolei	28 ▲ 33%	\$620,000 ▲ 7%	99% ▼ 0%	44 ▲ 69%	36% ▲ 150%	\$678 ▲ 8%
	Waianae	9 ▼ -18%	\$230,000 ▲ 12%	100% ▲ 7%	66 ▲ 89%	33% ▲ 83%	\$353 ▲ 28%
WINDWARD	Hauula	1 ▼ -80%	\$420,000 ▲ 27%	100% ▼ ###	12 ▼ -79%	100% ▲ 25%	\$579 ▼ -18%
	Kailua	5 ▼ -44%	\$699,000 ▼ -18%	99% ▼ -2%	47 ▲ 571%	0% ▼ -100%	\$772 ▼ -1%
	Kaneohe	6 ▼ -65%	\$727,000 ▲ 2%	98% ▼ 0%	22 ▲ 5%	17% ▲ 42%	\$697 ▲ 3%
GRAND TOTAL		379 ▼ -7%	\$505,000 ▼ -1%	98% ▼ -1%	41 ▼ -6%	16% ▲ 11%	\$767 ▲ 4%

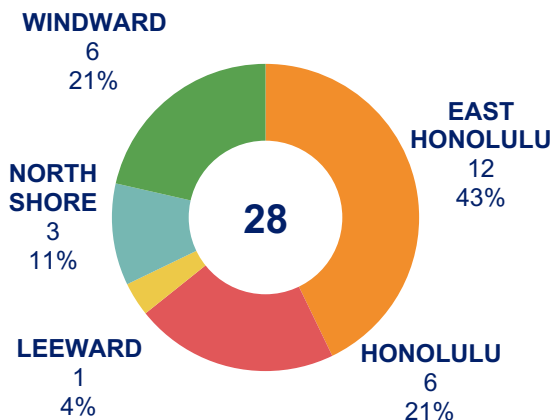
# LUXURY TRANSACTIONS FOR APRIL 2026

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

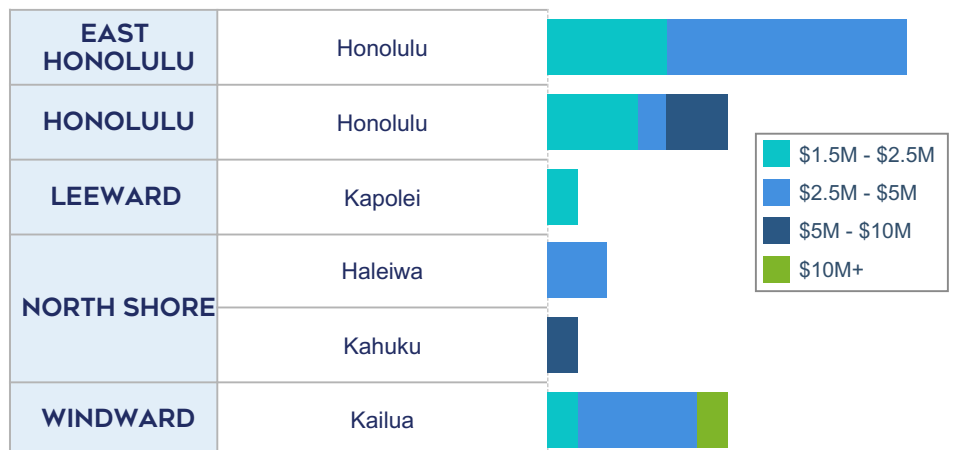
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	2	\$6,150,000	\$3,075,000	\$3,075,000	95%	221	0%	\$2,119
EAST HONOLULU	Honolulu	7	\$22,663,000	\$3,237,571	\$2,908,000	93%	39	0%	\$1,034
WINDWARD	Kailua	5	\$22,430,000	\$4,486,000	\$2,815,000	97%	61	40%	\$1,713
GRAND TOTAL		14	\$51,243,000	\$3,660,214	\$2,904,000	95%	79	14%	\$1,352

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	\$5,300,000	\$5,300,000	\$5,300,000	96%	59	0%	\$2,330
EAST HONOLULU	Honolulu	5	\$11,645,000	\$2,329,000	\$2,250,000	90%	46	0%	\$1,424
HONOLULU	Honolulu	6	\$25,980,000	\$4,330,000	\$3,550,000	95%	193	0%	\$2,390
LEEWARD	Kapolei	1	\$1,925,000	\$1,925,000	\$1,925,000	86%	71	0%	\$1,622
WINDWARD	Kailua	1	\$1,530,000	\$1,530,000	\$1,530,000	99%	47	0%	\$847
GRAND TOTAL		14	\$46,380,000	\$3,312,857	\$2,275,000	93%	84	0%	\$1,908

## 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 REALTORS® Association of Maui as of 05/01/26 and is subject to change.