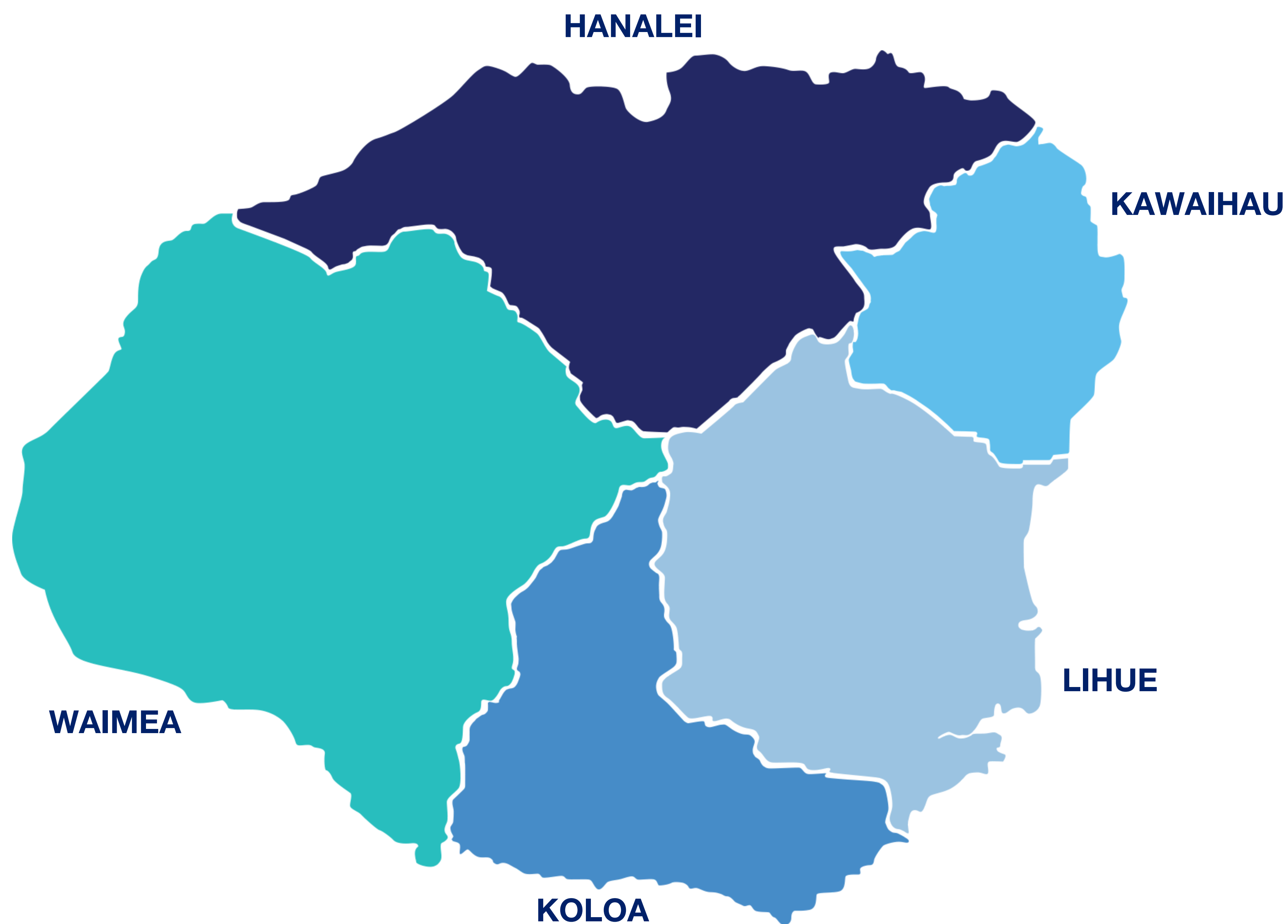




KAUAI MARKET UPDATE

MAY 2026

Kauai's housing market gained momentum in May, with activity increasing across both major segments as the market moved toward the summer season. Single-family home sales surged to 37 transactions (+95% YoY), matching the stronger pace seen in late 2025, while the median price climbed to \$1,550,000 (+40% YoY), approaching recent highs. At the same time, median days on market declined to 29 days, a notable improvement from earlier in the year, reflecting faster buyer decision-making and stronger market engagement. Regionally, Kapa'a / Kawaihau led single-family activity with 13 sales (+225% YoY), helping drive island-wide momentum. The condo market showed similar strength, with 22 sales (-4% YoY) and median days on market improving to 32 days (-43% YoY), signaling a more active environment heading into summer.



Hanalei			
Total Sales	8	4	1
vs. May 2025	▲ 167%	▼ -50%	▼ -50%
Median Price	\$3.4M	\$1.6M	\$1.1M
vs. May 2025	▲ 12%	▲ 22%	▼ -45%

Kawaihau			
Total Sales	13	6	3
vs. May 2025	▲ 225%	▲ 100%	—
Median Price	\$1.1M	\$489K	\$620K
vs. May 2025	▼ -2%	▲ 9%	▲ 29%

Lihue			
Total Sales	5	5	—
vs. May 2025	▲ 67%	▼ -17%	▼ -100%
Median Price	\$909K	\$595K	—
vs. May 2025	▼ -18%	▲ 12%	—

Koloa			
Total Sales	8	7	1
vs. May 2025	—	▲ 17%	▼ -67%
Median Price	\$2.4M	\$1.2M	\$2.5M
vs. May 2025	▲ 164%	▼ -3%	▲ 163%

Waimea			
Total Sales	3	—	—
vs. May 2025	▲ 200%	—	—
Median Price	\$749K	—	—
vs. May 2025	—	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 06/01/2026 and is subject to change.





**COLDWELL
BANKER**
ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

MAY 2026

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

MAY 2026

vs. percent change over last year

	TOTAL SALES			MEDIAN SOLD PRICE				MEDIAN DOM		
	2026	2025	YoY %	2026	2025	YoY %	2026	2025	YoY %	
Anahola	1	1	—	\$4,685,000	\$4,800,000	▼ -2%	125	68	▲ 84%	
Eleele	0	2	▼ -100%	—	\$800,500	—	—	7	—	
Hanalei	4	0	—	\$4,785,750	—	—	46	—	—	
Hanapepe	2	1	▲ 100%	\$864,000	\$750,000	▲ 15%	19	26	▼ -29%	
Kalaheo	3	2	▲ 50%	\$1,829,000	\$911,500	▲ 101%	11	180	▼ -94%	
Kapaa	12	3	▲ 300%	\$1,082,500	\$1,050,000	▲ 3%	50	6	▲ 725%	
Kekaha	0	0	—	—	—	—	—	—	—	
Kilauea	2	1	▲ 100%	\$3,505,000	\$1,900,000	▲ 84%	113	6	▲ 1775%	
Koloa	4	4	—	\$3,525,000	\$1,774,000	▲ 99%	71	29	▲ 147%	
Lawai	1	0	—	\$3,000,000	—	—	173	—	—	
Lihue	5	3	▲ 67%	\$909,000	\$1,105,000	▼ -18%	0	12	▼ -100%	
Princeville	2	2	—	\$2,612,500	\$3,625,000	▼ -28%	10	82	▼ -88%	
Waimea	1	0	—	\$535,000	—	—	8	—	—	
GRAND TOTAL	37	19	▲ 95%	\$1,550,000	\$1,105,000	▲ 40%	29	18	▲ 61%	

	TOTAL SALES			MEDIAN SOLD PRICE				MEDIAN DOM		
	2026	2025	YoY %	2026	2025	YoY %	2026	2025	YoY %	
Kapaa	6	3	▲ 100%	\$489,000	\$450,000	▲ 9%	34	27	▲ 26%	
Koloa	7	6	▲ 17%	\$1,150,000	\$1,187,500	▼ -3%	80	33	▲ 146%	
Lihue	5	6	▼ -17%	\$595,000	\$532,500	▲ 12%	29	40	▼ -28%	
Princeville	4	8	▼ -50%	\$1,567,500	\$1,289,000	▲ 22%	117	73	▲ 61%	
GRAND TOTAL	22	23	▼ -4%	\$817,500	\$875,000	▼ -7%	32	56	▼ -43%	