



OAHU MARKET REPORT

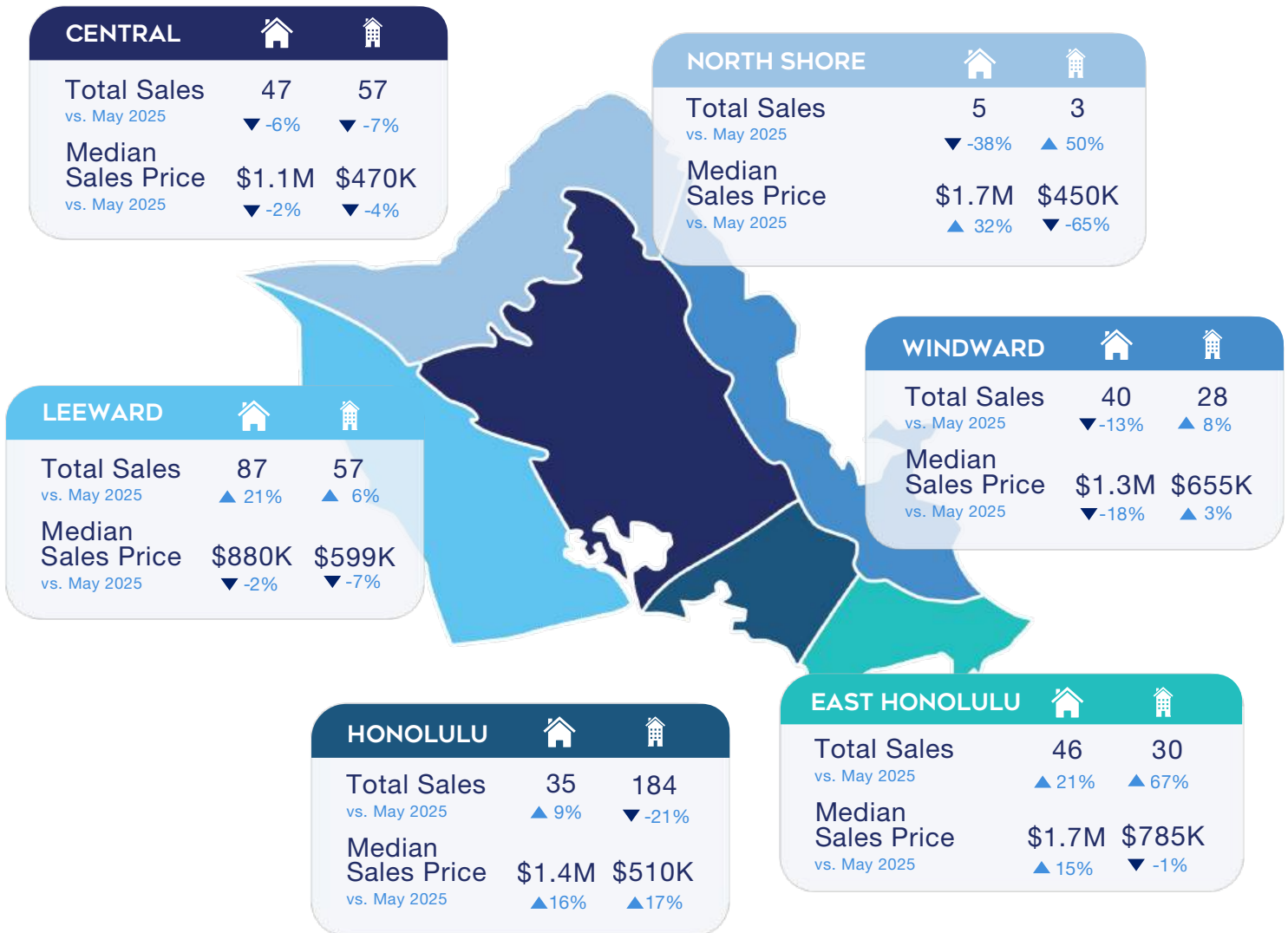
MAY 2026

O'ahu's housing market remained notably stable and consistent in May, with single-family home sales totaling 260 transactions (-9% YoY) and condo sales reaching 359 (-3% YoY), reflecting activity levels largely in line with recent months. Median pricing also held steady across both segments, with single-family homes at \$1,155,000 (+1% YoY) and condos at \$529,000 (+6% YoY), reinforcing a market defined more by balance than by significant shifts. Days on market remained relatively low, with single-family homes dropping to just 13 days (-32% YoY) and condos at 39 days (+11% YoY), highlighting continued buyer engagement despite a slightly more measured pace in the condo segment.

ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	260	\$1,155,000	100%	37%	13	397
CONDOMINIUMS	359	\$529,000	98%	12%	39	709

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

MAY 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family home activity remained balanced in May, with 260 sales and a median price of \$1,155,000. Regionally, Leeward and East Honolulu stood out, with both areas posting 21% year-over-year sales growth, reflecting continued demand across both attainable and higher-priced segments. East Honolulu also recorded a 15% increase in median price to \$1.7 million, while Urban Honolulu saw gains in both pricing and sales, pointing to sustained buyer activity across multiple parts of the island. Overall, the single-family market continues to reflect steady demand with no single submarket disproportionately driving island-wide results.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	8 ▼ -11%	\$1,125,000 ▼ -16%	100% ▲ 4%	28 ▲ 22%	38% —	\$655 ▼ -12%
	Honolulu	2 ▼ -50%	\$1,412,000 ▲ 17%	100% ▼ -4%	100 ▲ 900%	0% ▼ -100%	\$749 ▼ -7%
	Mililani	11 ▼ -8%	\$1,125,000 ▼ -5%	101% ▲ 0%	7 ▼ -56%	64% ▲ 27%	\$639 ▼ -5%
	Pearl City	6 ▲ 100%	\$1,097,500 ▲ 7%	103% ▲ 2%	10 ▲ 19%	67% — 0%	\$597 ▲ 24%
	Wahiawa	4 ▼ -33%	\$910,000 ▲ 9%	102% ▲ 5%	32 ▼ -3%	50% —	\$561 ▼ -5%
	Waipahu	16 — 0%	\$971,000 ▲ 7%	100% ▲ 0%	8 ▼ -33%	38% ▼ -14%	\$682 ▲ 12%
NORTH SHORE	Haleiwa	3 ▼ -40%	\$2,500,000 ▲ 66%	95% ▼ 0%	124 ▲ 786%	0% ▼ -100%	\$962 ▼ -5%
	Kahuku	1 — 0%	\$1,175,000 ▲ 24%	100% ▲ 5%	11 ▼ -52%	0% —	\$586 ▼ -36%
	Waialua	1 ▼ -50%	\$1,230,000 ▲ 10%	97% ▼ -3%	49 ▼ -41%	0% ▼ -100%	\$776 ▼ -4%
EAST HONOLULU	Honolulu	46 ▲ 21%	\$1,732,400 ▲ 15%	100% ▲ 1%	11 ▼ -8%	39% ▼ -1%	\$879 ▲ 2%
HONOLULU	Honolulu	35 ▲ 9%	\$1,350,000 ▲ 16%	97% ▼ -3%	14 ▼ -24%	31% ▼ -23%	\$703 ▼ -3%
LEEWARD	Ewa Beach	53 ▲ 66%	\$935,000 ▼ 0%	100% ▲ 1%	11 ▼ -70%	34% ▲ 55%	\$653 ▲ 5%
	Kapolei	18 ▼ -5%	\$879,000 ▼ -18%	105% ▲ 6%	13 ▼ -50%	44% ▲ 21%	\$638 ▼ -3%
	Waianae	16 ▼ -24%	\$600,000 ▼ -14%	99% ▲ 1%	91 ▲ 60%	44% ▲ 130%	\$486 ▲ 19%
WINDWARD	Hauula	2 ▼ -50%	\$1,175,000 ▼ -11%	89% ▼ -8%	101 ▲ 82%	50% —	\$981 ▼ -12%
	Kaaawa	1 — 0%	\$1,375,000 ▲ 15%	100% ▲ 13%	143 ▼ -29%	0% —	\$552 ▼ -27%
	Kailua	16 ▼ -36%	\$1,677,500 ▼ -6%	97% ▼ -4%	21 ▲ 128%	13% ▼ -65%	\$1,035 ▲ 4%
	Kaneohe	21 ▲ 50%	\$1,186,000 ▼ -12%	100% ▲ 1%	10 ▼ -38%	43% ▲ 100%	\$732 ▼ -6%
GRAND TOTAL		260 ▲ 7%	\$1,155,000 ▼ -1%	100% ▲ 0%	13 ▼ -32%	37% ▲ 16%	\$738 ▼ -1%

CONDOMINIUM TRANSACTIONS

MAY 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market remained relatively steady in May, with 359 sales and a median price of \$529,000, continuing the trend of pricing stability seen in recent months. Regional performance was mixed, with stronger activity in areas such as East Honolulu and Leeward offset by softer sales in Urban Honolulu, where condo volume declined year over year despite higher pricing. Overall, the condo segment reflects a balanced market where buyer demand remains present but increasingly selective across submarkets.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	16 ▼ -6%	\$393,000 ▼ -20%	98% ▼ 0%	39 ▲ 67%	25% ▲ 42%	\$508 ▼ -3%
	Honolulu	2 — 0%	\$516,500 ▼ -16%	99% ▲ 1%	93 ▲ 28%	50% —	\$567 ▲ 8%
	Mililani	16 ▼ -11%	\$540,000 ▲ 4%	100% ▲ 1%	46 ▲ 5%	38% ▲ 35%	\$568 ▲ 5%
	Pearl City	8 ▲ 33%	\$522,500 ▲ 44%	100% ▲ 1%	30 ▲ 69%	13% ▼ -25%	\$445 ▼ -21%
	Waipahu	15 ▲ 15%	\$460,000 ▼ -10%	100% ▼ 0%	16 ▼ -30%	40% ▲ 30%	\$620 ▲ 3%
NORTH SHORE	Kahuku	1 ▼ -50%	\$1,488,000 ▲ 17%	99% ▲ 1%	18 ▼ -70%	0% —	\$2,261 ▲ 17%
	Waialua	2 —	\$449,000 —	100% —	9 —	50% —	\$660 —
EAST HONOLULU	Honolulu	30 ▲ 67%	\$785,000 ▼ -1%	96% ▲ 1%	65 ▲ 42%	7% ▲ 20%	\$716 ▲ 11%
HONOLULU	Honolulu	184 ▼ -21%	\$510,000 ▲ 17%	97% ▼ 0%	47 ▲ 8%	4% ▼ -56%	\$928 ▲ 5%
LEEWARD	Ewa Beach	14 ▼ -22%	\$512,922 ▼ -23%	100% ▼ 0%	26 ▲ 155%	29% ▲ 29%	\$612 ▲ 5%
	Kapolei	34 ▲ 26%	\$658,640 ▼ -1%	98% ▲ 0%	37 ▲ 40%	12% ▼ -65%	\$573 ▼ -8%
	Waianae	9 — 0%	\$327,000 ▲ 49%	98% ▲ 2%	35 ▼ -38%	11% — 0%	\$369 ▲ 24%
WINDWARD	Hauula	2 — 0%	\$438,500 ▲ 58%	100% ▲ 0%	120 ▲ 30%	0% ▼ -100%	\$662 ▲ 5%
	Kaaawa	2 — 0%	\$432,500 ▼ -6%	98% ▼ -4%	43 ▼ -3%	0% ▼ -100%	\$678 ▼ -6%
	Kailua	6 ▼ -33%	\$900,000 ▲ 20%	99% ▲ 1%	29 ▲ 45%	0% ▼ -100%	\$710 ▼ -2%
	Kaneohe	18 ▲ 38%	\$627,000 ▲ 1%	100% ▼ 0%	28 ▼ -29%	22% ▲ 44%	\$624 ▼ -1%
GRAND TOTAL		359 ▼ -8%	\$529,000 ▲ 4%	98% ▲ 0%	39 ▲ 8%	12% ▼ -19%	\$753 ▲ 1%

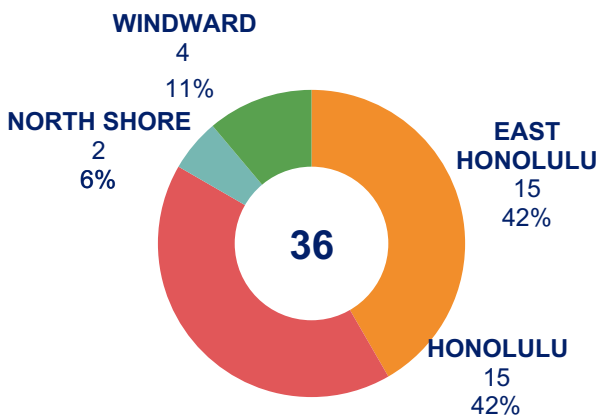
LUXURY TRANSACTIONS FOR MAY 2026

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

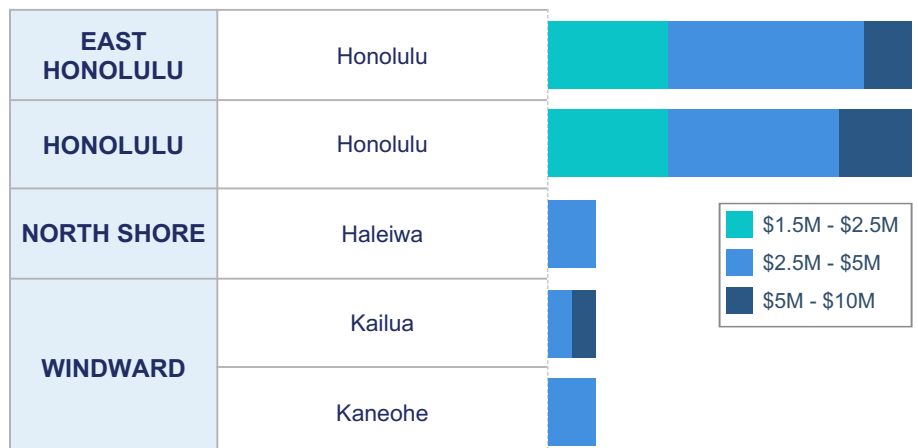
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	2	\$5,592,500	\$2,796,250	\$2,796,250	92%	90	0%	\$856
EAST HONOLULU	Honolulu	10	\$33,916,700	\$3,391,670	\$2,787,500	100%	8	30%	\$1,021
HONOLULU	Honolulu	2	\$6,400,000	\$3,200,000	\$3,200,000	95%	7	0%	\$1,021
WINDWARD	Kailua	2	\$8,200,000	\$4,100,000	\$4,100,000	100%	29	0%	\$1,544
	Kaneohe	2	\$5,600,000	\$2,800,000	\$2,800,000	105%	10	100%	\$727
GRAND TOTAL		18	\$59,709,200	\$3,317,178	\$2,862,500	99%	10	28%	\$1,011

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
EAST HONOLULU	Honolulu	5	\$8,919,000	\$1,783,800	\$1,698,000	100%	33	20%	\$1,019
HONOLULU	Honolulu	13	\$44,645,000	\$3,434,231	\$2,880,000	96%	64	0%	\$2,049
GRAND TOTAL		18	\$53,564,000	\$2,975,778	\$2,072,500	97%	39	6%	\$1,754

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 06/01/26 and is subject to change.