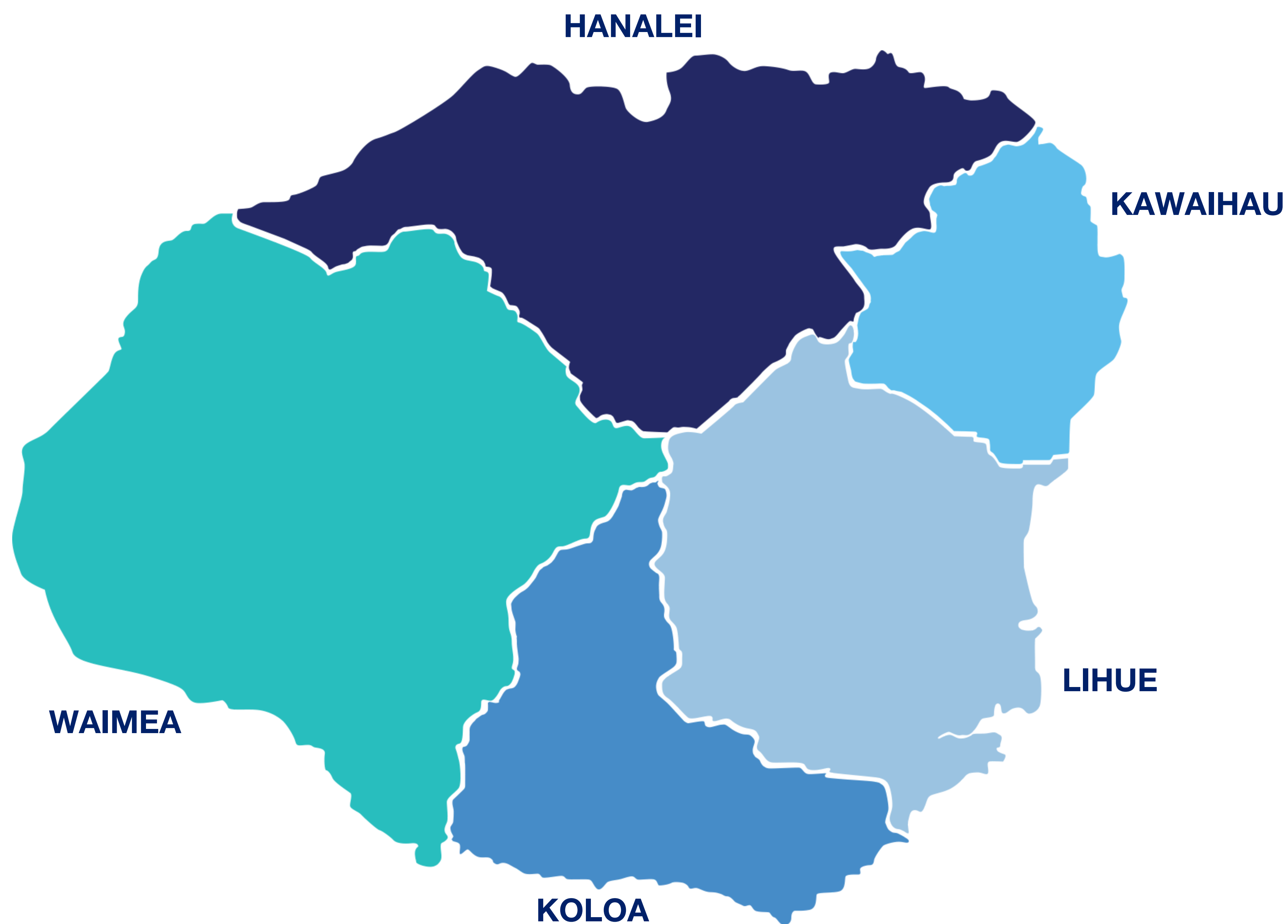




KAUAI MARKET UPDATE

JUNE 2026

Kaua'i's housing market reflected two distinct trends in June, with single-family homes selling more quickly at higher price points while the condo market moved at a more deliberate pace. Single-family home sales island-wide totaled 29 (-34% YoY), though the median price climbed to \$1.6 million (+29% YoY) and median days on market fell to just 19 days (-42% YoY), indicating that well-positioned homes continued to attract buyers despite lower transaction volume. The condo market recorded 19 sales (-17% YoY) with the median price rising to \$1.15 million (+61% YoY), tying the highest island-wide condo median on record, last reached in July 2023. Median days on market increased to 146 days, the longest in several years, reflecting a more selective buyer pool. Regionally, Kōloa and Hanalei continued to support higher-end condo pricing, while Kawaihau led single-family sales with eight transactions, illustrating how localized activity and a relatively small number of transactions can significantly influence Kaua'i's island-wide metrics.



Hanalei			
Total Sales	6	7	2
vs. June 2025	—	▼ -22%	—
Median Price	\$2.5M	\$1.2M	\$4.5M
vs. June 2025	▲ 4%	▲ 19%	▲ 123%

Kawaihau			
Total Sales	8	3	2
vs. June 2025	▼ -43%	—	▲ 100%
Median Price	\$1.1M	\$650K	\$729K
vs. June 2025	▲ 16%	▲ 4%	▲ 74%

Lihue			
Total Sales	6	2	2
vs. June 2025	▲ 20%	▼ -67%	▲ 100%
Median Price	\$1.1M	\$2.8M	\$925K
vs. June 2025	▲ 21%	▲ 411%	▼ -7%

Koloa			
Total Sales	8	7	2
vs. June 2025	▼ -43%	▲ 40%	—
Median Price	\$2.5M	\$1.3M	\$900K
vs. June 2025	▲ 48%	▲ 33%	▲ 47%

Waimea			
Total Sales	1	—	—
vs. June 2025	▼ -80%	—	▼ -100%
Median Price	\$699K	—	—
vs. June 2025	▼ -17%	—	—

The information in this report is deemed reliable but not guaranteed.
Data provided by Hawaii Information System (HIS)
as of 07/01/2026 and is subject to change.



**COLDWELL
BANKER**
ISLAND
PROPERTIES



SINGLE FAMILY HOME TRANSACTIONS

JUNE 2026

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

JUNE 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	0	–	\$5,400,000	–	–	169	–	–
Eleele	1	2	▼ -50%	\$850,000	\$670,850	▲ 27%	85	–	–
Hanalei	0	0	–	–	–	–	–	–	–
Hanapepe	1	2	▼ -50%	\$699,000	\$995,000	▼ -30%	31	129	▼ -76%
Kalaheo	1	6	▼ -83%	\$985,000	\$1,712,500	▼ -42%	232	36	▲ 544%
Kapaa	7	14	▼ -50%	\$965,000	\$931,375	▲ 4%	11	9	▲ 22%
Kekaha	0	2	▼ -100%	–	\$863,500	–	–	45	–
Kilauea	3	5	▼ -40%	\$2,200,000	\$1,895,000	▲ 16%	44	32	▲ 38%
Koloa	6	6	–	\$2,775,500	\$4,350,000	▼ -36%	49	73	▼ -34%
Lawai	0	0	–	–	–	–	–	–	–
Lihue	6	5	▲ 20%	\$1,112,500	\$920,000	▲ 21%	5	65	▼ -92%
Princeville	3	1	▲ 200%	\$2,800,000	\$2,881,250	▼ -3%	129	95	▲ 36%
Waimea	0	1	▼ -100%	–	\$840,000	–	–	68	–
GRAND TOTAL	29	44	▼ -34%	\$1,600,000	\$1,236,000	▲ 29%	19	33	▼ -42%

	TOTAL SALES			MEDIAN SOLD PRICE			MEDIAN DOM		
	2026	2025	YoY %	2026	2025	YoY %	2026	2025	YoY %
Kapaa	3	3	–	\$650,000	\$625,000	▲ 4%	85	10	▲ 750%
Koloa	7	5	▲ 40%	\$1,325,000	\$1,000,000	▲ 33%	146	105	▲ 39%
Lihue	2	6	▼ -67%	\$2,796,400	\$547,500	▲ 411%	124	7	▲ 1671%
Princeville	7	8	▼ -13%	\$1,150,000	\$979,000	▲ 17%	151	48	▲ 215%
GRAND TOTAL	19	23	▼ -17%	\$1,150,000	\$715,000	▲ 61%	146	34	▲ 329%