



OAHU MARKET REPORT

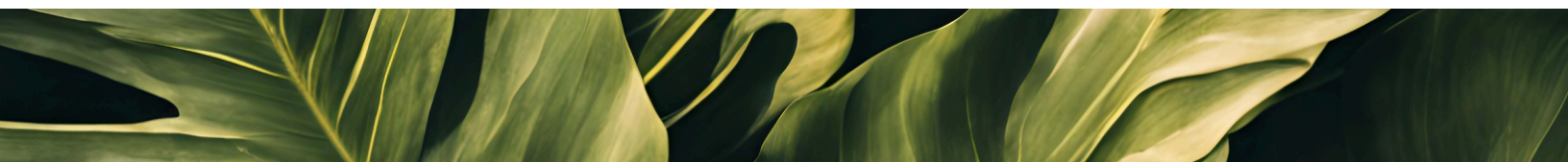
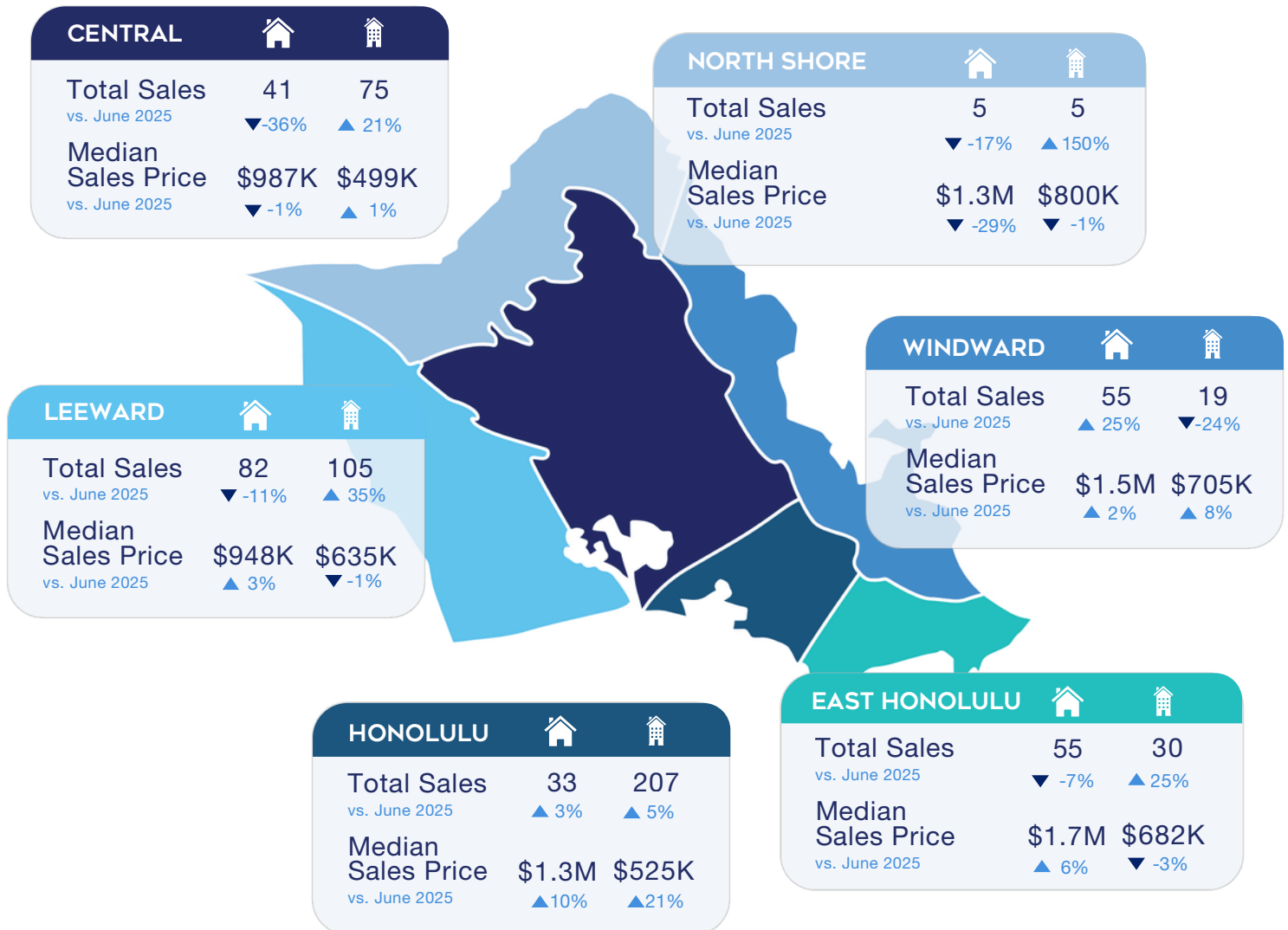
JUNE 2026

O'ahu's housing market remained balanced in June, with single-family home sales totaling 271 transactions (-7% YoY) while the median price climbed to \$1,225,000 (+10% YoY). The condo market continued to show steady momentum, with 441 sales (+5% YoY) and the median price rising to \$557,000 (+21% YoY). Buyers remained active across both segments, as single-family homes sold in a median of just 14 days (-42% YoY) and condos averaged 35 days on market, reflecting continued demand despite higher mortgage rates. Inventory also remained relatively constrained, particularly for single-family homes, contributing to a competitive market as O'ahu entered the second half of the year.

ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
SINGLE-FAMILY HOMES	271	\$1,225,000	99%	34%	14	385
CONDOMINIUMS	441	\$557,000	98%	17%	35	762

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

JUNE 2026 VS. PERCENT CHANGE OVER LAST YEAR

While single-family home sales eased modestly from last year, buyer demand remained strong. The median sales price reached \$1.225 million (+10% YoY), homes sold in just 14 days, and sellers received 99% of their asking price, with 34% of homes selling above list price. Regionally, Windward O'ahu led year-over-year growth with a 25% increase in sales, while Honolulu posted a 3% increase in transactions alongside a 10% increase in median price to \$1.3 million. East Honolulu continued to anchor the luxury segment with a \$1.7 million median (+6% YoY), illustrating that demand remained healthy across multiple price points despite fewer island-wide transactions.



		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	4 ▼ -67%	\$1,295,000 ▲ 29%	101% ▲ 3%	9 ▼ -23%	50% ▲ 500%	\$646 ▲ 11%
	Honolulu	2 ▼ -50%	\$975,000 ▼ -22%	105% ▲ 6%	9 ▼ -69%	100% —	\$691 ▲ 2%
	Mililani	14 ▼ -7%	\$1,240,000 ▲ 23%	99% ▼ -1%	14 ▼ -29%	50% ▲ 7%	\$629 ▲ 3%
	Pearl City	7 ▼ -22%	\$875,000 ▼ -6%	99% ▼ -1%	16 ▼ -43%	29% ▼ -36%	\$696 ▲ 15%
	Wahiawa	3 ▼ -63%	\$749,000 ▼ -15%	99% ▲ 2%	19 ▼ -17%	33% ▲ 167%	\$676 ▲ 25%
	Waipahu	11 ▼ -31%	\$935,000 ▼ -7%	99% ▲ 0%	10 ▼ -39%	45% ▲ 21%	\$629 ▼ -1%
NORTH SHORE	Haleiwa	2 — 0%	\$1,785,000 ▲ 6%	101% ▲ 2%	50 ▼ -72%	50% — 0%	\$1,844 ▲ 106%
	Waialua	3 —	\$999,999 —	97% —	9 —	33% —	\$870 —
EAST HONOLULU	Honolulu	55 ▼ -7%	\$1,653,000 ▲ 6%	99% ▲ 0%	15 ▲ 7%	36% ▲ 43%	\$970 ▼ -8%
HONOLULU	Honolulu	33 ▲ 3%	\$1,275,000 ▲ 10%	99% ▲ 3%	18 ▼ -14%	30% ▼ -19%	\$723 ▲ 8%
LEEWARD	Ewa Beach	43 ▼ -4%	\$975,000 ▲ 7%	99% ▼ -1%	16 ▼ -50%	30% ▼ -20%	\$645 ▲ 8%
	Kapolei	21 ▼ -22%	\$1,015,000 ▼ -3%	99% ▼ 0%	18 ▼ -62%	33% ▲ 13%	\$610 ▼ -5%
	Waianae	18 ▼ -10%	\$715,000 ▲ 2%	98% ▲ 3%	36 ▼ -30%	22% ▲ 11%	\$543 ▲ 23%
WINDWARD	Hauula	3 — 0%	\$850,000 ▼ -34%	94% ▼ -7%	10 ▼ -47%	0% ▼ -100%	\$538 ▼ -3%
	Kailua	29 ▲ 16%	\$1,749,000 ▲ 12%	99% ▼ 0%	11 ▼ -27%	24% ▼ -33%	\$1,181 ▲ 24%
	Kaneohe	23 ▲ 53%	\$1,320,000 ▲ 0%	102% ▲ 3%	9 ▼ -40%	48% ▲ 20%	\$679 ▼ -10%
Grand Total		271 ▼ -7%	\$1,225,000 ▲ 9%	99% ▲ 1%	14 ▼ -38%	34% ▲ 9%	\$797 ▲ 7%

CONDOMINIUM TRANSACTIONS

JUNE 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market continued its steady performance in June, with 441 sales (+5% YoY) and a median price of \$557,000 (+21% YoY). Homes spent a median of 35 days on market, reflecting a healthy pace as inventory remained relatively stable. Regional activity was led by Leeward O'ahu, where condo sales increased 35% year over year, followed by East Honolulu (+25%) and Central O'ahu (+21%), demonstrating broad-based demand across multiple submarkets. At the same time, Honolulu's urban core recorded 207 condo sales (+5% YoY) with a 21% increase in median price, underscoring continued strength in the island's largest condominium market.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING \$/SQ FT
CENTRAL	Aiea	20 ▲ 54%	\$468,500 ▼ -5%	99% ▲ 1%	16 ▼ -73%	10% ▲ 30%	\$480 ▼ -5%
	Honolulu	1 — 0%	\$375,000 ▲ 142%	94% ▼ -9%	299 ▲ 49%	0% ▼ -100%	\$650 ▲ 266%
	Mililani	27 ▲ 17%	\$530,000 ▲ 17%	99% ▼ -1%	22 ▼ -53%	41% ▼ -6%	\$603 ▲ 10%
	Pearl City	8 ▼ -11%	\$376,500 ▼ -24%	98% ▼ -1%	52 ▲ 7%	0% ▼ -100%	\$540 ▼ -5%
	Wahiawa	2 — 0%	\$102,500 ▼ -66%	100% ▼ -2%	46 ▼ -6%	0% ▼ -100%	\$131 ▼ -71%
	Waipahu	17 ▲ 21%	\$502,000 ▼ -3%	99% ▼ 0%	26 ▲ 37%	29% ▲ 3%	\$625 ▲ 1%
NORTH SHORE	Kahuku	2 —	\$1,500,000 —	98% —	215 —	0% —	\$1,657 —
	Waialua	3 ▲ 200%	\$770,000 ▲ 93%	95% ▼ -4%	166 ▲ 102%	0% —	\$777 ▲ 32%
EAST HONOLULU	Honolulu	30 ▲ 25%	\$682,500 ▼ -3%	98% ▼ 0%	31 ▲ 20%	10% ▼ -20%	\$725 ▲ 7%
HONOLULU	Honolulu	207 ▲ 5%	\$525,000 ▲ 21%	97% ▼ 0%	48 ▲ 23%	10% ▲ 28%	\$1,009 ▲ 17%
LEEWARD	Ewa Beach	41 ▲ 64%	\$582,000 ▼ -12%	100% ▼ 0%	35 ▼ -27%	34% ▲ 7%	\$589 ▼ -5%
	Kapolei	56 ▲ 37%	\$683,988 ▲ 2%	99% ▼ 0%	31 ▼ -21%	20% ▲ 34%	\$572 ▼ -24%
	Waianae	8 ▼ -33%	\$224,250 ▲ 11%	96% ▼ -3%	24 ▼ -39%	25% — 0%	\$338 ▲ 8%
WINDWARD	Kailua	11 ▲ 57%	\$725,000 ▲ 4%	98% ▼ -2%	41 ▲ 413%	27% ▼ -5%	\$758 ▼ -8%
	Kaneohe	8 ▼ -47%	\$703,000 ▲ 15%	99% ▼ -9%	14 ▼ -30%	25% ▲ 25%	\$652 ▲ 0%
Grand Total		441 ▲ 15%	\$557,000 ▲ 7%	98% ▼ -1%	35 ▼ -10%	17% ▲ 8%	\$778 ▲ 6%

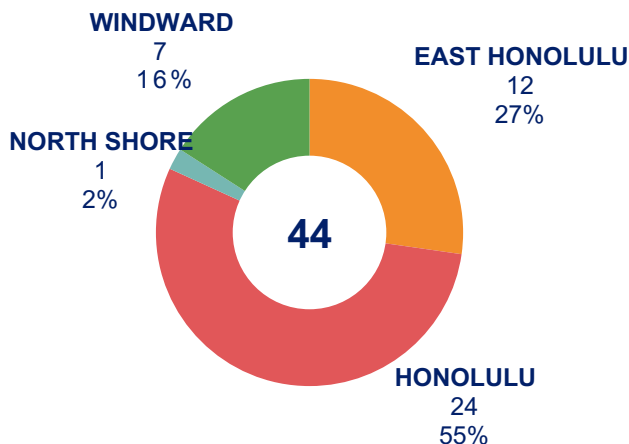
LUXURY TRANSACTIONS FOR JUNE 2026

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

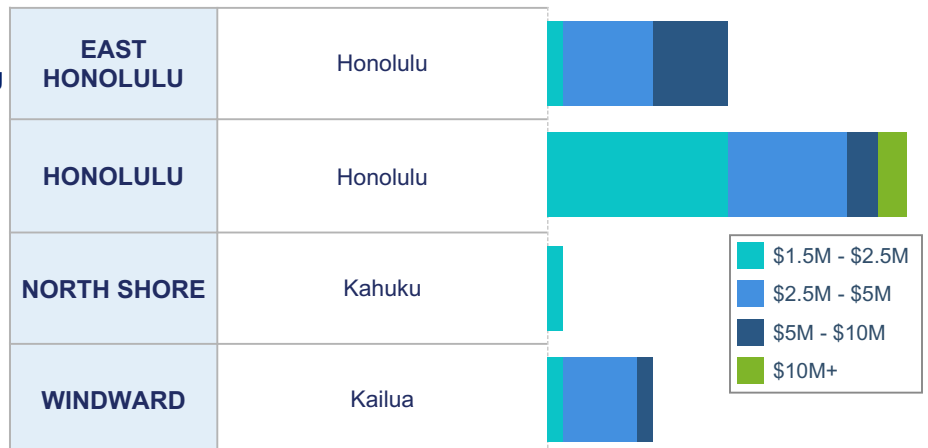
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
EAST HONOLULU	Honolulu	11	\$52,425,000	\$4,765,909	\$4,450,000	98%	24	9%	\$1,263
HONOLULU	Honolulu	3	\$9,170,000	\$3,056,667	\$2,800,000	93%	44	0%	\$785
WINDWARD	Kailua	6	\$25,740,679	\$4,290,113	\$3,837,500	98%	47	33%	\$1,702
Grand Total		20	\$87,335,679	\$4,366,784	\$4,127,500	97%	36	15%	\$1,278

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	\$1,800,000	\$1,800,000	\$1,800,000	96%	42	0%	\$1,679
EAST HONOLULU	Honolulu	1	\$1,725,000	\$1,725,000	\$1,725,000	99%	48	0%	\$2,022
HONOLULU	Honolulu	21	\$69,491,288	\$3,309,109	\$2,310,288	95%	95	0%	\$1,917
WINDWARD	Kailua	1	\$1,550,000	\$1,550,000	\$1,550,000	100%	101	0%	\$777
Grand Total		24	\$74,566,288	\$3,106,929	\$2,192,500	95%	82	0%	\$1,857

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 07/01/26 and is subject to change.