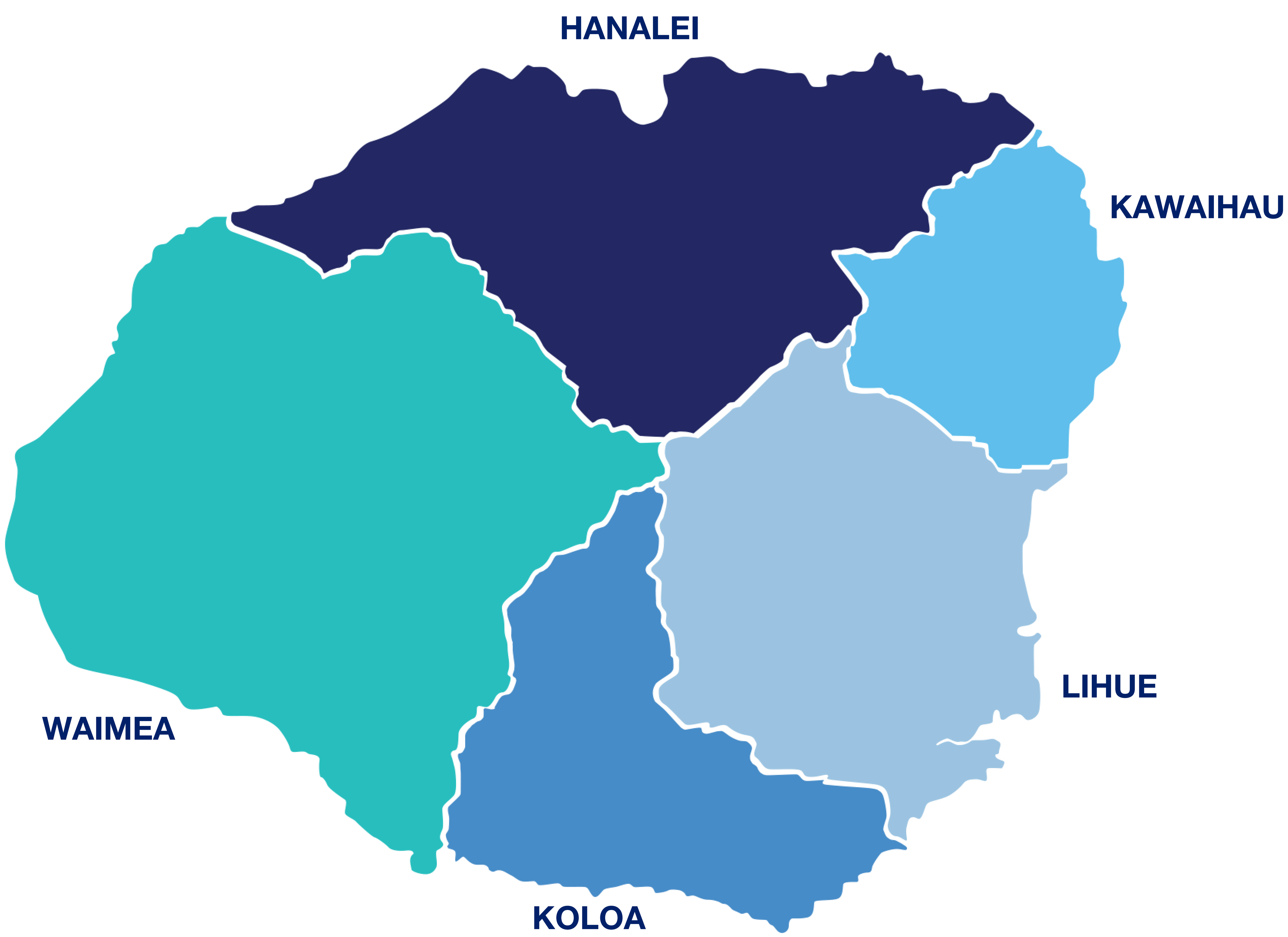
KAUAI MARKET UPDATE

JULY 2026

Kaua'i's housing market returned to more typical seasonal patterns in July following June's luxury-driven activity, with both single-family homes and condominiums posting results that remained well within recent historical ranges. Single-family home sales island-wide held steady at 34 transactions, matching last July, while the median price increased modestly to $1.235 million (+2% YoY) and median days on market improved to 29.5 days (-22% YoY). The condo market recorded 17 sales (-11% YoY) with the median price moderating to $845,000 (-11% YoY). Regionally, Kawaihau led single-family home activity with 11 sales (+38% YoY), while Kōloa continued to anchor the luxury market, posting a $3.1 million single-family median (+76% YoY) and a $3 million land median. Overall, July reinforced the importance of viewing Kaua'i through a local market lens, where changes in the mix of luxury and resort properties can significantly influence island-wide statistics from month to month.



Hanalei			
Total Sales	6	4	—
vs. July 2025	▼ -25%	▼ -43%	▼ -100%
Median Price	$2.6M	$1M	—
vs. July 2025	▼ -24%	▼ -2%	—

Kawaihau			
Total Sales	11	2	2
vs. July 2025	▲ 38%	—	▲ 100%
Median Price	$1.2M	$531K	$1.1M
vs. July 2025	▲ 19%	▼ -47%	▲ 116%

Lihue			
Total Sales	5	5	—
vs. July 2025	▼ -38%	▼ -17%	—
Median Price	$1.1M	$725K	—
vs. July 2025	▼ -6%	▲ 34%	—

Koloa			
Total Sales	7	6	1
vs. July 2025	▼ -22%	▲ 50%	▼ -67%
Median Price	$3.1M	$902M	$3M
vs. July 2025	▲ 76%	▼ -5%	▲ 155%

Waimea			
Total Sales	5	—	—
vs. July 2025	▲ 400%	—	—
Median Price	$875K	—	—
vs. July 2025	▲ 5%	—	—

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 08/01/2026 and is subject to change.

COLDWELL BANKER
ISLAND PROPERTIES

SINGLE FAMILY HOME TRANSACTIONS

JULY 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	–	–	–	$1,195,000	–	–	–	–	–	–	–
Eleele	–	–	–	–	–	–	–	–	–	–	–	–
Hanalei	1	–	–	–	$5,300,000	–	–	–	48	–	–	–
Hanapepe	1	–	–	–	$899,995	–	–	–	30	–	–	–
Kalaheo	2	7	▼	-71%	$2,662,000	$1,765,000	▲	51%	8	49	▼	-85%
Kapaa	10	8	▲	25%	$1,211,500	$1,007,500	▲	20%	35	32	▲	11%
Kekaha	3	1	▲	200%	$875,000	$835,000	▲	5%	85	8	▲	963%
Kilauea	0	5	▼	-100%	–	$1,695,000	–	–	–	40	–	–
Koloa	4	1	▲	300%	$3,859,500	$3,725,000	▲	4%	18	78	▼	-77%
Lawai	1	1	–	–	$706,580	$1,100,000	▼	-36%	15	36	▼	-58%
Lihue	5	8	▼	-38%	$1,115,000	$1,187,500	▼	-6%	46	17	▲	171%
Princeville	5	3	▲	67%	$2,525,000	$3,400,000	▼	-26%	29	225	▼	-87%
Waimea	1	–	–	–	$764,000	–	–	–	–	–	–	–
GRAND TOTAL	**34**	34	–	–	**$1,235,000**	$1,212,500	▲	2%	**30**	38	▼	-22%

CONDOMINIUM TRANSACTIONS

JULY 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	**2026**	2025		YoY %	**2026**	2025		YoY %
Kapaa	2	2	–	–	$531,000	$1,007,500	▼	-47%	239	43	▲	455%
Koloa	4	4	–	–	$1,124,438	$945,000	▲	19%	81	88	▼	-7%
Lihue	4	6	▼	-33%	$667,500	$542,500	▲	23%	41	45	▼	-9%
Princeville	4	6	▼	-33%	$1,024,500	$1,065,750	▼	-4%	36	112	▼	-68%
GRAND TOTAL	**17**	19	▼	-11%	**$845,000**	$950,000	▼	-11%	**55**	70	▼	-21%