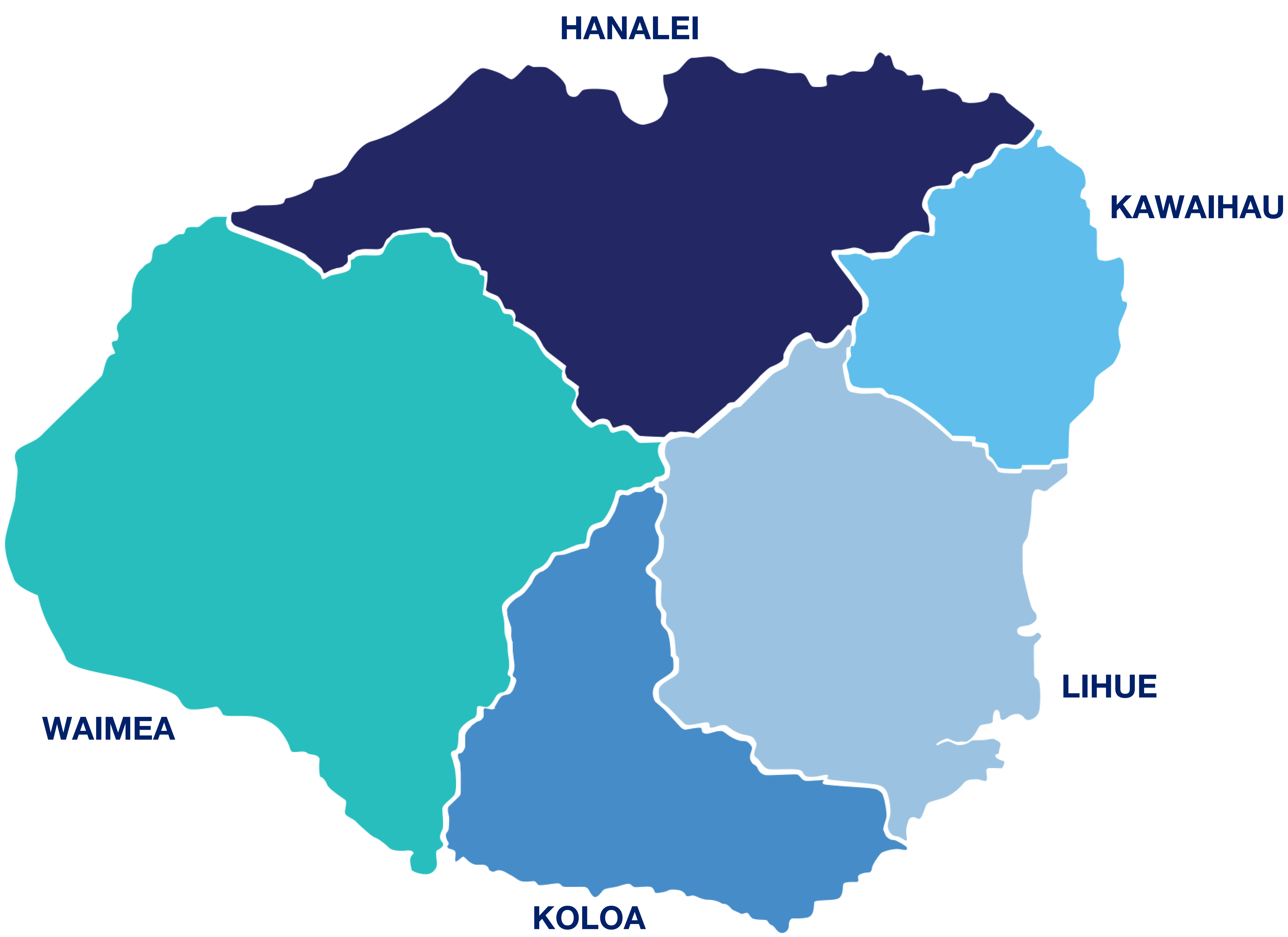
COLDWELL BANKER
ISLAND PROPERTIES

KAUAI MARKET UPDATE

AUGUST 2026

Kaua'i's housing market cooled seasonally in August, with single-family home sales holding even with last year at 28 transactions, while fewer higher-end sales contributed to the median price declining 8% YoY to $1.088 million. The regional mix played an important role, as Kawaihau led activity with 11 sales (+83% YoY) at a $1.1 million median, while higher-priced Kōloa recorded seven sales (-42%) and Hanalei just four. Condo activity was more limited at 15 sales (-38% YoY), though the median rose 28% to nearly $1 million, largely influenced by higher-priced transactions in Princeville and Kōloa. With relatively small transaction counts across Kaua'i, August once again illustrates how shifts in where—and at what price points—properties sell can meaningfully influence island-wide metrics.



Hanalei			
Total Sales	4	7	—
vs. August 2025	▲ 33%	—	▼ -100%
Median Price	$2.3M	$1M	—
vs. August 2025	▼ -51%	▲ 7%	—

Kawaihau			
Total Sales	11	1	2
vs. August 2025	▲ 83%	▼ -75%	—
Median Price	$1.1M	$560K	$325K
vs. August 2025	▲ 22%	▼ -32%	—

Lihue			
Total Sales	2	2	—
vs. August 2025	▼ -60%	▼ -67%	—
Median Price	$2.1M	$438K	—
vs. August 2025	▲ 95%	▼ -11%	—

Koloa			
Total Sales	7	5	2
vs. August 2025	▼ -42%	▼ -29%	—
Median Price	$2.5M	$1.2M	$993K
vs. August 2025	▲ 105%	▲ 73%	▲ 4%

Waimea			
Total Sales	4	—	—
vs. August 2025	▲ 100%	—	▼ -100%
Median Price	$760K	—	—
vs. August 2025	▲ -23%	—	—

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 09/01/2026 and is subject to change.

COLDWELL BANKER
ISLAND PROPERTIES

SINGLE FAMILY HOME TRANSACTIONS

AUGUST 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	–	–	–	$3,600,000	–	–	–	30	–	–	–
Eleele	–	3	▼	-100%	–	$814,000	–	–	–	3	–	–
Hanalei	1	1	–	–	$5,500,000	$27,600,000	▼	-80%	4	40	▼	-90%
Hanapepe	3	1	▲	200%	$650,000	$1,170,000	▼	-44%	145	83	▲	75%
Kalaheo	3	3	–	–	$1,040,000	$1,237,500	▼	-16%	31	10	▲	210%
Kapaa	10	6	▲	67%	$1,088,000	$900,000	▲	21%	17	50	▼	-66%
Kekaha	–	–	–	–	–	–	–	–	–	–	–	–
Kilauea	2	2	–	–	$920,000	$4,297,500	▼	-79%	124	18	▲	606%
Koloa	4	6	▼	-33%	$2,672,500	$3,027,500	▼	-12%	30	22	▲	36%
Lawai	–	–	–	–	–	–	–	–	–	–	–	–
Lihue	2	5	▼	-60%	$2,112,500	$1,085,000	▲	95%	141	35	▲	303%
Princeville	1	–	–	–	$3,550,000	–	–	–	148	–	–	–
Waimea	1	1	–	–	$895,000	$800,000	▲	12%	–	10	▼	-100%
GRAND TOTAL	**28**	28	–	–	**$1,088,000**	$1,185,000	▼	-8%	**36**	32	▲	14%

CONDOMINIUM TRANSACTIONS

AUGUST 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	**2026**	2025		YoY %	**2026**	2025		YoY %
Kapaa	1	4	▼	-75%	$560,000	$822,500	▼	-32%	8	16	▼	-48%
Koloa	4	7	▼	-43%	$1,230,000	$675,000	▲	82%	125	66	▲	89%
Lihue	2	6	▼	-67%	$437,500	$490,000	▼	-11%	165	42	▲	296%
Princeville	7	7	–	–	$1,015,000	$950,000	▲	7%	82	46	▲	78%
GRAND TOTAL	**15**	24	▼	-38%	**$999,999**	$782,000	▲	28%	**82**	42	▲	98%