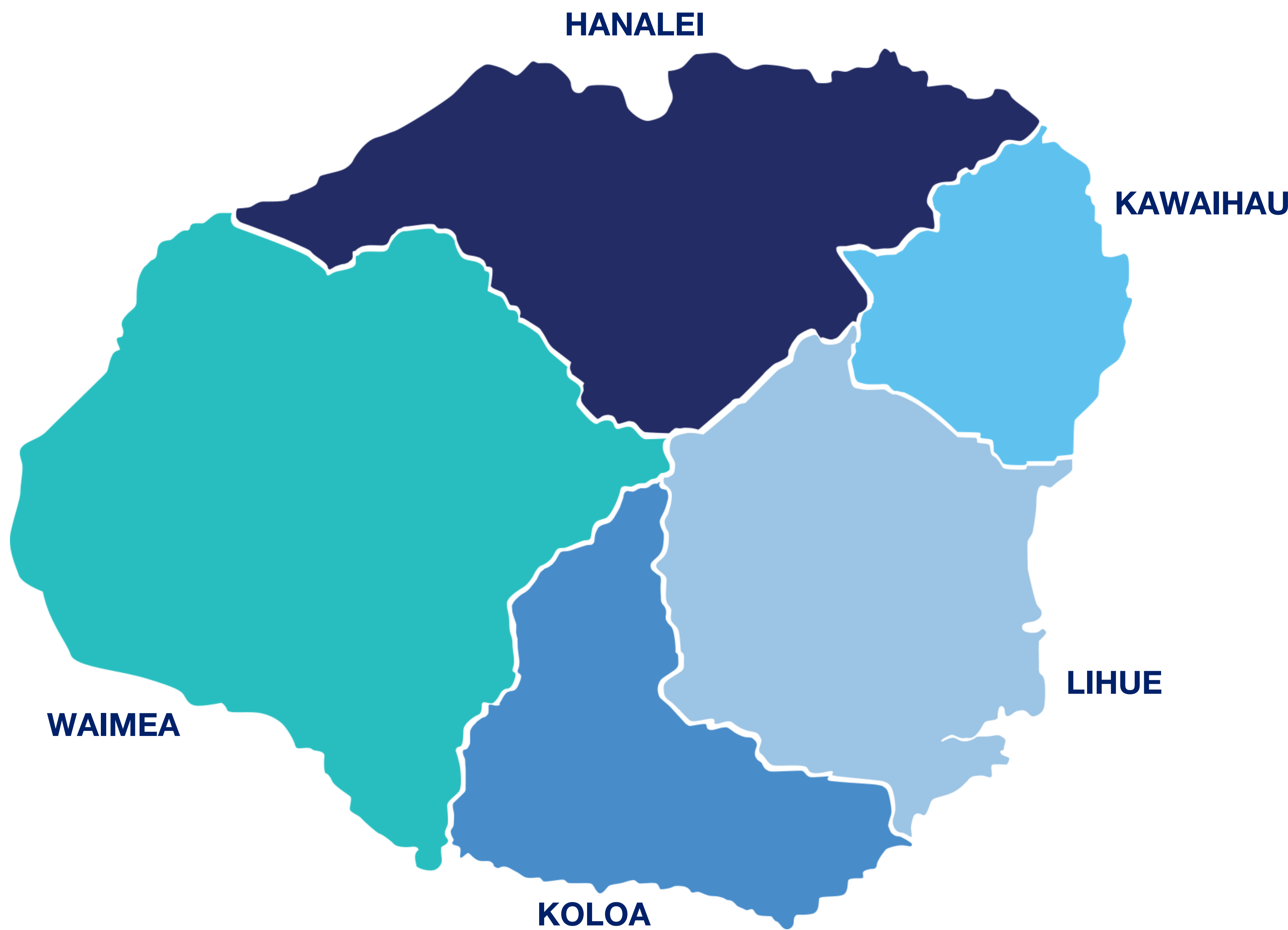




KAUAI MARKET UPDATE

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.



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SINGLE FAMILY HOME TRANSACTIONS

AUGUST 2026

vs. percent change over last year



CONDOMINIUM TRANSACTIONS

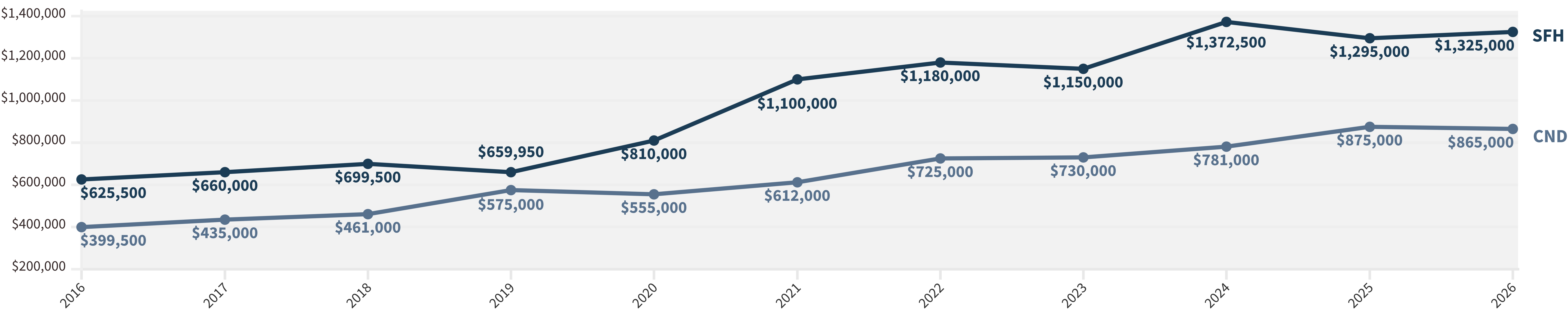
AUGUST 2026

vs. percent change over last year

	TOTAL SALES				MEDIAN SOLD PRICE				MEDIAN DOM			
	2026	2025		YoY %	2026	2025		YoY %	2026	2025		YoY %
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%

	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%

10-YEAR HISTORICAL MEDIAN SALES PRICE



ISLAND-WIDE OVERVIEW

	2026	2025	%YoY
	234	261	-10%
	\$1.3M	\$1.2M	11%
	39	22	77%
TOTAL SALES			
MEDIAN SOLD PRICE			
MEDIAN DOM			

	2026	2025	%YoY
	193	144	34%
	\$875K	\$878K	—
	39	61	-36%
TOTAL SALES			
MEDIAN SOLD PRICE			
MEDIAN DOM			

	2026	2025	%YoY
	42	63	-33%
	\$755K	\$950K	-21%
	91	57	60%
TOTAL SALES			
MEDIAN SOLD PRICE			
MEDIAN DOM			

YEAR-TO-DATE (vs. YoY)

HANAIEI			
	2026	2025	% YoY
Total Sales	47	41	15%
Median Sold Price	\$2.5M	\$2.6M	-4%
Median DOM	44	40	10%

KAWAIIHAU			
	2026	2025	% YoY
Total Sales	75	74	1%
Median Sold Price	\$1.1M	\$1M	3%
Median DOM	39	21	90%

LIHUE			
	2026	2025	% YoY
Total Sales	27	29	-7%
Median Sold Price	\$1.1M	\$1.2M	-3%
Median DOM	10	22	-55%

KOLOA			
	2026	2025	% YoY
Total Sales	65	95	-32%
Median Sold Price	\$2M	\$1.3M	49%
Median DOM	43	14	207%

WAIMEA			
	2026	2025	% YoY
Total Sales	20	22	-9%
Median Sold Price	\$810K	\$813K	—
Median DOM	31	55	-44%



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