



# OAHU MARKET REPORT

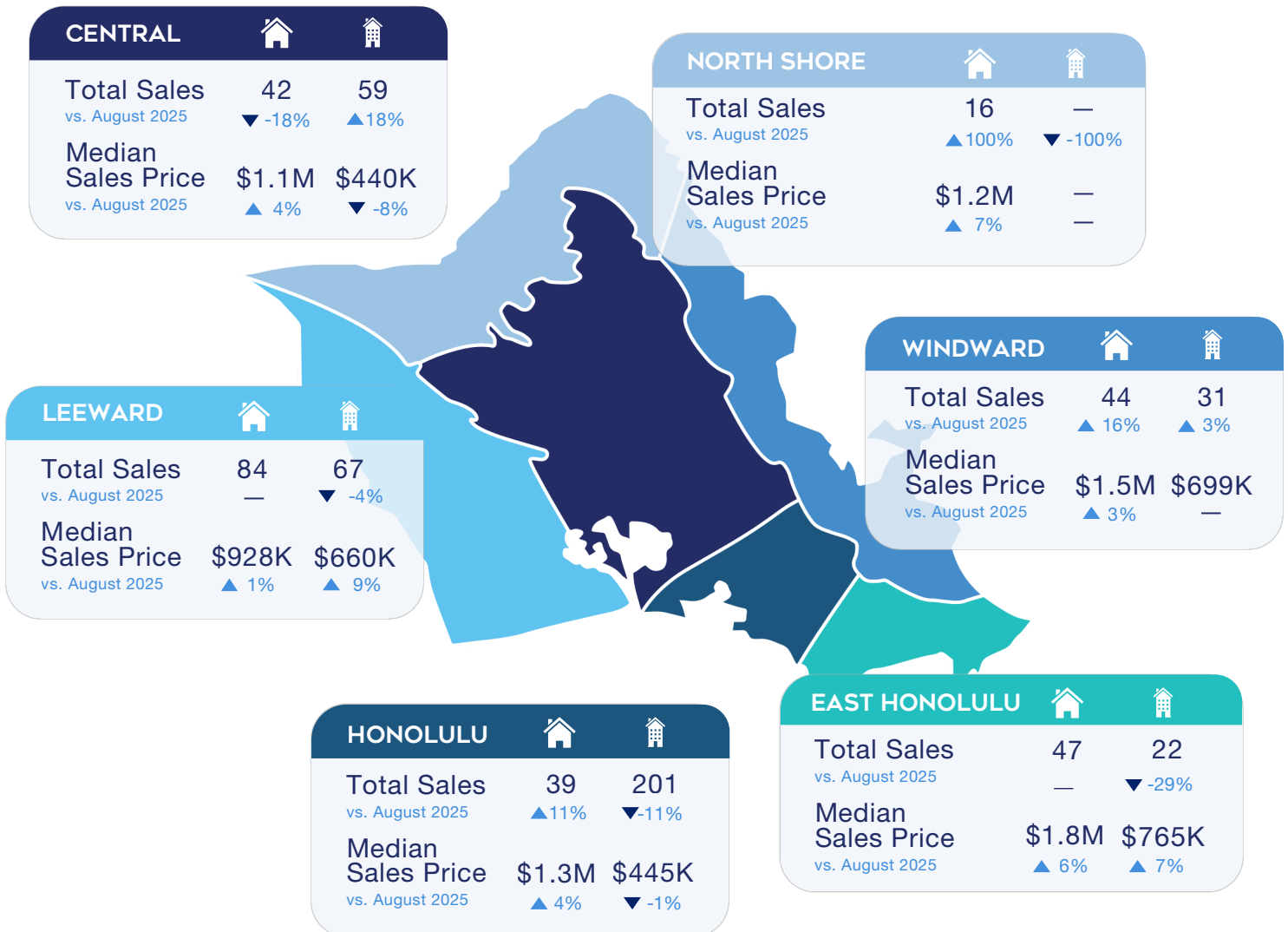
## AUGUST 2026

O'ahu's housing market reflected a typical late-summer cooling in August, with 272 single-family home sales (+3% YoY) and 380 condo sales (-7% YoY), while pricing remained within recent ranges. The single-family median rose to \$1,210,500 (+9% YoY) and the condo median held relatively steady at \$524,000 (+1% YoY). Properties also moved faster than last year, with median days on market declining 19% for single-family homes and 24% for condos, pointing to continued buyer engagement despite the seasonal moderation in overall activity.

### ISLAND-WIDE OVERVIEW

|                     | TOTAL SALES | MEDIAN SOLD PRICE | % LIST PRICE RECEIVED | SOLD ABOVE LIST PRICE | MEDIAN DAYS ON MARKET | NEW LISTINGS |
|---------------------|-------------|-------------------|-----------------------|-----------------------|-----------------------|--------------|
| SINGLE-FAMILY HOMES | 272         | \$1,210,500       | 99%                   | 33%                   | 17                    | 374          |
| CONDOMINIUMS        | 380         | \$524,000         | 98%                   | 15%                   | 37                    | 724          |

### ISLAND-WIDE OVERVIEW



# SINGLE-FAMILY HOME TRANSACTIONS

## AUGUST 2026 VS. PERCENT CHANGE OVER LAST YEAR

Single-family activity remained steady with 272 sales (+3% YoY), while the median price increased 9% to \$1,210,500. Regionally, Windward O'ahu stood out with 44 sales (+16% YoY) and a \$1.495 million median (+3%), while Honolulu sales increased 11% and Leeward activity held even with last year. With island-wide median days on market improving to just 17 days (-19% YoY), well-positioned homes continued to move quickly even as the summer season wound down.



|               |            | TOTAL SALES | MEDIAN SOLD PRICE  | % LIST PRICE RECEIVED | MEDIAN DOM | SOLD ABOVE LIST PRICE | LIVING \$/SQ FT |
|---------------|------------|-------------|--------------------|-----------------------|------------|-----------------------|-----------------|
| CENTRAL       | Aiea       | 5 ▲ 25%     | \$915,000 ▼ -24%   | 98% ▼ 0%              | 10 ▼ -13%  | 40% —                 | \$596 ▼ -17%    |
|               | Mililani   | 17 ▲ 42%    | \$1,290,000 ▲ 18%  | 101% ▲ 2%             | 10 ▼ -76%  | 47% ▲ 88%             | \$684 ▲ 2%      |
|               | Pearl City | 8 ▼ -20%    | \$1,009,000 ▼ -6%  | 104% ▼ -3%            | 13 ▲ 44%   | 50% ▼ -29%            | \$701 ▲ 10%     |
|               | Wahiawa    | 2 ▼ -67%    | \$908,000 ▲ 16%    | 104% ▲ 7%             | 10 ▼ -38%  | 100% ▲ 200%           | \$703 ▲ 7%      |
|               | Waipahu    | 10 ▼ -29%   | \$1,050,000 ▲ 9%   | 101% ▲ 1%             | 15 ▼ -17%  | 30% ▼ -30%            | \$641 ▲ 19%     |
| NORTH SHORE   | Haleiwa    | 7 ▲ 133%    | \$1,950,000 ▼ -15% | 96% ▼ -4%             | 20 ▲ 233%  | 14% ▼ -57%            | \$1,320 ▼ -16%  |
|               | Kahuku     | 2 — 0%      | \$829,500 ▼ -3%    | 98% ▼ -1%             | 14 ▼ -85%  | 0% ▼ -100%            | \$875 ▲ 112%    |
|               | Laie       | 4 —         | \$1,010,000 —      | 86% —                 | 11 —       | 25% —                 | \$572 —         |
|               | Waialua    | 3 — 0%      | \$1,197,000 ▲ 17%  | 102% ▲ 4%             | 12 ▼ -64%  | 33% — 0%              | \$925 ▲ 2%      |
| EAST HONOLULU | Honolulu   | 47 — 0%     | \$1,800,000 ▲ 6%   | 100% ▲ 2%             | 14 ▲ 8%    | 43% ▲ 25%             | \$888 ▲ 1%      |
| HONOLULU      | Honolulu   | 39 ▲ 11%    | \$1,295,000 ▲ 4%   | 97% ▼ 0%              | 21 — 0%    | 21% ▼ -45%            | \$680 ▼ -7%     |
| LEEWARD       | Ewa Beach  | 62 ▲ 44%    | \$972,500 ▼ -2%    | 100% ▲ 0%             | 25 ▼ -26%  | 23% ▼ -3%             | \$645 ▲ 6%      |
|               | Kapolei    | 8 ▼ -64%    | \$1,250,000 ▲ 31%  | 98% ▼ -1%             | 26 ▼ -26%  | 25% ▼ -8%             | \$671 ▲ 13%     |
|               | Waianae    | 14 ▼ -26%   | \$609,500 ▼ -19%   | 98% ▼ 0%              | 84 ▲ 120%  | 29% ▼ -22%            | \$525 ▲ 1%      |
| WINDWARD      | Kaaawa     | 1 —         | \$815,000 —        | 92% —                 | 19 —       | 0% —                  | \$502 —         |
|               | Kailua     | 26 ▲ 63%    | \$1,595,638 ▼ -1%  | 102% ▲ 2%             | 13 ▼ -11%  | 54% ▲ 8%              | \$1,082 ▲ 21%   |
|               | Kaneohe    | 16 ▼ -11%   | \$1,382,500 ▲ 13%  | 99% ▼ -2%             | 15 ▲ 12%   | 31% ▼ -44%            | \$696 ▼ -8%     |
|               | Waimanalo  | 1 ▼ -50%    | \$2,500,000 ▼ -52% | 111% ▲ 1%             | 11 ▲ 100%  | 100% ▲ 100%           | \$1,769 ▼ -40%  |
| Grand Total   |            | 272 ▲ 6%    | \$1,210,500 ▲ 9%   | 99% ▲ 0%              | 17 ▼ -17%  | 33% ▼ -8%             | \$771 ▲ 4%      |

# CONDOMINIUM TRANSACTIONS

## AUGUST 2026 VS. PERCENT CHANGE OVER LAST YEAR

Condo activity moderated to 380 sales (-7% YoY), while the \$524,000 median price (+1%) remained consistent with recent ranges. Regional performance varied, with Central O'ahu sales increasing 18% YoY, offsetting softer activity in Honolulu (-11%) and East Honolulu (-29%). Notably, condo days on market improved across all major regions and fell 24% island-wide to 37 days, suggesting buyers remained active even as transaction volume cooled seasonally.

|               |            | TOTAL SALES | MEDIAN SOLD PRICE | % LIST PRICE RECEIVED | MEDIAN DOM | SOLD ABOVE LIST PRICE | LIVING \$/SQ FT |
|---------------|------------|-------------|-------------------|-----------------------|------------|-----------------------|-----------------|
| CENTRAL       | Aiea       | 20 ▲ 186%   | \$389,750 ▼ -10%  | 100% ▲ 1%             | 24 ▼ -73%  | 20% ▲ 40%             | \$487 ▼ -12%    |
|               | Honolulu   | 3 ▲ 50%     | \$540,000 ▲ 5%    | 98% ▼ -1%             | 84 ▼ -51%  | 0% —                  | \$510 ▲ 21%     |
|               | Mililani   | 17 ▼ -26%   | \$510,000 ▲ 2%    | 100% ▲ 0%             | 16 ▼ -53%  | 29% ▲ 35%             | \$563 ▼ -8%     |
|               | Pearl City | 5 ▲ 67%     | \$405,000 ▲ 13%   | 100% ▼ -1%            | 59 ▲ 157%  | 40% ▲ 20%             | \$529 ▼ -14%    |
|               | Wahiawa    | 5 ▲ 400%    | \$415,000 ▲ 16%   | 100% ▲ 0%             | 30 ▼ -44%  | 60% —                 | \$438 ▲ 8%      |
|               | Waipahu    | 9 ▼ -36%    | \$405,000 ▼ -18%  | 101% ▲ 2%             | 15 ▼ -38%  | 44% ▲ 211%            | \$601 ▼ -7%     |
| EAST HONOLULU | Honolulu   | 22 ▼ -29%   | \$765,000 ▲ 7%    | 97% ▲ 1%              | 28 ▼ -47%  | 5% ▼ -53%             | \$862 ▲ 20%     |
| HONOLULU      | Honolulu   | 201 ▼ -11%  | \$445,000 ▼ -1%   | 97% ▲ 0%              | 48 ▼ -9%   | 8% ▲ 28%              | \$860 ▼ -10%    |
| LEEWARD       | Ewa Beach  | 23 ▼ -8%    | \$569,450 ▲ 10%   | 99% ▼ -1%             | 26 ▼ -28%  | 30% ▼ -37%            | \$624 ▲ 2%      |
|               | Kapolei    | 36 ▲ 3%     | \$698,958 ▲ 5%    | 99% ▼ 0%              | 52 ▲ 2%    | 11% ▼ -3%             | \$649 ▼ -7%     |
|               | Waianae    | 8 ▼ -20%    | \$204,000 ▼ -24%  | 96% ▼ -2%             | 60 ▲ 35%   | 25% ▲ 150%            | \$278 ▼ -31%    |
| WINDWARD      | Kaaawa     | 2 ▲ 100%    | \$372,500 ▼ -6%   | 99% ▲ 0%              | 16 ▲ 100%  | 50% —                 | \$828 ▲ 8%      |
|               | Kailua     | 9 ▼ -25%    | \$766,000 ▼ -6%   | 98% ▲ 0%              | 12 ▼ -50%  | 22% ▲ 167%            | \$761 ▼ -9%     |
|               | Kaneohe    | 20 ▲ 33%    | \$699,500 ▲ 6%    | 98% ▲ 1%              | 15 ▼ -40%  | 20% —                 | \$630 ▲ 3%      |
| Grand Total   |            | 380 ▼ -6%   | \$524,000 ▲ 0%    | 98% ▲ 0%              | 37 ▼ -24%  | 15% ▲ 33%             | \$736 ▼ -9%     |

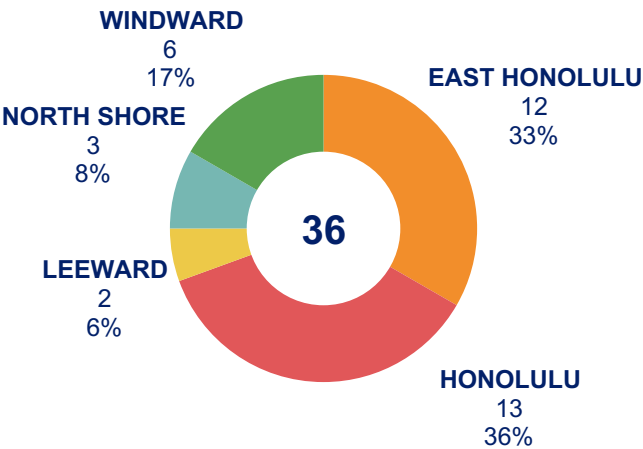
# LUXURY TRANSACTIONS FOR AUGUST 2026

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

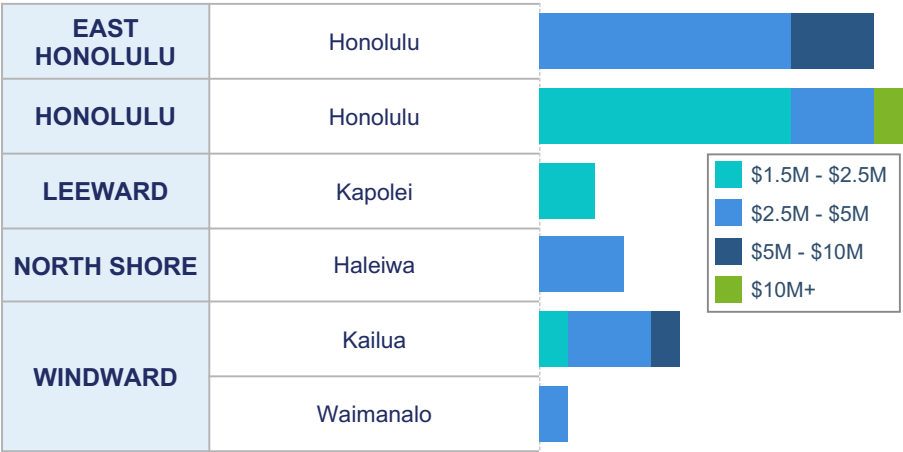
| SINGLE-FAMILY HOME SALES |           | TOTAL SALES | TOTAL VOLUME | AVERAGE SOLD PRICE | MEDIAN SOLD PRICE | % LIST PRICE RECEIVED | MEDIAN DOM | BID-UPS | LIVING \$/SQ FT |
|--------------------------|-----------|-------------|--------------|--------------------|-------------------|-----------------------|------------|---------|-----------------|
| NORTH SHORE              | Haleiwa   | 3           | \$10,250,000 | \$3,416,667        | \$3,265,000       | 100%                  | 20         | 33%     | \$1,612         |
| EAST HONOLULU            | Honolulu  | 11          | \$41,351,500 | \$3,759,227        | \$3,300,000       | 101%                  | 11         | 36%     | \$1,038         |
| HONOLULU                 | Honolulu  | 1           | \$2,530,000  | \$2,530,000        | \$2,530,000       | 91%                   | 51         | 0%      | \$525           |
| WINDWARD                 | Kailua    | 4           | \$16,373,888 | \$4,093,472        | \$3,617,500       | 108%                  | 39         | 75%     | \$1,610         |
|                          | Waimanalo | 1           | \$2,500,000  | \$2,500,000        | \$2,500,000       | 111%                  | 11         | 100%    | \$1,769         |
| Grand Total              |           | 20          | \$73,005,388 | \$3,650,269        | \$3,282,500       | 102%                  | 14         | 45%     | \$1,166         |

| CONDO SALES   |          | TOTAL SALES | TOTAL VOLUME | AVERAGE SOLD PRICE | MEDIAN SOLD PRICE | % LIST PRICE RECEIVED | MEDIAN DOM | BID-UPS | LIVING \$/SQ FT |
|---------------|----------|-------------|--------------|--------------------|-------------------|-----------------------|------------|---------|-----------------|
| EAST HONOLULU | Honolulu | 1           | \$5,500,000  | \$5,500,000        | \$5,500,000       | 87%                   | 300        | 0%      | \$2,772         |
| HONOLULU      | Honolulu | 12          | \$33,951,000 | \$2,829,250        | \$1,777,500       | 97%                   | 92         | 8%      | \$1,702         |
| LEEWARD       | Kapolei  | 2           | \$4,450,000  | \$2,225,000        | \$2,225,000       | 100%                  | 145        | 50%     | \$1,198         |
| WINDWARD      | Kailua   | 1           | \$1,600,000  | \$1,600,000        | \$1,600,000       | 97%                   | 0          | 0%      | \$822           |
| Grand Total   |          | 16          | \$45,501,000 | \$2,843,813        | \$1,935,000       | 97%                   | 92         | 13%     | \$1,649         |

TOTAL LUXURY SALES  
by District



LUXURY SALES by Price Range

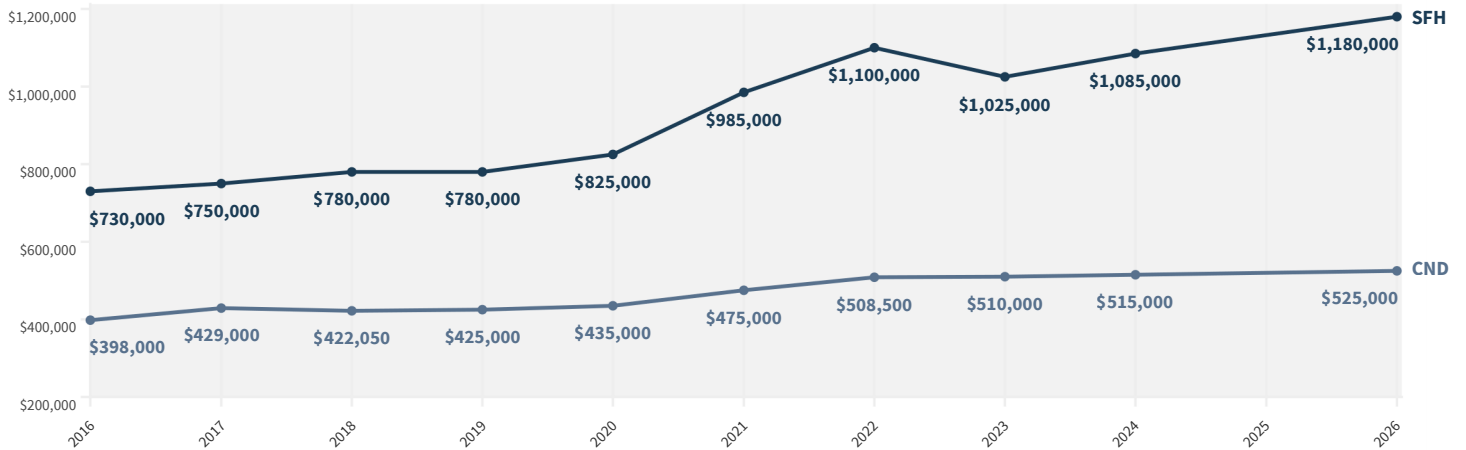


\* The information in this report is deemed reliable but not guaranteed. Data provided by the Honolulu Board of REALTORS® as of 09/01/26 and is subject to change.

# 10-YEAR HISTORICAL MEDIAN SALES PRICE



**COLDWELL BANKER**  
ISLAND PROPERTIES



## ISLAND-WIDE-OVERVIEW



|                   | 2026   | 2025   | %YoY |
|-------------------|--------|--------|------|
| TOTAL SALES       | 1,973  | 1,929  | 2%   |
| MEDIAN SOLD PRICE | \$1.2M | \$1.1M | 5%   |
| MEDIAN DOM        | 17     | 21     | -19% |



|                   | 2026   | 2025   | %YoY |
|-------------------|--------|--------|------|
| TOTAL SALES       | 2,968  | 3,011  | -1%  |
| MEDIAN SOLD PRICE | \$525K | \$511K | 3%   |
| MEDIAN DOM        | 41     | 43     | -5%  |

## YEAR-TO-DATE (vs. YoY)

| CENTRAL           |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 396    | 405    | -2%   | 467    | 448    | 4%    |
| Median Sold Price | \$1.1M | \$998K | 5%    | \$475K | \$485K | -2%   |
| Median DOM        | 12     | 18     | -33%  | 32     | 38     | -16%  |

| LEEWARD           |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 598    | 569    | 5%    | 540    | 485    | 11%   |
| Median Sold Price | \$910K | \$900K | 1%    | \$600K | \$594K | 1%    |
| Median DOM        | 25     | 35     | -29%  | 35     | 40     | -13%  |

| NORTH SHORE OAHU  |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 74     | 67     | 11%   | 24     | 21     | 14%   |
| Median Sold Price | \$1.4M | \$1.4M | —     | \$845K | \$680K | 24%   |
| Median DOM        | 22     | 33     | -35%  | 28     | 21     | 33%   |

| HONOLULU          |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 251    | 221    | 14%   | 1,567  | 1,660  | -6%   |
| Median Sold Price | \$1.3M | \$1.2M | 7%    | \$475K | \$440K | 8%    |
| Median DOM        | 19     | 17     | 12%   | 49     | 49     | —     |

| EAST HONOLULU     |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 320    | 349    | -8%   | 198    | 192    | 3%    |
| Median Sold Price | \$1.7M | \$1.6M | 3%    | \$710K | \$745K | -5%   |
| Median DOM        | 16     | 17     | -6%   | 40     | 40     | —     |

| WINDWARD          |        |        |       |        |        |       |
|-------------------|--------|--------|-------|--------|--------|-------|
|                   | 2026   | 2025   | % YoY | 2026   | 2025   | % YoY |
| Total Sales       | 334    | 318    | 5%    | 172    | 205    | -16%  |
| Median Sold Price | \$1.5M | \$1.4M | 4%    | \$697K | \$675K | 3%    |
| Median DOM        | 14     | 16     | -10%  | 30     | 24     | 23%   |