



OAHU MARKET REPORT

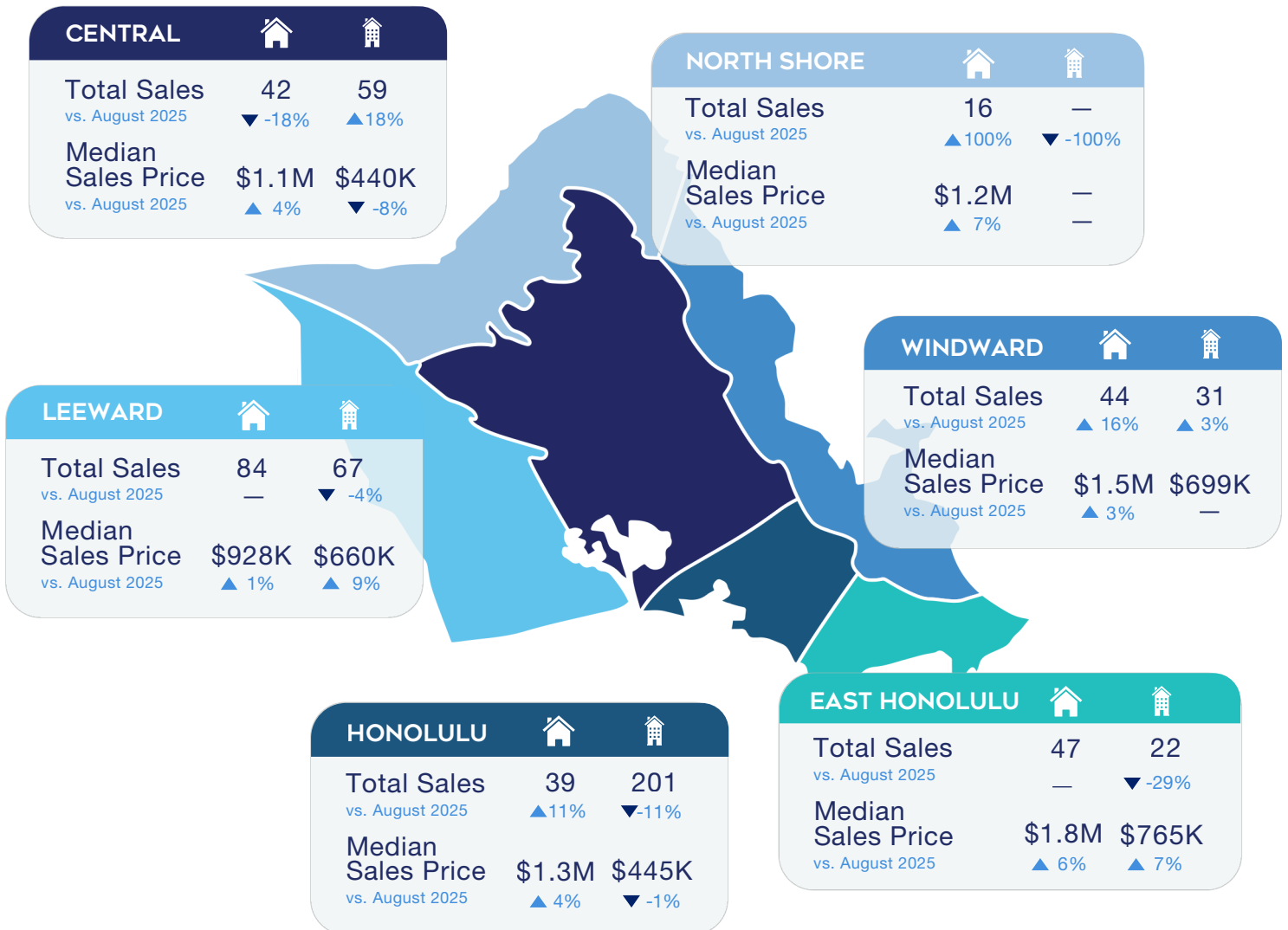
AUGUST 2026

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%

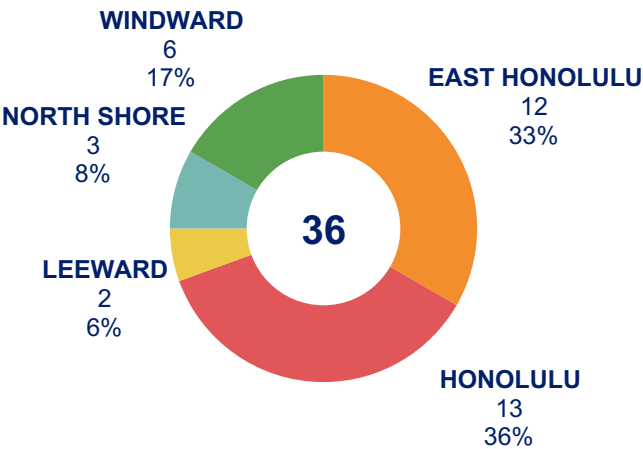
LUXURY TRANSACTIONS FOR AUGUST 2026

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

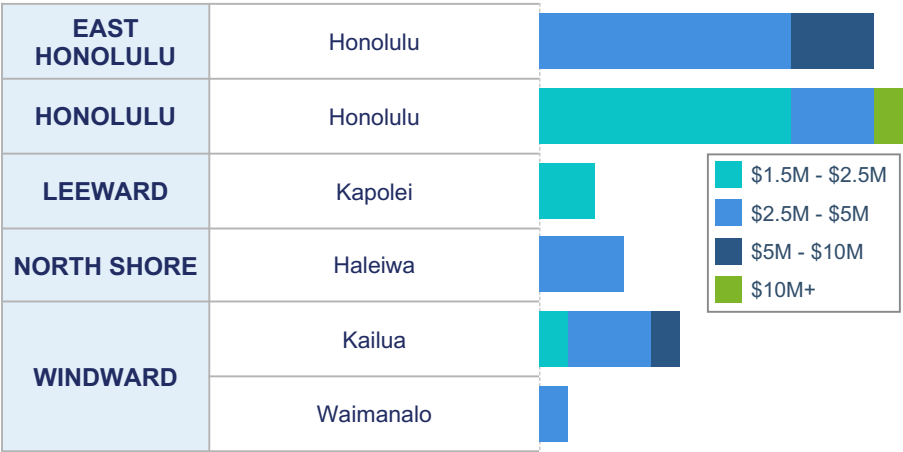
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	3	\$10,250,000	\$3,416,667	\$3,265,000	100%	20	33%	\$1,612
EAST HONOLULU	Honolulu	11	\$41,351,500	\$3,759,227	\$3,300,000	101%	11	36%	\$1,038
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

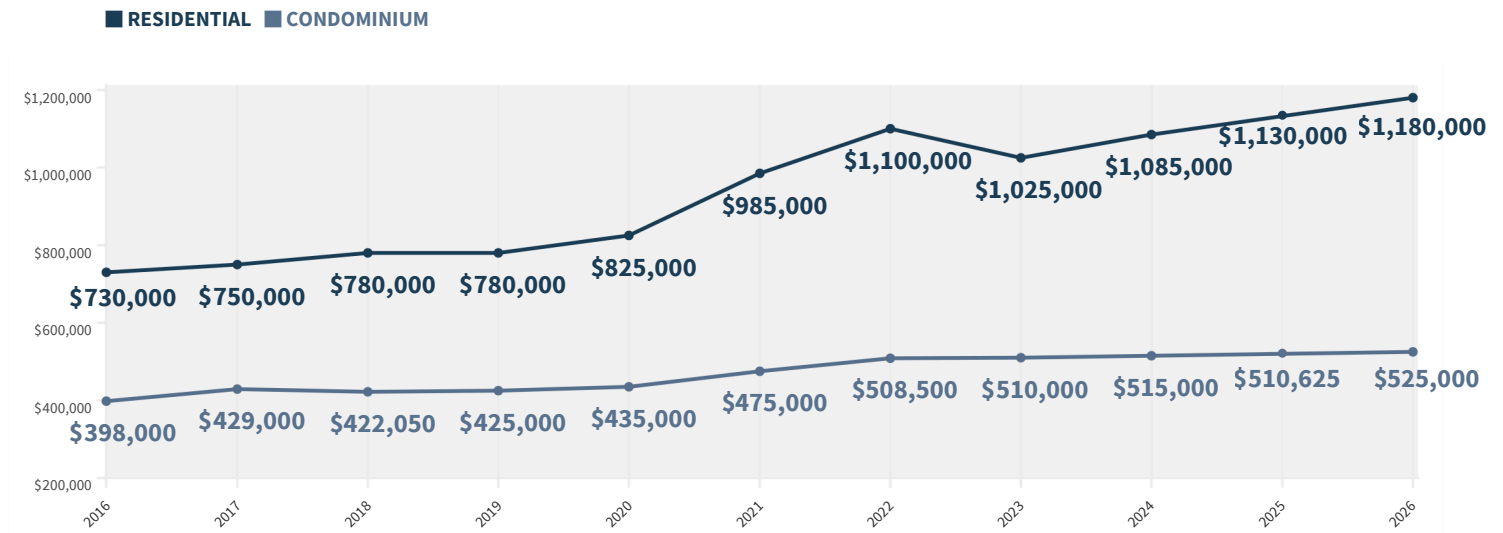


LUXURY SALES by Price Range



* 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.

OAHU 10-YEAR HISTORICAL MEDIAN SALES PRICE



OAHU YEAR-TO-DATE OVERVIEW (vs. YoY)

		2026	2025	% YoY
 RESIDENTIAL	Total Sales	1,973	1,929	2%
	Median Sold Price	\$1.19M	\$1.13M	5%
	Median DOM	17	21	-19%
	New Listings	3,207	3,060	5%
 CONDOMINIUM	Total Sales	2,968	3,011	-1%
	Median Sold Price	\$525K	\$511K	3%
	Median DOM	41	43	-5%
	New Listings	5,884	5,980	-2%

OAHU REGION YEAR-TO-DATE (vs. YoY)



		2026	2025	% YoY	2026	2025	% YoY
 LEEWARD	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%
 HONOLULU	Total Sales	251	221	14%	1,567	1,660	-6%
	Median Sold Price	\$1.32M	\$1.23M	7%	\$475K	\$440K	8%
	Median DOM	19	17	12%	49	49	—
 WINDWARD	Total Sales	334	318	5%	172	205	-16%
	Median Sold Price	\$1.45M	\$1.39M	4%	\$697K	\$675K	3%
	Median DOM	14	16	-10%	30	24	23%
 CENTRAL	Total Sales	396	405	-2%	467	448	4%
	Median Sold Price	\$1.05M	\$998K	5%	\$475K	\$485K	-2%
	Median DOM	12	18	-33%	32	38	-16%
 NORTH SHORE OAHU	Total Sales	74	67	11%	24	21	14%
	Median Sold Price	\$1.45M	\$1.38M	5%	\$845K	\$680K	24%
	Median DOM	22	33	-35%	28	21	33%
 EAST HONOLULU	Total Sales	320	349	-8%	198	192	3%
	Median Sold Price	\$1.65M	\$1.6M	3%	\$710K	\$745K	-5%
	Median DOM	16	17	-6%	40	40	—



COLDWELL BANKER

ISLAND
PROPERTIES