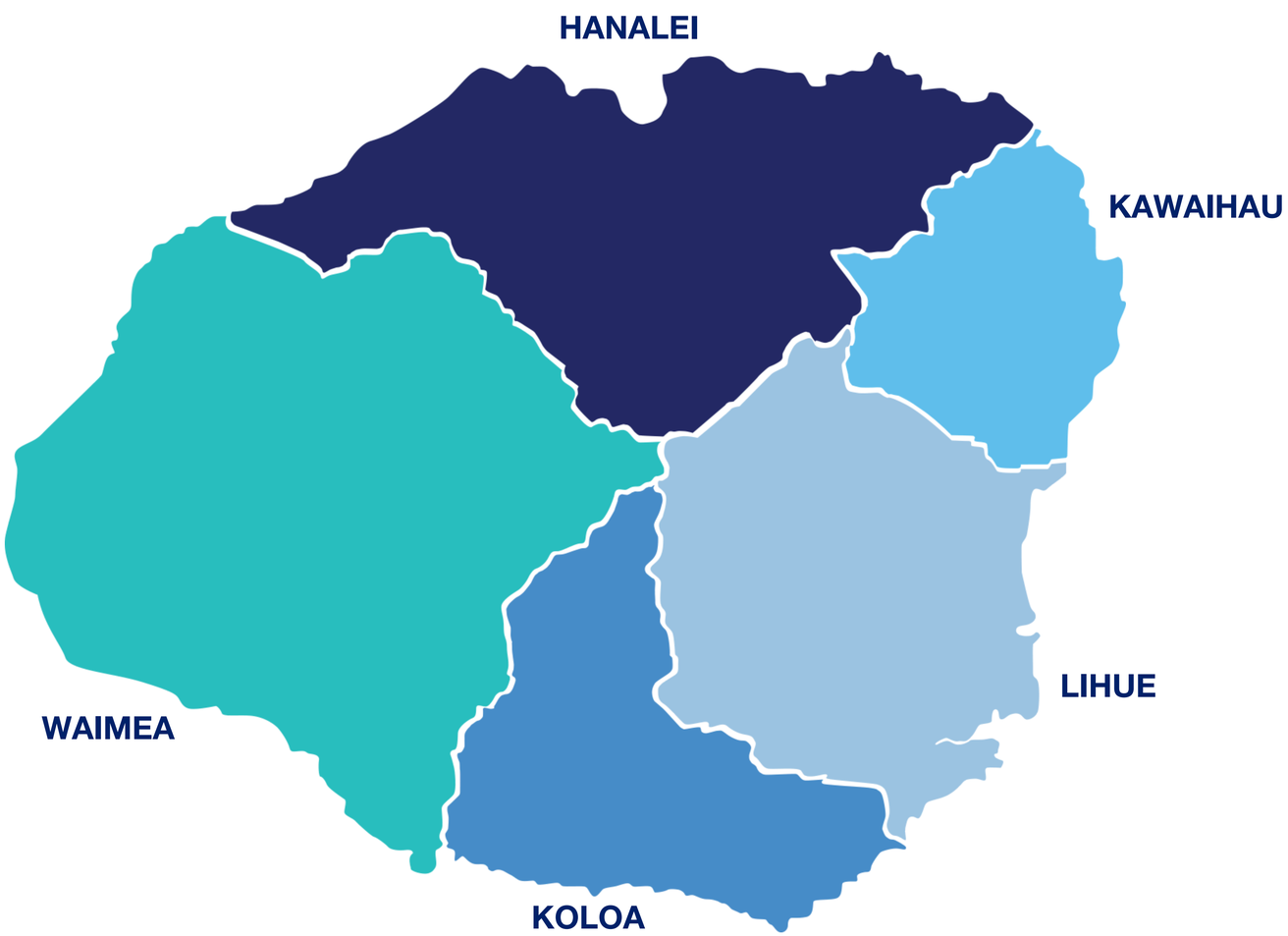
KAUAI MARKET UPDATE

SEPTEMBER 2026

Kaua'i's housing market slowed notably in September, with single-family home sales falling to 18 (-50% YoY), the lowest monthly total since January, while the median price increased 9% to $1.49 million. The slowdown was also reflected in market pace, as single-family median days on market climbed to 76.5 days (+82% YoY), a significant increase from levels seen through much of 2026. Condo activity was even more limited, with just six sales (-65% YoY), an 18-year low, and a median price of $726,500 (-11%). Recent weather during what has been an active hurricane season contributed to September's reduced activity. The remainder of the year will provide a clearer indication of how the market responds as conditions evolve.



Hanalei			
Total Sales	—	2	1
vs. September 2025	▼ -100%	▼ -50%	▼ -50%
Median Price	—	$726K	$350K
vs. September 2025		▼ -15%	▼ -98%

Kawaihau			
Total Sales	7	1	3
vs. September 2025	▲ 40%	▼ -75%	▲ 200%
Median Price	$999K	$525K	$780K
vs. September 2025	▼ -38%	▲ 5%	▲ 88%

Lihue			
Total Sales	1	1	—
vs. September 2025	▼ -80%	▼ -80%	▼ -100%
Median Price	$1.6M	$925K	—
vs. September 2025	▲ 47%	▲ 40%	—

Koloa			
Total Sales	9	2	1
vs. September 2025	▼ -36%	▼ -50%	▼ -50%
Median Price	$2.5M	$1.1M	$400K
vs. September 2025	▲ 108%	▲ 17%	▼ -73%

Waimea			
Total Sales	1	—	—
vs. September 2025	▼ -75%	—	—
Median Price	$750K	—	—
vs. September 2025	▲ 23%	—	—

The information in this report is deemed reliable but not guaranteed. Data provided by Hawaii Information System (HIS) as of 10/01/2026 and is subject to change.

COLDWELL BANKER
ISLAND PROPERTIES

SINGLE FAMILY HOME TRANSACTIONS

SEPTEMBER 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	0	–	–	$898,000	–	–	–	32	–	–	–
Eleele	0	1	▼	-100%	–	$480,900	–	–		–	–	–
Hanalei	0	3	▼	-100%	–	$2,550,000	–	–	–	176	–	–
Hanapepe	0	1	▼	-100%	–	$1,105,000	–	–	–	67	–	–
Kalaheo	3	6	▼	-50%	$1,450,000	$1,190,000	▲	22%	63	64	▼	-1%
Kapaa	6	5	▲	20%	$1,062,000	$1,600,000	▼	-34%	99	13	▲	658%
Kekaha	1	2	▼	-50%	$750,000	$1,411,200	▼	-47%	533	51	▲	945%
Kilauea	0	1	▼	-100%	–	$4,555,000	–	–		313	–	–
Koloa	6	7	▼	-14%	$3,525,000	$2,990,000	▲	18%	63	61	▲	3%
Lawai	0	0	–	–	–	–	–	–	–	–	–	–
Lihue	1	5	▼	-80%	$1,570,000	$1,070,000	▲	47%	74	15	▲	393%
Princeville	0	4	▼	-100%	–	$2,625,000	–	–	–	33	–	–
Waimea	0	1	▼	-100%	–	$825,000	–	–	–	9	–	–
GRAND TOTAL	**18**	36	▼	-50%	**$1,490,000**	$1,370,000	▲	9%	**77**	42	▲	82%

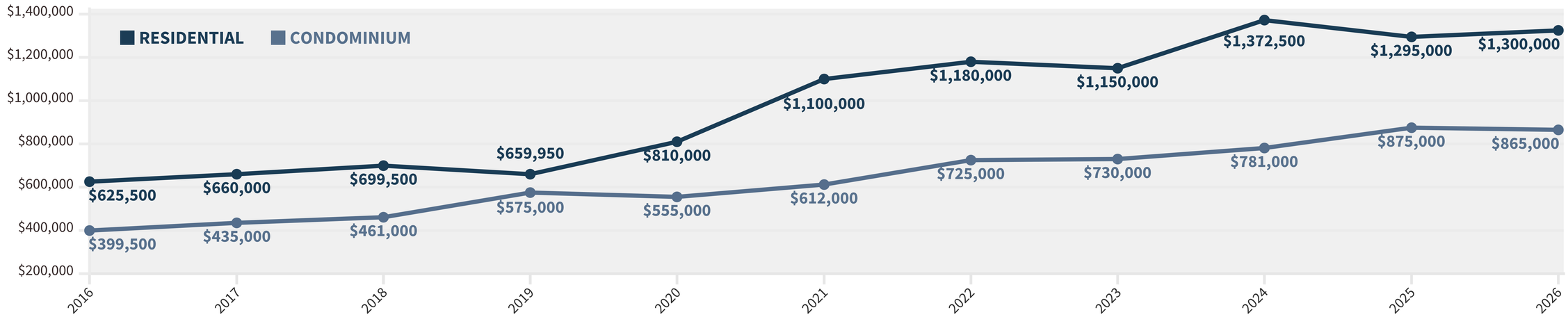
CONDOMINIUM TRANSACTIONS

SEPTEMBER 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%	$525,000	$499,500	▲	5%	21	31	▼	-32%
Koloa	2	4	▼	-50%	$1,075,000	$920,000	▲	17%	27	196	▼	-86%
Lihue	1	5	▼	-80%	$925,000	$660,000	▲	40%	11	174	▼	-94%
Princeville	1	4	▼	-75%	$699,000	$855,000	▼	-18%	243	28	▲	768%
GRAND TOTAL	**6**	17	▼	-65%	**$726,500**	$820,000	▼	-11%	**37**	85	▼	-57%

KAUAI 10-YEAR HISTORICAL MEDIAN SALES PRICE



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

	2026	2025	%YoY
TOTAL SALES	252	297	-14%
MEDIAN SOLD PRICE	$1.30M	$1.20M	8%
MEDIAN DOM	43	24	77%
NEW LISTINGS	392	460	-15%

	2026	2025	%YoY
TOTAL SALES	150	210	-28%
MEDIAN SOLD PRICE	$865K	$875K	-1%
MEDIAN DOM	58	43	36%
NEW LISTINGS	299	362	-17%

	2026	2025	%YoY
TOTAL SALES	47	69	-31%
MEDIAN SOLD PRICE	$725K	$950K	-24%
MEDIAN DOM	58	56	4%
NEW LISTINGS	97	135	-28%

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

HANALEI									
	2026	2025	% YoY	2026	2025	% YoY	2026	2025	% YoY
Total Sales	47	49	-3%	41	64	-35%	10	18	-44%
Median Sold Price	$2.50M	$2.62K	-4%	$1M	$1.04M	-4%	$1.23M	$2M	-38%
Median DOM	44	40	10%	71	52	37%	96	34	184%
New Listings	95	102	-7%	77	98	-21%	18	34	-47%

KAWAIHAU									
	2026	2025	% YoY	2026	2025	% YoY	2026	2025	% YoY
Total Sales	82	79	5%	19	30	-36%	20	17	20%
Median Sold Price	$1.05M	$1.05M	—	$540K	$600K	-10%	$607K	$500K	21%
Median DOM	40	20	98%	85	26	227%	56.0	45	24%
New Listings	120	116	3%	46	60	-23%	37	34	9%

LIHUE									
	2026	2025	% YoY	2026	2025	% YoY	2026	2025	% YoY
Total Sales	28	34	-17%	37	56	-33%	2	7	-71%
Median Sold Price	$1.13M	$1.13M	—	$625K	$525K	19%	$925K	$900K	3%
Median DOM	12	19	-38%	33	36	-7%	236	136	74%
New Listings	38	46	-17%	59	93	-37%	10	11	-9%

KOLOA									
	2026	2025	% YoY	2026	2025	% YoY	2026	2025	% YoY
Total Sales	74	109	-31%	53	59	-9%	13	23	-43%
Median Sold Price	$2.05M	$1.28M	60%	$1.06M	$1.03M	3%	$1.20M	$1.08M	12%
Median DOM	52	18	189%	76	59	29%	58	69	-16%
New Listings	115	165	-30%	115	110	5%	27	51	-47%

WAIMEA									
	2026	2025	% YoY	2026	2025	% YoY	2026	2025	% YoY
Total Sales	21	26	-18%	—	1	-100%	2	4	-49%
Median Sold Price	$795K	$820K	-3%	—	$735K	-100%	$322K	$373K	-14%
Median DOM	31	55	-43%	—	42	-100%	2.5	20	-88%
New Listings	24	31	-23%	2	1	100%	5	5	—

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