



OAHU MARKET REPORT

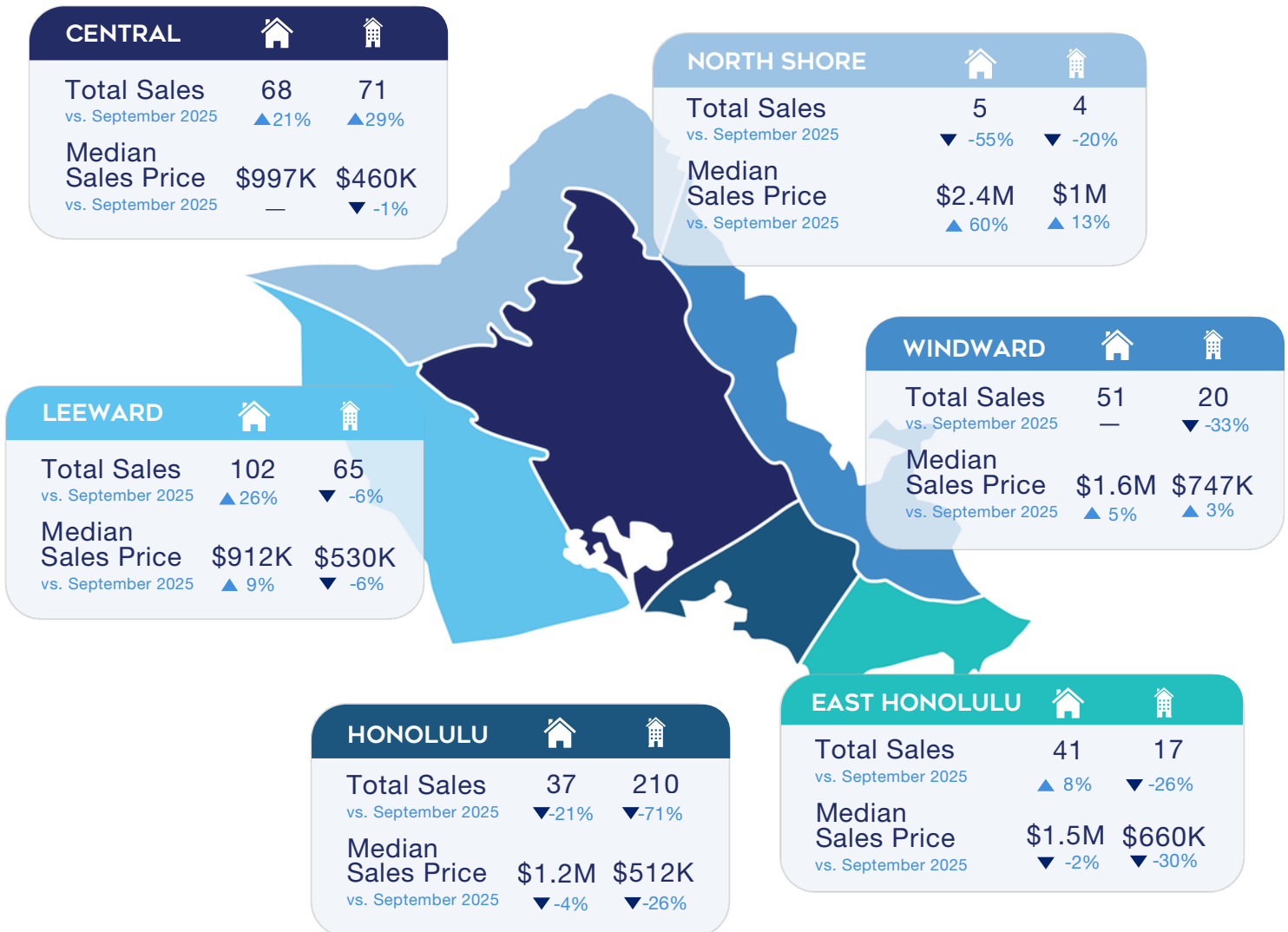
SEPTEMBER 2026

O'ahu's housing market closed September with a notable increase in single-family home activity, while the condo market remained within recent ranges. Residential sales reached 304 (+7% YoY), the highest monthly total since August 2022, while the median price declined 5% to \$1.1 million—the lowest of 2026. Condo activity was comparatively steady, with 387 sales and a \$525,000 median price, while median days on market remained within recent ranges for both segments. With borrowing costs recently climbing higher, the coming months will provide a clearer picture of how buyers respond as O'ahu enters the final quarter of the year.

ISLAND-WIDE OVERVIEW

	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
RESIDENTIAL	304	\$1,100,000	100%	35%	16	341
CONDOMINIUMS	387	\$525,000	97%	13%	40	657

ISLAND-WIDE OVERVIEW



SINGLE-FAMILY HOME TRANSACTIONS

SEPTEMBER 2026 VS. PERCENT CHANGE OVER LAST YEAR



Residential sales climbed to 304 (+7% YoY), marking the strongest monthly sales total in more than four years, while the median price declined 5% YoY to \$1.1 million. The increase in activity was distributed across several parts of the island, led by Leeward O’ahu with 102 sales (+26% YoY) and Central O’ahu with 68 (+21%), while East Honolulu increased 8% and Windward held even with last year at 51 sales. The greater concentration of transactions in Central and Leeward O’ahu also likely contributed to the lower island-wide median, particularly as Honolulu SFH sales declined 21%. Despite the increase in transactions, homes continued to move relatively quickly, with an island-wide median of 16 days on market.

		TOTAL SALES		MEDIAN SOLD PRICE		% LIST PRICE RECEIVED		MEDIAN DOM	SOLD ABOVE LIST PRICE		LIVING \$/SQ FT		
CENTRAL	Aiea	14	▲75%	\$1,305,000	▲7%	103%	▲5%	12	▼-43%	50%	▲300%	\$837	▲51%
	Mililani	13	▲18%	\$1,100,000	▼-2%	100%	▲2%	13	▼-50%	31%	▲238%	\$785	▲12%
	Pearl City	9	▼-10%	\$1,000,000	▲3%	104%	▲5%	13	▲30%	56%	▲39%	\$665	▼-4%
	Wahiawa	8	▼-11%	\$753,500	▼-2%	99%	▲1%	34	▲60%	25%	▼-25%	\$781	▲32%
	Waipahu	24	▲50%	\$949,750	▼-5%	99%	▼-1%	17	▼-28%	21%	▼-44%	\$580	▼-6%
NORTH SHORE	Haleiwa	3	- 0%	\$3,700,000	▲124%	113%	▲23%	23	▼-18%	33%	-	\$2,947	▲196%
	Laie	2	▲100%	\$1,722,500	▲9%	94%	▲1%	14	▲238%	0%	-	\$1,110	▼-47%
EAST HONOLULU	Honolulu	41	▲8%	\$1,490,000	▼-2%	99%	▲1%	14	▼-24%	39%	▲35%	\$1,023	▲24%
HONOLULU	Honolulu	37	▼-21%	\$1,190,000	▼-4%	100%	▲1%	22	▲5%	43%	▲69%	\$686	▼-7%
LEEWARD	Ewa Beach	56	▲22%	\$921,000	▲1%	99%	- 0%	29	▼-41%	34%	▼-2%	\$659	▲11%
	Kapolei	23	▲109%	\$1,050,000	▲4%	99%	▲2%	18	▼-40%	22%	▼-20%	\$677	▲14%
	Waianae	23	▼-4%	\$682,000	▲4%	101%	▲2%	19	▼-59%	39%	▼-15%	\$483	▲5%
WINDWARD	Kailua	30	▼-3%	\$1,692,000	- 0%	98%	▲1%	14	▼-64%	43%	▲92%	\$1,047	▼-2%
	Kaneohe	21	▲24%	\$1,250,000	▼-4%	100%	▼-2%	10	▼-9%	24%	▼-49%	\$768	▲8%
Grand Total		304	▲12%	\$1,100,000	▼-4%	100%	▲1%	16	▼-35%	35%	▲15%	\$791	▲7%

CONDOMINIUM TRANSACTIONS

SEPTEMBER 2026 VS. PERCENT CHANGE OVER LAST YEAR

The condo market remained comparatively consistent in September, with 387 sales, a \$525,000 median price and 40 median days on market, all within the ranges seen in recent months. Regional performance was mixed, with Central O’ahu recording 71 sales (+29% YoY), while Leeward activity was relatively steady at 65 sales. East Honolulu and Windward recorded fewer transactions, illustrating the continued variation between O’ahu’s individual condo markets. Overall, September’s condo figures point to a market holding relatively steady as the year moves into its final quarter.

TOTAL SALES				MEDIAN SOLD PRICE		% LIST PRICE RECEIVED		MEDIAN DOM		SOLD ABOVE LIST PRICE		LIVING \$/SQ FT	
CENTRAL	Aiea	20	▲122%	\$407,500	▼-7%	99%	▼-1%	27	▼-53%	20%	▼-10%	\$481	▼-13%
	Honolulu	2	▲100%	\$452,500	▼-26%	100%	– 0%	62	▲48%	50%	–	\$499	▼-29%
	Mililani	25	▲19%	\$535,000	▲19%	99%	– 0%	30	▼-58%	28%	▲47%	\$569	▼-3%
	Pearl City	6	▼-25%	\$444,750	▼-15%	99%	▲1%	38	▲1%	33%	▲167%	\$591	▲4%
	Waipahu	18	▲29%	\$500,125	▲6%	99%	▲1%	30	▲7%	17%	▼-42%	\$632	▲2%
NORTH SHORE	Kahuku	3	▲50%	\$1,145,000	▼-21%	98%	▲6%	119	▲386%	33%	–	\$1,619	▼-3%
	Waialua	1	▼-67%	\$680,000	▲16%	94%	▼-4%	290	▲41%	0%	–	\$859	▲25%
EAST HONOLULU	Honolulu	17	▼-26%	\$660,000	▼-30%	98%	– 0%	47	▼-11%	6%	–	\$750	▼-10%
HONOLULU	Honolulu	210	▼-71%	\$512,500	▼-26%	96%	▼-3%	46	–	10%	▲217%	\$947	▼-4%
LEEWARD	Ewa Beach	20	▲11%	\$535,000	▼-10%	99%	▼-1%	28	▼-2%	15%	▼-46%	\$563	▲1%
	Kapolei	29	▼-26%	\$674,035	▲5%	96%	▼-3%	50	▲39%	3%	▼-88%	\$663	▲10%
	Waianae	16	▲33%	\$169,500	▼-26%	96%	▼-2%	56	▲133%	19%	▲13%	\$265	▼-20%
WINDWARD	Hauula	1	▼-67%	\$276,000	▼-21%	71%	###	190	▲375%	0%	–	\$527	▼-20%
	Kailua	7	▼-42%	\$750,000	▼-11%	99%	▲2%	38	▼-50%	14%	▼-43%	\$802	▲12%
	Kaneohe	12	▼-20%	\$747,000	▲3%	99%	▲1%	39	▲157%	33%	▲150%	\$571	▼-3%
Grand Total		387	▼-58%	\$525,000	▼-22%	97%	▼-2%	40	–	13%	▲115%	\$773	▼-14%

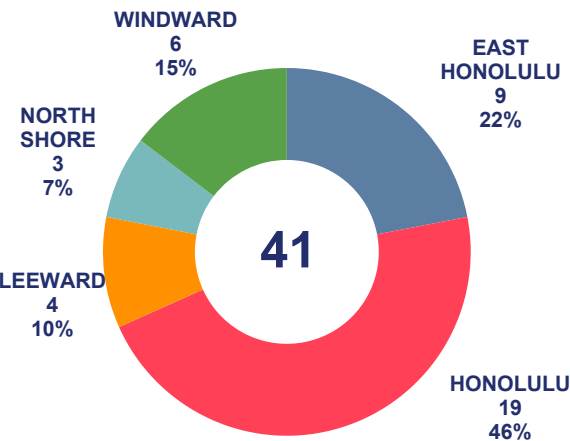
LUXURY TRANSACTIONS FOR SEPTEMBER 2026

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

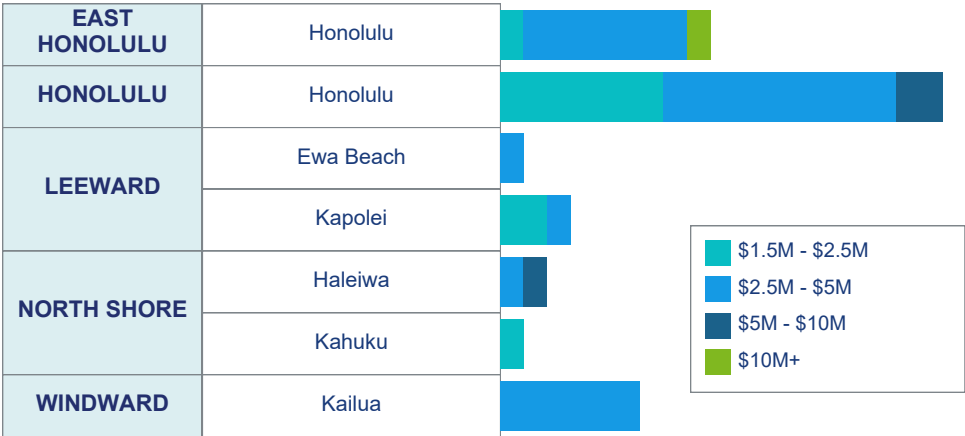
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Haleiwa	2	\$10,700,000	\$5,350,000	\$5,350,000	99%	12	0%	\$3,488
EAST HONOLULU	Honolulu	8	\$39,182,700	\$4,897,838	\$3,100,000	95%	72	13%	\$1,574
LEEWARD	Ewa Beach	1	\$2,540,000	\$2,540,000	\$2,540,000	100%	65	0%	\$1,043
WINDWARD	Kailua	6	\$21,300,319	\$3,550,053	\$3,615,160	98%	8	33%	\$1,585
Grand Total		17	\$73,723,019	\$4,336,648	\$3,320,319	97%	56	18%	\$1,682

CONDO SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING \$/SQ FT
NORTH SHORE	Kahuku	1	\$1,900,000	\$1,900,000	\$1,900,000	96%	119	0%	\$1,649
EAST HONOLULU	Honolulu	1	\$1,600,000	\$1,600,000	\$1,600,000	94%	85	0%	\$941
HONOLULU	Honolulu	19	\$56,671,250	\$2,982,697	\$2,829,000	96%	53	5%	\$1,933
LEEWARD	Kapolei	3	\$5,675,000	\$1,891,667	\$1,575,000	98%	68	0%	\$1,233
Grand Total		24	\$65,846,250	\$2,743,594	\$2,555,000	96%	60	4%	\$1,790

TOTAL LUXURY SALES
by District

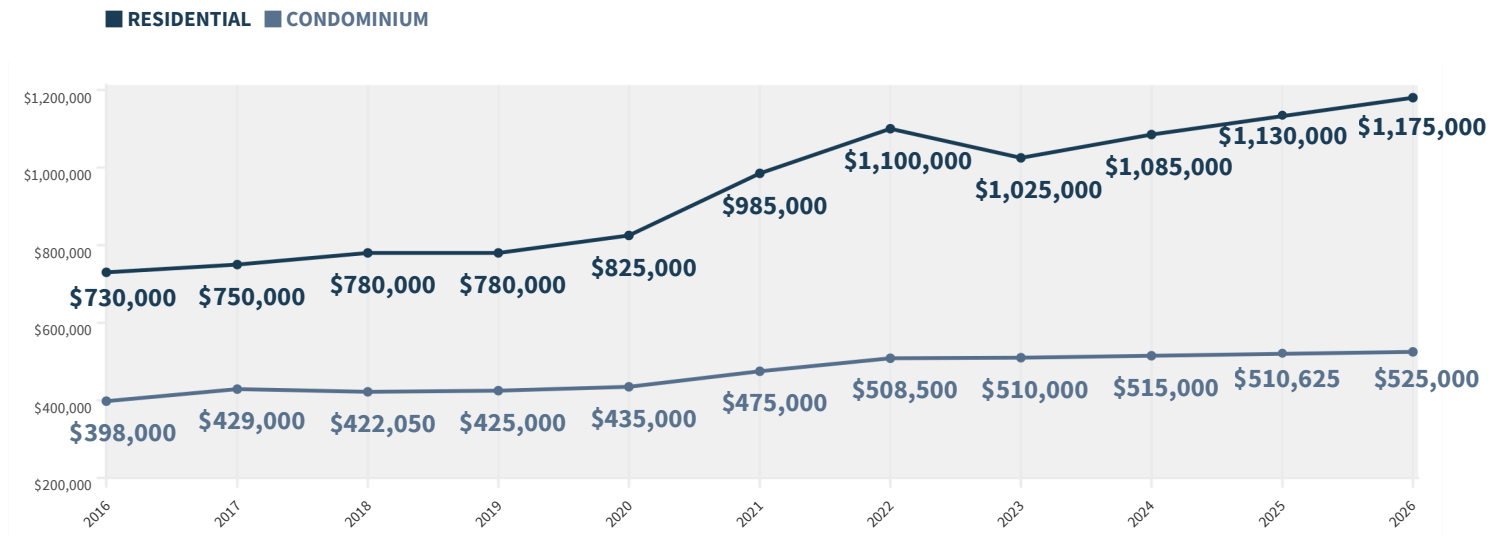


LUXURY SALES by Price Range



* The information in this report is deemed reliable but not guaranteed. Data provided by the REALTORS® Association of Maui as of 10/01/26 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	2,277	2,213	3%
	Median Sold Price	\$1.18M	\$1.14M	4%
	Median DOM	17	22	-23%
	New Listings	3,391	3,411	-1%
 CONDOMINIUM	Total Sales	3,355	3,926	-15%
	Median Sold Price	\$525K	\$535K	-2%
	Median DOM	41	32	28%
	New Listings	6,559	7,132	-8%

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



2026

2025

% YoY

2026

2025

% YoY

 LEEWARD	Total Sales	700	650	8%	605	554	9%
	Median Sold Price	\$910K	\$899K	1%	\$590K	\$590K	—
	Median DOM	25	36	-32%	35	39	-10%
	New Listings	1,134	1,048	8%	1,054	1,026	3%
 HONOLULU	Total Sales	288	268	8%	1,777	2,393	-26%
	Median Sold Price	\$1.30M	\$1.23M	6%	\$480K	\$510K	-6%
	Median DOM	19	18	6%	49	29	69%
	New Listings	390	424	-8%	3,878	4,333	-11%
 WINDWARD	Total Sales	385	369	4%	192	235	-18%
	Median Sold Price	\$1.45M	\$1.43M	2%	\$699K	\$690K	1%
	Median DOM	14	17	-18%	30	22	36%
	New Listings	606	601	1%	324	374	-13%
 CENTRAL	Total Sales	464	461	1%	538	503	7%
	Median Sold Price	\$1.05M	\$999K	5%	\$475K	\$485K	-2%
	Median DOM	13	18	-28%	32	38	-16%
	New Listings	559	608	-8%	857	940	-9%
 NORTH SHORE OAHU	Total Sales	79	78	1%	28	26	8%
	Median Sold Price	\$1.50M	\$1.40M	7%	\$908K	\$695K	31%
	Median DOM	21	34	-38%	38	26	43%
	New Listings	127	134	-5%	76	57	33%
 EAST HONOLULU	Total Sales	361	387	-7%	215	215	—
	Median Sold Price	\$1.65M	\$1.60M	3%	\$699K	\$758K	-8%
	Median DOM	16	17	-6%	40	42	-5%
	New Listings	575	596	-4%	370	400	-8%



COLDWELL BANKER

ISLAND
PROPERTIES