COLDWELL BANKER ISLAND PROPERTIES

OAHU MARKET REPORT

OCTOBER 2026

O‘ahu’s housing market reflected contrasting trends between single-family homes and condominiums in October. Single-family home sales totaled 240 (-7% YoY), while the median price increased 2% to $1.16 million. Homes continued to move quickly, with median days on market declining 37% YoY to just 17 days. Condo sales totaled 352 (-44% YoY), with a median price of $501,240 (-21% YoY). However, these significant year-over-year differences were influenced by a concentration of new-construction closings at The Park on Keeaumoku in October 2025, creating an unusually high comparison point. Condo median days on market reached 46 days, reflecting a more deliberate pace as the year draws to a close.

ISLAND-WIDE OVERVIEW	TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	SOLD ABOVE LIST PRICE	MEDIAN DAYS ON MARKET	NEW LISTINGS
RESIDENTIAL	240	$1,160,000	100%	34%	17	316
CONDOMINIUMS	352	$501,240	97%	16%	46	652

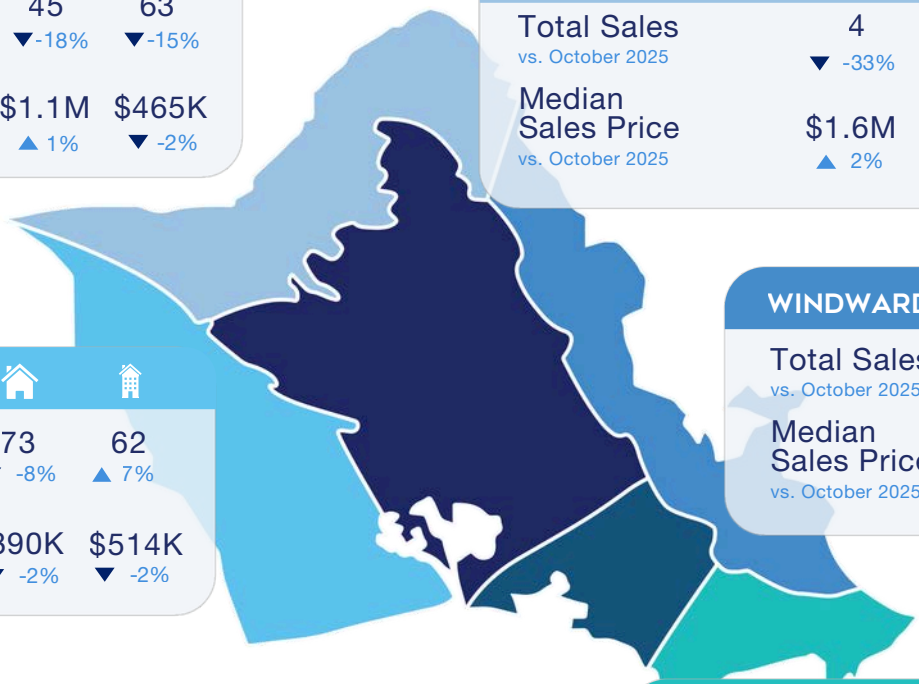
ISLAND-WIDE OVERVIEW

CENTRAL

Total Sales vs. October 2025	45 ▼-18%	63 ▼-15%
Median Sales Price vs. October 2025	$1.1M ▲ 1%	$465K ▼ -2%

NORTH SHORE

Total Sales vs. October 2025	4 ▼ -33%	7 ▲ 250%
Median Sales Price vs. October 2025	$1.6M ▲ 2%	$1.5M ▼ -35%



WINDWARD

Total Sales vs. October 2025	41 ▼-15%	16 ▼-56%
Median Sales Price vs. October 2025	$1.4M ▼ -3%	$710K —

LEEWARD

Total Sales vs. October 2025	73 ▼ -8%	62 ▲ 7%
Median Sales Price vs. October 2025	$890K ▼ -2%	$514K ▼ -2%

HONOLULU

Total Sales vs. October 2025	39 ▲22%	180 ▼-58%
Median Sales Price vs. October 2025	$1.2M ▼-1%	$445K ▼-38%

EAST HONOLULU

Total Sales vs. October 2025	38 ▼-24%	24 ▼-20%
Median Sales Price vs. October 2025	$1.4M ▼-18%	$721K ▼ -4%



SINGLE-FAMILY HOME TRANSACTIONS

OCTOBER 2026 VS. PERCENT CHANGE OVER LAST YEAR

COLDWELL BANKER ISLAND PROPERTIES

Single-family sales moderated to 240 transactions (-7% YoY), while the median price held relatively steady at $1.16 million (+2%). Regionally, Honolulu stood out with 39 sales (+22% YoY), while Central O‘ahu recorded 45 sales (-18%) and Leeward remained the island’s largest market with 73 transactions (-8%). Notably, Mililani sales increased 25%, and homes in several Central O‘ahu communities sold particularly quickly, including Pearl City at just eight median days on market. Island-wide, 34% of homes sold above asking price, reinforcing continued competition for well-positioned properties despite fewer overall transactions.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING $/SQ FT
CENTRAL	Aiea	7 ▼ -13%	$1,255,000 ▲ 1%	107% ▲ 11%	12 ▼ -40%	43% ▲ 14%	$754 ▲ 44%
	Mililani	15 ▲ 25%	$1,100,000 ▼ -3%	101% ▲ 2%	13 ▼ -73%	40% ▲ 140%	$617 ▼ -6%
	Pearl City	8 ▼ -43%	$1,080,000 ▲ 1%	106% ▲ 7%	8 ▼ -63%	88% ▲ 104%	$627 ▼ -2%
	Wahiawa	4 – 0%	$765,000 ▲ 1%	101% ▼ -1%	13 ▼ -65%	50% ▼ -33%	$632 ▲ 1%
	Waipahu	11 ▼ -15%	$985,000 ▲ 8%	102% ▲ 2%	10 0%	64% ▲ 65%	$511 ▼ -24%
NORTH SHORE	Laie	1 – 0%	$1,125,000 ▼ -43%	98% ▼ -1%	1 ▼ -99%	0% – 0%	$1,025 ▼ -9%
	Waialua	3 – 0%	$2,115,000 – 0%	100% –	17 – 0%	33% – 0%	$1,058 – 0%
EAST HONOLULU	Honolulu	38 ▼ -24%	$1,442,500 ▼ -18%	98% ▲ 1%	17 ▼ -8%	32% ▲ 32%	$900 ▲ 2%
HONOLULU	Honolulu	39 ▲ 22%	$1,240,000 ▼ -1%	99% ▲ 2%	19 ▼ -46%	23% ▼ -18%	$629 ▼ -4%
LEEWARD	Ewa Beach	39 ▼ -7%	$925,000 ▼ -1%	99% – 0%	28 ▲ 4%	31% ▲ 17%	$652 ▲ 3%
	Kapolei	15 ▼ -17%	$928,000 ▼ -7%	101% ▲ 2%	14 ▼ -53%	53% ▲ 380%	$641 ▲ 11%
	Waianae	19 – 0%	$665,000 – 0%	99% ▲ 6%	30 ▼ -12%	26% – 0%	$462 ▲ 10%
WINDWARD	Hauula	3 – 0%	$830,000 ▼ -29%	103% ▲ 7%	48 ▼ -30%	33% – 0%	$598 ▲ 25%
	Kailua	21 ▼ -19%	$1,600,000 ▼ -4%	98% – 0%	42 ▲ 100%	19% ▼ -38%	$905 ▼ -21%
	Kaneohe	17 ▲ 6%	$1,125,000 ▲ 11%	99% – 0%	13 ▲ 8%	24% ▼ -46%	$730 ▼ -9%
Grand Total		240 ▼ -7%	$1,160,000 ▲ 2%	100% ▲ 2%	17 ▼ -37%	34% ▲ 19%	$707 ▼ -4%

CONDOMINIUM TRANSACTIONS

OCTOBER 2026 VS. PERCENT CHANGE OVER LAST YEAR

O‘ahu recorded 352 condo sales (-44% YoY), with a median price of $501,240 (-21% YoY). While these figures suggest a substantial decline, the comparison is heavily influenced by the large number of new-construction closings at The Park on Keeaumoku during October 2025, which elevated both sales volume and the island-wide median that month. This was particularly evident in Honolulu, where sales declined 58% YoY to 180 transactions. Outside of that comparison, activity varied by region, with Leeward O‘ahu recording 62 sales (+7% YoY), including gains in Kapolei (+11%) and Wai‘anae (+40%). With median days on market at 46 days, October's results reinforce the importance of considering individual developments and local market conditions when evaluating broader island-wide trends.

		TOTAL SALES	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	SOLD ABOVE LIST PRICE	LIVING $/SQ FT
CENTRAL	Aiea	14 ▼ -30%	$407,500 ▼ -25%	98% ▼ -1%	44 ▲ 73%	43% ▲ 329%	$536 ▲ 1%
	Honolulu	3 ▲ 200%	$360,000 ▼ -28%	99% ▼ -1%	36 ▼ -77%	33% –	$494 ▼ -10%
	Mililani	26 ▼ -13%	$523,000 ▲ 3%	100% ▲ 1%	41 ▲ 35%	42% ▲ 81%	$545 ▼ -5%
	Pearl City	3 ▼ -50%	$319,000 ▼ -16%	100% ▼ -1%	21 ▼ -50%	33% ▼ -33%	$429 ▼ -27%
	Wahiawa	2 – 0%	$307,500 ▼ -20%	99% ▼ -1%	17 ▼ -53%	50% – 0%	$430 ▼ -7%
	Waipahu	15 – 0%	$465,000 ▲ 26%	101% ▲ 1%	18 ▼ -45%	40% ▲ 100%	$614 ▲ 2%
NORTH SHORE	Kahuku	5 ▲ 400%	$1,715,000 ▼ -60%	92% – 0%	120 ▲ 145%	0% ▼ -100%	$1,633 ▼ -41%
	Waialua	2 ▲ 100%	$601,536 ▲ 77%	96% ▼ -4%	72 ▲ 71%	0% – 0%	$701 ▼ -21%
EAST HONOLULU	Honolulu	24 ▼ -20%	$721,000 ▼ -4%	97% ▲ 1%	67 ▲ 49%	8% ▼ -50%	$701 ▲ 1%
HONOLULU	Honolulu	180 ▼ -58%	$445,000 ▼ -38%	97% ▼ -1%	50 ▲ 456%	8% ▲ 78%	$798 ▼ -22%
LEEWARD	Ewa Beach	27 ▼ -7%	$575,000 ▲ 10%	99% – 0%	47 ▲ 47%	11% ▼ -54%	$611 ▼ -1%
	Kapolei	21 ▲ 11%	$649,000 ▼ -5%	97% ▼ -2%	41 ▼ -20%	19% ▲ 81%	$603 ▼ -10%
	Waianae	14 ▲ 40%	$196,000 ▼ -4%	95% ▼ -4%	115 ▲ 134%	7% ▼ -64%	$286 ▼ -8%
WINDWARD	Kailua	4 ▼ -71%	$989,250 ▲ 20%	99% ▲ 1%	33 ▲ 20%	25% ▲ 75%	$834 ▲ 5%
	Kaneohe	12 ▼ -40%	$705,000 ▲ 21%	97% ▼ -2%	32 ▲ 68%	33% ▲ 67%	$606 ▼ -1%
Grand Total		352 ▼ -44%	$501,240 ▼ -21%	97% ▼ -1%	46 ▲ 119%	16% ▲ 71%	$700 ▼ -21%

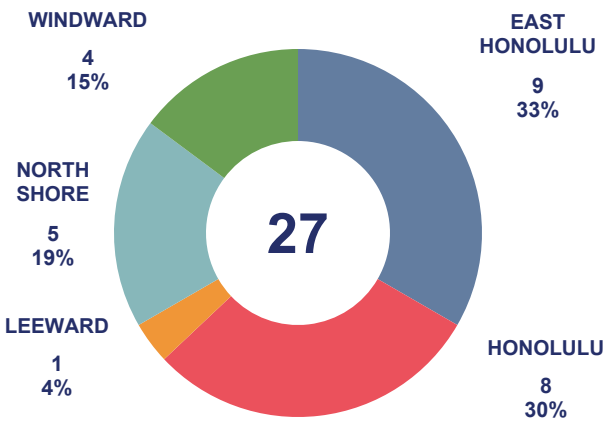
LUXURY TRANSACTIONS FOR OCTOBER 2026

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

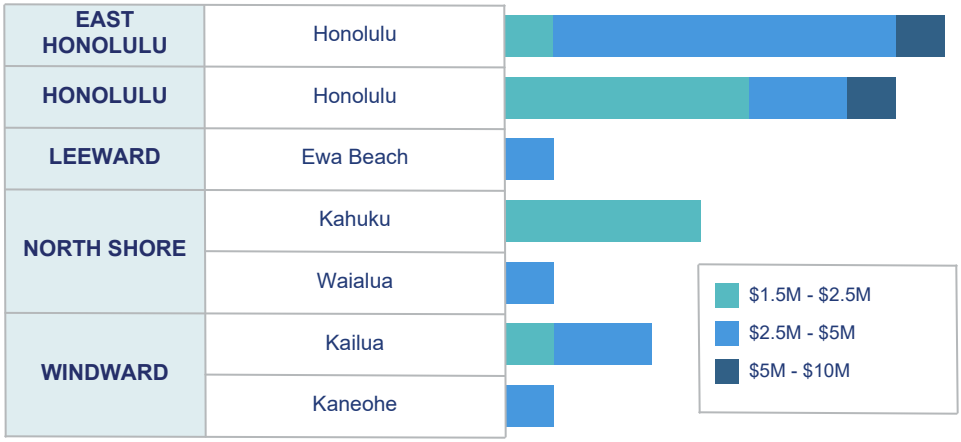
SINGLE-FAMILY HOME SALES		TOTAL SALES	TOTAL VOLUME	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	% LIST PRICE RECEIVED	MEDIAN DOM	BID-UPS	LIVING $/SQ FT
NORTH SHORE	Waialua	1	$3,000,000	$3,000,000	$3,000,000	100%	3	0%	$1,181
EAST HONOLULU	Honolulu	8	$28,530,000	$3,566,250	$2,770,000	96%	30	0%	$990
LEEWARD	Ewa Beach	1	$3,980,000	$3,980,000	$3,980,000	100%	2	0%	$957
WINDWARD	Kailua	2	$6,300,000	$3,150,000	$3,150,000	96%	96	0%	$1,275
	Kaneohe	1	$3,150,000	$3,150,000	$3,150,000	97%	12	0%	$1,129
Grand Total		13	$44,960,000	$3,458,462	$2,865,000	97%	25	0%	$1,040

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	4	$6,935,000	$1,733,750	$1,717,500	92%	70	0%	$1,604
EAST HONOLULU	Honolulu	1	$2,008,500	$2,008,500	$2,008,500	96%	202	0%	$2,355
HONOLULU	Honolulu	8	$21,375,000	$2,671,875	$2,190,000	98%	39	13%	$1,767
WINDWARD	Kailua	1	$1,500,000	$1,500,000	$1,500,000	101%	6	100%	$979
Grand Total		14	$31,818,500	$2,272,750	$1,950,000	96%	39	14%	$1,692

TOTAL LUXURY SALES by District

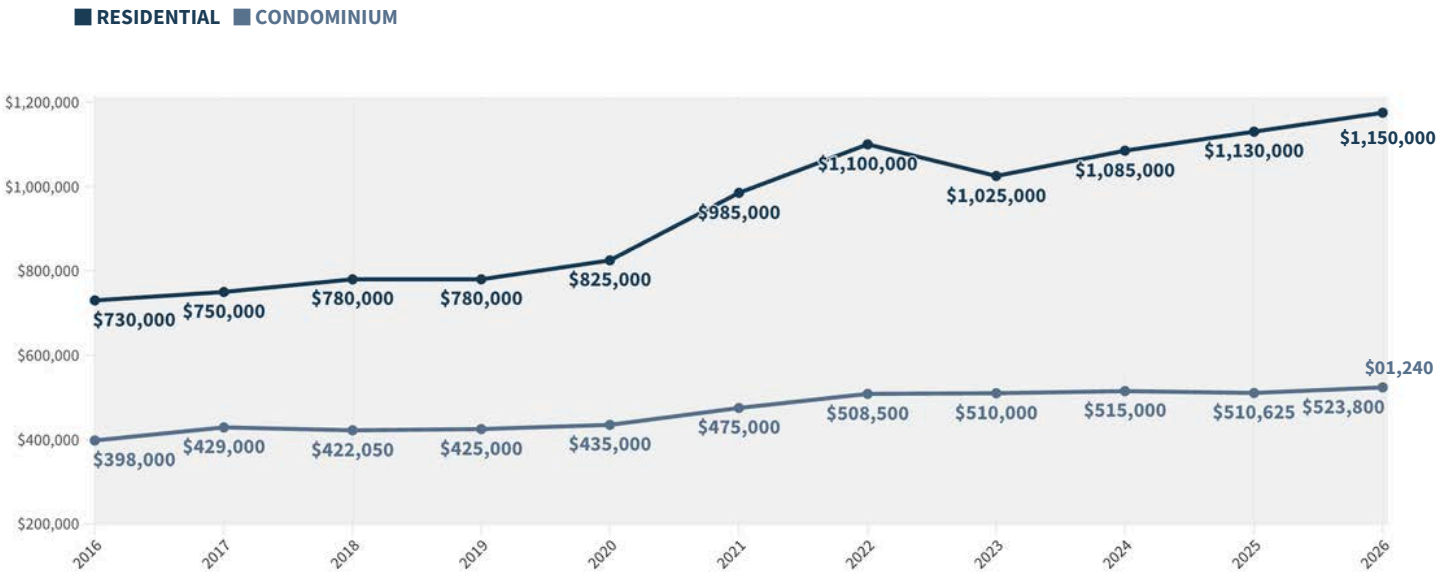


LUXURY SALES by Price Range



** The information in this report is deemed reliable but not guaranteed. Data provided by the REALTORS® Association of Maui as of 11/01/26 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	**2,518**	2,483	1%
	Median Sold Price	**$1.18M**	$1.14M	3%
	Median DOM	**17**	23	-26%
	New Listings	**3,726**	3,742	—
CONDOMINIUM	Total Sales	**3,707**	4,553	-19%
	Median Sold Price	**$524K**	$550K	-5%
	Median DOM	**41**	31	32%
	New Listings	**7,232**	7,995	-10%

COLDWELL BANKER | ISLAND PROPERTIES

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

		2026	2025	% YoY	2026	2025	% YoY
LEEWARD	Total Sales	**774**	729	6%	**667**	612	9%
	Median Sold Price	**$908K**	$900K	1%	**$582K**	$585K	-1%
	Median DOM	**25**	35	-30%	**37**	39	-5%
	New Listings	**1229**	1136	8%	**1142**	1130	1%
HONOLULU	Total Sales	**327**	300	9%	**1,957**	2,820	-31%
	Median Sold Price	**$1.3M**	$1.24M	4%	**$475K**	$531K	-10%
	Median DOM	**19**	21	-10%	**49**	27	81%
	New Listings	**432**	471	-8%	**4301**	4926	-13%
WINDWARD	Total Sales	**426**	417	2%	**208**	271	-23%
	Median Sold Price	**$1.45M**	$1.43M	1%	**$700K**	$695K	1%
	Median DOM	**14**	17	-18%	**30**	24	25%
	New Listings	**678**	653	4%	**357**	405	-12%
CENTRAL	Total Sales	**509**	516	-1%	**601**	577	4%
	Median Sold Price	**$1.05M**	$1M	5%	**$475K**	$483K	-2%
	Median DOM	**13**	19	-30%	**32**	38	-16%
	New Listings	**624**	668	-7%	**938**	1033	-9%
NORTH SHORE OAHU	Total Sales	**83**	84	-1%	**35**	28	25%
	Median Sold Price	**$1.5M**	$1.4M	7%	**$950K**	$695K	37%
	Median DOM	**21**	35.5	-41%	**38**	29	33%
	New Listings	**138**	154	-10%	**80**	60	33%
EAST HONOLULU	Total Sales	**399**	437	-9%	**239**	245	-2%
	Median Sold Price	**$1.64M**	$1.6M	3%	**$715K**	$758K	-6%
	Median DOM	**16**	18	-11%	**42**	42	—
	New Listings	**625**	660	-5%	**414**	439	-6%

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