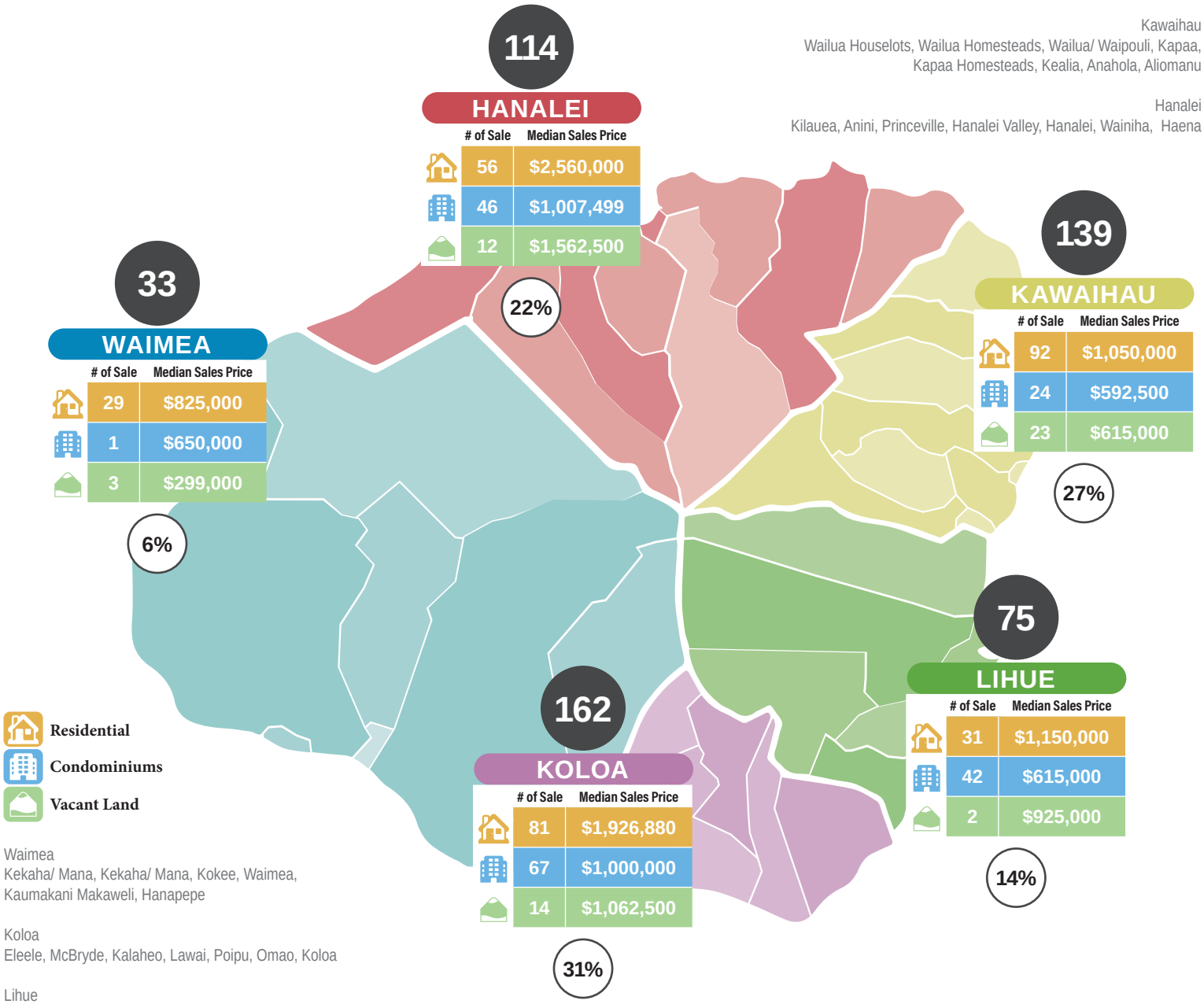
Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER KAUAI

2026 YTD VS. 2025 YTD



Kawaihau
Wailua Houselots, Wailua Homesteads, Wailua/ Waipouli, Kapaa, Kapaa Homesteads, Kealia, Anahola, Aliomanu

Hanalei
Kilauea, Anini, Princeville, Hanalei Valley, Hanalei, Wainiha, Haena

Waimea
Kekaha/ Mana, Kekaha/ Mana, Kokee, Waimea, Kaumakani Makaweli, Hanapepe

Koloa
Eleele, McBryde, Kalaheo, Lawai, Poipu, Omao, Koloa

Lihue
Puhi, Lihue/ Nawiliwili, Lihue/ Kukui Grove, Lihue, Kalapaki/ Nawiliwili, Hanamaulu, Wailua

Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
HOMES	55%	289	▼	-16%	$1,300,000	▲	6%
CONDO	35%	180	▼	-23%	$837,000	▼	-1%
LAND	10%	54	▼	-29%	$752,554	▼	-27%

% of Closed Sales by Districts through October 31, 2026

Number of Recorded Transactions from January 1, 2026 – October 31, 2026

YTD NUMBER OF UNITS RECORDED			YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
KOLOA	162	31%	KOLOA	$301,727,511	-18%
KAWAIHAU	139	27%	HANALEI	$290,747,297	-29%
HANALEI	114	22%	KAWAIHAU	$161,319,510	2%
LIHUE	75	14%	LIHUE	$79,887,031	-31%
WAIMEA	33	6%	WAIMEA	$25,892,895	-1%
TOTAL	523	-20%	TOTAL	$859,574,244	-21%

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER KAUAI

2026 YTD VS. **2025** YTD

KAUAI
YEAR-TO-DATE

523
TOTAL NUMBER OF SALES
2026

654
TOTAL NUMBER OF SALES
2025

-20%

$1,300,000
MEDIAN PRICE HOME
6%

$837,000
MEDIAN PRICE CONDO
-1%

$752,554
MEDIAN PRICE LAND
-27%

$859,574,244
TOTAL DOLLAR VOLUME
2026

$1,081,398,162
TOTAL DOLLAR VOLUME
2025

-21%

RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	29	27	7%	$825,000	$825,000	0%	$24,299,895	$23,953,400	1%
KOLOA	81	128	-37%	$1,926,880	$1,279,500	51%	$207,807,686	$267,433,675	-22%
LIHUE	31	40	-23%	$1,150,000	$1,142,500	1%	$40,947,505	$50,442,100	-19%
KAWAIHAU	92	85	8%	$1,050,000	$1,050,000	0%	$125,255,110	$111,665,796	12%
HANALEI	56	65	-14%	$2,560,000	$2,550,000	0%	$196,269,190	$219,783,649	-11%
TOTAL	**289**	**345**	**-16%**	**$1,300,000**	**$1,225,000**	**6%**	$594,579,386	**$673,278,620**	**-12%**

CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	1	1		$650,000	$735,000	-12%	$650,000	$735,000	-12%
KOLOA	67	62	8%	$1,000,000	$1,012,500	-1%	$74,079,825	$66,865,500	11%
LIHUE	42	64	-34%	$615,000	$520,000	18%	$37,089,526	$59,559,618	-38%
KAWAIHAU	24	36	-33%	$592,500	$577,000	3%	$18,170,900	$26,469,500	-31%
HANALEI	46	70	-34%	$1,007,499	$1,050,000	-4%	$50,783,999	$81,150,499	-37%
TOTAL	**180**	**233**	**-23%**	**$837,000**	**$849,000**	**-1%**	**$180,774,250**	**$234,780,117**	**-23%**

VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	3	4	-25%	$299,000	$372,500	-20%	$943,000	$1,585,000	-41%
KOLOA	14	26	-46%	$1,062,500	$1,125,000	-6%	$19,840,000	$35,419,000	-44%
LIHUE	2	7	-71%	$925,000	$900,000	3%	$1,850,000	$6,035,000	-69%
KAWAIHAU	23	20	15%	$615,000	$510,000	21%	$17,893,500	$19,489,418	-8%
HANALEI	12	19	-37%	$1,562,500	$2,000,000	-22%	$43,694,108	$110,811,007	-61%
TOTAL	**54**	**76**	**-29%**	**$752,554**	**$1,037,000**	**-27%**	**$84,220,608**	**$173,339,425**	**-51%**

Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

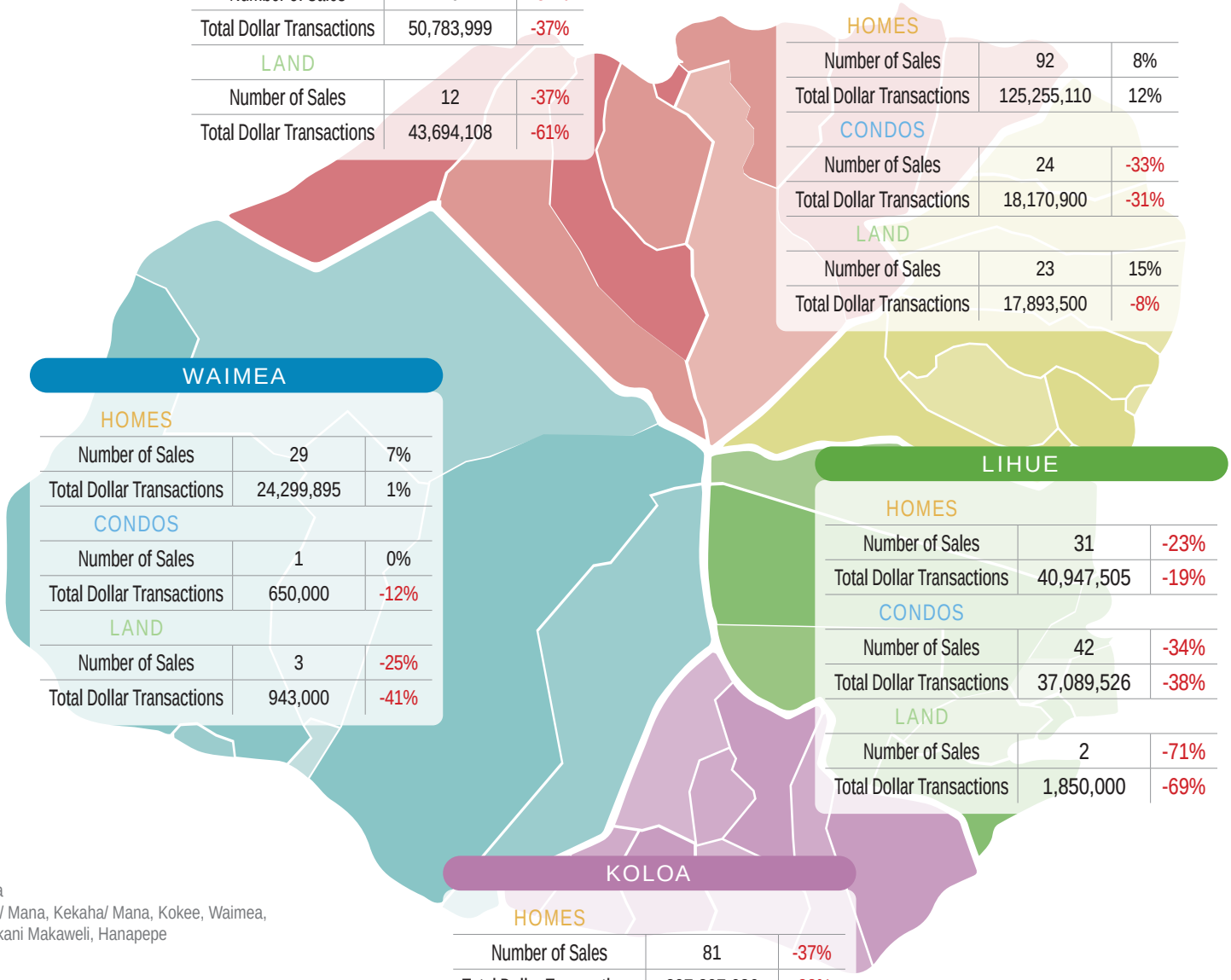
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Real Estate Market Report

OCTOBER KAUAI

2026 YTD VS. **2025** YTD



HANALEI

HOMES		
Number of Sales	56	-14%
Total Dollar Transactions	196,269,190	-11%
CONDOS		
Number of Sales	46	-34%
Total Dollar Transactions	50,783,999	-37%
LAND		
Number of Sales	12	-37%
Total Dollar Transactions	43,694,108	-61%

KAWAIHAU

HOMES		
Number of Sales	92	8%
Total Dollar Transactions	125,255,110	12%
CONDOS		
Number of Sales	24	-33%
Total Dollar Transactions	18,170,900	-31%
LAND		
Number of Sales	23	15%
Total Dollar Transactions	17,893,500	-8%

WAIMEA

HOMES		
Number of Sales	29	7%
Total Dollar Transactions	24,299,895	1%
CONDOS		
Number of Sales	1	0%
Total Dollar Transactions	650,000	-12%
LAND		
Number of Sales	3	-25%
Total Dollar Transactions	943,000	-41%

LIHUE

HOMES		
Number of Sales	31	-23%
Total Dollar Transactions	40,947,505	-19%
CONDOS		
Number of Sales	42	-34%
Total Dollar Transactions	37,089,526	-38%
LAND		
Number of Sales	2	-71%
Total Dollar Transactions	1,850,000	-69%

KOLOA

HOMES		
Number of Sales	81	-37%
Total Dollar Transactions	207,807,686	-22%
CONDOS		
Number of Sales	67	8%
Total Dollar Transactions	74,079,825	11%
LAND		
Number of Sales	14	-46%
Total Dollar Transactions	19,840,000	-44%

Waimea
Kekaha/ Mana, Kekaha/ Mana, Kokee, Waimea, Kaumakani Makaweli, Hanapepe

Koloa
Eleele, McBryde, Kalaheo, Lawai, Poipu, Omao, Koloa

Lihue
Puhi, Lihue/ Nawiliwili, Lihue/ Kukui Grove, Lihue, Kalapaki/ Nawiliwili, Hanamaulu, Wailua

Kawaihau
Wailua Houselots, Wailua Homesteads, Wailua/ Waipouli, Kapaa, Kapaa Homesteads, Kealia, Anahola, Aliomanu

Hanalei
Kilauea, Anini, Princeville, Hanalei Valley, Hanalei, Wainiha, Haena

Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

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& ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

OCTOBER KAUAI

2026 YTD VS. **2025** YTD

RESIDENTIAL

Home Sales
289
vs 2025
345
-16%

Median Sales Price
$1,300,000
vs 2025
$1,225,000
6%

Total Dollar Volume
$594,579,386
vs 2025
$673,278,620
-12%

CONDOMINIUM

Condo Sales
180
vs 2025
233
-23%

Median Sales Price
$837,000
vs 2025
$849,000
-1%

Total Dollar Volume
$180,774,250
vs 2025
$234,780,117
-23%

VACANT LAND

Vacant Land Sales
54
vs 2025
76
-29%

Median Sales Price
$752,554
vs 2025
$1,037,000
-27%

Total Dollar Volume
$84,220,608
vs 2025
$173,339,425
-51%

Scan Hawaii Buyer & Seller Guide

*Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

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