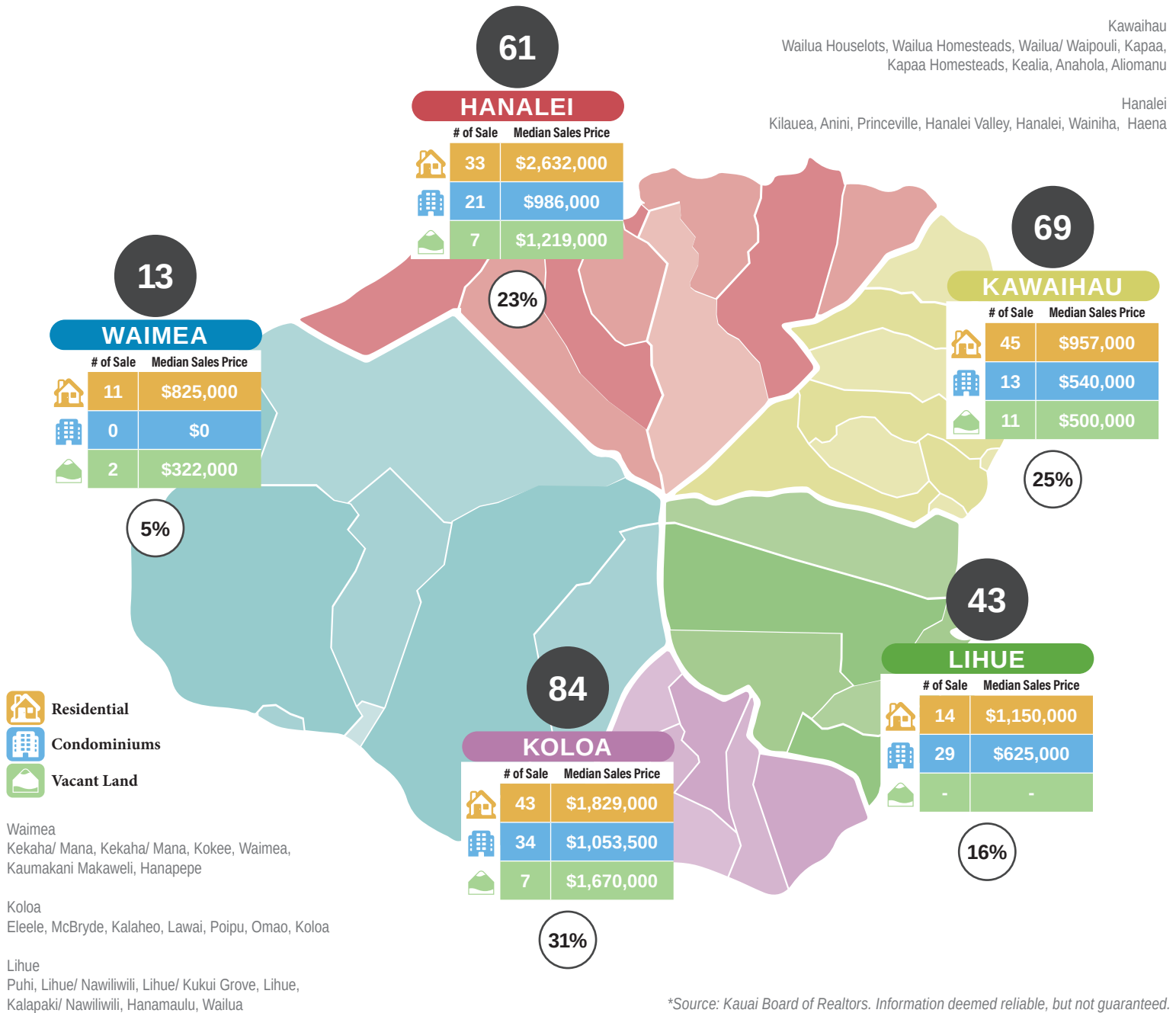




*Source: Kauai Board of Realtors. Information deemed reliable, but not guaranteed.

	% OF CLOSINGS		# OF UNITS RECORDED			MEDIAN PRICE		
HOMES	54%		146	▼	-6%	\$1,325,000	▲	15%
CONDO	36%		97	▼	-24%	\$800,000	▼	-11%
LAND	10%		27	▼	-43%	\$725,108	▼	-33%

YTD NUMBER OF UNITS RECORDED			YTD TOTAL DOLLAR VOLUME		
DISTRICT	2026	% Change	DISTRICT	2026	% Change
KOLOA	84	31%	KOLOA	\$150,455,322	-10%
KAWAIHAU	69	26%	HANALEI	\$157,792,236	4%
HANALEI	61	23%	KAWAIHAU	\$78,555,310	-14%
LIHUE	43	16%	LIHUE	\$41,750,725	-6%
WAIMEA	13	5%	WAIMEA	\$9,558,900	-23%
TOTAL	270	-18%	TOTAL	\$438,112,493	-6%

○ % of Closed Sales by Districts through May 31, 2026

● Number of Recorded Transactions from January 1, 2026 – May 31, 2026

Real Estate Market Report

2026 YTD VS. 2025 YTD



KAUAI

YEAR-TO-DATE

270
TOTAL NUMBER OF SALES
2026

329
TOTAL NUMBER OF SALES
2025

-15%

\$1,325,000
MEDIAN PRICE HOME

\$800,000
MEDIAN PRICE CONDO

\$725,108
MEDIAN PRICE LAND

15%

-11%

-33%

\$438,112,493
TOTAL DOLLAR VOLUME
2026

\$466,506,719
TOTAL DOLLAR VOLUME
2025

-6%

RESIDENTIAL

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	11	14	-21%	\$825,000	\$747,500	10%	\$8,914,900	\$10,978,000	-19%
KOLOA	43	60	-28%	\$1,829,000	\$1,175,000	56%	\$98,855,322	\$103,050,988	-4%
LIHUE	14	11	27%	\$1,150,000	\$1,130,000	2%	\$19,026,000	\$13,427,500	42%
KAWAIHAU	45	46	-2%	\$957,000	\$1,075,000	-11%	\$62,683,310	\$62,650,311	0%
HANALEI	33	24	38%	\$2,632,000	\$2,428,750	8%	\$117,452,128	\$63,384,414	85%
TOTAL	146	155	-6%	\$1,325,000	\$1,150,000	15%	\$306,931,660	\$253,491,213	21%

CONDOMINIUM

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	-	1	-100%	-	\$735,000	-100%	-	\$735,000	-100%
KOLOA	34	39	-13%	\$1,053,500	\$1,100,000	-4%	\$39,595,000	\$45,910,000	-14%
LIHUE	29	33	-12%	\$625,000	\$500,000	25%	\$22,724,725	\$26,562,507	-14%
KAWAIHAU	13	17	-24%	\$540,000	\$585,000	-8%	\$8,741,000	\$13,025,000	-33%
HANALEI	21	37	-43%	\$986,000	\$1,188,000	-17%	\$22,846,000	\$47,704,999	-52%
TOTAL	97	127	-24%	\$800,000	\$900,000	-11%	\$93,906,725	\$133,937,506	-30%

VACANT LAND

	Number of Sales			Median Sales Price			Total Dollar Volume		
	2026	2025	% Change	2026	2025	% Change	2026	2025	% Change
WAIMEA	2	2		\$322,000	\$362,500	-11%	\$644,000	\$725,000	-11%
KOLOA	7	14	-50%	\$1,670,000	\$1,012,500	65%	\$12,005,000	\$17,595,000	-32%
LIHUE	-	5	-100%	-	\$900,000	-100%	-	\$4,410,000	-100%
KAWAIHAU	11	14	-21%	\$500,000	\$637,500	-22%	\$7,131,000	\$15,564,000	-54%
HANALEI	7	12	-42%	\$1,219,000	\$1,922,500	-37%	\$17,494,108	\$40,784,000	-57%
TOTAL	27	47	-43%	\$725,108	\$1,075,000	-33%	\$37,274,108	\$79,078,000	-53%



HANALEI

HOMES

Number of Sales	33	38%
Total Dollar Transactions	\$117,452,128	85%

CONDOS

Number of Sales	21	-43%
Total Dollar Transactions	\$22,846,000	-52%

LAND

Number of Sales	7	-42%
Total Dollar Transactions	\$17,494,108	-57%

KAWAIHAU

HOMES

Number of Sales	45	-2%
Total Dollar Transactions	\$62,683,310	0%

CONDOS

Number of Sales	13	-24%
Total Dollar Transactions	\$8,741,000	-33%

LAND

Number of Sales	11	-21%
Total Dollar Transactions	\$7,131,000	-54%

WAIMEA

HOMES

Number of Sales	11	-21%
Total Dollar Transactions	\$8,914,900	-19%

CONDOS

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

LAND

Number of Sales	2	0%
Total Dollar Transactions	\$644,000	-11%

LIHUE

HOMES

Number of Sales	14	27%
Total Dollar Transactions	\$19,026,000	42%

CONDOS

Number of Sales	29	-12%
Total Dollar Transactions	\$22,724,725	-14%

LAND

Number of Sales	-	-100%
Total Dollar Transactions	-	-100%

KOLOA

HOMES

Number of Sales	43	-28%
Total Dollar Transactions	\$98,855,322	-4%

CONDOS

Number of Sales	34	-13%
Total Dollar Transactions	\$39,595,000	-14%

LAND

Number of Sales	7	-50%
Total Dollar Transactions	\$12,005,000	-32%

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





RESIDENTIAL

Home Sales

146

vs 2025
155

-6%

Median Sales Price

\$1,325,000

vs 2025
\$1,150,000

15%

Total Dollar Volume

\$306,931,660

vs 2025
\$253,491,213

21%



CONDOMINIUM

Condo Sales

97

vs 2025
127

-24%

Median Sales Price

\$800,000

vs 2025
\$900,000

-11%

Total Dollar Volume

\$93,906,725

vs 2025
\$133,937,506

-33%



VACANT LAND

Vacant Land Sales

27

vs 2025
47

-43%

Median Sales Price

\$725,108

vs 2025
\$1,075,000

-33%

Total Dollar Volume

\$37,274,108

vs 2025
\$79,078,000

-53%

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Seller Guide

