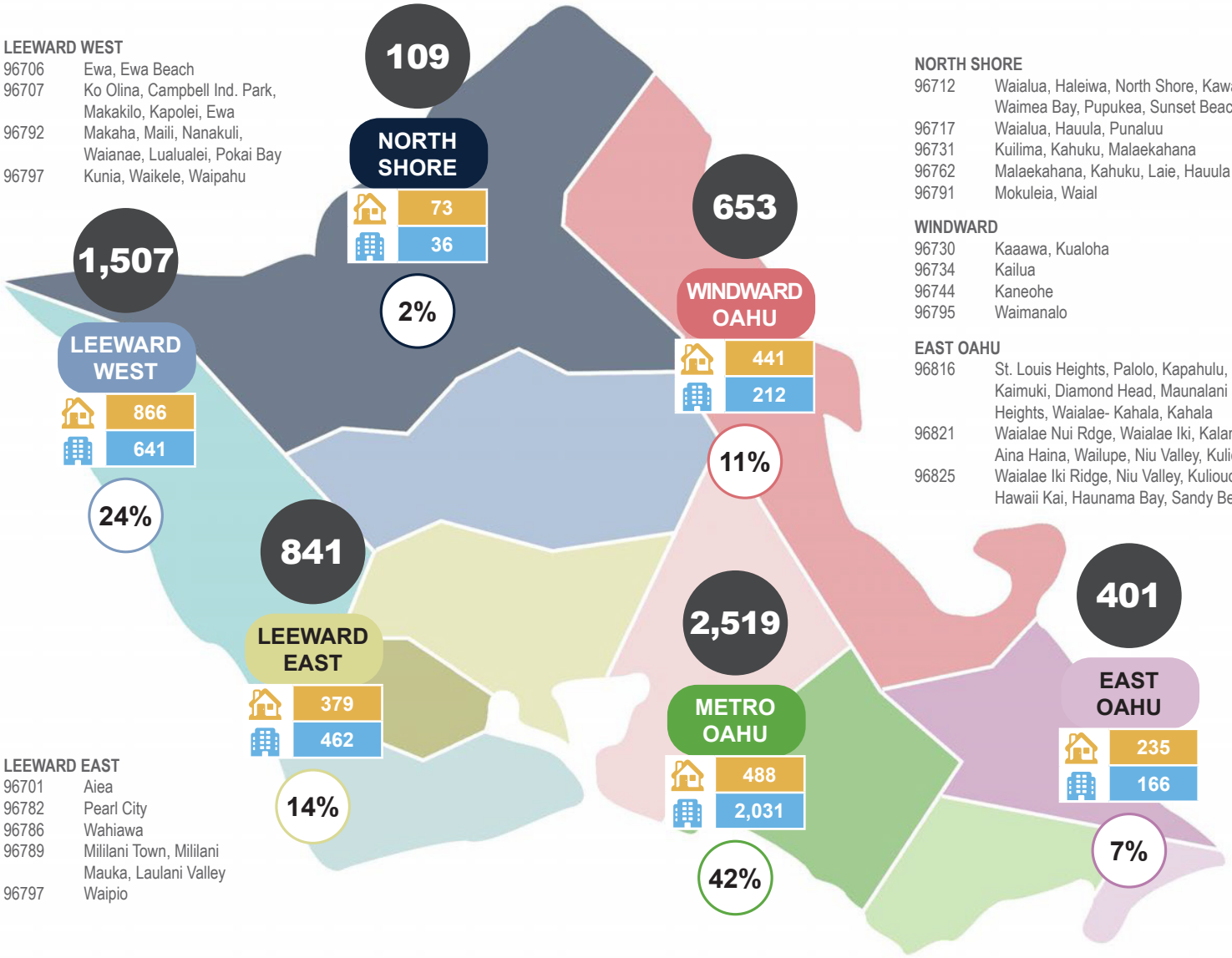
Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER OAHU

2026 YTD VS. **2025** YTD



LEEWARD WEST

96706	Ewa, Ewa Beach
96707	Ko Olina, Campbell Ind. Park, Makakilo, Kapolei, Ewa
96792	Makaha, Maili, Nanakuli, Waianae, Lualualei, Pokai Bay
96797	Kunia, Waikele, Waipahu

NORTH SHORE

96712	Waialua, Haleiwa, North Shore, Kawailoa, Waimea Bay, Pupukea, Sunset Beach
96717	Waialua, Hauula, Punaluu
96731	Kuilima, Kahuku, Malaekahana
96762	Malaekahana, Kahuku, Laie, Hauula
96791	Mokuleia, Waial

WINDWARD

96730	Kaaawa, Kualoha
96734	Kailua
96744	Kaneohe
96795	Waimanalo

EAST OAHU

96816	St. Louis Heights, Palolo, Kapahulu, Kaimuki, Diamond Head, Maunalani Heights, Waialae- Kahala, Kahala
96821	Waialae Nui Rdge, Waialae Iki, Kalani Iki, Aina Haina, Wailupe, Niu Valley, Kuliouou
96825	Waialae Iki Ridge, Niu Valley, Kuliouou, Hawaii Kai, Haunama Bay, Sandy Beach

LEEWARD EAST

96701	Aiea
96782	Pearl City
96786	Wahiawa
96789	Mililani Town, Mililani Mauka, Laulani Valley
96797	Waipio

- Number of Recorded transactions from January 1, 2026 – October 31, 2026
- Residential
- Condominiums
- % of Closed Sales by Districts through October 31, 2026

METRO OAHU

96813	Nuuanu, Chinatown, Downtown, Punchbowl, Pauoa, Makiki, Pacific Heights, Kinau, Ward, Kakaako, Ala Moana, Kapiolani, Moilili, Waikiki
96814	McCully (Ward Ave. - Kalakaua Ave.), Punchbowl, Pawaa, Makiki, Kapio, Kinau, Ward, Kakaako, Holiday Mart, Ala Moana, Waikiki
96815	Holiday Mart, Ala Moana, Waikiki, Kapahulu, Diamond Head
96817	Kalihi, Dillingham, Palama, Chinatown, Downtown, Alewa, Kapalama, Liliha, Kuakini, Makiki, Nuuanu, Kamehameha Heights, Dowsett, Old Pali, Puunui
96818	Halawa, Salt Lake, Aliamanu, Foster Village
96819	Salt Lake, Moanalua, Moanalua Gardens, Moanalua Valley, Kalihi Valley, Kapalama
96822	Makiki, Punchbowl, Punahou, Manoa, Ala Moana, Kapiolani, Moiliili
96826	Makiki, Punahou, Kapiolani, Manoa, McCully, Pawaa, Moiliili, Kapahulu, St. Louis, University, Waikiki, Waialae Nui Valley, Diamond Head

*Source: https://www.hicentral.com/market-press-releases.php

	% OF CLOSINGS	# OF UNITS RECORDED			MEDIAN PRICE		
SINGLE FAMILY HOMES	41%	2,482	▲	4%	$1,180,000	▲	3%
CONDOMINIUM	59%	3,548	▼	-5%	$510,000	=	0%
OAHU TOTAL SALES		6,030	▼	-1%			



Yvonne Ahsing | Henson Balais | Jasmine Bishaw | Reta Chin | Brian Chan | Amelie Comesario | Thatcher Downard | Darrelle Glushenko | Kalia Goulette | Liz Hughes | Kurt Johnson | Mandy Marumoto | Christine Parke | Daisy Su | George Weeks IV | Kerra Wong

KAHALA 808-380-6767 | DOWNTOWN 808-536-0404 | PEARLRIDGE 808-485-0505 | KAILUA 808-230-8080 | KAPOLEI 808-380-3640

OVER 300+ YEARS OF COMBINED EXPERIENCE

Oahu Escrow & Sales Team

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER OAHU

2026 VS. 2025

RESIDENTIAL
OCTOBER 2026 VS. OCTOBER 2025

HOME SALES	MEDIAN SALES PRICE	MEDIAN DAYS ON THE MARKET
239	$1,150,000	15
DOWN 8% ▲	DOWN 1% ▼	DOWN 42% ▼
vs 2025 261	vs 2025 $1,162,500	vs 2025 26 DAYS

TOP 10 # OF SALES
BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	43	44	-2%
Kailua - Waimanalo	21	27	-22%
Makaha - Nanakuli	20	20	0%
Kaneohe	17	14	21%
Mililani	15	13	15%
Pearl City - Aiea	15	24	-38%
Kalihi - Palama	14	11	27%
Kapahulu - Diamond Head	14	14	0%
Hawaii Kai	12	18	-33%
Makiki - Moiliili	11	11	0%

CONDOMINIUM
OCTOBER 2026 VS. OCTOBER 2025

HOME SALES	MEDIAN SALES PRICE	MEDIAN DAYS ON THE MARKET
339	$499,000	49
DOWN 24% ▼	DOWN 7% ▼	UP 11% ▲
vs 2025 443	vs 2025 $535,000	vs 2025 44 DAYS

TOP 10 # OF SALES
BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	58	94	-38%
Ala Moana - Kakaako	43	52	-17%
Makiki - Moiliili	36	46	-22%
Ewa Plain	30	40	-25%
Mililani	26	30	-13%
Downtown - Nuuanu	23	35	-34%
Pearl City - Aiea	20	27	-26%
Hawaii Kai	17	14	21%
Makaha - Nanakuli	15	10	50%
Waipahu	14	15	-7%

Source: https://www.hicentral.com/market-press-releases.php

SINGLE FAMILY HOMES NEIGHBORHOOD	Number of Sales OCT 2026 vs. OCT 2025			Median Sales Price OCT 2026 vs. OCT 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	5	11	-55%	$1,970,000	$1,780,000	11%
Ala Moana - Kakaako	1	0	-	$2,000,000	-	-
Downtown - Nuuanu	8	3	167%	$1,225,000	$1,100,000	11%
Ewa Plain	43	44	-2%	$900,000	$935,000	-4%
Hawaii Kai	12	18	-33%	$1,665,000	$1,900,000	-12%
Kailua - Waimanalo	21	27	-22%	$1,600,000	$1,750,000	-9%
Kalihi - Palama	14	11	27%	$1,107,500	$775,000	43%
Kaneohe	17	14	21%	$1,125,000	$1,018,000	11%
Kapahulu - Diamond Head	14	14	0%	$1,275,000	$1,361,500	-6%
Makaha - Nanakuli	20	20	0%	$695,000	$667,500	4%
Makakilo	9	11	-18%	$1,188,000	$960,000	24%
Makiki - Moiliili	11	11	0%	$1,500,000	$1,690,000	-11%
Mililani	15	13	15%	$1,100,000	$1,120,000	-2%
Moanalua - Salt Lake	5	6	-17%	$1,225,000	$1,275,000	-4%
North Shore	3	5	-40%	$2,115,000	$1,400,000	51%
Pearl City - Aiea	15	24	-38%	$1,100,000	$1,144,000	-4%
Wahiawa	4	4	0%	$765,000	$757,500	1%
Waialae - Kahala	7	7	0%	$2,295,000	$3,160,000	-27%
Waikiki	0	0	-	-	-	-
Waipahu	11	13	-15%	$985,000	$916,000	8%
Windward Coast	4	5	-20%	$977,500	$1,200,000	-19%
SUMMARY	**239**	**261**	**-8%**	**$1,150,000**	**$1,162,500**	**-1%**

CONDOMINIUM NEIGHBORHOOD	Number of Sales OCT 2026 vs. OCT 2025			Median Sales Price OCT 2026 vs. OCT 2025		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	0	1	-100%	-	$825,000	-
Ala Moana - Kakaako	43	52	-17%	$799,000	$846,250	-6%
Downtown - Nuuanu	23	35	-34%	$470,000	$550,000	-15%
Ewa Plain	30	40	-25%	$609,500	$610,000	0%
Hawaii Kai	17	14	21%	$722,000	$917,500	-21%
Kailua - Waimanalo	4	14	-71%	$989,250	$827,500	20%
Kalihi - Palama	5	4	25%	$380,000	$400,000	-5%
Kaneohe	12	20	-40%	$705,000	$582,500	21%
Kapahulu - Diamond Head	5	6	-17%	$650,000	$565,000	15%
Makaha - Nanakuli	15	10	50%	$192,000	$204,889	-6%
Makakilo	8	7	14%	$521,000	$519,000	0%
Makiki - Moiliili	36	46	-22%	$328,500	$407,500	-19%
Mililani	26	30	-13%	$523,000	$508,000	3%
Moanalua - Salt Lake	12	13	-8%	$438,000	$475,000	-8%
North Shore	7	2	250%	$1,500,000	$2,314,500	-35%
Pearl City - Aiea	20	27	-26%	$365,000	$490,000	-26%
Wahiawa	2	2	0%	$307,500	$383,500	-20%
Waialae - Kahala	2	9	-78%	$867,500	$550,000	58%
Waikiki	58	94	-38%	$465,000	$452,500	3%
Waipahu	14	15	-7%	$462,500	$368,000	26%
Windward Coast	0	2	-100%	-	$263,000	-
SUMMARY	**339**	**443**	**-24%**	**$499,000**	**$535,000**	**-7%**

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER OAHU

2026 YTD VS. **2025** YTD

RESIDENTIAL
YEAR-OVER-YEAR

2,482
HOMES SOLD
2026
2,379
TOTAL NUMBER OF SALES
2025
4%

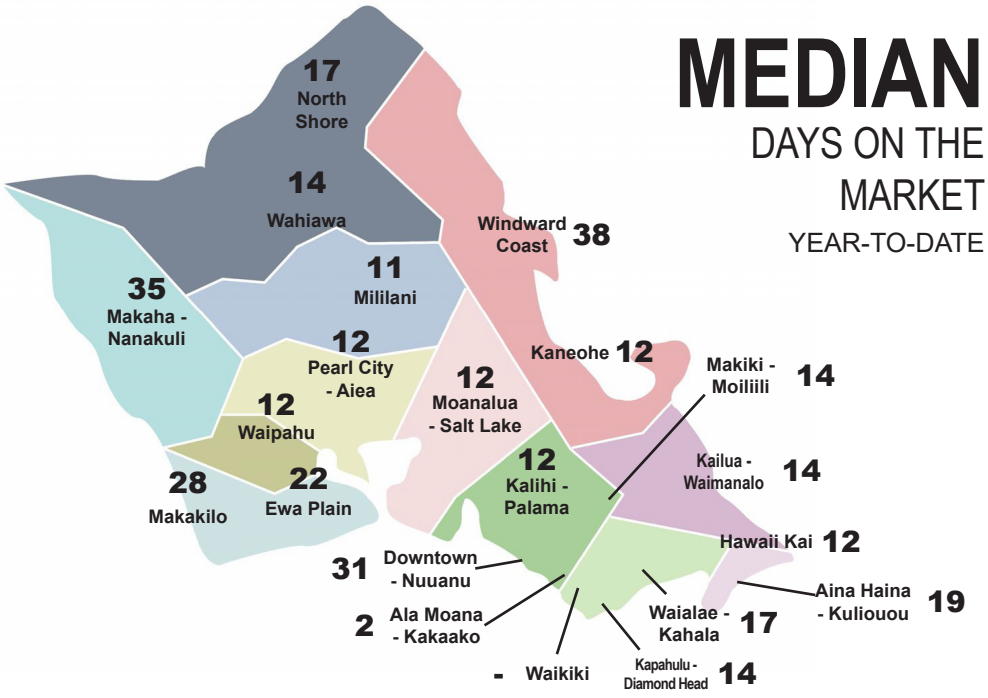
$1,180,000
MEDIAN SALES PRICE
2026
$1,150,000
MEDIAN SALES PRICE
2025
3%

16
MEDIAN DAYS ON THE MARKET
2026
23
MEDIAN DAYS ON THE MARKET
2025
-30%

SINGLE FAMILY HOMES	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	53	68	-22%	$1,905,000	$1,750,000	9%
Ala Moana - Kakaako	3	7	-57%	$1,180,000	$1,200,000	-2%
Downtown - Nuuanu	89	53	68%	$1,362,500	$1,280,000	6%
Ewa Plain	460	394	17%	$957,750	$932,500	3%
Hawaii Kai	116	126	-8%	$1,650,000	$1,617,500	2%
Kailua - Waimanalo	227	223	2%	$1,675,000	$1,680,000	0%
Kalihi - Palama	91	99	-8%	$1,058,334	$975,000	9%
Kaneohe	179	158	13%	$1,272,500	$1,250,000	2%
Kapahulu - Diamond Head	164	157	4%	$1,350,000	$1,300,000	4%
Makaha - Nanakuli	171	177	-3%	$629,000	$675,000	-7%
Makakilo	97	85	14%	$1,030,000	$1,094,500	-6%
Makiki - Moiliili	98	89	10%	$1,620,000	$1,510,000	7%
Mililani	152	122	25%	$1,115,000	$1,100,000	1%
Moanalua - Salt Lake	43	49	-12%	$1,299,000	$1,250,000	4%
North Shore	73	76	-4%	$1,625,000	$1,400,000	16%
Pearl City - Aiea	177	173	2%	$1,130,000	$1,070,000	6%
Wahiawa	50	57	-12%	$825,000	$820,000	1%
Waialae - Kahala	66	78	-15%	$2,616,350	$2,709,000	-3%
Waikiki	0	0	-	-	-	-
Waipahu	138	154	-10%	$963,500	$950,000	1%
Windward Coast	35	34	3%	$1,125,000	$1,200,000	-6%
SUMMARY	**2,482**	**2,379**	**4%**	**$1,180,000**	**$1,150,000**	**3%**

TOP 10 # OF SALES
BY NEIGHBORHOOD

Homes	2026	2025	% Change
Ewa Plain	460	394	17%
Kailua - Waimanalo	227	223	2%
Kaneohe	179	158	13%
Pearl City - Aiea	177	173	2%
Makaha - Nanakuli	171	177	-3%
Kapahulu - Diamond Head	164	157	4%
Mililani	152	122	25%
Waipahu	138	154	-10%
Hawaii Kai	116	126	-8%
Makiki - Moiliili	98	89	10%



MEDIAN
DAYS ON THE MARKET
YEAR-TO-DATE

*Source: https://www.hicentral.com/market-press-releases.php

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market Report

OCTOBER OAHU

2026 YTD VS. **2025** YTD

CONDOMINIUM
YEAR-OVER-YEAR

3,548
CONDOS SOLD
2026
3,732
TOTAL NUMBER OF SALES
2025
-5%

$510,000
MEDIAN SALES PRICE
2026
$510,000
MEDIAN SALES PRICE
2025
0%

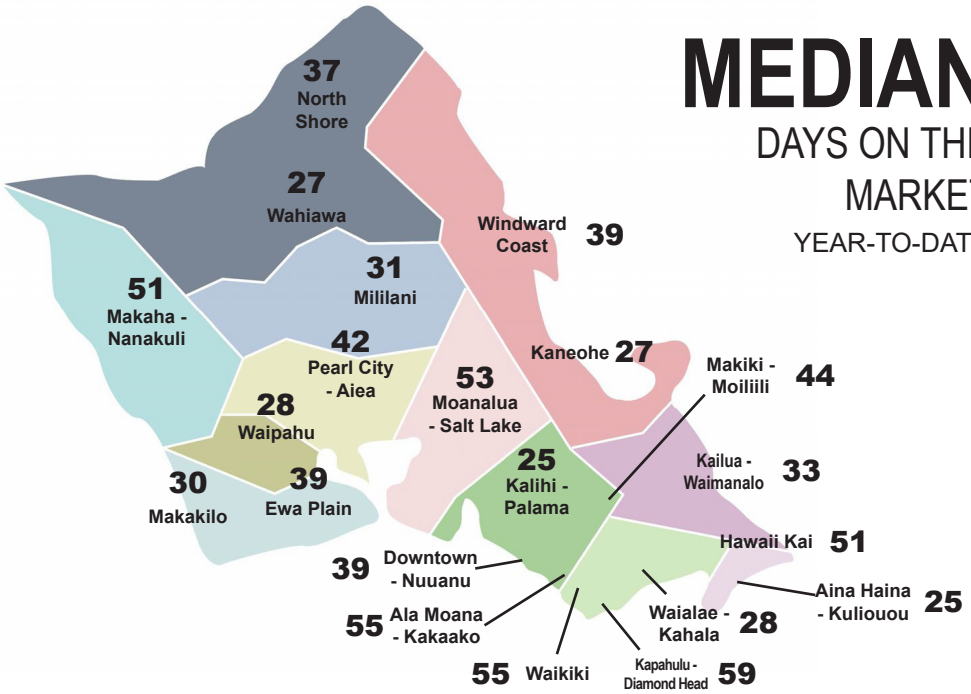
42
MEDIAN DAYS ON THE MARKET
2026
44
MEDIAN DAYS ON THE MARKET
2025
-5%

CONDOMINIUM

	Number of Sales			Median Sales Price		
	2026	2025	% Change	2026	2025	% Change
Aina Haina - Kuliouou	4	2	100%	$827,500	$832,500	-1%
Ala Moana - Kakaako	542	484	12%	$799,500	$760,000	5%
Downtown - Nuuanu	237	259	-8%	$500,000	$540,000	-7%
Ewa Plain	304	324	-6%	$601,000	$645,000	-7%
Hawaii Kai	123	130	-5%	$786,500	$845,000	-7%
Kailua - Waimanalo	72	94	-23%	$755,000	$790,000	-4%
Kalihi - Palama	73	67	9%	$375,000	$384,000	-2%
Kaneohe	126	144	-13%	$677,500	$660,000	3%
Kapahulu - Diamond Head	76	78	-3%	$655,000	$613,794	7%
Makaha - Nanakuli	113	109	4%	$220,500	$221,250	0%
Makakilo	79	81	-2%	$521,000	$540,000	-4%
Makiki - Moiliili	387	382	1%	$370,000	$380,000	-3%
Mililani	217	205	6%	$524,000	$515,000	2%
Moanalua - Salt Lake	111	125	-11%	$430,000	$400,000	8%
North Shore	36	28	29%	$1,047,500	$695,000	51%
Pearl City - Aiea	226	210	8%	$420,000	$460,000	-9%
Wahiawa	19	21	-10%	$330,000	$315,000	5%
Waialae - Kahala	39	33	18%	$605,000	$605,500	0%
Waikiki	605	786	-23%	$472,500	$435,000	9%
Waipahu	145	137	6%	$485,000	$490,000	-1%
Windward Coast	14	33	-58%	$332,000	$361,199	-8%
SUMMARY	**3,548**	**3,732**	**-5%**	**$510,000**	**$510,000**	**0%**

TOP 10 # OF SALES
BY NEIGHBORHOOD

Condominium	2026	2025	% Change
Waikiki	605	786	-23%
Ala Moana - Kakaako	542	484	12%
Makiki - Moiliili	387	382	1%
Ewa Plain	304	324	-6%
Downtown - Nuuanu	237	259	-8%
Pearl City - Aiea	226	210	8%
Mililani	217	205	6%
Waipahu	145	137	6%
Kaneohe	126	144	-13%
Hawaii Kai	123	130	-5%



MEDIAN
DAYS ON THE MARKET
YEAR-TO-DATE

Source: https://www.hicentral.com/market-press-releases.php

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

OCTOBER OAHU

2026 YTD VS. **2025** YTD

RESIDENTIAL

Home Sales
2,482 ▲
vs 2025 **2,379** — **4%**

Median Sales Price
$1,180,000 ▲
vs 2025 **$1,150,000** — **3%**

Median Days on Market
16 Days ▼
vs 2025 **23 Days** — **-30%**

New Listings
3,447 ▼
vs 2025 **3,476** — **-1%**

Pending Sales
2,590 ▼
vs 2025 **2,624** — **-1%**

% of Original Listing Price Received
99.5% ▲
vs 2025 **98.5%** — **1%**

CONDOMINIUM

Condo Sales
3,548 ▼
vs 2025 **3,732** — **-5%**

Median Sales Price
$510,000 =
vs 2025 **$510,000** — **0%**

Median Days on Market
42 Days ▼
vs 2025 **44 Days** — **-5%**

New Listings
6,715 ▼
vs 2025 **6,948** — **-3%**

Pending Sales
3,686 ▼
vs 2025 **3,869** — **-5%**

% of Original Listing Price Received
96.7% =
vs 2025 **96.7%** — **0%**

Scan

Hawaii Buyer & Seller Guide

Source: HiCentral/Oahu MLS data. Data is deemed reliable, but not guaranteed.

Fidelity National Title & ESCROW OF HAWAII

Real Estate Market **OVERVIEW**

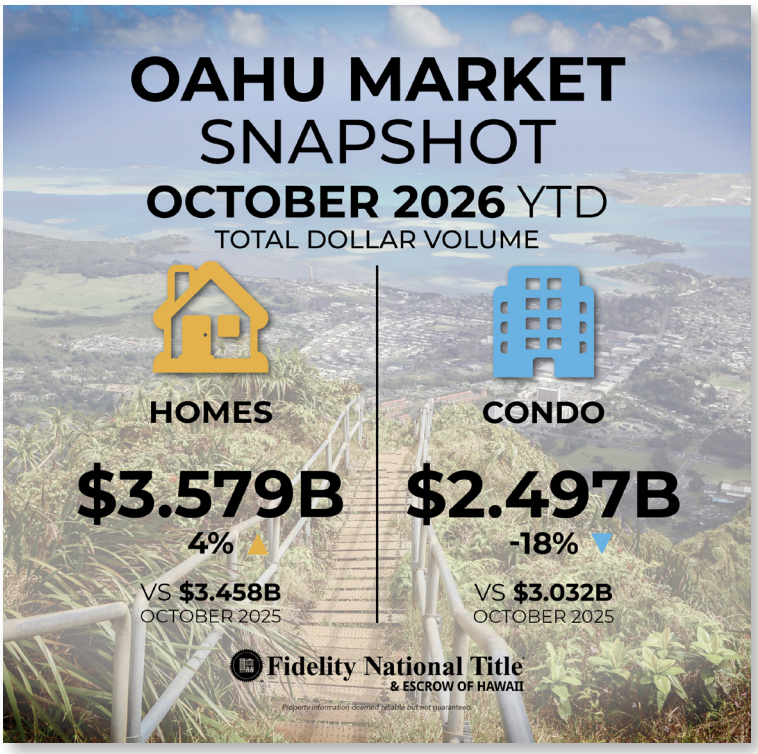
OCTOBER OAHU

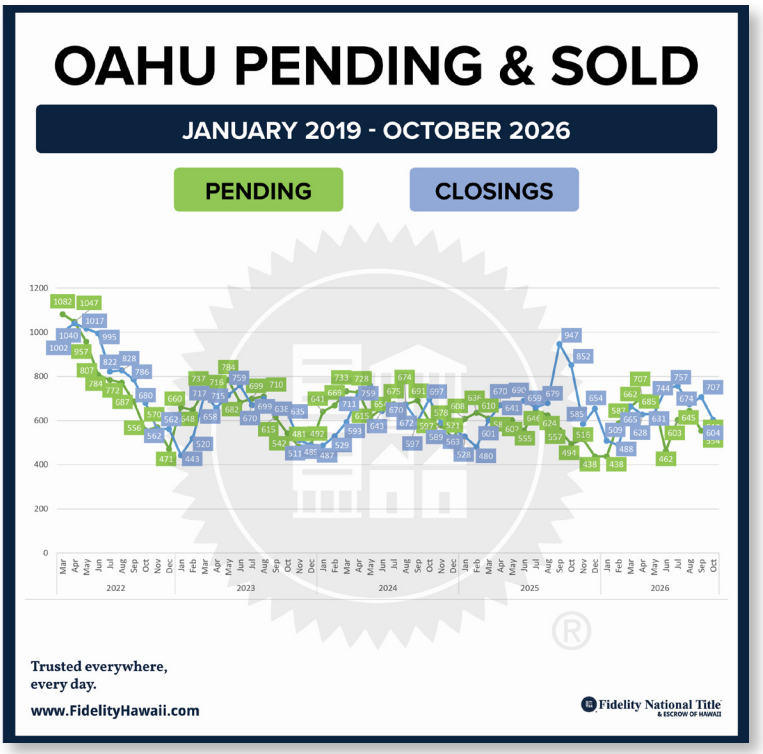
2026 YTD VS. **2025** YTD

OAHU MARKET SNAPSHOT









Source: HiCentral/Oahu MLS data. Data is deemed reliable, but not guaranteed.