



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT MAY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.6 M \$973.5 K

AVERAGE SOLD PRICE



\$2.4 M \$942.8 K

MAX SOLD PRICE



\$11.5 M \$2.3 M

% OF LIST PRICE RECEIVED



92.33% 96.85%

AVERAGE PRICE PER SQFT



\$1,151 \$940

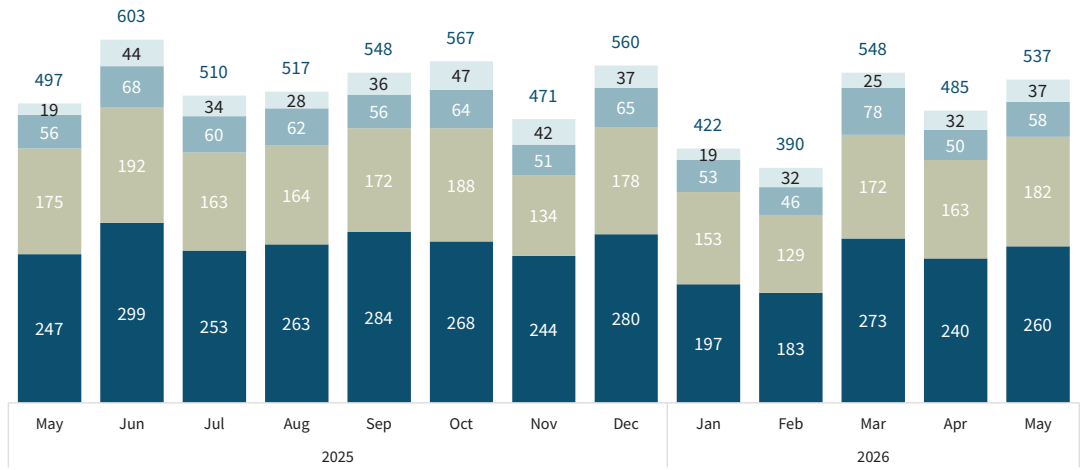
AVERAGE DOM



53 100

OAHU HAWAII MAUI KAUAI

SINGLE FAMILY HOMES



OF SALES

37

15.6% VS. LAST MONTH
94.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,550,000

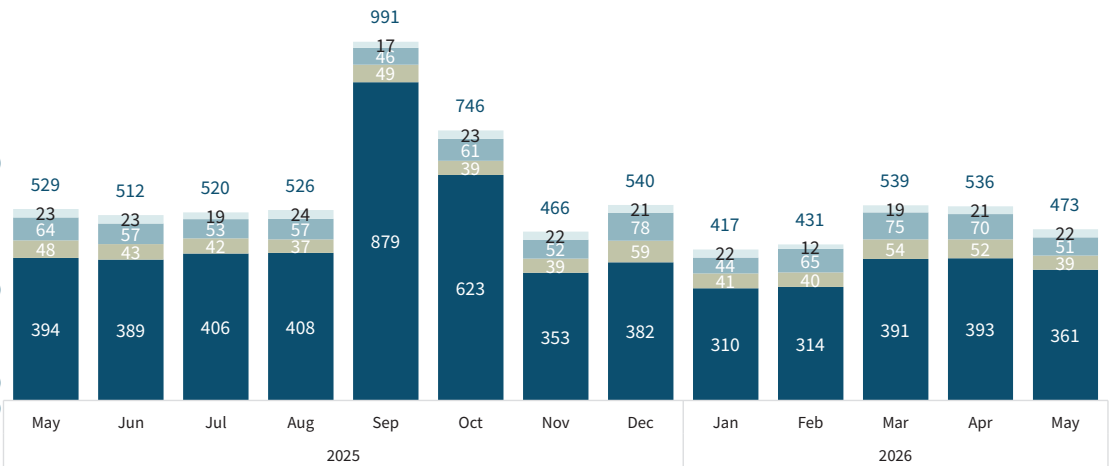
36.6% VS. LAST MONTH
40.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$87,306,603

66.7% VS. LAST MONTH
167.9% VS. LAST YEAR

CONDOMINIUM



OF SALES

22

4.8% VS. LAST MONTH
4.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$817,500

6.6% VS. LAST MONTH
6.6% VS. LAST YEAR

TOTAL \$ OF SALES

\$20,742,111

10.7% VS. LAST MONTH
15.4% VS. LAST YEAR

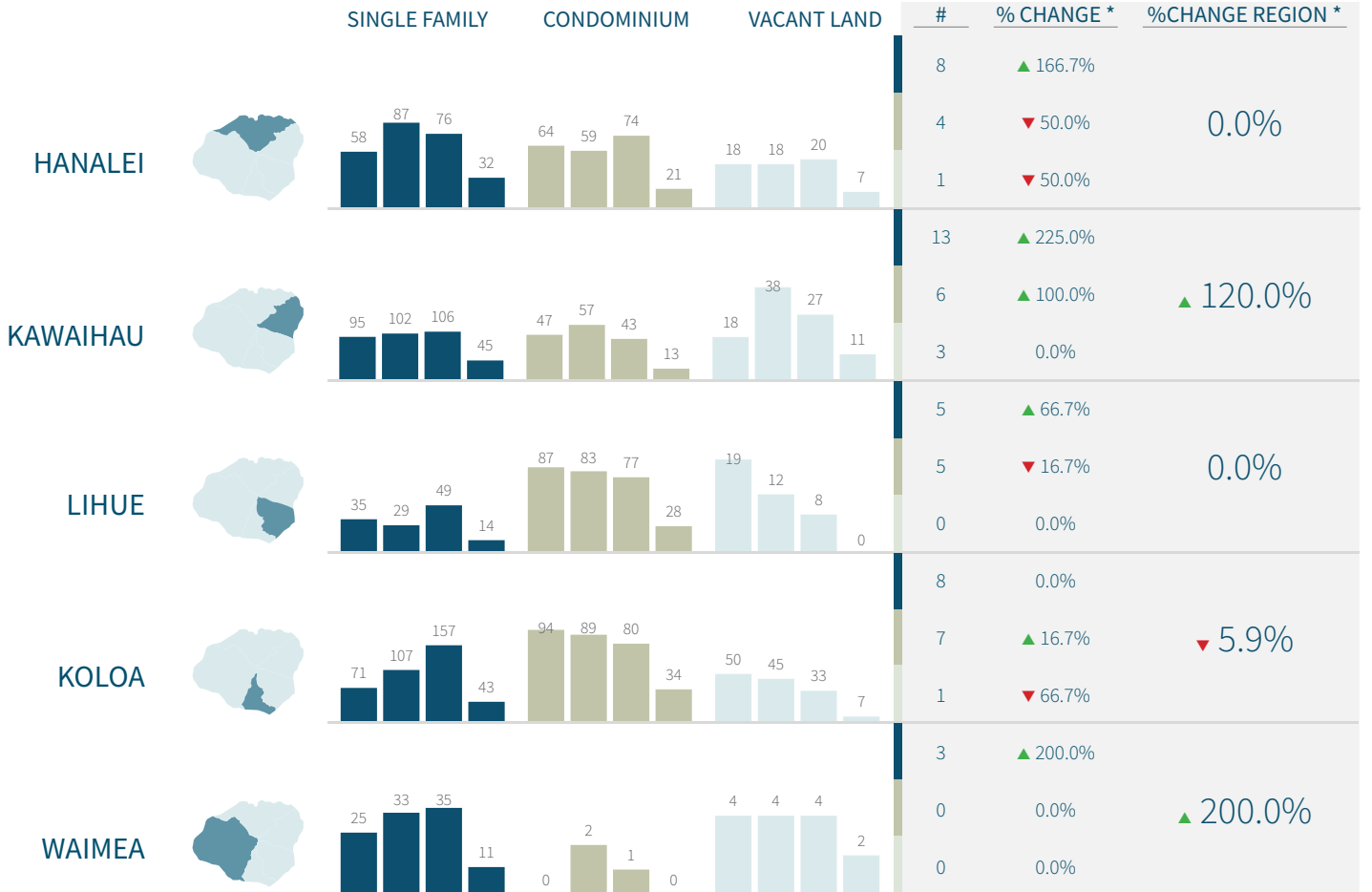
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

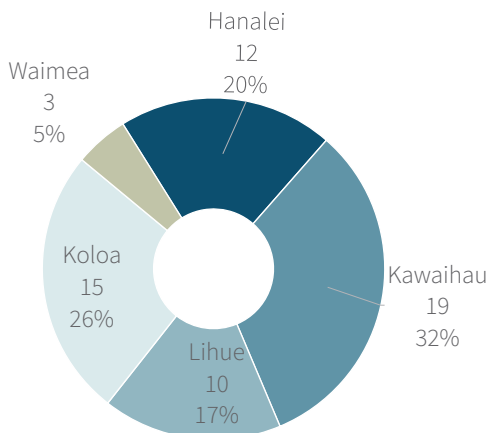
MONTH



**Year-over-year and current YTD shown

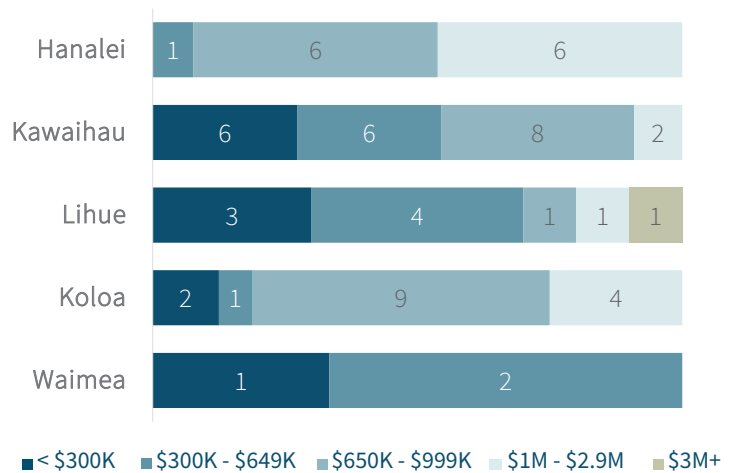
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



■ < \$300K ■ \$300K - \$649K ■ \$650K - \$999K ■ \$1M - \$2.9M ■ \$3M+

NEIGHBORHOOD SALES KAUAI

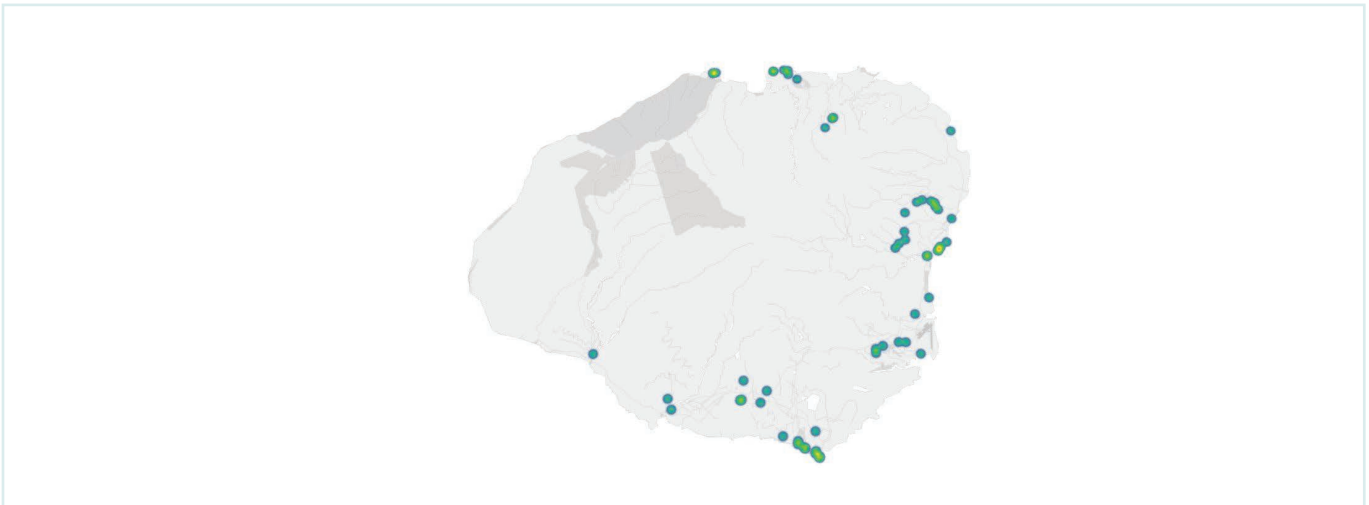
NEIGHBORHOOD COMPARISON

▲/▼ Increase/Decrease vs. Last Year

● \ - No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM			VACANT LAND		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
HANAIEI	8 ▲	\$35.7 M ▲	\$3.4 M ▲	4 ▼	\$6.0 M ▼	\$1.6 M ▲	1 ▼	\$1.1 M ▼	\$1.1 M ▼
KAWAIHAU	13 ▲	\$20.5 M ▲	\$1.1 M ▼	6 ▲	\$3.8 M ▲	\$489.0 K ▲	3 -	\$3.1 M ▲	\$620.0 K ▲
LIHUE	5 ▲	\$8.3 M ▲	\$909.0 K ▼	5 ▼	\$3.0 M ▼	\$595.0 K ▲	--	--	--
KOLOA	8 -	\$20.6 M ▲	\$2.4 M ▲	7 ▲	\$8.0 M ▲	\$1.2 M ▼	1 ▼	\$2.5 M ▼	\$2.5 M ▲
WAIMEA	3 ▲	\$2.3 M ▲	\$749.0 K ▼	--	--	--	--	--	--

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
PRINCEVILLE	6
WAILUA BEACH	4
WAINIHA	4
NAWILIWILI - NIUMALU	3
KOLOA BEACH	3
KALAPAKI	2
KAI IKENA SUBDIVISION	2
WAILUA RIVER LOTS	2
AGUIAR TRACT	2
LAWAI HOMESTEADS	2

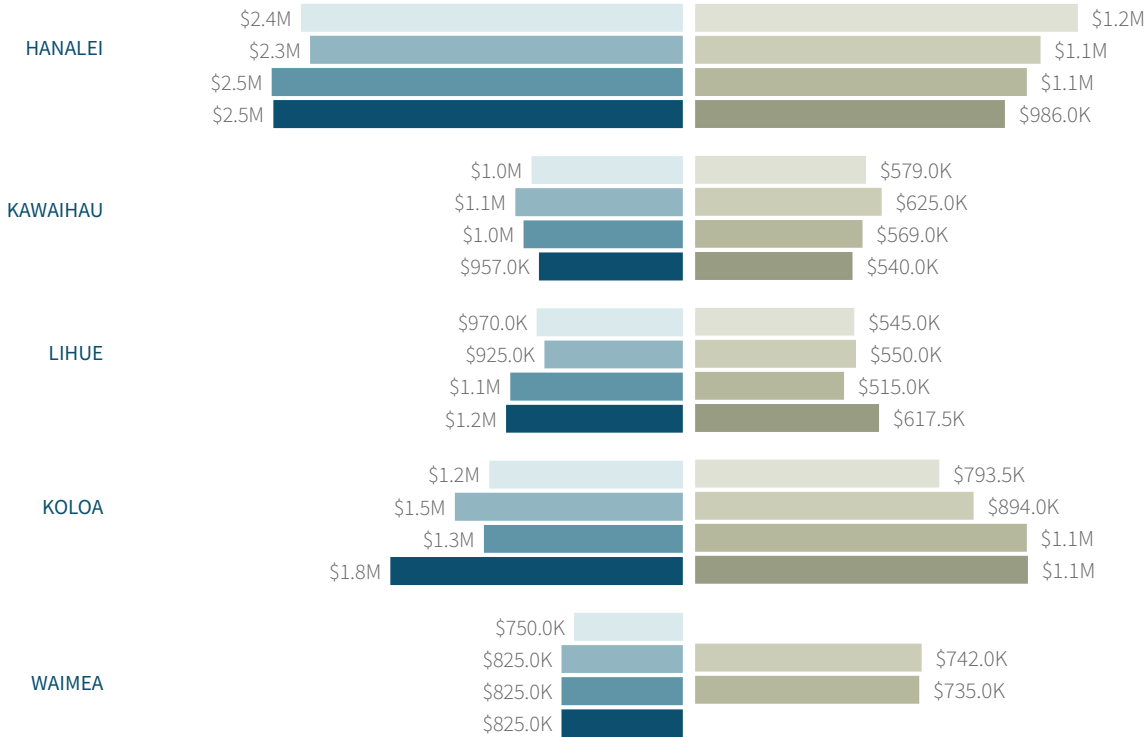
TOP CONDOMINIUMS	#
REGENCY HULEIA	2
MAKAHUENA	2
ISLANDER ON THE BEACH	2
PLANTATION HALE	2
HALELANI VILLAGE AT PUHI PH IB	1
KAUAI KAILANI	1
KAUAI BEACH RESORT	1
KAIULANI OF PRINCEVILLE	1
CLIFFS AT PRINCEVILLE	1
KALAPAKI VILLAS	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

145

⬇️ **6.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,325,000

⬆️ **15.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$298,730,532

⬆️ **17.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

96

⬇️ **23.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$787,500

⬇️ **12.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$93,086,725

⬇️ **30.2%** VS. LAST YEAR



VACANT LAND

OF SALES

27

⬇️ **42.6%** VS. LAST YEAR

MEDIAN SALES PRICE

\$725,108

⬇️ **32.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$37,274,108

⬇️ **52.9%** VS. LAST YEAR



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