



TITLE GUARANTY
HAWAII

KAUAI

RESIDENTIAL SALES REPORT AUGUST 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.0 M \$1.1 M

AVERAGE SOLD PRICE



\$1.9 M \$1.0 M

MAX SOLD PRICE



\$7.7 M \$2.0 M

% OF LIST PRICE RECEIVED



95.24% 96.10%

AVERAGE PRICE PER SQFT



\$895 \$946

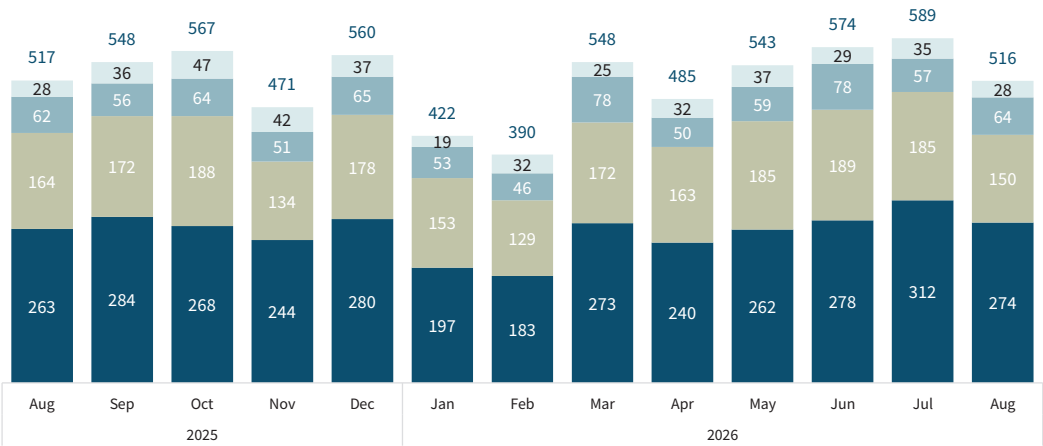
AVERAGE DOM



64 158

OAHU HAWAII MAUI KAUAI

SINGLE FAMILY HOMES



OF SALES

28

↓ 20.0% VS. LAST MONTH
0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,088,000

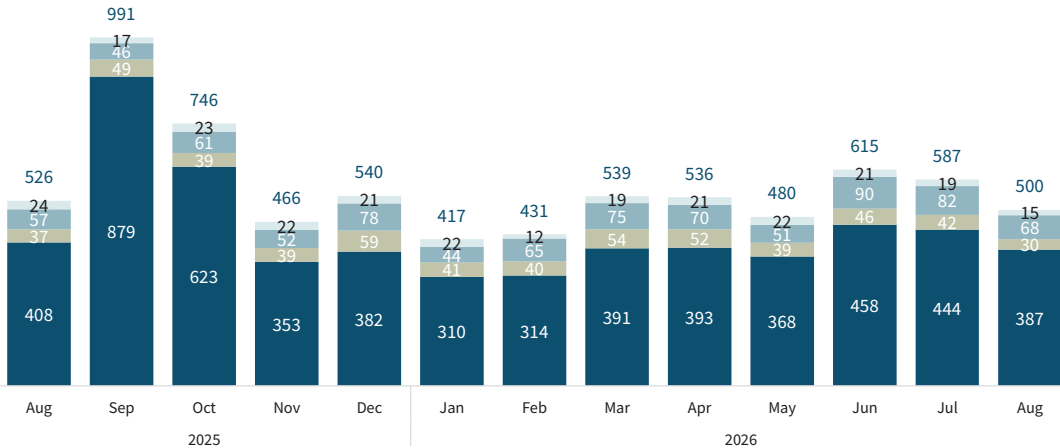
↓ 9.0% VS. LAST MONTH
↓ 8.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$52,053,750

↓ 15.0% VS. LAST MONTH
↓ 30.6% VS. LAST YEAR

CONDOMINIUM



OF SALES

15

↓ 21.1% VS. LAST MONTH
↓ 37.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$999,999

↑ 18.3% VS. LAST MONTH
↑ 27.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$15,526,499

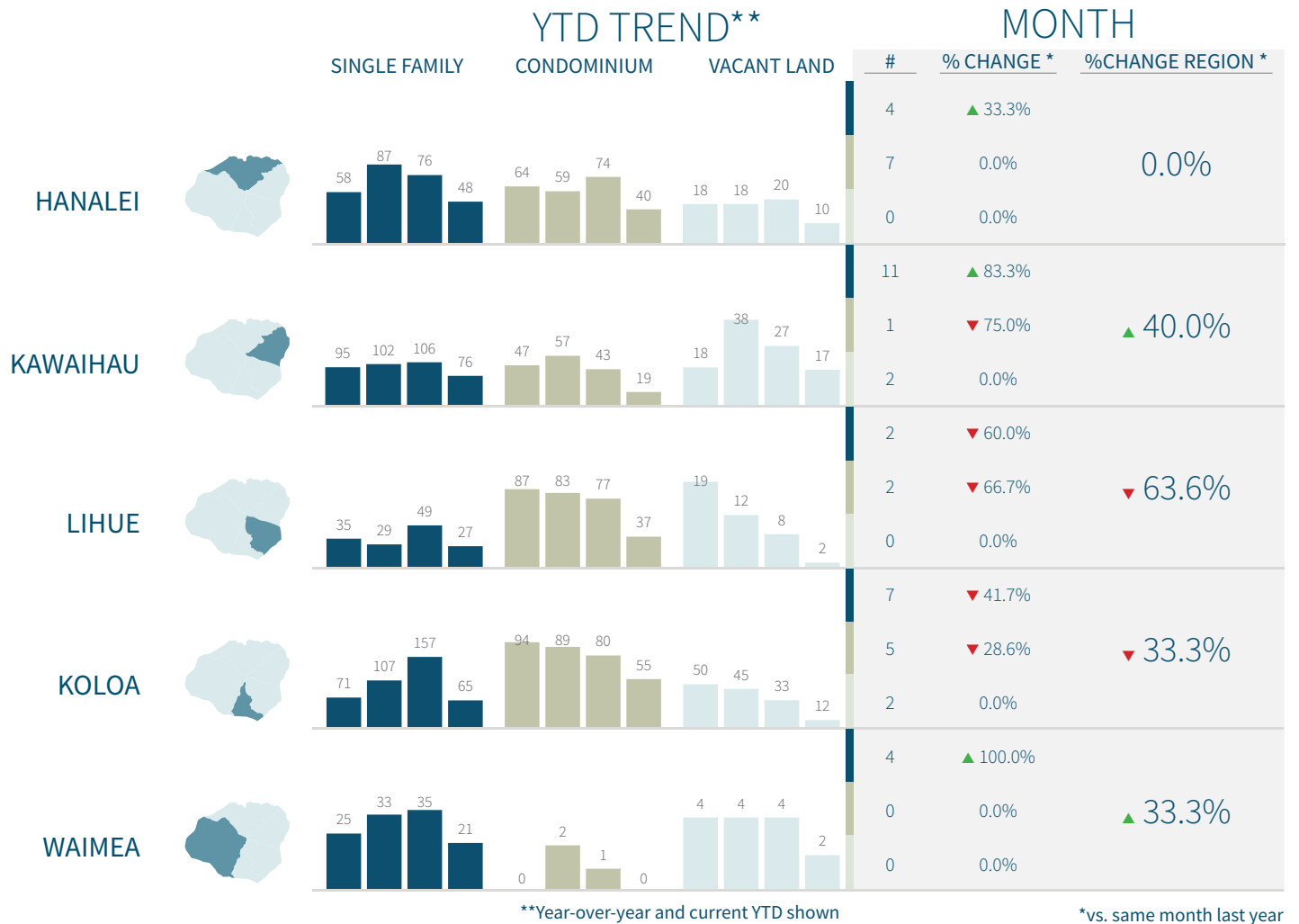
↓ 28.1% VS. LAST MONTH
↓ 19.4% VS. LAST YEAR

Information effective 9/1/2026

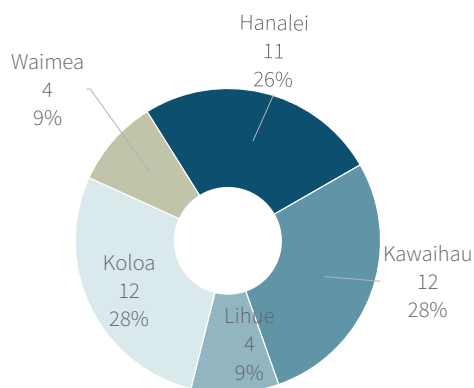


Vacant Land

■ Single Family ■ Condominium ■ Vacant Land

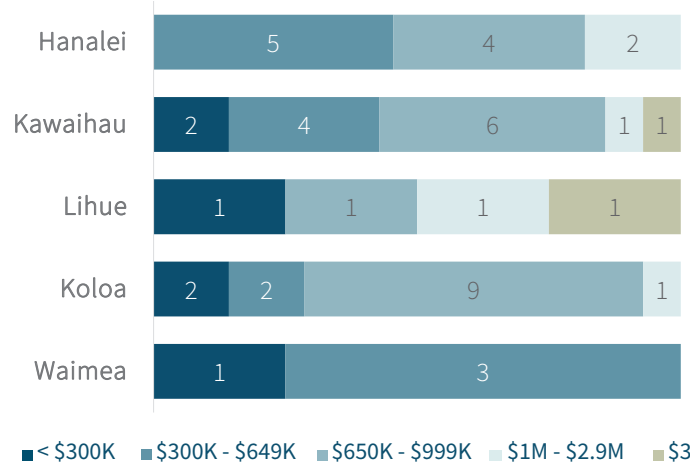


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES KAUAI

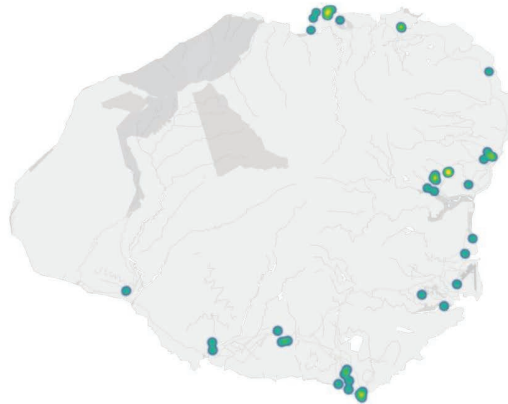
NEIGHBORHOOD COMPARISON

▲ ▼ 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
HANALEI	4 ▲	\$10.9 M ▼	\$2.3 M ▼	7 –	\$8.6 M ▲	\$1.0 M ▲	--	--	--
KAWAIHAU	11 ▲	\$15.4 M ▲	\$1.1 M ▲	1 ▼	\$560.0 K ▼	\$560.0 K ▼	2 –	\$650.0 K –	\$325.0 K –
LIHUE	2 ▼	\$4.2 M ▼	\$2.1 M ▲	2 ▼	\$875.0 K ▼	\$437.5 K ▼	--	--	--
KOLOA	7 ▼	\$18.6 M ▼	\$2.5 M ▲	5 ▼	\$5.5 M ▲	\$1.2 M ▲	2 –	\$2.0 M ▲	\$992.5 K ▲
WAIMEA	4 ▲	\$2.9 M ▲	\$760.0 K ▼	--	--	--	--	--	--

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

	#
PRINCEVILLE	8
HAWEA ESTATES	2
KOLOA BEACH	2
HOOLUANA AT KOHEA LOA	1
HANAMAULU & KALAPAKI	1
ILI OF KIKIAOLA & KIKIAOLA	1
HANALEI	1
HANAPEPE HEIGHTS HOUSE LOTS	1
ALIOMANU ESTATES	1
HANAPEPE TOWN LOTS	1

TOP CONDOMINIUMS

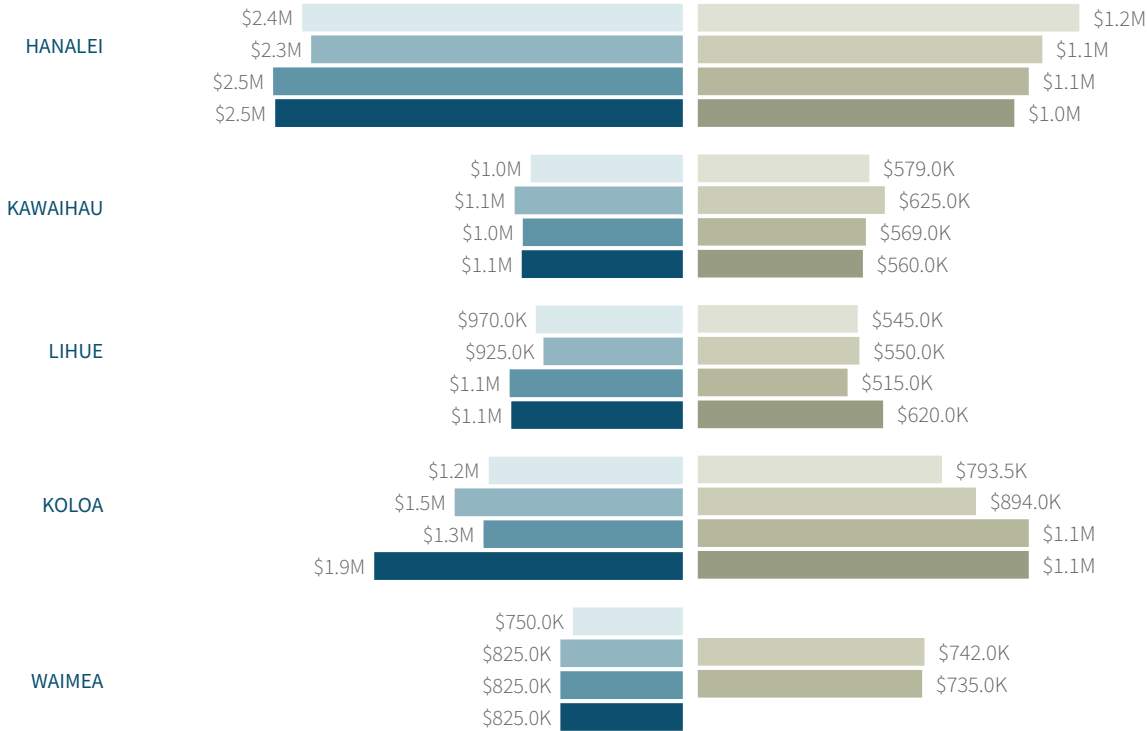
	#
KIAHUNA PH II	1
KAUAI BEACH RESORT	1
NIHILANI AT PRINCEVILLE RESORT	1
HANALEI BAY RESORT	1
KAWAIHAU SPORTS VILLA	1
HOOKENA AT PUHI	1
NIHI KAI VILLAS	1
KAIULANI OF PRINCEVILLE	1
CLIFFS AT PRINCEVILLE	1
KALAHEO PALI KAI	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

237

⬇️ **9.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,300,000

⬆️ **10.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$469,764,196

⬇️ **3.9%** VS. LAST YEAR



CONDOMINIUM

OF SALES

151

⬇️ **21.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$855,000

⬇️ **2.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$155,622,250

⬇️ **22.7%** VS. LAST YEAR



VACANT LAND

OF SALES

43

⬇️ **31.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$785,000

⬇️ **17.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$61,116,608

⬇️ **40.4%** VS. LAST YEAR



KATHERINE APAO
Account Manager
Kauai
(808) 652-7485
kapao@tghawaii.com

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www.tghawaii.com