

CENTRAL OAHU

RESIDENTIAL SALES REPORT
AUGUST 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$657.3 K

AVERAGE SOLD PRICE



\$1.4 M \$638.8 K

MAX SOLD PRICE



\$6.4 M \$10.5 M

% OF LIST
PRICE RECEIVED

99.30% 97.18%

AVERAGE PRICE PER SQFT



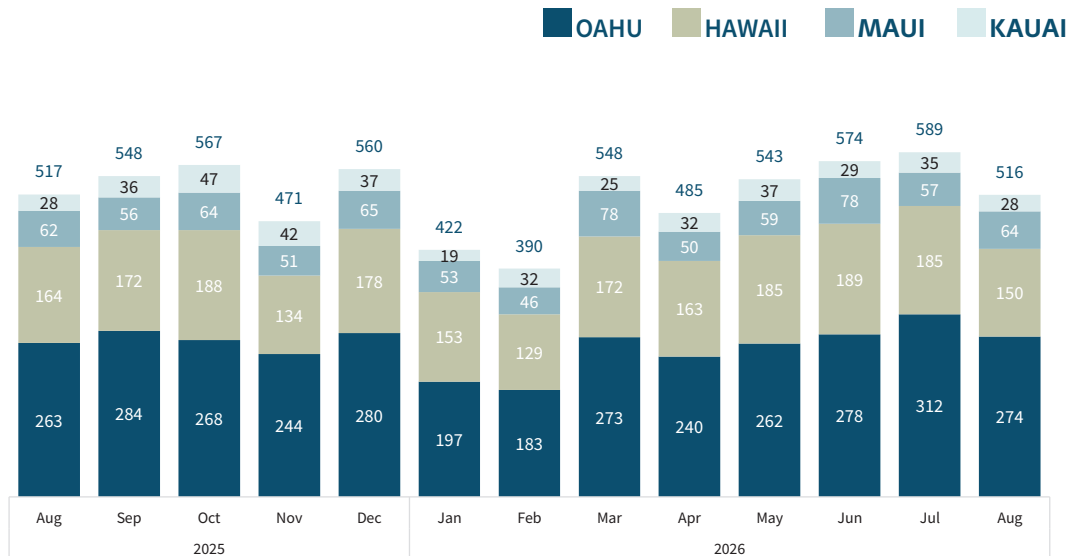
\$721.97 \$664.63

MEDIAN DOM



17 37

SINGLE FAMILY HOMES



OF SALES

274

↓ 12.2% VS. LAST MONTH
↑ 4.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,225,500

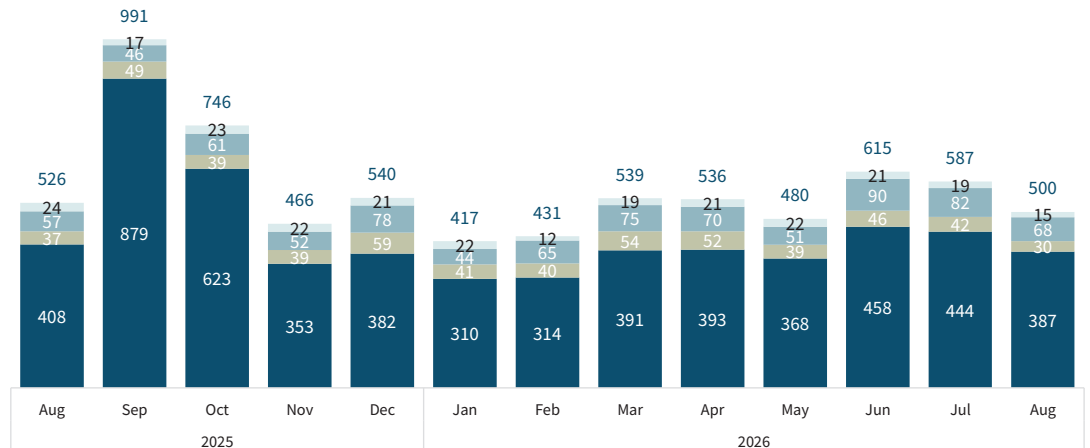
↑ 1.8% VS. LAST MONTH
↑ 10.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$381,994,819

↓ 15.4% VS. LAST MONTH
↑ 6.4% VS. LAST YEAR

CONDOMINIUM



OF SALES

387

↓ 12.8% VS. LAST MONTH
↓ 5.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$523,000

↑ 1.2% VS. LAST MONTH
↑ 0.1% VS. LAST YEAR

TOTAL \$ OF SALES

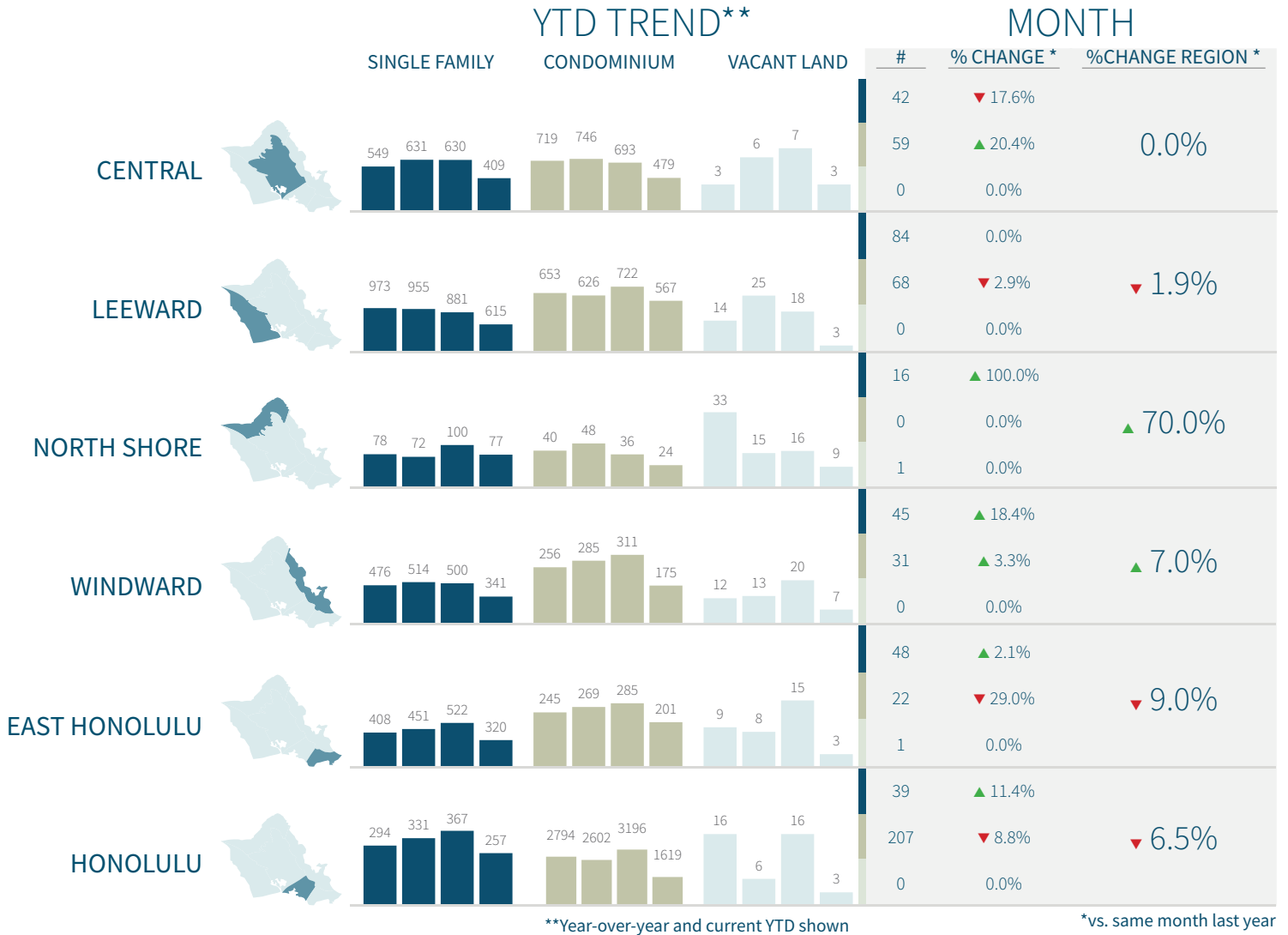
\$247,197,378

↓ 12.8% VS. LAST MONTH
↓ 12.6% VS. LAST YEAR

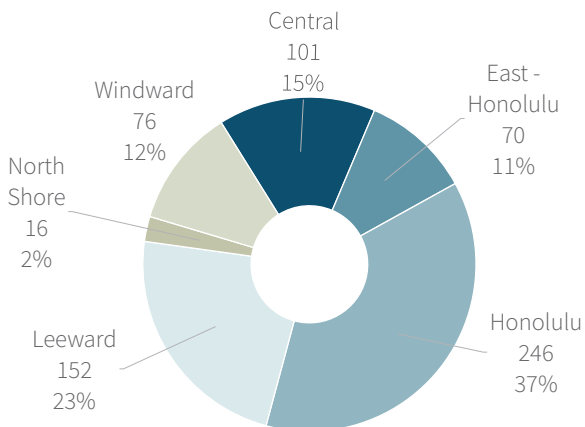
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

Single Family Condominium Vacant Land

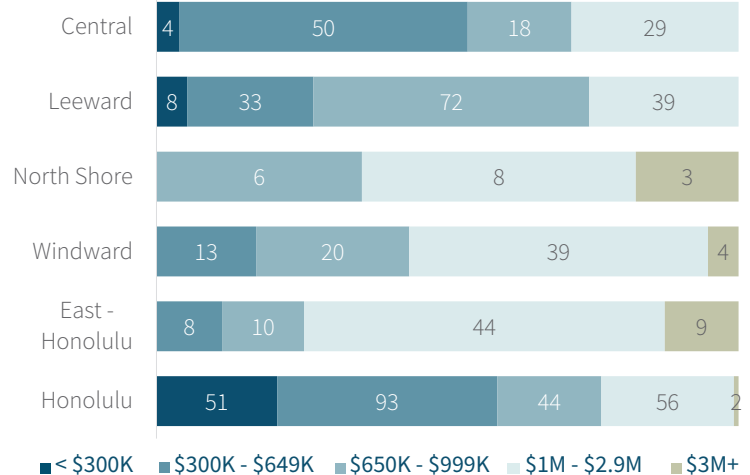


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



NEIGHBORHOOD SALES CENTRAL OAHU

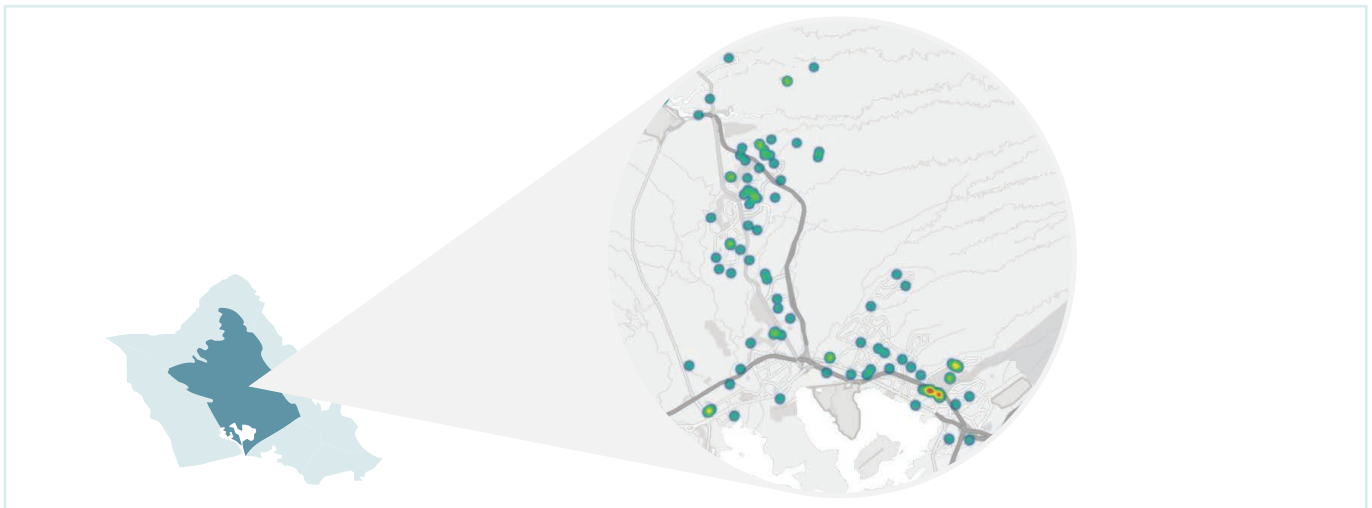
NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year

● - No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
PEARLRIDGE	--	--	--	19 ▲	\$7.7 M ▲	\$389.5 K ▼
MILILANI AREA	10 ▲	\$12.2 M ▲	\$1.2 M ▲	8 ▼	\$4.7 M ▲	\$610.0 K ▲
MILILANI MAUKA	5 ▼	\$7.9 M ▼	\$1.5 M ▲	3 ▼	\$1.9 M ▼	\$535.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	1 -	\$975.0 K -	\$975.0 K -	4 ▼	\$1.7 M ▼	\$392.5 K ▲
WAIKELE	2 -	\$2.0 M ▼	\$1.0 M ▼	3 ▼	\$1.9 M ▼	\$641.0 K ▲
PEARL CITY-UPPER	4 ▼	\$4.3 M ▼	\$1.0 M ▼	1 -	\$399.0 K -	\$399.0 K -
WAIPAHU-LOWER	1 ▼	\$675.0 K ▼	\$675.0 K ▼	3 -	\$977.0 K ▼	\$339.0 K ▲
LAUNANI VALLEY	1 -	\$1.1 M ▲	\$1.1 M ▲	3 ▲	\$1.5 M ▲	\$489.0 K ▼
KOA RIDGE	3 ▲	\$3.9 M ▲	\$1.3 M ▲	1 -	\$552.9 K -	\$552.9 K -
PACIFIC PALISADES	3 -	\$3.0 M ▲	\$1.0 M ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	6
KAONOHU STREET	5
WIKAO STREET	4
LUMIAUUA STREET	3
WAIPAHU STREET	3
MOANALUA ROAD	3
KAMEHAMEHA HIGHWAY	2
IHO PLACE	2
CALIFORNIA AVENUE	2
KIPAPA DRIVE	2

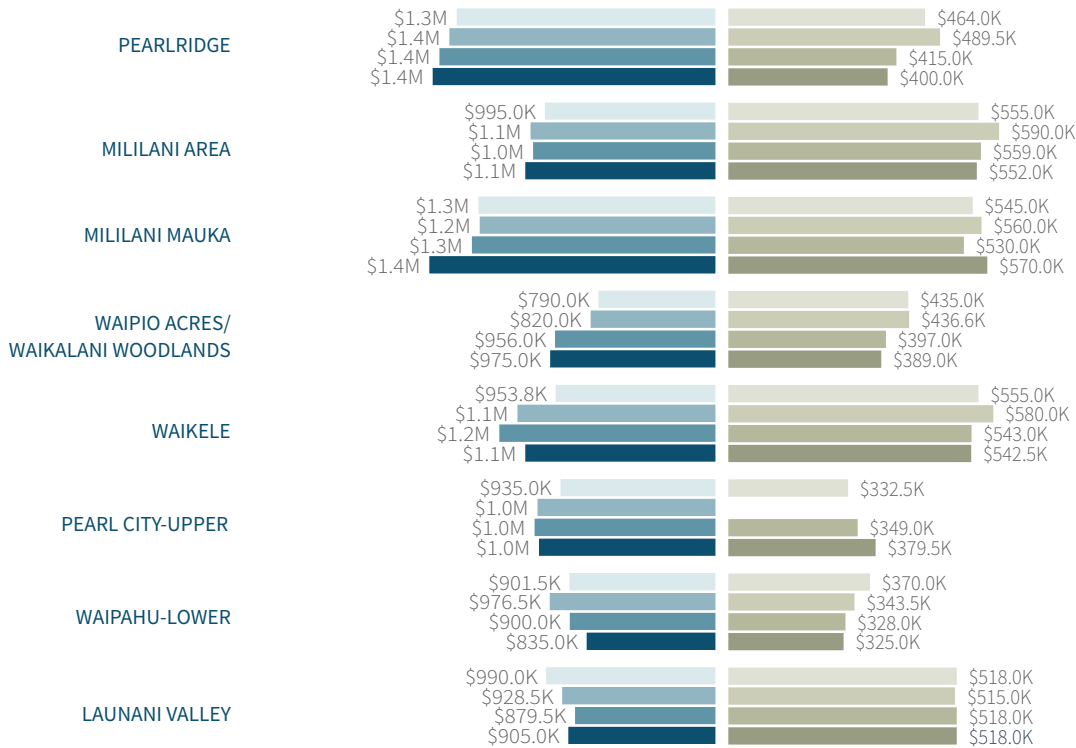
TOP CONDO	#
PEARL RIDGE GDNS & TWR	4
RIDGEWAY B1	3
RIDGE AT LAUNANI VALLEY	3
PARK AT PEARLRIDGE	2
NORTHBROOK-MELEMANU	2
COLONNADE ON THE GREENS	2
HIDDEN VALLEY ESTS	2
KEMOO BY LAKE	2
CENTURY PARK PLAZA	2
KUNIA PALMS	2

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

409

↑ **1.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,050,000

↑ **5.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$446,513,041

↑ **5.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

479

↑ **7.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$475,000

↓ **2.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$228,840,125

↑ **5.7%** VS. LAST YEAR



VACANT LAND

OF SALES

3

↓ **40.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

↑ **21.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$2,560,000

↓ **19.7%** VS. LAST YEAR



ANNE JELEA DANG

Senior Account Manager

(808) 208-2732

annejelea.dang@tghawaii.com

TG

TITLE GUARANTY
HAWAII

www.tghawaii.com