



TITLE GUARANTY HAWAII

METRO OAHU RESIDENTIAL SALES REPORT FEBRUARY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$685.8 K

AVERAGE SOLD PRICE



\$1.4 M \$662.8 K

MAX SOLD PRICE



\$8.9 M \$11.6 M

% OF LIST PRICE RECEIVED



97.89% 96.64%

AVERAGE PRICE PER SQFT



\$739.38 \$685.10

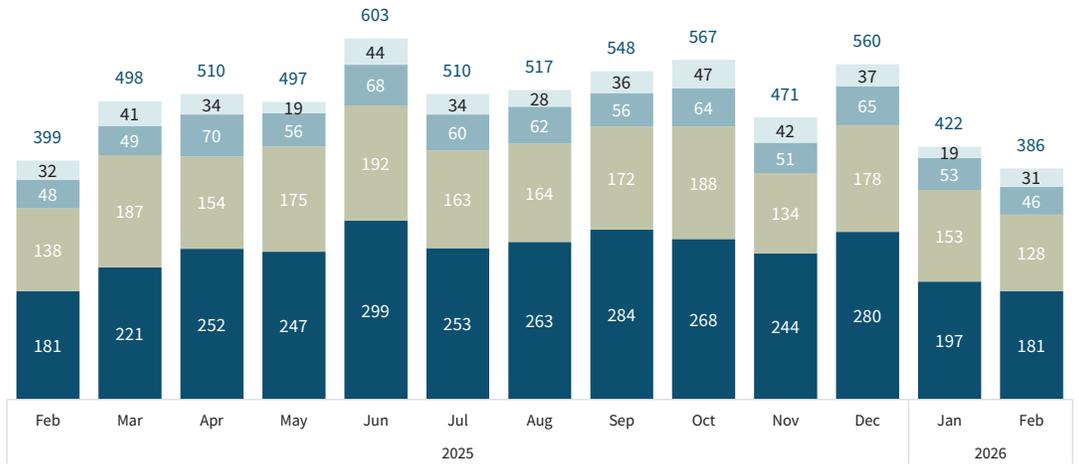
MEDIAN DOM



19 55

OAHU HAWAII MAUI KAUAI

SINGLE FAMILY HOMES



OF SALES

181

8.1% VS. LAST MONTH 0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,200,000

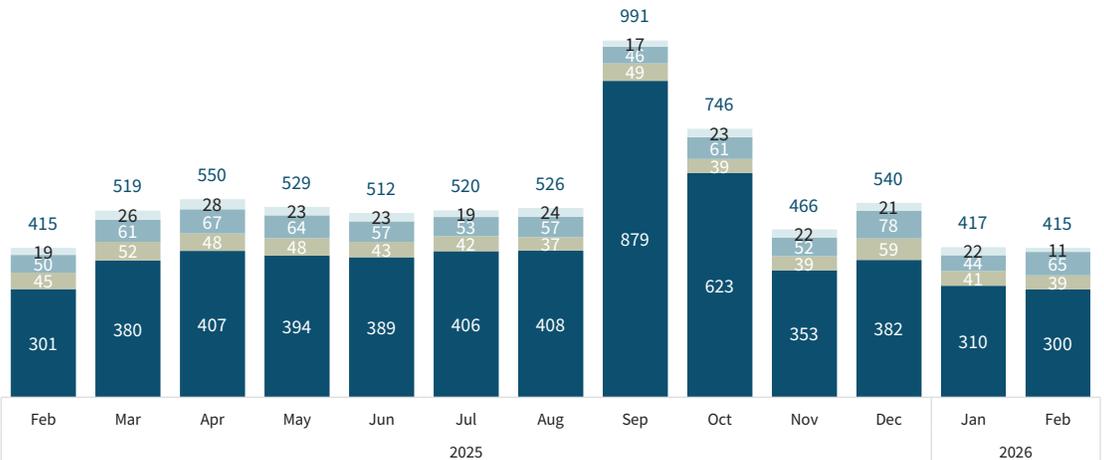
6.7% VS. LAST MONTH 4.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$257,415,362

6.4% VS. LAST MONTH 4.0% VS. LAST YEAR

CONDOMINIUM



OF SALES

300

3.2% VS. LAST MONTH 0.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$509,240

4.4% VS. LAST MONTH 2.1% VS. LAST YEAR

TOTAL \$ OF SALES

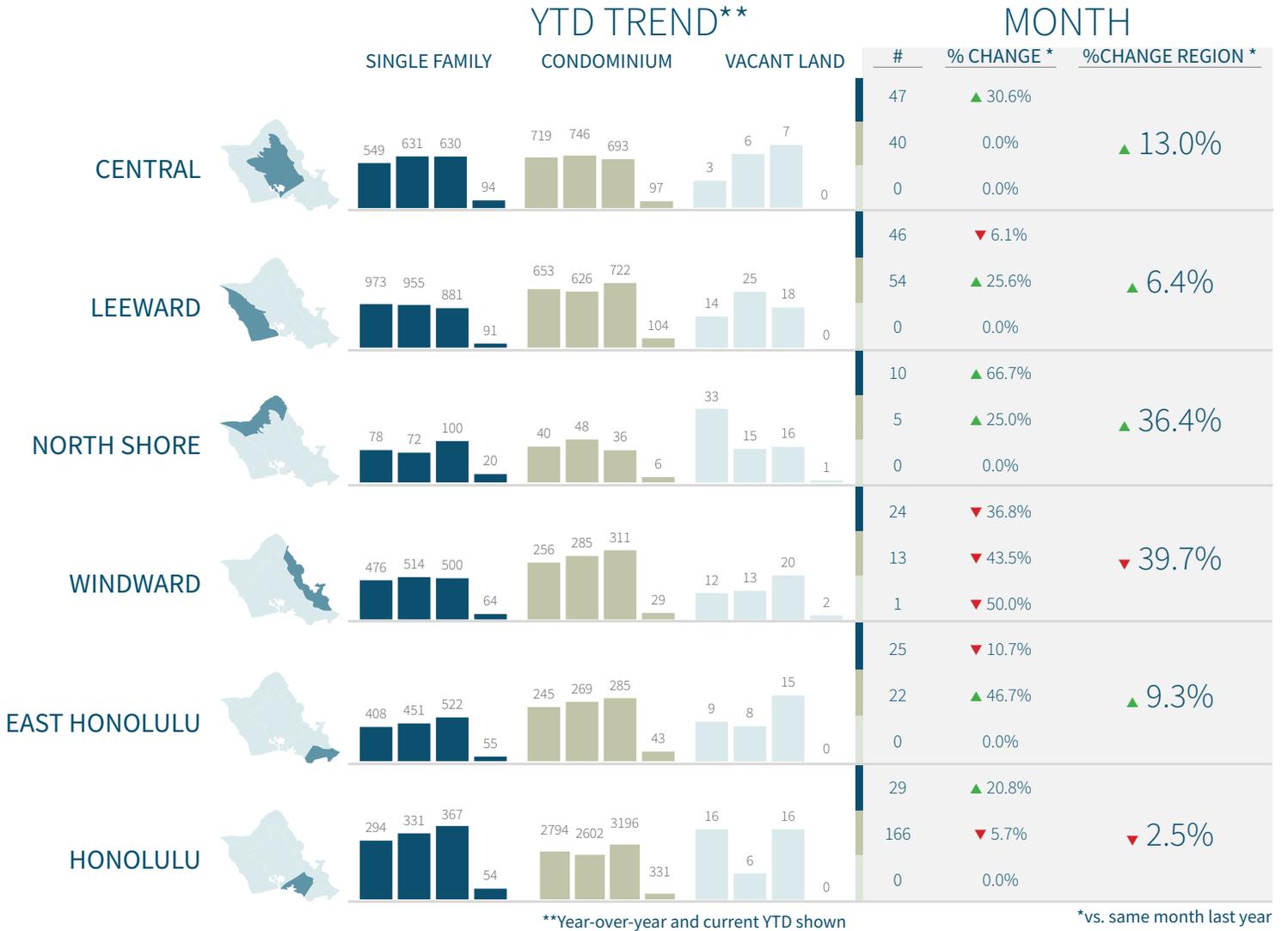
\$198,840,842

6.8% VS. LAST MONTH 8.8% VS. LAST YEAR

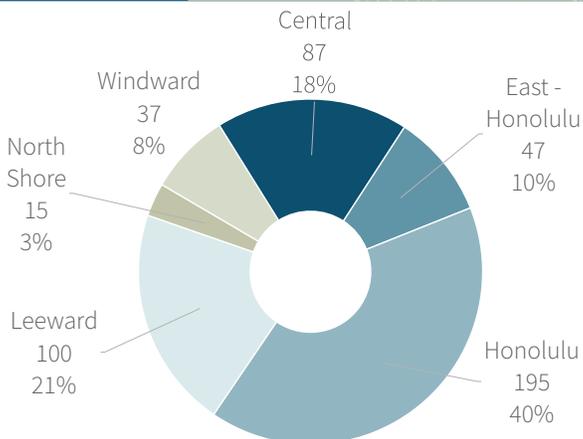
REGIONAL SALES METRO OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

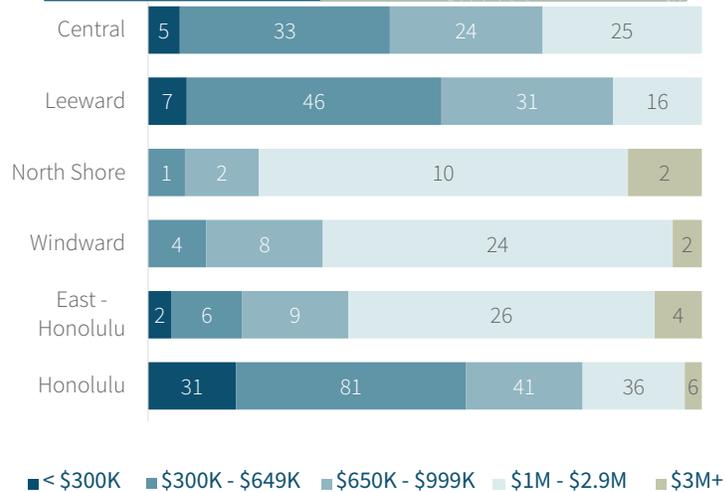


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES METRO OAHU

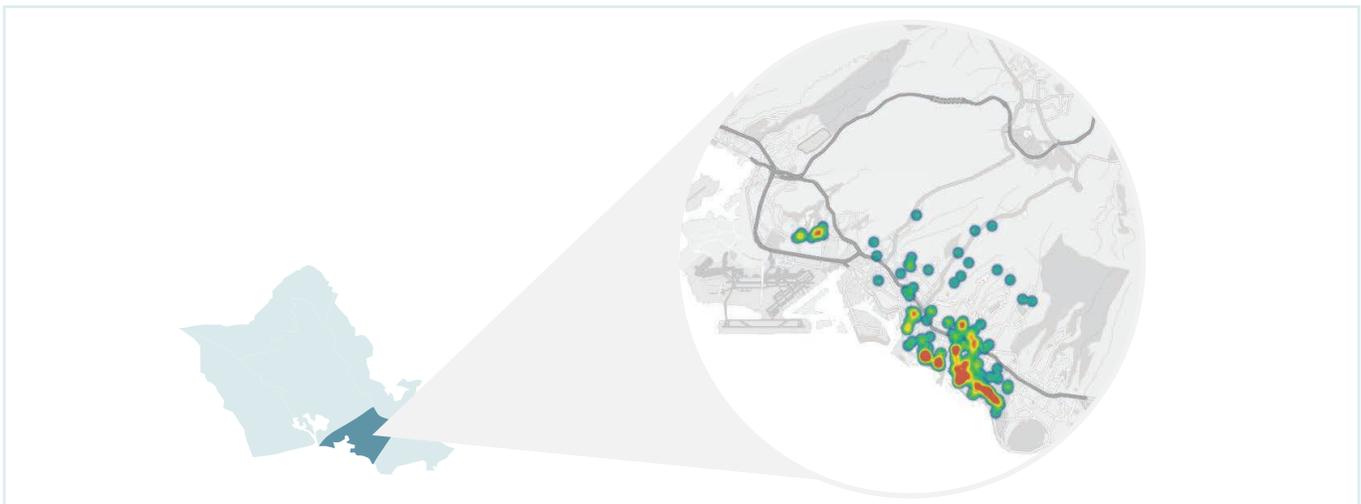
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WAIKIKI	--	--	--	50 ▼	\$26.7 M ▼	\$392.0 K ▼
KAKAAKO	--	--	--	29 ▼	\$34.5 M ▲	\$850.0 K ▼
SALT LAKE	1 -	\$1.0 M ▼	\$1.0 M ▼	13 ▲	\$5.3 M ▲	\$400.0 K ▲
DOWNTOWN	--	--	--	11 ▲	\$5.0 M ▲	\$380.0 K ▲
MAKIKI AREA	--	--	--	11 -	\$3.8 M ▼	\$338.0 K ▲
ALA MOANA	--	--	--	8 ▼	\$21.3 M ▲	\$529.5 K ▲
PAWAA	--	--	--	6 ▲	\$5.5 M ▲	\$927.5 K ▲
PUNAHOU	--	--	--	6 ▲	\$2.9 M ▲	\$412.5 K ▼
MCCULLY	2 -	\$1.9 M -	\$952.5 K -	4 ▲	\$700.0 K ▲	\$158.0 K ▼
MOILILI	--	--	--	5 ▲	\$2.7 M ▲	\$475.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS	#
ALA MOANA BOULEVARD	23
ALA WAI BOULEVARD	9
LIONA STREET	6
NUUANU AVENUE	6
AUahi STREET	6
KALAKAUA AVENUE	6
SEASIDE AVENUE	5
WILDER AVENUE	5
KAPIOLANI BOULEVARD	5
OHUA AVENUE	4

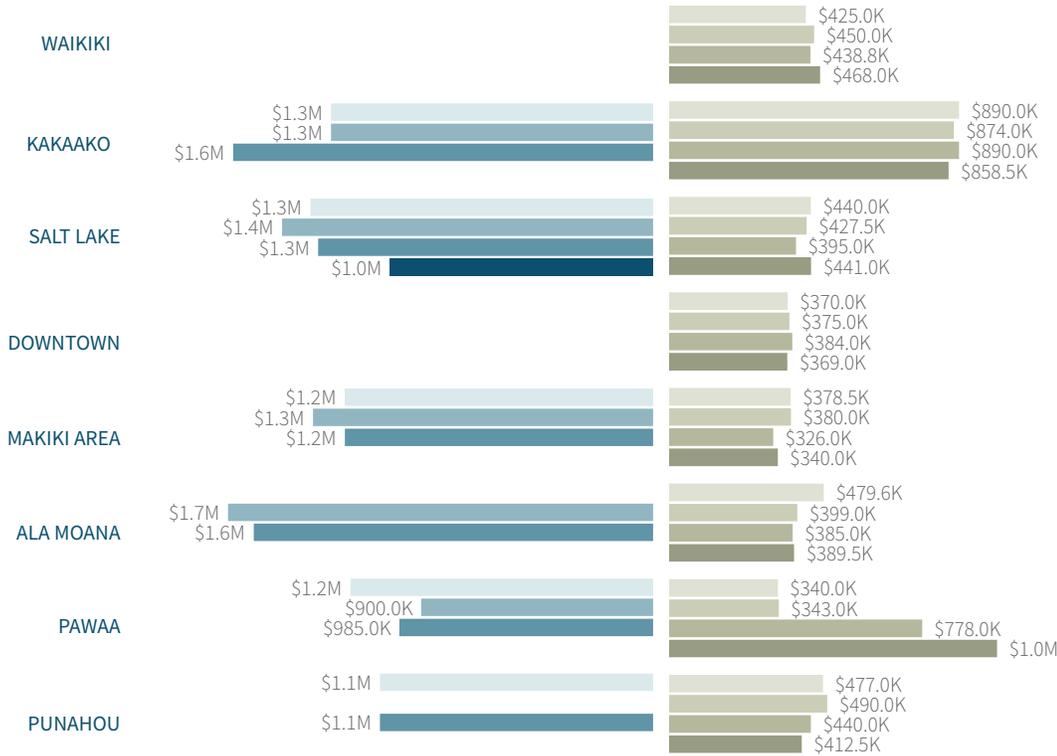
TOP CONDO	#
THE PARK ON KEEAUMOKU	6
WAIKIKI BANYAN	4
ILIKAI APT BLDG	4
KOULA	4
DISCOVERY BAY	3
ISLAND COLONY	3
CENTURY CENTER	3
HARBOR SQUARE	3
AE'O	3
HAWAII TOWER	3

YEAR TO DATE METRO OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

OF SALES

54

↑ **12.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,284,000

↓ **3.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$79,094,150

↑ **26.8%** VS. LAST YEAR

CONDOMINIUM

OF SALES

331

↓ **7.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$490,000

↑ **6.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$245,708,993

↑ **7.4%** VS. LAST YEAR

VACANT LAND

OF SALES

0

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$0

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$0

0.0% VS. LAST YEAR



PETER PAFFRATH

Account Manager

Metro Oahu

(808) 285-3257

peter.paffrath@tghawaii.com



KALA EVANS

Account Manager

Metro Oahu

(808) 439-5691

kala.evans@tghawaii.com



TITLE GUARANTY
HAWAII

www.tghawaii.com