Single-Family		Condominium	
$1,170,000	MEDIAN PRICE	$498,500	MEDIAN PRICE
233	SALES	336	SALES
18	DAYS ON MARKET	47	DAYS ON MARKET
864	ACTIVE LISTINGS	2,680	ACTIVE LISTINGS
34.8%	BID-UPS	13.7%	BID-UPS
329	NEW LISTINGS	657	NEW LISTINGS

Final stats for October 2026 are subject to change in the MLS.

Locations MARKET REPORT OCTOBER 2026

MONTHLY MARKET RECAP

- In October 2026, the Oahu median single-family home price was unchanged from a year ago, at $1,170,000. The median condo price decreased by six percent to $498,000. Year-to-date, median home prices are up three percent, and condo prices are flat.
- October sales were down 10 percent for homes and 24 percent for condos compared to the same month last year, which saw unusually high activity. Year-to-date, sales are following typical seasonal trends, up three percent for homes, and down five percent for condos.
- There were 864 homes and 2,680 resale condos for sale at the end of October. Home inventory is up five percent from last year, and condo inventory is up 11 percent from last year; however, inventory dropped off early last year compared to a typical year.
- Months of Remaining Inventory in October 2026 is low and steady for homes at 3.5 months and rising for condos at 7.6 months. Demand is strong for homes and softer for condos.
- Single-family homes were on the market for a median of just 18 days in October 2026, while condos were on the market for a median of 47 days. Homes are going into escrow in record time this year, compared to the past several years.
- In October 2026, 34.8 percent, or more than one in three homes sold, and 16.1 percent, or about one in six condos sold, were bid up over asking price. Demand for homes in 2026 is now 14 percent higher than last year, while demand for condos is five percent higher than last year.

Locations' Research Department currently tracks sales activity for more than 350 Oahu neighborhoods.



JAMES S. MORE (CRS)
REALTOR® | RB-6754
Cel: 808-222-3949

Email: Jim@MoreHawaii.com
Web: Jimmore.com
Web: MoreHawaii.com