

Locations

MARKET REPORT
MARCH 2026

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

MONTHLY MARKET RECAP

- In March 2026, the Oahu single-family home median price of \$1,200,000 was up four percent from the previous year. The condo median price of \$510,000 was up two percent from last year. Home prices have been trending slightly higher in 2026, while condo prices are about even with last year.
- Single-family home sales were 23 percent higher than March 2025, while condo sales were five percent lower—generally following typical seasonal trends. Year-to-date, home sales are up nine percent, and condo sales are down four percent.
- There were 748 single-family homes and 2,395 condos listed for sale at the end of March 2026. Home inventory is now eight percent lower than last year, while condo inventory is less than one percent higher.
- Months of Remaining Inventory (MRI) in March 2026 was 3.0 months for homes and 6.5 months for condos. Demand is level for both homes and condos; however, demand for condos is trending stronger than last year.
- The median Days on Market (DOM) in March 2026 was 20 days for homes and 43 days for condos. Market times have quickened in the condo market since the beginning of the year.
- In March 2026, 26.7 percent of homes and 15.7 percent of condos sold were bid up over the asking price—about one in every four homes and one in every six condos. Condo demand has been increasing since the beginning of the year.

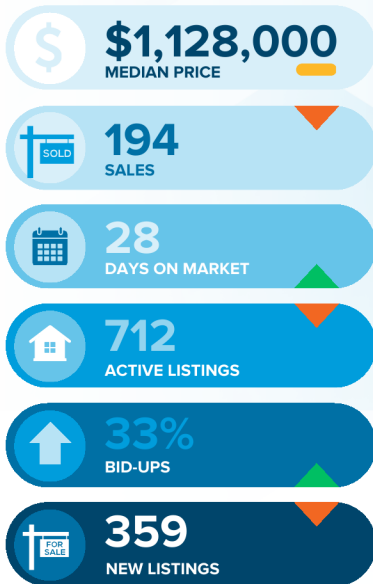
Locations’ Research Department currently tracks sales activity for more than 350 Oahu neighborhoods.

If you would like more information on a specific neighborhood, please contact your agent.



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Single-Family



Condominium



Locations MARKET REPORT JANUARY 2026

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

MONTHLY MARKET RECAP

- In January 2026, the Oahu single-family home median price of \$1,128,000 was even with the previous year. The condo median price of \$529,000 was down one percent from last year.
- Single-family home sales were down three percent from a year ago in January 2026, while condo sales fell by six percent. Sales are following typical seasonal trends.
- There were 712 single-family homes and 2,297 condos listed for sale at the end of January 2026. Home inventory is now eight percent lower than last year. Condo inventory is up seven percent over last year, but declining.
- Months of Remaining Inventory (MRI) in January 2026 was 2.9 months for homes and 6.2 months for condos. Demand for homes is increasing, while demand for condos remains balanced with supply.
- The median Days on Market (DOM) in January 2026 was 28 days for homes and 50 days for condos. Market times have been quickening over the past seven months; however, the condo market continues to show softer demand conditions.
- Competitive pressure continues. In January 2026, 33 percent of homes and 9.6 percent of condos sold were bid up over the asking price—one in every three homes and one in every 10 condos—marking the highest January for homes in four years and the lowest month for condos in five years.

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