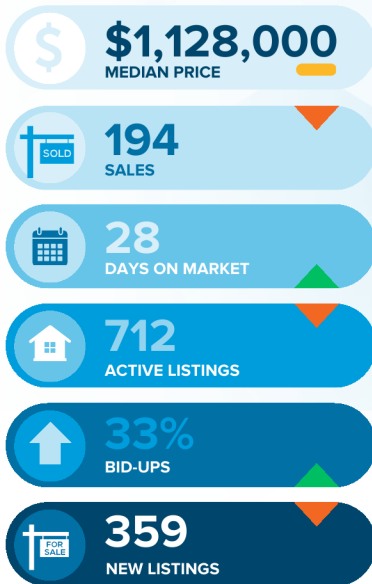


Single-Family



Condominium



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



Locations MARKET REPORT JANUARY 2026

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.

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



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