

Kapolei 96707

ZIP code · HI · Hawaii > Honolulu County > Kapolei

BUYER'S MARKET

\$853K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

417

SALES (12 MO)

\$863K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



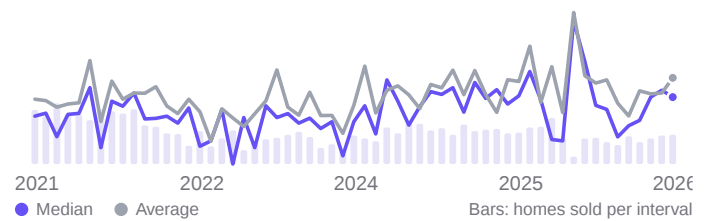
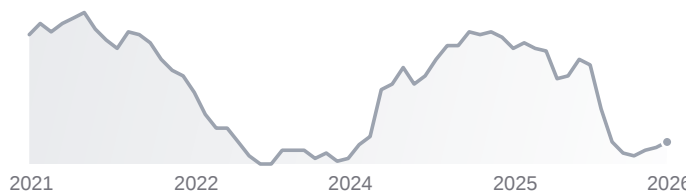
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$845K · Average \$916K

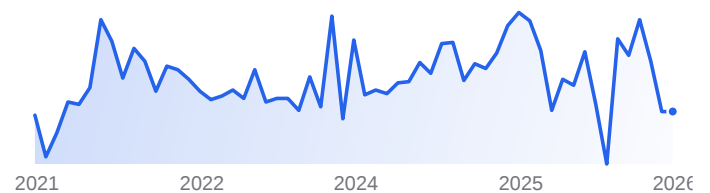
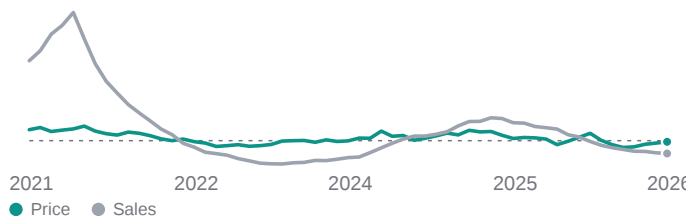


Growth (year over year)

Price -2.4% · Sales -26.8%

Price per square foot

\$597/ft²

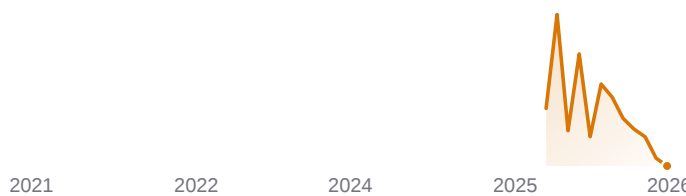


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

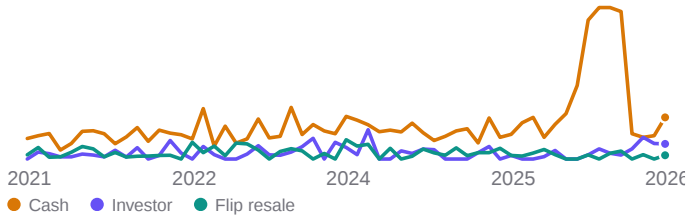
3.1%



BUYERS & OUTCOMES

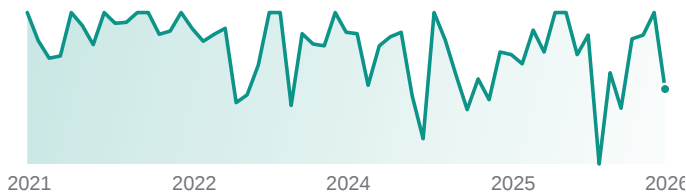
Buyer mix

Cash 28% · Investor 10% · Flip resale 2.5%



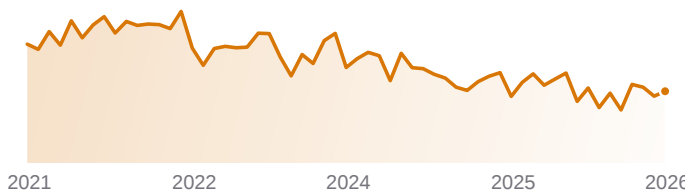
Sellers who sold at a gain

88%

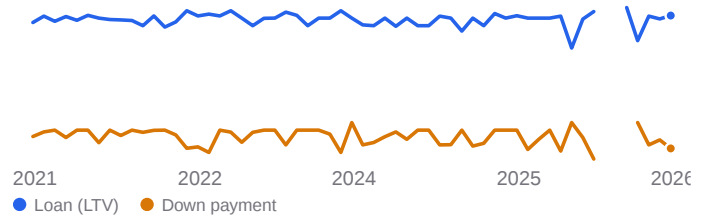


Median annualized return at resale

+3.6%

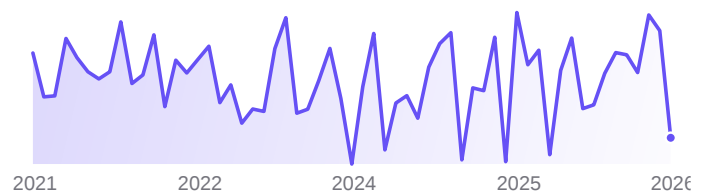


Financing (share of purchase price) Loan (LTV) 97% · Down payment 7.7%



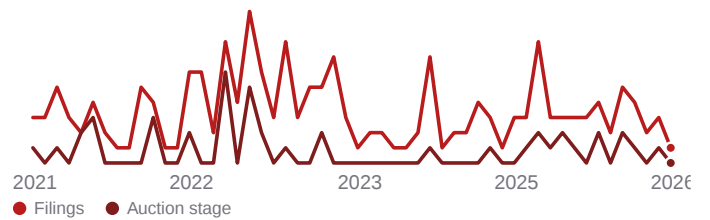
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,388
Median value (AVM)	\$863K
Median size	1,377 ft²
Median bedrooms	3
Median year built	1996
Single family	63%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	34%
Median loan-to-value	53%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	47,921
Density	904 / mi²
Median household income	\$108K
Average household income	\$143K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	0
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	9.0%
Unemployment	0.8%
Average temp	74°F
Annual precip	28 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.