

Wahiawa 96786

ZIP code · HI · Hawaii > Honolulu County > Wahiawa

BUYER'S MARKET

\$727K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

104

SALES (12 MO)

\$761K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



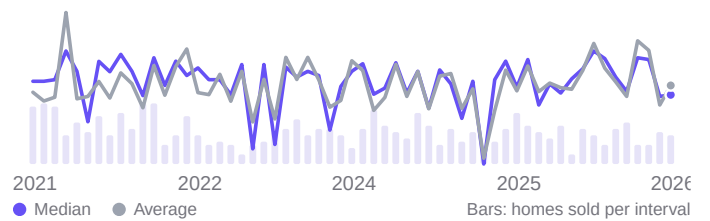
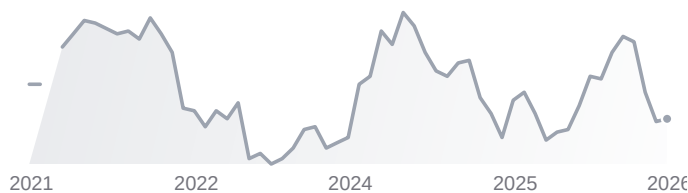
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$660K · Average \$716K

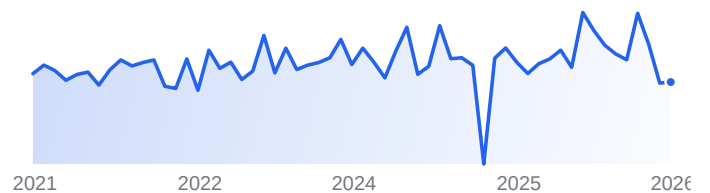
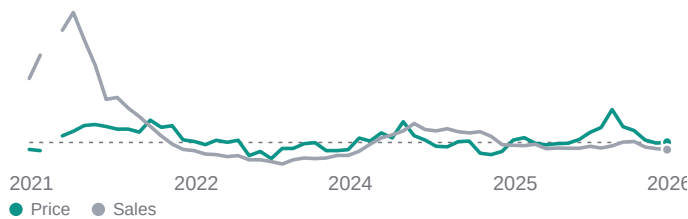


Growth (year over year)

Price +0.2% · Sales -15.4%

Price per square foot

\$431/ft²

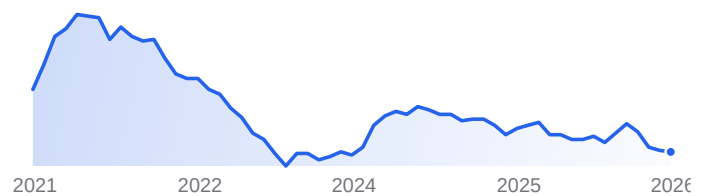
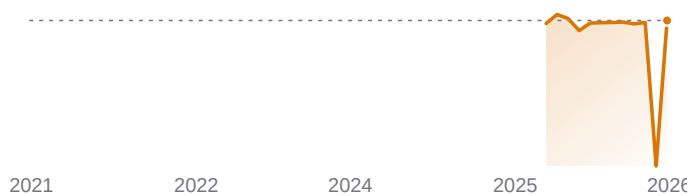


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

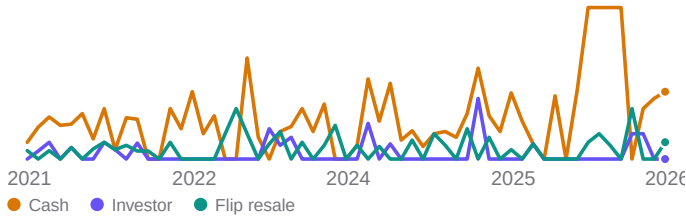
2.0%



BUYERS & OUTCOMES

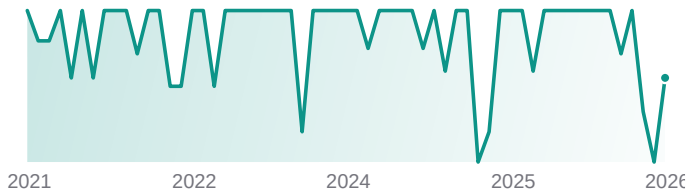
Buyer mix

Cash 44% · Investor 0% · Flip resale 11%



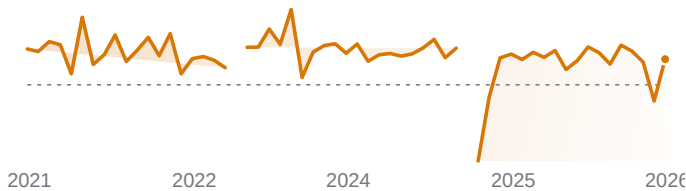
Sellers who sold at a gain

78%

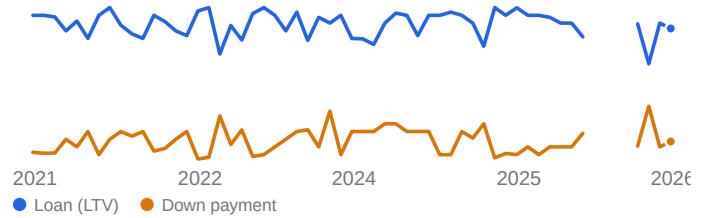


Median annualized return at resale

+4.2%



Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



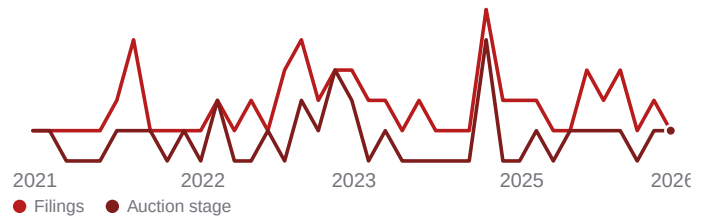
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,150
Median value (AVM)	\$761K
Median size	1,392 ft²
Median bedrooms	4
Median year built	1960
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.2%
Owner occupied	56%
Company owned	44%
Median loan-to-value	44%

Typical ownership tenure

27.4 yrs

COMMUNITY

Population	42,046
Density	1,279 / mi²
Median household income	\$76K
Average household income	\$102K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	0
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	12.1%
Unemployment	0.5%
Average temp	71°F
Annual precip	83 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.