

Honolulu 96821

ZIP code · HI · Hawaii > Honolulu County

STRONG BUYER'S MARKET

\$1.8M

MEDIAN SALE PRICE

-16.7%

1-YR CHANGE

116

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



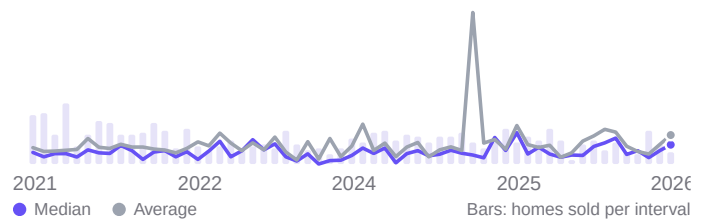
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$2.2M · Average \$2.8M

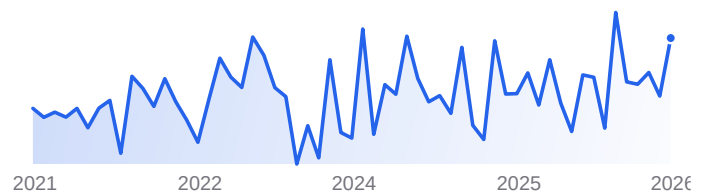
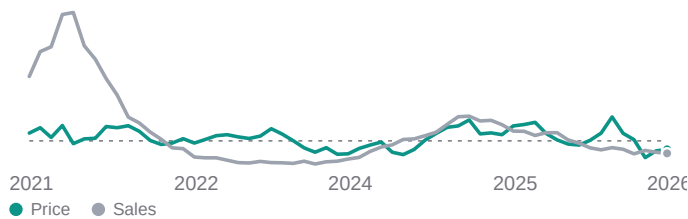


Growth (year over year)

Price -16.7% · Sales -24.7%

Price per square foot

\$1022/ft²

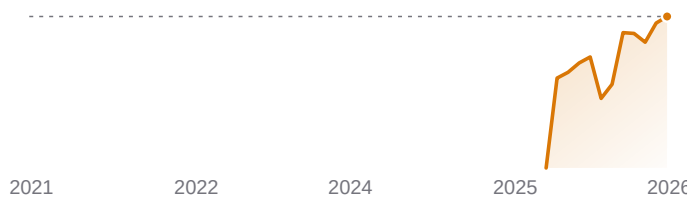


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

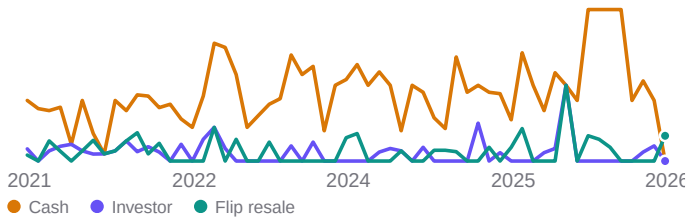
1.7%



BUYERS & OUTCOMES

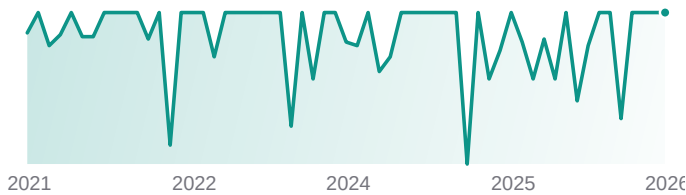
Buyer mix

Cash 0% · Investor 0% · Flip resale 17%



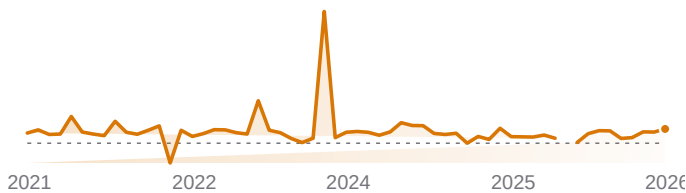
Sellers who sold at a gain

100%

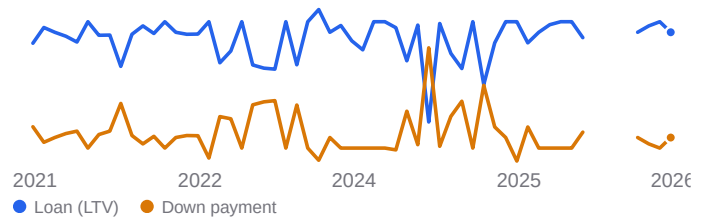


Median annualized return at resale

+7.4%

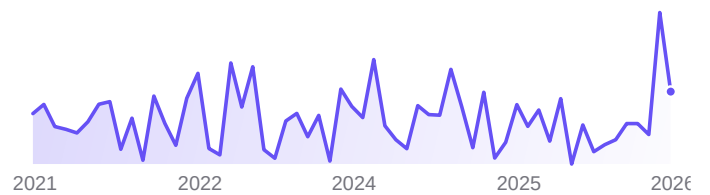


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



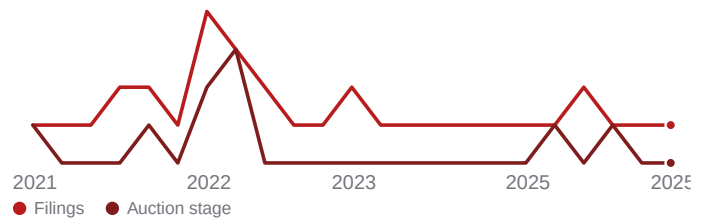
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,001
Median value (AVM)	\$1.6M
Median size	2,231 ft²
Median bedrooms	4
Median year built	1966
Single family	93%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	68%
Company owned	61%
Median loan-to-value	32%

Typical ownership tenure

26.7 yrs

COMMUNITY

Population	18,644
Density	1,550 / mi²
Median household income	\$142K
Average household income	\$182K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	0
Homes occupied	92%
Bachelor's or higher	33%
Poverty rate	5.3%
Unemployment	0.8%
Average temp	73°F
Annual precip	49 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.