

A neighborhood guide · October 2026

The Kaka‘ako Guide

Towers, new developments, schools, places to eat, the rules worth knowing and a running look at the market, for anyone thinking about living in Kaka‘ako.

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01 · The neighborhood

Why Kakaʻako

Once a district of warehouses and auto shops, Kakaʻako is now Honolulu's most active condo neighborhood. It sits between Downtown and Ala Moana Center, with Waikīkī a short drive east and the ocean at the end of the street.

60 acres
Ward Village master plan (Howard Hughes)

29 acres
Our Kakaʻako master plan (Kamehameha Schools)

3.5 acres
Victoria Ward Park, the green at the center of Ward Village

2031
Projected Skyline rail service to Kaʻākaukukui (Civic Center) station

Walkable days

Groceries, coffee, fitness studios, restaurants and parks sit at the base of the towers. Whole Foods Market Queen is on the ground floor of Aeʻo.

Newer buildings

Much of the housing was finished in the last twenty years, and the Ward Village towers since 2016, which usually means modern building systems and amenity decks.

Art on the walls

Pow! Wow! Hawaiʻi helped turn warehouse walls into an open-air gallery. Walk Cooke, Keawe and Auahi Streets; murals change as walls are repainted.

The water

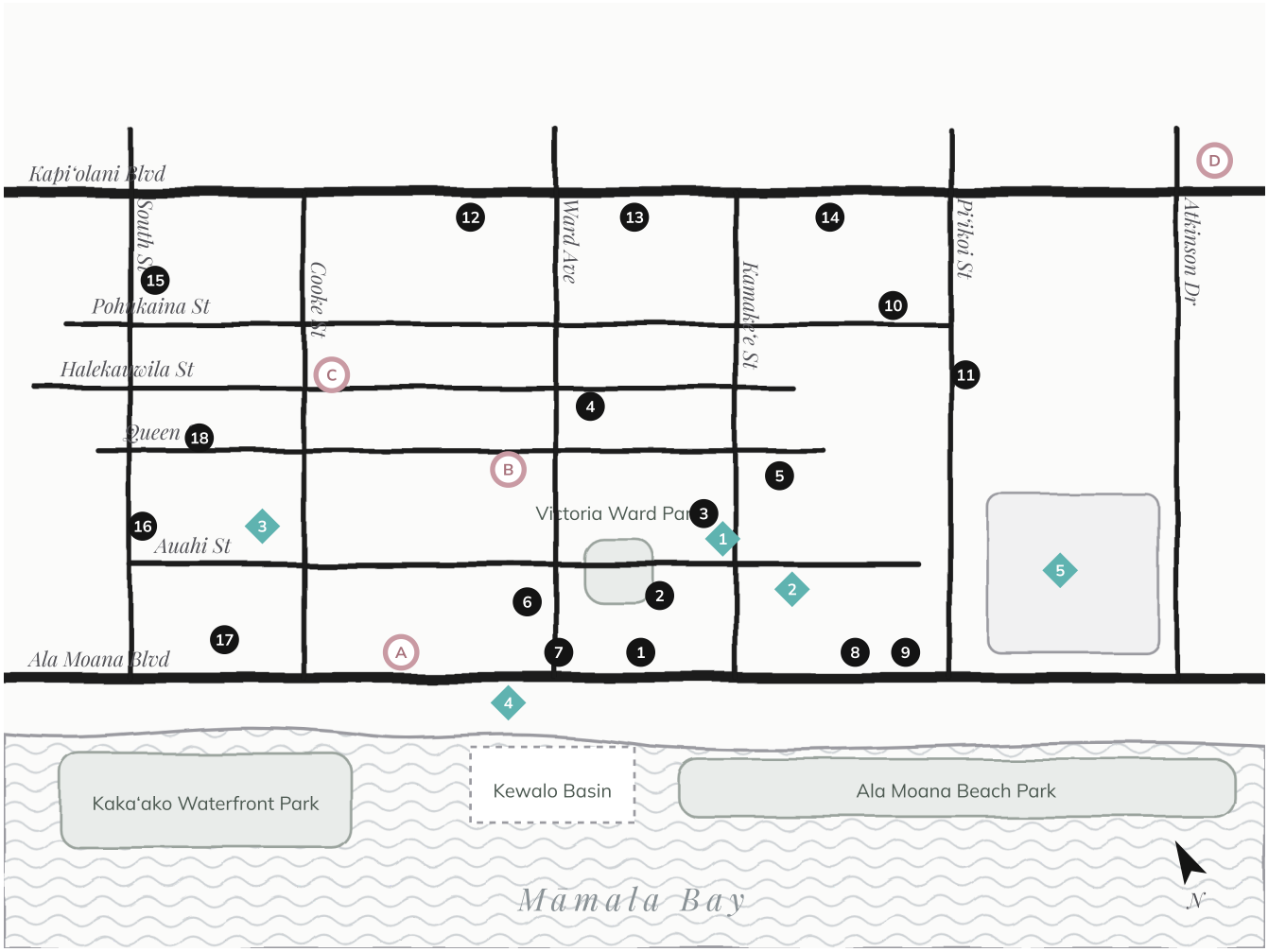
Kakaʻako Waterfront Park, Kewalo Basin and Ala Moana Beach Park are all on the makai side of Ala Moana Boulevard.



Sources: Ward Village; Kamehameha Schools; Honolulu Authority for Rapid Transportation construction overview (Oct. 2026). A July 2026 federal oversight report put a 65% probability on rail opening slipping to spring 2032 (Honolulu Civil Beat).

The Kaka‘ako Map

Illustrated and simplified: streets are straightened and positions are approximate, not to scale. Black dots are existing towers, pink rings are coming soon, turquoise diamonds are everyday highlights.



Condo towers

1. Waiea
2. Anaha
3. Ae‘o
4. Ke Kilohana
5. ‘A‘ali‘i
6. Kō‘ula
7. Victoria Place
8. Hokua
9. Nauru Tower
10. Ko‘olani
11. Hawaiki Tower
12. Symphony Honolulu
13. Pacifica Honolulu
14. Moana Pacific
15. 801 South St
16. Keauhou Place
17. The Collection
18. Keola Lai

Coming soon

- (A) Ālia · est. Q1 2027
- (B) Mahana · start est. 2028
- (C) Kahuina · start TBD
- (D) Muse (Ala Moana) · start TBD

Kalae, The Launiu, ‘Ilima and Melia are also planned inside Ward Village; see the pipeline below.

Highlights

- Whole Foods Queen
- T.J. Maxx · Ward Village
- SALT at Our Kaka‘ako
- Kaka‘ako Farmers Market

Condo Towers

Ward Village

Tower	Completed	Good to know
Waiea	2016	Ward Village's first tower; 1118 Ala Moana Blvd
Anaha	2017	Glass-bottom lap pool; 1108 Auahi St
Aeʻo	2018	466 homes, Whole Foods at its base; 1001 Queen St
Ke Kilohana	2019	Mostly reserved housing; check owner-occupancy terms
ʻAʻaliʻi	2021	42 stories; studios to 2 bedrooms; some reserved units
Kōʻula	2022	41 stories next to Victoria Ward Park; 1000 Auahi St
Victoria Place	2024	40 stories fronting Ala Moana Blvd
Ulana Ward Village	2025	All reserved housing, 697 homes (HCDA rules)
The Park Ward Village	2026	Opened June 2026; 333 Ward Ave; 546 homes

Beyond Ward Village

Tower	Completed	Area
1350 Ala Moana	1968	Near Ala Moana Center
Royal Capitol Plaza	1987	Throughout
Nauru Tower	1990	Near Ala Moana Center
Hawaiki Tower	1999	Near Ala Moana Center
Hokua	2006	Near Ala Moana Center
Koʻolani	2006	Near Ala Moana Center
Moana Pacific	2007	Throughout
Pacifica Honolulu	2009	Throughout
Waihonua	2015	Near Ala Moana Center

801 South St	2015 / 2017	Throughout
The Collection	2016	Our Kakaʻako
400 Keawe	2016	Our Kakaʻako
Symphony Honolulu	2016	Throughout
Keauhou Place	2017	Our Kakaʻako

Also in the area: 909 Kapiolani, Keola Lai, Imperial Plaza, The Block 803 Waimanu and Ililani (year built to be confirmed).

Sources: Hawaii Living Kakaʻako condo directory (viewed Oct. 2026); Ward Village. Always confirm fee simple or leasehold and any reserved-housing restrictions unit by unit.

04 · What's coming

New Development

Soonest first: under construction, then not yet started. Status as reported in October 2026; dates marked est. are estimates from developers or press and can move.

Under construction

Ālia

888 Ala Moana Blvd · Kobayashi Group and BlackSand Capital · Completion est. Q1 2027

43 stories; 417 market homes and 40 reserved homes. Reserved-housing lottery reported for Nov. 14, 2026 (applications due Nov. 1); confirm with the sales office.

Kalae Ward Village

Ward Village · Howard Hughes · Under construction through est. 2028

The Launiu Ward Village

Ward Village · Howard Hughes · Started 2025; through est. 2028

Not yet started

ʻIlima and Melia Ward Village

Ward Village · Construction start est. 2027

Pre-development, with presales underway.

Mahana Ward Village

423 Ward Ave, across from Victoria Ward Park · Construction start est. 2028

Sales gallery opened August 2026; 451 studio to 3 bedroom homes announced.

Kahuina

Our Kakaʻako · Kamehameha Schools · Start date TBD

Planned 861 homes including workforce and affordable homes. Demolition complete; construction start tied to electrical infrastructure work.

Kakaʻako Makai homestead housing (Lot I)

Ala Moana Blvd at Forest Ave · DHHL and OHA · Concept stage

Agreement signed Oct. 23, 2026 for roughly 400 to 450 homes for DHHL beneficiaries; details depend on planning and approvals.

Muse Honolulu (just outside Kakaʻako)

1538 Kapiʻolani Blvd, Ala Moana · JL Capital · Demolition prep expected Oct. 2026

39 stories, 315 homes.

Sources: HCDA Ward Village construction update (Oct. 2026); Howard Hughes Communities (Aug. 3, 2026); Kobayashi Group; Hawaii Starts Here (Oct. 15, 2026); Pacific Business News (Oct. 5, 2026); Aloha State Daily (Aug. 29, 2026); Honolulu Star-Advertiser and OHA (Oct. 23–24, 2026).

Schools

Public school assignment in Hawai‘i is by home address, and Kaka‘ako is split among more than one attendance area.

Public (depends on address)

- Elementary: Ka‘ahumanu Elementary or Royal Elementary
- Middle: Washington Middle or Stevenson Middle
- High: McKinley High

A long-planned elementary school on Pohukaina Street has not opened. Confirm any address with the Hawai‘i DOE school locator.

Independent schools a short drive away

- ‘Iolani School
- Punahou School
- Mid-Pacific Institute
- The Saint Andrew's Schools

Sources: Hawai‘i State Department of Education; Honolulu Star-Advertiser (July 5, 2020).

06 · Everyday life

Eat, Drink & Shop

Groceries

- Whole Foods Market Queen · 388 Kamakeʻe St
- Down to Earth Kakaʻako · 500 Keawe St
- Foodland Farms Ala Moana · Ala Moana Center
- Kakaʻako Farmers Market · Saturdays 8 a.m. to noon, 919 Ala Moana Blvd

SALT at Our Kakaʻako

- Highway Inn Kakaʻako
- Village Beer
- Pitch Sports Bar

Ward Village

- Merriman's Honolulu, at the base of Anaha
- Kōʻula Shops on Auahi St
- T.J. Maxx and Nordstrom Rack

Ala Moana Center

Oʻahu's largest open-air shopping center anchors the east edge of the neighborhood.



A short starter list; I'll keep adding favorites. Hours change, so check before you go.

Rules to Know

Renting out a condo

In Honolulu, a short-term rental is any stay under 30 consecutive days. Those are allowed only in resort-zoned areas and a few specific apartment-zoned areas, with registration. Kaka‘ako towers are generally outside those areas.

Ordinance 22-7 (2022) raised the minimum rental period outside resort areas from 30 to 90 days. A federal court permanently blocked the city from enforcing it against 30 to 89 day rentals that were lawful when it took effect (Dec. 21, 2023), and the Department of Planning and Permitting says it continues to enforce short-term rentals as stays under 30 consecutive days.

> **In practice:** plan on rentals of at least 30 days at the city level, and expect many buildings to require longer. Each building's house rules can set a longer minimum lease, cap the number of rentals and add registration or move-in fees. Read them before you write an offer.

Other house rules

Pets (number, size, registration), renovation hours, elevator reservations for move-ins and parking rules are set by each association and change by vote. Ask for the current house rules and bylaws.

Reserved housing

HCDA reserved homes are priced below market for qualifying local buyers and carry owner-occupancy terms, commonly 2, 5 or 10 years, plus HCDA buyback and equity-sharing provisions. The unit's own regulatory documents control.

Sources: Honolulu DPP, Short-Term Rentals (viewed Oct. 2026); Hawaii Legal Short-Term Rental Alliance v. City and County of Honolulu, No. 22-cv-00247 (D. Haw.); Honolulu Star-Advertiser (Jan. 1, 2024); HCDA Reserved Housing FAQs. General information, not legal advice.

Market Snapshot



Updated monthly, with weekly rates and price changes. Every number shows its source and date.

Last 12 months · Kakaʻako condos

October 2025 to September 2026

$861,000
Median sales price (2.6% lower than prior 12 months)

484
Condo sales

42 days
Median days on market

97.6%
Average sale-to-list ratio

Source: Hawaii Living market snapshot for Kakaʻako, HiCentral MLS data, viewed Oct. 21, 2026.

Monthly report · October 2026

Metric	This month	Last year	Change
Median sales price	*Updated monthly*	—	—
Median days on market	*Updated monthly*	—	—
Closed sales	*Updated monthly*	—	—
New listings	*Updated monthly*	—	—

This week's mortgage rates

Loan	Rate	Weekly change
30-year fixed	7.33%	+0.03
15-year fixed	6.99%	+0.01
30-year jumbo	7.60%	—
7/6 SOFR ARM	6.82%	+0.07

30-year FHA	6.96%	—
30-year VA	6.98%	—

Source: Mortgage News Daily index as of Fri., Oct. 23, 2026 (posted Oct. 26). Rates are averages, not a quote.

Price drops · Oct. 21–28, 2026

Building	Bd/Ba	Now	Drop
The Park Ward Village	1/1	$999,000	–$100,999
Anaha	2/2	$2,000,000	–$100,000
Koʻolani	2/2	$1,050,000	–$80,000
The Park Ward Village	2/2	$1,690,000	–$80,000
Ililani	2/2	$699,995	–$75,000
The Park Ward Village	2/2	$1,798,000	–$52,000
Hawaiki Tower	3/2	$1,550,000	–$50,000
The Park Ward Village	0/1	$838,000	–$36,000
801 South St	1/1	$499,000	–$26,000
1350 Ala Moana	2/2	$778,000	–$20,000
Keola Lai	1/1	$585,000	–$20,000
The Park Ward Village	1/1	$1,325,000	–$15,000
Imperial Plaza	2/2	$605,000	–$12,000
Kōʻula	0/1	$710,000	–$6,000
The Block 803 Waimanu	0/1	$438,888	–$5,112
The Park Ward Village	0/1	$655,000	–$4,000
The Park Ward Village	0/1	$675,000	–$4,000
Symphony Honolulu	2/2	$1,276,000	–$3,000

Source: HiCentral MLS, active Kaka‘ako condos with price decreases Oct. 21–28, 2026, pulled Oct. 28 at 8:16 a.m. HST. Listing information deemed reliable but not guaranteed.

New this week

New listings and recent sales · updated weekly

News & Events

Kakaʻako news

OHA and DHHL sign deal to build Kakaʻako Makai housing
Hawaii News Now · Oct. 23, 2026

Rail construction moves to Halekauwila St between Richards and Cooke
Hawaii News Now · Oct. 22, 2026

OHA approves $5.2M plan for a Native Hawaiian Cultural Center nonprofit
Hawaiʻi Public Radio · Oct. 8, 2026

Upcoming events

When	What
Saturdays	Kakaʻako Farmers Market, 919 Ala Moana Blvd
Tuesdays in Nov.	Trivia at Village Beer, SALT, 7–9 p.m.
Thursdays in Nov.	Live music at Highway Inn, SALT, 5:30–7:30 p.m.
Sat., Nov. 7	First Saturday at Kōʻula Shops
Sun., Nov. 15	Ma Ka Hana Ka ʻIke, aerial dance and music, The Barn at SALT, 5–9 p.m.
Fri., Nov. 20	Aloha Friday Music in the Park, Victoria Ward Park, 5–7 p.m.
Nov. 27 – Dec. 15	Elf Scavenger Hunt, Ward Village

11 · Say aloha

Message Me

Questions about a tower, a pre-construction release or reserved housing? Send a note and I'll get back to you.

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General information only, believed accurate as of October 2026 but not guaranteed. Not legal, tax or financial advice. Please verify with the original sources.