



# Military Homebuyers Guide – Oahu

## Everything You Need to Know

### Why This Guide Matters

A Permanent Change of Station (PCS) to O’ahu offers an incredible lifestyle, but housing decisions can feel overwhelming. This guide breaks down the homebuying process for military personnel and their families, highlighting how to leverage your VA benefits, understand the O’ahu market, and make the most of your time—and money—on the island.

### 1. O’ahu Military Base/Neighborhood Overview

Considering where I’ll be working, what neighborhoods should I be looking in?

#### **Joint Base Pearl Harbor–Hickam (JBPHH)**

Convenient to Aiea, Salt Lake, Kapolei, and Ewa Beach

#### **Schofield Barracks**

Mililani, Wahiawā, and Ewa Beach offer easy commutes

#### **Marine Corps Base Hawaii (Kaneohe Bay)**

Look into Kailua, Kāne’ohe, and Waimānalo

#### **Fort Shafter & Tripler AMC**

Centrally located with access to Moanalua, Salt Lake, and Nuuanu



Joint Base Pearl Harbor–Hickam from the air.

## 2. VA Loan Benefits in Hawai'i

The VA Loan is a powerful benefit, especially in high-cost markets like Hawai'i. Some of the benefits:

- \$0 down payment required (with full entitlement)
- No private mortgage insurance (PMI)
- Flexible credit and income guidelines
- No loan limits in 2025 (with full entitlement)
- Use your Basic Allowance for Housing (BAH) to cover your mortgage
- Eligible property types: Single-family homes, VA-approved condos, duplexes
- You can use it more than once—even retain it after PCS in some cases



Houses near the water in Ewa Beach, HI.



## 3. O'ahu Real Estate Snapshot

Median Home Price  
Single Family: ~\$1,000,000  
(as of mid-2025)

Condos/Townhomes: Typically  
\$400,000–\$800,000

Fast-paced market: Low  
inventory, quick closings  
common (though inventory is  
higher than usual right now)

### Where popular areas for military families stand:

Mililani (top schools, central  
access) Median SF: **\$618K**

Ewa Beach (affordable newer  
homes) Median SF: **\$786K**

Kapolei (shopping, newer  
builds) Median SF: **\$850K**

Kailua (close to MCBH,  
lifestyle-friendly) Median SF:  
**\$1.2M**

## 4. PCS Timeline & Homebuying Steps

Ideal Timeline:  
Start planning **60–90 days out from PCS.**

Step-by-Step:

- Get **pre-approved** with a VA lender
- Connect with a local, **VA-experienced real estate agent**-- identify your budget, wants, needs.
- Begin **home search** (in-person or virtual)
- Make an **offer**
- VA appraisal and home inspection
- Final underwriting and **close** (~35–45 days)

Tip: Digital signature setup for remote closings can help work around tight/complex timelines.





## 5. Island-Specific Considerations

-Leasehold vs. Fee Simple: A property designation unique to Hawaii, leasehold properties return title to original owner at lease-end date. Most VA lenders only allow fee simple.

-Flood, lava, hurricane zones: may impact – insurance

-Older homes may have: single-wall construction, termites, roof issues

-Utilities: Some rural homes on septic or cesspools



## 6. Resale & Exit Strategy

-Choose homes with strong resale or rental potential

-How long are you stationed here? Less than 3 years–Rent  
3 years or more–Buy

-Rental options: long-term OK, but short-term on Oahu is heavily restricted

-Build equity and leverage VA loan again at next duty station

**Contact Your O’ahu Military Real Estate Specialist:**

Charlie Alexander, REALTOR®  
Real Broker, LLC  
Phone: (808) 749-9129  
Email: charliealexanderrealtor@gmail.com