



ZIP 96712, Pupukea, Hawaii.

Current market data.

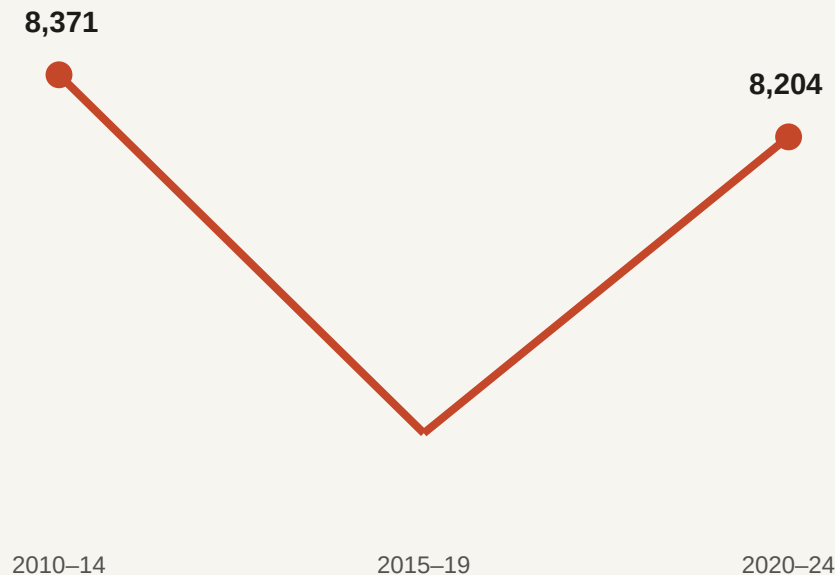
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

8,204 people call ZIP
96712 home.

8,204

people.



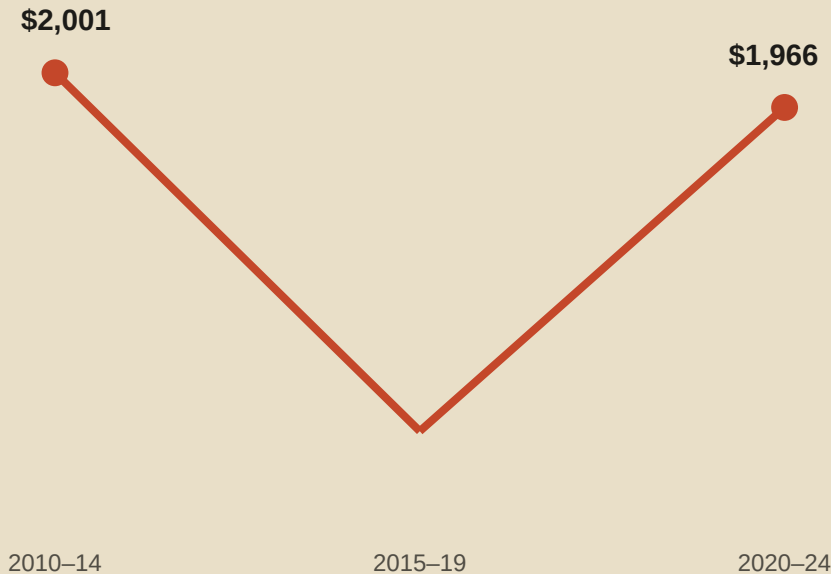


RENT

Median rent is down 2%
since the 2010–2014
survey, before inflation.

\$1,966

a month. Hawaii's median is \$1,971.

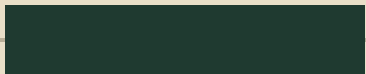




ROOM TO BUILD

The median rent is above what local wages can carry.

\$777–\$1,165



\$1,966 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.7% to the 3,218 homes here.

15–23

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 67% more than Hawaii's.

\$1,400,100

median home value in ZIP 96712.

ZIP 96712



\$1,400,100

Hawaii



\$839,100

U.S.



\$332,700

THAT WAS ZIP 96712'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/zip/96712/

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