



TITLE GUARANTY HAWAII

HAWAII

RESIDENTIAL SALES REPORT FEBRUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.2 M \$1.4 M

AVERAGE SOLD PRICE



\$1.1 M \$1.4 M

MAX SOLD PRICE



\$17.3 M \$9.1 M

% OF LIST PRICE RECEIVED



95.58% 97.56%

AVERAGE PRICE PER SQFT



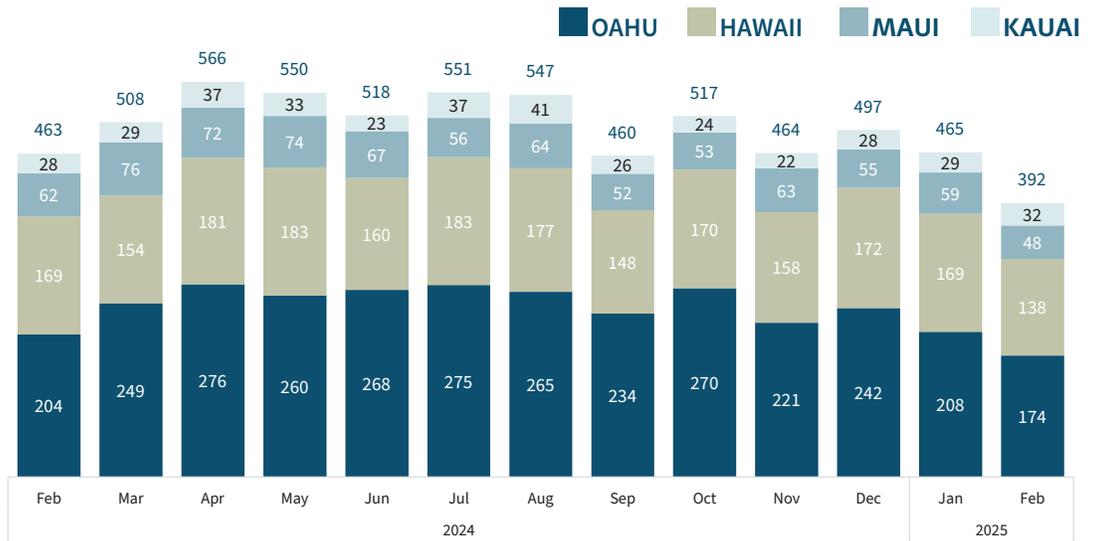
\$548.71 \$909.41

AVERAGE DOM



77 57

SINGLE FAMILY HOMES



OF SALES

138

18.3% vs. last month, 18.3% vs. last year

MEDIAN SALES PRICE

\$574,250

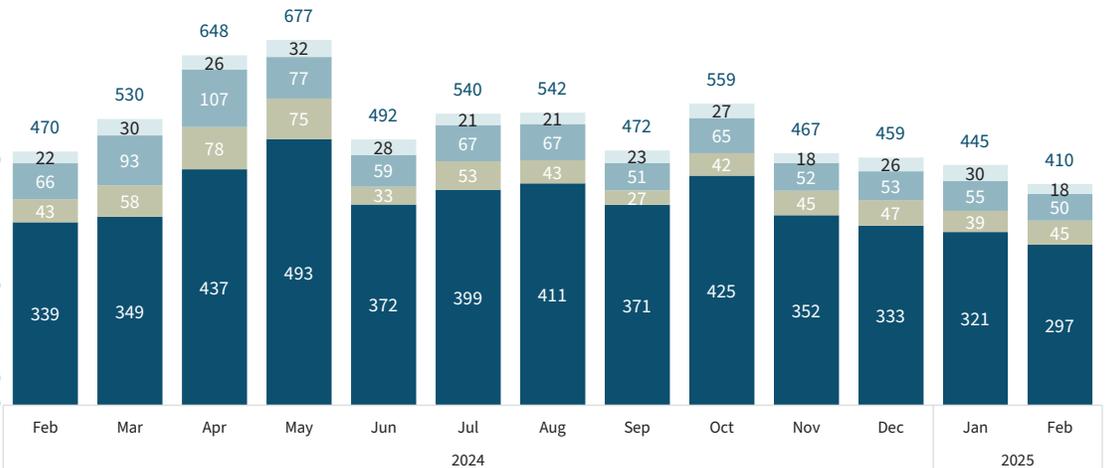
3.5% vs. last month, 14.4% vs. last year

TOTAL \$ OF SALES

\$157,670,321

7.2% vs. last month, 25.7% vs. last year

CONDOMINIUM



OF SALES

45

15.4% vs. last month, 4.7% vs. last year

MEDIAN SALES PRICE

\$750,000

10.3% vs. last month, 9.5% vs. last year

TOTAL \$ OF SALES

\$62,543,799

0.8% vs. last month, 19.1% vs. last year

REGIONAL SALES HAWAII

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

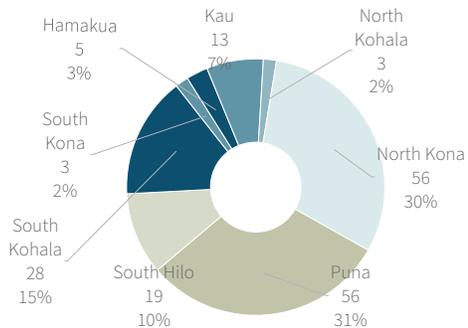
MONTH



**Year-over-year and current YTD shown

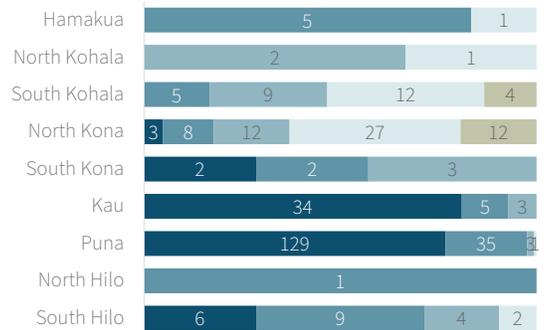
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



■ < \$300K ■ \$300K - \$649K ■ \$650K - \$999K ■ \$1M - \$2.9M ■ \$3M+

NEIGHBORHOOD SALES HAWAII

NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year ● No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM			VACANT LAND		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
NORTH	Hamakua	5 ▲	\$3.5 M ▲	\$577.5 K ▲	--	--	--	1 ▼	\$335.0 K ▼	\$335.0 K ▲
	North Kohala	3 ▼	\$3.2 M ▼	\$900.0 K ▼	--	--	--	--	--	--
WEST	South Kohala	17 ▲	\$22.9 M ▲	\$990.0 K ▲	11 ▼	\$20.9 M ▼	\$1.2 M ▼	2 ▼	\$7.8 M ▲	\$3.9 M ▲
	North Kona	29 ▼	\$89.7 M ▼	\$1.5 M ▲	27 ▲	\$39.8 M ▲	\$790.0 K ▲	6 ▲	\$27.0 M ▲	\$3.1 M ▲
	South Kona	3 -	\$2.3 M ▲	\$750.0 K ▲	--	--	--	4 ▼	\$883.0 K ▼	\$231.5 K ▼
SOUTH	Kau	13 ▼	\$5.9 M ▲	\$415.0 K ▲	--	--	--	29 ▼	\$1.0 M ▼	\$25.0 K ▼
	Puna	56 ▼	\$21.8 M ▼	\$369.0 K ▲	--	--	--	112 ▲	\$6.9 M ▲	\$41.5 K ▼
EAST	North Hilo	--	--	--	--	--	--	1 -	\$560.0 K -	\$560.0 K -
	South Hilo	12 ▼	\$8.4 M ▼	\$647.5 K ▲	7 ▲	\$1.8 M ▲	\$198.0 K ▲	2 ▲	\$595.5 K ▲	\$297.8 K ▲

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOOD	#
HAWAIIAN PARADISE PARK	32
HOVE	23
AINALOA	20
HAWAIIAN ACRES	14
LEILANI ESTATES	10
HAWAIIAN SHORES RECREATIONAL ESTATES	10
FERN FOREST VACATION ESTATES	9
TIKI GARDENS	8
HOVR	8
HAWAIIAN BEACHES SUBDIVISION	7

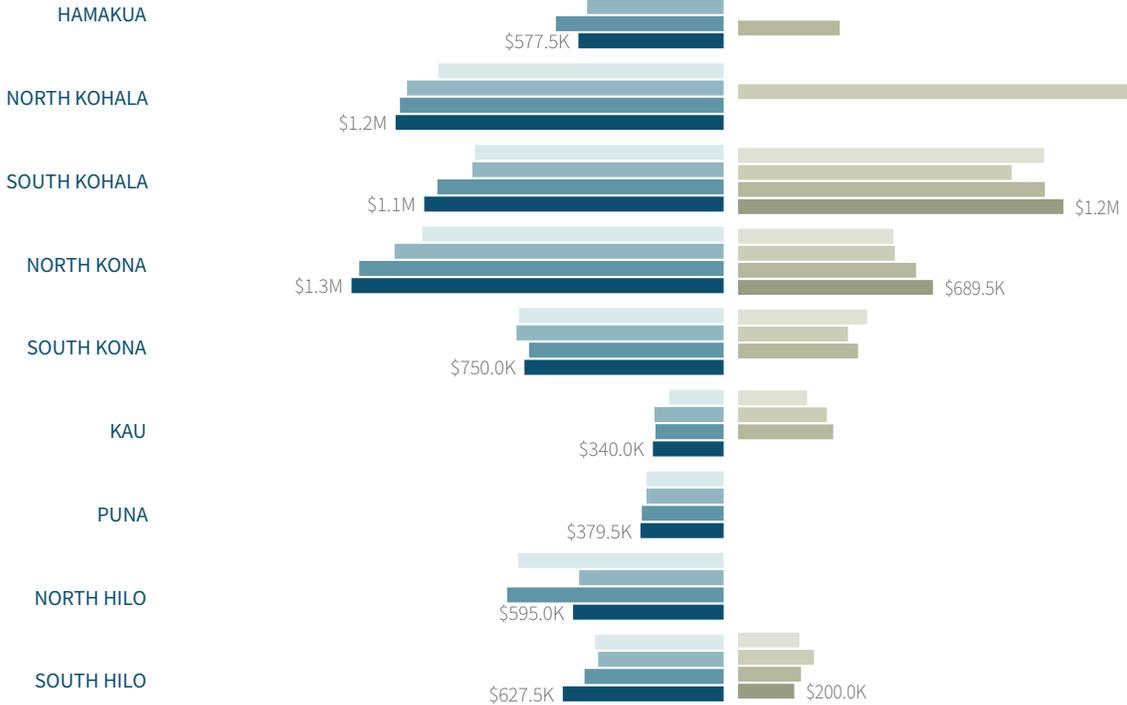
TOP CONDO	#
HILO TERRACE	5
HALE HINAHINA	3
KONA MAKAI	2
COUNTRY CLUB VILLAS	2
KONA PLAZA	2
WAIULAULA AT MAUNA KEA RESORT	2
KEAUHOU PUNAHOLE	2
KANALOA AT KONA	2
BAYSHORE TOWERS	1
ALII VILLAS	1

YEAR TO DATE HAWAII

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

307

↓ **6.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$585,000

↑ **17.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$327,604,862

↓ **12.2%** VS. LAST YEAR



CONDOMINIUM

OF SALES

84

↑ **12.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$709,500

↑ **11.7%** VS. LAST YEAR

TOTAL \$ OF SALES

\$124,614,062

↑ **62.2%** VS. LAST YEAR



VACANT LAND

OF SALES

291

↓ **8.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$42,000

↓ **8.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$67,316,091

↑ **30.4%** VS. LAST YEAR



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