



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT JANUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.2 M \$1.0 M

AVERAGE SOLD PRICE



\$2.0 M \$969.5 K

MAX SOLD PRICE



\$6.8 M \$2.4 M

% OF LIST PRICE RECEIVED



92.02% 95.72%

AVERAGE PRICE PER SQFT



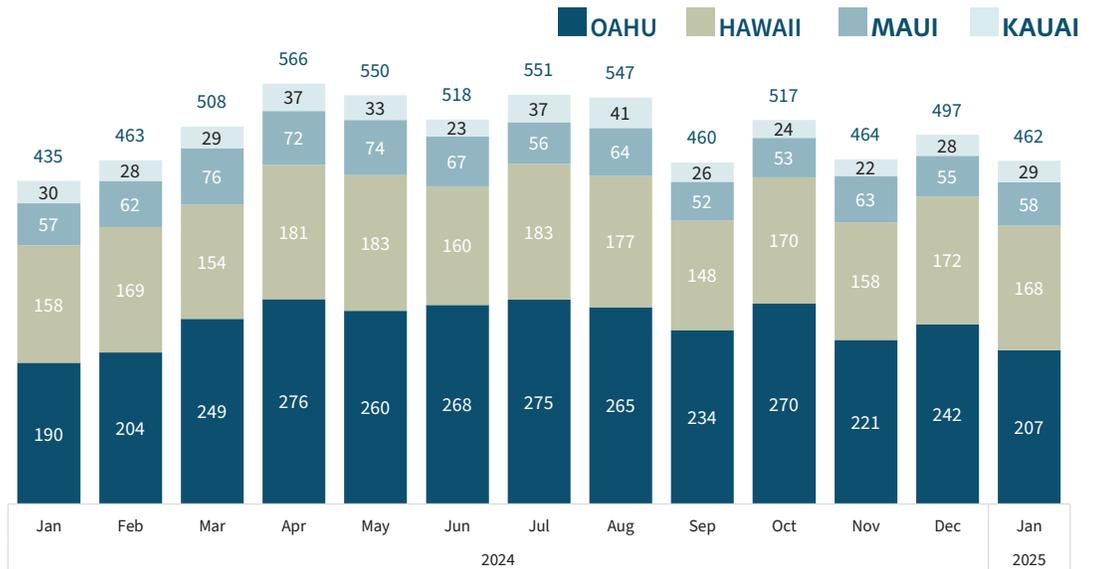
\$1,037 \$960

AVERAGE DOM



72 44

SINGLE FAMILY HOMES



OF SALES

29

3.6% VS. LAST MONTH
3.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,325,000

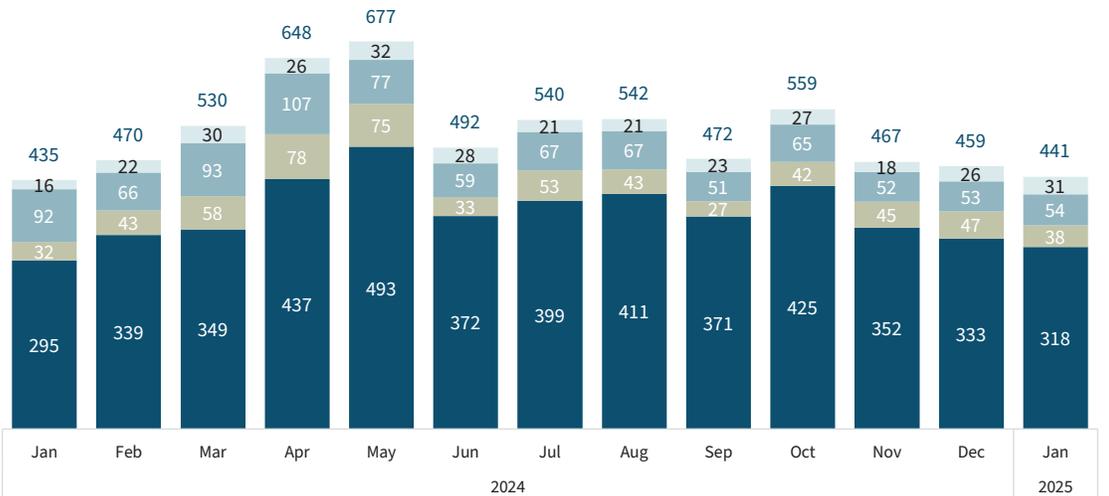
19.9% VS. LAST MONTH
6.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$58,305,800

4.9% VS. LAST MONTH
20.8% VS. LAST YEAR

CONDOMINIUM



OF SALES

31

19.2% VS. LAST MONTH
93.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$800,000

17.6% VS. LAST MONTH
19.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$30,055,000

28.7% VS. LAST MONTH
28.9% VS. LAST YEAR

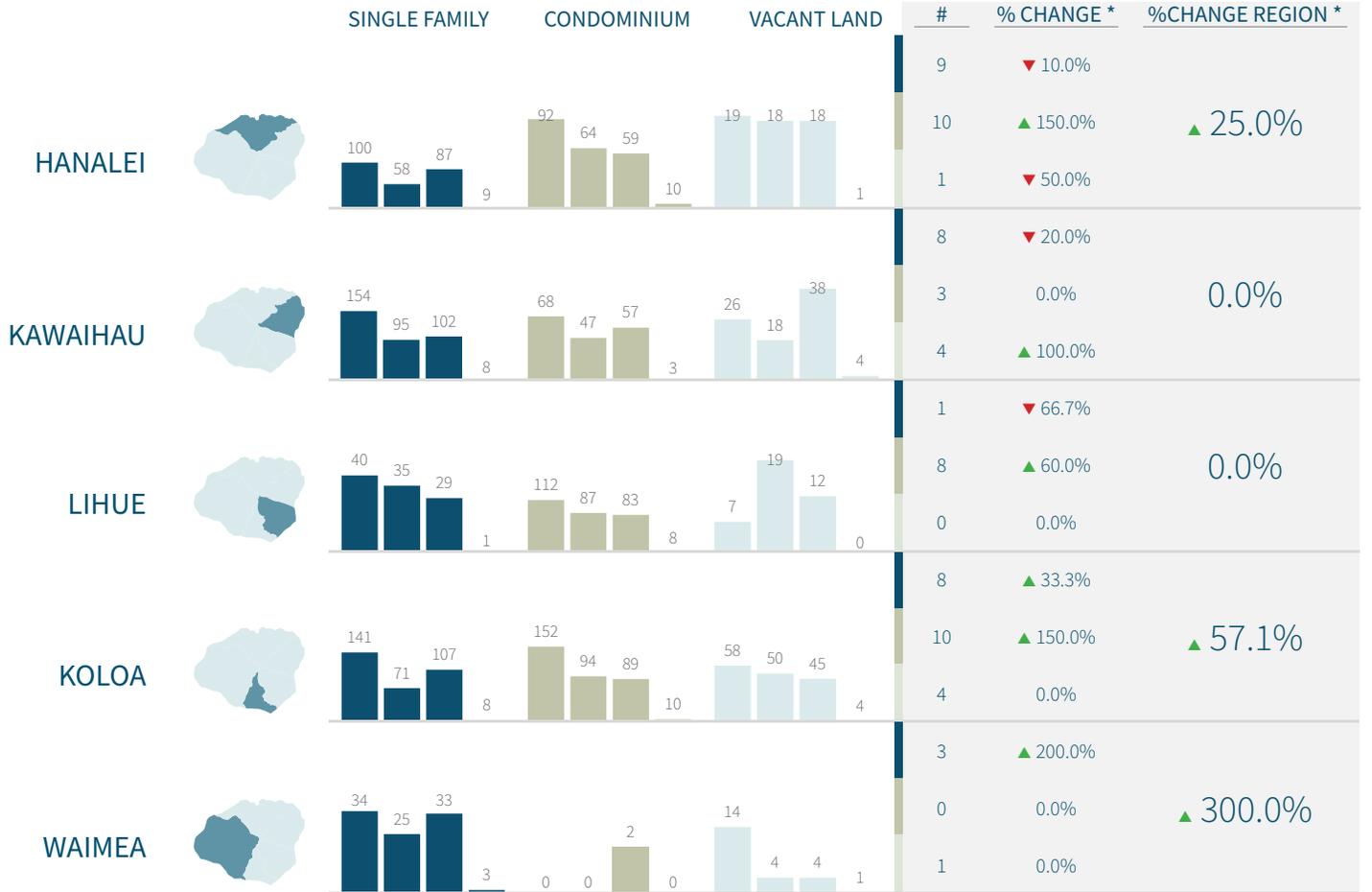
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

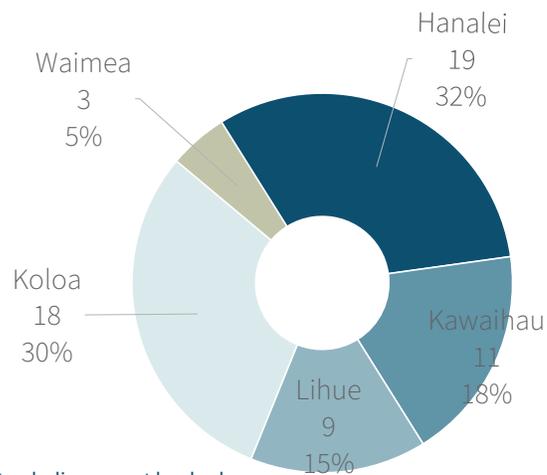
MONTH



**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+

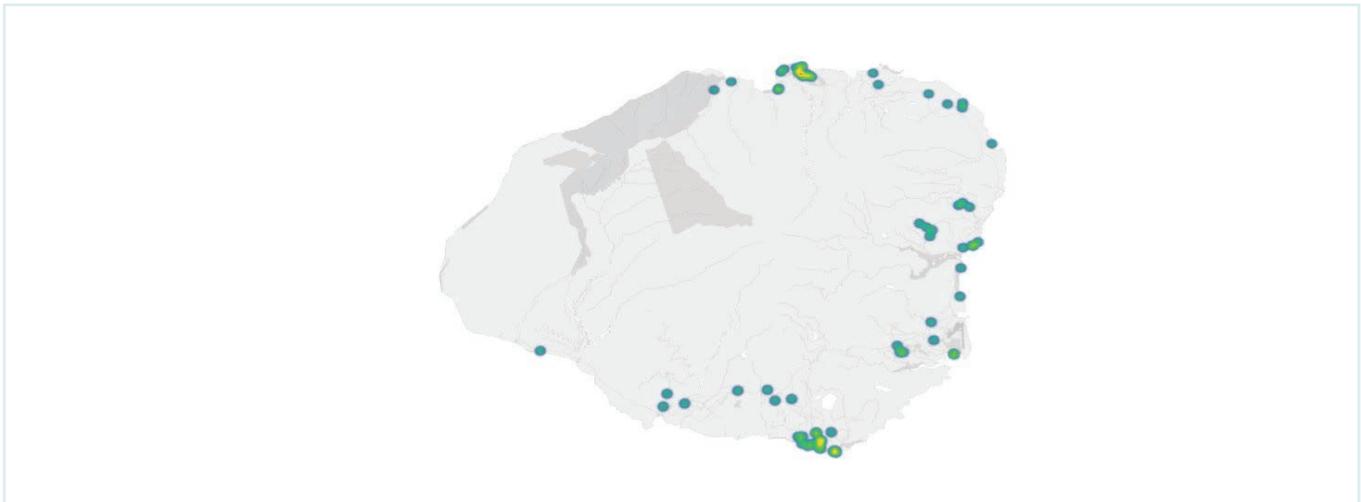
NEIGHBORHOOD SALES KAUAI

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
HANAIEI	9 ▼	\$23.2 M ▼	\$1.8 M ▼	10 ▲	\$12.5 M ▲	\$1.2 M ▼	1 ▼	\$2.6 M ▼	\$2.6 M ▲
KAWAIHAU	8 ▼	\$15.2 M ▲	\$1.2 M ▲	3 —	\$1.5 M ▼	\$464.0 K ▼	4 ▲	\$4.9 M ▲	\$1.3 M ▲
LIHUE	1 ▼	\$820.0 K ▼	\$820.0 K ▼	8 ▲	\$3.7 M ▼	\$502.5 K ▲	--	--	--
KOLOA	8 ▲	\$16.7 M ▼	\$1.6 M ▼	10 ▲	\$12.3 M ▲	\$1.3 M ▲	4 —	\$5.2 M ▲	\$1.4 M ▲
WAIMEA	3 ▲	\$2.4 M ▲	\$810.0 K ▲	--	--	--	1 —	\$410.0 K —	\$410.0 K —

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
MOLOAA & KAAPUNA HUI LANDS	3
HOKUALA	2
POIPU AINA ESTATES	1
OMAO HOMESTEADS	1
ANAHOLA ALIOMANU	1
HANAPEPE HEIGHTS HOUSE LOTS	1

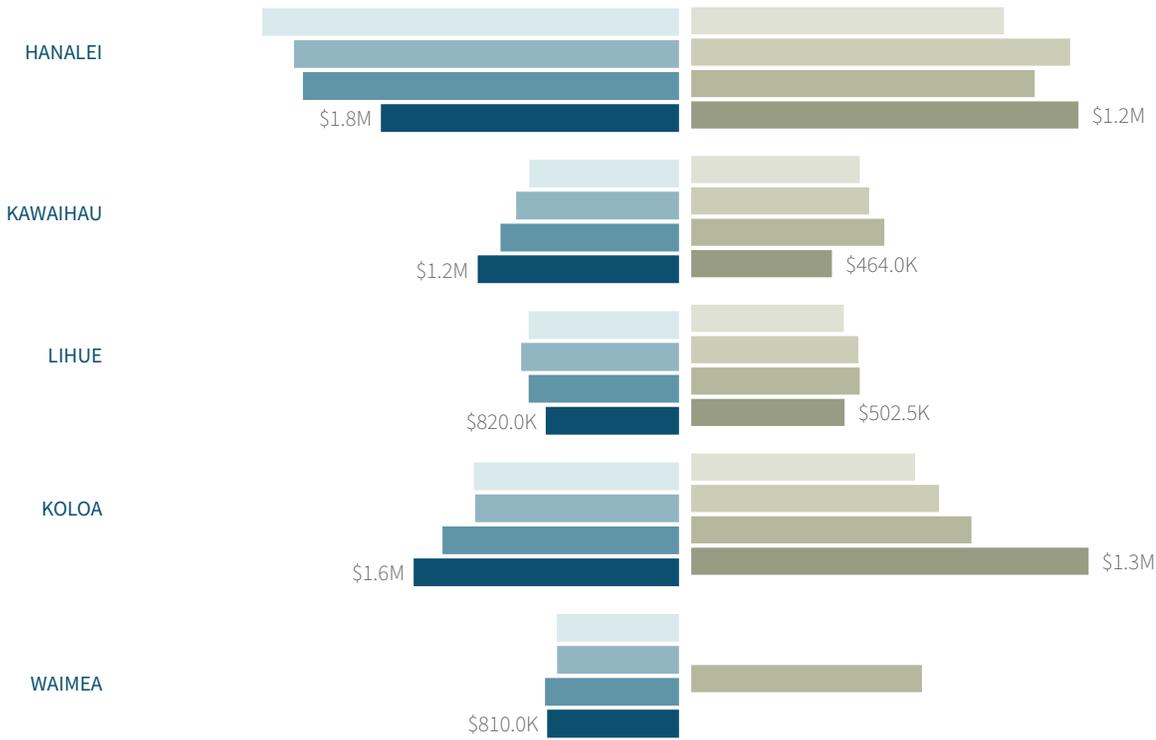
TOP CONDOMINIUMS	#
PILI MAI AT POIPU	2
TK RESORT	2
PLANTATION HALE	2
SANDPIPER VILLAGE I	2
SEALODGE II	2
HALELANI VILLAGE AT PUHI PH IC	1
HALELANI VILLAGE AT PUHI PH IB	1
HANAIEI BAY VILLAS	1
CLIFFS AT PRINCEVILLE	1
KAHA LANI	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

29

↓ **3.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,325,000

↓ **6.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$58,305,800

↓ **20.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

31

↑ **93.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$800,000

↓ **19.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$30,055,000

↑ **28.9%** VS. LAST YEAR



VACANT LAND

OF SALES

10

↑ **11.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,325,000

↑ **26.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$13,150,000

↑ **29.7%** VS. LAST YEAR



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TG

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