



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT FEBRUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.6 M \$1.3 M

AVERAGE SOLD PRICE



\$1.5 M \$1.3 M

MAX SOLD PRICE



\$8.3 M \$7.3 M

% OF LIST PRICE RECEIVED



95.13% 97.31%

AVERAGE PRICE PER SQFT



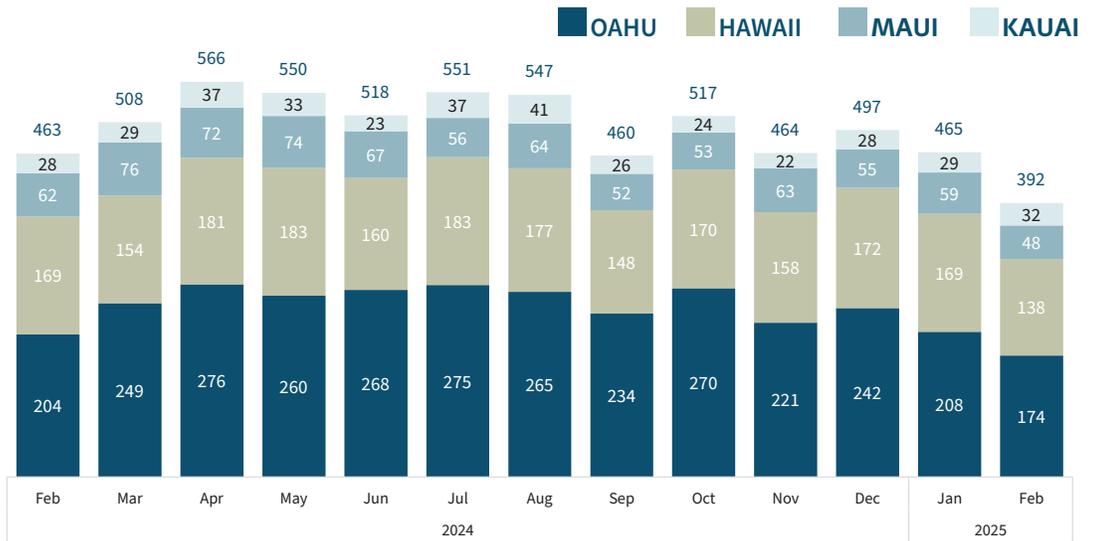
\$1,082 \$994

AVERAGE DOM



49 49

SINGLE FAMILY HOMES



OF SALES

32

10.3% VS. LAST MONTH
14.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,059,000

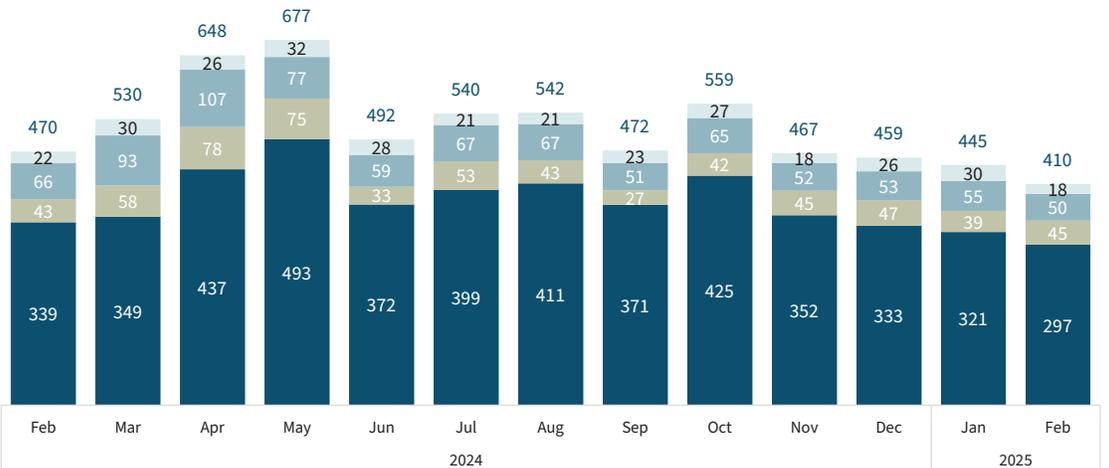
20.1% VS. LAST MONTH
25.7% VS. LAST YEAR

TOTAL \$ OF SALES

\$47,916,200

17.8% VS. LAST MONTH
29.2% VS. LAST YEAR

CONDOMINIUM



OF SALES

18

40.0% VS. LAST MONTH
18.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$977,000

19.8% VS. LAST MONTH
41.7% VS. LAST YEAR

TOTAL \$ OF SALES

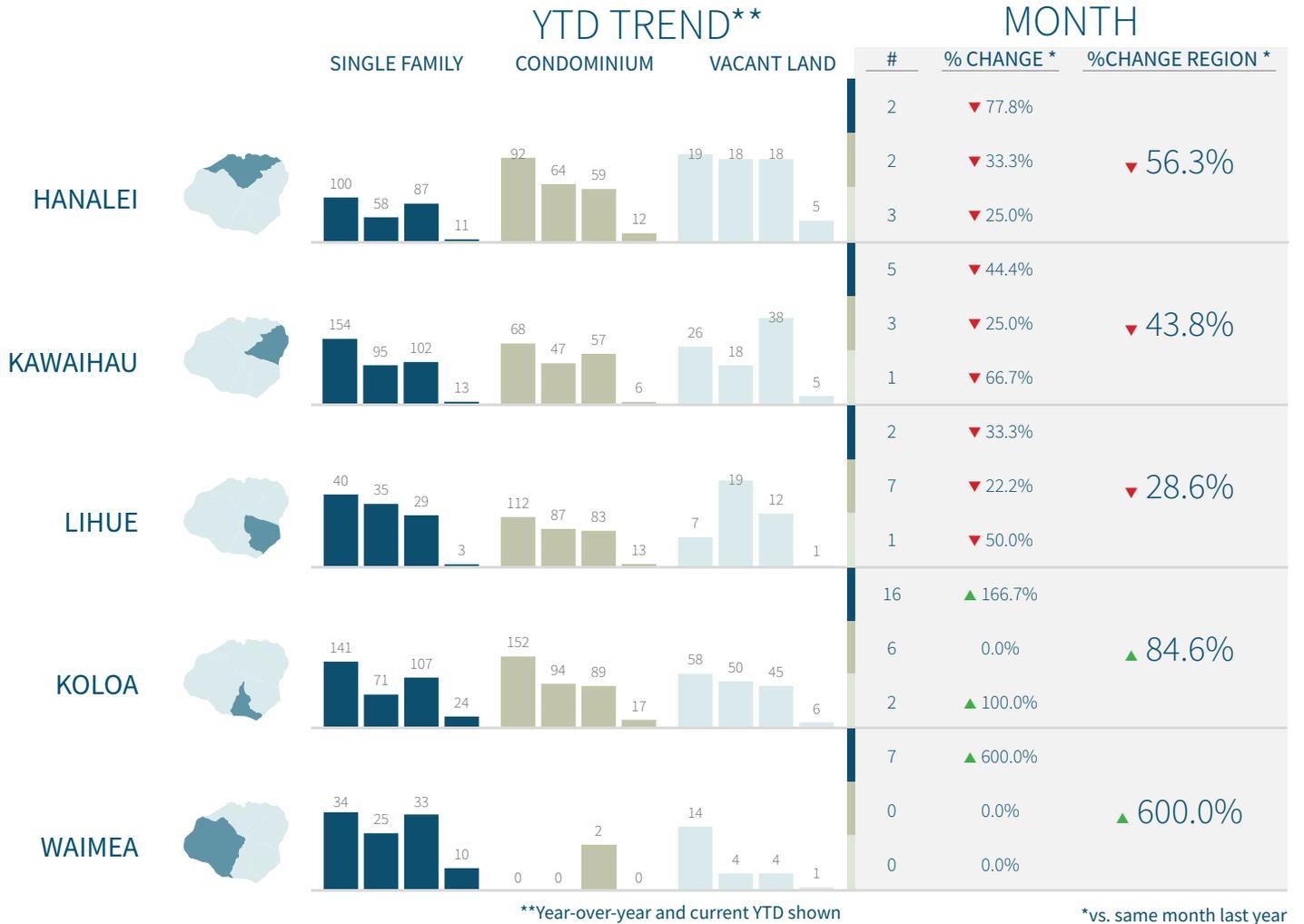
\$22,859,000

22.7% VS. LAST MONTH
5.5% VS. LAST YEAR

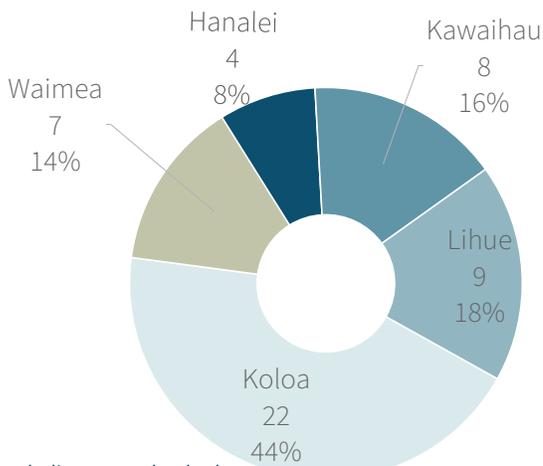
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

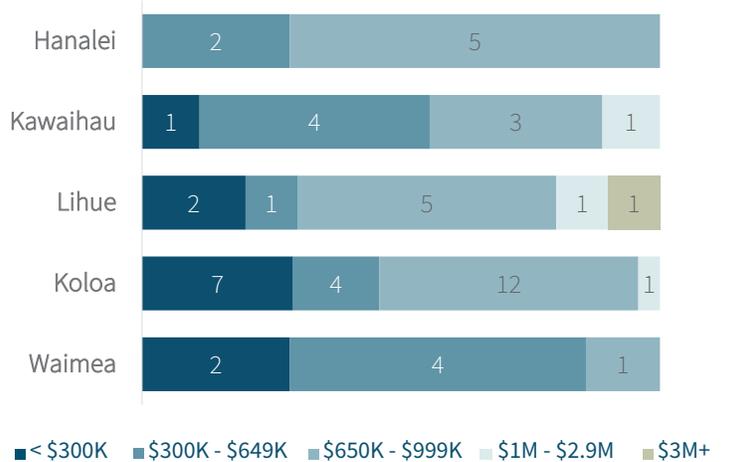


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



NEIGHBORHOOD SALES KAUAI

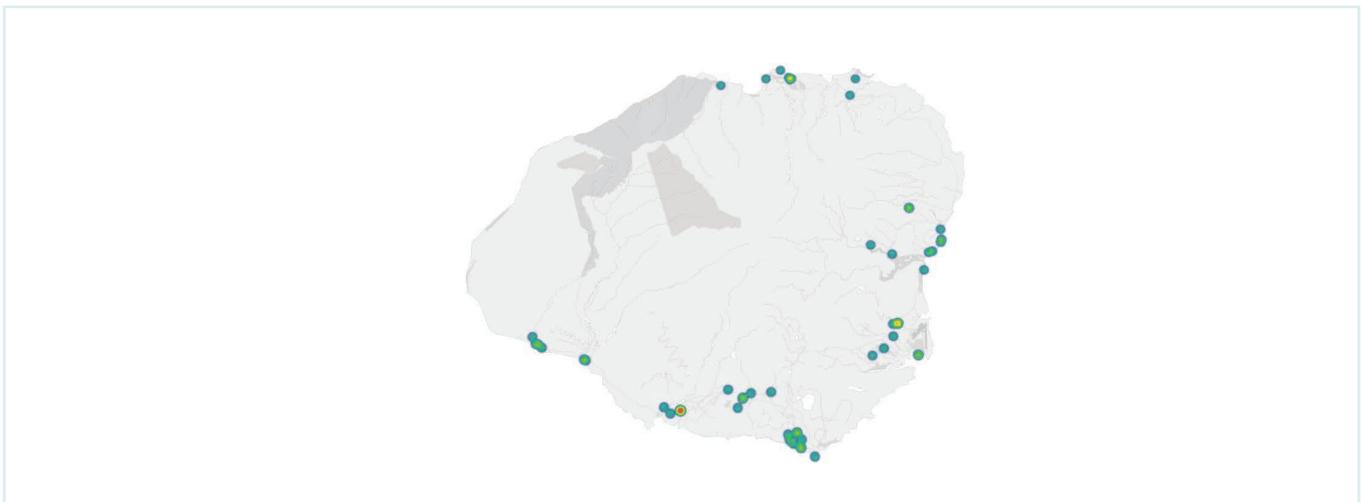
NEIGHBORHOOD COMPARISON

▲▼ 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	2 ▼	\$4.6 M ▼	\$2.3 M ▼	2 ▼	\$2.0 M ▼	\$1.0 M ▼	3 ▼	\$4.0 M ▼	\$1.4 M ▼
KAWAIHAU	5 ▼	\$6.5 M ▼	\$1.4 M ▲	3 ▼	\$2.3 M ▼	\$900.0 K ▲	1 ▼	\$3.5 M ▲	\$3.5 M ▲
LIHUE	2 ▼	\$2.8 M ▼	\$1.4 M ▲	7 ▼	\$11.6 M ▲	\$855.0 K ▲	1 ▼	\$1.2 M ▼	\$1.2 M ▼
KOLOA	16 ▲	\$28.4 M ▲	\$1.2 M ▼	6 -	\$7.0 M ▲	\$1.3 M ▲	2 ▲	\$2.8 M ▲	\$1.4 M ▲
WAIMEA	7 ▲	\$5.6 M ▲	\$745.0 K ▼	--	--	--	--	--	--

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
HOKUALA	2
ROYAL ESTATES	1
PIKAKE SUBDIVISION	1
KUKUIULA RESIDENTIAL SUBDIVISION PH IIA	1
LAWAI HILLSIDE SUBDIVISION	1
ISENBERG HOMES	1
PUU PINAO SUBDIVISION	1
KEALIA MAKAI	1
HANAPEPE	1
KEKAHA BEACH HOMES	1

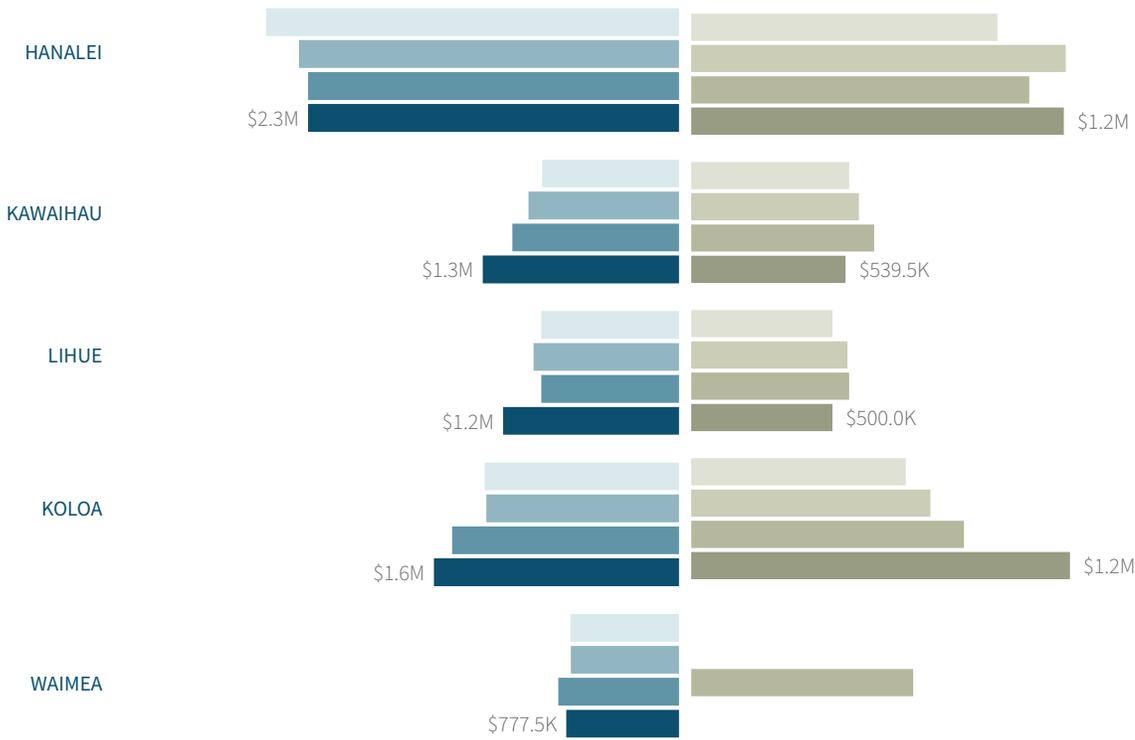
TOP CONDOMINIUMS	#
SUN VILLAGE-KAUAI	3
TK RESORT	2
KIAHUNA PLANTATION	1
KIAHUNA PH II	1
HONUA LANI KAPAA	1
HANAIEI BAY RESORT	1
KOLOA LANDING AT POIPU BEACH	1
ISLANDER ON THE BEACH	1
77F SEA MOUNTAIN ESTATES	1
KAHA LANI	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

61

↑ 5.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,200,000

↓ 15.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$106,222,000

↓ 24.8% VS. LAST YEAR



CONDOMINIUM

OF SALES

48

↑ 26.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$900,000

↑ 14.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$52,423,000

↑ 10.3% VS. LAST YEAR



VACANT LAND

OF SALES

18

↓ 5.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,444,500

↑ 45.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$27,159,000

↓ 34.5% VS. LAST YEAR



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