



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT MARCH 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.6 M \$1.1 M

AVERAGE SOLD PRICE



\$1.6 M \$1.0 M

MAX SOLD PRICE



\$6.0 M \$2.2 M

% OF LIST PRICE RECEIVED



97.10% 96.93%

AVERAGE PRICE PER SQFT



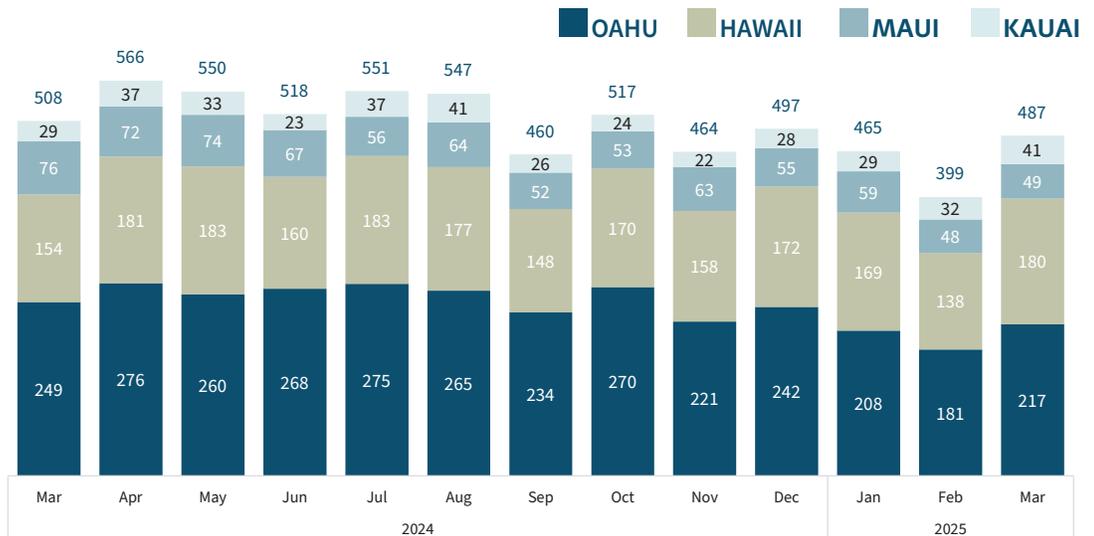
\$956 \$993

AVERAGE DOM



43 64

SINGLE FAMILY HOMES



OF SALES

41

28.1% VS. LAST MONTH
41.4% VS. LAST YEAR

2024

MEDIAN SALES PRICE

\$1,160,000

9.5% VS. LAST MONTH
27.5% VS. LAST YEAR

2025

TOTAL \$ OF SALES

\$65,597,788
36.9% VS. LAST MONTH
3.4% VS. LAST YEAR

CONDOMINIUM



OF SALES

25

31.6% VS. LAST MONTH
16.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,075,000

9.8% VS. LAST MONTH
38.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$26,149,500

9.1% VS. LAST MONTH
0.0% VS. LAST YEAR

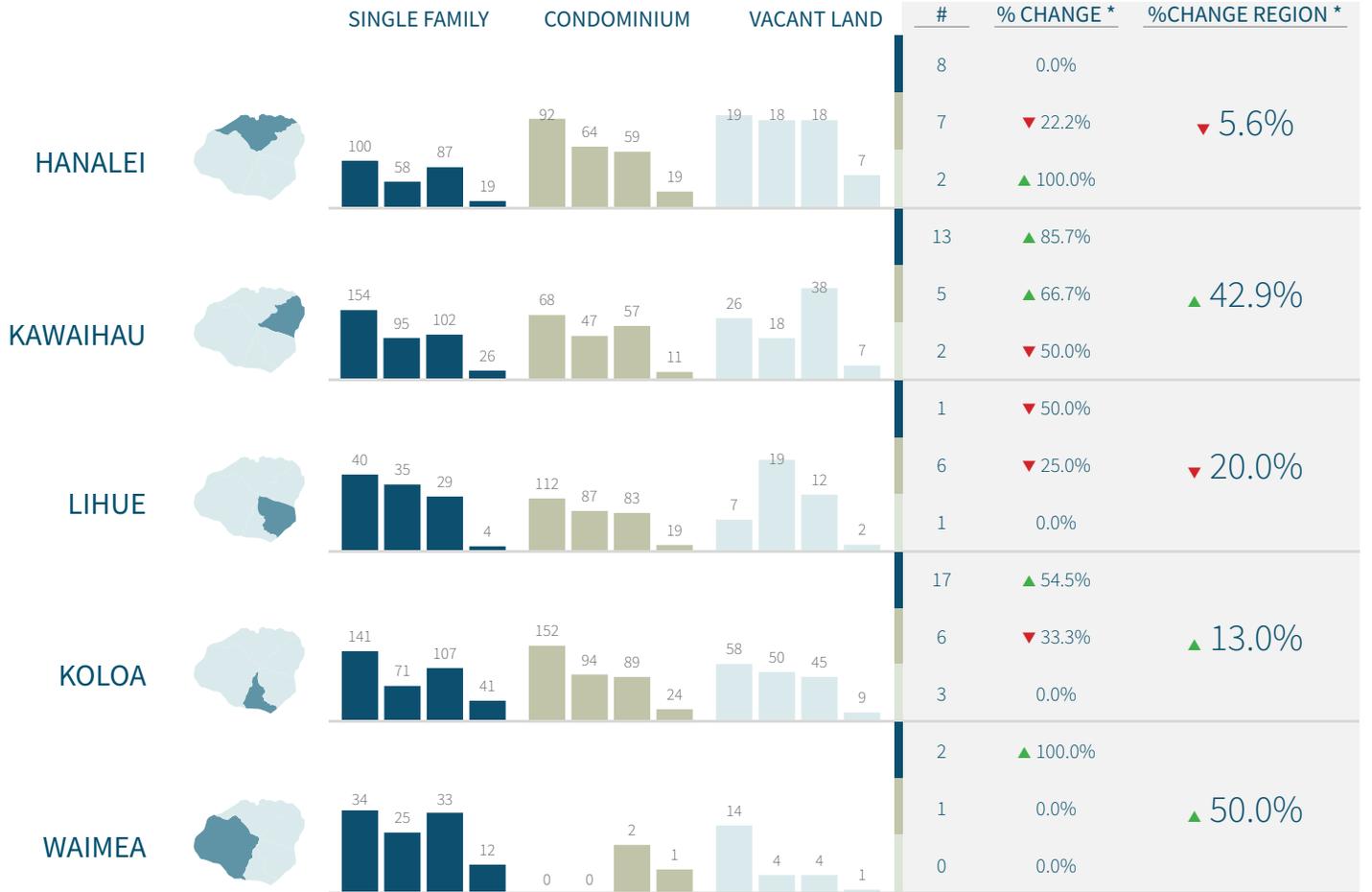
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

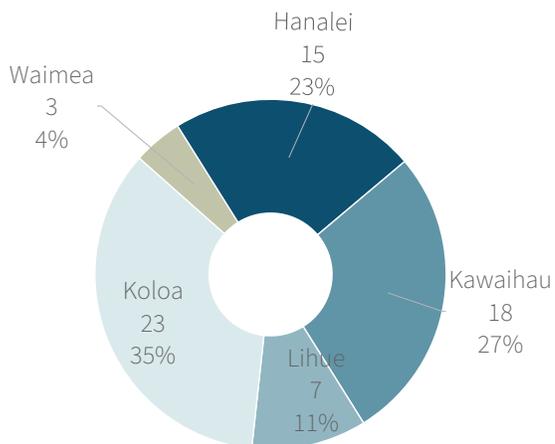
MONTH



**Year-over-year and current YTD shown

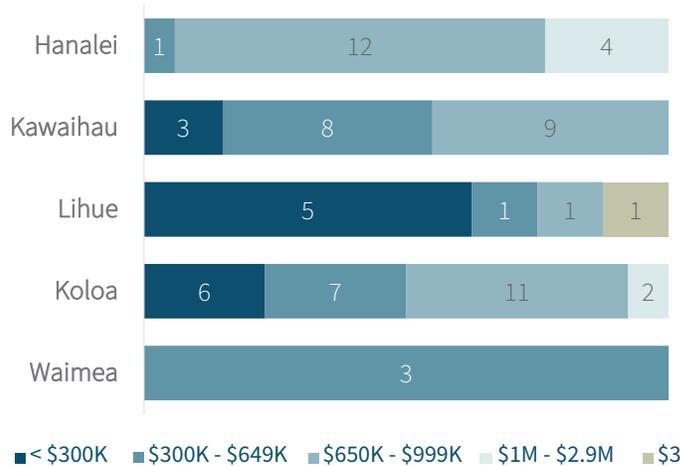
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES KAUAI

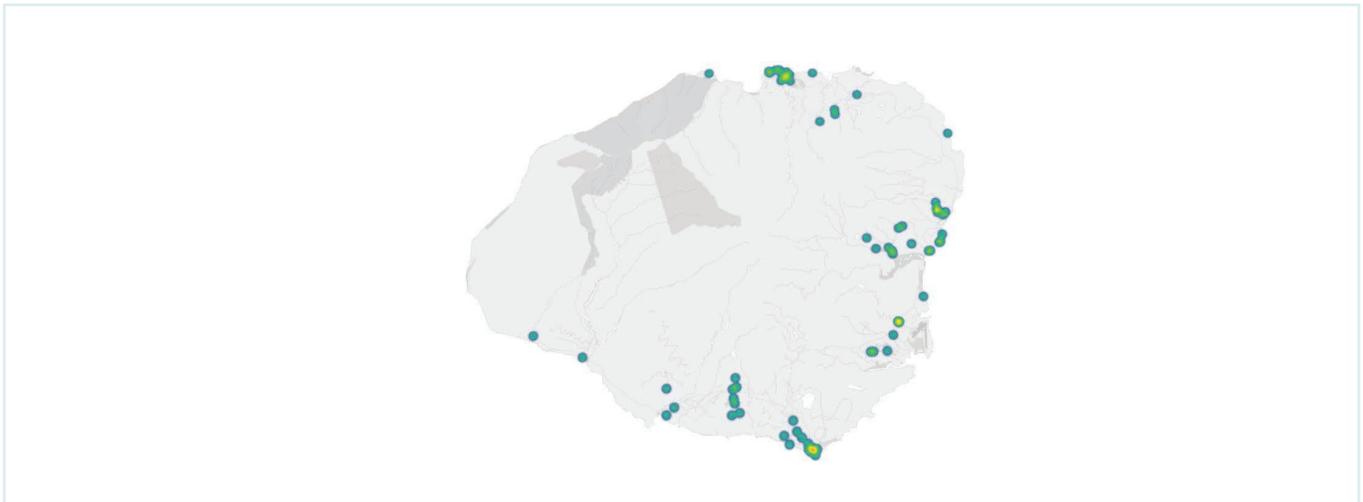
NEIGHBORHOOD COMPARISON

▲/▼ 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	8	\$21.3 M ▲	\$2.5 M ▲	7	\$8.8 M ▼	\$1.1 M ▲	2	\$24.0 M ▲	\$12.0 M ▲
KAWAIHAU	13	\$15.1 M ▲	\$999.0 K ▼	5	\$5.5 M ▲	\$695.0 K ▲	2	\$2.4 M ▼	\$1.2 M ▲
LIHUE	1	\$2.1 M ▼	\$2.1 M ▲	6	\$2.4 M ▼	\$331.5 K ▼	1	\$900.0 K -	\$900.0 K -
KOLOA	17	\$25.5 M ▼	\$850.0 K ▼	6	\$8.7 M ▼	\$1.4 M ▲	3	\$2.7 M ▲	\$625.0 K ▲
WAIMEA	2	\$1.6 M ▲	\$805.0 K ▼	1	\$735.0 K ▲	\$735.0 K ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
KALAHEO HOMESTEADS 1ST SERIES	2
ROYAL ESTATES	1
PUNANA SUBDIVISION	1
PORT ALLEN RESIDENTIAL SUBDIV	1
PUAKO SUBDIVISION	1
KEKAHA BEACH HOMES	1
REBALO TRACT	1
LAWAI VALLEY ESTATES	1
HOKUALA	1
NONOU DEVELOPMENT	1

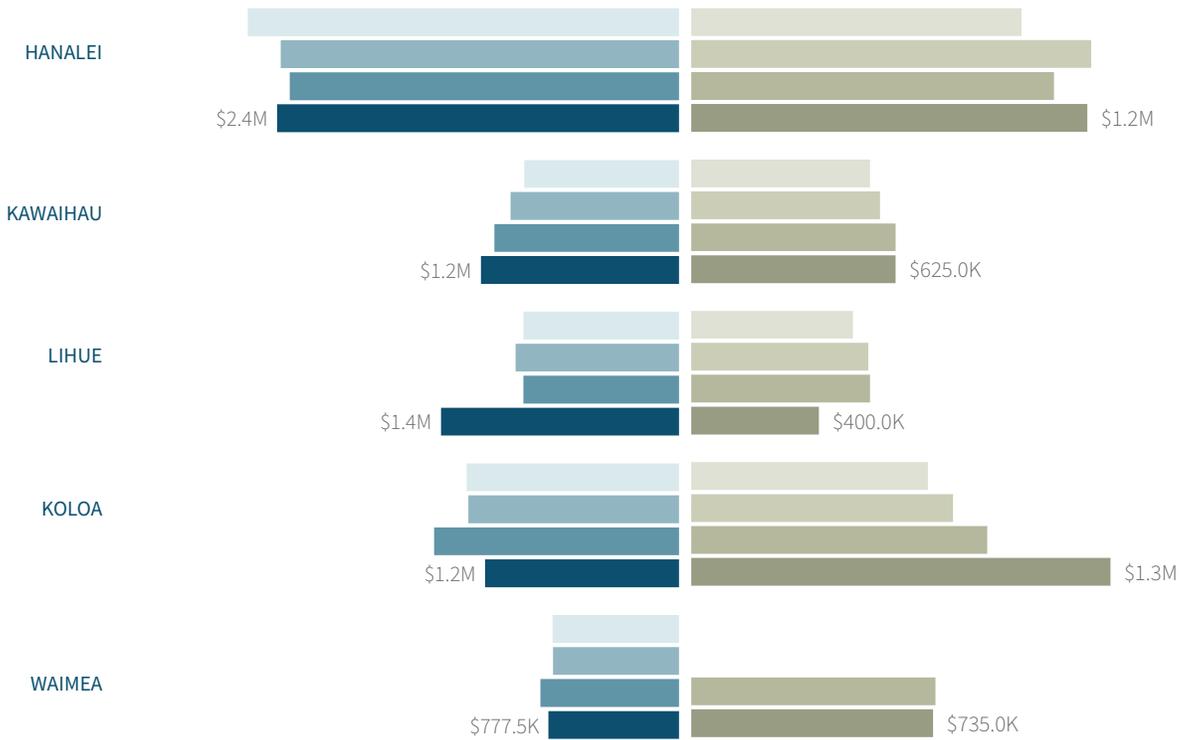
TOP CONDOMINIUMS	#
SUN VILLAGE-KAUAI	3
KAMALU ROAD	1
KAWAIHAU SPORTS VILLA	1
HALE MOI	1
KAUAI BEACH RESORT	1
HALELANI VILLAGE AT PUHI PH IB	1
KOUKALAKA ESTATES	1
HALELANI VILLAGE AT PUHI PH IC	1
CLIFFS AT PRINCEVILLE	1
KAMAHANA	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

102

↑ 17.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,200,000

↓ 23.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$171,819,788

↓ 16.1% VS. LAST YEAR



CONDOMINIUM

OF SALES

74

↑ 8.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$962,500

↑ 22.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$79,672,500

↑ 8.2% VS. LAST YEAR



VACANT LAND

OF SALES

26

↓ 3.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,444,500

↑ 45.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$57,128,000

↑ 14.0% VS. LAST YEAR



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