



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT APRIL 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.5 M \$1.1 M

AVERAGE SOLD PRICE



\$1.4 M \$1.0 M

MAX SOLD PRICE



\$4.4 M \$3.8 M

% OF LIST PRICE RECEIVED



97.66% 94.93%

AVERAGE PRICE PER SQFT



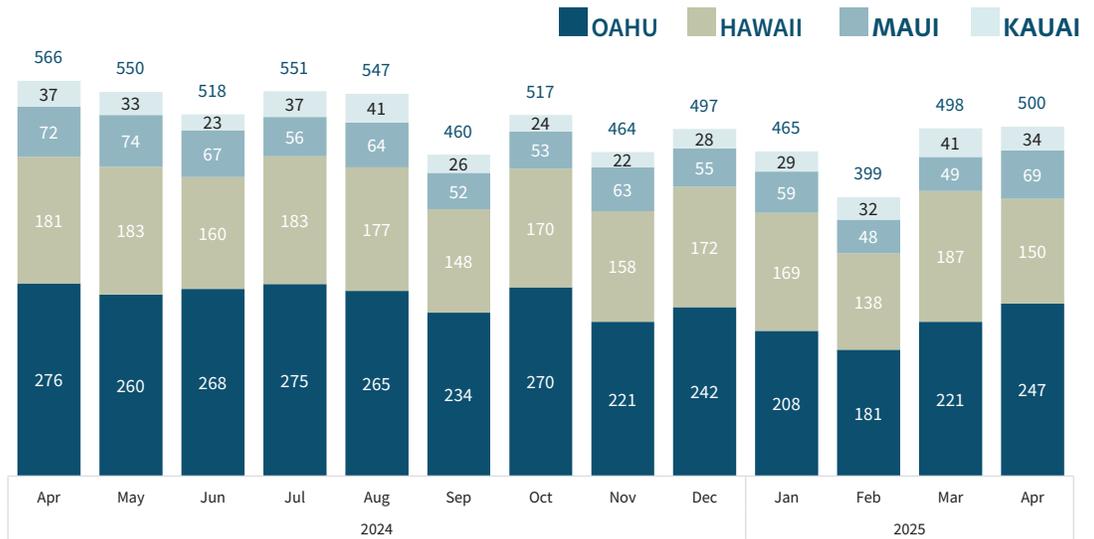
\$821 \$879

AVERAGE DOM



63 84

SINGLE FAMILY HOMES



OF SALES

34

↓ 17.1% VS. LAST MONTH
↓ 8.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,112,500

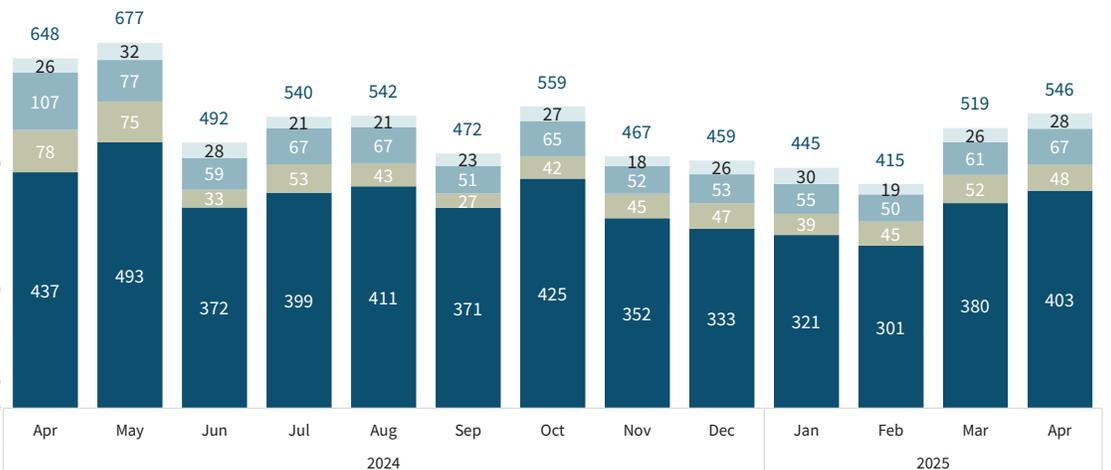
↓ 4.1% VS. LAST MONTH
↑ 0.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$49,084,425

↓ 25.2% VS. LAST MONTH
↓ 22.9% VS. LAST YEAR

CONDOMINIUM



OF SALES

28

↑ 7.7% VS. LAST MONTH
↑ 7.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$862,500

↓ 14.8% VS. LAST MONTH
↓ 7.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$28,784,999

↑ 8.1% VS. LAST MONTH
↑ 8.0% VS. LAST YEAR

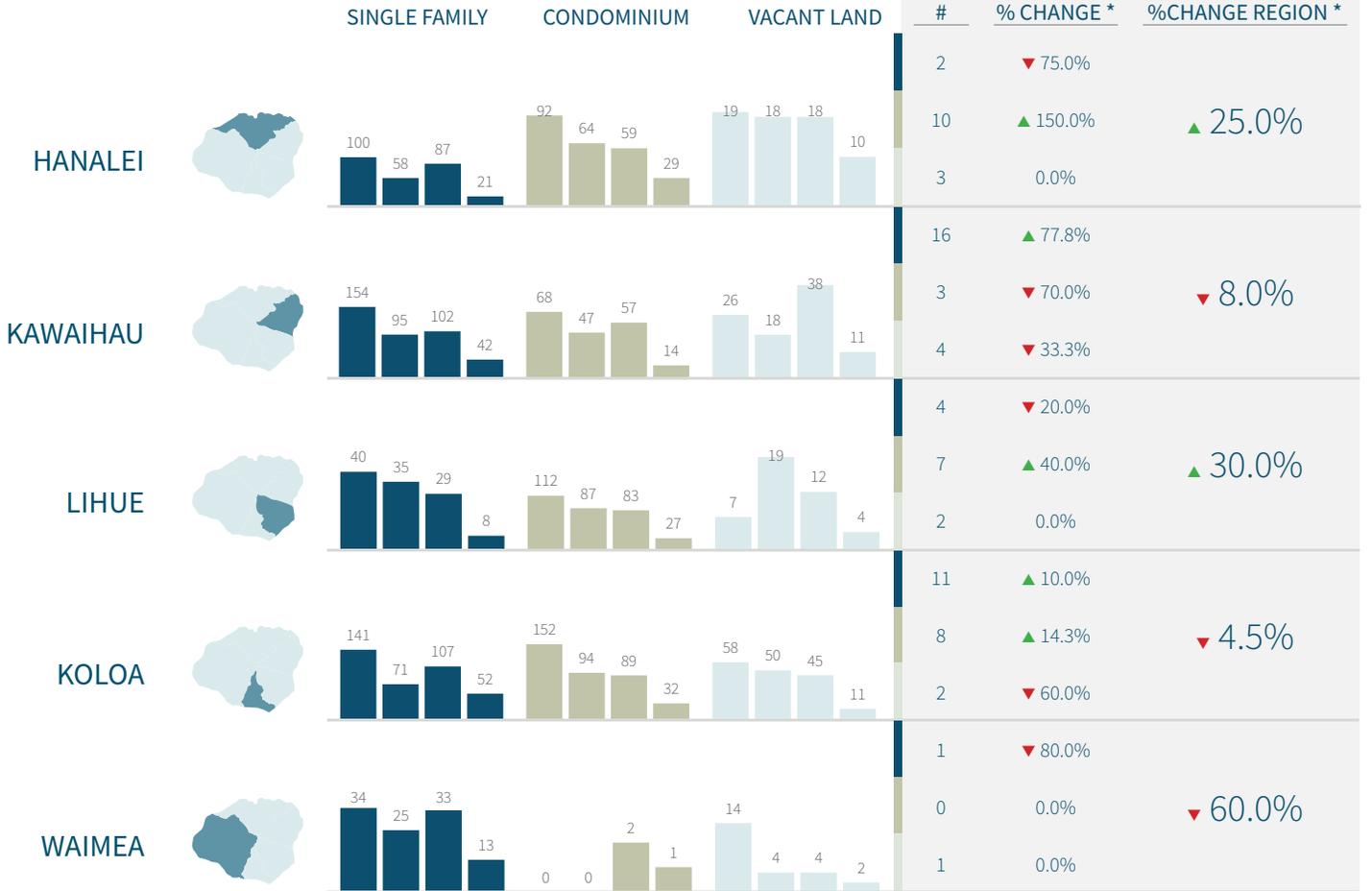
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

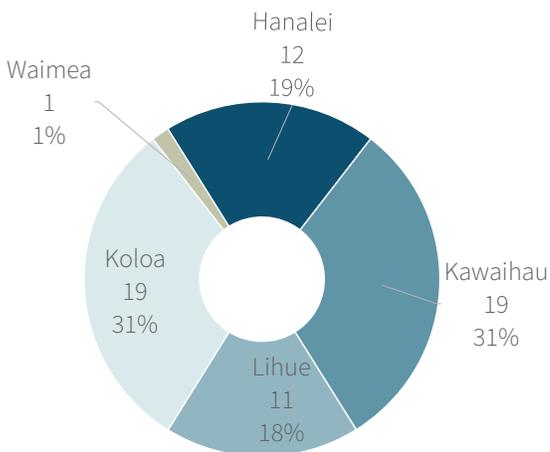
MONTH



**Year-over-year and current YTD shown

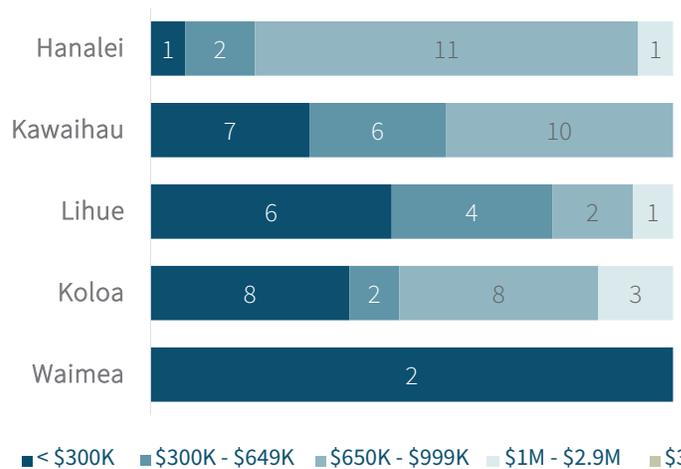
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES KAUAI

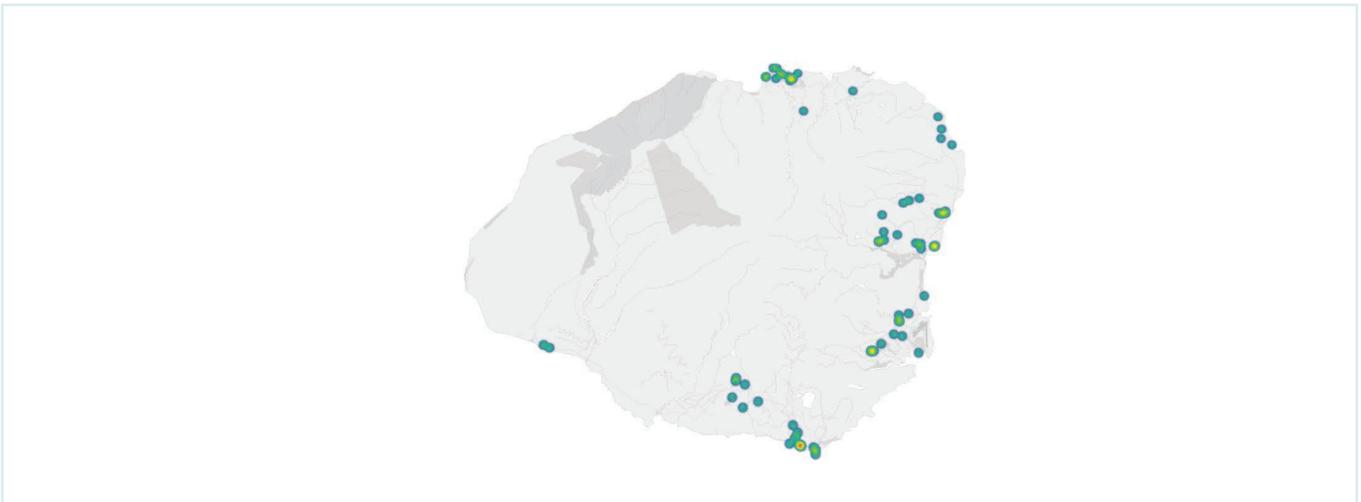
NEIGHBORHOOD COMPARISON

▲ 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	2 ▼	\$5.1 M ▼	\$2.6 M ▲	10 ▲	\$12.9 M ▲	\$1.2 M ▼	3 -	\$3.6 M -	\$1.4 M -
KAWAIHAU	16 ▲	\$18.0 M ▲	\$1.1 M ▲	3 ▼	\$1.4 M ▼	\$460.0 K ▼	4 ▼	\$3.4 M ▼	\$462.5 K ▼
LIHUE	4 ▼	\$4.5 M ▼	\$1.0 M ▲	7 ▲	\$6.3 M ▲	\$495.0 K ▼	2 -	\$1.8 M -	\$875.0 K -
KOLOA	11 ▲	\$20.8 M ▼	\$1.3 M ▼	8 ▲	\$8.2 M ▲	\$650.0 K ▼	2 ▼	\$1.7 M ▼	\$847.5 K ▼
WAIMEA	1 ▼	\$615.0 K ▼	\$615.0 K ▼	--	--	--	1 -	\$315.0 K -	\$315.0 K -

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
KALAHEO HOMESTEADS 1ST SERIES	3
HOKUALA	3
PIKAKE SUBDIVISION	1
MOLOAA & KAAPUNA HUI LANDS	1
KAPAA HEIGHTS	1
HANAMAULU TOWN TRACT	1
MOLOKOA SUBDIVISION UNIT III	1
ANAHOLA ALIOMANU	1
HAMAMURA TRACT SUBDIVISION	1
FRANCIS LUM SUBDIVISION	1

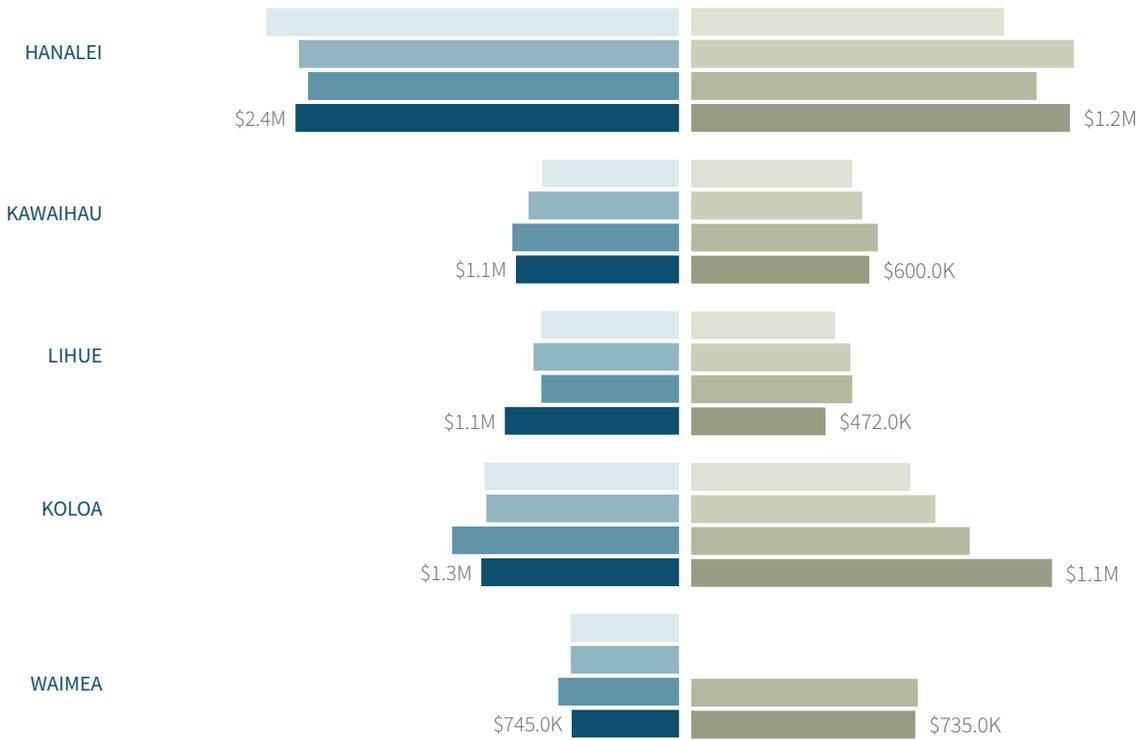
TOP CONDOMINIUMS	#
PLANTATION HALE	3
SUN VILLAGE-KAUAI	2
HANAIEI BAY RESORT	2
KIAHUNA PH II	2
GOLDENPOND LOT 9	1
ALII KAI AT HANAIEI	1
HALELANI VILLAGE AT PUHI PH IC	1
HALE ALA PIO	1
6202 KAWAIHAU ROAD CONDOMINIUM	1
HALELANI VILLAGE AT PUHI PH I	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

136

↑ 9.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

↓ 19.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$220,904,213

↓ 17.7% VS. LAST YEAR



CONDOMINIUM

OF SALES

103

↑ 9.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$950,000

↑ 19.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$108,929,499

↑ 8.6% VS. LAST YEAR



VACANT LAND

OF SALES

38

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,125,000

↑ 36.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$67,878,000

↑ 14.9% VS. LAST YEAR



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TG

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