



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT MAY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.8 M \$1.1 M

AVERAGE SOLD PRICE



\$1.7 M \$1.1 M

MAX SOLD PRICE



\$4.8 M \$3.0 M

% OF LIST PRICE RECEIVED



96.05% 96.34%

AVERAGE PRICE PER SQFT



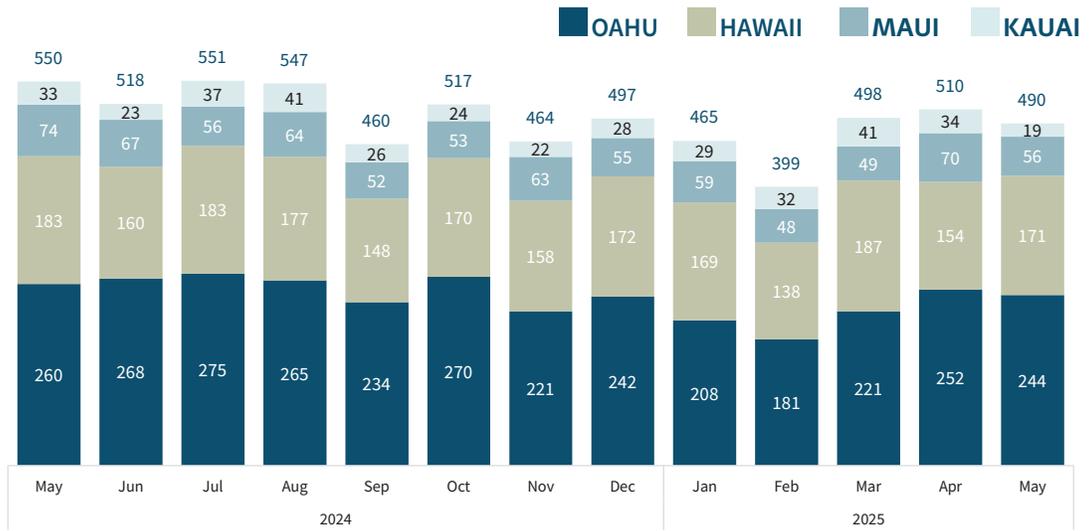
\$984 \$888

AVERAGE DOM



44 76

SINGLE FAMILY HOMES



OF SALES

19

44.1% VS. LAST MONTH
42.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,105,000

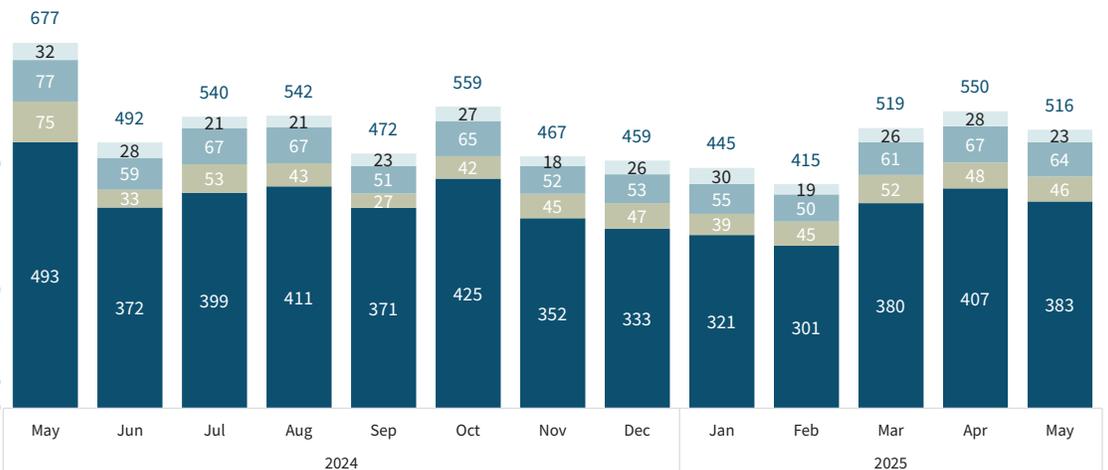
0.7% VS. LAST MONTH
23.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$32,587,000

33.6% VS. LAST MONTH
47.4% VS. LAST YEAR

CONDOMINIUM



OF SALES

23

17.9% VS. LAST MONTH
28.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$875,000

1.4% VS. LAST MONTH
19.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$24,508,007

14.9% VS. LAST MONTH
7.0% VS. LAST YEAR

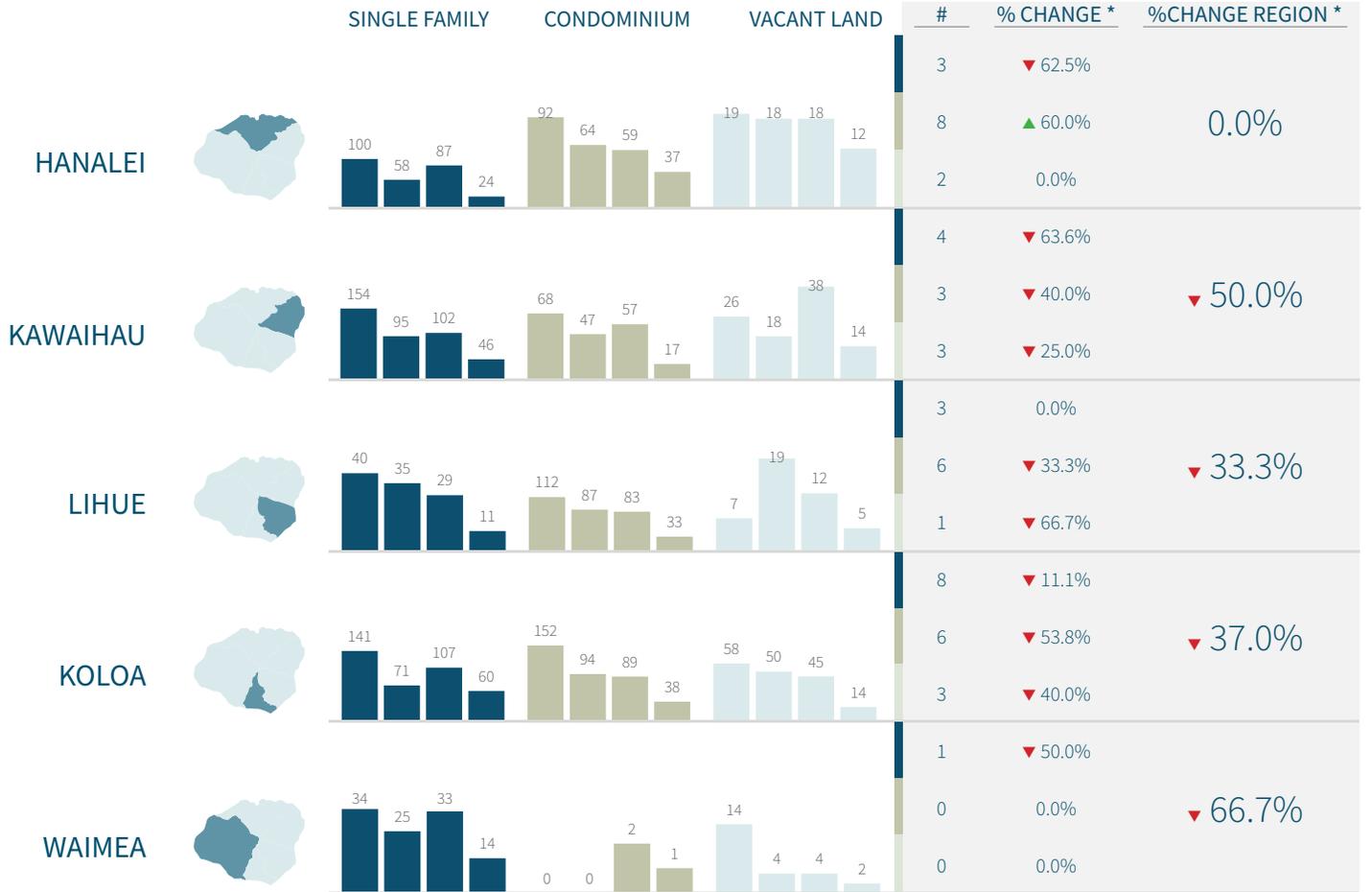
REGIONAL SALES KAUAI

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

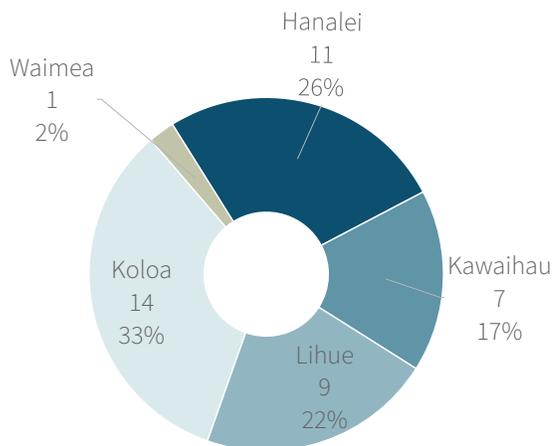
MONTH



**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

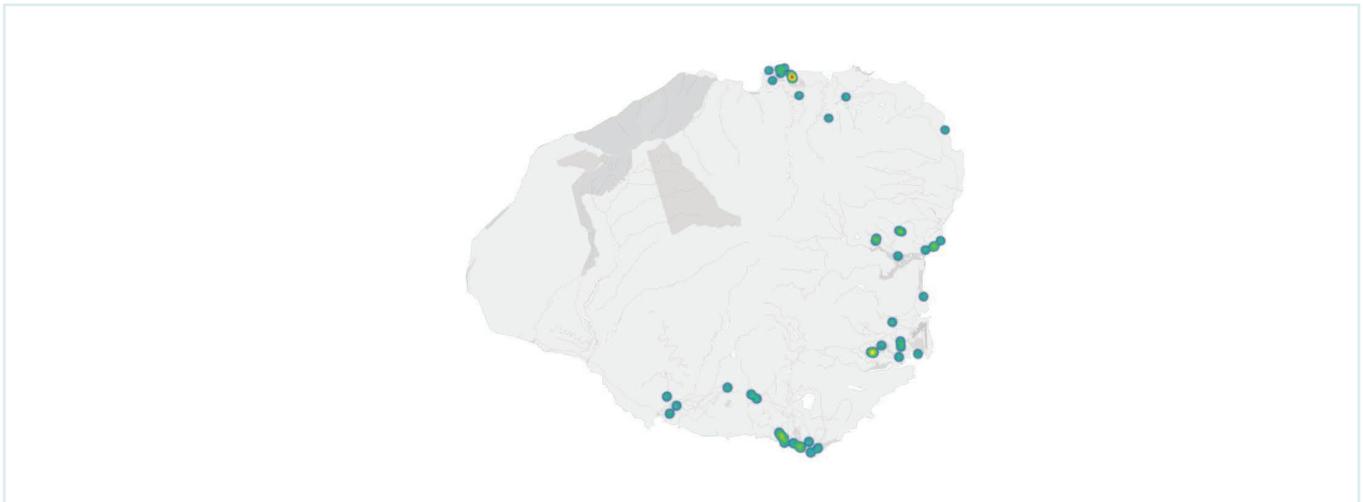
NEIGHBORHOOD COMPARISON

▲ 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	3 ▼	\$9.2 M ▼	\$3.1 M ▲	8 ▲	\$11.5 M ▲	\$1.3 M ▼	2 -	\$4.0 M -	\$2.0 M -
KAWAIHAU	4 ▼	\$7.8 M ▼	\$1.1 M ▲	3 ▼	\$2.4 M ▼	\$450.0 K ▼	3 ▼	\$1.4 M ▼	\$480.0 K ▼
LIHUE	3 -	\$3.2 M ▲	\$1.1 M ▲	6 ▼	\$3.0 M ▼	\$532.5 K ▲	1 ▼	\$610.0 K ▼	\$610.0 K ▼
KOLOA	8 ▼	\$11.7 M ▼	\$924.0 K ▼	6 ▼	\$7.6 M ▼	\$1.2 M ▲	3 ▼	\$5.3 M ▲	\$950.0 K ▲
WAIMEA	1 ▼	\$750.0 K ▼	\$750.0 K ▼	--	--	--	--	--	--

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS

	#
PUA KIELE SUBDIVISION	1
PIKAKE SUBDIVISION	1
HOKUALA	1
ISENBERG HOMES	1
PRINCEVILLE AT HANAIEI	1
KUKUIULA RESIDENTIAL SUBDIVISION PH IIA	1
TERUI TRACT	1
KUPOLO TRACT	1
LAWAI HILLSIDE SUBDIVISION	1

TOP CONDOMINIUMS

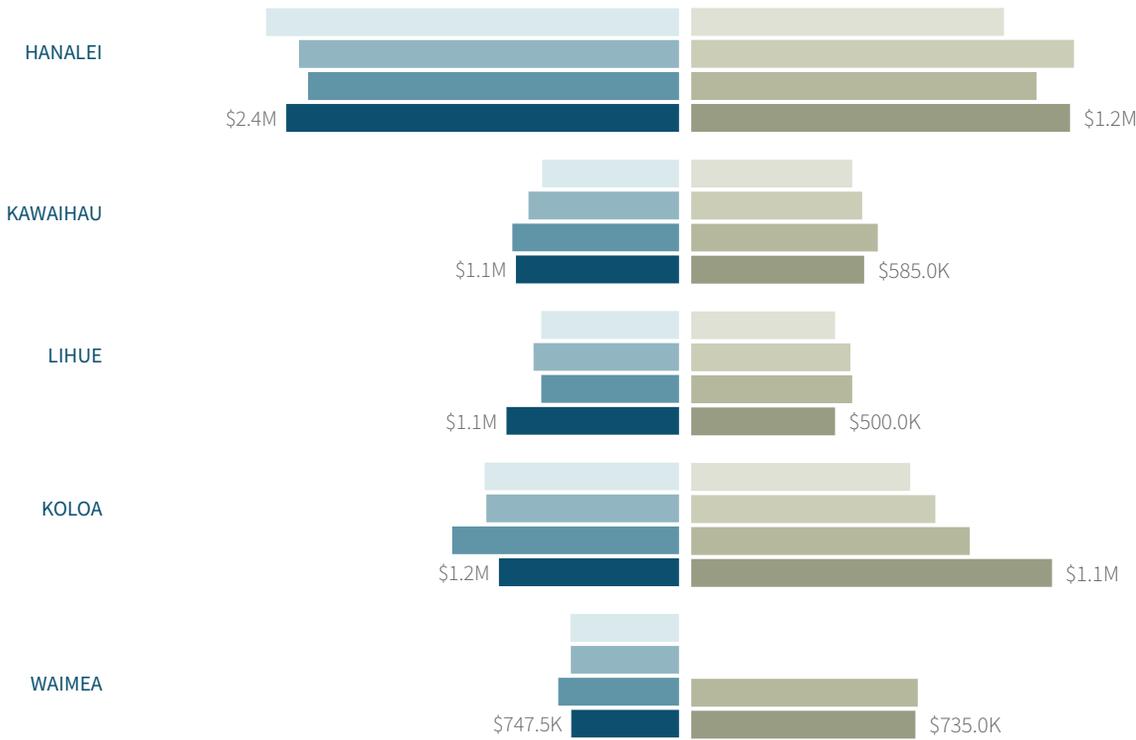
	#
KIAHUNA PH II	2
PLANTATION HALE	2
KULANA	2
KALIHAIWAI RIDGE MAUKA	1
KALAPAKI VILLAS	1
CLIFFS AT PRINCEVILLE	1
HALELANI VILLAGE AT PUHI PH I	1
HALELANI VILLAGE AT PUHI PH IC	1
BEGIN ESTATES	1
HOOKENA AT PUHI	1

YEAR TO DATE KAUAI

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

155

📉 **1.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

📉 **19.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$253,491,213

📉 **23.3%** VS. LAST YEAR



CONDOMINIUM

OF SALES

126

📊 **0.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$900,000

📈 **16.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$133,437,506

📈 **5.4%** VS. LAST YEAR



VACANT LAND

OF SALES

47

📉 **7.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,075,000

📈 **34.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$79,078,000

📈 **10.7%** VS. LAST YEAR



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