TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT JUNE 2020

ISLAND SALES

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$814.4 K	$507.3 K

AVERAGE SOLD PRICE

Single Family	Condominium
$784.2 K	$486.2 K

MAX SOLD PRICE

Single Family	Condominium
$1.7 M	$900.0 K

% OF LIST PRICE RECEIVED

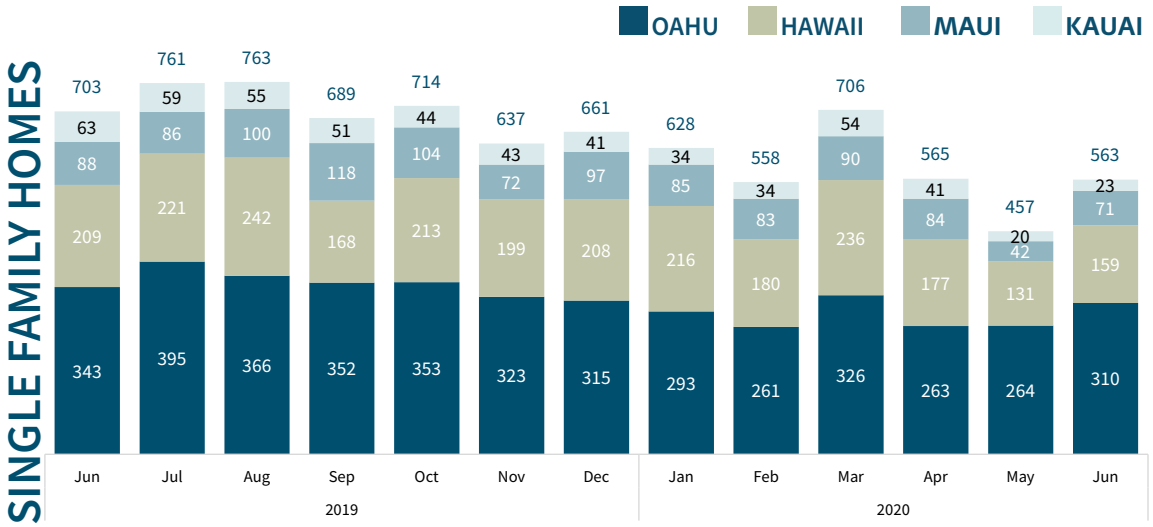
Single Family	Condominium
96.28%	95.83%

AVERAGE PRICE PER SQFT

Single Family	Condominium
$454	$512

AVERAGE DOM

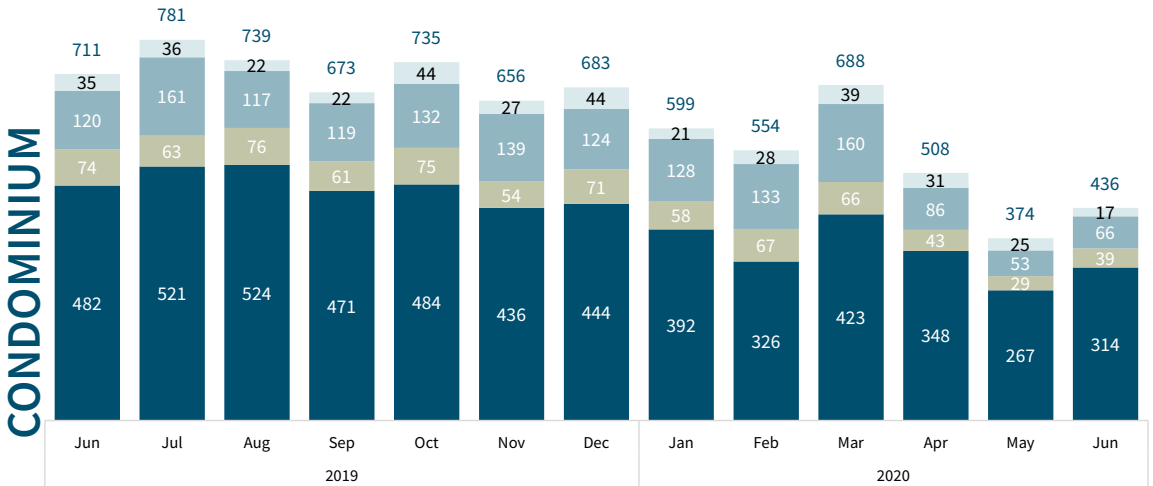
Single Family	Condominium
30	100



 # OF SALES
23
15.0% VS. LAST MONTH
63.5% VS. LAST YEAR

MEDIAN SALES PRICE
$605,000
21.7% VS. LAST MONTH
2.4% VS. LAST YEAR

TOTAL $ OF SALES
$18,035,650
28.1% VS. LAST MONTH
65.3% VS. LAST YEAR



 # OF SALES
17
32.0% VS. LAST MONTH
51.4% VS. LAST YEAR

MEDIAN SALES PRICE
$470,000
34.3% VS. LAST MONTH
11.0% VS. LAST YEAR

TOTAL $ OF SALES
$8,265,000
26.1% VS. LAST MONTH
63.1% VS. LAST YEAR

Information effective 07/02/2020

REGIONAL SALES
KAUAI

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND

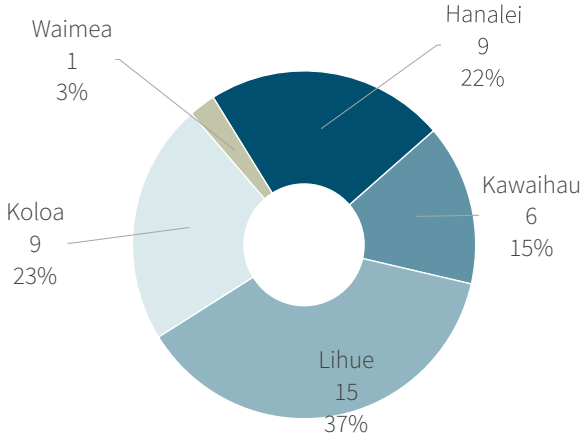
	SINGLE FAMILY				CONDOMINIUM				VACANT LAND			
HANALEI	128	132	103	38	111	106	94	44	48	30	27	11
KAWAIHAU	158	178	189	77	78	76	62	14	45	31	30	4
LIHUE	62	86	96	22	106	132	89	56	36	11	17	2
KOLOA	149	149	148	51	154	159	153	47	87	91	82	13
WAIMEA	55	53	42	18	2	0	0	0	10	6	3	0

MONTH

	#	% CHANGE *	%CHANGE REGION *
HANALEI	5	▼ 16.7%	▼ 7.7%
	4	▼ 42.9%	
	3	0.0%	
KAWAIHAU	6	▼ 68.4%	▼ 73.9%
	0	0.0%	
	0	0.0%	
LIHUE	7	▼ 61.1%	▼ 50.0%
	8	▼ 20.0%	
	0	0.0%	
KOLOA	4	▼ 71.4%	▼ 73.2%
	5	▼ 68.8%	
	2	▼ 81.8%	
WAIMEA	1	▼ 83.3%	▼ 83.3%
	0	0.0%	
	0	0.0%	

*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE

< $300K | $301K - $650K | $651K - $1M | $1.1M - $3M | $3.1M+

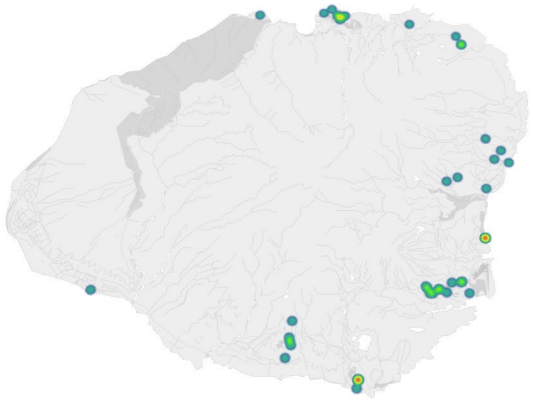
NEIGHBORHOOD SALES
KAUAI

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
HANALEI	5 ▼	$4.9 M ▼	$850.0 K ▼	4 ▼	$2.7 M ▼	$672.5 K ▲	3 –	$2.0 M –	$700.0 K –
KAWAIHAU	6 ▼	$3.6 M ▼	$573.6 K ▼	– –	– –	– –	– –	– –	– –
LIHUE	7 ▼	$5.9 M ▼	$605.0 K ▲	8 ▼	$2.0 M ▼	$250.3 K ▼	– –	– –	– –
KOLOA	4 ▼	$3.2 M ▼	$770.0 K ▲	5 ▼	$3.5 M ▼	$769.0 K ▲	2 ▼	$470.0 K ▼	$235.0 K ▼
WAIMEA	1 ▼	$455.0 K ▼	$455.0 K ▼	– –	– –	– –	– –	– –	– –

MONTHLY SALES HEAT MAP

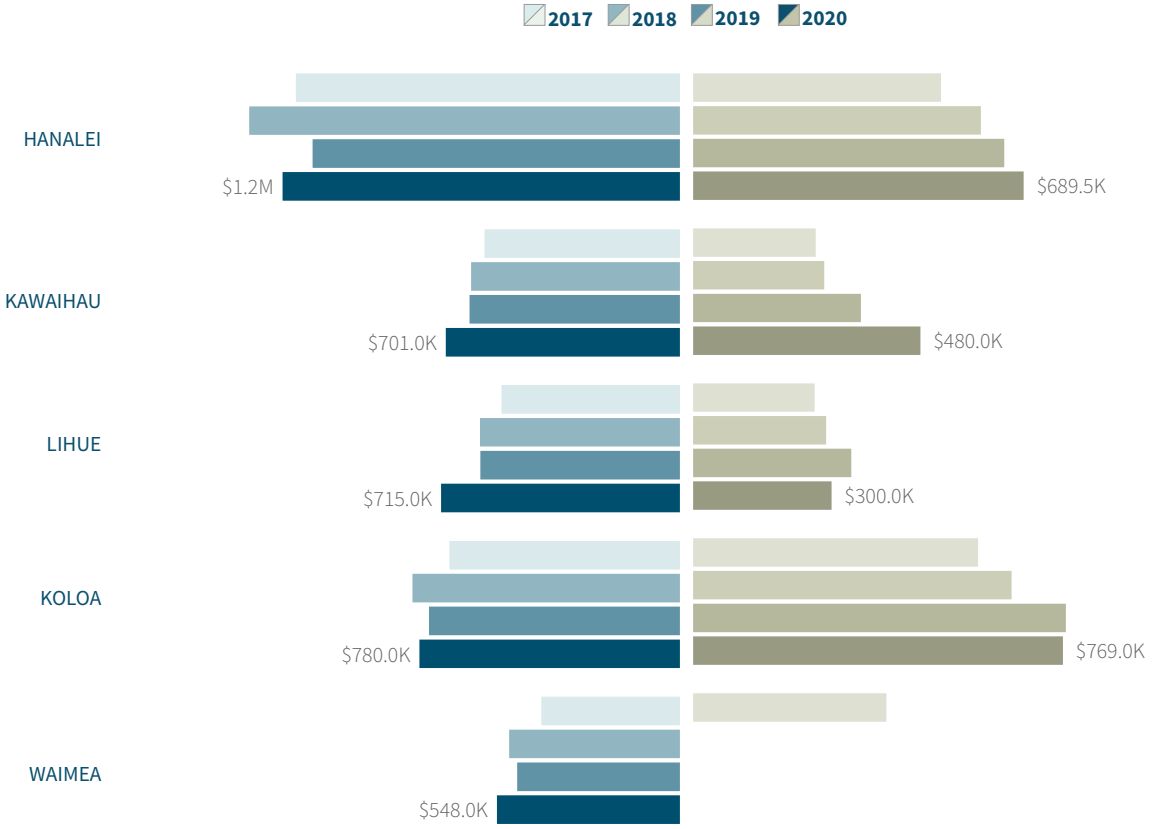


TOP NEIGHBORHOODS	#
KOLOA	4
HANAMAULU & KALAPAKI	4
WAIPAKE	3
PIKAKE PH II SUBDIVISION	2
NAWILIWILI-NIUMALU	2
HAWEA ESTATES	2
PUHI SUBDIVISION	2
KALAHEO HOMESTEADS	1
GALLO PLACE SUBDIVISION	1
KALAPAKI	1

TOP CONDOMINIUMS	#
KAUAI BEACH RESORT	4
PILI MAI AT POIPU	4
MAKAIO ESTATES	2
HALE PUEO	2
APOPO HALE	1
KALAPAKI VILLAS	1
BANYAN HARBOR	1
HALELANI VILLAGE AT PUHI PH IC	1
ALII KAI AT HANALEI	1
HALELANI VILLAGE AT PUHI PH IB	1

YEAR TO DATE
KAUAI

SINGLE FAMILY MEDIAN | CONDOMINIUM MEDIAN



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

OF SALES
206
27.7% VS. LAST YEAR

MEDIAN SALES PRICE
$760,000
18.8% VS. LAST YEAR

TOTAL $ OF SALES
$249,784,084
3.3% VS. LAST YEAR

CONDOMINIUM

OF SALES
161
20.7% VS. LAST YEAR

MEDIAN SALES PRICE
$550,000
0.0% VS. LAST YEAR

TOTAL $ OF SALES
$98,599,131
22.0% VS. LAST YEAR

VACANT LAND

OF SALES
30
68.1% VS. LAST YEAR

MEDIAN SALES PRICE
$420,000
13.0% VS. LAST YEAR

TOTAL $ OF SALES
$26,661,000
55.2% VS. LAST YEAR

KATHERINE APAO
Account Manager
Kauai
(808) 652-7485
kapao@tghawaii.com

TG
TITLE GUARANTY HAWAII
www.tghawaii.com