



TITLE GUARANTY HAWAII

KAUAI

RESIDENTIAL SALES REPORT AUGUST 2024

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$2.0 M \$752.6 K

AVERAGE SOLD PRICE



\$1.9 M \$729.6 K

MAX SOLD PRICE



\$8.4 M \$1.6 M

% OF LIST PRICE RECEIVED



97.05% 96.94%

AVERAGE PRICE PER SQFT



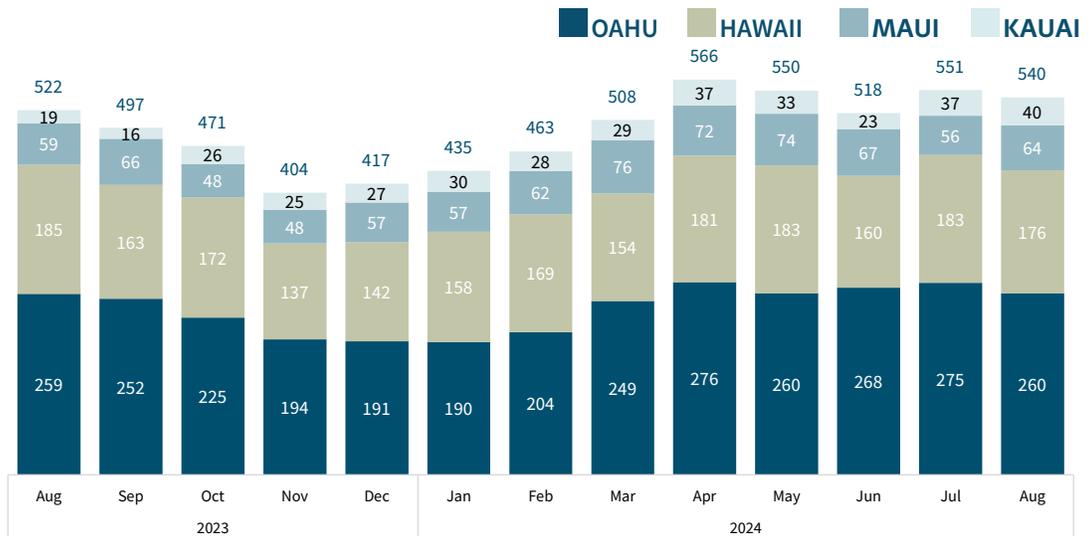
\$930 \$851

AVERAGE DOM



71 38

SINGLE FAMILY HOMES



# OF SALES

40

8.1% VS. LAST MONTH  
110.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,315,000

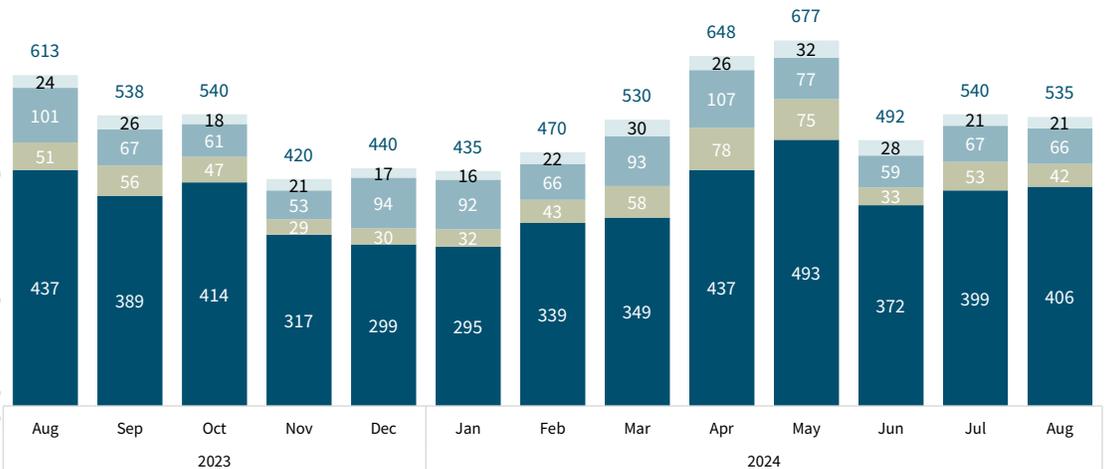
1.2% VS. LAST MONTH  
26.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$75,814,125

6.9% VS. LAST MONTH  
74.0% VS. LAST YEAR

CONDOMINIUM



# OF SALES

21

0.0% VS. LAST MONTH  
12.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$660,000

26.2% VS. LAST MONTH  
34.8% VS. LAST YEAR

TOTAL \$ OF SALES

\$15,321,100

27.9% VS. LAST MONTH  
36.2% VS. LAST YEAR

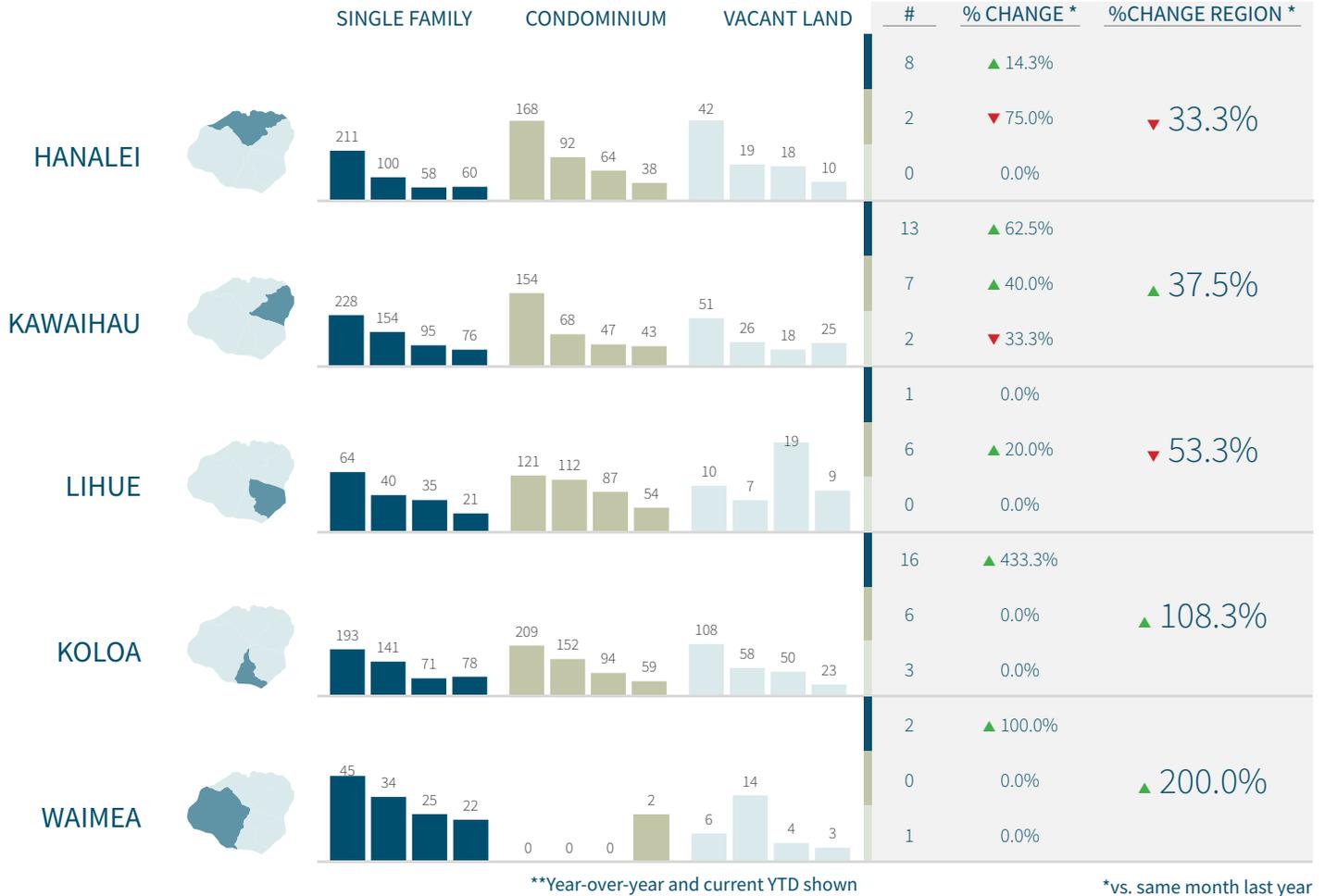
# REGIONAL SALES KAUAI

## SALES COMPARISON

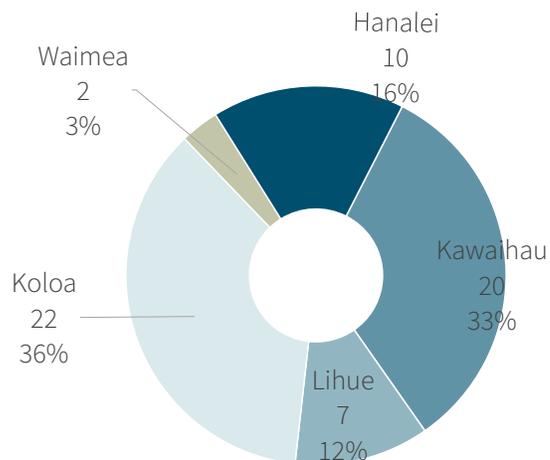
■ Single Family ■ Condominium ■ Vacant Land

### YTD TREND\*\*

### MONTH

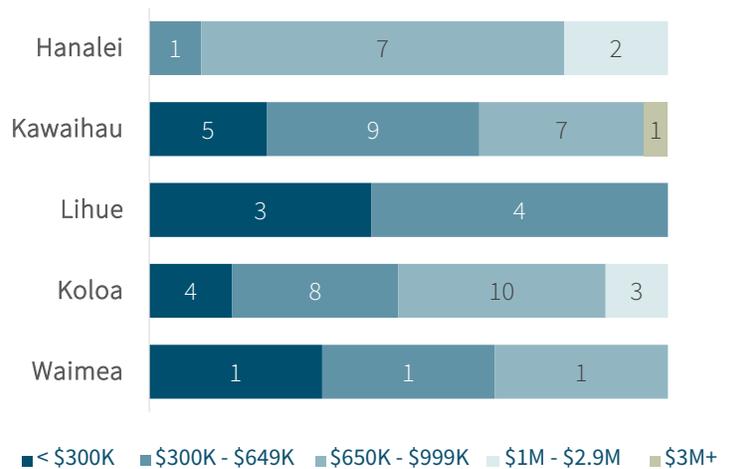


## SALES BY REGION



\*excluding vacant land sales

## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES KAUAI

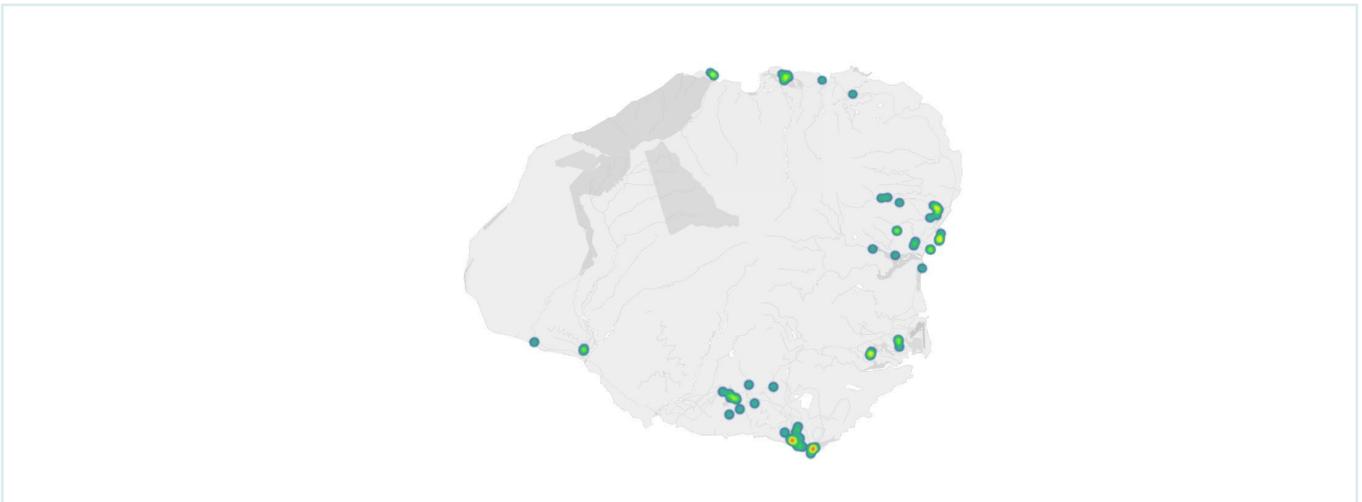
## NEIGHBORHOOD COMPARISON

▲ 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 ▲	\$24.5 M ▲	\$2.2 M ▼	2 ▼	\$1.8 M ▼	\$895.0 K ▼	--	--	--
KAWAIHAU	13 ▲	\$14.6 M ▲	\$995.0 K ▼	7 ▲	\$4.8 M ▲	\$590.0 K ▼	2 ▼	\$912.0 K ▼	\$456.0 K ▼
LIHUE	1 -	\$790.0 K -	\$790.0 K -	6 ▲	\$3.9 M ▲	\$632.0 K ▲	--	--	--
KOLOA	16 ▲	\$34.0 M ▲	\$1.4 M ▼	6 -	\$4.8 M ▼	\$749.5 K ▼	3 -	\$2.5 M ▼	\$800.0 K ▼
WAIMEA	2 ▲	\$1.9 M ▲	\$957.5 K ▲	--	--	--	1 -	\$375.0 K -	\$375.0 K -

## MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
OMAO HOMESTEADS	1
LAWAI HIGHLAND ESTATES	1
WAIMEA	1
KALAHEO HOMESTEADS 1ST SERIES	1
LAWAI VALLEY ESTATES	1
KALAHEO MAKAI HOMESITES	1
WAILUA HAVEN	1
KAPAA HEIGHTS	1
BRYDESWOOD TERRACE SUBDIVISION	1
KUPOLO TRACT	1

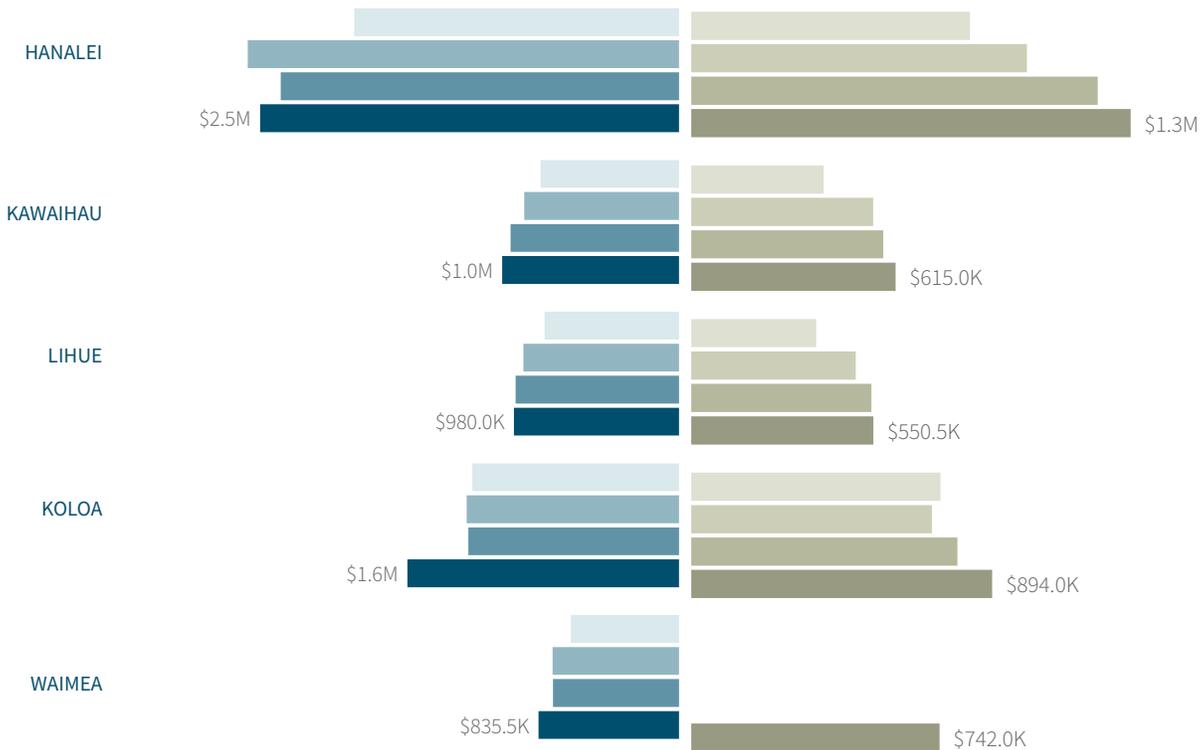
TOP CONDOMINIUMS	#
VILLAS AT PUALI	2
PLANTATION HALE	2
KAPAA SHORES	2
ISLANDER ON THE BEACH	2
APOPO HALE	1
HANAIEI COLONY RESORT	1
HALELANI VILLAGE AT PUHI PH IC	1
KAHA LANI	1
4020 PAI STREET	1
KALAPAKI VILLAS	1

# YEAR TO DATE KAUAI

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**257**

↑ **35.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,400,000**

↑ **21.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$521,710,822**

↑ **65.7%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**196**

↓ **6.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$788,000**

↑ **7.9%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$192,129,369**

↓ **1.1%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**70**

↓ **4.1%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$800,000**

↓ **10.6%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$89,269,805**

↑ **1.5%** VS. LAST YEAR



**KATHERINE APAO**

Account Manager

Kauai

(808) 652-7485

kapao@tghawaii.com

**TG**

TITLE GUARANTY  
HAWAII

www.tghawaii.com