



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT JANUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$662.9 K

AVERAGE SOLD PRICE



\$1.3 M \$648.9 K

MAX SOLD PRICE



\$6.3 M \$4.0 M

% OF LIST PRICE RECEIVED



97.30% 97.89%

AVERAGE PRICE PER SQFT



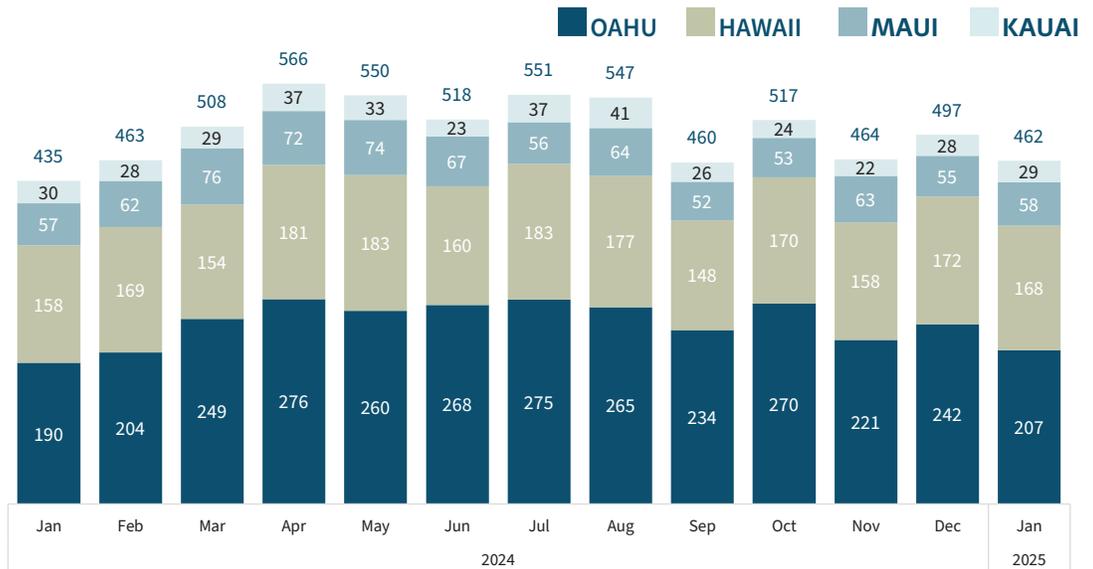
\$681.65 \$683.03

MEDIAN DOM



24 38

SINGLE FAMILY HOMES



# OF SALES

207

14.5% vs. last month, 8.9% vs. last year

MEDIAN SALES PRICE

\$1,110,000

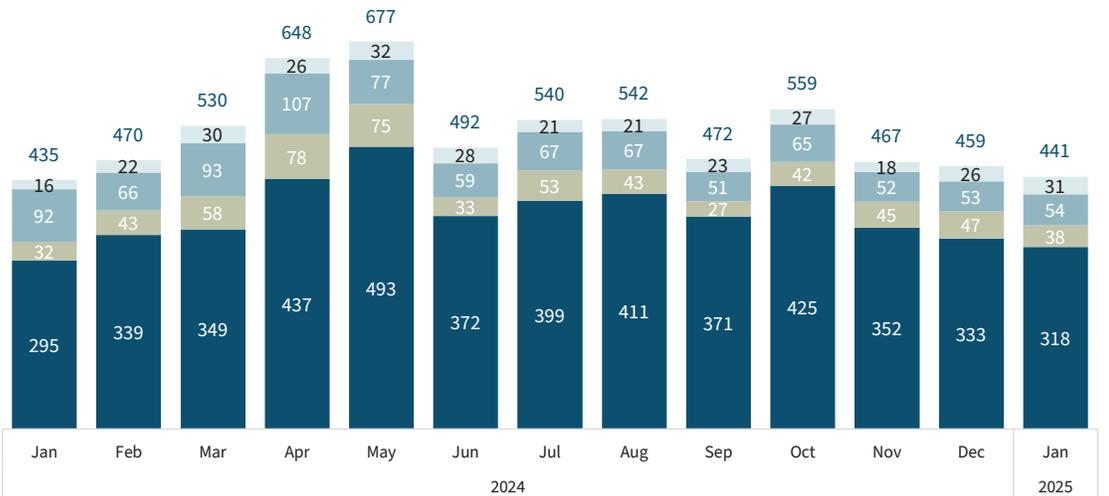
4.8% vs. last month, 9.9% vs. last year

TOTAL \$ OF SALES

\$274,842,445

7.9% vs. last month, 10.2% vs. last year

CONDOMINIUM



# OF SALES

318

4.5% vs. last month, 7.8% vs. last year

MEDIAN SALES PRICE

\$539,500

0.8% vs. last month, 7.9% vs. last year

TOTAL \$ OF SALES

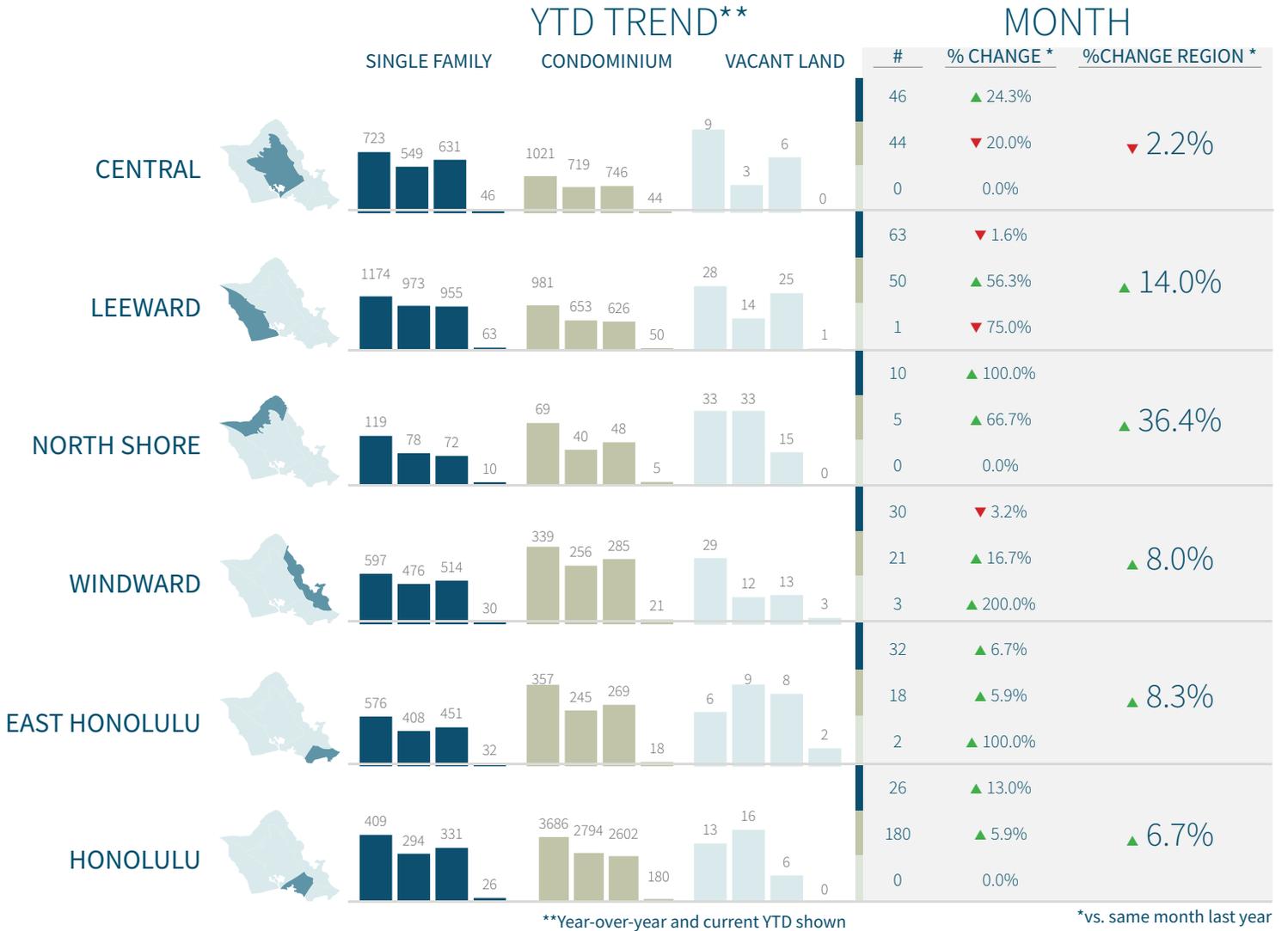
\$206,345,471

1.5% vs. last month, 18.1% vs. last year

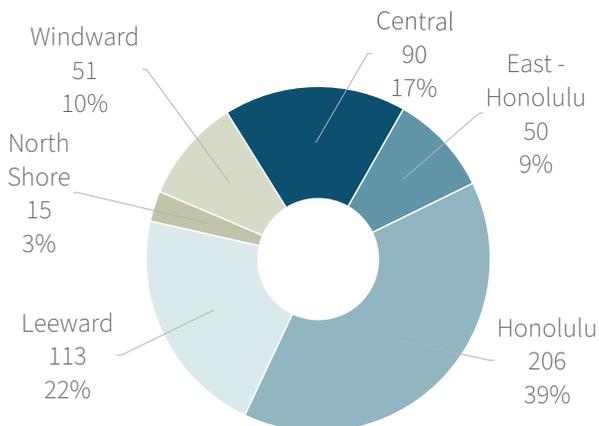
# REGIONAL SALES CENTRAL OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

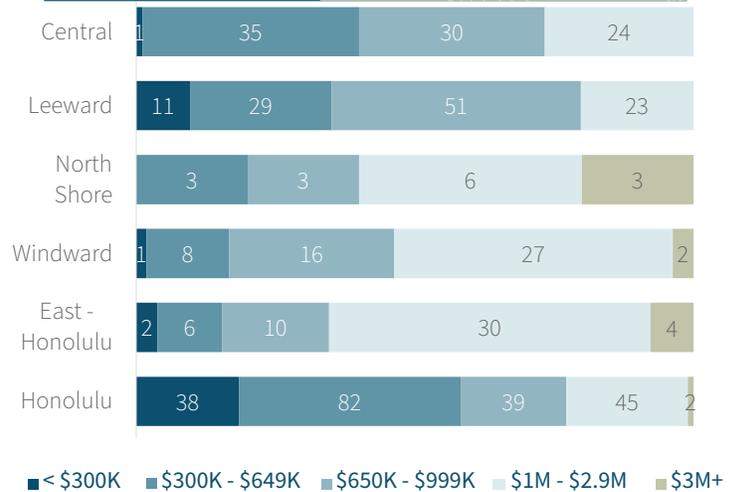


## SALES BY REGION



\*excluding vacant land sales

## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES CENTRAL OAHU

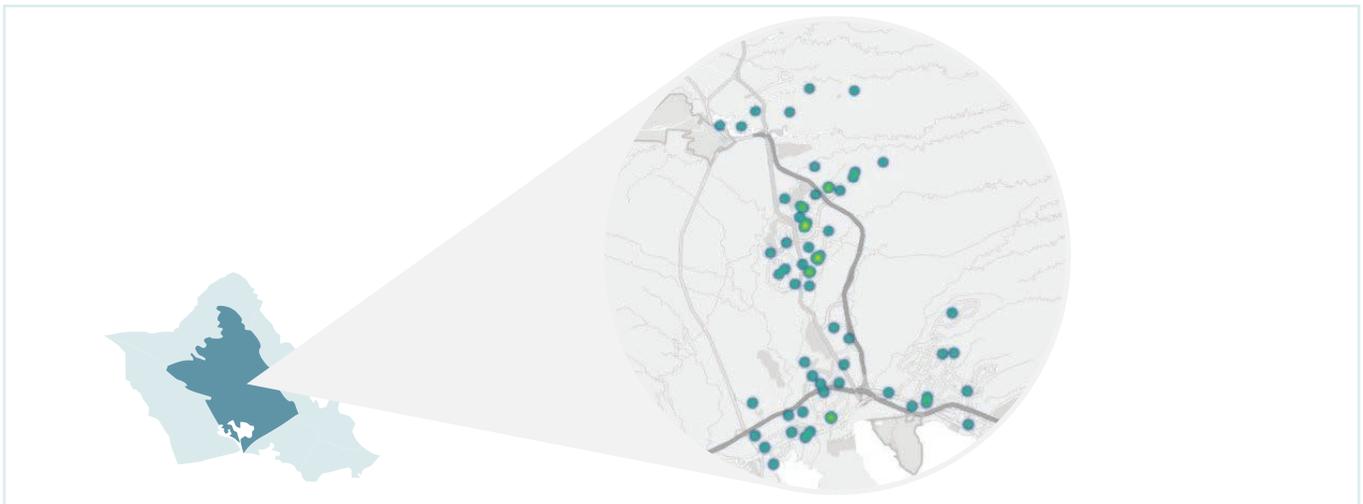
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	7 ▼	\$6.5 M ▼	\$900.0 K ▼	12 ▲	\$7.3 M ▲	\$607.5 K ▲
PEARLRIDGE	--	--	--	7 ▼	\$3.9 M ▼	\$540.0 K ▲
MILILANI MAUKA	1 -	\$1.2 M -	\$1.2 M -	5 ▲	\$3.0 M ▲	\$595.0 K ▼
HALAWA	2 ▲	\$2.1 M ▲	\$1.1 M ▲	4 ▲	\$2.0 M ▲	\$542.5 K ▼
WAIPAHU-LOWER	2 -	\$3.3 M ▲	\$1.6 M ▲	3 ▼	\$950.0 K ▼	\$322.0 K ▼
PEARL CITY-UPPER	4 ▲	\$4.7 M ▲	\$1.2 M ▲	1 -	\$430.0 K -	\$430.0 K -
WAIKELE	2 -	\$2.2 M -	\$1.1 M -	2 ▼	\$1.2 M ▼	\$599.5 K ▲
WAHIWA AREA	4 -	\$4.1 M ▲	\$932.5 K ▲	--	--	--
WAIPIO GENTRY	--	--	--	3 ▼	\$1.7 M ▼	\$500.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	2 ▲	\$2.0 M ▲	\$1.0 M ▲	1 ▼	\$390.0 K ▼	\$390.0 K ▲

## MONTHLY SALES HEAT MAP



TOP STREETS	#
MANANAI PLACE	3
KOAUKA LOOP	3
LANIKUHANA AVENUE	2
IHO PLACE	2
MAKAIKAI STREET	2
PAIWA STREET	2
KAHIKINUI COURT	2
WAIKELE ROAD	2
ANANIA DRIVE	2
KUAULI STREET	2

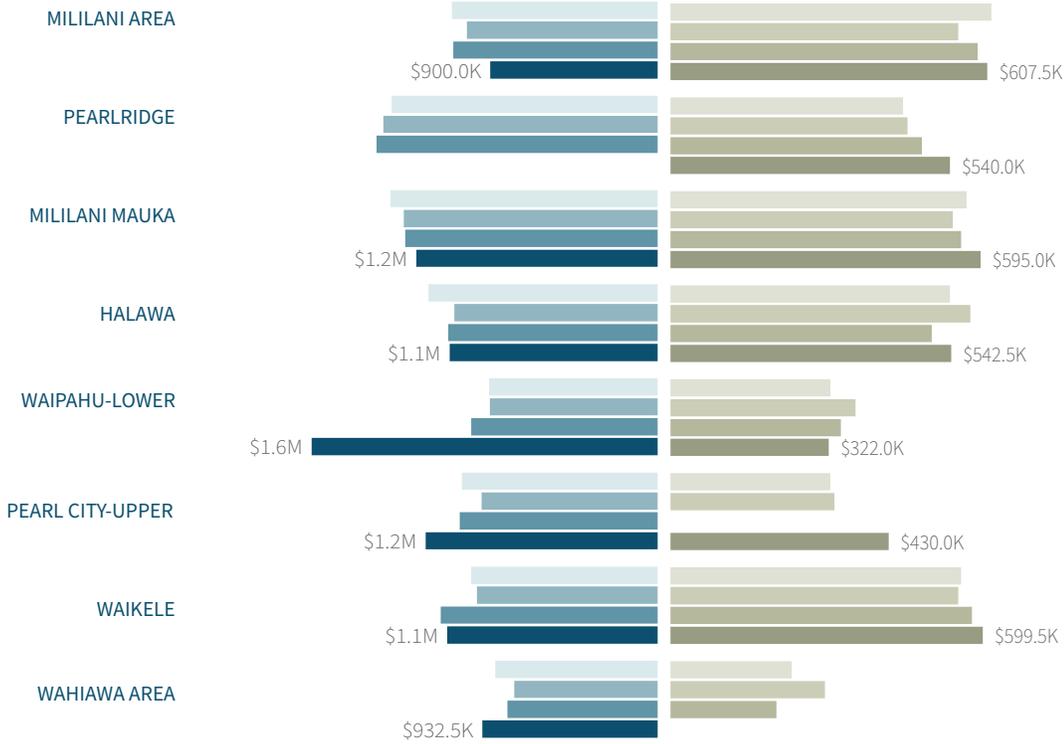
TOP CONDO	#
KAHOLO HALE	2
PLANTATION TOWN APARTMENTS	2
MILILANI GARDEN HOMES 1	2
OLALOA 1	2
COLONNADE ON THE GREENS	1
CENTURY PARK PLAZA	1
CROSSPOINTE C	1
CROSSPOINTE	1
CENTRE COURT	1
CROSSPOINTE B-1	1

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**46**

📈 24.3% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

📈 9.3% VS. LAST YEAR

TOTAL \$ OF SALES

**\$49,598,500**

📈 42.2% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**44**

📉 20.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$530,000**

📈 8.2% VS. LAST YEAR

TOTAL \$ OF SALES

**\$23,731,000**

📉 10.7% VS. LAST YEAR



### VACANT LAND

# OF SALES

**0**

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$0**

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

**\$0**

0.0% VS. LAST YEAR



**ANNE JELEA DANG**

Account Manager  
North and West Oahu  
(808) 721-5287

annejelea.dang@tghawaii.com

**TG**

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HAWAII

www.tghawaii.com