



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT OCTOBER 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$732.5 K

AVERAGE SOLD PRICE



\$1.4 M \$718.4 K

MAX SOLD PRICE



\$8.0 M \$6.2 M

% OF LIST PRICE RECEIVED



97.62% 98.07%

AVERAGE PRICE PER SQFT



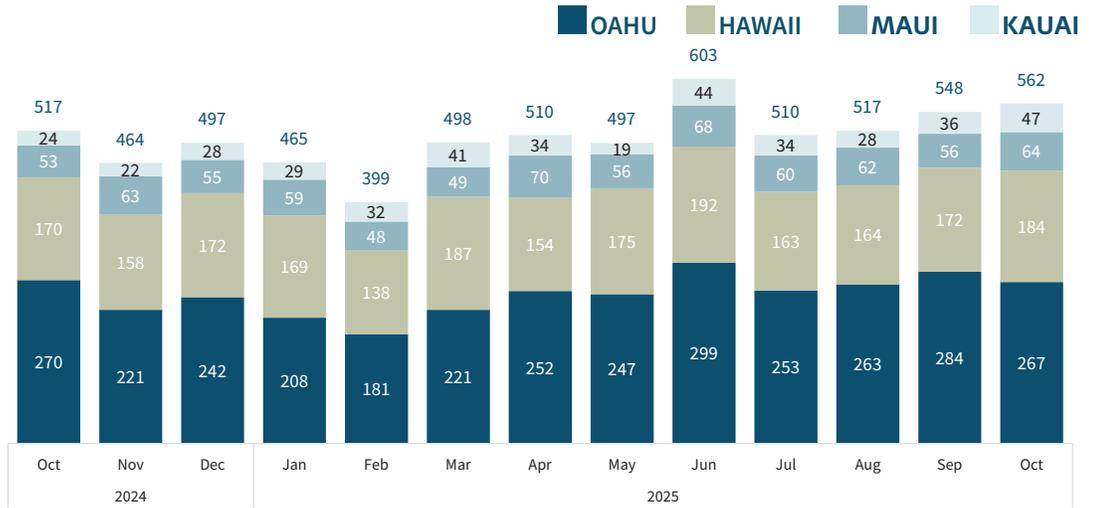
\$679.64 \$766.97

MEDIAN DOM



26 29

SINGLE FAMILY HOMES



OF SALES

267

6.0% VS. LAST MONTH 1.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

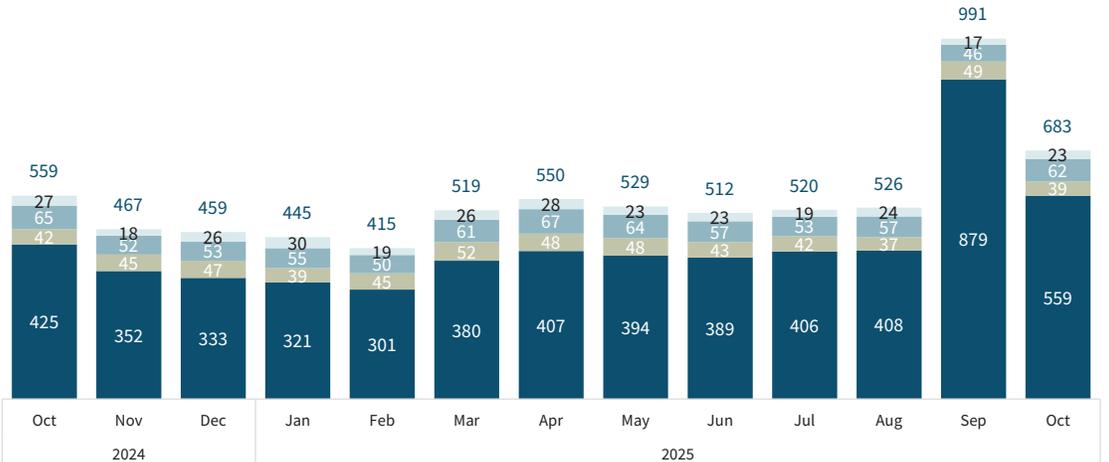
0.9% VS. LAST MONTH 8.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$363,623,935

5.4% VS. LAST MONTH 0.4% VS. LAST YEAR

CONDOMINIUM



OF SALES

559

36.4% VS. LAST MONTH 31.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$590,000

12.5% VS. LAST MONTH 12.4% VS. LAST YEAR

TOTAL \$ OF SALES

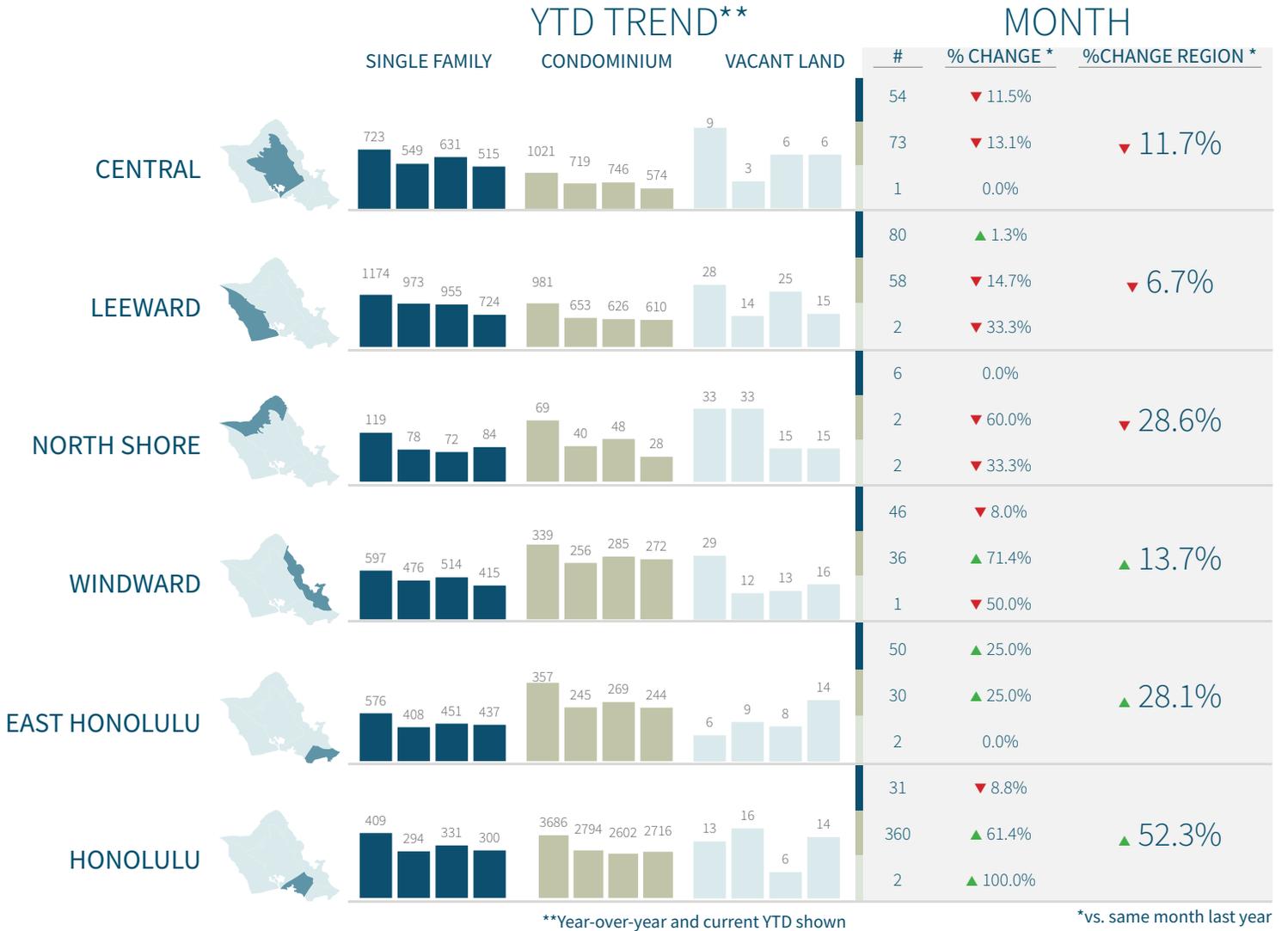
\$401,588,966

34.2% VS. LAST MONTH 47.9% VS. LAST YEAR

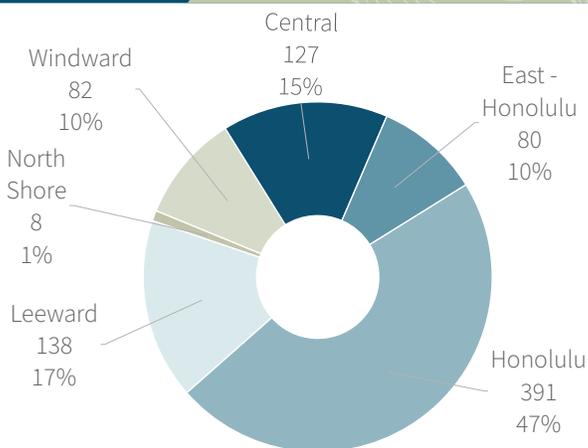
REGIONAL SALES CENTRAL OAHU

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

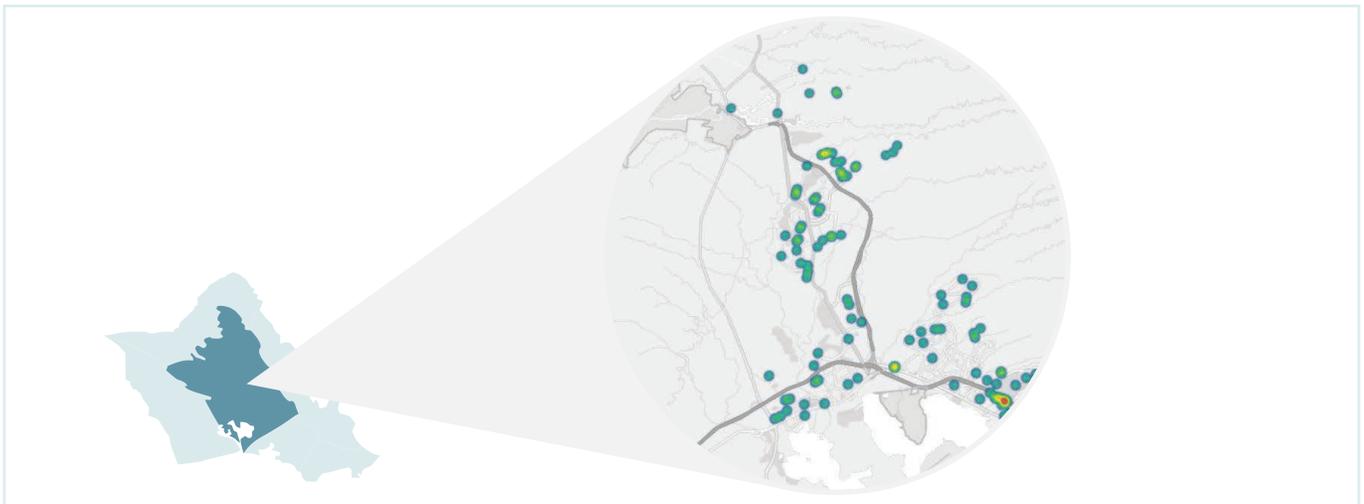
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	8 –	\$8.3 M ▲	\$1.0 M ▲	12 ▲	\$6.7 M ▼	\$562.5 K ▼
PEARLRIDGE	1 ▼	\$2.1 M ▼	\$2.1 M ▲	16 –	\$8.1 M ▼	\$481.0 K ▼
MILILANI MAUKA	5 ▼	\$6.7 M ▼	\$1.3 M ▲	7 –	\$3.4 M ▼	\$517.0 K ▼
WAIPAHO-LOWER	2 ▼	\$1.8 M ▼	\$915.0 K ▼	6 ▲	\$2.0 M ▲	\$322.5 K ▼
WAIPIO GENTRY	2 ▲	\$1.5 M ▲	\$770.0 K ▼	5 ▼	\$2.1 M ▼	\$465.0 K ▼
LAUNANI VALLEY	--	--	--	6 –	\$3.0 M ▼	\$513.0 K ▼
PACIFIC PALISADES	6 ▲	\$6.7 M ▲	\$1.1 M ▲	--	--	--
PEARL CITY-UPPER	5 ▼	\$5.9 M ▼	\$1.1 M ▲	--	--	--
WAIPIO ACRES/ WAIKALANI WOODLANDS	--	--	--	5 ▼	\$1.8 M ▼	\$295.0 K ▼
NEWTOWN	1 –	\$849.0 K ▼	\$849.0 K ▼	3 –	\$2.0 M ▲	\$629.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS

	#
KOAIKA LOOP	7
WIKAO STREET	6
POLANI STREET	3
MOANALUA ROAD	3
KAMEHAMEHA HIGHWAY	3
WAIKALANI DRIVE	3
KAONOHI STREET	3
KAHUMANU STREET	3
MAKAIKAI STREET	3
AINAMAKUA DRIVE	2

TOP CONDO

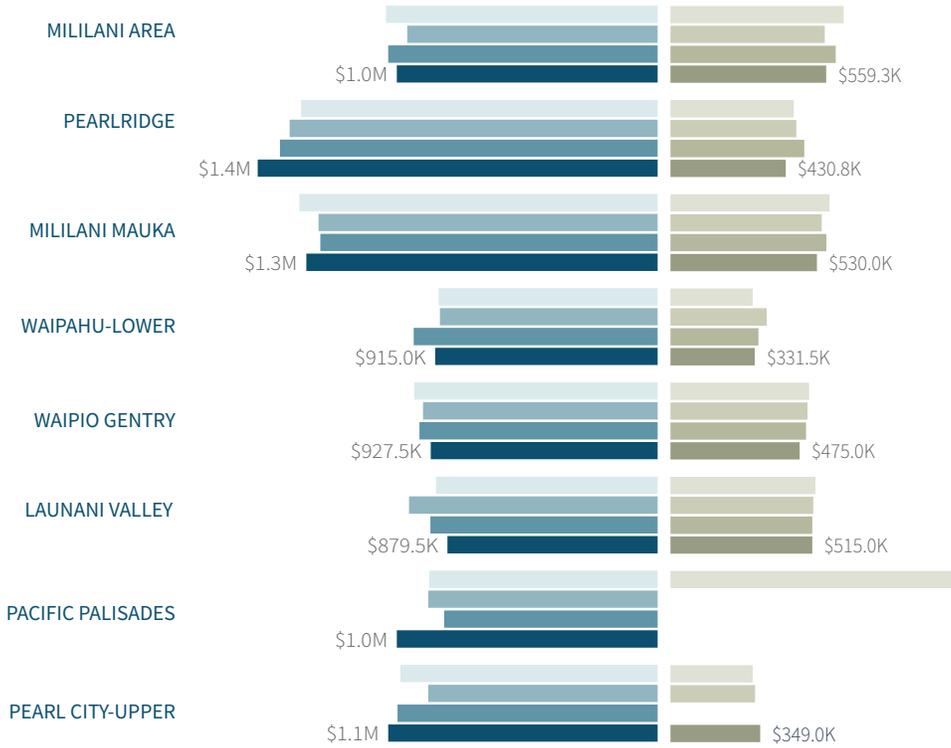
	#
GARDENS AT LAUNANI VLY 1	3
ROYAL PALM AT WAIPIO 3	3
CENTURY PARK PLAZA	3
OLALOA 1	2
RIDGE AT LAUNANI VALLEY	2
PEARL RIDGE GDNS & TWR	2
LANIKUHANA PATIO HOMES	2
LAULEA TOWN HOUSES	2
NOB HILL 4	2
NEWTOWN MEADOWS	2

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

515

📉 **1.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,000

📉 **0.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$540,310,900

📉 **0.7%** VS. LAST YEAR



CONDOMINIUM

OF SALES

574

📉 **10.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$485,000

📉 **1.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$279,366,114

📉 **11.5%** VS. LAST YEAR



VACANT LAND

OF SALES

6

📈 **100.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$675,000

📉 **17.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$3,839,000

📈 **40.6%** VS. LAST YEAR



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TG

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