TITLE GUARANTY HAWAII

CENTRAL OAHU

RESIDENTIAL SALES REPORT DECEMBER 2023

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.2 M	$629.2 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.2 M	$615.0 K

MAX SOLD PRICE

Single Family	Condominium
$5.6 M	$4.6 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
97.62%	97.75%

AVERAGE PRICE PER SQFT

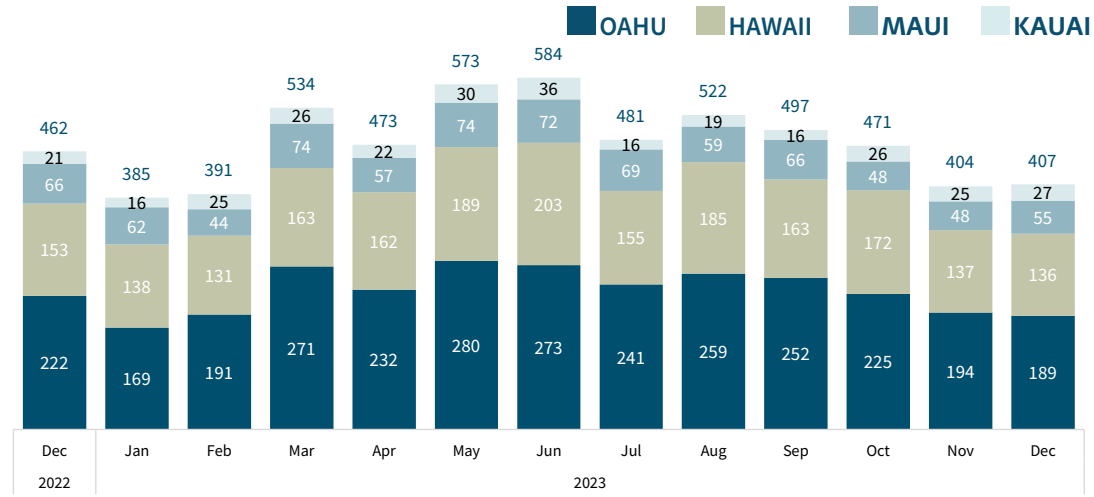
Single Family	Condominium
$638.34	$738.91

MEDIAN DOM

Single Family	Condominium
16	31

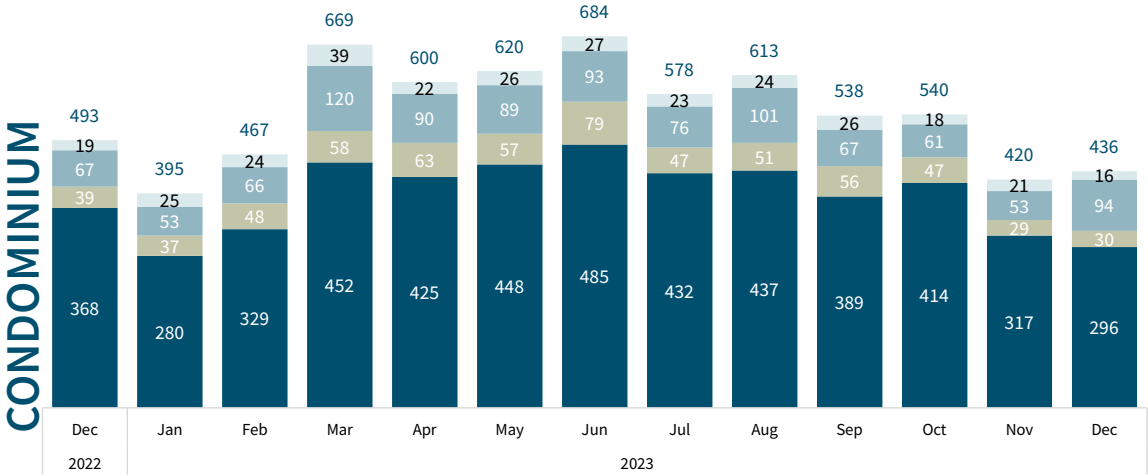
ISLAND SALES

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
189	**$996,170**	**$226,951,596**
↓ 2.6% VS. LAST MONTH	↓ 8.9% VS. LAST MONTH	↓ 17.3% VS. LAST MONTH
↓ 14.9% VS. LAST YEAR	↓ 4.2% VS. LAST YEAR	↓ 21.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
296	**$510,560**	**$182,050,838**
↓ 6.6% VS. LAST MONTH	↓ 0.9% VS. LAST MONTH	↓ 14.2% VS. LAST MONTH
↓ 19.6% VS. LAST YEAR	↑ 2.1% VS. LAST YEAR	↓ 13.9% VS. LAST YEAR

Information effective 01/02/2024

REGIONAL SALES
CENTRAL OAHU

SALES COMPARISON

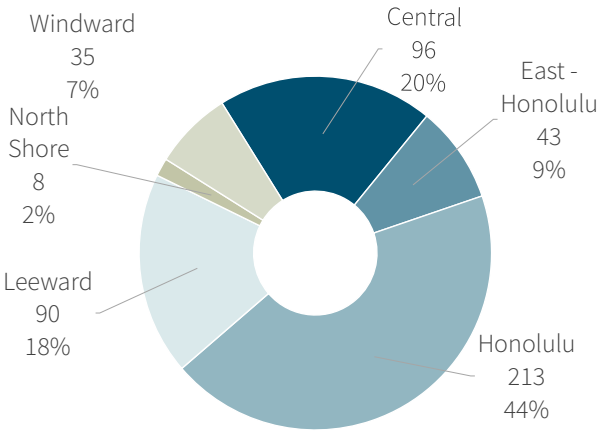
Single Family | Condominium | Vacant Land

	YTD TREND** SINGLE FAMILY	CONDOMINIUM	VACANT LAND	MONTH #	% CHANGE *	%CHANGE REGION *
CENTRAL	765, 835, 723, 548	932, 1174, 1021, 718	5, 15, 9, 3	48	▲ 17.1%	0.0%
				48	▼ 12.7%	
				0	0.0%	
LEEWARD	1415, 1444, 1174, 973	925, 1158, 981, 653	36, 45, 28, 14	54	▼ 31.6%	▼ 37.7%
				36	▼ 46.3%	
				1	0.0%	
NORTH SHORE	163, 162, 119, 78	56, 58, 69, 40	14, 37, 33, 33	4	▼ 50.0%	▼ 8.3%
				4	▲ 100.0%	
				3	▲ 50.0%	
WINDWARD	710, 801, 597, 476	380, 477, 339, 256	20, 41, 29, 12	27	▼ 15.6%	▼ 38.6%
				8	▼ 63.6%	
				0	0.0%	
EAST HONOLULU	606, 821, 576, 408	362, 558, 357, 245	10, 16, 6, 9	34	0.0%	▼ 15.7%
				9	▼ 43.8%	
				0	0.0%	
HONOLULU	370, 579, 409, 293	2229, 3982, 3686, 2792	14, 15, 13, 16	22	▼ 21.4%	▼ 9.0%
				191	▼ 7.3%	
				0	0.0%	

**Year-over-year and current YTD shown

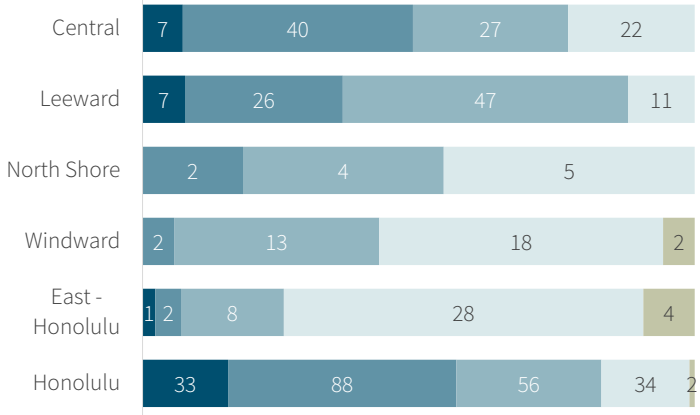
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES
CENTRAL OAHU

NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year ● No Change or No Value vs. Last Year

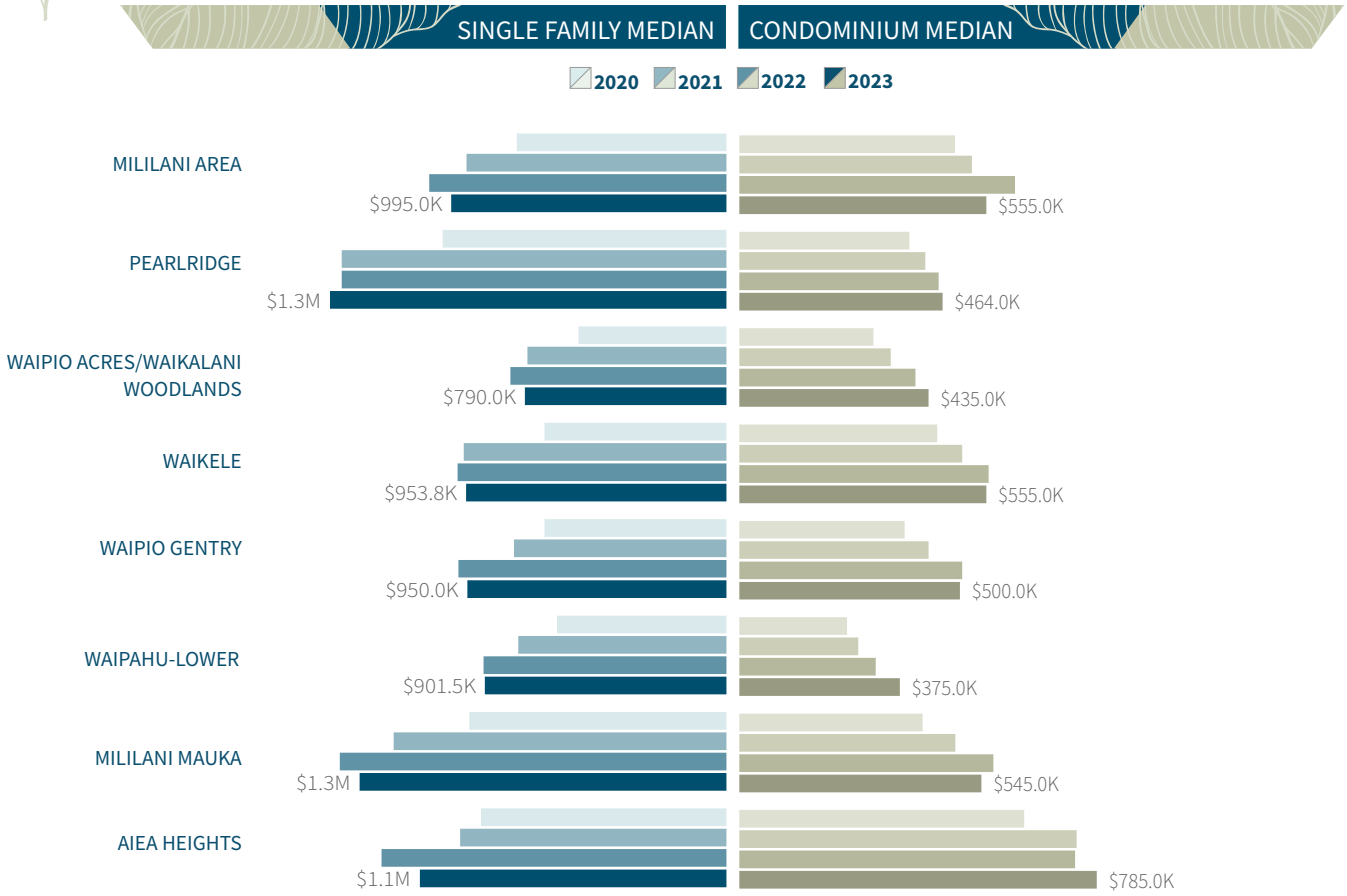
	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
MILILANI AREA	7 ▲	$6.9 M ▲	$930.0 K ▲	5 ▼	$2.8 M ▼	$550.0 K ▼
PEARLRIDGE	1 –	$1.3 M ▲	$1.3 M ▲	10 –	$4.4 M ▼	$490.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	– –	– –	– –	6 ▼	$2.6 M ▼	$427.5 K ▼
WAIKELE	2 –	$2.4 M –	$1.2 M –	3 ▲	$1.8 M ▲	$599.0 K ▼
WAIPIO GENTRY	2 ▼	$1.8 M ▼	$922.5 K ▲	3 ▲	$1.4 M ▲	$460.0 K ▼
WAIPAHU-LOWER	2 ▲	$1.1 M ▲	$557.5 K ▼	2 –	$790.0 K ▲	$395.0 K ▲
MILILANI MAUKA	2 ▼	$3.0 M ▼	$1.5 M ▲	2 ▼	$904.0 K ▼	$452.0 K ▼
AIEA HEIGHTS	4 ▲	$4.4 M ▲	$1.1 M ▲	– –	– –	– –
MOMILANI	4 ▲	$3.5 M ▲	$910.0 K ▼	– –	– –	– –
HALAWA	2 –	$2.1 M ▲	$1.0 M ▲	1 ▼	$625.0 K ▲	$625.0 K ▲

MONTHLY SALES HEAT MAP

TOP STREETS	#
WAIKALANI PLACE	4
KOAUKA LOOP	4
WILIKINA DRIVE	3
WIKAO STREET	3
KAAHUMANU STREET	2
LONOMEA STREET	2
KAMEHAMEHA HIGHWAY	2
IHO PLACE	2
KAHUALENA STREET	2
KOMO MAI DRIVE	2

TOP CONDO	#
PEARL 1	2
WAIKALANI WOODLANDS	2
VALLEYVIEW MELEMANU	2
WOODWINDS	2
KAUHALE - RAINBOW SERIES	2
CENTURY PARK PLAZA	2
FOSTER HGTS VILLA	1
CROSSPOINTE C	1
CREST AT WAILUNA	1
GARDENS AT LAUNANI VLY 2	1

YEAR TO DATE
CENTRAL OAHU



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
548
24.2% VS. LAST YEAR

MEDIAN SALES PRICE
$950,000
5.0% VS. LAST YEAR

TOTAL $ OF SALES
$550,224,551
27.5% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
718
29.7% VS. LAST YEAR

MEDIAN SALES PRICE
$493,500
0.3% VS. LAST YEAR

TOTAL $ OF SALES
$350,908,338
30.4% VS. LAST YEAR

VACANT LAND

 # OF SALES
3
66.7% VS. LAST YEAR

MEDIAN SALES PRICE
$590,000
9.1% VS. LAST YEAR

TOTAL $ OF SALES
$1,990,000
65.4% VS. LAST YEAR

JAY JUDGE
Account Manager
North & Central Oahu
(808)475-7593
jay.judge@tghawaii.com

TG
TITLE GUARANTY HAWAII
www.tghawaii.com