



TITLE GUARANTY HAWAII

# CENTRAL OAHU

## RESIDENTIAL SALES REPORT DECEMBER 2024

### ISLAND SALES

Single Family Condominium

#### AVERAGE LIST PRICE



\$1.2 M \$653.4 K

#### AVERAGE SOLD PRICE



\$1.2 M \$635.0 K

#### MAX SOLD PRICE



\$6.3 M \$3.7 M

#### % OF LIST PRICE RECEIVED



98.96% 97.18%

#### AVERAGE PRICE PER SQFT



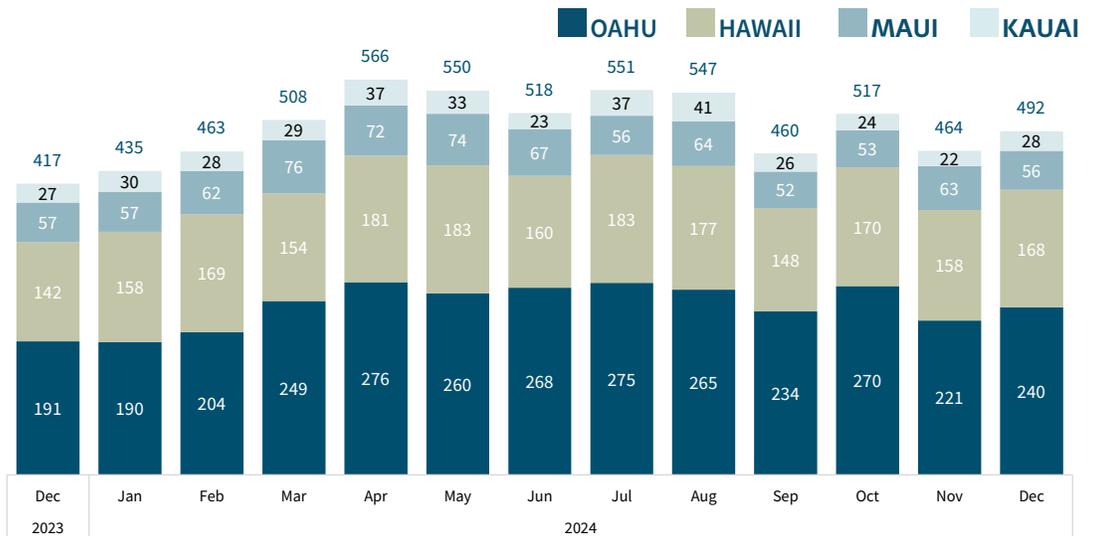
\$671.09 \$691.63

#### MEDIAN DOM



18 34

### SINGLE FAMILY HOMES



# OF SALES

240

↑ 8.6% VS. LAST MONTH  
↑ 25.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,056,833

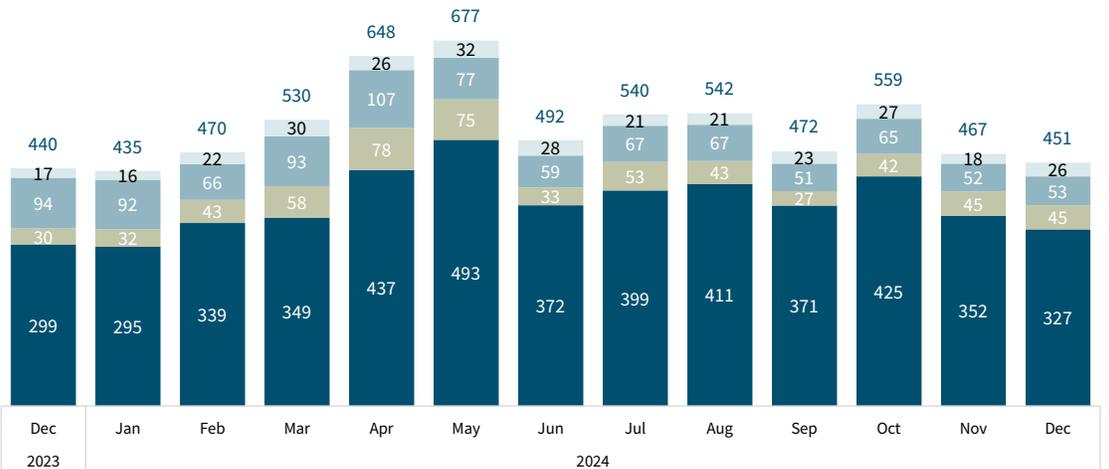
↓ 3.8% VS. LAST MONTH  
↑ 6.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$296,011,513

↑ 1.9% VS. LAST MONTH  
↑ 29.4% VS. LAST YEAR

### CONDOMINIUM



# OF SALES

327

↓ 7.1% VS. LAST MONTH  
↑ 9.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$540,000

↑ 2.1% VS. LAST MONTH  
↑ 5.9% VS. LAST YEAR

TOTAL \$ OF SALES

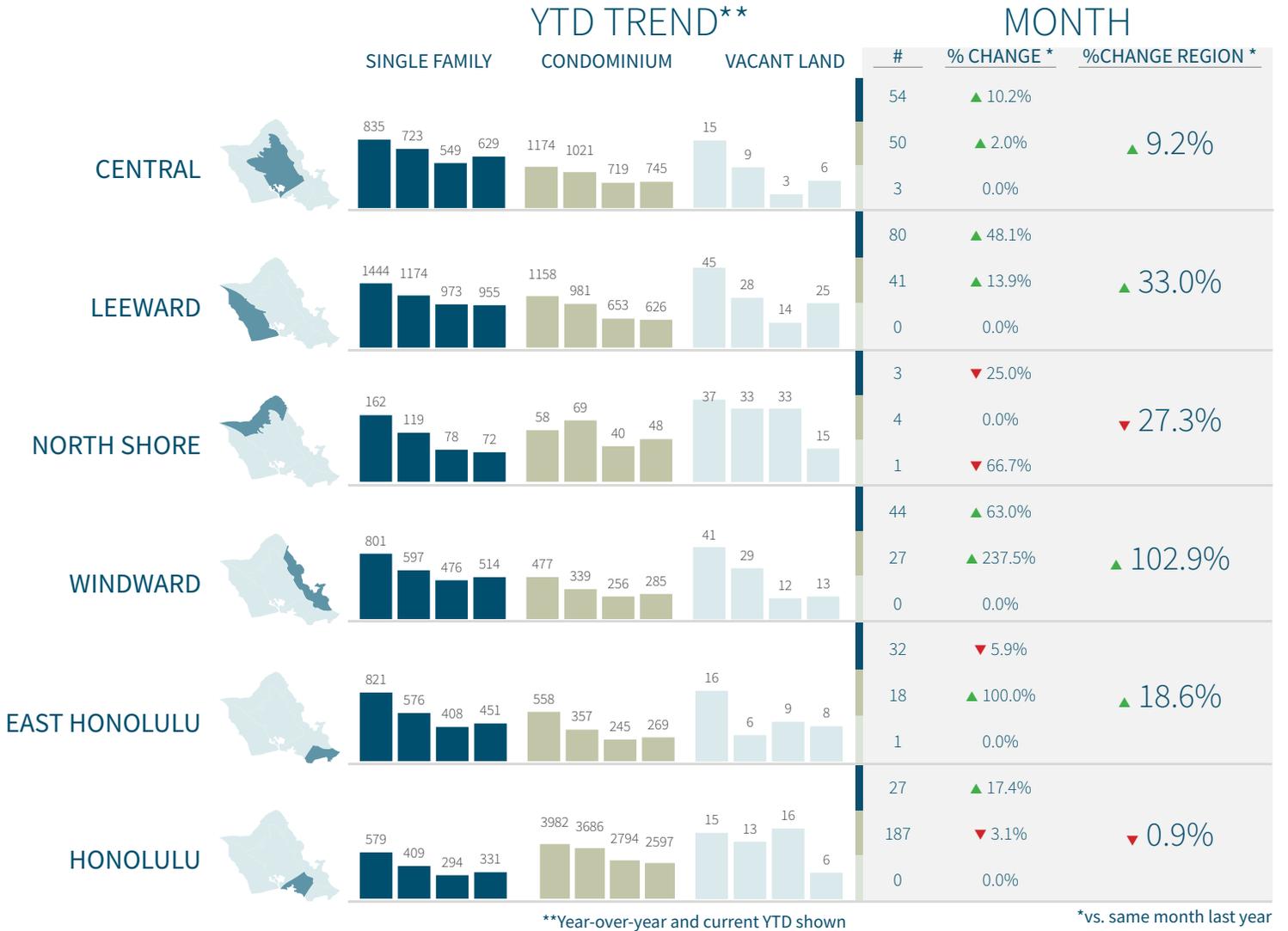
\$207,645,257

↓ 5.5% VS. LAST MONTH  
↑ 13.3% VS. LAST YEAR

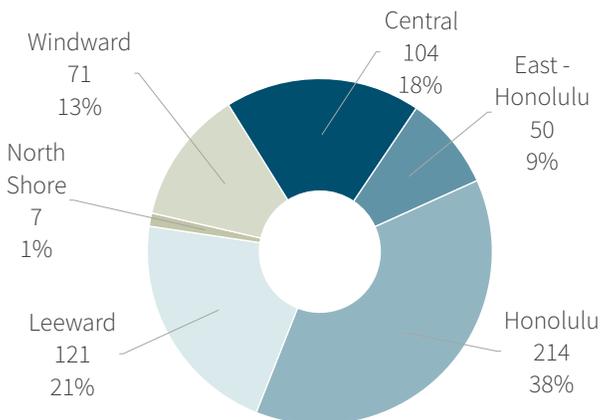
# REGIONAL SALES CENTRAL OAHU

## SALES COMPARISON

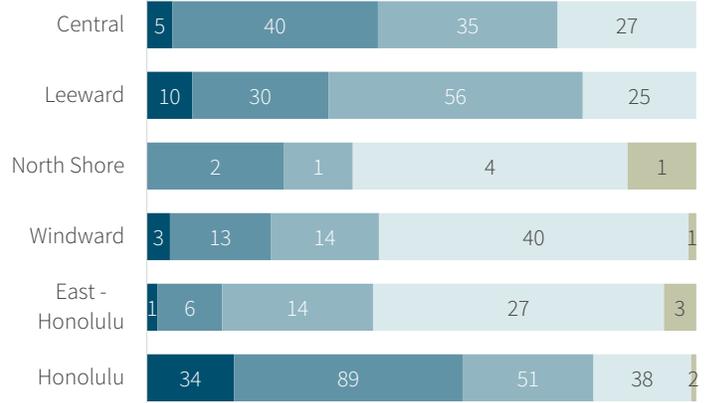
■ Single Family ■ Condominium ■ Vacant Land



## SALES BY REGION



## SALES BY PRICE RANGE



\*excluding vacant land sales

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

# NEIGHBORHOOD SALES CENTRAL OAHU

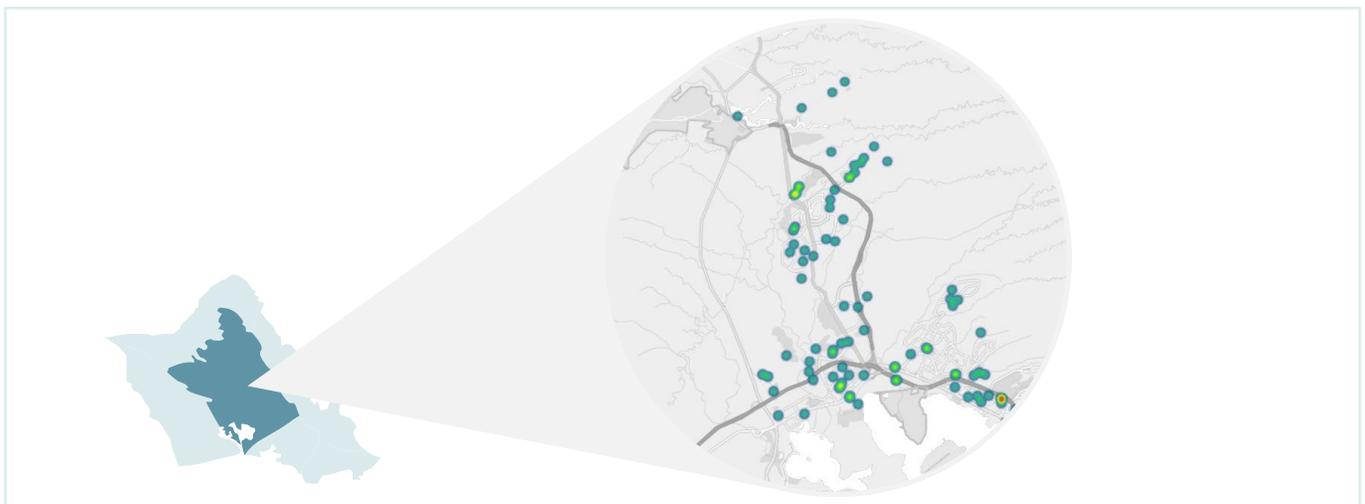
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	9 ▲	\$10.1 M ▲	\$1.1 M ▲	5 –	\$3.1 M ▲	\$629.5 K ▲
WAIPAHAU-LOWER	9 ▲	\$9.4 M ▲	\$1.1 M ▲	1 ▼	\$370.0 K ▼	\$370.0 K ▲
PEARLRIDGE	--	--	--	10 –	\$4.9 M ▲	\$437.0 K ▼
MILILANI MAUKA	2 –	\$2.7 M ▼	\$1.4 M ▼	6 ▲	\$3.7 M ▲	\$592.5 K ▲
WAIKELE	3 ▲	\$2.9 M ▲	\$950.0 K ▼	4 ▲	\$2.4 M ▲	\$565.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	--	--	--	6 –	\$2.4 M ▼	\$417.0 K ▼
KOA RIDGE	5 –	\$5.7 M –	\$1.2 M –	1 –	\$895.0 K –	\$895.0 K –
ROYAL KUNIA	2 ▲	\$2.2 M ▲	\$1.1 M ▲	1 –	\$500.0 K –	\$500.0 K –
WAIPIO GENTRY	1 ▼	\$850.0 K ▼	\$850.0 K ▼	3 –	\$1.5 M ▲	\$515.0 K ▲
PACIFIC PALISADES	4 ▲	\$3.5 M ▲	\$882.0 K ▲	--	--	--

## MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	5
WAIKALANI PLACE	4
KUPUOHI STREET	2
MAKAMUA PLACE	2
LUMIAUUAU STREET	2
WAIAWA ROAD	2
KOAEHAHE PLACE	2
KAMEHAMEHA HIGHWAY	2
KAINALIU STREET	2
KUAULI STREET	2

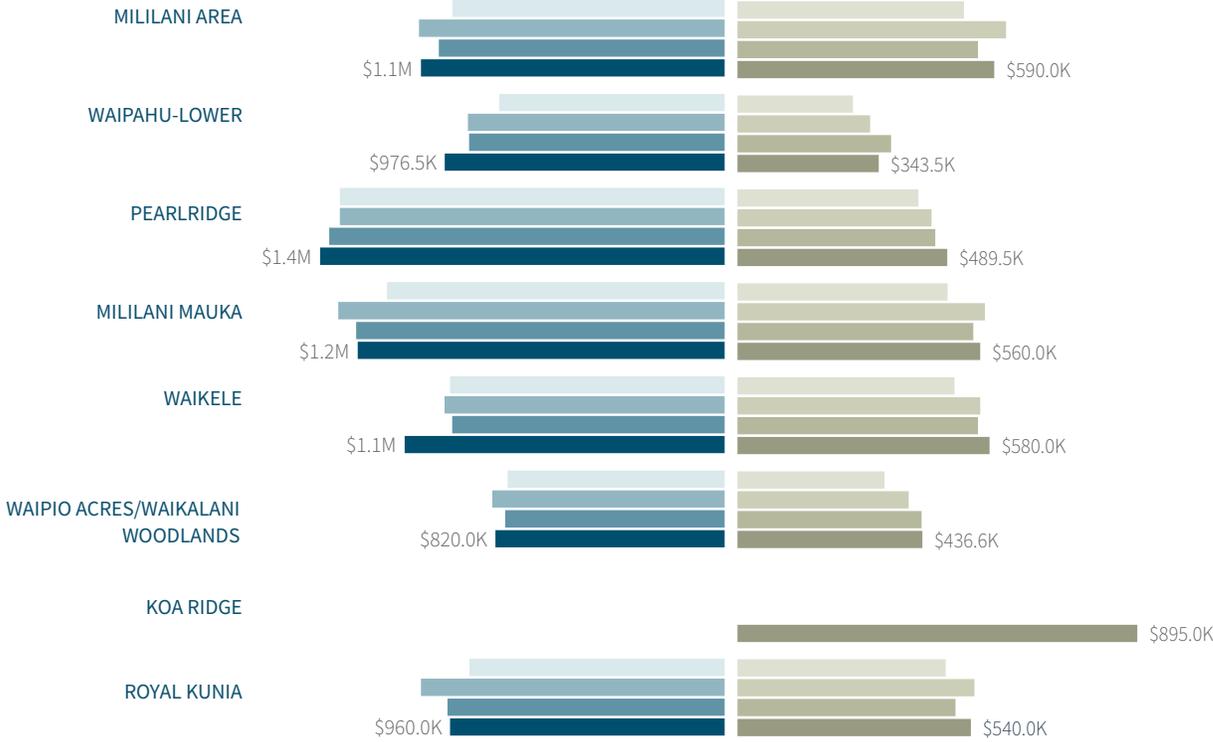
TOP CONDO	#
PEARL 2	4
WAIU GARDEN VILLA	3
COLLEGE GARDENS 1	2
CENTURY PARK PLAZA	2
FAIRWAY VILLAGE-WAIKELE	1
GARDENS AT LAUNANI VLY 2	1
HARBOR TERRACE 1	1
COLONNADE ON THE GREENS	1
BOUGAINVILLE	1
FAIRWAY VILLAGE	1

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**629**

↑ 14.6% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

↑ 5.3% VS. LAST YEAR

TOTAL \$ OF SALES

**\$654,242,233**

↑ 18.7% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**745**

↑ 3.6% VS. LAST YEAR

MEDIAN SALES PRICE

**\$490,000**

↓ 0.6% VS. LAST YEAR

TOTAL \$ OF SALES

**\$366,843,814**

↑ 4.5% VS. LAST YEAR



### VACANT LAND

# OF SALES

**6**

↑ 100.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$497,500**

↓ 15.7% VS. LAST YEAR

TOTAL \$ OF SALES

**\$3,475,000**

↑ 74.6% VS. LAST YEAR



**ANNE JELEA DANG**

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

annejelea.dang@tghawaii.com

**TG**

TITLE GUARANTY  
HAWAII

www.tghawaii.com