



TITLE GUARANTY HAWAII

CENTRAL OAHU

RESIDENTIAL SALES REPORT DECEMBER 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$739.0 K

AVERAGE SOLD PRICE



\$1.4 M \$714.5 K

MAX SOLD PRICE



\$11.3 M \$14.5 M

% OF LIST PRICE RECEIVED



99.26% 96.68%

AVERAGE PRICE PER SQFT



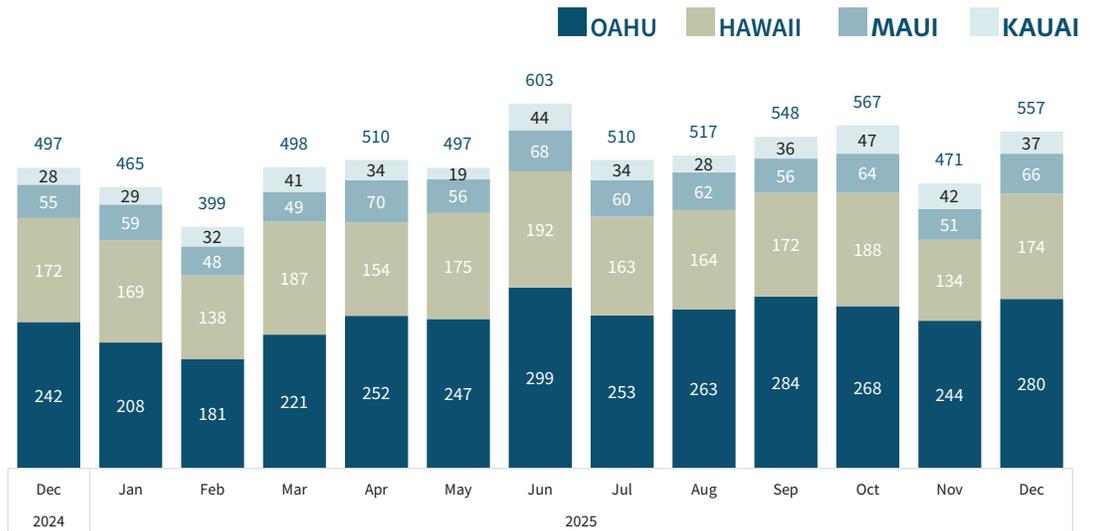
\$677.37 \$693.43

MEDIAN DOM



20 43

SINGLE FAMILY HOMES



# OF SALES

280

14.8% VS. LAST MONTH  
15.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,115,000

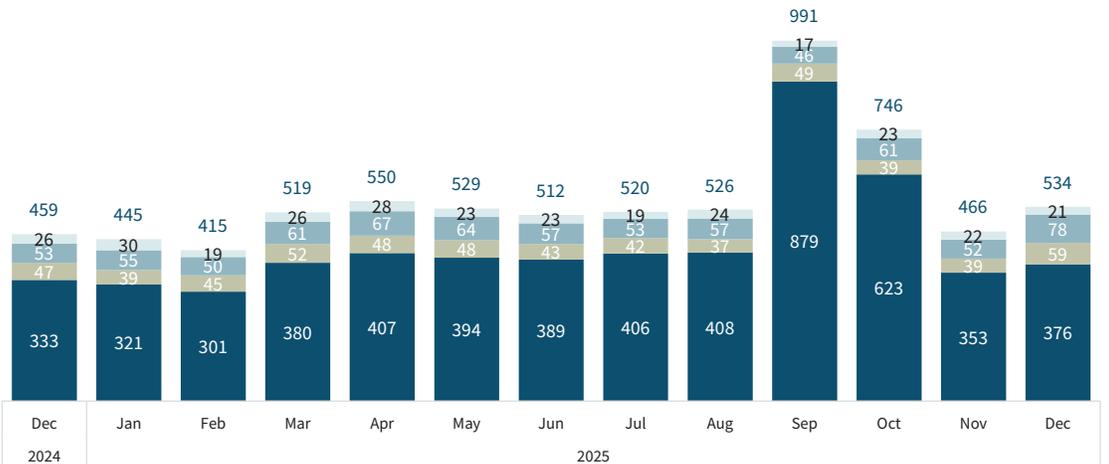
1.4% VS. LAST MONTH  
5.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$387,183,213

7.5% VS. LAST MONTH  
29.7% VS. LAST YEAR

CONDOMINIUM



# OF SALES

376

6.5% VS. LAST MONTH  
12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$525,000

5.0% VS. LAST MONTH  
1.9% VS. LAST YEAR

TOTAL \$ OF SALES

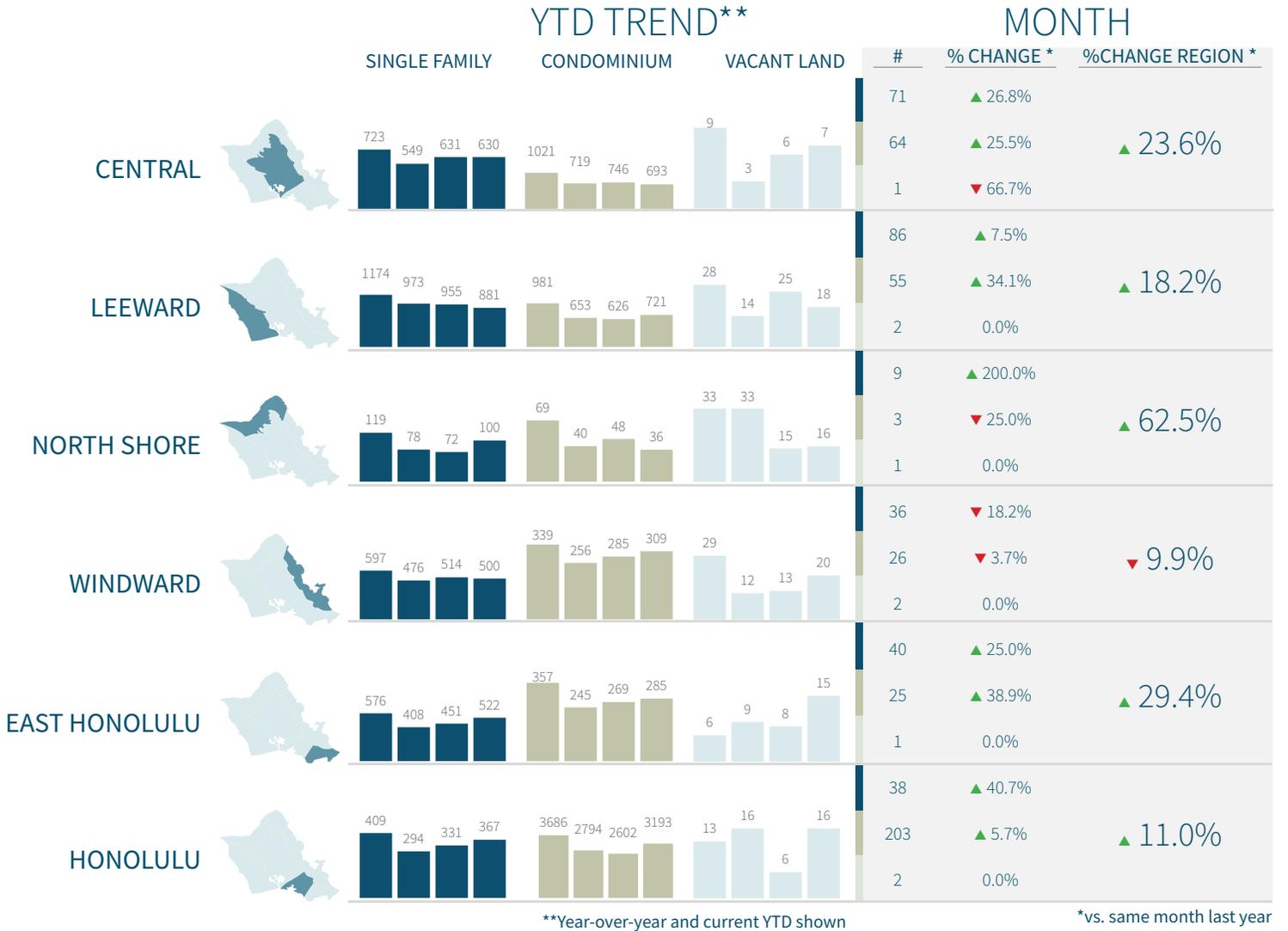
\$268,652,562

23.0% VS. LAST MONTH  
28.2% VS. LAST YEAR

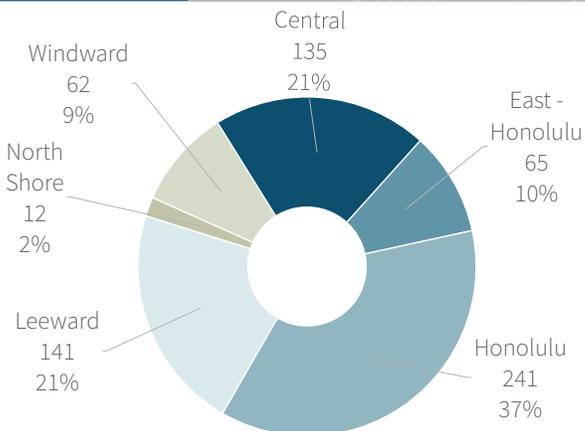
# REGIONAL SALES CENTRAL OAHU

## SALES COMPARISON

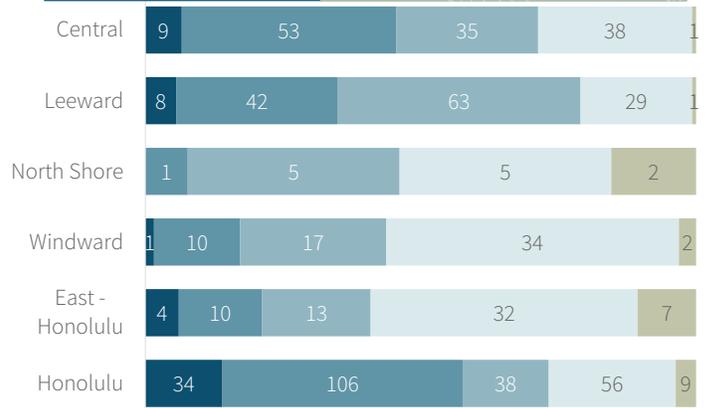
■ Single Family ■ Condominium ■ Vacant Land



## 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 ▼	\$10.2 M ▼	\$1.1 M ▼	12 ▲	\$6.5 M ▲	\$522.5 K ▼
PEARLRIDGE	1 -	\$1.4 M -	\$1.4 M -	17 ▲	\$6.1 M ▲	\$378.0 K ▼
WAIKELE	3 -	\$2.8 M ▼	\$902.0 K ▼	8 ▲	\$4.0 M ▲	\$489.0 K ▼
WAIPAHU-LOWER	5 ▼	\$11.5 M ▲	\$800.0 K ▼	4 ▲	\$1.2 M ▲	\$300.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	2 -	\$1.8 M -	\$917.5 K -	5 ▼	\$2.2 M ▼	\$425.0 K ▲
MILILANI MAUKA	1 ▼	\$975.0 K ▼	\$975.0 K ▼	5 ▼	\$2.7 M ▼	\$525.0 K ▼
PEARL CITY-UPPER	5 ▲	\$5.3 M ▲	\$1.0 M ▼	--	--	--
WAIPIO GENTRY	1 -	\$954.5 K ▲	\$954.5 K ▲	4 ▲	\$1.7 M ▲	\$405.0 K ▼
HALAWA	4 -	\$4.9 M -	\$1.3 M -	1 -	\$285.0 K -	\$285.0 K -
ROYAL KUNIA	4 ▲	\$4.4 M ▲	\$1.1 M ▼	1 -	\$540.0 K ▲	\$540.0 K ▲

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
KOAUKA LOOP	6
MOANALUA ROAD	5
LUMIAINA STREET	4
LUMIAUUA STREET	3
KAONOHU STREET	3
WAIKALANI DRIVE	3
HALAWA HTS ROAD	2
KOAHEAHE PLACE	2
APOEPOE STREET	2
KUAHELANI AVENUE	2

### TOP CONDO

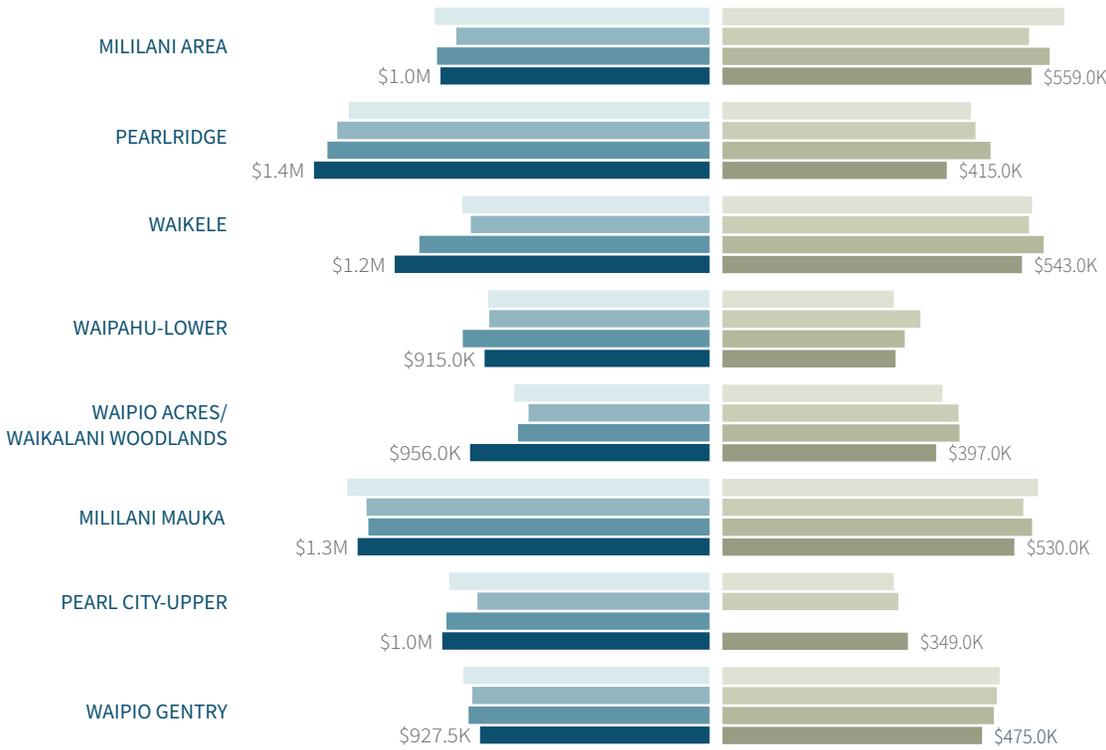
	#
PEARL RIDGE GDNS & TWR	5
MAHI KO AT WAIKELE	3
MILILANI GARDEN HOMES 1	2
TROPICS AT WAIKELE 2	2
HOOMAKA VILLAGE	2
EVERGREEN TERRACE	2
PEARL 1	2
KUAHELANI APTS	2
CRESCENT LANE 3	2
LEOLUA REGENT	2

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**630**

📉 **0.2%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,025**

📉 **0.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$670,278,794**

📈 **2.1%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**693**

📉 **7.1%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$480,000**

📉 **2.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$333,852,062**

📉 **9.1%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**7**

📈 **16.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$650,000**

📈 **30.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$4,139,000**

📈 **19.1%** 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