



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT FEBRUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$637.0 K

AVERAGE SOLD PRICE



\$1.4 M \$611.7 K

MAX SOLD PRICE



\$8.5 M \$8.4 M

% OF LIST PRICE RECEIVED



97.40% 96.04%

AVERAGE PRICE PER SQFT



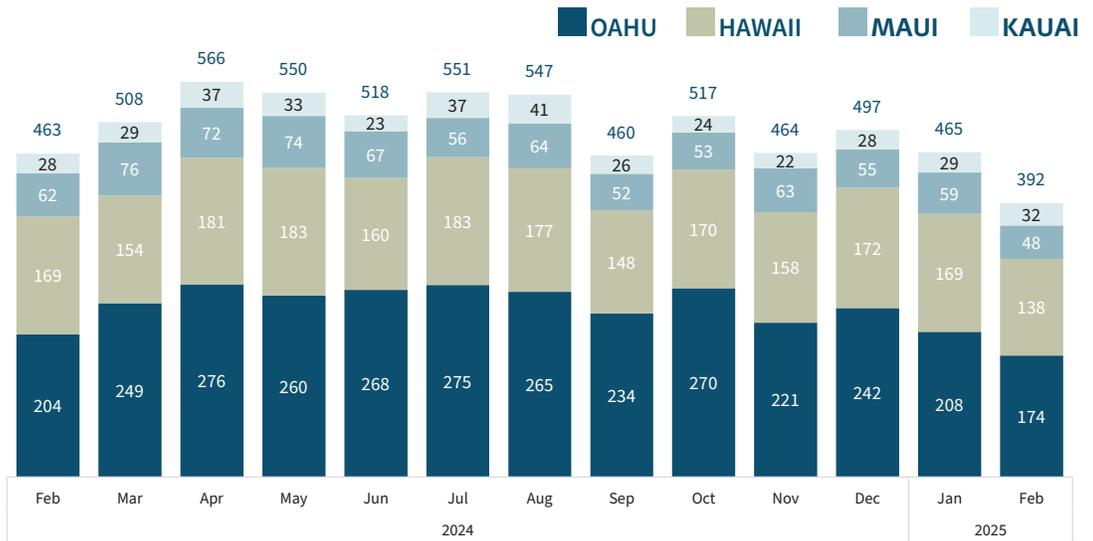
\$667.76 \$686.48

MEDIAN DOM



22 47

SINGLE FAMILY HOMES



OF SALES

174

16.3% vs. last month, 14.7% vs. last year

MEDIAN SALES PRICE

\$1,150,000

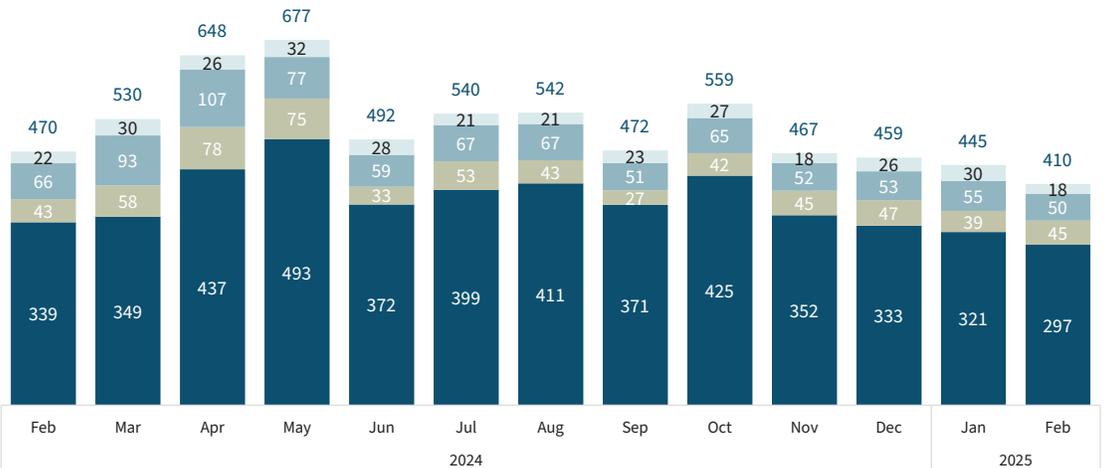
3.4% vs. last month, 8.5% vs. last year

TOTAL \$ OF SALES

\$240,649,229

12.8% vs. last month, 14.8% vs. last year

CONDOMINIUM



OF SALES

297

7.5% vs. last month, 12.4% vs. last year

MEDIAN SALES PRICE

\$500,000

7.4% vs. last month, 2.0% vs. last year

TOTAL \$ OF SALES

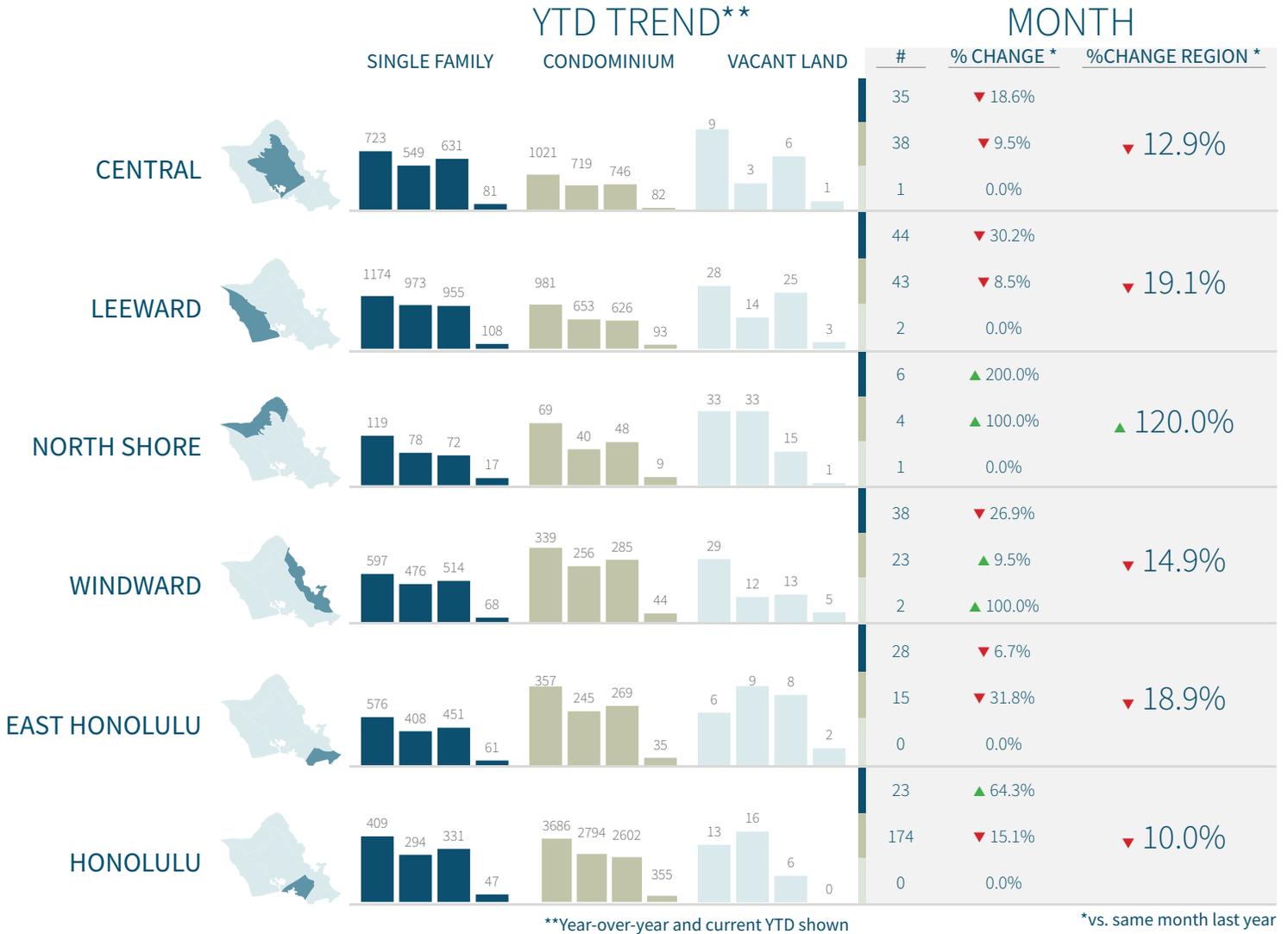
\$181,675,796

12.8% vs. last month, 7.6% vs. last year

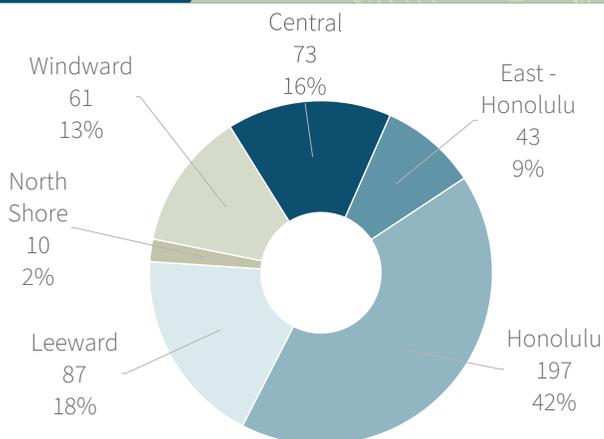
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

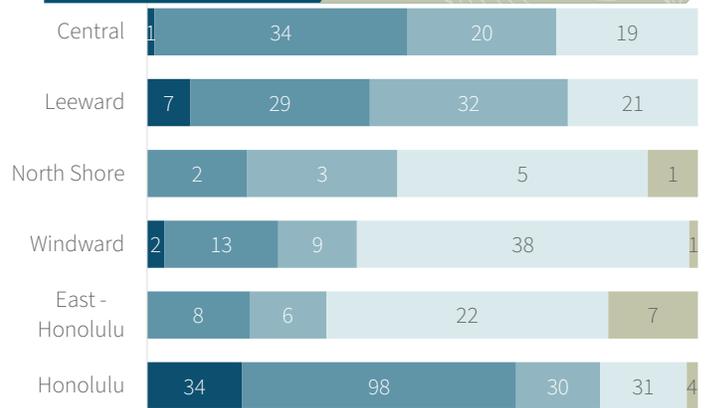


SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES CENTRAL OAHU

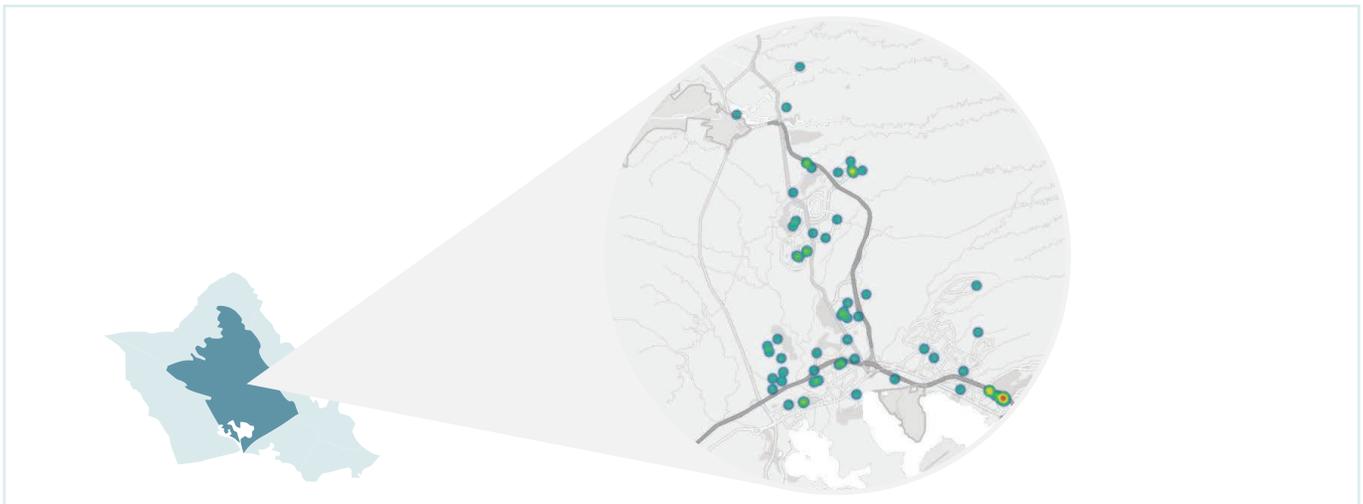
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
PEARLRIDGE	--	--	--	10 ▼	\$3.9 M ▼	\$374.5 K ▼
MILILANI AREA	4 -	\$4.1 M ▼	\$1.0 M ▼	5 -	\$2.7 M ▼	\$555.0 K ▲
WAIPAHAU-LOWER	4 ▲	\$3.7 M ▲	\$877.5 K ▲	2 ▼	\$795.0 K ▼	\$397.5 K ▲
MILILANI MAUKA	2 ▼	\$2.7 M ▼	\$1.3 M ▲	4 -	\$2.1 M ▼	\$565.0 K ▼
WAIPIO GENTRY	1 -	\$1.1 M ▲	\$1.1 M ▲	4 ▲	\$1.7 M ▲	\$429.0 K ▼
ROYAL KUNIA	5 ▲	\$5.1 M ▲	\$945.0 K ▼	--	--	--
VILLAGE PARK	3 ▲	\$2.2 M ▲	\$668.5 K ▼	1 -	\$494.0 K -	\$494.0 K -
WAIPIO ACRES/ WAIKALANI WOODLANDS	--	--	--	4 ▼	\$2.0 M ▼	\$485.0 K ▲
WAIKELE	2 -	\$2.6 M ▲	\$1.3 M ▲	2 -	\$1.1 M ▼	\$532.5 K ▼
FOSTER VILLAGE	3 -	\$3.7 M -	\$1.2 M -	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	6
MAKAIKAI STREET	4
WAIKALANI DRIVE	3
KAONOHI STREET	3
HENOKEA STREET	2
WAIKELE ROAD	2
KAAHUMANU STREET	2
KEAOPUUA STREET	2
A KAUHALE STREET	1
AHAIKI STREET	1

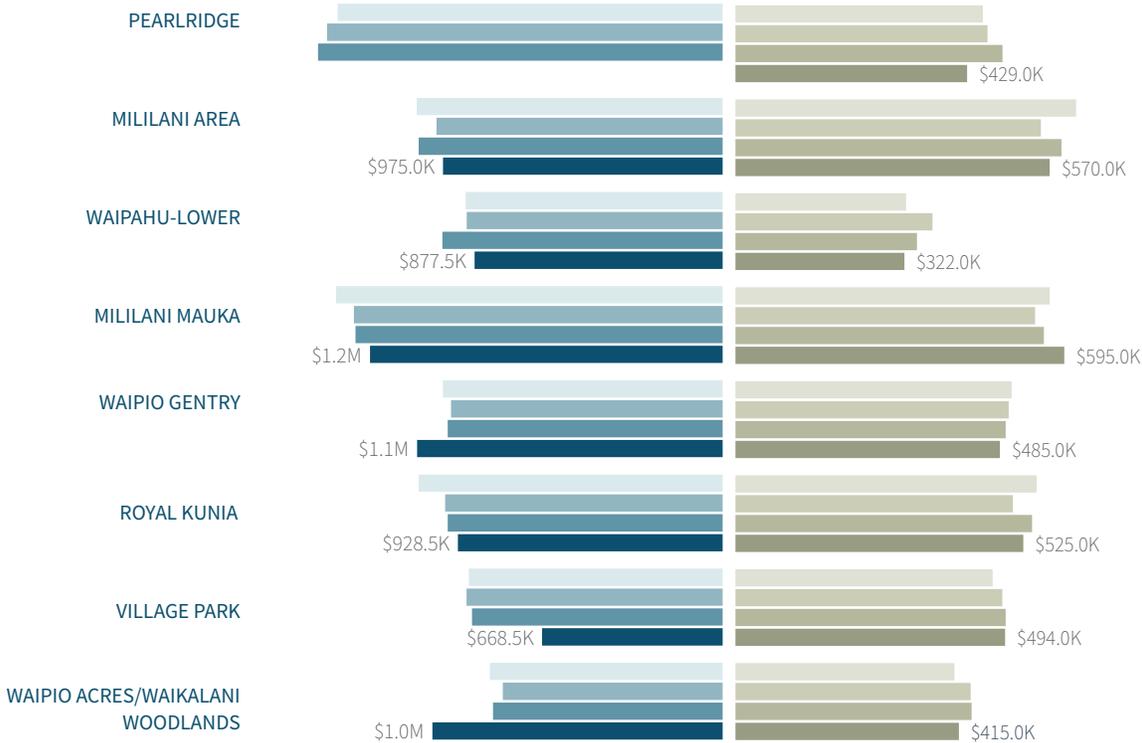
TOP CONDO	#
PEARLRIDGE SQUARE	3
HIGHLANDER	2
PLANTATION VIEW HALE	2
EVERGREEN TERRACE	2
HILLSDALE 3	2
HIKINO 1	1
CROSSPOINTE C	1
FAIRWAY VILLAGE	1
CRESCENT LANE 1	1
FAIRWAY VILLAGE-WAIKELE	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

81

↑ **1.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,012,000

↑ **10.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$85,834,800

↑ **12.0%** VS. LAST YEAR



CONDOMINIUM

OF SALES

82

↓ **15.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$505,000

↑ **3.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$41,606,499

↓ **10.8%** VS. LAST YEAR



VACANT LAND

OF SALES

1

0.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$799,000

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$799,000

0.0% VS. LAST YEAR



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