



TITLE GUARANTY HAWAII

CENTRAL OAHU

RESIDENTIAL SALES REPORT MARCH 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.8 M \$627.6 K

AVERAGE SOLD PRICE



\$1.8 M \$612.7 K

MAX SOLD PRICE



\$65.8 M \$6.8 M

% OF LIST PRICE RECEIVED



99.39% 97.63%

AVERAGE PRICE PER SQFT



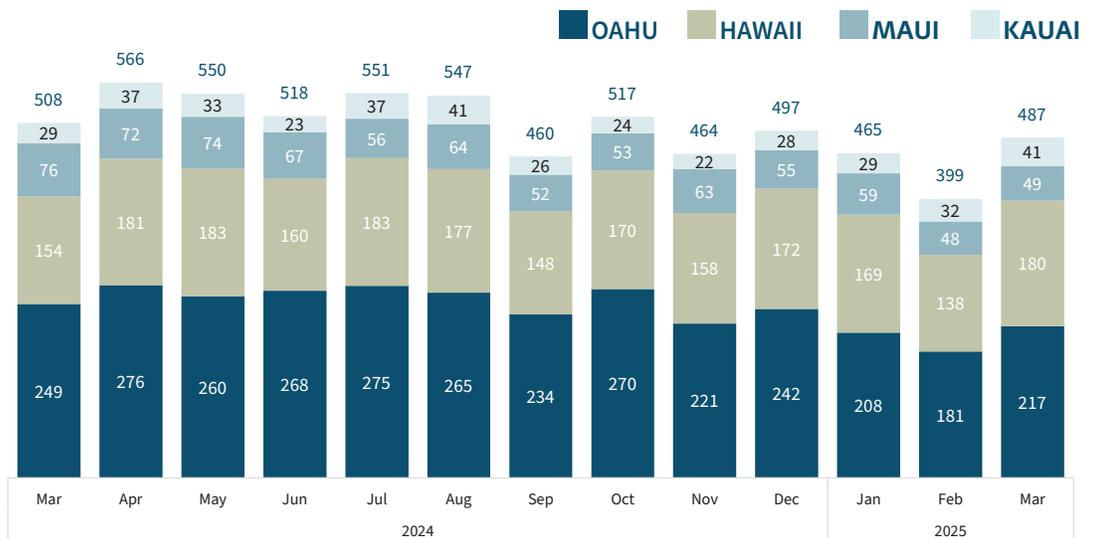
\$766.64 \$681.26

MEDIAN DOM



16 40

SINGLE FAMILY HOMES



OF SALES

217

19.9% VS. LAST MONTH
12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

0.0% VS. LAST MONTH
6.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$389,569,101

57.4% VS. LAST MONTH
14.9% VS. LAST YEAR

CONDOMINIUM



OF SALES

370

22.9% VS. LAST MONTH
6.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

0.2% VS. LAST MONTH
0.0% VS. LAST YEAR

TOTAL \$ OF SALES

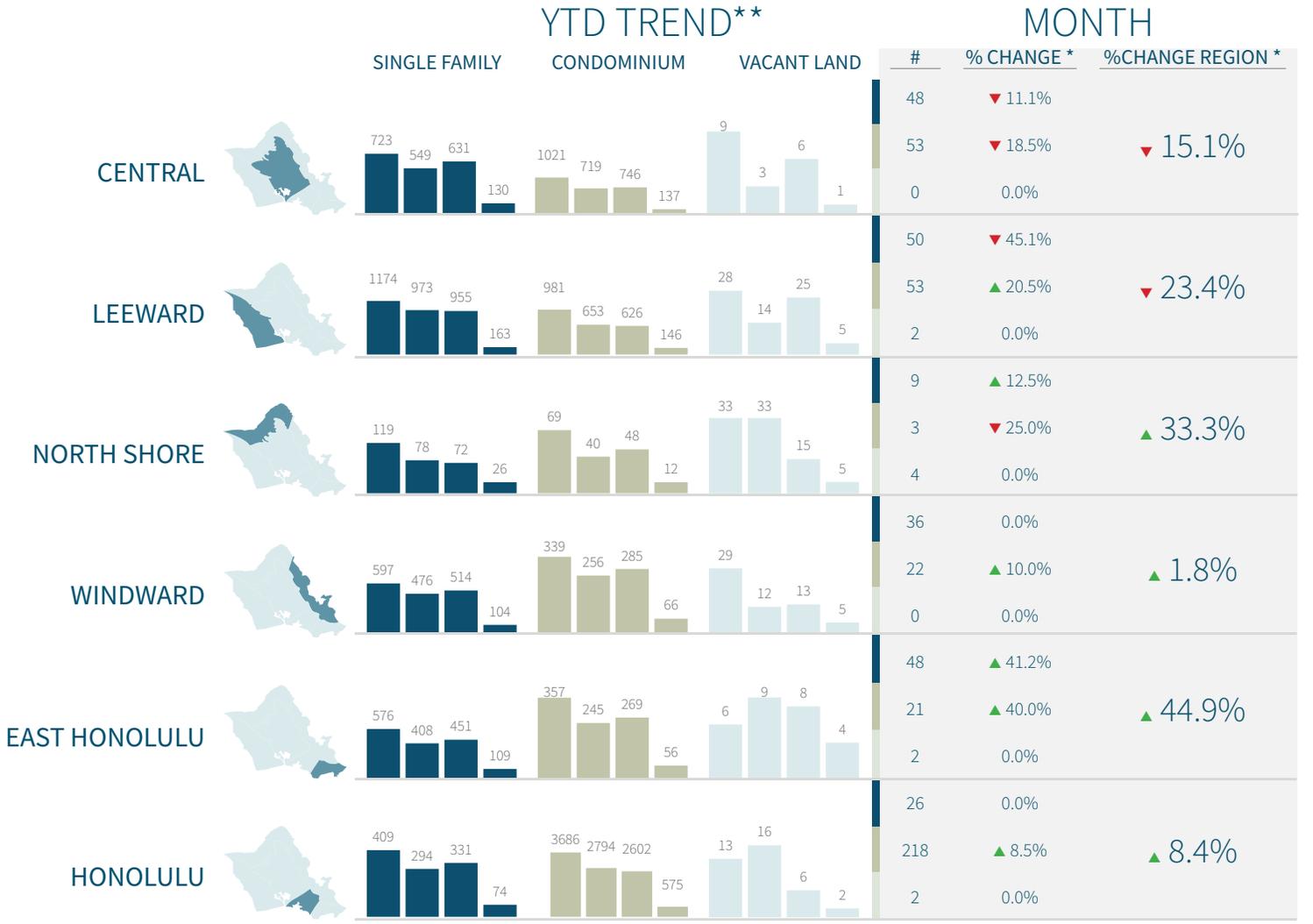
\$226,705,560

24.1% VS. LAST MONTH
12.8% VS. LAST YEAR

REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

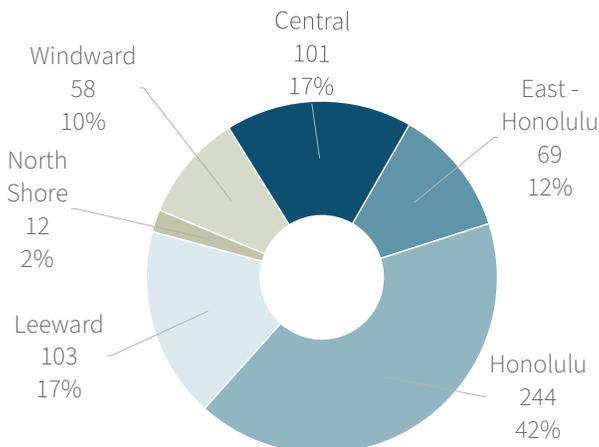
■ Single Family ■ Condominium ■ Vacant Land



**Year-over-year and current YTD shown

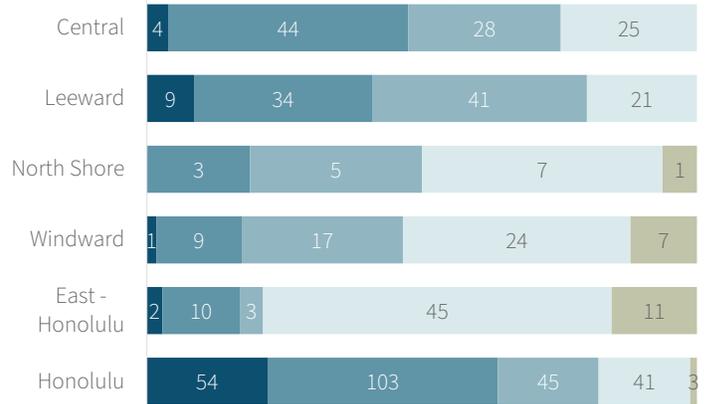
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES CENTRAL OAHU

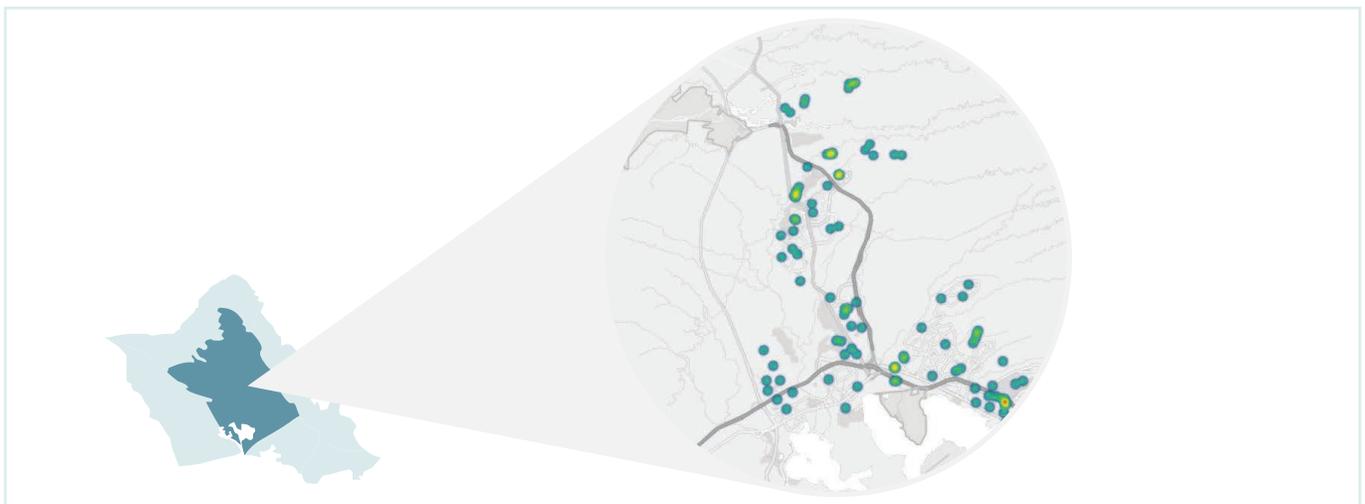
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	9 ▲	\$9.5 M ▲	\$1.1 M ▲	4 ▼	\$2.1 M ▼	\$508.5 K ▼
PEARLRIDGE	--	--	--	10 ▼	\$4.5 M ▼	\$406.0 K ▼
MILILANI MAUKA	5 ▲	\$7.4 M ▲	\$1.6 M ▲	3 ▼	\$1.3 M ▼	\$475.0 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	--	--	--	6 -	\$2.5 M ▼	\$391.0 K ▼
WAIKELE	1 -	\$1.2 M ▲	\$1.2 M ▲	4 ▲	\$2.4 M ▲	\$604.0 K ▼
WAIPIO GENTRY	1 -	\$1.2 M -	\$1.2 M -	4 -	\$1.9 M ▼	\$480.0 K ▼
MANANA	--	--	--	5 -	\$2.2 M ▲	\$490.0 K ▲
LAUNANI VALLEY	--	--	--	4 ▼	\$2.0 M ▼	\$490.0 K ▲
WAILUNA	1 -	\$925.0 K -	\$925.0 K -	3 -	\$1.7 M -	\$770.0 K -
WAHIAWA HEIGHTS	2 ▼	\$1.6 M ▼	\$805.0 K ▼	2 ▲	\$494.0 K ▲	\$247.0 K ▼

MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	5
WIKAO STREET	4
LUMIAUUAU STREET	4
CALIFORNIA AVENUE	3
MAKAIKAI STREET	3
KAAHUMANU STREET	3
WAIKALANI DRIVE	3
KAMEHAMEHA HIGHWAY	3
AIEA HEIGHTS DRIVE	2
KIPAIPAI STREET	2

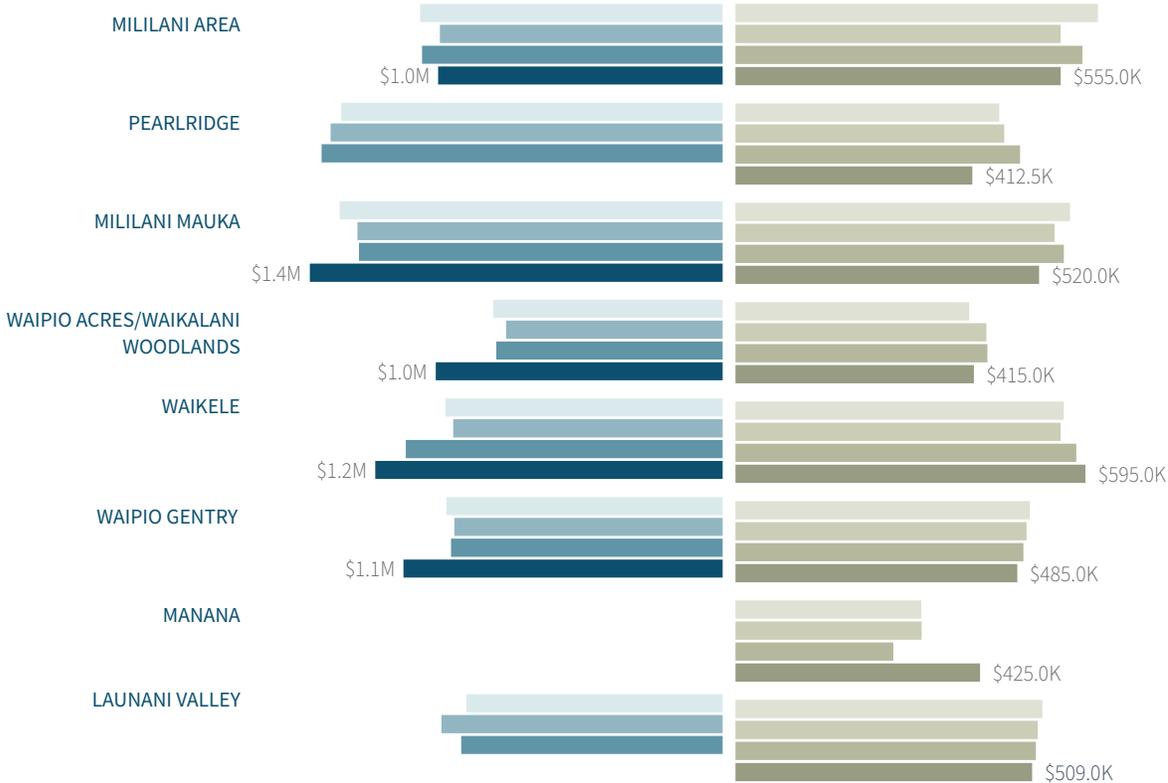
TOP CONDO	#
CENTURY PARK PLAZA	3
HALE OLA	2
WAIKALANI WOODLANDS	2
OLALOA 1	2
COLLEGE GARDENS 1	2
GARDENS AT LAUNANI VLY 1	2
WAILUNA	2
COLONNADE ON THE GREENS	1
CROSSPOINTE	1
DESTINY AT MILILANI 1	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

130

↓ **3.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,006,000

↑ **5.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$138,062,750

↑ **2.9%** VS. LAST YEAR



CONDOMINIUM

OF SALES

137

↓ **15.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$490,000

↓ **1.7%** VS. LAST YEAR

TOTAL \$ OF SALES

\$67,263,700

↓ **15.4%** 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



ANNE JELEA DANG

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

annejelea.dang@tghawaii.com

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www.tghawaii.com