



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT APRIL 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$617.4 K

AVERAGE SOLD PRICE



\$1.4 M \$602.3 K

MAX SOLD PRICE



\$15.4 M \$4.4 M

% OF LIST PRICE RECEIVED



97.09% 97.54%

AVERAGE PRICE PER SQFT



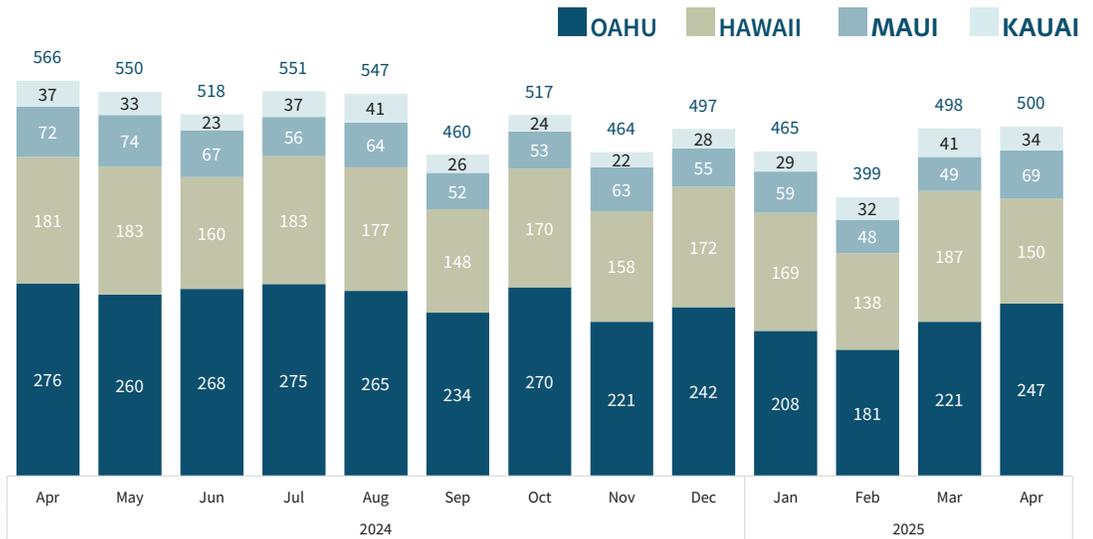
\$697.23 \$695.72

MEDIAN DOM



27 42

SINGLE FAMILY HOMES



# OF SALES

247

11.8% VS. LAST MONTH 10.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,160,000

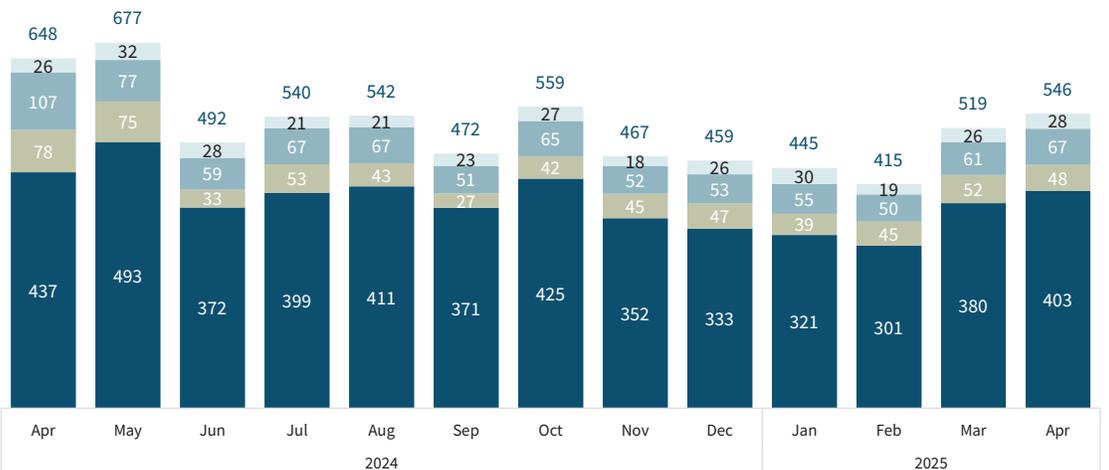
0.9% VS. LAST MONTH 7.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$345,868,819

12.3% VS. LAST MONTH 9.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES

403

6.1% VS. LAST MONTH 7.8% VS. LAST YEAR

MEDIAN SALES PRICE

\$510,000

1.0% VS. LAST MONTH 3.4% VS. LAST YEAR

TOTAL \$ OF SALES

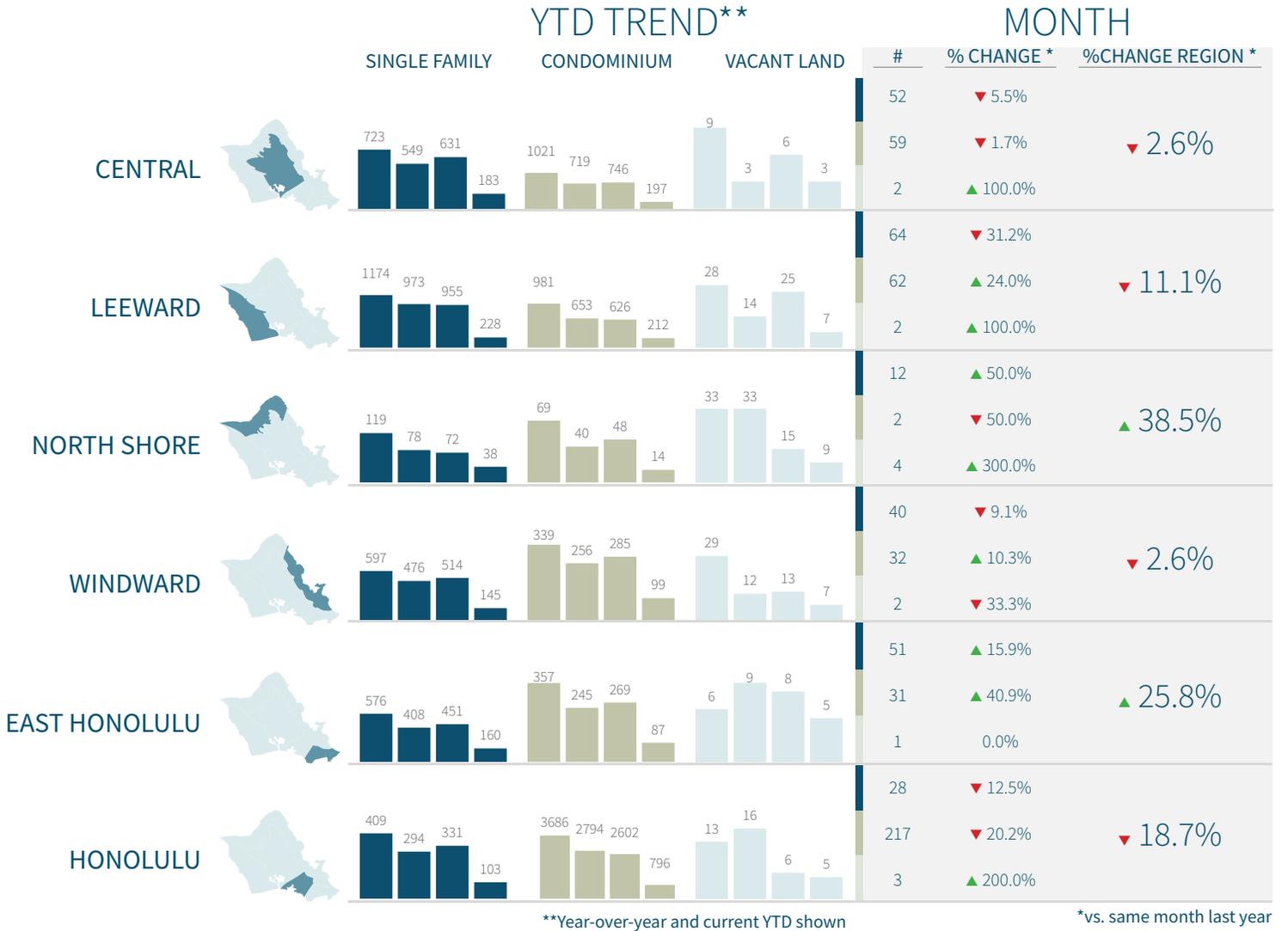
\$242,713,208

4.2% VS. LAST MONTH 9.8% VS. LAST YEAR

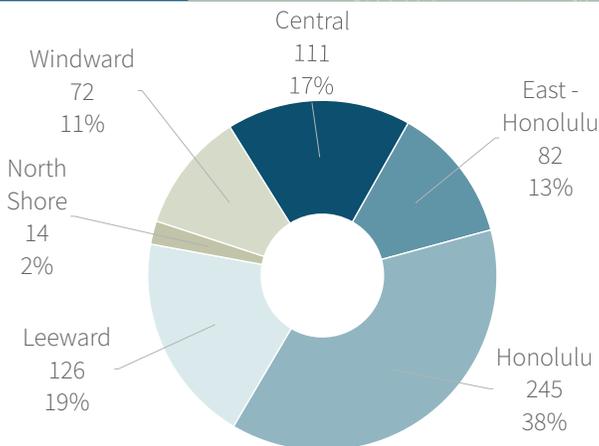
# REGIONAL SALES CENTRAL OAHU

## 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	--	--	--	15 ▲	\$6.9 M ▲	\$395.0 K ▼
WAIPAHAU-LOWER	5 ▲	\$5.1 M ▲	\$935.0 K ▼	4 -	\$1.3 M ▲	\$310.0 K ▲
MILILANI AREA	6 ▲	\$5.7 M ▲	\$937.5 K ▼	2 ▼	\$1.1 M ▼	\$539.8 K ▼
MILILANI MAUKA	3 ▼	\$4.5 M ▼	\$1.4 M -	4 ▼	\$2.4 M ▼	\$577.0 K ▼
WAIPIO GENTRY	1 ▼	\$970.0 K ▼	\$970.0 K ▲	6 ▲	\$2.6 M ▲	\$427.5 K ▼
WAIPIO ACRES/ WAIKALANI WOODLANDS	1 -	\$1.1 M -	\$1.1 M -	5 ▼	\$2.2 M ▼	\$440.0 K ▲
WAHIAWA HEIGHTS	5 ▲	\$4.7 M ▲	\$925.0 K ▲	1 ▼	\$120.0 K ▼	\$120.0 K ▲
KOA RIDGE	3 -	\$3.3 M -	\$1.1 M -	2 ▲	\$1.5 M ▲	\$739.9 K ▼
PACIFIC PALISADES	5 ▲	\$5.1 M ▲	\$1.1 M ▲	--	--	--
LAUNANI VALLEY	1 -	\$839.0 K -	\$839.0 K -	3 ▼	\$1.4 M ▼	\$505.0 K ▲

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
KOAUKA LOOP	9
CALIFORNIA AVENUE	5
WIKAO STREET	4
WAIKALANI DRIVE	3
PAIWA STREET	3
KAMEHAMEHA HIGHWAY	3
LUMIAINA STREET	3
KOAHEAHE PLACE	3
KAAPEHA STREET	2
KAHUALENA PLACE	2

### TOP CONDO

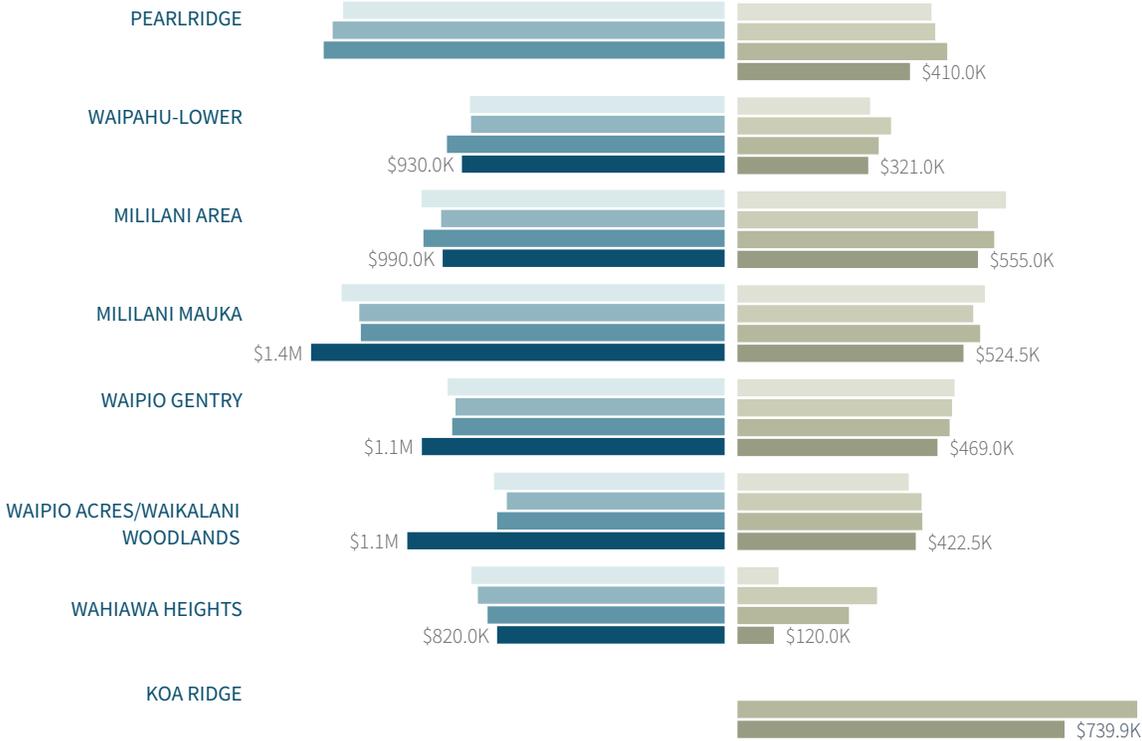
	#
PEARL REGENCY	5
WAIU GARDEN VILLA	3
CENTURY PARK PLAZA	3
STREAMSIDE @ LAUNANI VLY 1	2
KULANA KNOLLS 1	2
VILLAGES AT WAIPIO THE	2
PARKGLEN AT WAIKELE	2
WAIKALANI WOODLANDS	2
BOUGAINVILLE	2
PLANTATION TOWN APARTMENTS	2

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**183**

⬇️ **3.2%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

⬆️ **2.6%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$193,129,658**

⬆️ **0.4%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**197**

⬇️ **11.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$485,000**

⬇️ **1.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$95,428,022**

⬇️ **12.0%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

⬆️ **200.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$799,000**

⬆️ **44.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$2,404,000**

⬆️ **333.2%** VS. LAST YEAR



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**TG**

TITLE GUARANTY  
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