



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT MAY 2025

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$654.1 K

AVERAGE SOLD PRICE



\$1.4 M \$633.6 K

MAX SOLD PRICE



\$5.0 M \$13.0 M

% OF LIST PRICE RECEIVED



99.19% 96.86%

AVERAGE PRICE PER SQFT



\$703.02 \$685.12

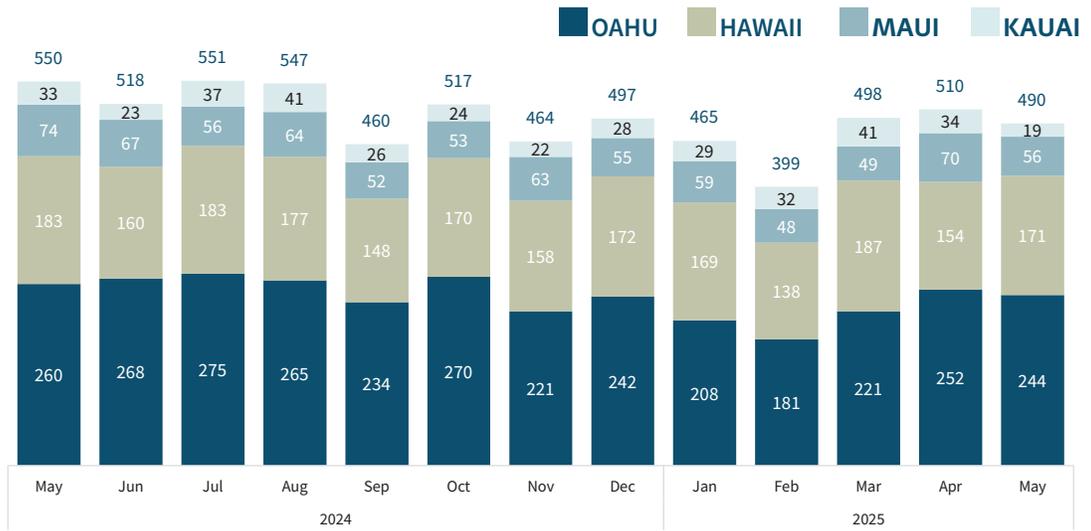
MEDIAN DOM



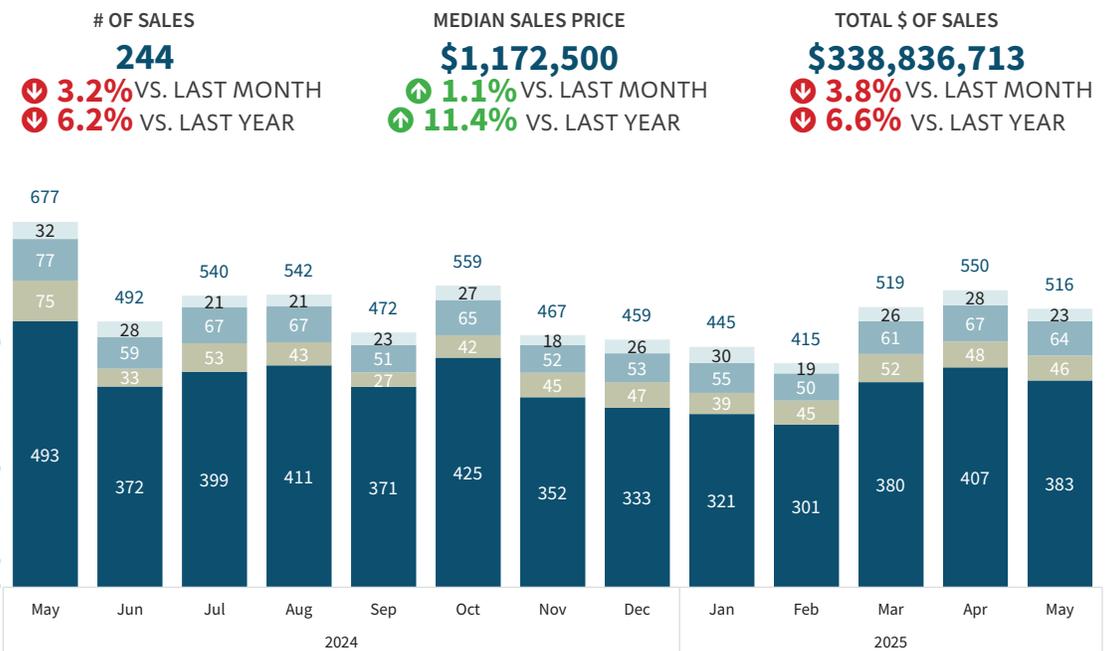
20 35

ISLAND SALES

SINGLE FAMILY HOMES



CONDOMINIUM



OF SALES
244
 ⬇️ 3.2% VS. LAST MONTH
 ⬇️ 6.2% VS. LAST YEAR

MEDIAN SALES PRICE
\$1,172,500
 ⬆️ 1.1% VS. LAST MONTH
 ⬆️ 11.4% VS. LAST YEAR

TOTAL \$ OF SALES
\$338,836,713
 ⬇️ 3.8% VS. LAST MONTH
 ⬇️ 6.6% VS. LAST YEAR

OF SALES
383
 ⬇️ 5.9% VS. LAST MONTH
 ⬇️ 22.3% VS. LAST YEAR

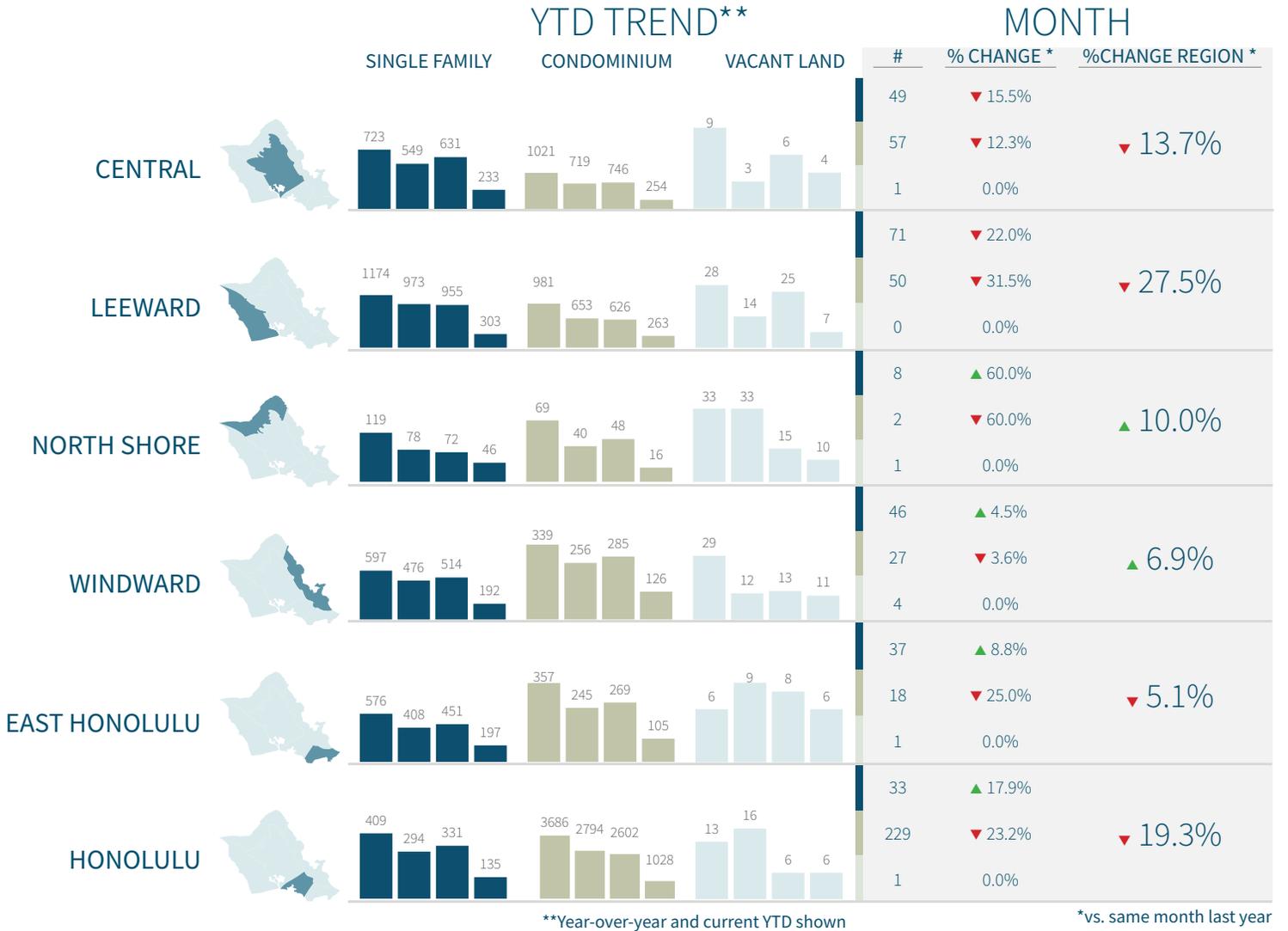
MEDIAN SALES PRICE
\$500,000
 ⬇️ 2.0% VS. LAST MONTH
 ⬆️ 1.0% VS. LAST YEAR

TOTAL \$ OF SALES
\$242,667,487
 ⬇️ 1.6% VS. LAST MONTH
 ⬇️ 16.2% VS. LAST YEAR

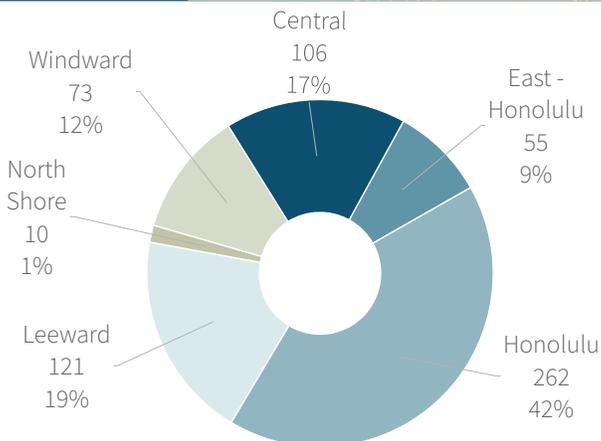
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

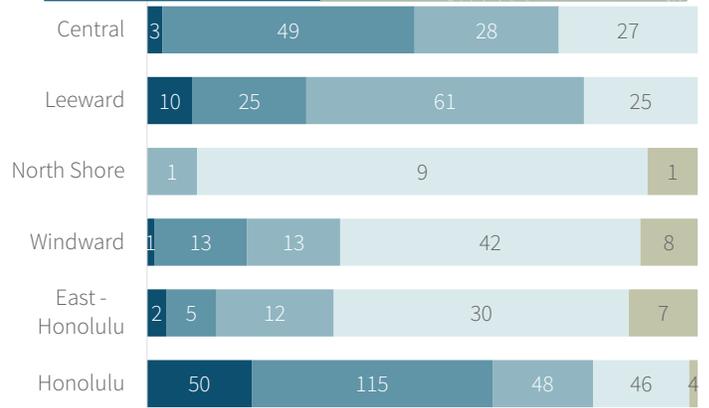
■ Single Family ■ Condominium ■ Vacant Land



SALES BY REGION



SALES BY PRICE RANGE



*excluding vacant land sales

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

NEIGHBORHOOD SALES CENTRAL OAHU

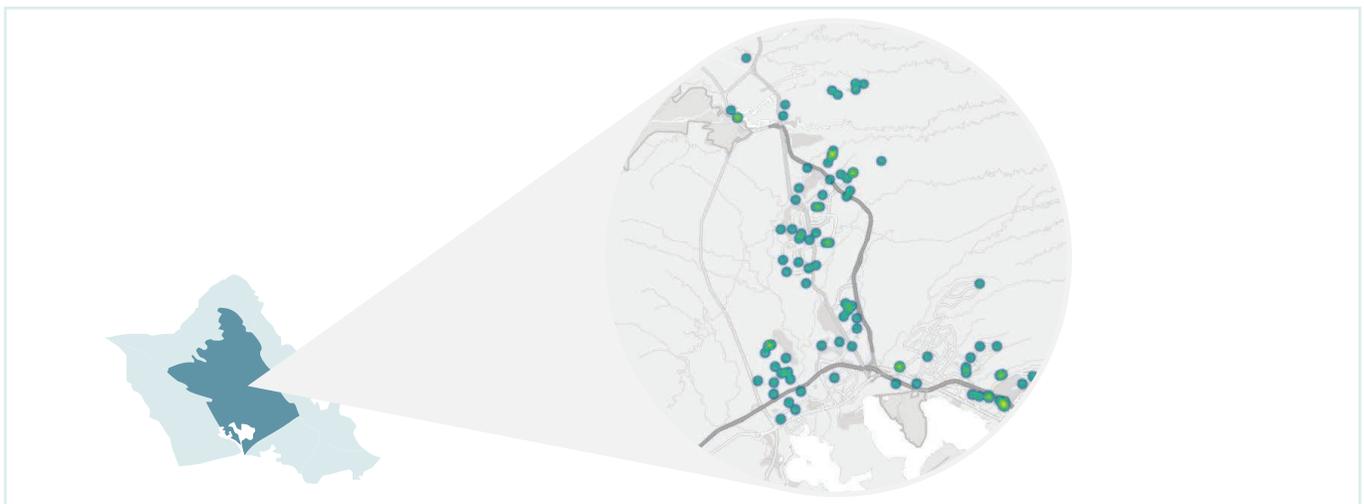
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	11 ▲	\$12.5 M ▲	\$1.2 M ▲	10 –	\$5.7 M ▼	\$555.7 K ▼
PEARLRIDGE	2 ▼	\$2.9 M ▼	\$1.4 M ▲	10 ▼	\$4.6 M ▼	\$456.5 K ▼
MILILANI MAUKA	3 ▲	\$4.1 M ▲	\$1.4 M ▲	4 ▼	\$2.1 M ▼	\$518.5 K ▼
ROYAL KUNIA	6 ▲	\$6.2 M ▲	\$958.5 K ▼	--	--	--
WAIPIO GENTRY	1 –	\$865.0 K ▼	\$865.0 K ▼	5 –	\$2.6 M ▲	\$500.0 K ▲
NEWTOWN	2 ▲	\$2.7 M ▲	\$1.3 M ▼	4 ▲	\$2.6 M ▲	\$642.5 K ▼
WAHIAWA HEIGHTS	3 –	\$2.2 M ▼	\$720.0 K ▼	2 –	\$868.5 K –	\$434.3 K –
WAIKELE	--	--	--	5 ▲	\$3.2 M ▲	\$553.0 K ▼
AIEA HEIGHTS	4 ▲	\$4.7 M ▲	\$1.2 M ▲	1 –	\$625.0 K –	\$625.0 K –
VILLAGE PARK	3 –	\$1.9 M ▼	\$645.0 K ▼	1 –	\$496.0 K ▲	\$496.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	5
LUMIAUUA STREET	4
CALIFORNIA AVENUE	3
MAKAIKAI STREET	3
WIKAO STREET	3
WILIKINA DRIVE	3
KILINOE STREET	2
KEAHUA LOOP	2
ACACIA ROAD	2
KOMO MAI DRIVE	2

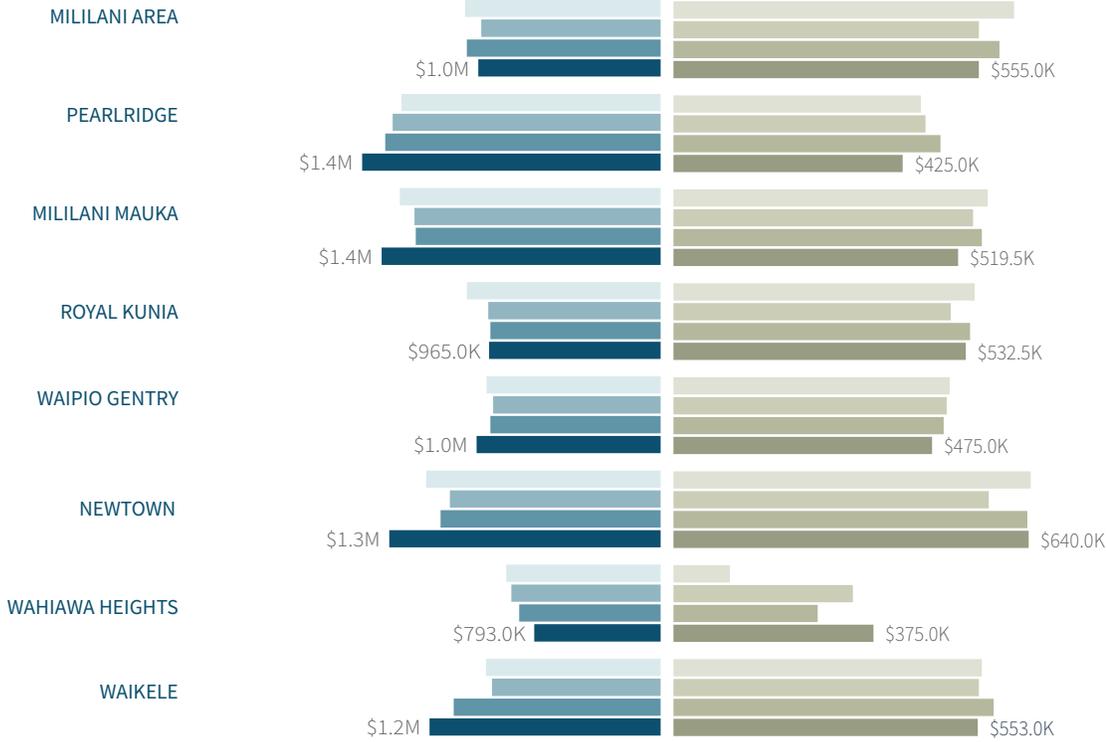
TOP CONDO	#
FAIRWAY VILLAGE-WAIKELE	3
WOODWINDS	2
CRESCENT LANE 1	2
ACACIA PARK	2
NEWTOWN MEADOWS	2
STREAMSIDE @ LAUNANI VLY 1	2
AIEA LANI ESTS	1
COLLEGE GARDENS 1	1
936 LEHUA	1
COLONNADE ON THE GREENS	1

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

233

↓ **5.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,008,505

↑ **1.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$247,177,054

↓ **2.8%** VS. LAST YEAR



CONDOMINIUM

OF SALES

254

↓ **11.5%** VS. LAST YEAR

MEDIAN SALES PRICE

\$489,500

↓ **1.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$124,171,114

↓ **12.3%** VS. LAST YEAR



VACANT LAND

OF SALES

4

↑ **100.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$749,500

↑ **9.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$2,559,000

↑ **86.8%** VS. LAST YEAR



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TG

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HAWAII

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