



TITLE GUARANTY HAWAII

CENTRAL OAHU RESIDENTIAL SALES REPORT MAY 2026

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.3 M \$690.4 K

AVERAGE SOLD PRICE



\$1.3 M \$673.1 K

MAX SOLD PRICE



\$6.0 M \$8.0 M

% OF LIST PRICE RECEIVED



99.27% 97.50%

AVERAGE PRICE PER SQFT



\$691.33 \$675.03

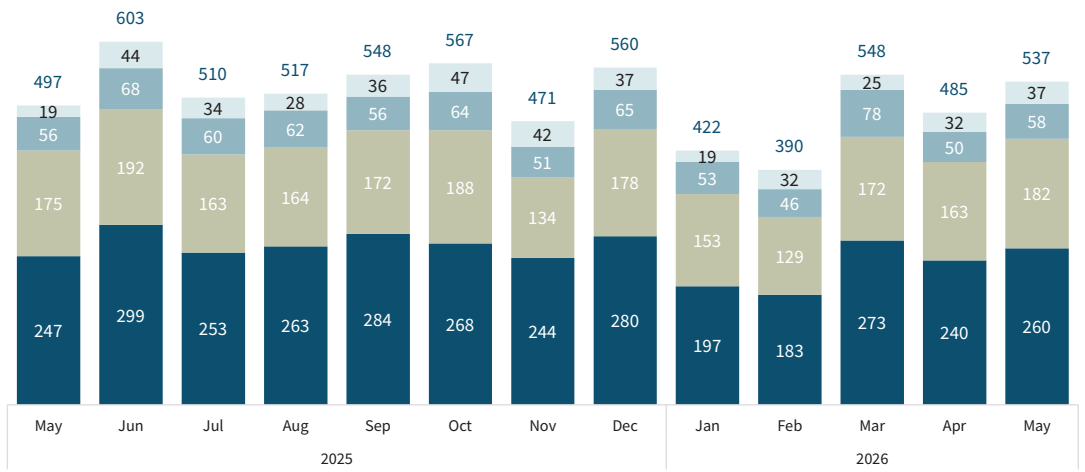
MEDIAN DOM



13 39

OAHU HAWAII MAUI KAUAI

SINGLE FAMILY HOMES



# OF SALES

260

8.3% VS. LAST MONTH 5.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,155,000

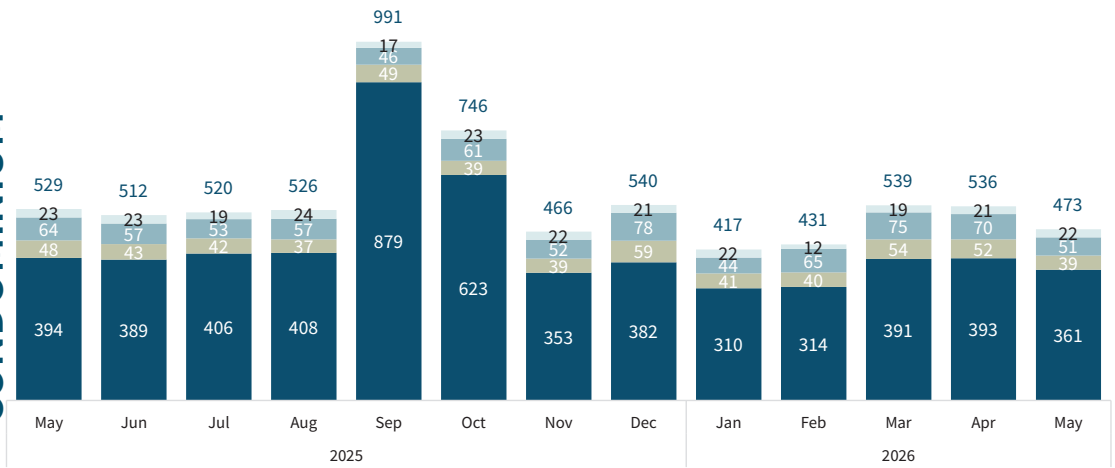
0.1% VS. LAST MONTH 1.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$346,235,001

8.8% VS. LAST MONTH 1.0% VS. LAST YEAR

CONDOMINIUM



# OF SALES

361

8.1% VS. LAST MONTH 8.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$530,000

5.6% VS. LAST MONTH 4.5% VS. LAST YEAR

TOTAL \$ OF SALES

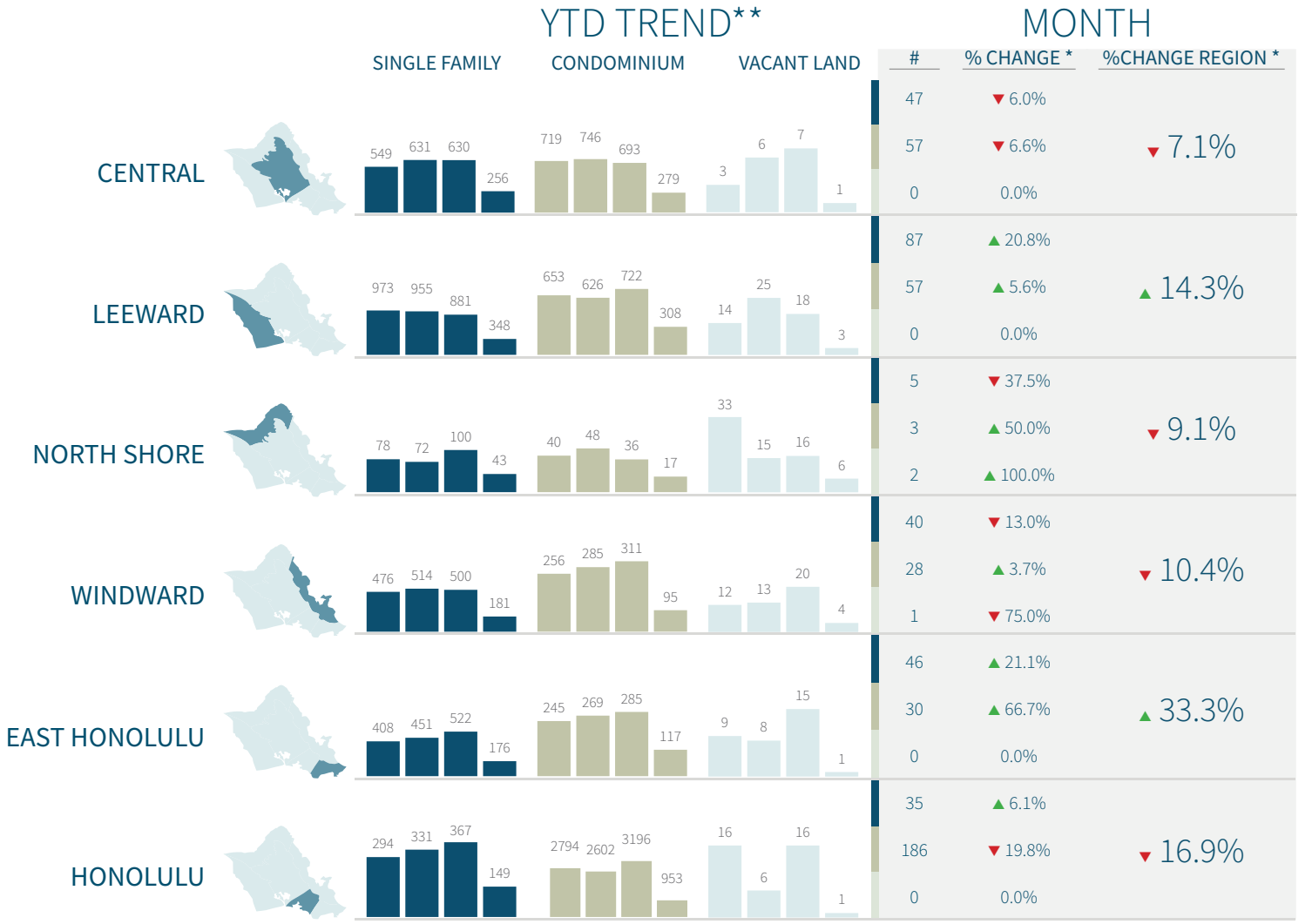
\$242,994,395

4.2% VS. LAST MONTH 2.3% VS. LAST YEAR

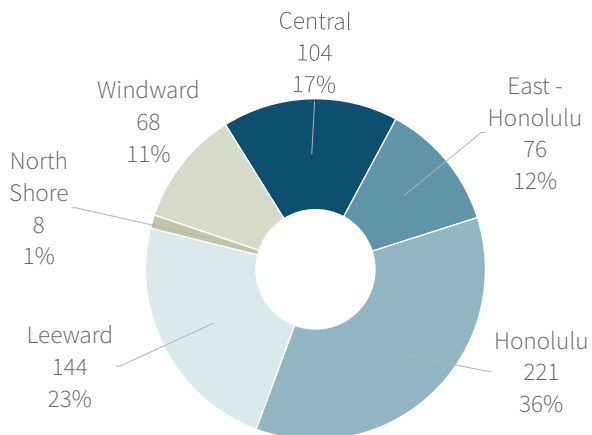
# REGIONAL SALES CENTRAL OAHU

## SALES COMPARISON

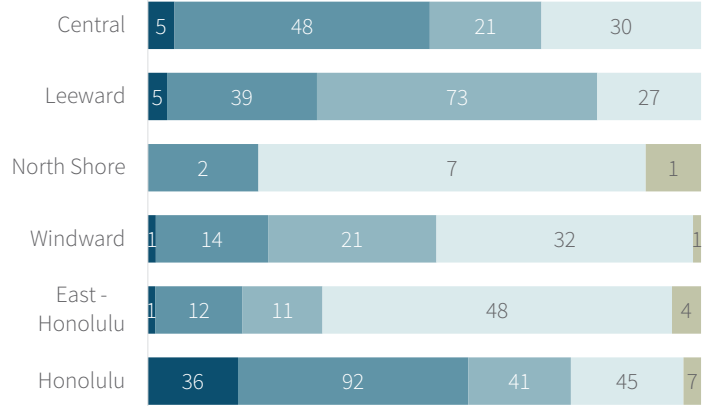
■ Single Family ■ Condominium ■ Vacant Land



## 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      |
| PEARLRIDGE                              | --                  | --          | --          | 15 ▲        | \$6.1 M ▲   | \$376.0 K ▼ |
| MILILANI AREA                           | 7 ▼                 | \$7.2 M ▼   | \$1.0 M ▼   | 5 ▼         | \$2.6 M ▼   | \$490.0 K ▼ |
| WAIU                                    | 1 -                 | \$1.1 M ▼   | \$1.1 M ▼   | 8 -         | \$3.8 M -   | \$522.5 K - |
| WAIPIO GENTRY                           | 1 -                 | \$962.0 K ▲ | \$962.0 K ▲ | 8 ▲         | \$3.5 M ▲   | \$460.0 K ▼ |
| WAIKELE                                 | 3 -                 | \$2.8 M -   | \$950.0 K - | 5 -         | \$2.9 M ▼   | \$590.0 K ▲ |
| MILILANI MAUKA                          | 2 ▼                 | \$2.9 M ▼   | \$1.4 M ▲   | 5 ▲         | \$2.9 M ▲   | \$590.0 K ▲ |
| WAIPIO ACRES/<br>WAIKALANI<br>WOODLANDS | 2 -                 | \$2.1 M -   | \$1.0 M -   | 4 ▲         | \$2.0 M ▲   | \$517.5 K ▲ |
| WAIPAHU-LOWER                           | 2 -                 | \$1.9 M ▼   | \$959.5 K ▼ | 2 -         | \$654.0 K ▼ | \$327.0 K ▼ |
| AIEA HEIGHTS                            | 4 -                 | \$5.1 M ▲   | \$1.1 M ▼   | --          | --          | --          |
| VILLAGE PARK                            | 4 -                 | \$3.9 M ▲   | \$965.0 K ▲ | --          | --          | --          |

## MONTHLY SALES HEAT MAP



| TOP STREETS       | # |
|-------------------|---|
| KOAUKA LOOP       | 8 |
| LUMIAUUA STREET   | 4 |
| WIKAO STREET      | 3 |
| MOANALUA ROAD     | 3 |
| KAAPEHA STREET    | 2 |
| LANIKUHANA AVENUE | 2 |
| CALIFORNIA AVENUE | 2 |
| KOAHEAHE PLACE    | 2 |
| ALAPINE STREET    | 2 |
| KOAHEAHE STREET   | 2 |

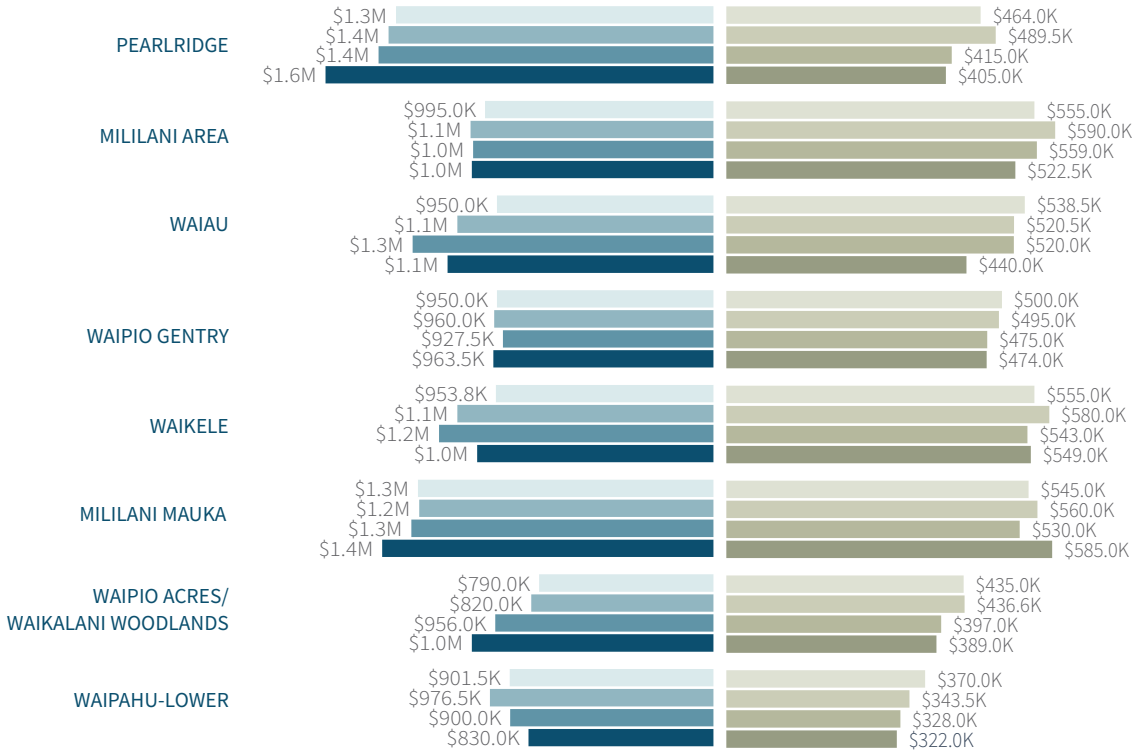
| TOP CONDO               | # |
|-------------------------|---|
| WAIU GARDEN VILLA       | 4 |
| PEARL 1                 | 2 |
| PEARL RIDGE GDNS & TWR  | 2 |
| PEARL 2                 | 2 |
| HIGHLANDER              | 2 |
| EVERGREEN TERRACE       | 2 |
| RIDGE AT LAUNANI VALLEY | 2 |
| LELE PONO               | 2 |
| PARK AT PEARLRIDGE      | 2 |
| CROSSPOINTE             | 1 |

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2023 2024 2025 2026



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**256**

↑ 9.4% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,032,000**

↑ 2.2% VS. LAST YEAR

TOTAL \$ OF SALES

**\$275,698,635**

↑ 11.0% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**279**

↑ 8.1% VS. LAST YEAR

MEDIAN SALES PRICE

**\$475,000**

↓ 3.0% VS. LAST YEAR

TOTAL \$ OF SALES

**\$131,715,549**

↑ 4.8% VS. LAST YEAR



### VACANT LAND

# OF SALES

**1**

↓ 75.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$850,000**

↑ 13.4% VS. LAST YEAR

TOTAL \$ OF SALES

**\$850,000**

↓ 66.8% VS. LAST YEAR



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**TG**

TITLE GUARANTY  
HAWAII

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