



TITLE GUARANTY HAWAII

# CENTRAL OAHU RESIDENTIAL SALES REPORT JULY 2024

## ISLAND SALES

Single Family Condominium

### AVERAGE LIST PRICE



\$1.4 M \$623.5 K

### AVERAGE SOLD PRICE



\$1.4 M \$608.2 K

### MAX SOLD PRICE



\$7.4 M \$8.0 M

### % OF LIST PRICE RECEIVED



98.04% 97.55%

### AVERAGE PRICE PER SQFT



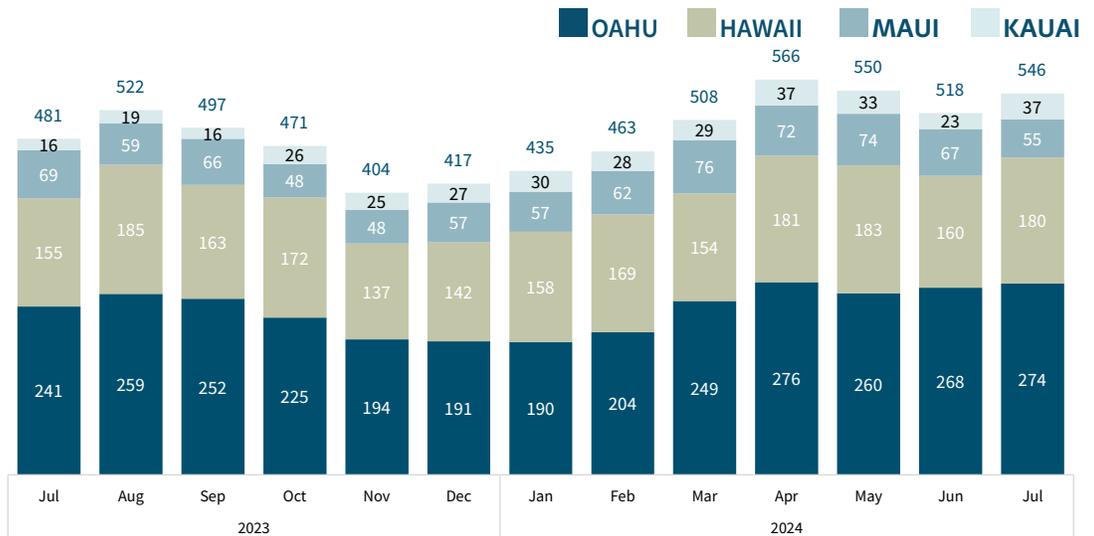
\$672.98 \$682.21

### MEDIAN DOM



16 29

### SINGLE FAMILY HOMES



# OF SALES

274

↑ 2.2% VS. LAST MONTH  
↑ 13.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

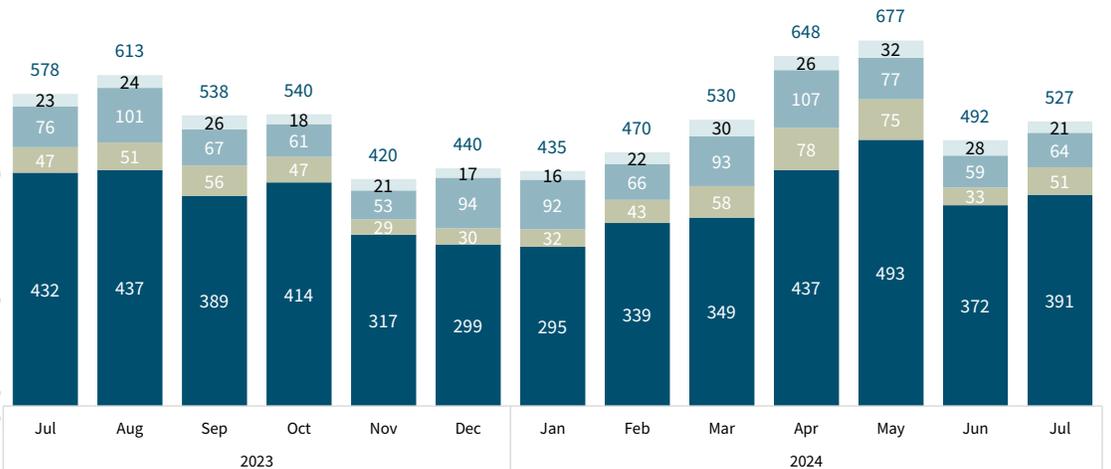
↑ 3.1% VS. LAST MONTH  
↑ 7.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$373,430,573

↑ 7.5% VS. LAST MONTH  
↑ 23.3% VS. LAST YEAR

### CONDOMINIUM



# OF SALES

391

↑ 5.1% VS. LAST MONTH  
↓ 9.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

↓ 5.9% VS. LAST MONTH  
0.0% VS. LAST YEAR

TOTAL \$ OF SALES

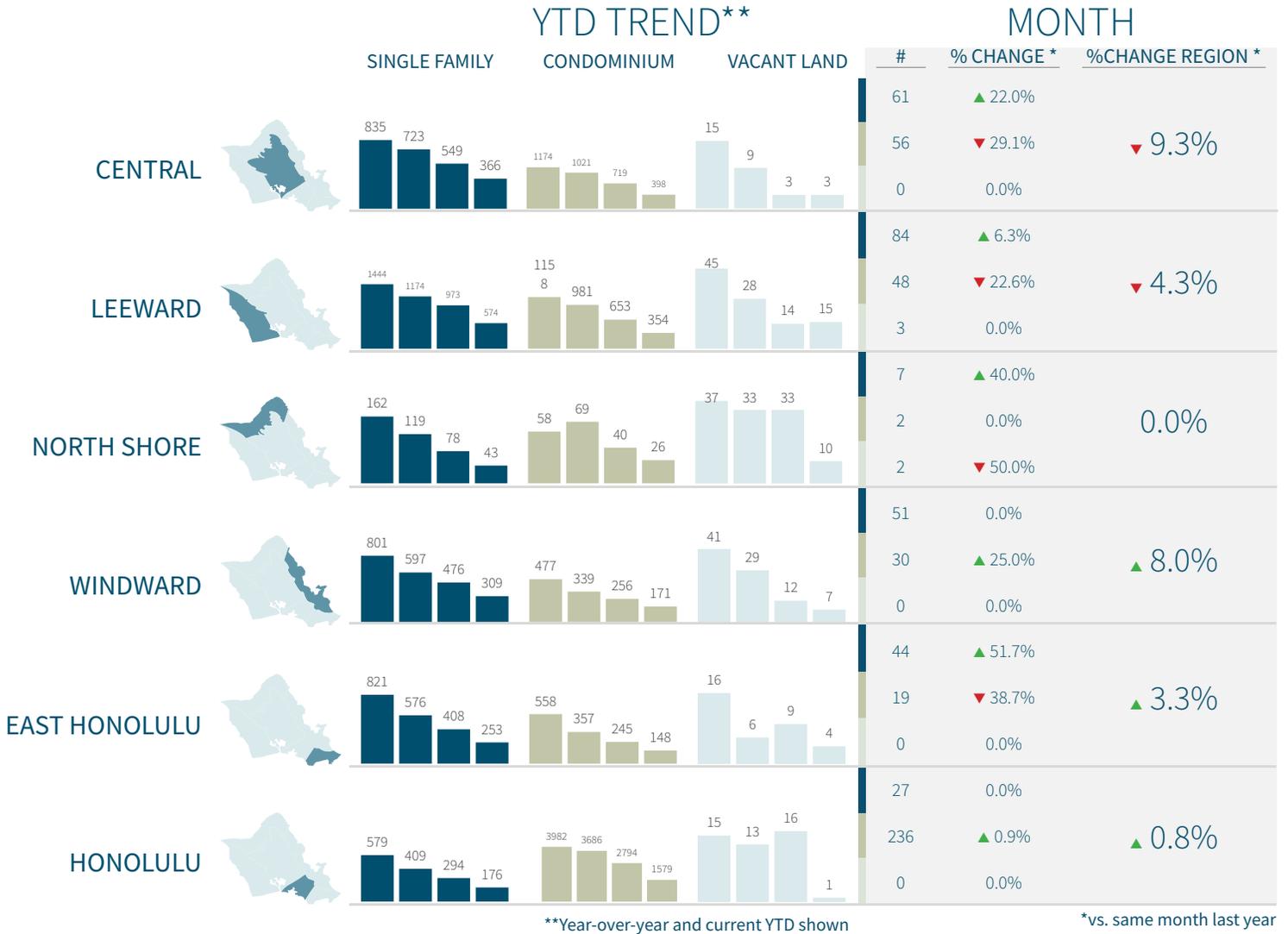
\$237,805,743

↓ 6.3% VS. LAST MONTH  
↓ 10.2% VS. LAST YEAR

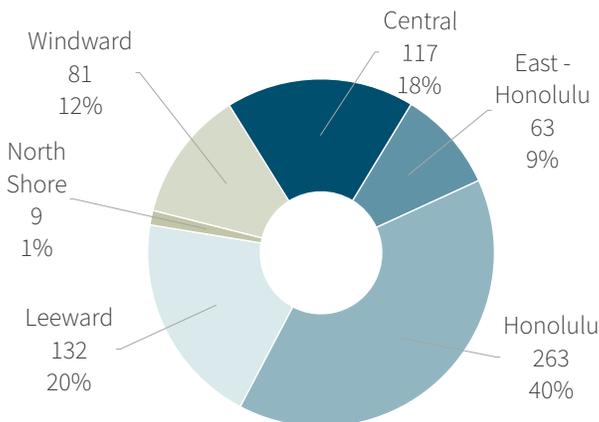
# REGIONAL SALES CENTRAL OAHU

## 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

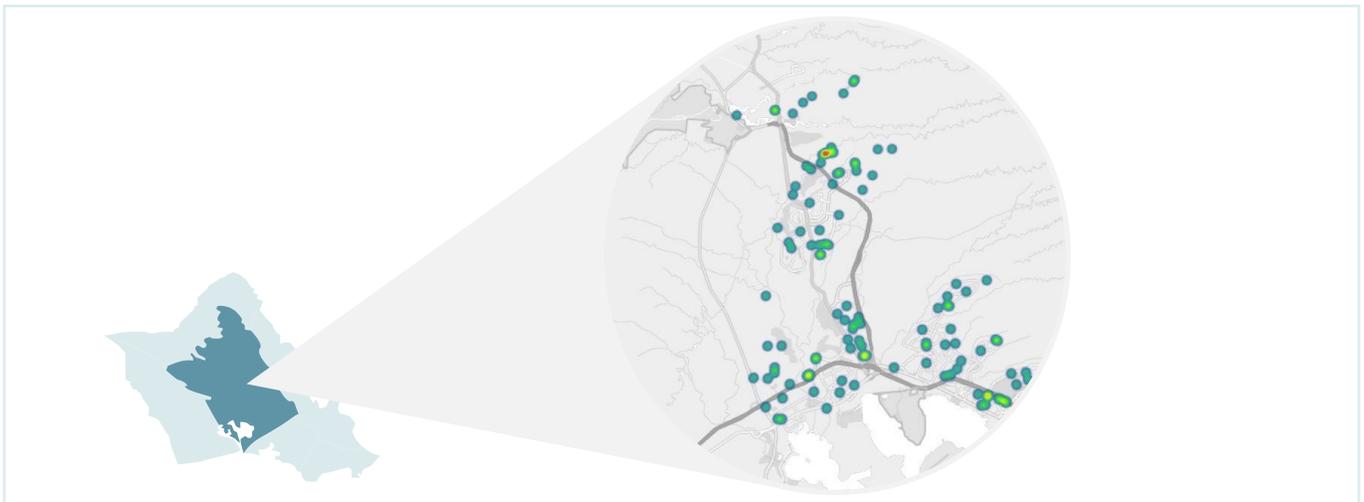
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	7 ▲	\$7.9 M ▲	\$1.1 M ▲	8 ▼	\$4.7 M ▼	\$599.5 K ▲
PEARLRIDGE	--	--	--	14 ▼	\$7.1 M ▼	\$505.0 K ▲
MILILANI MAUKA	5 ▼	\$7.6 M ▼	\$1.6 M ▲	5 ▼	\$2.6 M ▼	\$560.0 K ▲
WAIKELE	3 ▲	\$2.7 M ▲	\$900.0 K ▼	5 -	\$3.0 M ▲	\$540.0 K ▲
LAUNANI VALLEY	--	--	--	8 ▲	\$4.1 M ▲	\$509.5 K ▲
WAIPIO GENTRY	4 ▲	\$3.9 M ▲	\$977.5 K ▲	3 ▼	\$1.6 M ▼	\$555.0 K ▲
PACIFIC PALISADES	7 ▲	\$7.5 M ▲	\$1.1 M ▲	--	--	--
ROYAL KUNIA	5 ▲	\$5.1 M ▲	\$1.0 M ▲	1 -	\$570.0 K -	\$570.0 K -
PEARL CITY-UPPER	6 ▲	\$7.6 M ▲	\$1.2 M ▲	--	--	--
SEAVIEW	4 -	\$3.6 M -	\$930.5 K -	--	--	--

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
WIKAO STREET	8
KOAUKA LOOP	4
MAKAIKAI STREET	3
UAO PLACE	3
WAIKALANI DRIVE	3
ANANIA DRIVE	3
LUMIAUUAU STREET	3
LUMIAINA STREET	3
CALIFORNIA AVENUE	2
IHO PLACE	2

### TOP CONDO

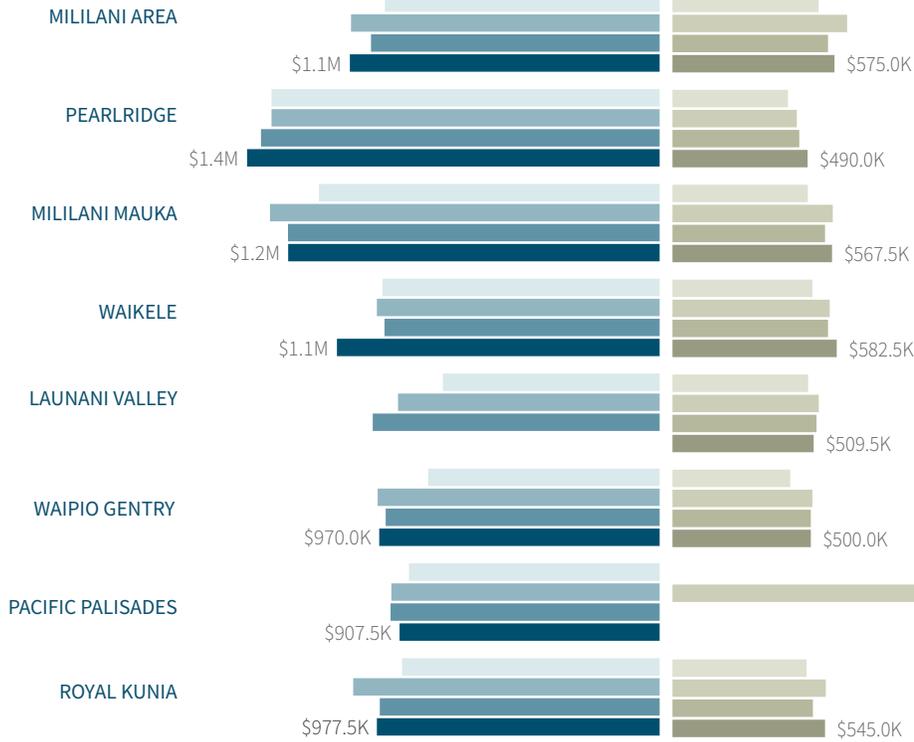
	#
RIDGE AT LAUNANI VALLEY	3
LELE PONO	3
KAHOLO HALE	2
PEARL 1	2
STREAMSIDE @ LAUNANI VLY 1	2
WAIKALANI WOODLANDS	2
OLALOA III	2
MAHI KO AT WAIKELE	2
COLONNADE ON THE GREENS	1
CENTURY PARK PLAZA	1

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**366**

📈 15.1% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

📈 5.3% VS. LAST YEAR

TOTAL \$ OF SALES

**\$379,421,861**

📈 19.7% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**398**

📉 8.7% VS. LAST YEAR

MEDIAN SALES PRICE

**\$495,000**

📉 0.0% VS. LAST YEAR

TOTAL \$ OF SALES

**\$197,335,122**

📉 7.2% VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

📈 200.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$815,000**

📈 715.0% VS. LAST YEAR

TOTAL \$ OF SALES

**\$2,730,000**

📈 2630.0% VS. LAST YEAR



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