



TITLE GUARANTY HAWAII

CENTRAL OAHU

RESIDENTIAL SALES REPORT AUGUST 2024

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$604.6 K

AVERAGE SOLD PRICE



\$1.4 M \$591.1 K

MAX SOLD PRICE



\$9.5 M \$3.9 M

% OF LIST PRICE RECEIVED



98.44% 97.77%

AVERAGE PRICE PER SQFT



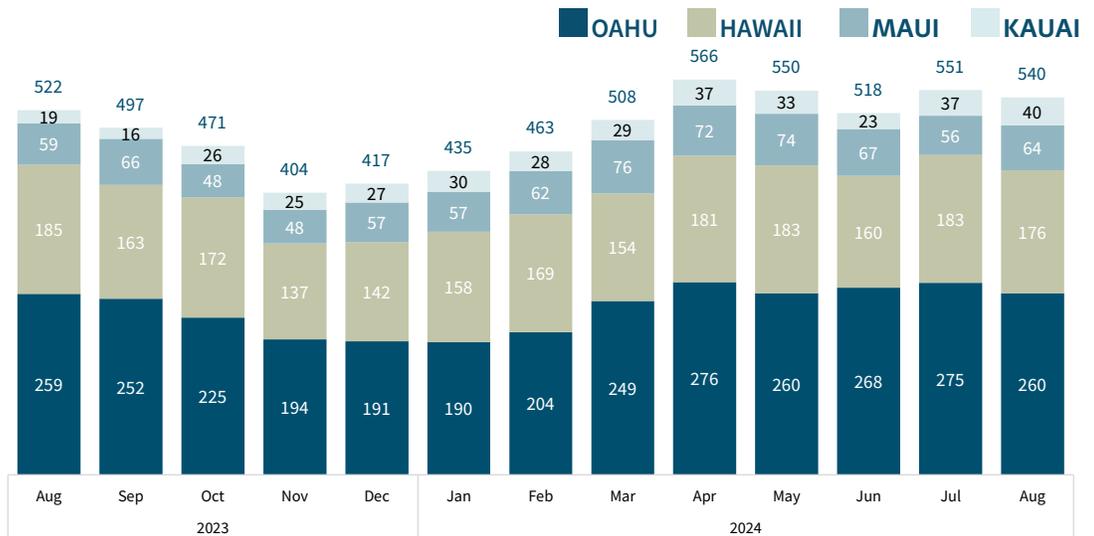
\$693.19 \$664.63

MEDIAN DOM



16 28

SINGLE FAMILY HOMES



OF SALES

260

⬇️ 5.5% VS. LAST MONTH
⬆️ 0.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,105,000

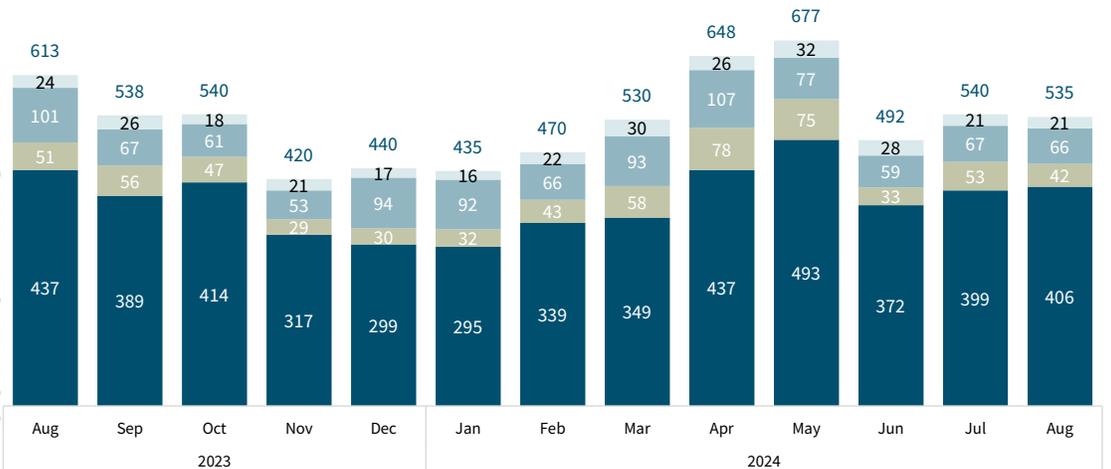
⬇️ 3.9% VS. LAST MONTH
⬇️ 1.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$357,569,606

⬇️ 4.5% VS. LAST MONTH
⬇️ 4.8% VS. LAST YEAR

CONDOMINIUM



OF SALES

406

⬆️ 1.8% VS. LAST MONTH
⬇️ 7.1% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

⬇️ 2.0% VS. LAST MONTH
⬇️ 3.7% VS. LAST YEAR

TOTAL \$ OF SALES

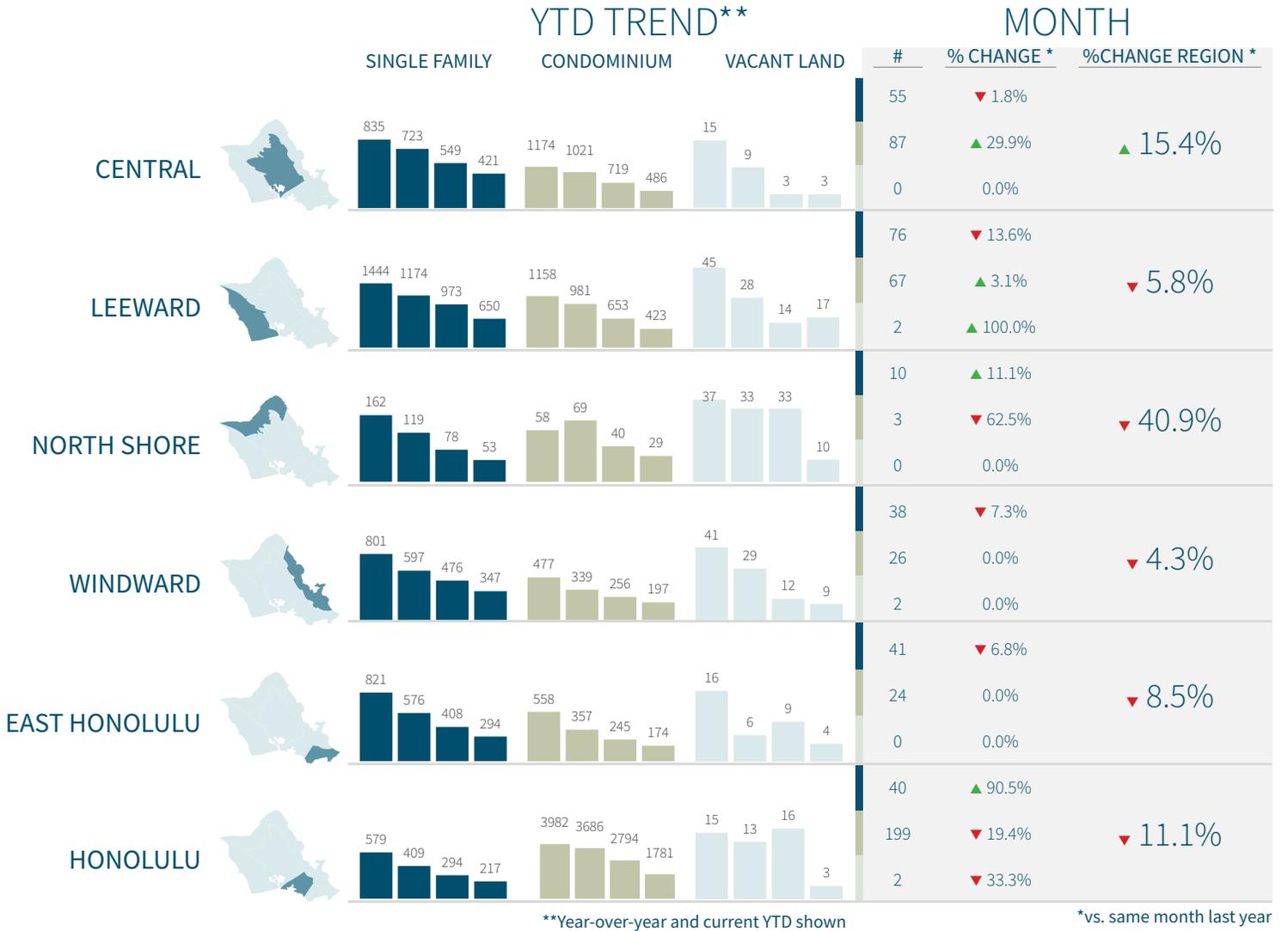
\$239,989,155

⬇️ 1.4% VS. LAST MONTH
⬇️ 12.8% VS. LAST YEAR

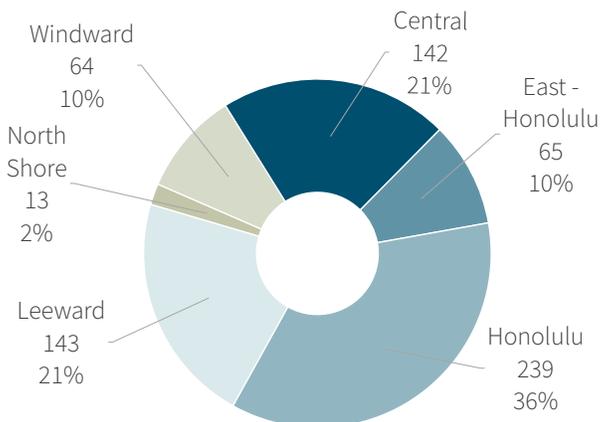
REGIONAL SALES CENTRAL OAHU

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 |
| MILILANI AREA | 11 ▼ | \$11.1 M ▼ | \$1.0 M ▼ | 8 ▼ | \$4.8 M ▼ | \$628.0 K ▲ |
| PEARLRIDGE | 1 - | \$1.2 M - | \$1.2 M - | 17 ▼ | \$8.3 M ▲ | \$515.0 K ▲ |
| WAIPIO ACRES/ WAIKALANI WOODLANDS | 2 ▲ | \$2.8 M ▲ | \$1.4 M ▲ | 15 ▲ | \$6.6 M ▲ | \$449.0 K ▲ |
| MILILANI MAUKA | 4 ▲ | \$5.2 M ▲ | \$1.3 M ▲ | 10 ▲ | \$4.7 M ▲ | \$422.2 K ▼ |
| WAIPAHU-LOWER | 2 ▼ | \$2.0 M ▼ | \$986.0 K ▲ | 10 ▲ | \$3.2 M ▲ | \$306.0 K ▼ |
| HALAWA | 3 ▲ | \$2.8 M ▲ | \$910.0 K ▼ | 3 ▲ | \$1.3 M ▲ | \$420.0 K ▼ |
| WAIKELE | 4 ▲ | \$4.6 M ▲ | \$1.2 M ▲ | 1 ▼ | \$620.0 K ▼ | \$620.0 K ▼ |
| MANANA | -- | -- | -- | 5 ▲ | \$1.5 M ▲ | \$285.0 K ▼ |
| WILIKINA | 1 - | \$800.0 K - | \$800.0 K - | 3 - | \$1.1 M - | \$365.0 K - |
| ROYAL KUNIA | 4 ▲ | \$3.4 M ▲ | \$830.0 K ▼ | -- | -- | -- |

MONTHLY SALES HEAT MAP



| TOP STREETS | # |
|--------------------|----|
| WAIKALANI DRIVE | 11 |
| KOAUKA LOOP | 11 |
| KAMEHAMEHA HIGHWAY | 6 |
| MAKAIKAI STREET | 4 |
| WAIKALANI PLACE | 4 |
| AINAMAKUA DRIVE | 4 |
| LEOWAHINE STREET | 4 |
| KAHUMANU STREET | 3 |
| WIKAO STREET | 3 |
| KAONOHI STREET | 3 |

| TOP CONDO | # |
|--------------------------|---|
| CENTURY PARK PLAZA | 5 |
| SU CASA | 4 |
| WAIKALANI WOODLANDS | 4 |
| VALLEYVIEW MELEMANU | 3 |
| KEMOO BY LAKE | 3 |
| PEARL 2 | 3 |
| OLALOA 1 | 3 |
| CROSSPOINTE | 2 |
| KUNIA PALMS | 2 |
| KUOLA 1 - RAINBOW SERIES | 2 |

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

421

↑ 12.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,000

↑ 5.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$437,854,361

↑ 17.5% VS. LAST YEAR



CONDOMINIUM

OF SALES

486

↓ 3.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$491,500

↓ 0.7% VS. LAST YEAR

TOTAL \$ OF SALES

\$237,888,466

↓ 3.6% 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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HAWAII

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