



TITLE GUARANTY HAWAII

# CENTRAL OAHU RESIDENTIAL SALES REPORT SEPTEMBER 2024

## ISLAND SALES

Single Family Condominium

### AVERAGE LIST PRICE



\$1.3 M \$632.7 K

### AVERAGE SOLD PRICE



\$1.3 M \$619.3 K

### MAX SOLD PRICE



\$11.0 M \$7.1 M

### % OF LIST PRICE RECEIVED



97.60% 97.88%

### AVERAGE PRICE PER SQFT



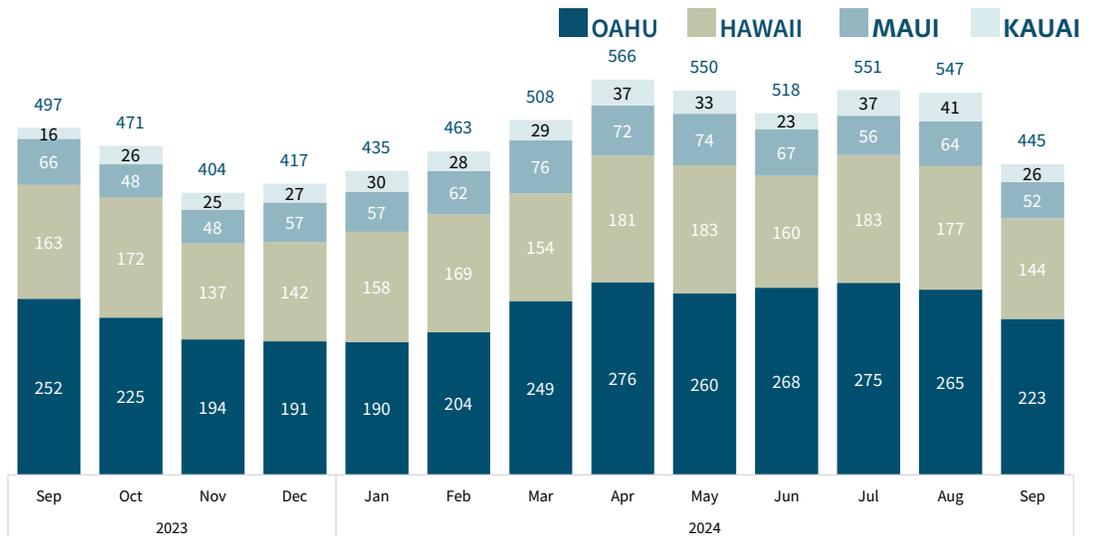
\$688.66 \$688.03

### MEDIAN DOM



19 32

## SINGLE FAMILY HOMES



# OF SALES

223

↓ 15.8% VS. LAST MONTH  
↓ 11.5% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,110,000

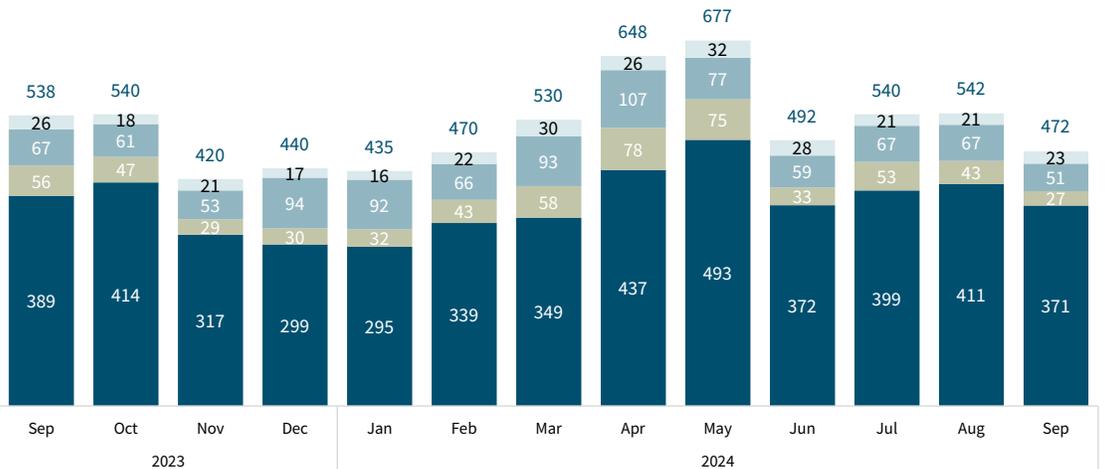
↑ 0.9% VS. LAST MONTH  
↑ 9.1% VS. LAST YEAR

TOTAL \$ OF SALES

\$290,306,130

↓ 19.9% VS. LAST MONTH  
↓ 13.1% VS. LAST YEAR

## CONDOMINIUM



# OF SALES

371

↓ 9.7% VS. LAST MONTH  
↓ 4.6% VS. LAST YEAR

MEDIAN SALES PRICE

\$515,000

↑ 3.0% VS. LAST MONTH  
↓ 3.7% VS. LAST YEAR

TOTAL \$ OF SALES

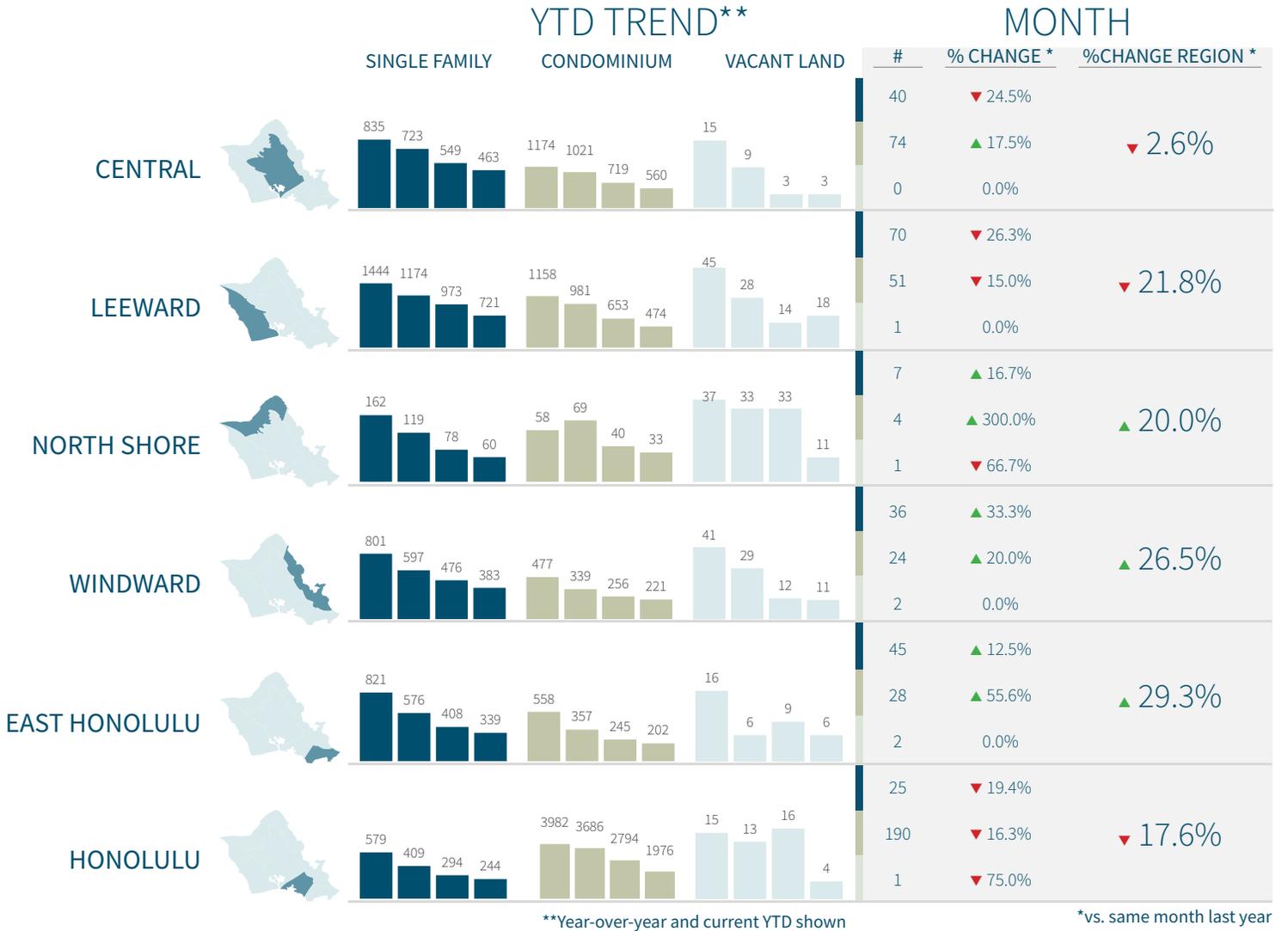
\$229,745,002

↓ 5.1% VS. LAST MONTH  
↓ 3.2% VS. LAST YEAR

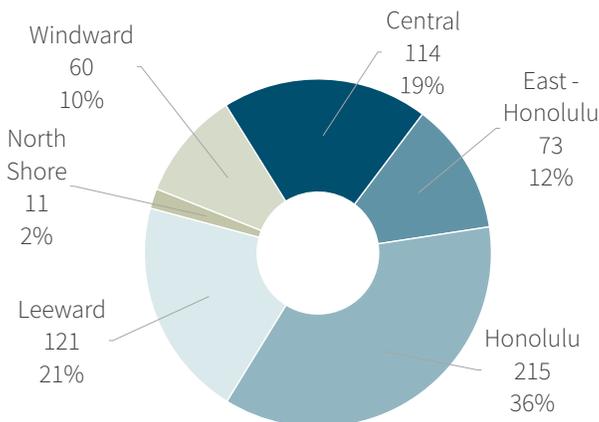
# REGIONAL SALES CENTRAL OAHU

## 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

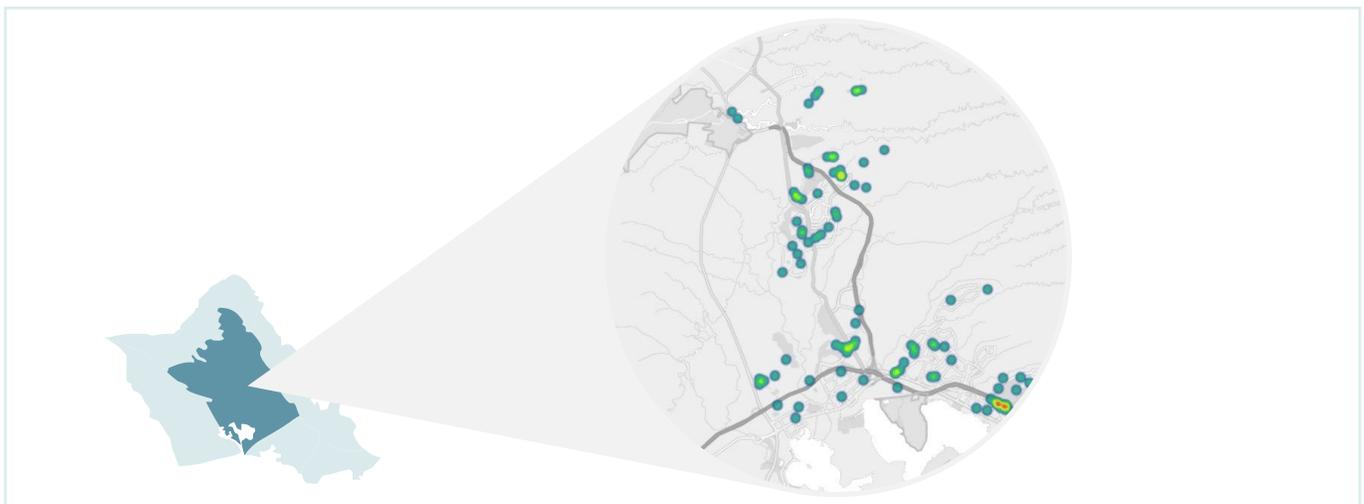
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
PEARLRIDGE	--	--	--	17 ▲	\$8.2 M ▲	\$470.0 K ▲
MILILANI AREA	5 ▼	\$4.9 M ▼	\$950.0 K ▼	9 ▲	\$4.7 M ▲	\$515.0 K ▲
MILILANI MAUKA	3 -	\$3.3 M ▼	\$1.1 M ▼	7 ▲	\$4.1 M ▲	\$640.0 K ▲
ROYAL KUNIA	5 ▲	\$5.1 M ▲	\$960.0 K ▼	2 ▲	\$1.1 M ▲	\$543.5 K ▲
WAIPIO ACRES/ WAIKALANI WOODLANDS	2 ▲	\$1.7 M ▲	\$862.5 K ▲	5 ▼	\$2.3 M ▼	\$469.0 K ▲
WAIKELE	--	--	--	6 ▲	\$3.6 M ▲	\$583.0 K ▼
WAIPIO GENTRY	1 -	\$960.0 K -	\$960.0 K -	5 -	\$2.5 M ▲	\$490.0 K -
PEARL CITY-UPPER	6 ▼	\$6.1 M ▼	\$1.1 M ▲	--	--	--
HALAWA	2 -	\$2.1 M ▼	\$1.1 M ▼	3 ▼	\$1.7 M ▼	\$579.0 K ▲
LAUNANI VALLEY	--	--	--	4 ▲	\$2.3 M ▲	\$555.0 K ▲

## MONTHLY SALES HEAT MAP



TOP STREETS	#
KOAUKA LOOP	6
LUMIAUUA STREET	6
WAIKALANI DRIVE	4
MOANALUA ROAD	4
WIKAO STREET	4
KAONOHI STREET	4
MANANAI PLACE	3
IHO PLACE	3
MAKAIKAI STREET	3
CALIFORNIA AVENUE	2

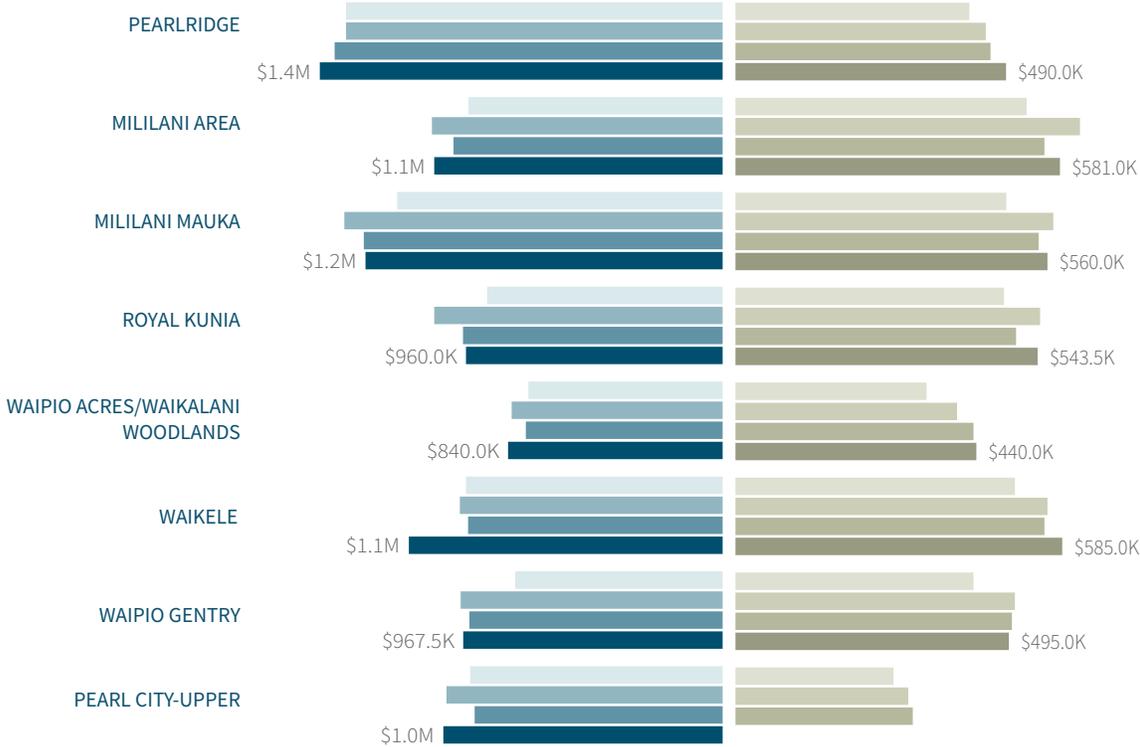
TOP CONDO	#
PEARL RIDGE GDNS & TWR	3
MILILANI TERRACE	2
ROYAL PALM AT WAIPIO 3	2
COLONNADE ON THE GREENS	2
OLALOA II	2
CROSSPOINTE	2
PEARLRIDGE SQUARE	2
HIGHLANDER	2
CENTURY PARK PLAZA	2
KULANA KNOLLS 2	2

# YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**463**

↑ 8.4% VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

↑ 5.3% VS. LAST YEAR

TOTAL \$ OF SALES

**\$479,740,808**

↑ 12.7% VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**560**

↓ 1.1% VS. LAST YEAR

MEDIAN SALES PRICE

**\$490,000**

↓ 1.0% VS. LAST YEAR

TOTAL \$ OF SALES

**\$274,398,916**

↓ 0.8% VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

↑ 50.0% VS. LAST YEAR

MEDIAN SALES PRICE

**\$815,000**

↑ 136.2% VS. LAST YEAR

TOTAL \$ OF SALES

**\$2,730,000**

↑ 295.7% VS. LAST YEAR



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