TITLE GUARANTY
HAWAII

EAST OAHU

RESIDENTIAL SALES REPORT
DECEMBER 2020

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.1 M	$509.2 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.1 M	$501.3 K

MAX SOLD PRICE

Single Family	Condominium
$6.7 M	$4.6 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
98.80%	98.45%

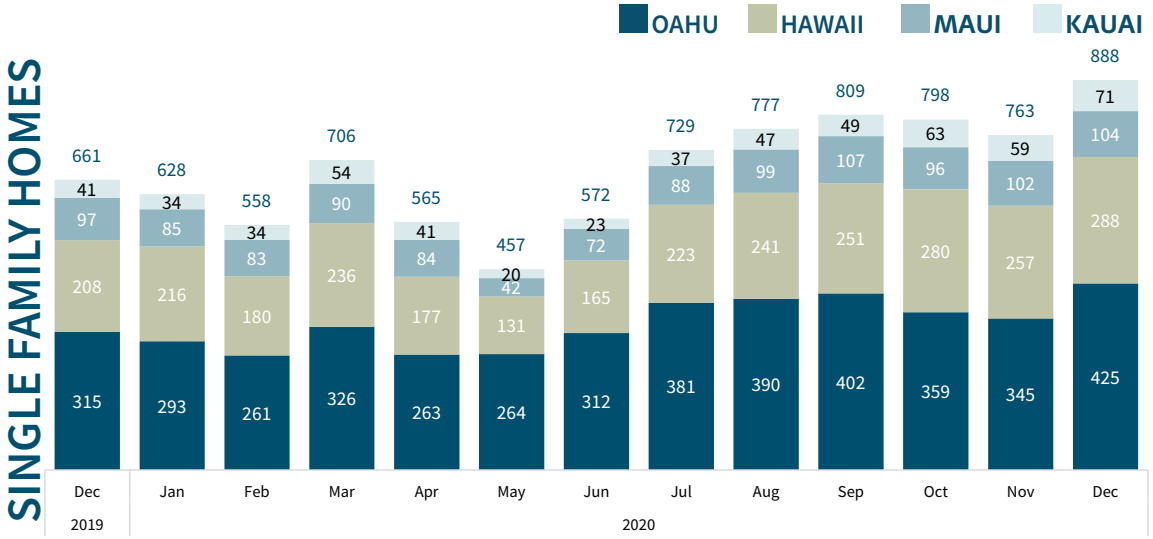
AVERAGE PRICE PER SQFT

Single Family	Condominium
$545.96	$527.90

MEDIAN DOM

Single Family	Condominium
12	21

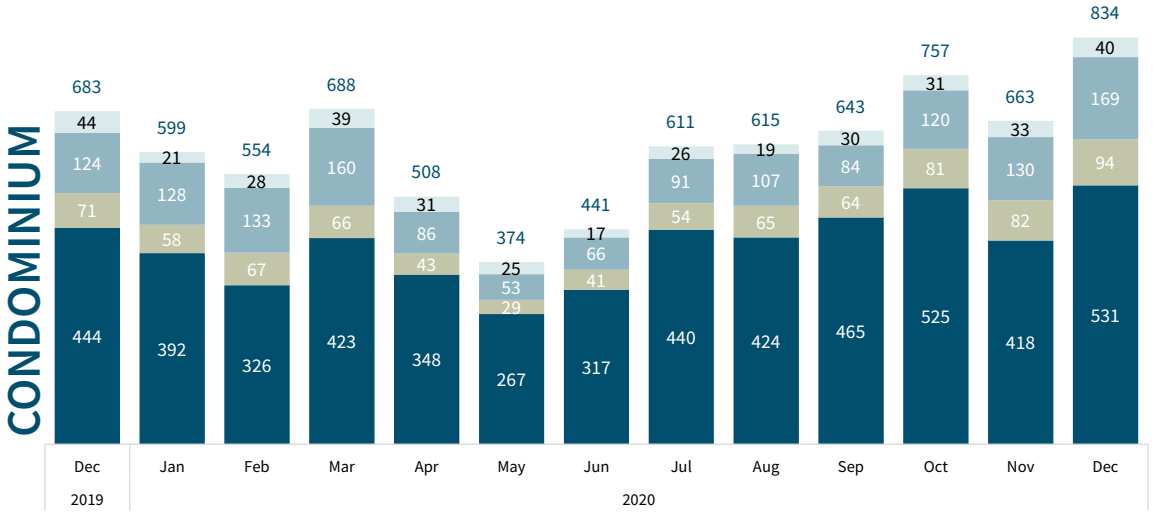
ISLAND SALES



 # OF SALES
425
23.2% VS. LAST MONTH
34.9% VS. LAST YEAR

MEDIAN SALES PRICE
$870,000
0.6% VS. LAST MONTH
5.5% VS. LAST YEAR

TOTAL $ OF SALES
$472,517,020
26.2% VS. LAST MONTH
51.8% VS. LAST YEAR



 # OF SALES
531
27.0% VS. LAST MONTH
19.6% VS. LAST YEAR

MEDIAN SALES PRICE
$455,000
7.7% VS. LAST MONTH
5.8% VS. LAST YEAR

TOTAL $ OF SALES
$266,171,263
34.8% VS. LAST MONTH
3.6% VS. LAST YEAR

Information effective 01/04/2021

REGIONAL SALES
OAHU EAST

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND

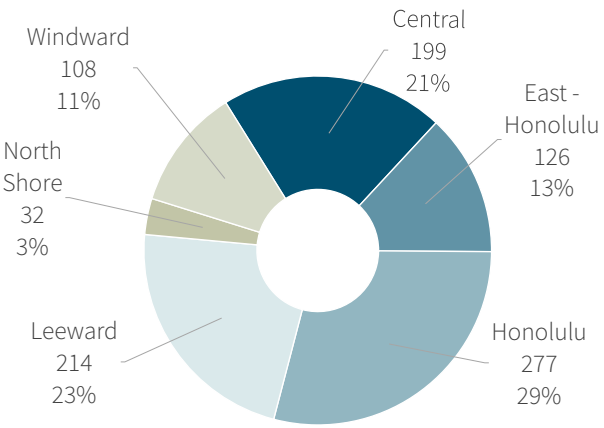
	SINGLE FAMILY	CONDOMINIUM	VACANT LAND
CENTRAL	859 798 836 763	1092 1084 1055 931	21 6 4 5
LEEWARD	1412 1291 1306 1412	950 978 876 924	34 27 8 36
NORTH SHORE	124 112 109 163	61 56 54 56	12 15 15 14
WINDWARD	666 643 609 710	421 348 344 380	28 25 9 20
EAST HONOLULU	612 551 609 604	354 310 372 360	17 9 10 10
HONOLULU	417 392 409 369	3692 3121 2838 2225	11 12 8 14

MONTH

	#	% CHANGE *	%CHANGE REGION *
CENTRAL	90	▲ 60.7%	▲ 47.4%
	109	▲ 38.0%	
	0	0.0%	
LEEWARD	125	▲ 28.9%	▲ 35.4%
	89	▲ 41.3%	
	4	▲ 300.0%	
NORTH SHORE	24	▲ 118.2%	▲ 50.0%
	8	0.0%	
	1	▼ 66.7%	
WINDWARD	71	▲ 22.4%	▲ 25.0%
	37	▲ 27.6%	
	2	▲ 100.0%	
EAST HONOLULU	78	▲ 34.5%	▲ 30.9%
	48	▲ 26.3%	
	1	0.0%	
HONOLULU	37	▲ 5.7%	▲ 6.5%
	240	▲ 5.7%	
	3	▲ 200.0%	

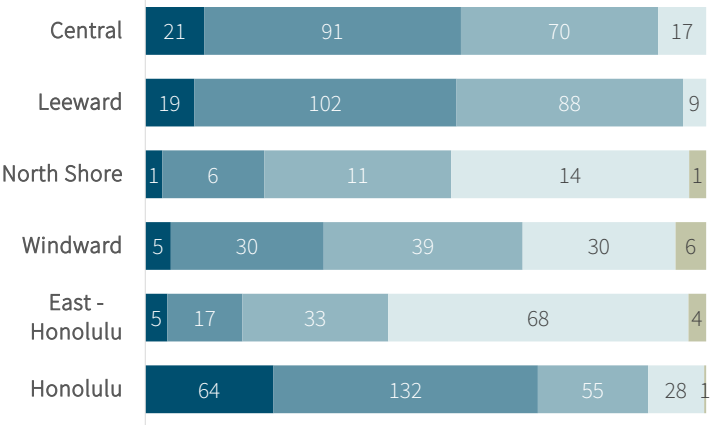
*vs. same month last year
*Year-over-year and current YTD shown

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



NEIGHBORHOOD SALES
OAHU EAST

NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year ● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
WEST MARINA	2 ▲	$2.8 M ▲	$1.4 M ▲	28 ▲	$18.9 M ▲	$709.5 K ▲
DIAMOND HEAD	1 –	$1.8 M –	$1.8 M –	9 ▲	$4.3 M ▼	$505.0 K ▼
HAWAII LOA RIDGE	8 ▲	$16.7 M ▲	$2.2 M ▲	– –	– –	– –
HAHAIONE-LOWER	1 –	$1.1 M –	$1.1 M –	6 ▲	$3.5 M ▲	$557.5 K ▼
WILHELMINA	6 ▲	$7.3 M ▲	$1.2 M ▲	– –	– –	– –
KAIMUKI	6 ▲	$7.7 M ▲	$1.1 M ▼	– –	– –	– –
MAUNALANI HEIGHTS	5 ▲	$8.1 M ▲	$1.8 M ▲	– –	– –	– –
KAPAHULU	5 ▲	$5.8 M ▲	$1.2 M ▲	– –	– –	– –
AINA HAINA AREA	5 ▼	$6.2 M ▼	$1.2 M ▲	– –	– –	– –
KAHALA AREA	5 –	$12.8 M ▼	$2.2 M ▲	– –	– –	– –

MONTHLY SALES HEAT MAP

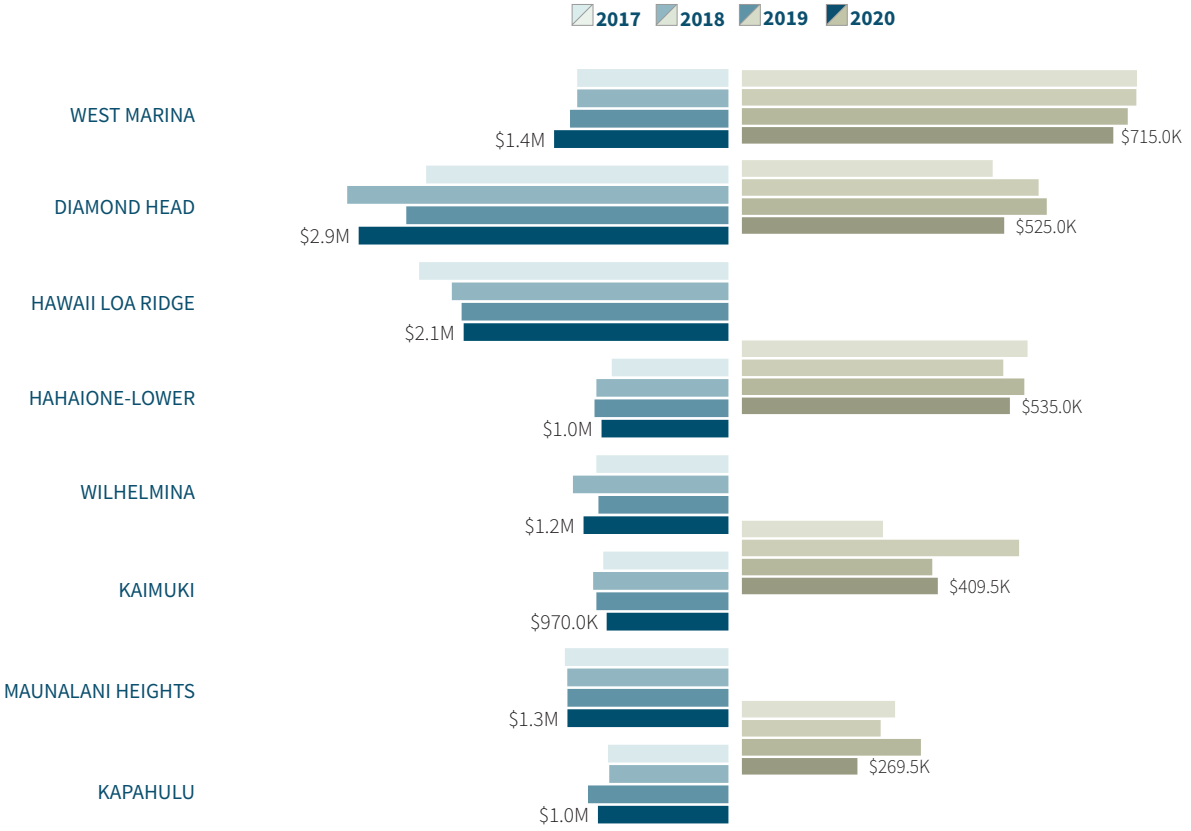
TOP NEIGHBORHOOD	#
HAWAII KAI DRIVE	20
PUALEI CIRCLE	6
LUNALILO HOME ROAD	5
KAWAIHAE STREET	4
PORTLOCK ROAD	4
KEAHOLE PLACE	3
HAHAIONE STREET	3
HALEKOA DRIVE	2
DUVAL STREET	2
HAYDEN STREET	2

TOP CONDO	#
HALE KA LAE	12
COLONY AT THE PENINSULA	5
KALELE KAI	3
MARINA PALMS	2
PLAZA HAWAII KAI	2
MAUNA LUAN	2
DIAMOND HEAD ALII CORP	2
KAWAIHAE CRESCENT WEST	2
ILIMA APTS	2
DIAMOND HEAD AMBASSADOR A	1

YEAR TO DATE
EAST OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
604
0.8% VS. LAST YEAR

MEDIAN SALES PRICE
$1,250,000
5.9% VS. LAST YEAR

TOTAL $ OF SALES
$919,882,496
3.2% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
360
3.2% VS. LAST YEAR

MEDIAN SALES PRICE
$627,000
3.4% VS. LAST YEAR

TOTAL $ OF SALES
$243,215,301
16.1% VS. LAST YEAR

VACANT LAND

 # OF SALES
10
0.0% VS. LAST YEAR

MEDIAN SALES PRICE
$1,425,000
3.6% VS. LAST YEAR

TOTAL $ OF SALES
$14,221,588
44.8% VS. LAST YEAR

Novelynn Rubsamen
Account Manager
East Oahu
O: (808) 733-6045 C: (808) 253-9553
nrubsamen@tghawaii.com

TG
TITLE GUARANTY HAWAII
www.tghawaii.com