



TITLE GUARANTY HAWAII

# EAST OAHU

## RESIDENTIAL SALES REPORT MARCH 2025

### ISLAND SALES

Single Family Condominium

#### AVERAGE LIST PRICE



\$1.8 M \$627.6 K

#### AVERAGE SOLD PRICE



\$1.8 M \$612.7 K

#### MAX SOLD PRICE



\$65.8 M \$6.8 M

#### % OF LIST PRICE RECEIVED



99.39% 97.63%

#### AVERAGE PRICE PER SQFT



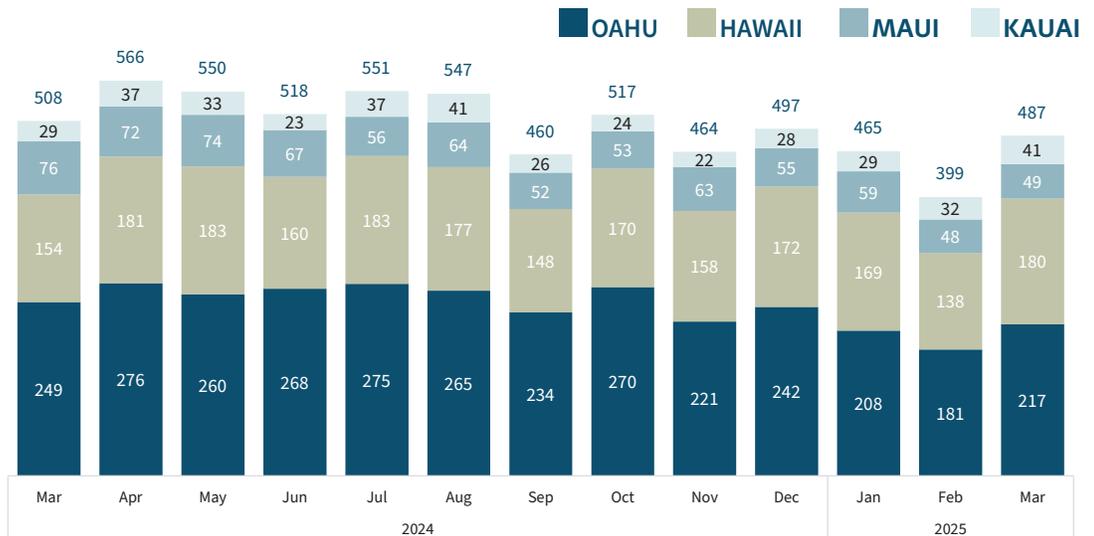
\$766.64 \$681.26

#### MEDIAN DOM



16 40

### SINGLE FAMILY HOMES



# OF SALES

217

↑ 19.9% VS. LAST MONTH  
↓ 12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

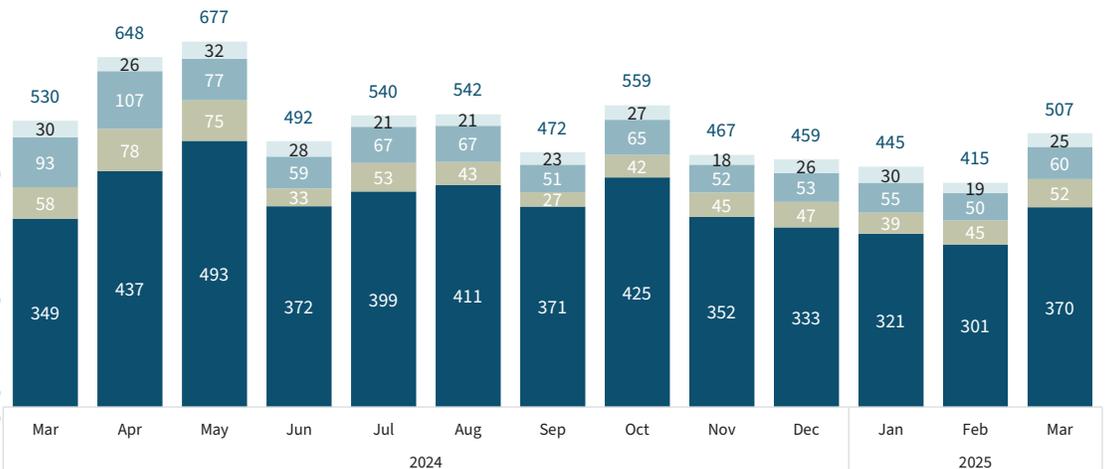
↑ 6.5% VS. LAST YEAR  
0.0% VS. LAST MONTH

TOTAL \$ OF SALES

\$389,569,101

↑ 57.4% VS. LAST MONTH  
↑ 14.9% VS. LAST YEAR

### CONDOMINIUM



# OF SALES

370

↑ 22.9% VS. LAST MONTH  
↑ 6.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

↑ 0.2% VS. LAST MONTH  
0.0% VS. LAST YEAR

TOTAL \$ OF SALES

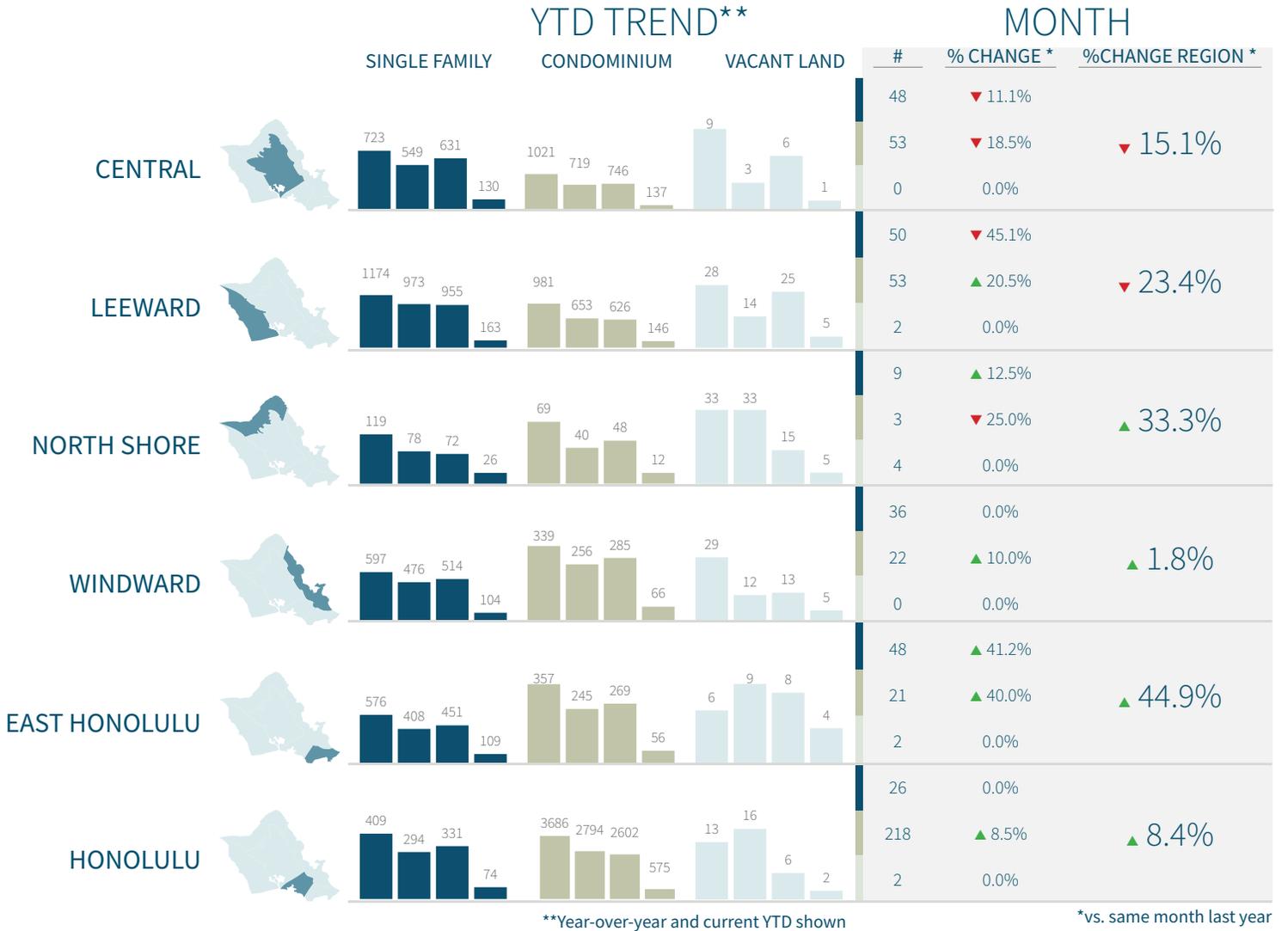
\$226,705,560

↑ 24.1% VS. LAST MONTH  
↑ 12.8% VS. LAST YEAR

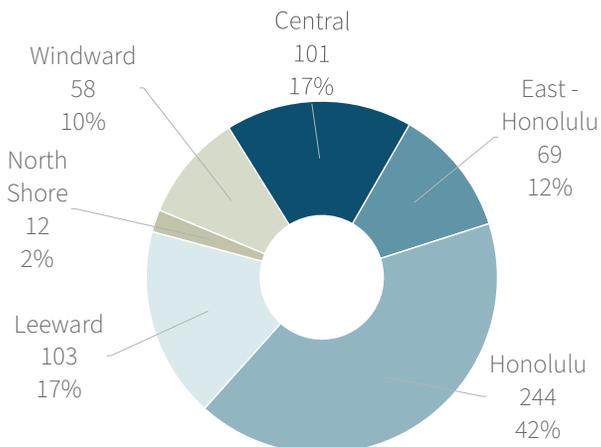
# REGIONAL SALES OAHU EAST

## 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 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
DIAMOND HEAD	3 ▲	\$13.4 M ▲	\$3.7 M ▲	6 –	\$10.3 M ▲	\$1.0 M ▲
WEST MARINA	--	--	--	6 ▲	\$7.1 M ▲	\$1.2 M ▲
PALOLO	5 ▲	\$6.1 M ▲	\$1.1 M ▼	--	--	--
HAHAIONE-LOWER	1 –	\$1.6 M –	\$1.6 M –	4 –	\$2.3 M ▼	\$545.0 K ▼
HAWAII LOA RIDGE	3 –	\$8.8 M –	\$2.7 M –	--	--	--
ST. LOUIS	2 –	\$2.5 M –	\$1.3 M –	1 –	\$525.0 K –	\$525.0 K –
QUEENS GATE	3 –	\$5.1 M –	\$1.5 M –	--	--	--
KAHALA AREA	3 ▲	\$71.4 M ▲	\$2.9 M ▼	--	--	--
KOKO HEAD TERRACE	3 ▲	\$4.7 M ▲	\$1.7 M ▲	--	--	--
KAPAHULU	3 ▼	\$4.1 M ▼	\$1.3 M ▲	--	--	--

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
LUNALILO HOME ROAD	3
HAHAIONE STREET	3
HAWAII KAI DRIVE	2
LA PIETRA CIRCLE	2
KEANU STREET	2
KAHALA AVENUE	2
HAKAKA PLACE	2
POIPU DRIVE	2
KALOHELANI PLACE	2
KALAKAUA AVENUE	2

### TOP CONDO

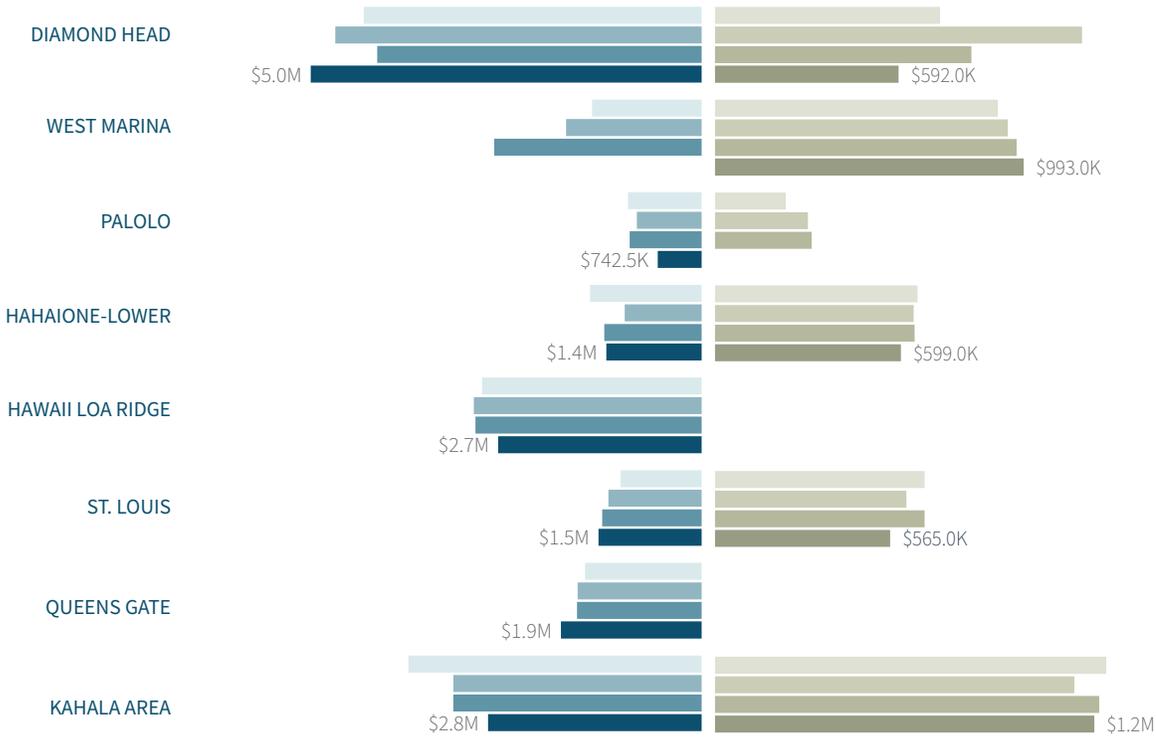
	#
MAUNA LUAN	2
LA PIETRA	2
VILLAGE GREEN	2
DIAMOND HEAD @ PUALEI CIR	2
KAHALA VIEW ESTATE	1
KAHALA BEACH	1
MOORINGS	1
KUAPA ISLE	1
KAHALA TOWERS	1
KOKO ISLE	1

# YEAR TO DATE EAST OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**109**

↑ **16.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,650,000**

↑ **2.5%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$294,854,100**

↑ **43.9%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**56**

↑ **3.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$684,000**

↓ **0.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$54,128,650**

↑ **36.2%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**4**

↑ **100.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,444,000**

↓ **26.9%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$5,738,000**

↑ **45.3%** VS. LAST YEAR



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**TG**

TITLE GUARANTY  
HAWAII

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