



TITLE GUARANTY HAWAII

# EAST OAHU

## RESIDENTIAL SALES REPORT APRIL 2025

### ISLAND SALES

Single Family Condominium

#### AVERAGE LIST PRICE



\$1.4 M \$617.4 K

#### AVERAGE SOLD PRICE



\$1.4 M \$602.3 K

#### MAX SOLD PRICE



\$15.4 M \$4.4 M

#### % OF LIST PRICE RECEIVED



97.09% 97.54%

#### AVERAGE PRICE PER SQFT



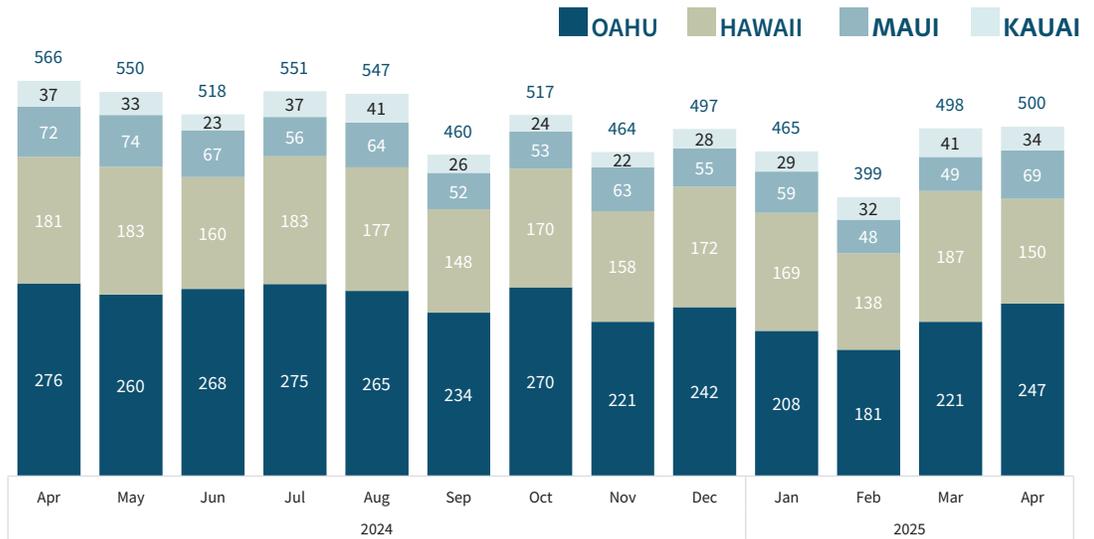
\$697.23 \$695.72

#### MEDIAN DOM



27 42

### SINGLE FAMILY HOMES



#### # OF SALES

247

↑ 11.8% VS. LAST MONTH  
↓ 10.5% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$1,160,000

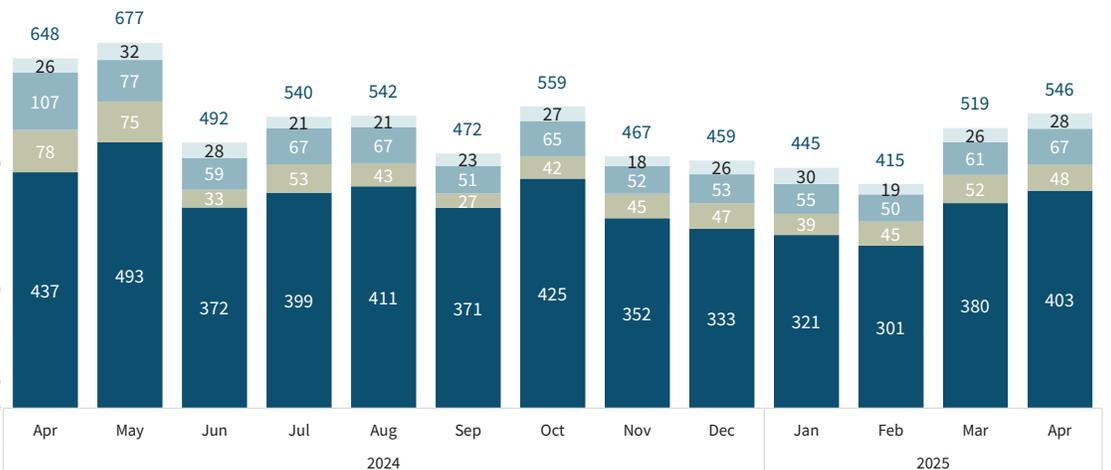
↑ 0.9% VS. LAST MONTH  
↑ 7.4% VS. LAST YEAR

#### TOTAL \$ OF SALES

\$345,868,819

↓ 12.3% VS. LAST MONTH  
↓ 9.9% VS. LAST YEAR

### CONDOMINIUM



#### # OF SALES

403

↑ 6.1% VS. LAST MONTH  
↓ 7.8% VS. LAST YEAR

#### MEDIAN SALES PRICE

\$510,000

↑ 1.0% VS. LAST MONTH  
↓ 3.4% VS. LAST YEAR

#### TOTAL \$ OF SALES

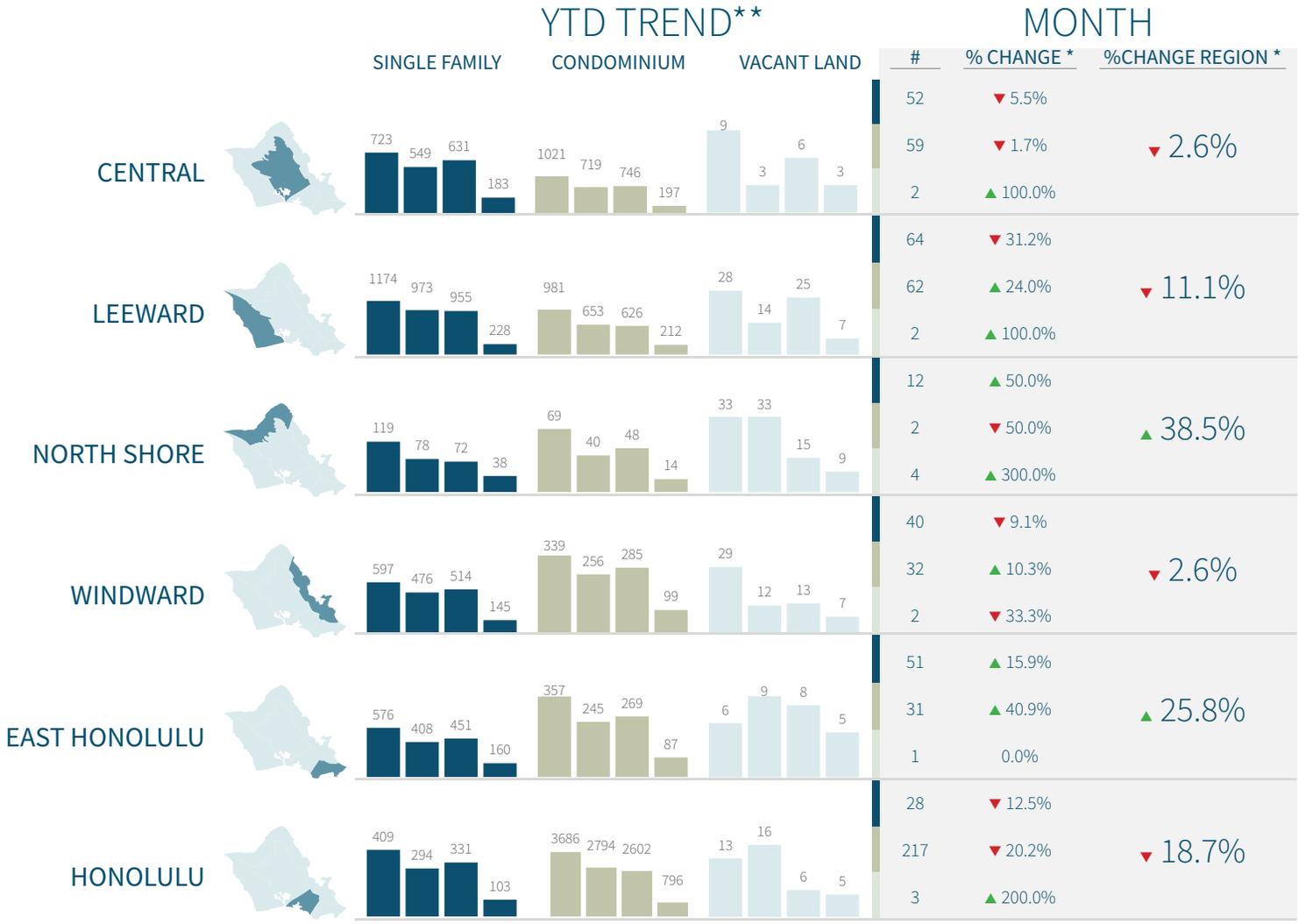
\$242,713,208

↑ 4.2% VS. LAST MONTH  
↓ 9.8% VS. LAST YEAR

# REGIONAL SALES OAHU EAST

## SALES COMPARISON

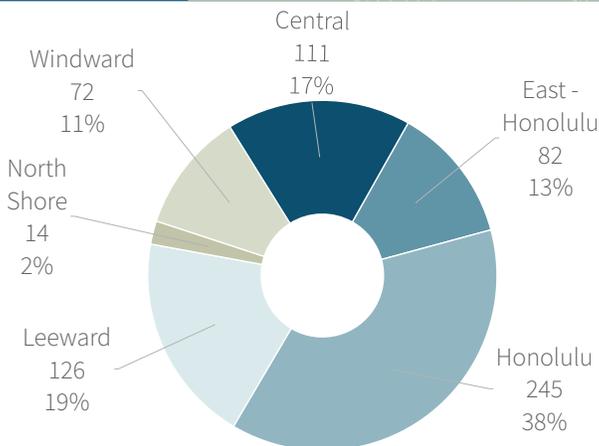
■ Single Family ■ Condominium ■ Vacant Land



\*\*Year-over-year and current YTD shown

\*vs. same month last year

## 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	1 -	\$3.4 M ▼	\$3.4 M ▼	11 ▲	\$11.1 M ▲	\$775.0 K ▲
WEST MARINA	--	--	--	9 ▲	\$8.9 M ▲	\$940.0 K ▲
KAIMUKI	4 ▲	\$6.9 M ▲	\$1.6 M ▲	3 ▲	\$1.3 M ▲	\$450.0 K ▼
HAHAIONE-LOWER	2 ▲	\$3.1 M ▲	\$1.5 M ▲	4 -	\$2.4 M ▼	\$542.5 K ▼
AINA HAINA AREA	5 -	\$7.5 M -	\$1.1 M -	--	--	--
KAHALA AREA	4 ▲	\$27.4 M ▲	\$4.4 M ▼	--	--	--
PALOLO	4 ▲	\$4.5 M ▲	\$1.1 M ▼	--	--	--
KOKO HEAD TERRACE	4 ▲	\$4.7 M ▲	\$1.2 M ▼	--	--	--
ST. LOUIS	2 ▼	\$2.8 M ▼	\$1.4 M ▲	1 -	\$625.0 K ▼	\$625.0 K ▼
NIU VALLEY	3 ▲	\$5.3 M ▲	\$1.6 M ▲	--	--	--

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
KALAKAUA AVENUE	7
HAHAIONE STREET	5
9TH AVENUE	4
KAWAIHAE STREET	3
PUALEI CIRCLE	3
HAWAII KAI DRIVE	3
WAIALAE AVENUE	2
HARDING AVENUE	2
HALEKOA DRIVE	2
KILAUEA AVENUE	2

### TOP CONDO

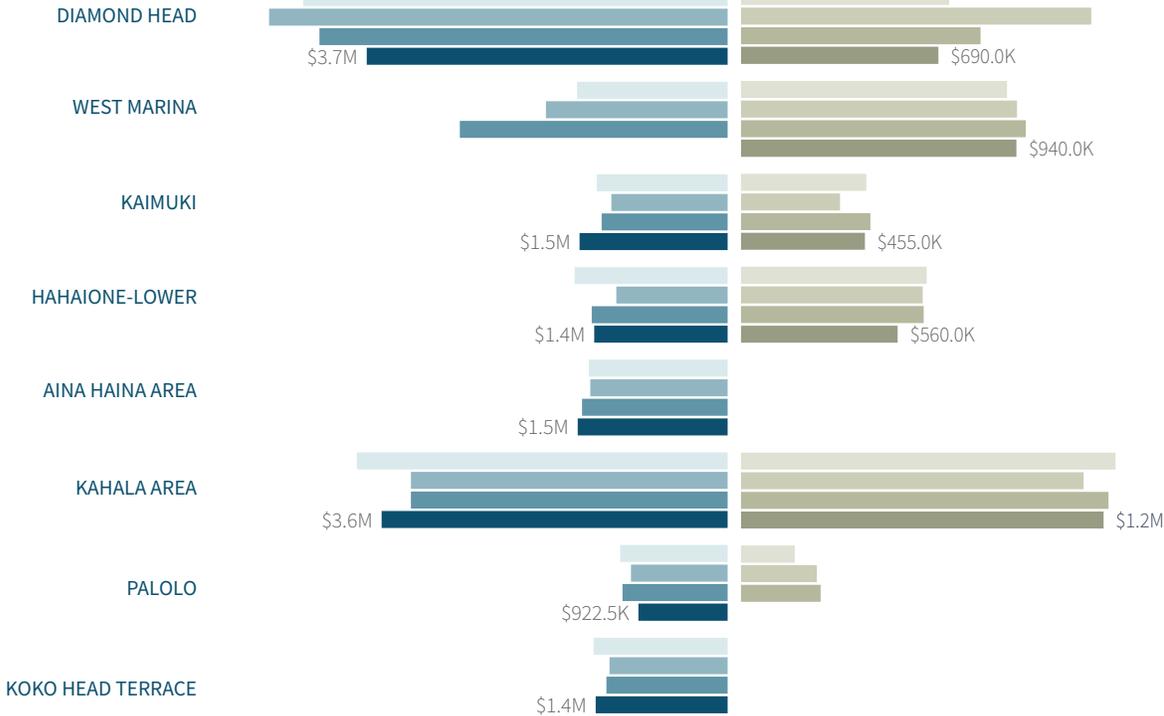
	#
DIAMOND HEAD GARDENS	3
MAUNA LUAN	3
KAIMUKI JADE	3
KAWAIHAE CRESCENT WEST	2
KAHALA VIEW ESTATE	1
DIAMOND HEAD SANDS	1
KUAPA ISLE	1
HALE KA LAE	1
DIAMOND HEAD APTS LTD	1
KAHALA TOWERS	1

# YEAR TO DATE EAST OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**160**

↑ **15.9%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,635,000**

↑ **2.2%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$406,773,655**

↑ **38.9%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**87**

↑ **14.5%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$705,000**

↑ **4.2%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$80,818,650**

↑ **45.2%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**5**

↑ **150.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,600,000**

↓ **19.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$7,608,000**

↑ **92.6%** VS. LAST YEAR



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