TITLE GUARANTY HAWAII

OAHU

RESIDENTIAL SALES REPORT
OCTOBER 2022

ISLAND SALES

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.2 M	$689.4 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.2 M	$676.9 K

MAX SOLD PRICE

Single Family	Condominium
$6.5 M	$10.3 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
99.16%	98.19%

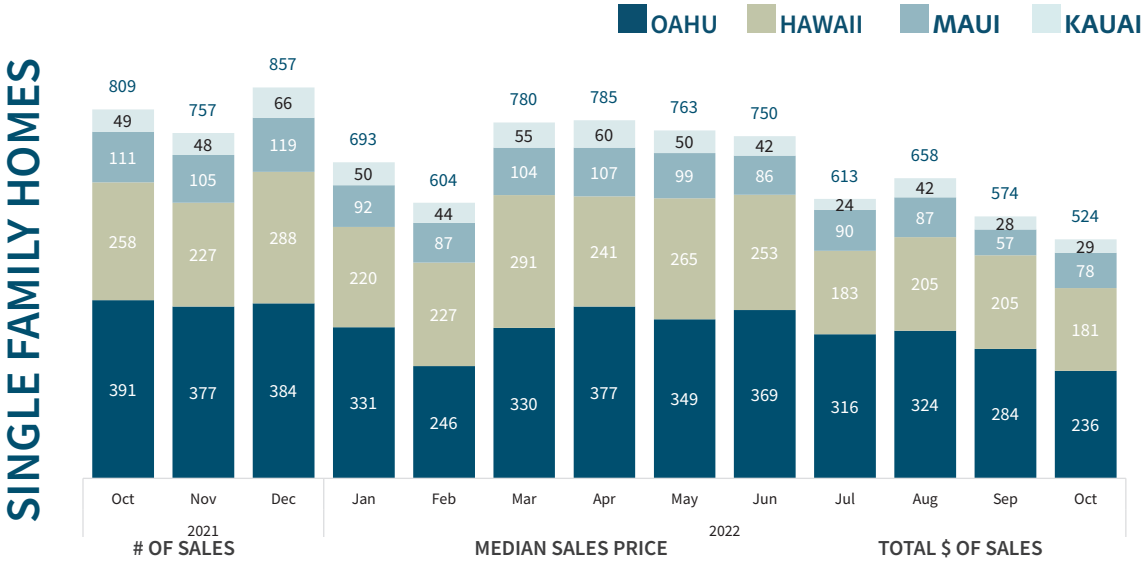
AVERAGE PRICE PER SQFT

Single Family	Condominium
$681.64	$696.51

MEDIAN DOM

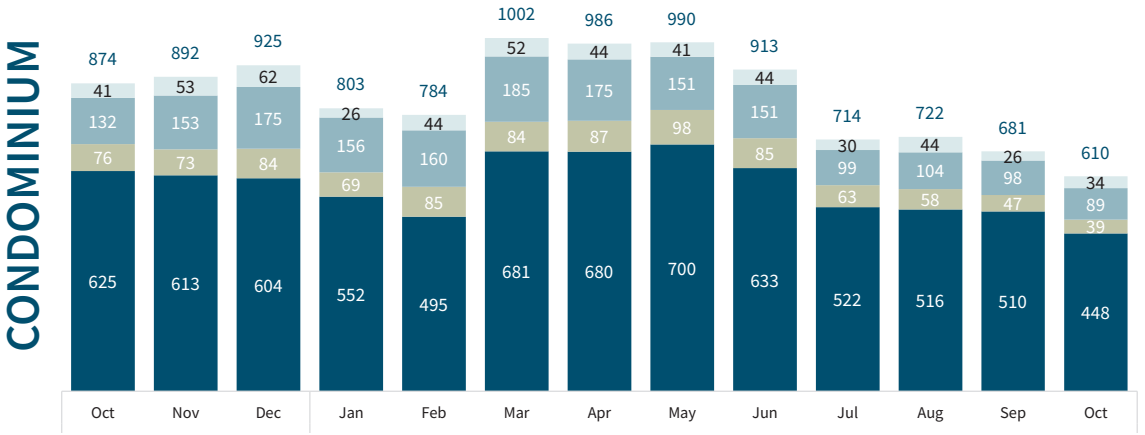
Single Family	Condominium
19	20

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
236	$1,011,500	$288,876,992
↓ 16.9% VS. LAST MONTH	↓ 8.0% VS. LAST MONTH	↓ 21.5% VS. LAST MONTH
↓ 39.6% VS. LAST YEAR	↑ 1.2% VS. LAST YEAR	↓ 44.4% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
448	$520,000	$303,268,866
↓ 12.2% VS. LAST MONTH	↑ 3.0% VS. LAST MONTH	↓ 2.2% VS. LAST MONTH
↓ 28.3% VS. LAST YEAR	↑ 4.4% VS. LAST YEAR	↓ 15.6% VS. LAST YEAR

Information effective 11/02/2022

REGIONAL SALES
OAHU

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND**

	SINGLE FAMILY				CONDOMINIUM				VACANT LAND			
CENTRAL	836	765	835	635	1055	932	1174	905	4	5	15	7
LEEWARD	1306	1415	1444	1039	876	925	1158	864	8	36	45	25
NORTH SHORE	109	163	162	105	54	56	58	66	15	14	37	23
WINDWARD	609	710	801	530	344	380	477	295	9	20	41	26
EAST HONOLULU	609	606	821	497	372	362	558	321	10	10	16	5
HONOLULU	409	370	579	356	2838	2229	3982	3286	8	14	15	13

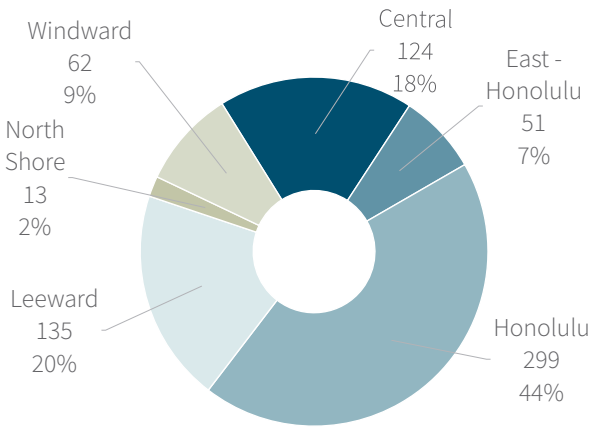
MONTH

	#	% CHANGE *	%CHANGE REGION *
CENTRAL	56	▼ 29.1%	▼ 29.4%
	68	▼ 30.6%	
	1	0.0%	
LEEWARD	76	▼ 40.6%	▼ 41.6%
	59	▼ 41.0%	
	1	▼ 80.0%	
NORTH SHORE	6	▲ 50.0%	▲ 44.4%
	7	▲ 40.0%	
	0	0.0%	
WINDWARD	47	▼ 14.5%	▼ 29.3%
	15	▼ 55.9%	
	3	0.0%	
EAST HONOLULU	25	▼ 68.4%	▼ 58.5%
	26	▼ 38.1%	
	0	0.0%	
HONOLULU	26	▼ 43.5%	▼ 23.9%
	273	▼ 21.1%	
	0	0.0%	

**Year-over-year and current YTD shown

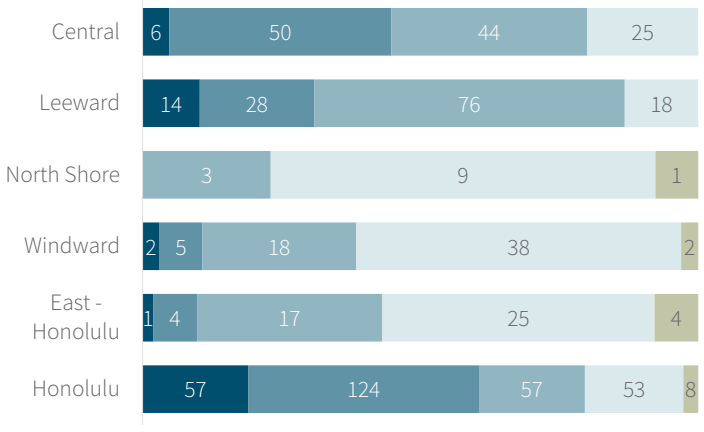
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



< $300K | $300K - $649K | $650K - $999K | $1M - $2.9M | $3M+

NEIGHBORHOOD SALES
OAHU

NEIGHBORHOOD COMPARISON

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

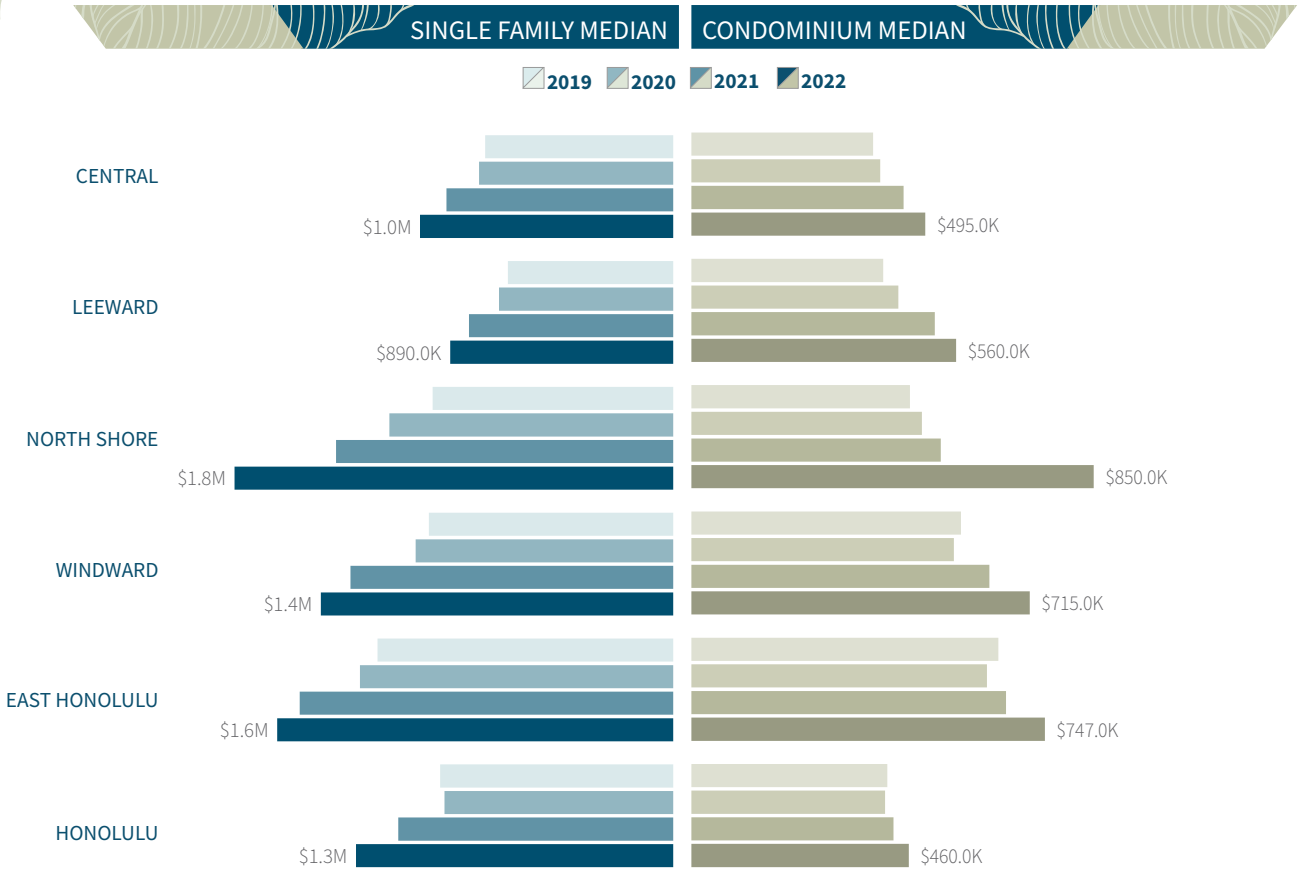
		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
CENTRAL	Mililani Area	10 ▲	$9.6 M ▲	$936.9 K ▼	6 ▼	$3.4 M ▼	$530.0 K ▲
	Pearlridge	1 –	$1.7 M –	$1.7 M –	13 ▼	$6.1 M ▼	$456.0 K ▼
	Mililani Mauka	6 ▼	$7.8 M ▼	$1.2 M ▲	8 ▼	$4.5 M ▼	$595.0 K ▲
LEEWARD	Makaha	19 ▲	$16.3 M ▲	$872.9 K ▲	5 ▼	$1.3 M ▼	$265.0 K ▲
	Ocean Pointe	4 ▼	$4.4 M ▼	$1.1 M ▲	8 ▼	$5.9 M ▼	$734.5 K ▲
	Makakilo-Upper	1 –	$890.0 K –	$890.0 K –	11 ▲	$6.5 M ▲	$560.0 K ▲
NORTH SHORE	Kuilima	– –	– –	– –	5 ▲	$7.1 M ▼	$1.2 M ▼
	Waialua	2 –	$2.9 M ▼	$1.5 M ▼	1 –	$820.0 K –	$820.0 K –
	Sunset Area	2 –	$8.8 M –	$4.4 M –	– –	– –	– –
WINDWARD	Hale Kou	5 –	$5.2 M –	$990.0 K –	– –	– –	– –
	Beachside	4 ▲	$13.3 M ▲	$3.3 M ▲	– –	– –	– –
	Enchanted Lake	4 –	$5.8 M –	$1.4 M –	– –	– –	– –
EAST HONOLULU	West Marina	– –	– –	– –	10 ▼	$9.5 M ▲	$925.0 K ▲
	Diamond Head	1 ▼	$4.2 M ▼	$4.2 M ▲	7 ▼	$12.6 M ▼	$825.0 K ▼
	Hahaione-Lower	1 –	$1.6 M ▲	$1.6 M ▲	6 –	$4.1 M ▲	$700.0 K ▲
HONOLULU	Waikiki	1 –	$2.0 M –	$2.0 M –	95 ▼	$44.4 M ▼	$383.0 K ▼
	Kakaako	– –	– –	– –	51 ▼	$71.3 M ▲	$1.1 M ▲
	Makiki Area	– –	– –	– –	18 ▼	$6.9 M ▼	$372.5 K ▼

MONTHLY SALES HEAT MAP

TOP NEIGHBORHOODS	#
WAIKIKI	96
KAKAAKO	51
MAKAHA	24
MAKIKI AREA	18
MILILANI AREA	16
ALA MOANA	16
PEARLRIDGE	14
MILILANI MAUKA	14
DOWNTOWN	13
MAKAKILO-UPPER	12

TOP CONDOMINIUMS	#
KOULA	7
WAIKIKI BANYAN	7
ALA MOANA HOTEL CONDO	7
TRADEWINDS HOTEL INC	6
ALLURE WAIKIKI	5
KUILIMA ESTS WEST	5
SPINNAKER	5
CRAIGSIDE	5
DISCOVERY BAY	5
ILIKAI APT BLDG	5

YEAR TO DATE
OAHU



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
3162
18.5% VS. LAST YEAR

MEDIAN SALES PRICE
$1,105,000
12.8% VS. LAST YEAR

TOTAL $ OF SALES
$4,375,758,980
9.6% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
5737
7.3% VS. LAST YEAR

MEDIAN SALES PRICE
$510,000
8.5% VS. LAST YEAR

TOTAL $ OF SALES
$3,505,151,272
2.4% VS. LAST YEAR

VACANT LAND

 # OF SALES
99
25.6% VS. LAST YEAR

MEDIAN SALES PRICE
$800,000
23.1% VS. LAST YEAR

TOTAL $ OF SALES
$95,918,333
36.8% VS. LAST YEAR

HAWAII KAI | KAHALA
KAILUA | KAPOLEI

TG
TITLE GUARANTY HAWAII

KING STREET | MAIN
MILILANI | PEARLRIDGE