



TITLE GUARANTY HAWAII

OAHU

RESIDENTIAL SALES REPORT FEBRUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$637.0 K

AVERAGE SOLD PRICE



\$1.4 M \$611.7 K

MAX SOLD PRICE



\$8.5 M \$8.4 M

% OF LIST PRICE RECEIVED



97.40% 96.04%

AVERAGE PRICE PER SQFT



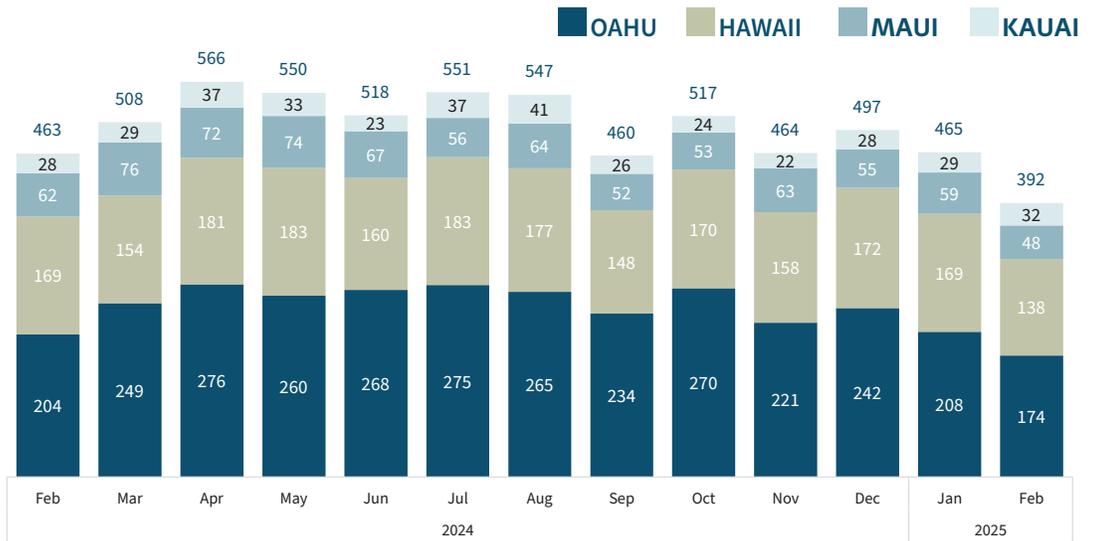
\$667.76 \$686.48

MEDIAN DOM



22 47

SINGLE FAMILY HOMES



# OF SALES

174

16.3% VS. LAST MONTH  
14.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

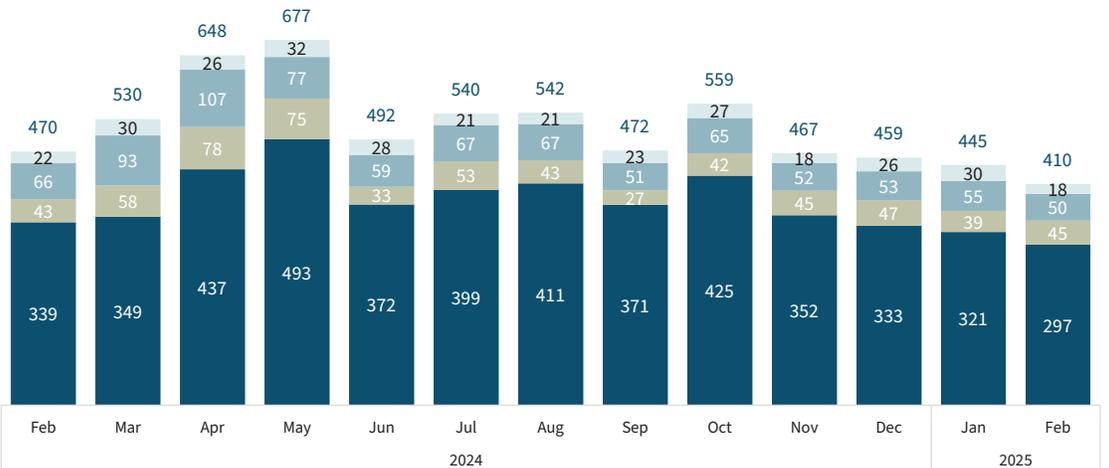
3.4% VS. LAST MONTH  
8.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$240,649,229

12.8% VS. LAST MONTH  
14.8% VS. LAST YEAR

CONDOMINIUM



# OF SALES

297

7.5% VS. LAST MONTH  
12.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

7.4% VS. LAST MONTH  
2.0% VS. LAST YEAR

TOTAL \$ OF SALES

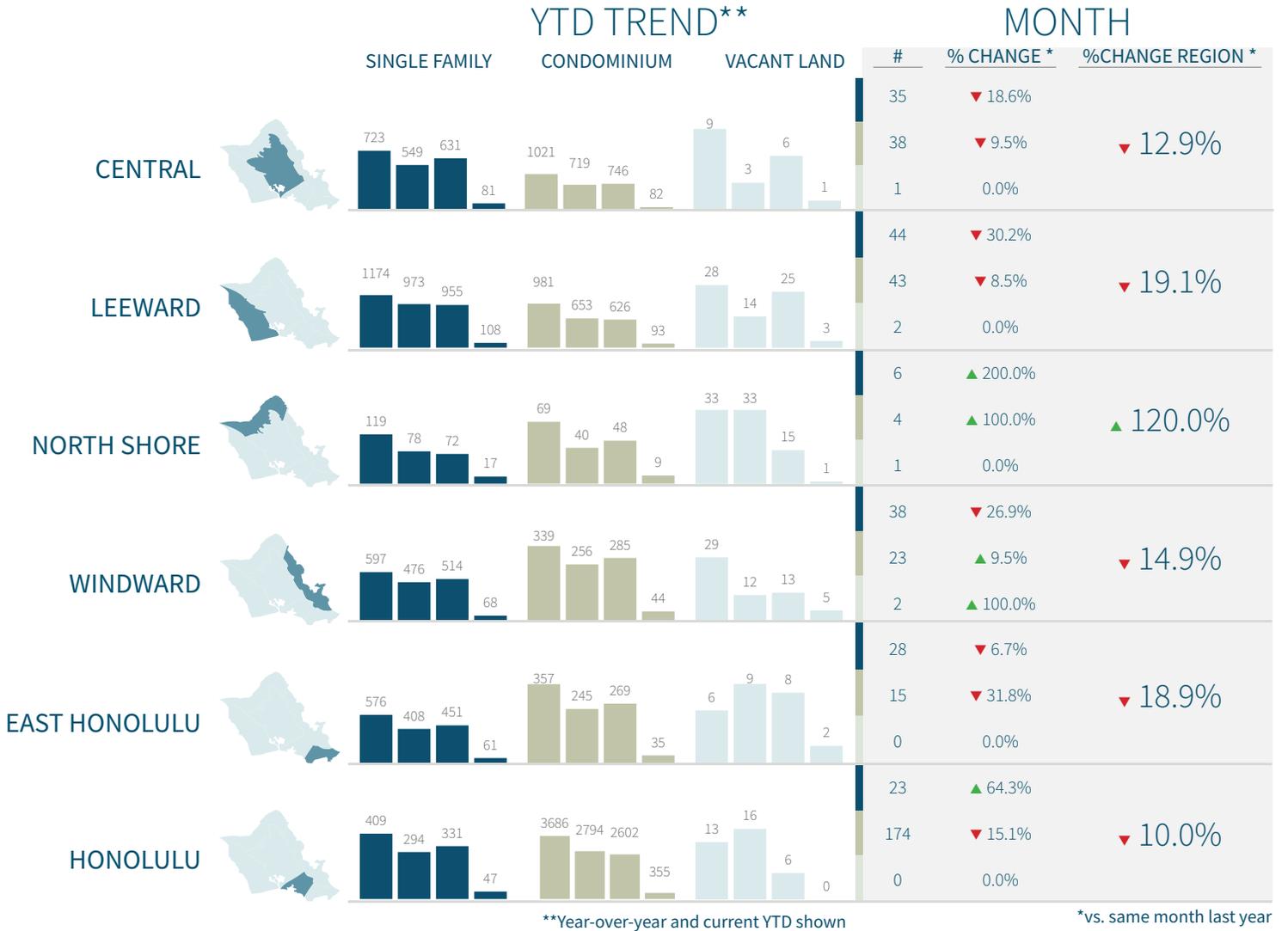
\$181,675,796

12.8% VS. LAST MONTH  
7.6% VS. LAST YEAR

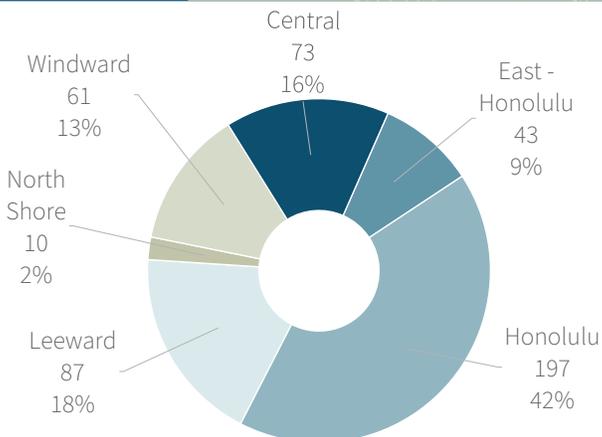
# REGIONAL SALES OAHU

## SALES COMPARISON

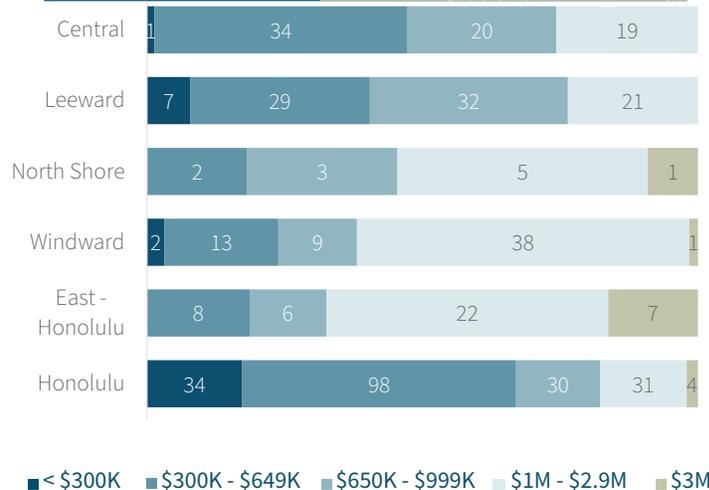
■ Single Family ■ Condominium ■ Vacant Land



## SALES BY REGION



## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES

## OAHU

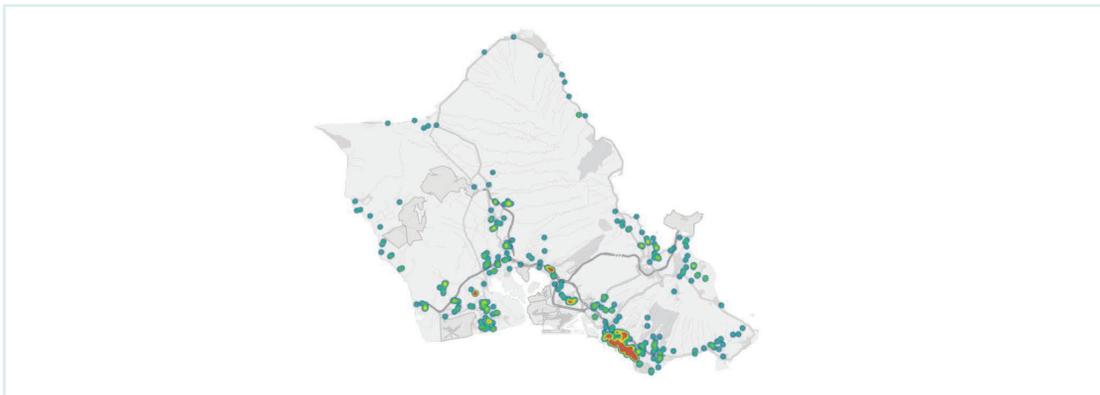
### NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

		SINGLE FAMILY HOMES			CONDOMINIUM		
		#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
CENTRAL	Pearlridge	--	--	--	10 ▼	\$3.9 M ▼	\$374.5 K ▼
	Mililani Area	4 -	\$4.1 M ▼	\$1.0 M ▼	5 -	\$2.7 M ▼	\$555.0 K ▲
	Mililani Mauka	2 ▼	\$2.7 M ▼	\$1.3 M ▲	4 -	\$2.1 M ▼	\$565.0 K ▼
LEEWARD	Makaha	2 ▼	\$790.0 K ▼	\$395.0 K ▼	5 ▲	\$1.1 M ▼	\$215.0 K ▼
	Ocean Pointe	4 ▲	\$4.1 M ▲	\$1.0 M ▲	3 ▼	\$2.0 M ▼	\$660.0 K ▼
	Makakilo-Upper	1 -	\$960.0 K -	\$960.0 K -	5 ▼	\$2.9 M ▼	\$570.0 K ▼
NORTH SHORE	Waialua	2 -	\$2.5 M -	\$1.2 M -	2 ▲	\$1.1 M ▲	\$530.0 K ▼
	Laie	2 -	\$2.6 M -	\$1.3 M -	--	--	--
	Govt/Ag	--	--	--	--	--	--
WINDWARD	Hale Kou	2 -	\$2.3 M -	\$1.1 M -	2 -	\$925.0 K -	\$462.5 K -
	Punaluu	--	--	--	4 ▲	\$1.2 M ▲	\$313.0 K ▼
	Pikoiloa	4 ▲	\$4.4 M ▲	\$1.1 M ▼	--	--	--
EAST HONOLULU	West Marina	--	--	--	7 -	\$7.9 M ▲	\$1.1 M ▲
	Kahala Area	4 ▲	\$15.4 M ▲	\$4.3 M ▼	1 -	\$1.4 M -	\$1.4 M -
	Diamond Head	2 ▲	\$11.8 M ▼	\$5.9 M ▼	2 ▼	\$1.3 M ▼	\$640.0 K ▼
HONOLULU	Waikiki	--	--	--	67 ▼	\$44.7 M ▼	\$423.0 K ▼
	Kakaako	--	--	--	31 ▲	\$31.5 M ▲	\$860.0 K ▲
	Ala Moana	1 -	\$1.6 M -	\$1.6 M -	15 ▲	\$9.1 M ▲	\$317.0 K ▼

### MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	67
KAKAAKO	31
ALA MOANA	16
SALT LAKE	11
MAKIKI AREA	11
PEARLRIDGE	10
MILILANI AREA	9
KAPIOLANI	8
OCEAN POINTE	7
MAKAHA	7

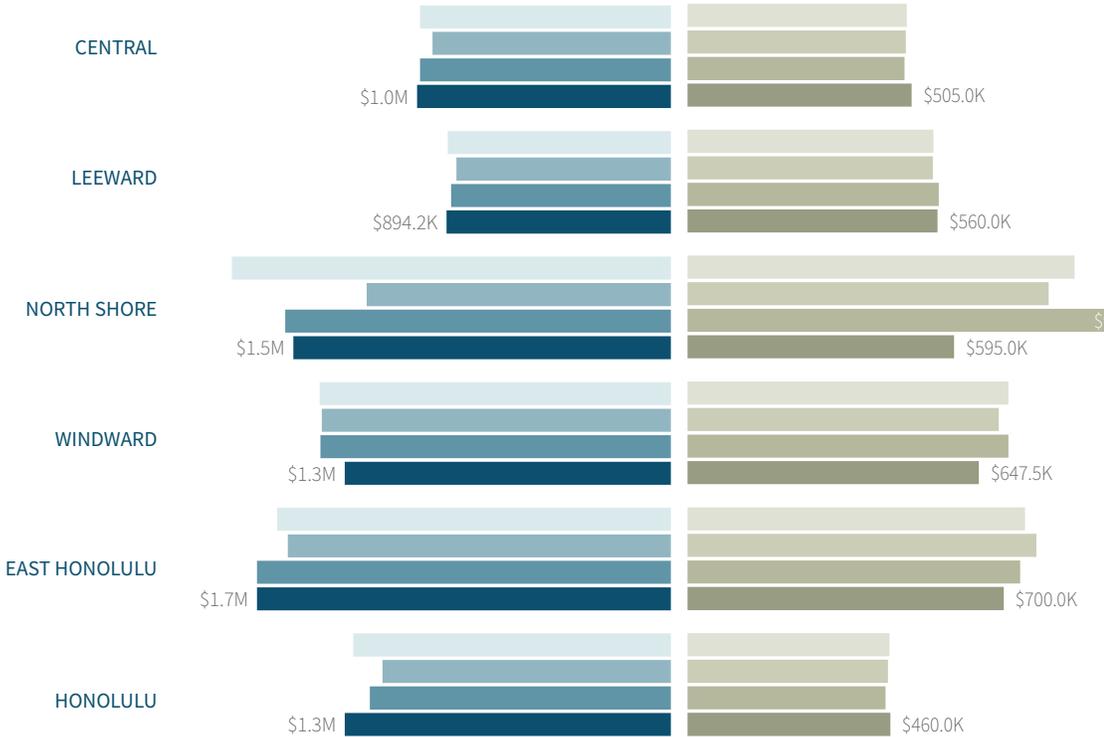
TOP CONDOMINIUMS	#
ALOHA LANI	6
ALA MOANA HOTEL CONDO	6
ROYAL KUHIO	4
MARCO POLO APTS	4
TRUMP TOWER WAIKIKI	4
801 SOUTH ST	4
HANOHANO HALE	4
ILIKAI MARINA	3
1350 ALA MOANA	3
ISLAND COLONY	3

# YEAR TO DATE OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**382**

⬇️ **3.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,128,663**

⬆️ **7.5%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$516,563,084**

⬇️ **2.9%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**618**

⬇️ **2.5%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$516,500**

⬆️ **1.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$389,967,267**

⬆️ **5.0%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**12**

**0.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$950,000**

⬇️ **36.6%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$11,450,000**

⬇️ **51.0%** VS. LAST YEAR

HAWAII KAI | KAHALA  
KAILUA | KAPOLEI



TITLE GUARANTY  
HAWAII

KING STREET | MAIN  
MILILANI | PEARLRIDGE