TITLE GUARANTY HAWAII

OAHU

RESIDENTIAL SALES REPORT MAY 2022

ISLAND SALES

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.4 M	$620.1 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.4 M	$624.2 K

MAX SOLD PRICE

Single Family	Condominium
$12.1 M	$6.2 M

% OF LIST PRICE RECEIVED

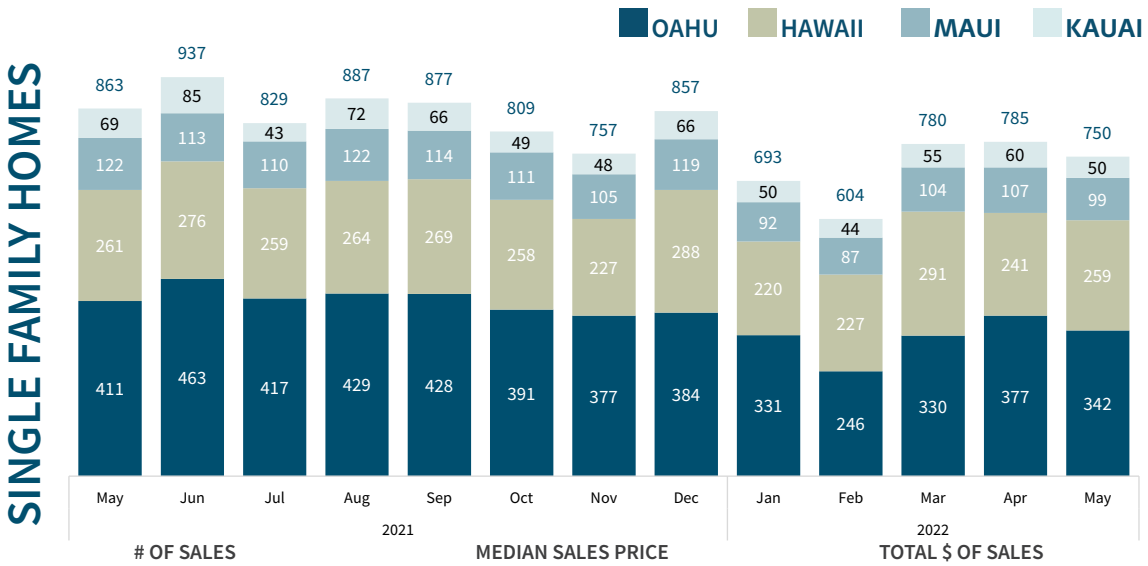
Single Family	Condominium
100.21%	100.67%

AVERAGE PRICE PER SQFT

Single Family	Condominium
$658.58	$694.66

MEDIAN DOM

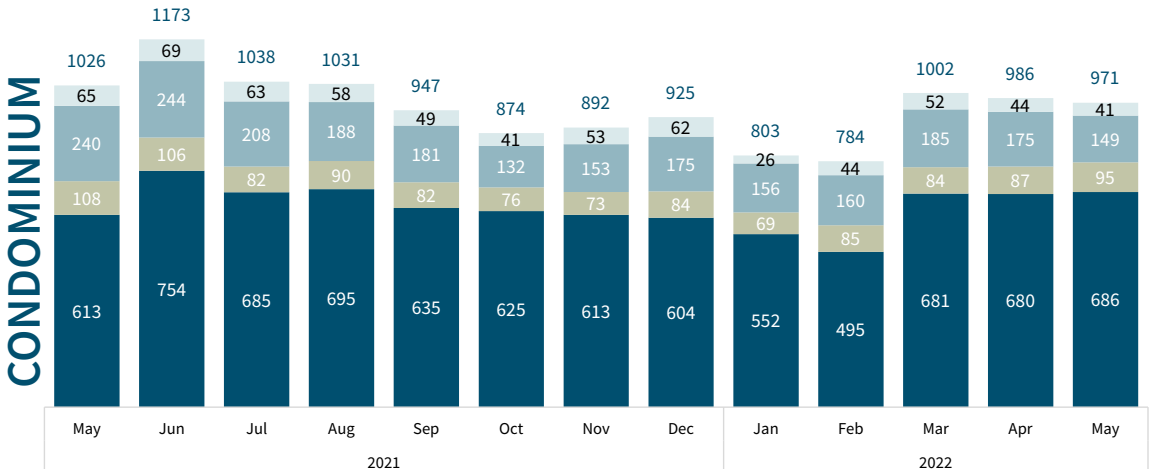
Single Family	Condominium
11	12



 # OF SALES
342
9.3% VS. LAST MONTH
16.8% VS. LAST YEAR

MEDIAN SALES PRICE
$1,155,500
4.0% VS. LAST MONTH
18.3% VS. LAST YEAR

TOTAL $ OF SALES
$480,987,360
11.3% VS. LAST MONTH
6.1% VS. LAST YEAR



 # OF SALES
686
0.9% VS. LAST MONTH
11.9% VS. LAST YEAR

MEDIAN SALES PRICE
$516,500
1.3% VS. LAST MONTH
12.3% VS. LAST YEAR

TOTAL $ OF SALES
$428,231,323
3.0% VS. LAST MONTH
25.3% VS. LAST YEAR

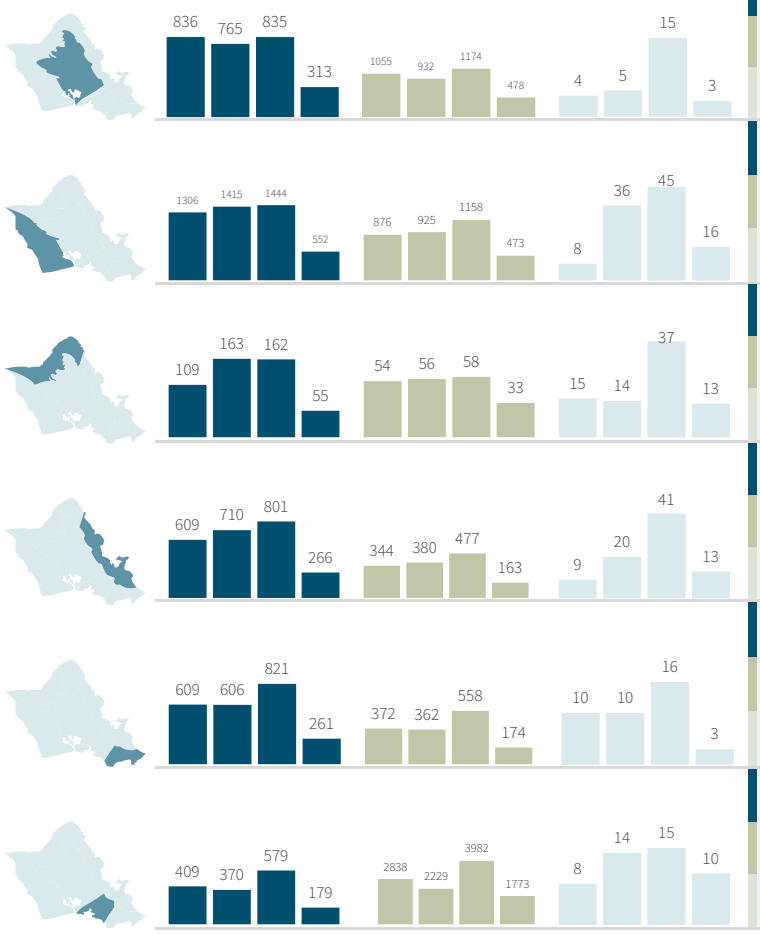
Information effective 06/02/2022

REGIONAL SALES
OAHU

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND**



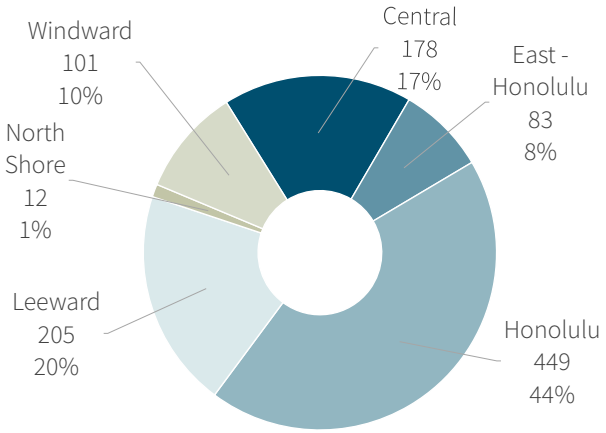
MONTH

	#	% CHANGE *	%CHANGE REGION *
CENTRAL	72	▲ 9.1%	▲ 14.8%
	106	▲ 21.8%	
	0	0.0%	
LEEWARD	111	▼ 8.3%	▼ 9.6%
	94	▼ 8.7%	
	2	▼ 60.0%	
NORTH SHORE	8	▼ 66.7%	▼ 55.2%
	4	▲ 300.0%	
	1	▼ 75.0%	
WINDWARD	62	▼ 19.5%	▼ 17.9%
	39	▼ 9.3%	
	0	0.0%	
EAST HONOLULU	45	▼ 33.8%	▼ 25.9%
	38	▼ 11.6%	
	0	0.0%	
HONOLULU	44	▼ 20.0%	▲ 15.1%
	405	▲ 20.5%	
	1	0.0%	

**Year-over-year and current YTD shown

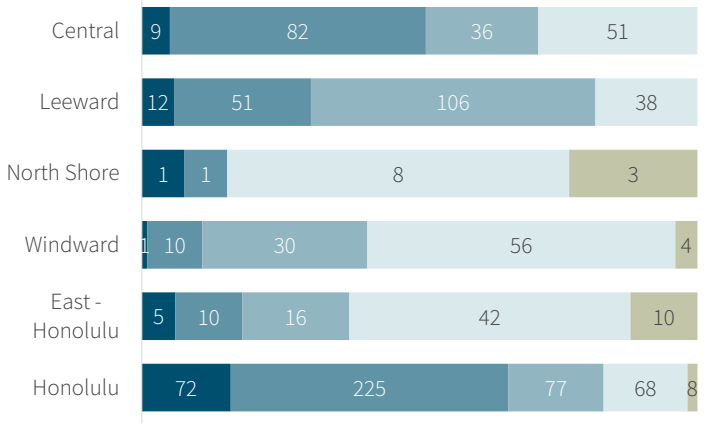
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

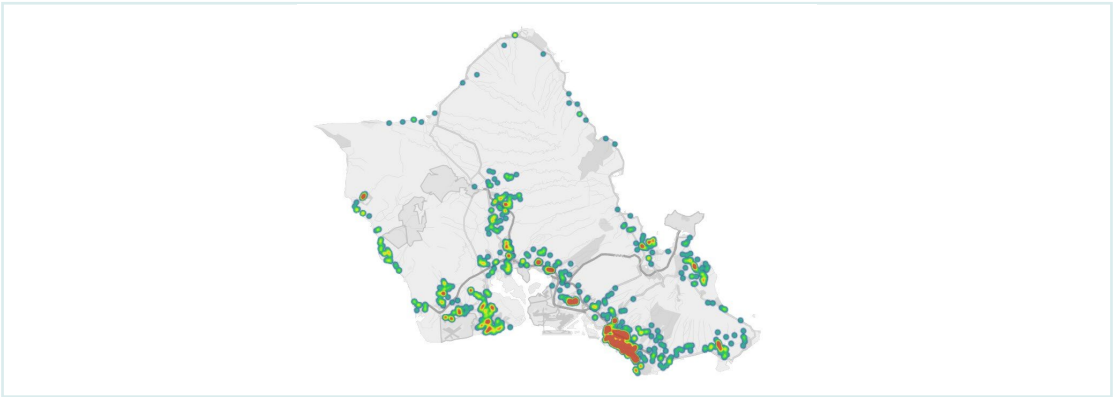
NEIGHBORHOOD SALES
OAHU

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	12 ▲	$13.0 M ▲	$1.1 M ▲	13 ▲	$7.2 M ▲	$585.0 K ▲
	Pearlridge	– –	– –	– –	19 ▲	$9.1 M ▲	$492.0 K ▲
	Mililani Mauka	8 ▲	$10.2 M ▲	$1.3 M ▲	10 ▲	$5.3 M ▲	$508.0 K ▲
LEEWARD	Maili	17 ▲	$12.8 M ▲	$700.0 K ▲	4 ▲	$1.5 M ▲	$399.0 K ▼
	Makakilo-Upper	1 ▼	$830.0 K ▼	$830.0 K ▲	17 ▲	$11.1 M ▲	$630.0 K ▲
	Ocean Pointe	7 ▼	$8.3 M ▼	$1.2 M ▲	10 ▼	$7.6 M ▲	$722.5 K ▲
NORTH SHORE	Kuilima	– –	– –	– –	3 –	$4.6 M –	$1.7 M –
	Waialua	2 ▼	$2.1 M ▼	$1.1 M ▼	1 –	$265.0 K ▼	$265.0 K ▼
	Mokuleia	1 –	$3.7 M –	$3.7 M –	– –	– –	– –
WINDWARD	Kailua Town	– –	– –	– –	10 ▼	$8.6 M ▲	$795.0 K ▲
	Keolu Hills	7 –	$9.8 M ▲	$1.3 M ▼	– –	– –	– –
	Coconut Grove	6 ▼	$7.7 M ▼	$1.4 M ▼	– –	– –	– –
EAST HONOLULU	West Marina	– –	– –	– –	13 ▼	$12.2 M ▼	$845.0 K ▲
	Hahaione-Lower	1 –	$2.1 M –	$2.1 M –	10 –	$6.3 M ▲	$567.8 K ▼
	Diamond Head	1 –	$4.0 M ▲	$4.0 M ▲	8 ▲	$9.2 M ▲	$650.0 K ▲
HONOLULU	Waikiki	– –	– –	– –	135 ▼	$65.6 M ▲	$420.0 K ▲
	Kakaako	– –	– –	– –	60 ▲	$68.2 M ▲	$791.5 K ▼
	Salt Lake	3 ▲	$5.2 M ▲	$1.5 M ▲	33 ▲	$15.5 M ▲	$440.0 K ▲

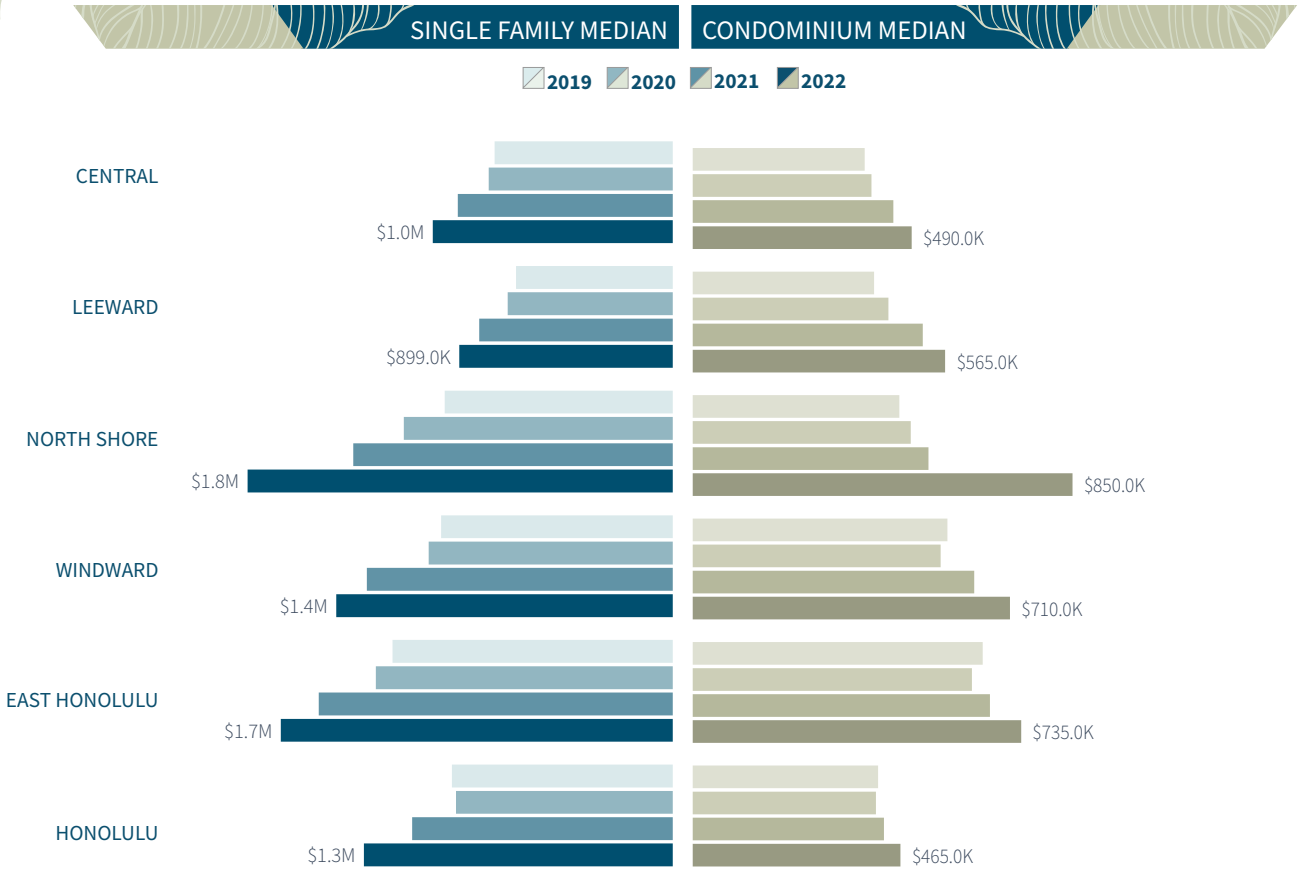
MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	135
KAKAAKO	60
SALT LAKE	36
MAKIKI AREA	33
MILILANI AREA	25
ALA MOANA	24
MAILI	21
PEARLRIDGE	19
DOWNTOWN	18
MAKAKILO-UPPER	18

TOP CONDOMINIUMS	#
WAIKIKI BANYAN	13
ISLAND COLONY	9
CRAIGSIDE	9
ALA MOANA HOTEL CONDO	8
WAIKIKI SUNSET	6
MOANA PACIFIC	6
HONOLULU PARK PLACE	6
MAKAHA VALLEY PLTN	5
ILIKAI APT BLDG	5
CAMELOT	4

YEAR TO DATE
OAHU



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
1626
7.2% VS. LAST YEAR

MEDIAN SALES PRICE
$1,122,500
19.7% VS. LAST YEAR

TOTAL $ OF SALES
$2,330,228,851
11.3% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
3094
10.7% VS. LAST YEAR

MEDIAN SALES PRICE
$510,000
11.6% VS. LAST YEAR

TOTAL $ OF SALES
$1,897,675,270
26.6% VS. LAST YEAR

VACANT LAND

 # OF SALES
58
17.1% VS. LAST YEAR

MEDIAN SALES PRICE
$783,000
25.7% VS. LAST YEAR

TOTAL $ OF SALES
$56,429,033
2.6% VS. LAST YEAR

HAWAII KAI | KAHALA
KAILUA | KAPOLEI

TG
TITLE GUARANTY HAWAII

KING STREET | MAIN
MILILANI | PEARLRIDGE