



TITLE GUARANTY HAWAII

OAHU

RESIDENTIAL SALES REPORT MAY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$654.1 K

AVERAGE SOLD PRICE



\$1.4 M \$633.6 K

MAX SOLD PRICE



\$5.0 M \$13.0 M

% OF LIST PRICE RECEIVED



99.19% 96.86%

AVERAGE PRICE PER SQFT



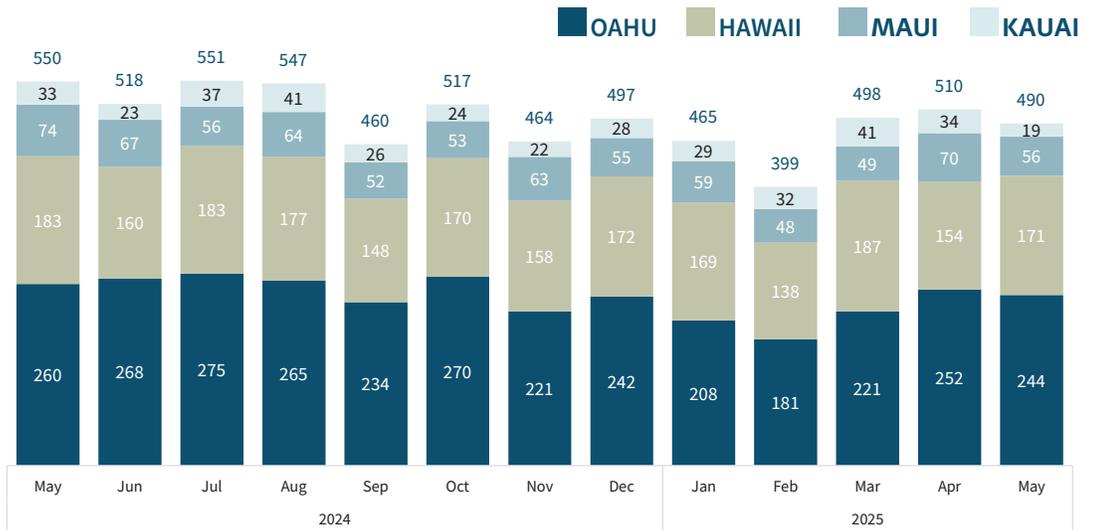
\$703.02 \$685.12

MEDIAN DOM



20 35

SINGLE FAMILY HOMES



OF SALES

244

↓ 3.2% VS. LAST MONTH
↓ 6.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,172,500

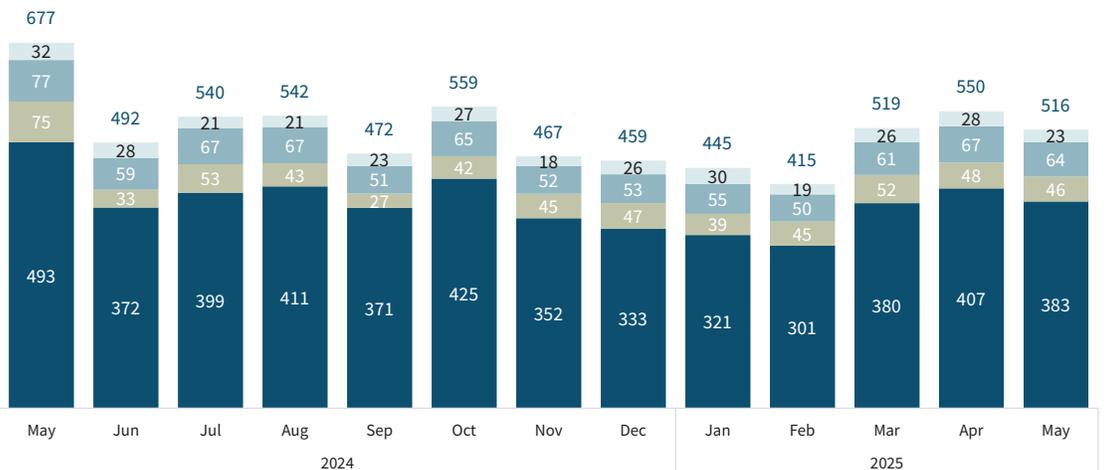
↑ 1.1% VS. LAST MONTH
↑ 11.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$338,836,713

↓ 3.8% VS. LAST MONTH
↓ 6.6% VS. LAST YEAR

CONDOMINIUM



OF SALES

383

↓ 5.9% VS. LAST MONTH
↓ 22.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

↓ 2.0% VS. LAST MONTH
↑ 1.0% VS. LAST YEAR

TOTAL \$ OF SALES

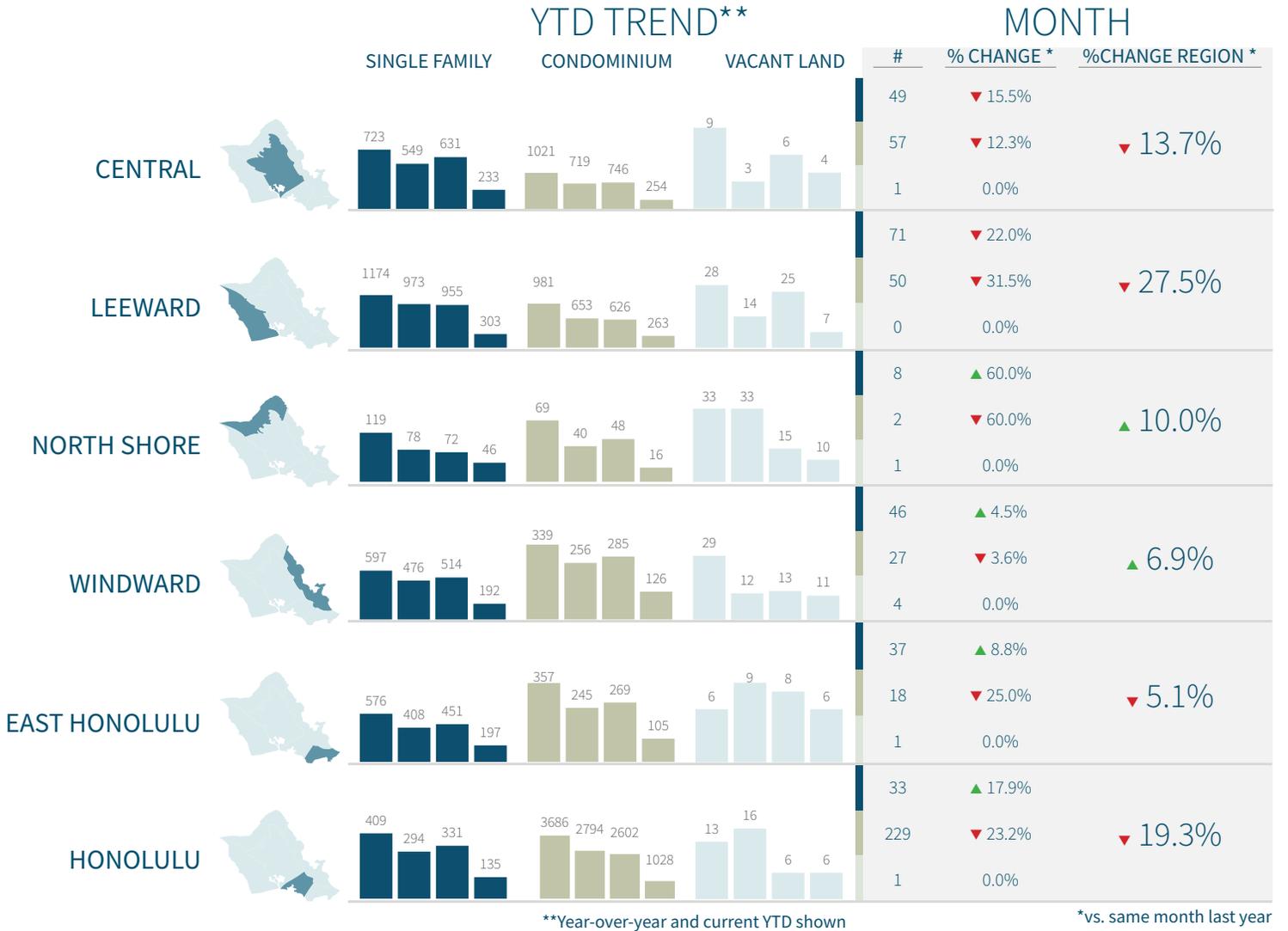
\$242,667,487

↓ 1.6% VS. LAST MONTH
↓ 16.2% VS. LAST YEAR

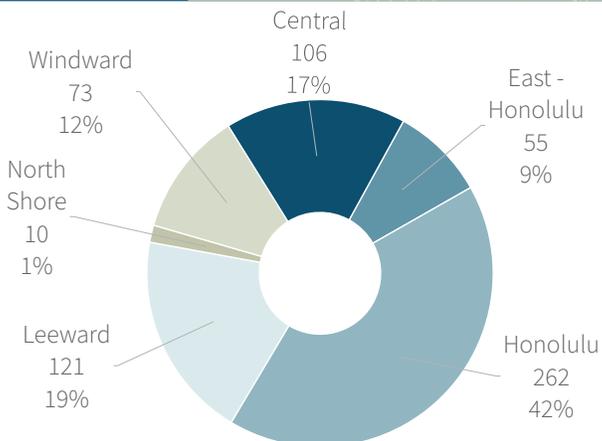
REGIONAL SALES OAHU

SALES COMPARISON

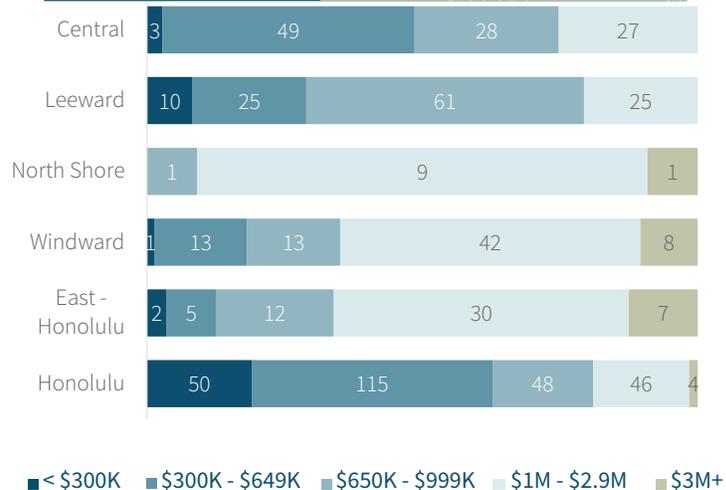
■ Single Family ■ Condominium ■ Vacant Land



SALES BY REGION



SALES BY PRICE RANGE



*excluding vacant land sales

■ < \$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	11 ▲	\$12.5 M ▲	\$1.2 M ▲	10 –	\$5.7 M ▼	\$555.7 K ▼
	Pearlridge	2 ▼	\$2.9 M ▼	\$1.4 M ▲	10 ▼	\$4.6 M ▼	\$456.5 K ▼
	Mililani Mauka	3 ▲	\$4.1 M ▲	\$1.4 M ▲	4 ▼	\$2.1 M ▼	\$518.5 K ▼
LEEWARD	Makakilo-Upper	--	--	--	12 –	\$6.5 M ▼	\$549.5 K ▼
	Ocean Pointe	4 ▼	\$4.0 M ▼	\$971.0 K ▼	5 ▲	\$3.4 M ▲	\$670.0 K ▼
	Maili	6 ▼	\$4.9 M ▼	\$790.0 K ▲	2 ▼	\$520.0 K ▼	\$260.0 K ▲
NORTH SHORE	Kawailoa-North Shore	4 –	\$6.6 M –	\$1.4 M –	--	--	--
	Waialua	2 –	\$2.2 M –	\$1.1 M –	--	--	--
	Kuilima	--	--	--	2 ▼	\$2.6 M ▼	\$1.3 M ▲
WINDWARD	Kailua Town	--	--	--	7 ▲	\$6.6 M ▲	\$1.0 M ▲
	Coconut Grove	3 –	\$3.8 M ▼	\$1.3 M ▼	2 –	\$888.0 K –	\$444.0 K –
	Windward Estates	--	--	--	4 –	\$2.3 M ▼	\$580.0 K ▼
EAST HONOLULU	West Marina	1 –	\$1.9 M –	\$1.9 M –	8 –	\$6.5 M ▼	\$860.0 K ▼
	Kahala Area	6 ▲	\$19.3 M ▲	\$3.1 M ▼	--	--	--
	Palolo	4 ▲	\$4.6 M ▲	\$1.2 M ▼	1 –	\$210.0 K –	\$210.0 K –
HONOLULU	Waikiki	--	--	--	89 ▼	\$57.1 M ▼	\$450.0 K ▲
	Kakaako	--	--	--	35 ▼	\$42.7 M ▲	\$777.0 K ▼
	Makiki Area	1 ▼	\$1.4 M ▼	\$1.4 M ▲	14 ▼	\$5.2 M ▼	\$360.0 K ▼

MONTHLY SALES HEAT MAP



TOP NEIGHBORHOODS	#
WAIKIKI	89
KAKAAKO	35
MILILANI AREA	21
MAKIKI AREA	15
ALA MOANA	14
MOIILILI	13
MAKAKILO-UPPER	12
PEARLRIDGE	12
DOWNTOWN	11
OCEAN POINTE	9

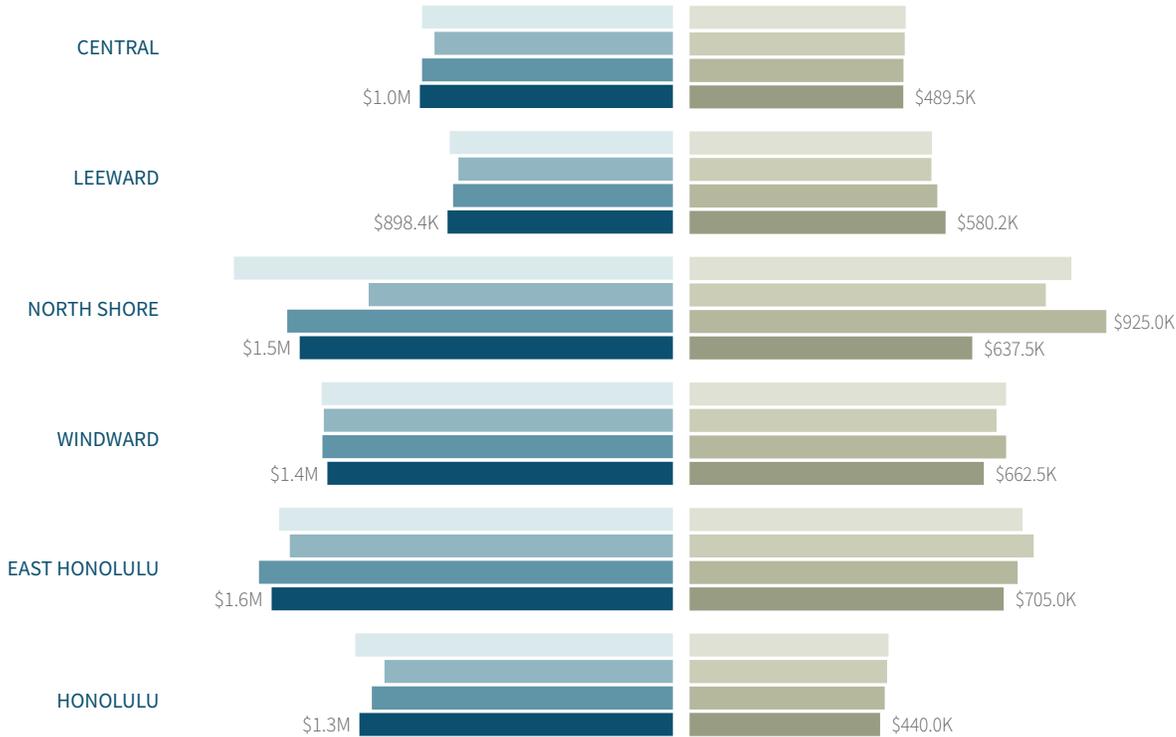
TOP CONDOMINIUMS	#
ISLAND COLONY	7
ILIKAI APT BLDG	6
WAIKIKI BANYAN	6
ALA MOANA HOTEL CONDO	5
FAIRWAY VILLA	5
YACHT HARBOR TOWERS	4
HONOLULU PARK PLACE	4
ANAHA - 1108 AUAHI	3
CHATEAU WAIKIKI	3
ALEXANDER TOWERS	3

YEAR TO DATE OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

1106

⬇️ **6.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

⬆️ **8.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$1,608,927,362

⬇️ **0.5%** VS. LAST YEAR



CONDOMINIUM

OF SALES

1792

⬇️ **6.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$510,000

⬆️ **1.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$1,113,130,563

⬇️ **1.6%** VS. LAST YEAR



VACANT LAND

OF SALES

44

⬆️ **63.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$945,000

⬆️ **5.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$49,779,000

⬆️ **25.8%** VS. LAST YEAR

HAWAII KAI | KAHALA
KAILUA | KAPOLEI



TITLE GUARANTY
HAWAII

KING STREET | MAIN
MILILANI | PEARLRIDGE