



TITLE GUARANTY HAWAII

NORTH 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



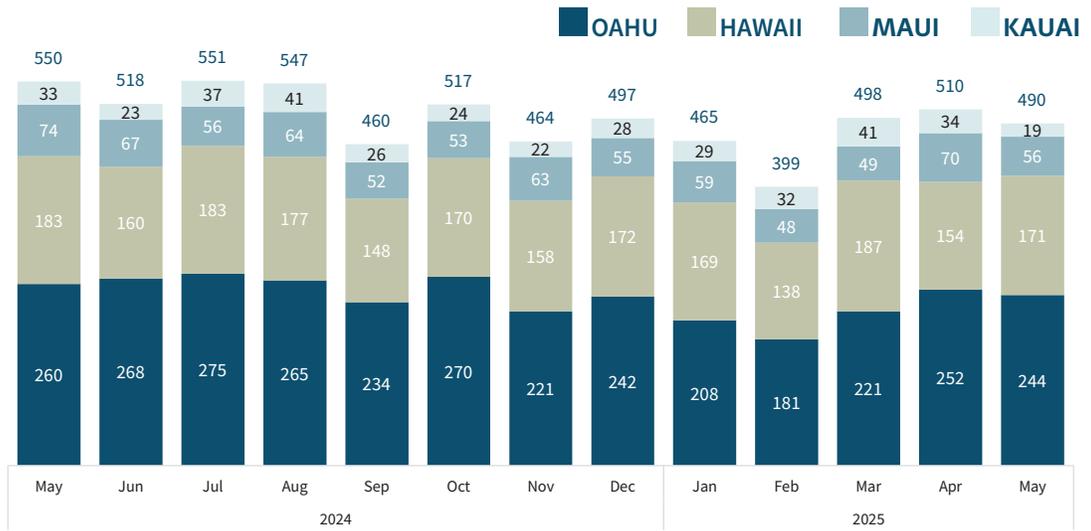
\$703.02 \$685.12

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

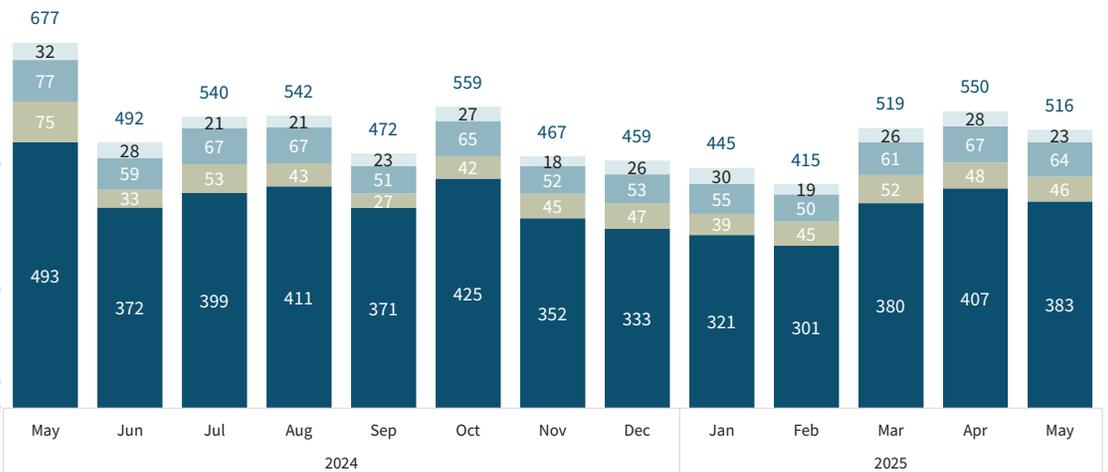
1.1% VS. LAST MONTH 11.4% VS. LAST YEAR

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

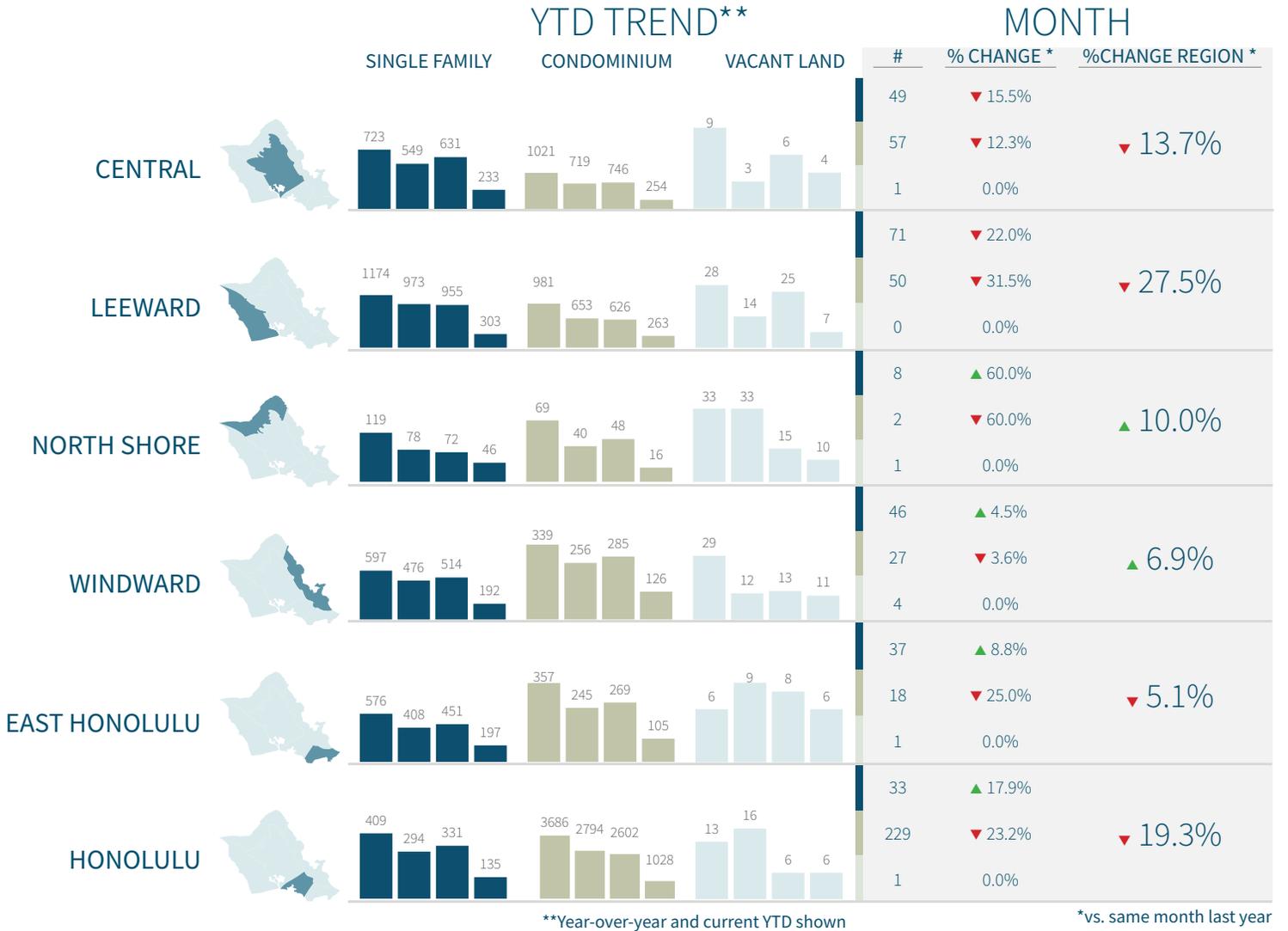
\$242,667,487

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

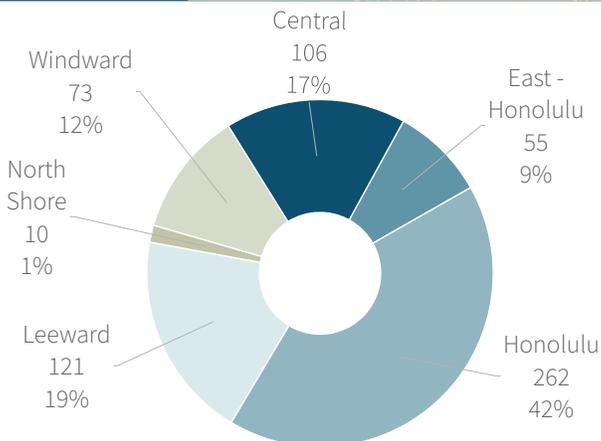
REGIONAL SALES NORTH OAHU

SALES COMPARISON

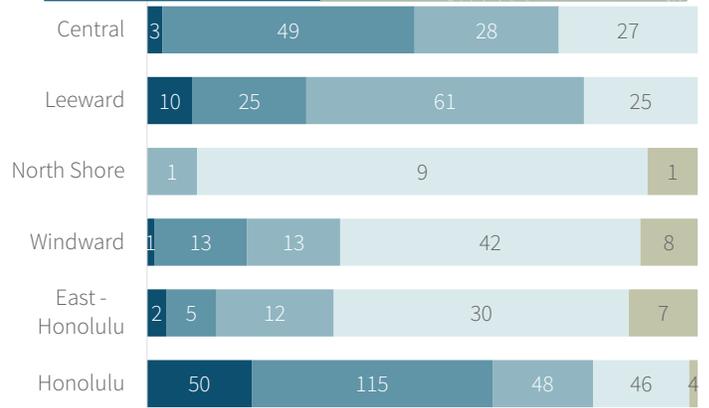
■ Single Family ■ Condominium ■ Vacant Land



SALES BY REGION



SALES BY PRICE RANGE



*excluding vacant land sales

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

NEIGHBORHOOD SALES NORTH OAHU

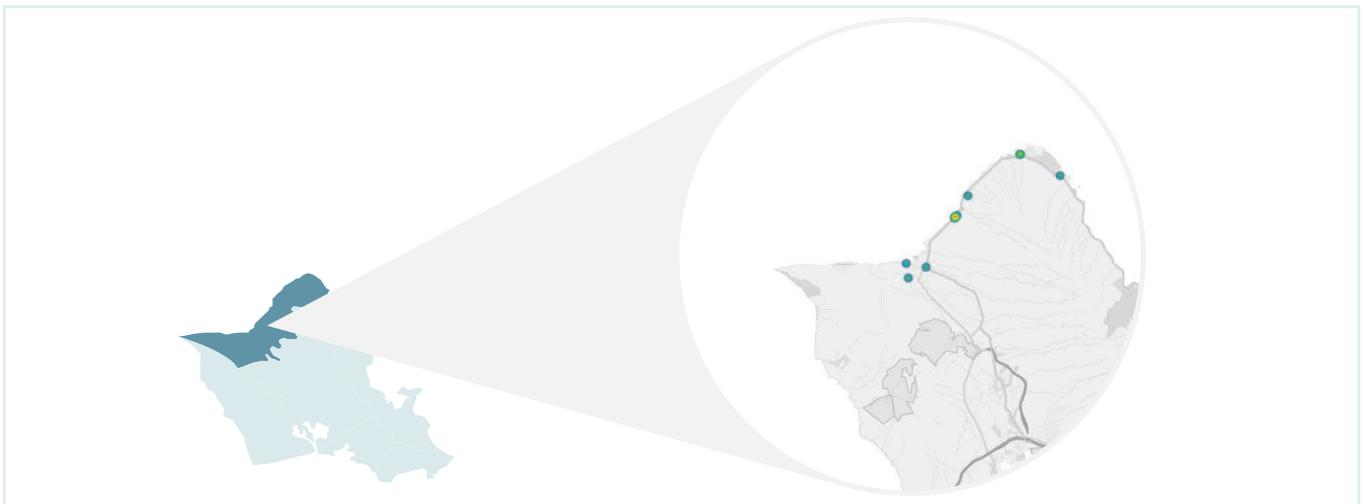
NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year

● - No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
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 ▲
KAHUKU	1 -	\$950.0 K ▼	\$950.0 K ▼	--	--	--
PUPUKEA	1 -	\$3.6 M -	\$3.6 M -	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	4
KUILIMA DRIVE	2
TUTU PLACE	1
MAKANA ROAD	1
KAHUI STREET	1
KUKEA CIRCLE	1

TOP CONDO	#
KUILIMA ESTS WEST	2

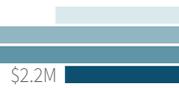
YEAR TO DATE NORTH OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025

KAWAILOA-NORTH SHORE



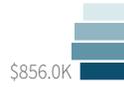
WAIALUA



KUILIMA



KAHUKU



PUPUKEA



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

46

↑ **64.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,487,500

↓ **12.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$92,685,541

↑ **18.1%** VS. LAST YEAR



CONDOMINIUM

OF SALES

16

↓ **11.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$637,500

↓ **37.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$12,419,500

↓ **43.7%** VS. LAST YEAR



VACANT LAND

OF SALES

10

↑ **100.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$787,500

↓ **55.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$14,040,000

↓ **8.9%** VS. LAST YEAR



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