



TITLE GUARANTY HAWAII

NORTH OAHU RESIDENTIAL SALES REPORT AUGUST 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$714.2 K

AVERAGE SOLD PRICE



\$1.4 M \$696.1 K

MAX SOLD PRICE



\$7.2 M \$8.0 M

% OF LIST PRICE RECEIVED



98.65% 97.46%

AVERAGE PRICE PER SQFT



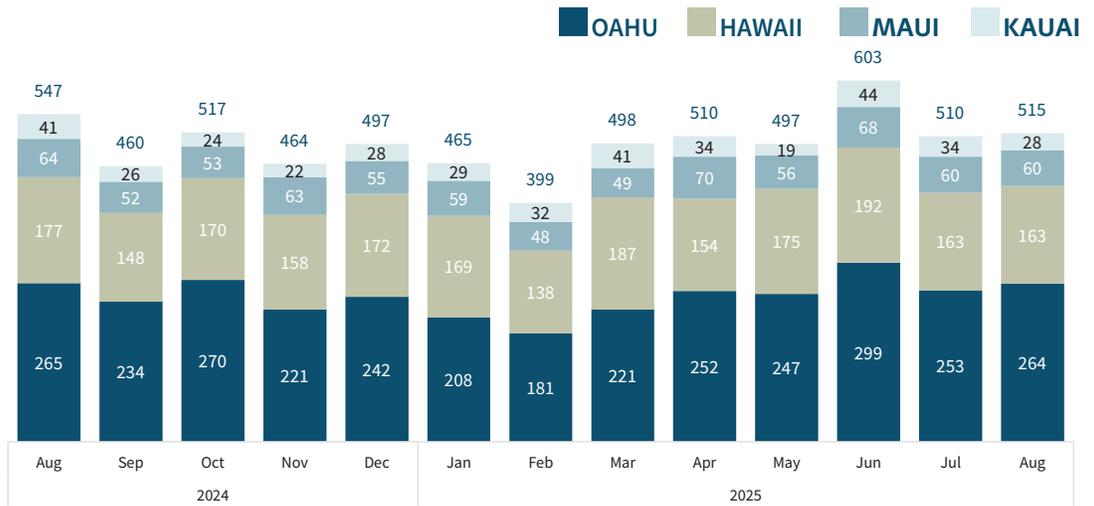
\$686.61 \$717.27

MEDIAN DOM



21 48

SINGLE FAMILY HOMES



# OF SALES

264

4.3% VS. LAST MONTH 0.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,102,750

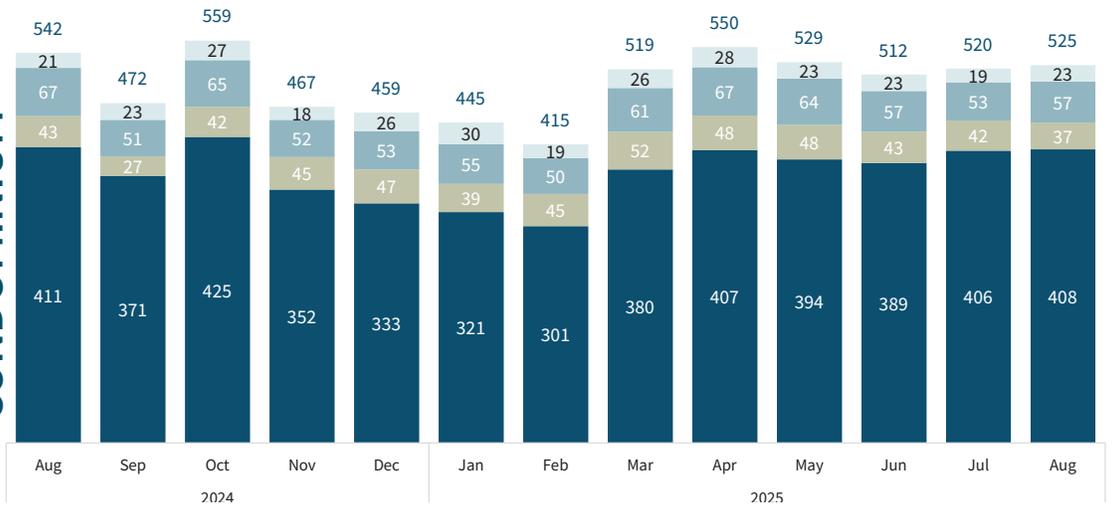
2.6% VS. LAST MONTH 0.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$359,027,641

12.7% VS. LAST MONTH 0.9% VS. LAST YEAR

CONDOMINIUM



# OF SALES

408

0.5% VS. LAST MONTH 0.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$527,000

6.5% VS. LAST MONTH 5.4% VS. LAST YEAR

TOTAL \$ OF SALES

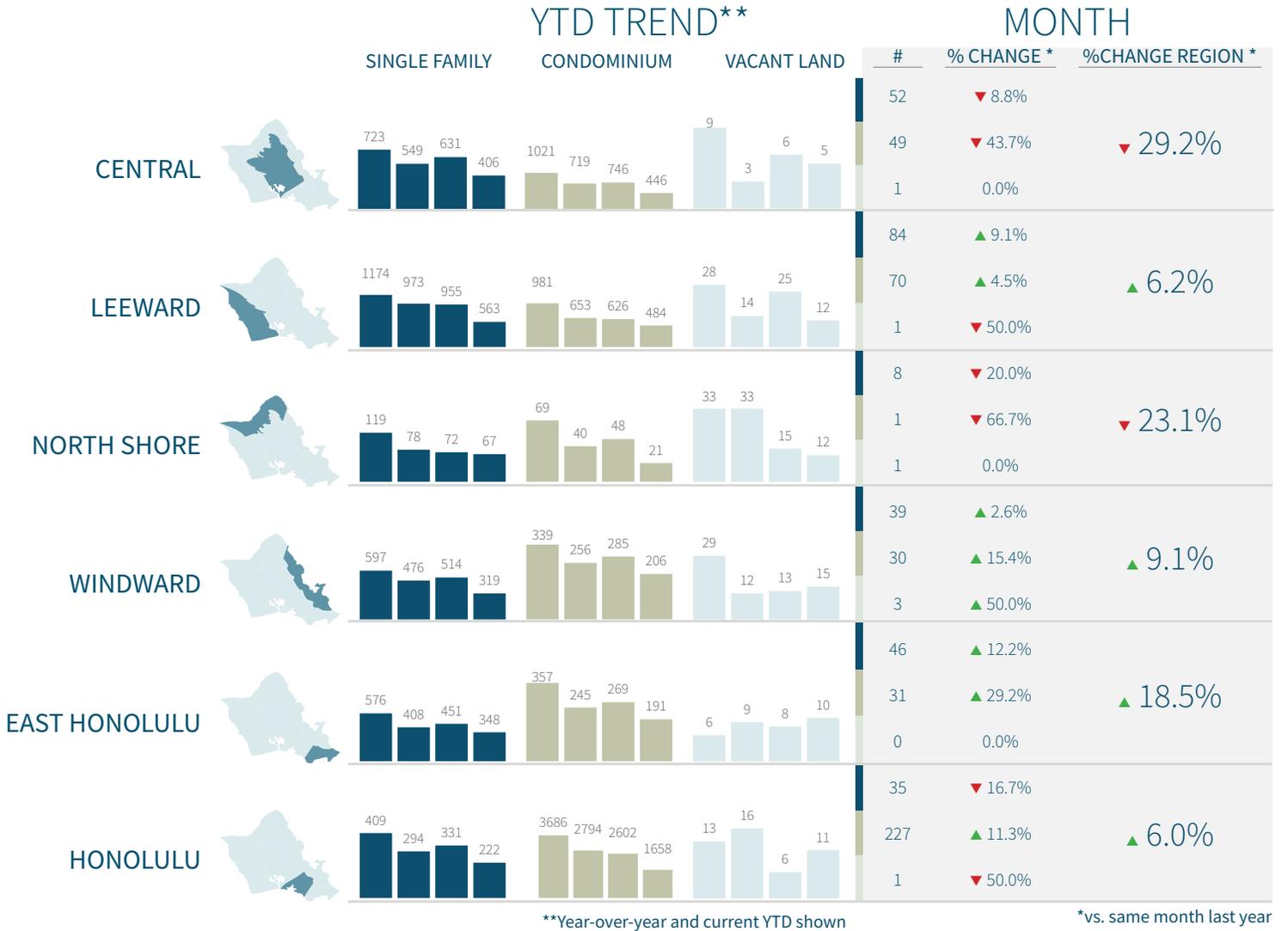
\$284,009,837

6.0% VS. LAST MONTH 17.3% VS. LAST YEAR

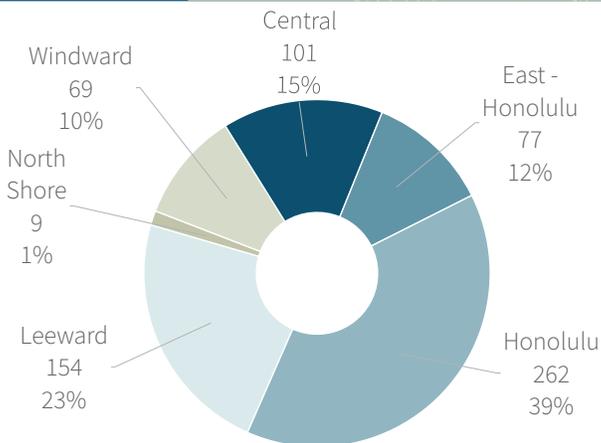
# REGIONAL SALES NORTH OAHU

## 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

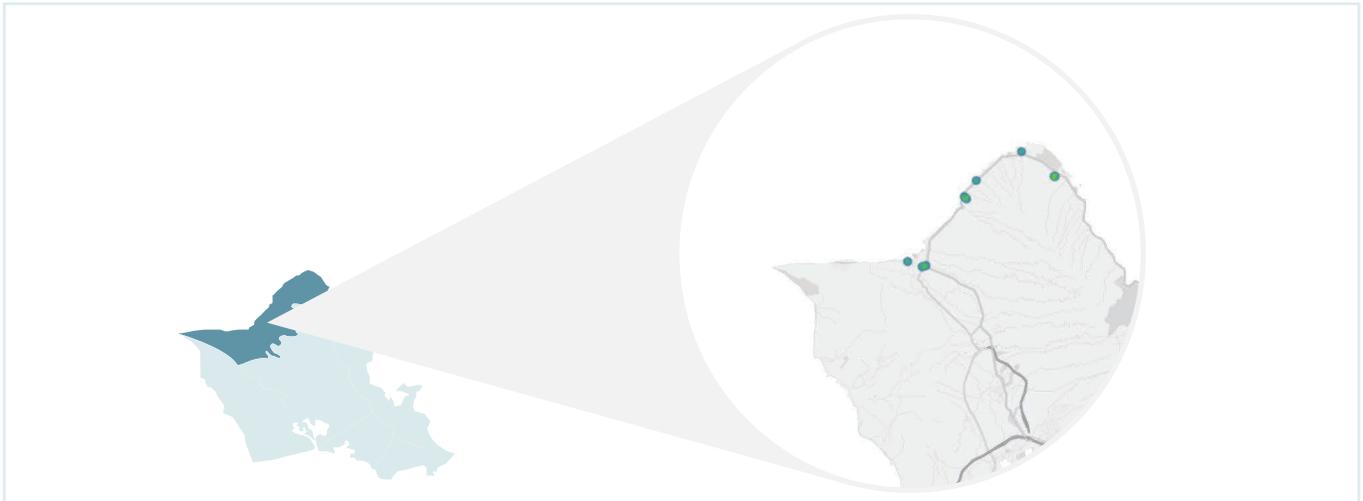
## NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year

● - No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WAIALUA	2 -	\$1.9 M ▼	\$966.1 K ▼	--	--	--
SUNSET AREA	2 -	\$4.6 M ▼	\$2.3 M ▼	--	--	--
KAHUKU	2 ▲	\$1.7 M ▲	\$851.0 K ▼	--	--	--
KUILIMA	--	--	--	1 -	\$1.1 M -	\$1.1 M -
PUPUKEA	1 -	\$2.3 M -	\$2.3 M -	--	--	--
PAALAAKAI	1 -	\$1.3 M ▲	\$1.3 M ▲	--	--	--

## MONTHLY SALES HEAT MAP



TOP STREETS	#
HUEHU STREET	2
KE NUI ROAD	1
ELEKU KUILIMA PLACE	1
KUKEA CIRCLE	1
NIUMALOO PLACE	1
PUULA ROAD	1
ALAPIO ROAD	1
KAMAKAHALA STREET	1

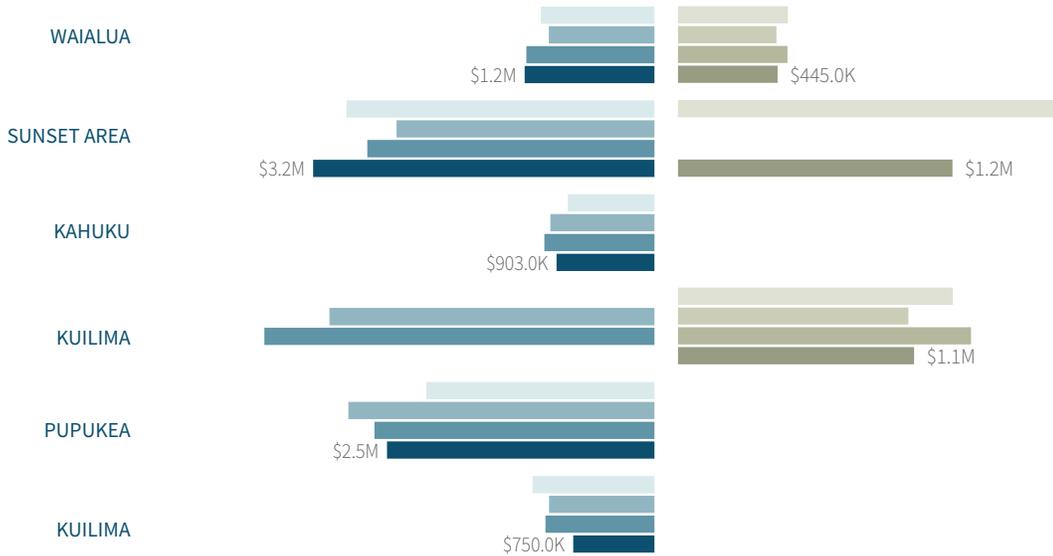
TOP CONDO	#
KUILIMA ESTS EAST	1

# YEAR TO DATE NORTH OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**67**

📈 **26.4%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,375,000**

📉 **11.6%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$126,949,491**

📈 **1.1%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**21**

📉 **27.6%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$680,000**

📉 **32.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$16,244,315**

📉 **54.3%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**12**

📈 **20.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$850,000**

📉 **29.2%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$16,645,000**

📉 **20.1%** VS. LAST YEAR



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