



TITLE GUARANTY HAWAII

WEST 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



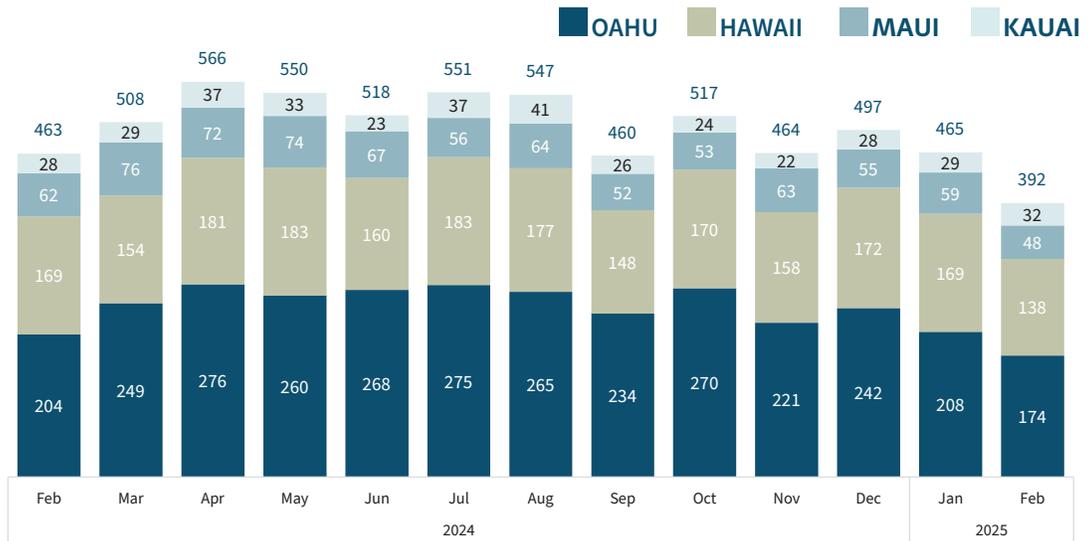
\$667.76 \$686.48

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

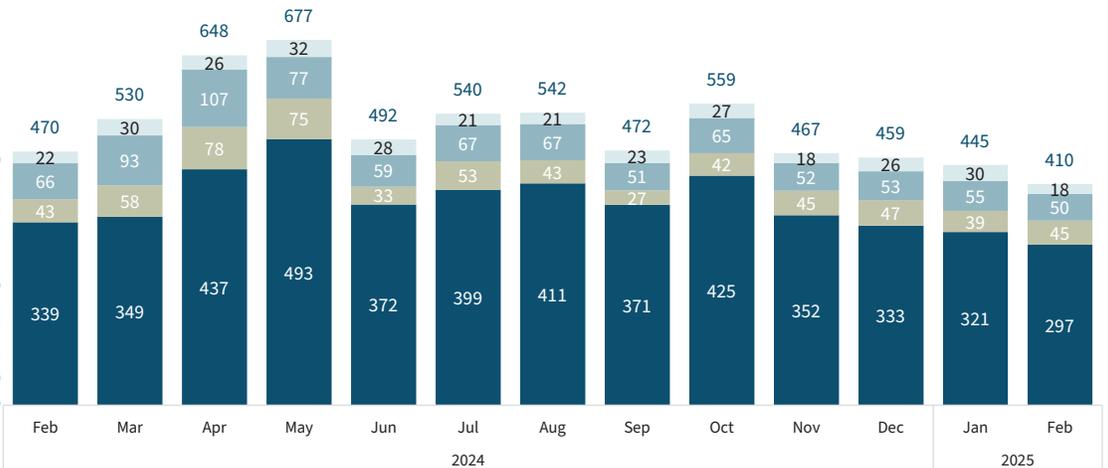
3.4% VS. LAST MONTH 8.5% VS. LAST YEAR

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

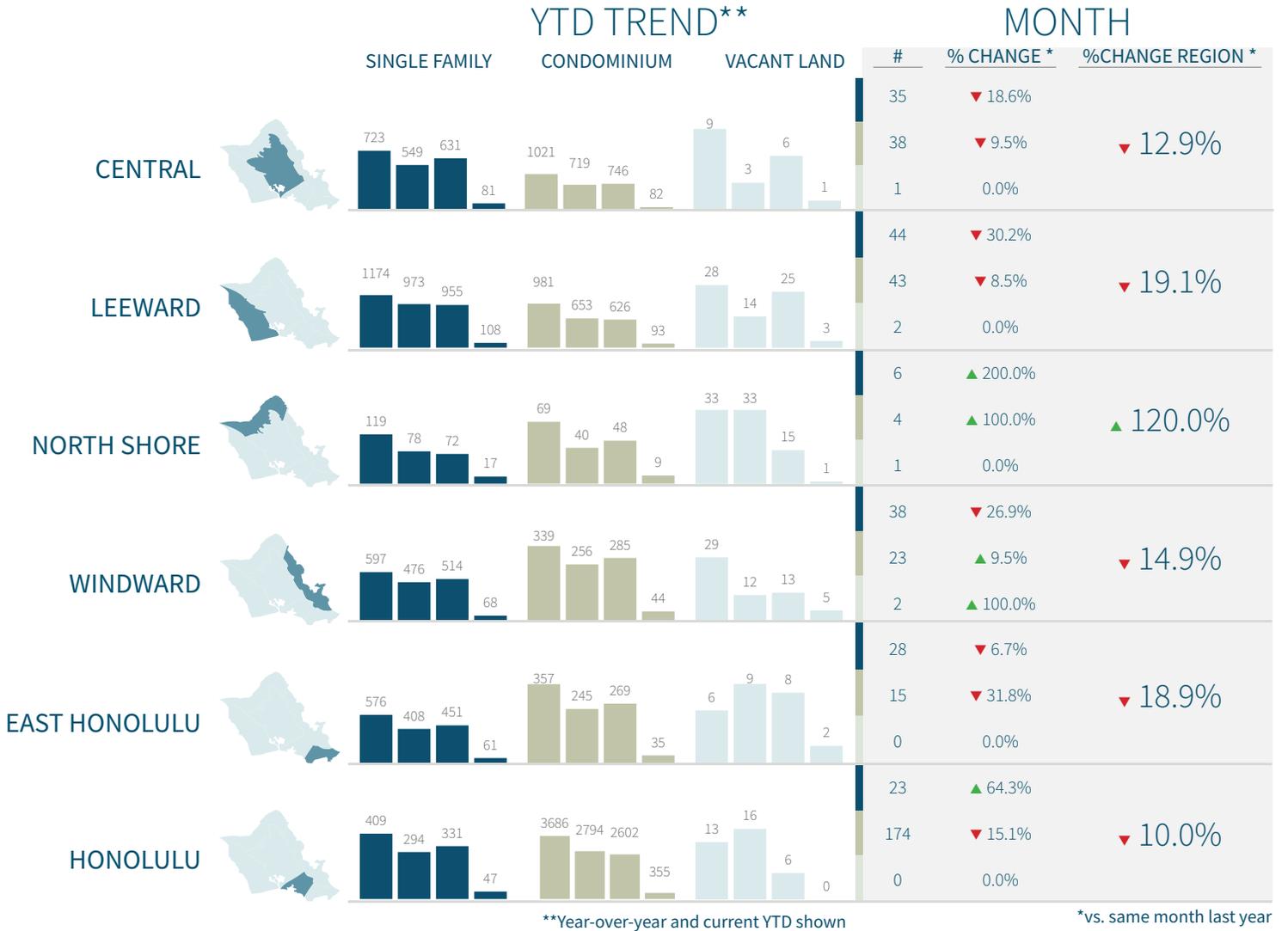
\$181,675,796

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

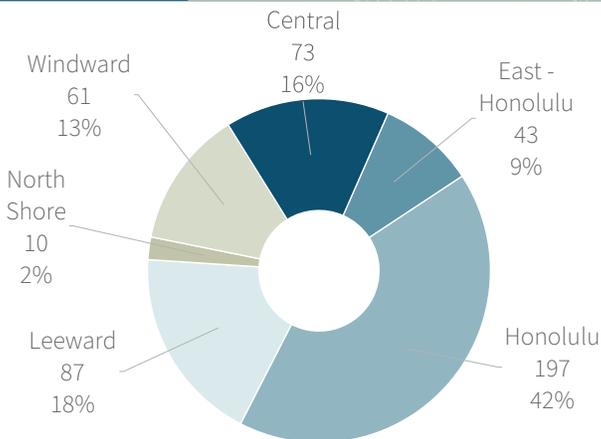
# REGIONAL SALES WEST OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

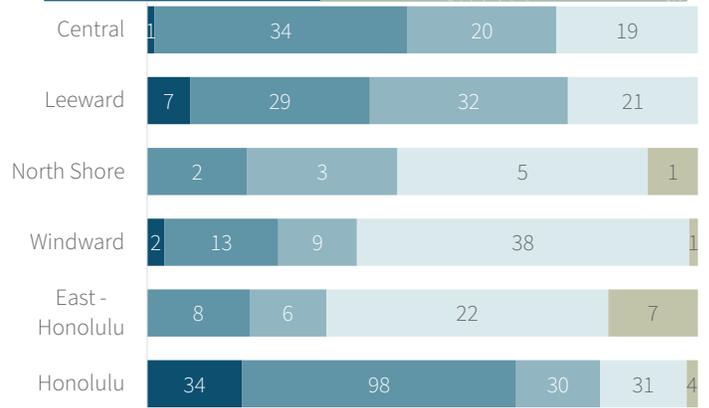


## SALES BY REGION



\*excluding vacant land sales

## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES WEST OAHU

## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
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 ▼
HOOPILI-NAHELE	--	--	--	5 ▲	\$3.3 M ▲	\$681.1 K ▲
MAILI	2 ▼	\$2.1 M ▼	\$1.0 M ▲	3 ▲	\$945.5 K ▲	\$325.0 K ▼
EWA	2 -	\$940.8 K -	\$470.4 K -	3 ▼	\$1.6 M ▼	\$487.5 K ▼
HOOPILI-MOLEHU	4 -	\$3.6 M -	\$891.7 K -	--	--	--
KO OLINA	--	--	--	4 ▼	\$3.9 M ▼	\$844.5 K ▼
HOOPILI-NOHO PAPA	4 -	\$4.4 M -	\$1.1 M -	--	--	--
EWA GEN HALEAKEA	3 -	\$4.0 M -	\$1.3 M -	--	--	--

## MONTHLY SALES HEAT MAP



### TOP STREETS

	#
IWIKUAMOO STREET	8
HIKUONO STREET	4
PUAMAEOLE STREET	3
ALIINUI DRIVE	3
KAMAHA AVENUE	2
KAIKO STREET	2
KANEANA STREET	2
HIKULIMA STREET	2
HIKUHA STREET	2
HELELUA STREET	2

### TOP CONDO

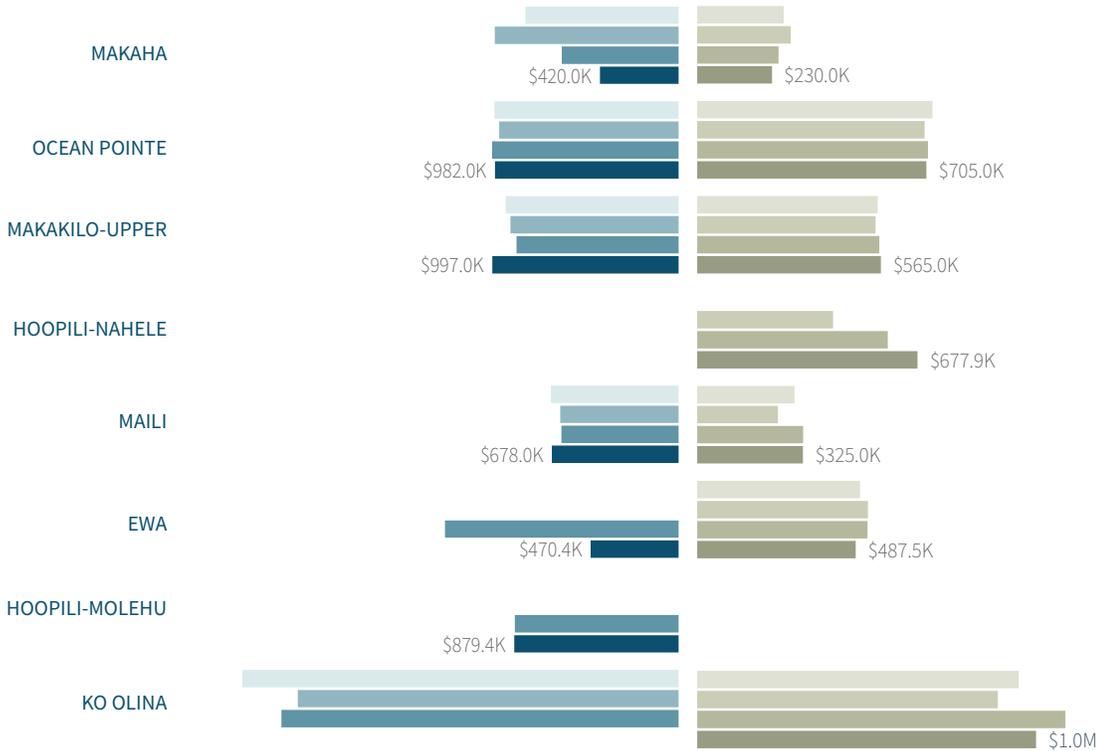
	#
MAKAHA VALLEY TOWERS	2
KO OLINA HILLSIDE VILLAS	2
PALM VILLAS	2
PUU HELEAKALA	2
HAWAIIAN PRINCESS	1
LEI PAUKU AT HOAKALEI	1
CORONADO C	1
COCONUT PLANTATION	1
CORONADO E	1
ARBORS	1

# YEAR TO DATE WEST OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**108**

↓ **15.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$894,205**

↑ **2.8%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$102,528,463**

↓ **11.3%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**93**

↑ **17.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$560,000**

↓ **6.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$52,895,975**

↑ **10.0%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

↓ **25.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$495,000**

↓ **56.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$1,413,000**

↓ **65.5%** VS. LAST YEAR



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**TG**

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