TITLE GUARANTY
HAWAII

WEST OAHU

RESIDENTIAL SALES REPORT
AUGUST 2021

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.3 M	$611.2 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.3 M	$609.7 K

MAX SOLD PRICE

Single Family	Condominium
$14.5 M	$5.7 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
101.65%	99.76%

AVERAGE PRICE PER SQFT

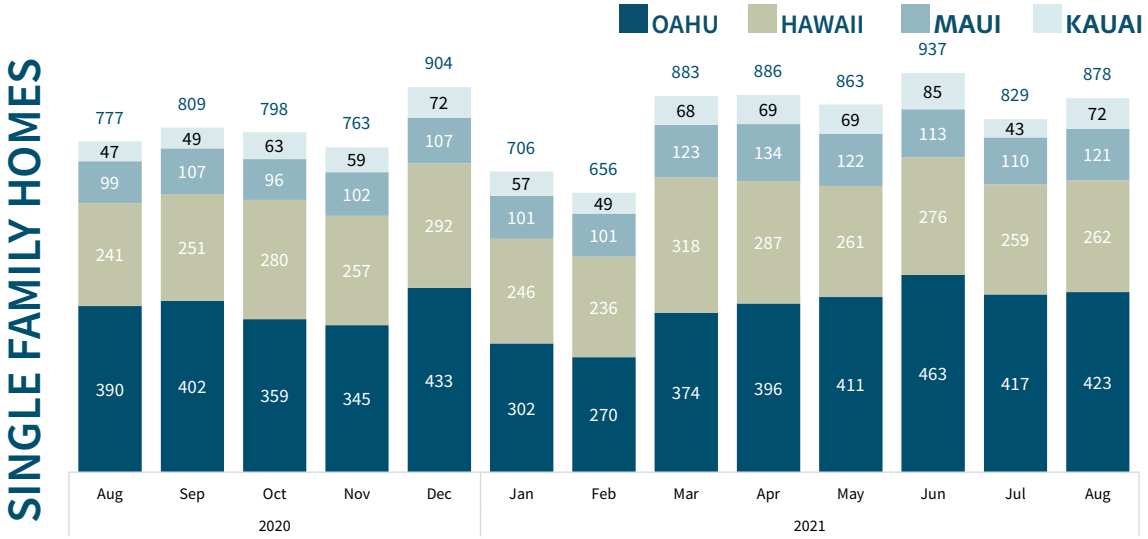
Single Family	Condominium
$644.68	$630.73

MEDIAN DOM

Single Family	Condominium
10	12

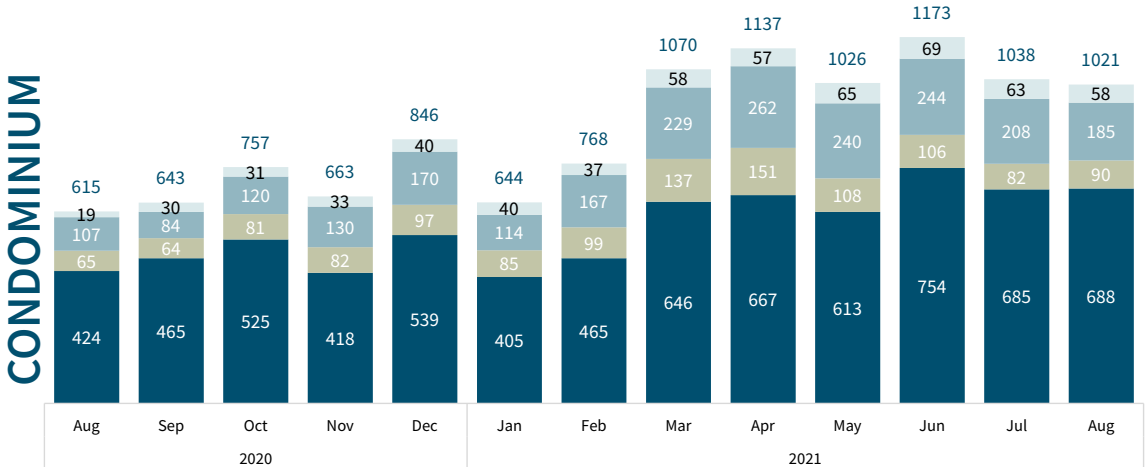
ISLAND SALES

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
423	$1,050,000	$560,050,573
↑ 1.4% VS. LAST MONTH	↑ 5.0% VS. LAST MONTH	↑ 4.1% VS. LAST MONTH
↑ 8.5% VS. LAST YEAR	↑ 23.5% VS. LAST YEAR	↑ 38.3% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
688	$500,000	$419,488,594
↑ 0.4% VS. LAST MONTH	↑ 5.3% VS. LAST MONTH	↑ 13.0% VS. LAST MONTH
↑ 62.3% VS. LAST YEAR	↑ 14.9% VS. LAST YEAR	↑ 86.8% VS. LAST YEAR

Information effective 09/01/2021

REGIONAL SALES
WEST OAHU

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND**

	SINGLE FAMILY	CONDOMINIUM	VACANT LAND
CENTRAL	798 836 765 524	1084 1055 932 787	6 4 5 13
LEEWARD	1291 1306 1415 965	978 876 925 737	27 8 36 25
NORTH SHORE	112 109 163 125	56 54 56 38	15 15 14 24
WINDWARD	643 609 710 545	348 344 380 340	25 9 20 28
EAST HONOLULU	551 609 606 521	310 372 362 409	9 10 10 11
HONOLULU	392 409 370 376	3121 2838 2229 2612	12 8 14 6

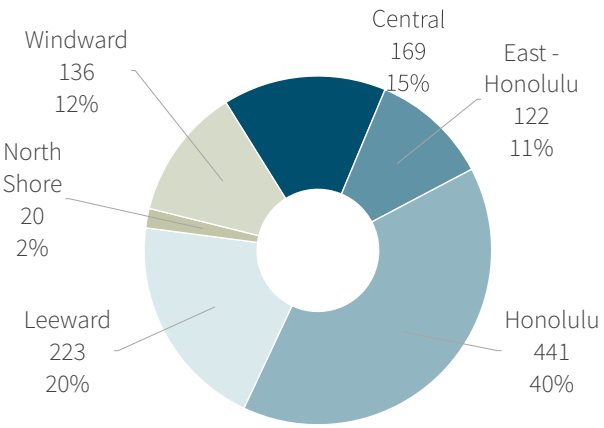
MONTH

	#	% CHANGE *	%CHANGE REGION *
CENTRAL	70	▲ 2.9%	▲ 32.3%
	99	▲ 59.7%	
	3	0.0%	
LEEWARD	130	▼ 5.8%	▼ 7.1%
	93	▼ 3.1%	
	0	0.0%	
NORTH SHORE	17	▲ 30.8%	0.0%
	3	▼ 50.0%	
	2	▼ 33.3%	
WINDWARD	88	▲ 27.5%	▲ 34.3%
	48	▲ 41.2%	
	5	▲ 150.0%	
EAST HONOLULU	69	▲ 7.8%	▲ 28.6%
	53	▲ 71.0%	
	4	▲ 33.3%	
HONOLULU	49	▲ 28.9%	▲ 89.7%
	392	▲ 101.0%	
	1	0.0%	

**Year-over-year and current YTD shown

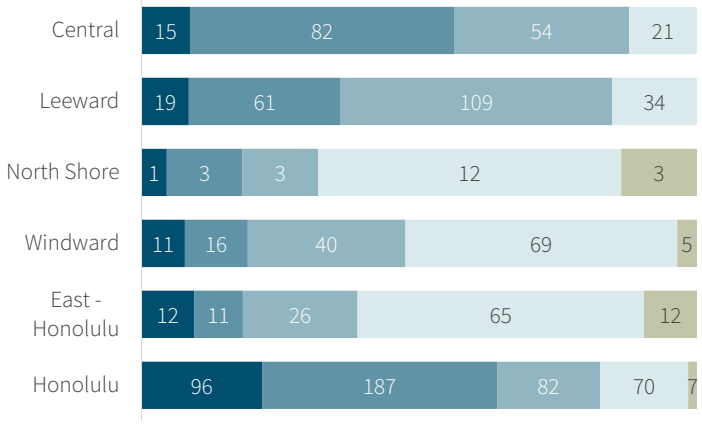
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



< $300K | $301K - $650K | $651K - $1M | $1.1M - $3M | $3.1M+

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
OCEAN POINTE	9 ▼	$8.4 M ▼	$907.5 K ▲	13 ▲	$8.7 M ▲	$675.0 K ▲
MAILI	14 ▲	$8.7 M ▲	$645.0 K ▲	4 ▼	$830.0 K ▼	$225.0 K ▼
MAKAHA	8 ▲	$6.6 M ▲	$575.0 K ▲	7 ▼	$1.5 M ▼	$205.0 K –
MAKAKILO-UPPER	1 ▼	$760.0 K ▼	$760.0 K ▲	14 ▼	$7.2 M ▲	$512.8 K ▲
KO OLINA	– –	– –	– –	13 ▲	$10.9 M ▲	$735.0 K ▲
EWA BEACH	9 ▲	$8.5 M ▲	$801.0 K ▲	– –	– –	– –
EWA GEN SODA CREEK	2 ▲	$1.5 M ▲	$737.5 K ▲	7 ▲	$3.1 M ▲	$470.0 K ▲
HOAKALEI-KA MAKANA	7 –	$8.8 M ▲	$1.2 M ▲	1 –	$690.0 K ▲	$690.0 K ▲
EWA	– –	– –	– –	7 ▲	$3.5 M ▲	$550.0 K ▲
KAPOLEI	1 ▼	$700.0 K ▼	$700.0 K ▲	5 –	$2.5 M ▲	$469.0 K ▲

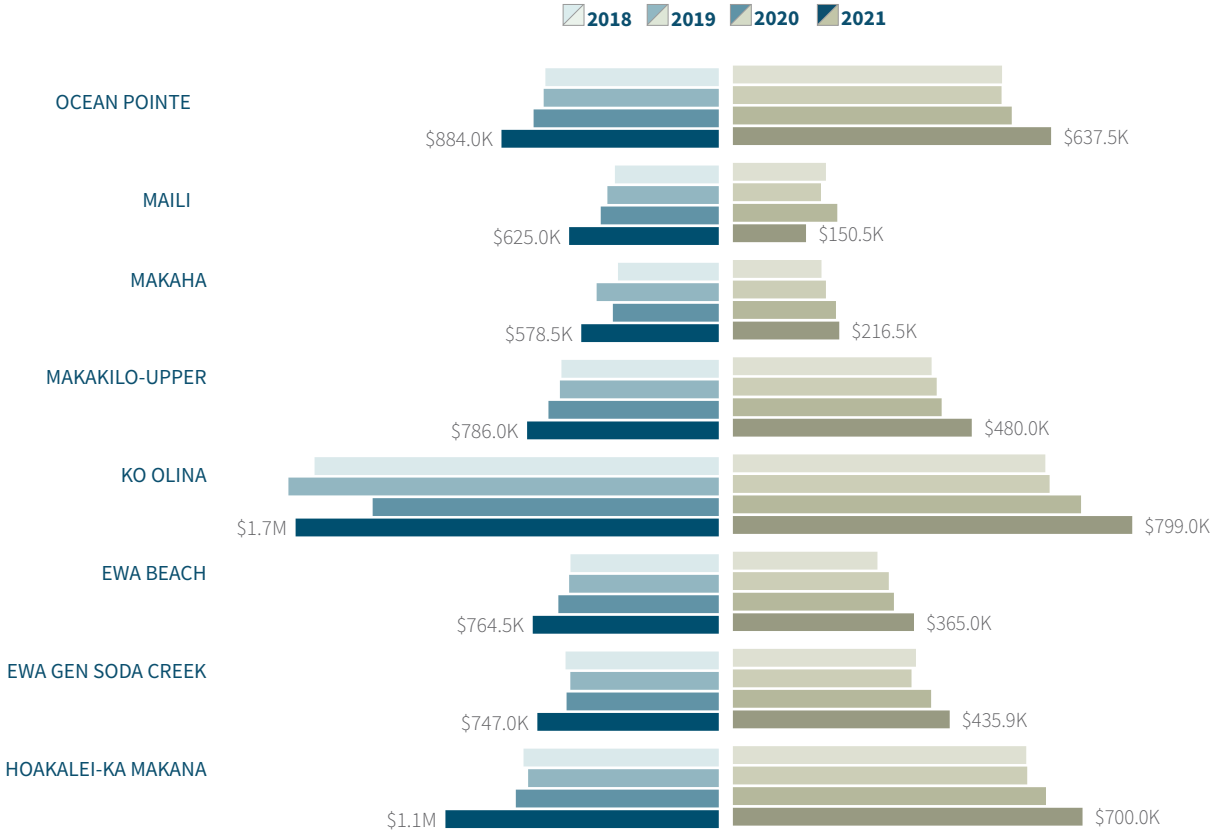
MONTHLY SALES HEAT MAP

TOP NEIGHBORHOOD	#
FARRINGTON HIGHWAY	10
KAKALA STREET	7
KAILEOLEA DRIVE	6
ALIINUI DRIVE	6
PALAHIA STREET	5
MAKALEA STREET	5
PUAMAEOLE STREET	5
KOIO DRIVE	5
KAMAKANA STREET	5
LAAULU STREET	4

TOP CONDO	#
KO OLINA KAI GOLF ESTATES	5
MAKAHA VALLEY PLTN	4
ARBORS	4
PUU HELEAKALA	4
KO OLINA HILLSIDE VILLAS	4
MAKAHA SURFSIDE	4
MAKAHA VALLEY TOWERS	3
KO OLINA FAIRWAYS	2
AWAKEA	2
MAKAKILO CLIFFS	2

YEAR TO DATE
WEST OAHU

SINGLE FAMILY MEDIAN | CONDOMINIUM MEDIAN



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
965
▲ 3.7% VS. LAST YEAR

MEDIAN SALES PRICE
$800,000
▲ 18.5% VS. LAST YEAR

TOTAL $ OF SALES
$797,544,546
▲ 24.2% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
737
▲ 32.1% VS. LAST YEAR

MEDIAN SALES PRICE
$500,000
▲ 16.0% VS. LAST YEAR

TOTAL $ OF SALES
$379,054,173
▲ 53.1% VS. LAST YEAR

VACANT LAND

 # OF SALES
25
▲ 38.9% VS. LAST YEAR

MEDIAN SALES PRICE
$425,000
▲ 4.9% VS. LAST YEAR

TOTAL $ OF SALES
$14,792,400
▲ 68.5% VS. LAST YEAR

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