TITLE GUARANTY HAWAII

WEST OAHU

RESIDENTIAL SALES REPORT SEPTEMBER 2022

ISLAND SALES

Single Family | Condominium

AVERAGE LIST PRICE

Single Family	Condominium
$1.3 M	$613.0 K

AVERAGE SOLD PRICE

Single Family	Condominium
$1.3 M	$606.9 K

MAX SOLD PRICE

Single Family	Condominium
$9.2 M	$7.5 M

% OF LIST PRICE RECEIVED

Single Family	Condominium
99.57%	99.01%

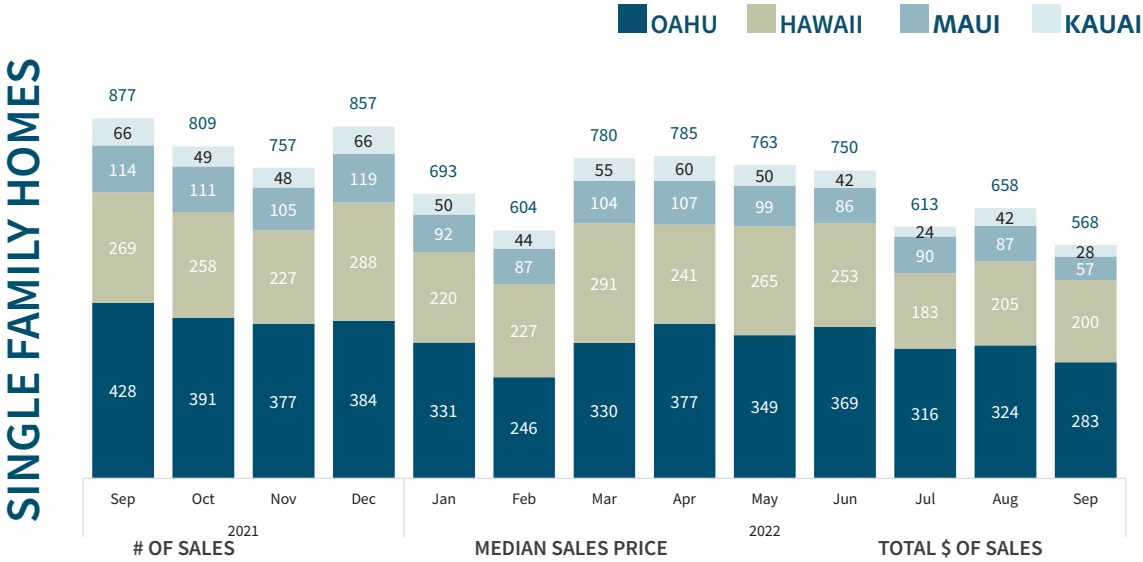
AVERAGE PRICE PER SQFT

Single Family	Condominium
$678.13	$672.44

MEDIAN DOM

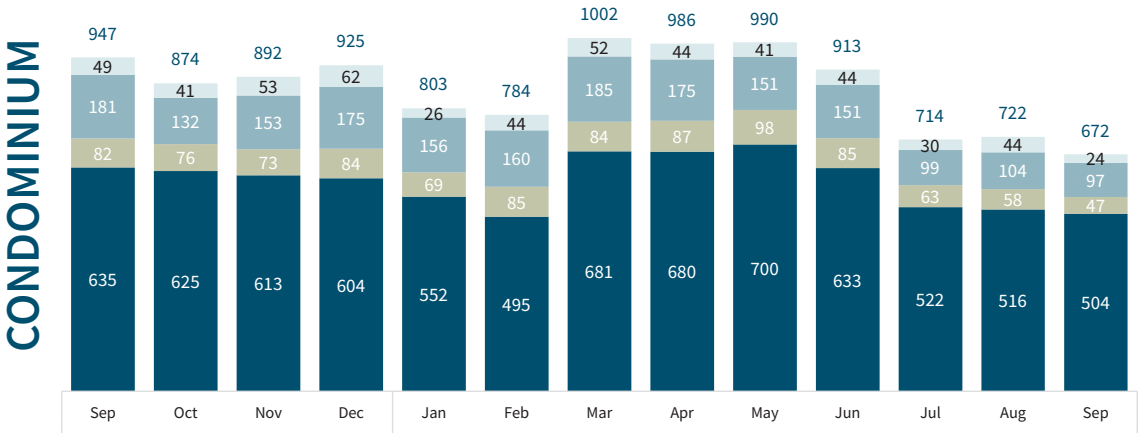
Single Family	Condominium
16	15

SINGLE FAMILY HOMES



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
283	**$1,100,000**	**$366,930,399**
↓ 12.7% VS. LAST MONTH	↓ 1.6% VS. LAST MONTH	↓ 14.9% VS. LAST MONTH
↓ 33.9% VS. LAST YEAR	↑ 4.8% VS. LAST YEAR	↓ 34.1% VS. LAST YEAR

CONDOMINIUM



# OF SALES	MEDIAN SALES PRICE	TOTAL $ OF SALES
504	**$505,000**	**$305,864,008**
↓ 2.3% VS. LAST MONTH	↑ 1.3% VS. LAST MONTH	↑ 8.5% VS. LAST MONTH
↓ 20.6% VS. LAST YEAR	↑ 6.3% VS. LAST YEAR	↓ 12.7% VS. LAST YEAR

Information effective 10/03/2022

REGIONAL SALES
WEST OAHU

SALES COMPARISON

Single Family | Condominium | Vacant Land

YTD TREND**

	SINGLE FAMILY				CONDOMINIUM				VACANT LAND			
CENTRAL	836	765	835	578	1055	932	1174	836	4	5	15	6
LEEWARD	1306	1415	1444	963	876	925	1158	802	8	36	45	24
NORTH SHORE	109	163	162	99	54	56	58	59	15	14	37	23
WINDWARD	609	710	801	483	344	380	477	280	9	20	41	22
EAST HONOLULU	609	606	821	472	372	362	558	295	10	10	16	5
HONOLULU	409	370	579	330	2838	2229	3982	3011	8	14	15	13

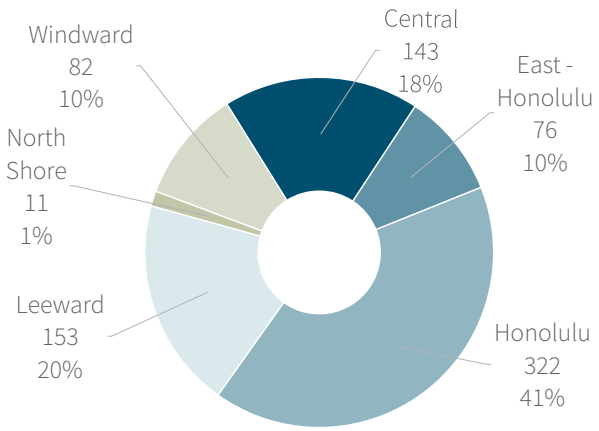
MONTH

	#	% CHANGE *	%CHANGE REGION *
CENTRAL	52	▼ 32.5%	▼ 27.0%
	91	▼ 22.9%	
	0	0.0%	
LEEWARD	86	▼ 33.3%	▼ 34.7%
	67	▼ 36.2%	
	3	▼ 40.0%	
NORTH SHORE	7	▼ 41.7%	▼ 31.6%
	4	0.0%	
	2	▼ 33.3%	
WINDWARD	47	▼ 42.0%	▼ 35.7%
	35	▼ 22.2%	
	1	▼ 66.7%	
EAST HONOLULU	53	▼ 30.3%	▼ 34.5%
	23	▼ 45.2%	
	2	▲ 100.0%	
HONOLULU	38	▼ 28.3%	▼ 14.1%
	284	▼ 11.5%	
	0	0.0%	

**Year-over-year and current YTD shown

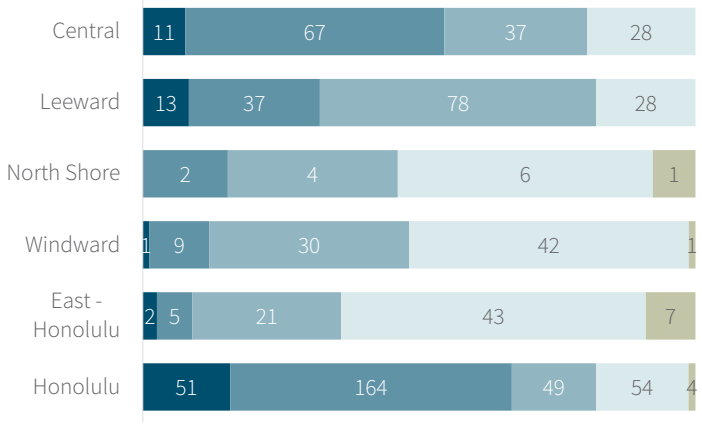
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

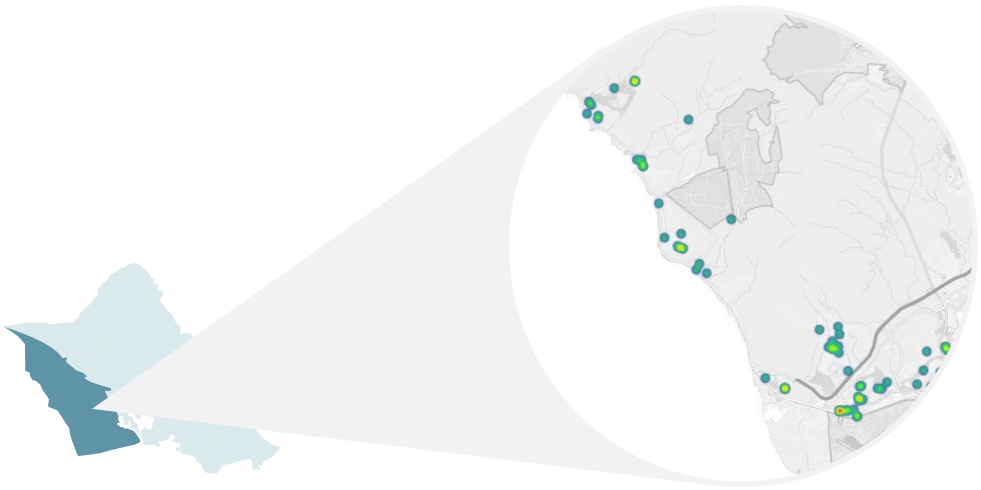
NEIGHBORHOOD SALES
WEST OAHU

NEIGHBORHOOD COMPARISON

▲▼ Increase/Decrease vs. Last Year ●- No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	$ AMT	MEDIAN	#	$ AMT	MEDIAN
MAKAHA	10 ▲	$6.5 M ▲	$695.8 K ▲	10 ▼	$2.7 M ▼	$287.0 K ▲
OCEAN POINTE	9 –	$10.5 M ▲	$1.1 M ▲	7 ▼	$5.2 M ▼	$740.0 K ▲
MAILI	9 ▼	$5.7 M ▼	$652.0 K ▲	4 –	$1.4 M ▲	$297.0 K ▼
MAKAKILO-UPPER	3 ▼	$2.8 M ▼	$950.0 K ▲	8 ▼	$4.2 M ▼	$528.0 K ▲
HOAKALEI-KA MAKANA	6 ▼	$6.8 M ▼	$1.1 M ▼	2 –	$1.6 M ▲	$775.0 K ▲
KAPOLEI	2 –	$1.7 M ▼	$834.5 K ▼	5 ▲	$2.6 M ▲	$515.0 K ▲
EWA	– –	– –	– –	6 ▼	$3.3 M ▼	$529.0 K ▲
KO OLINA	– –	– –	– –	6 ▼	$6.5 M ▼	$1.0 M ▲
WAIANAE	4 ▼	$3.0 M ▼	$785.0 K ▼	1 ▼	$160.0 K ▼	$160.0 K ▼
EWA BEACH	5 ▲	$3.9 M ▲	$725.0 K ▲	– –	– –	– –

MONTHLY SALES HEAT MAP

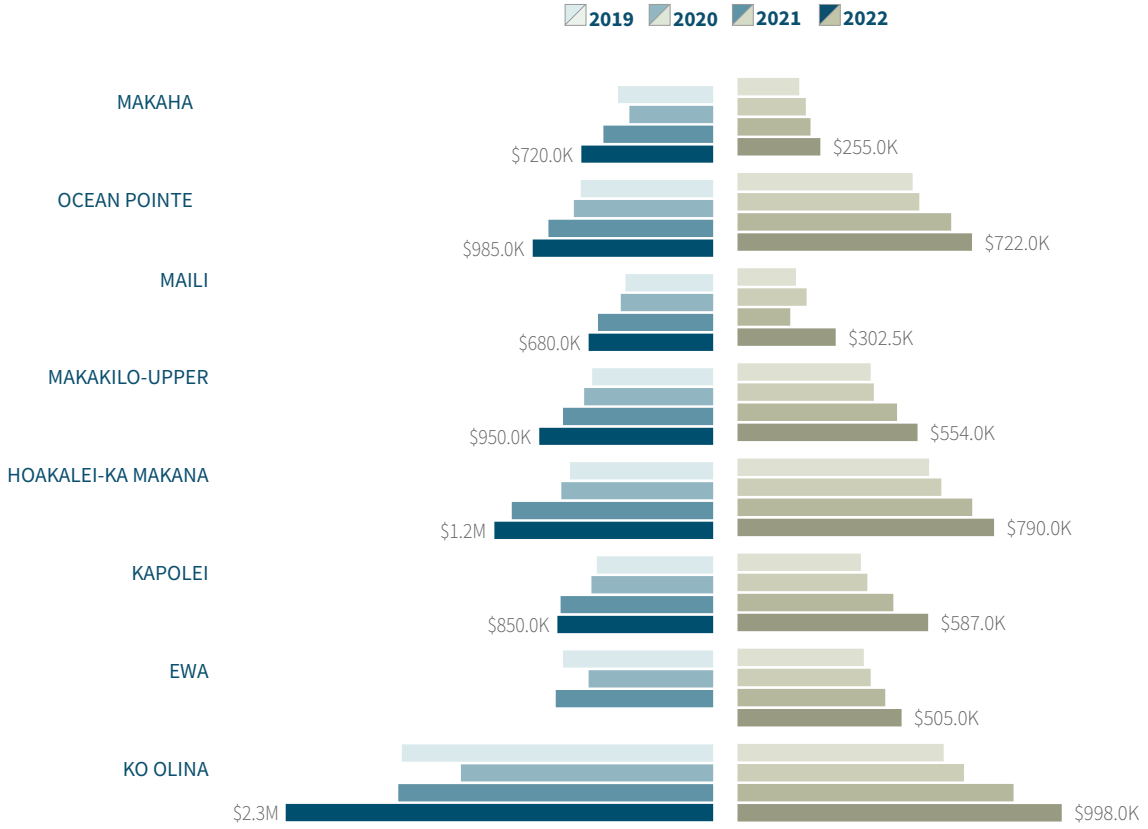


TOP NEIGHBORHOOD	#
MAKAKILO DRIVE	6
KAMAAHA AVENUE	6
KILI DRIVE	6
KAKALA STREET	4
HELELUA STREET	3
KEONEULA BOULEVARD	3
ALIINUI DRIVE	3
KAIMALIE STREET	3
ALA MAHIKU STREET	3
KAIOLI STREET	3

TOP CONDO	#
MAKAHA VALLEY TOWERS	6
POHAKALA AT MEHANA	4
MAKAHA VALLEY PLTN	4
KO OLINA HILLSIDE VILLAS	3
PUU HELEAKALA	3
KEALAKAI@KAPOLEI II	2
EWA APTS	2
SUN RISE	2
KAHIKU AT MEHANA	2
PALEHUA VILLAS	2

YEAR TO DATE
WEST OAHU

SINGLE FAMILY MEDIAN | CONDOMINIUM MEDIAN



YEAR TO DATE STATISTICS

SINGLE FAMILY HOMES

 # OF SALES
963
12.1% VS. LAST YEAR

MEDIAN SALES PRICE
$899,000
12.4% VS. LAST YEAR

TOTAL $ OF SALES
$911,503,386
0.1% VS. LAST YEAR

CONDOMINIUM

 # OF SALES
802
5.1% VS. LAST YEAR

MEDIAN SALES PRICE
$561,250
13.4% VS. LAST YEAR

TOTAL $ OF SALES
$468,806,150
7.6% VS. LAST YEAR

VACANT LAND

 # OF SALES
24
22.6% VS. LAST YEAR

MEDIAN SALES PRICE
$615,000
32.3% VS. LAST YEAR

TOTAL $ OF SALES
$16,245,001
12.4% VS. LAST YEAR

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