



TITLE GUARANTY HAWAII

WINDWARD OAHU RESIDENTIAL SALES REPORT JANUARY 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$662.9 K

AVERAGE SOLD PRICE



\$1.3 M \$648.9 K

MAX SOLD PRICE



\$6.3 M \$4.0 M

% OF LIST PRICE RECEIVED



97.30% 97.89%

AVERAGE PRICE PER SQFT



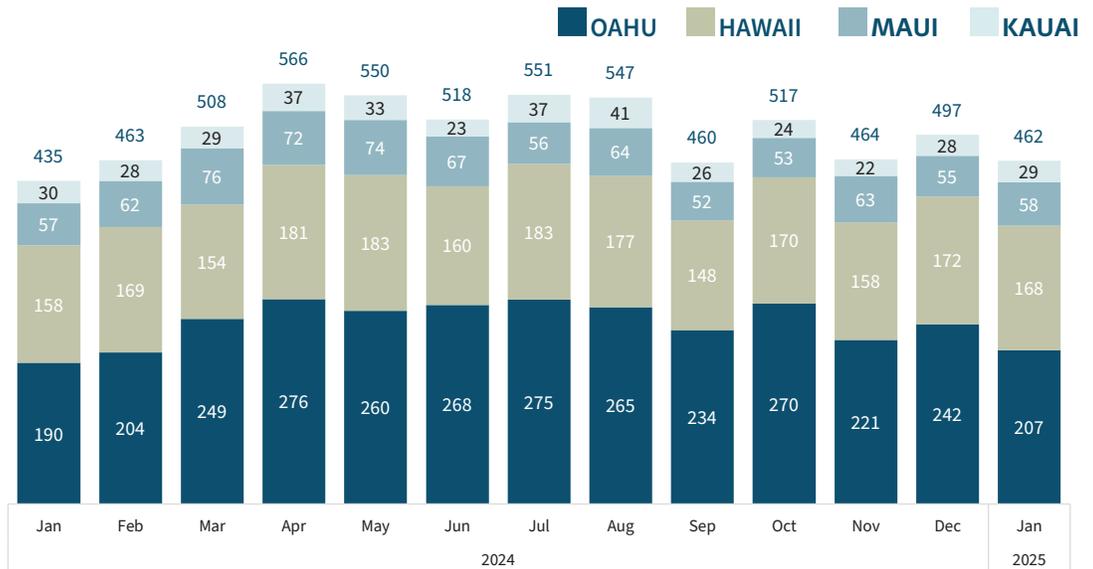
\$681.65 \$683.03

MEDIAN DOM



24 38

SINGLE FAMILY HOMES



# OF SALES

207

14.5% vs. last month, 8.9% vs. last year

MEDIAN SALES PRICE

\$1,110,000

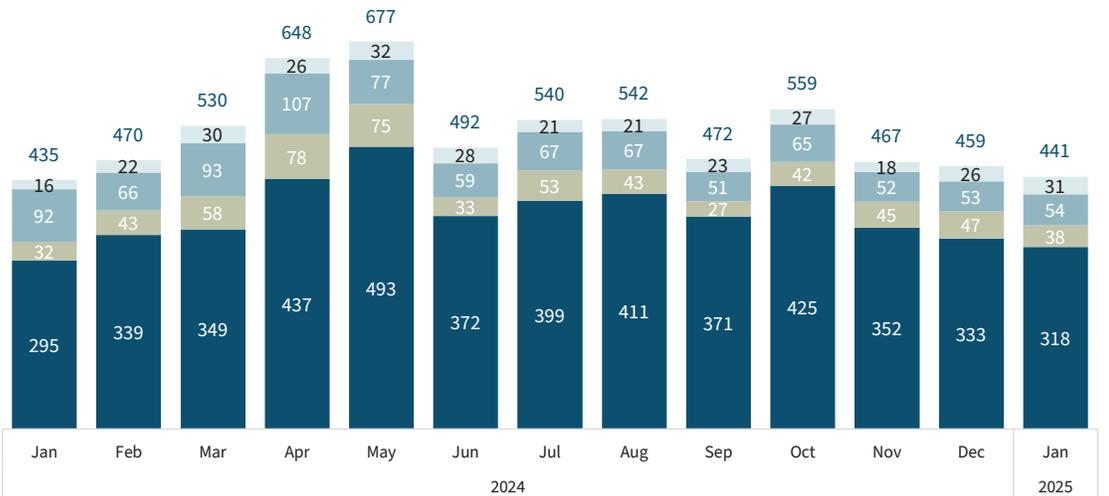
4.8% vs. last month, 9.9% vs. last year

TOTAL \$ OF SALES

\$274,842,445

7.9% vs. last month, 10.2% vs. last year

CONDOMINIUM



# OF SALES

318

4.5% vs. last month, 7.8% vs. last year

MEDIAN SALES PRICE

\$539,500

0.8% vs. last month, 7.9% vs. last year

TOTAL \$ OF SALES

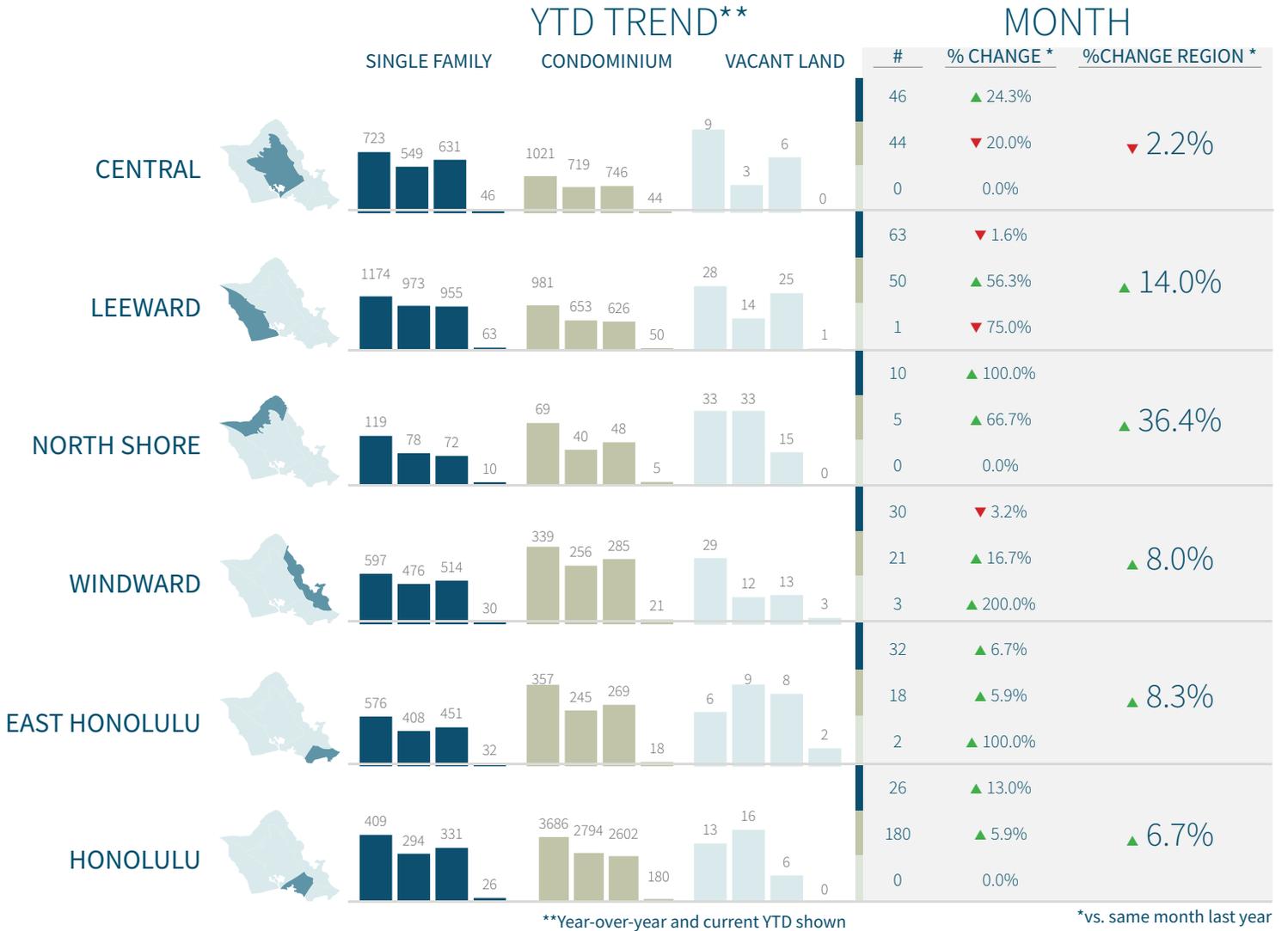
\$206,345,471

1.5% vs. last month, 18.1% vs. last year

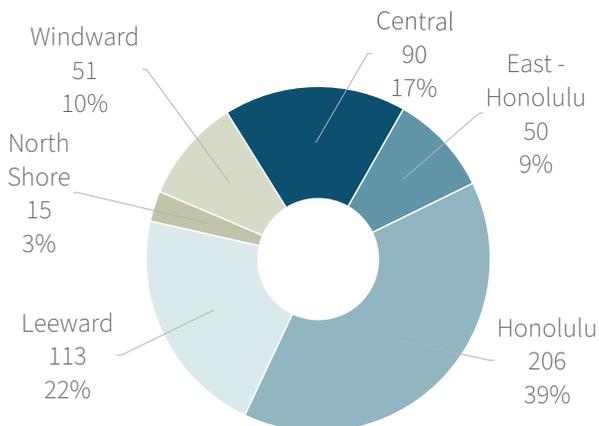
# REGIONAL SALES WINDWARD OAHU

## SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

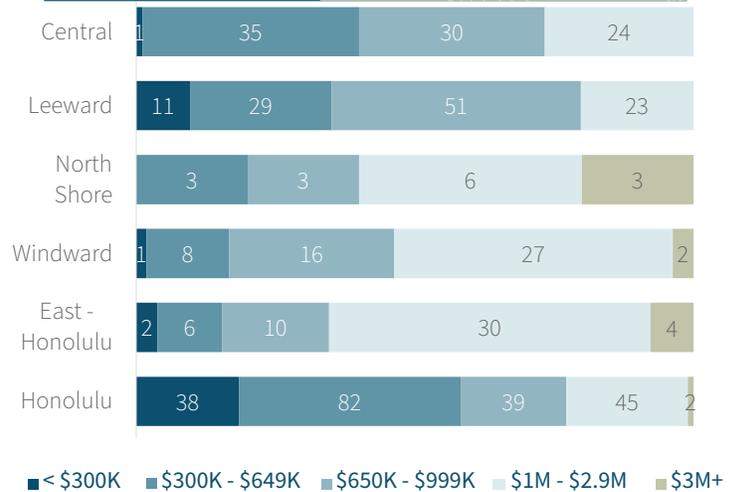


## SALES BY REGION



\*excluding vacant land sales

## SALES BY PRICE RANGE



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

# NEIGHBORHOOD SALES WINDWARD OAHU

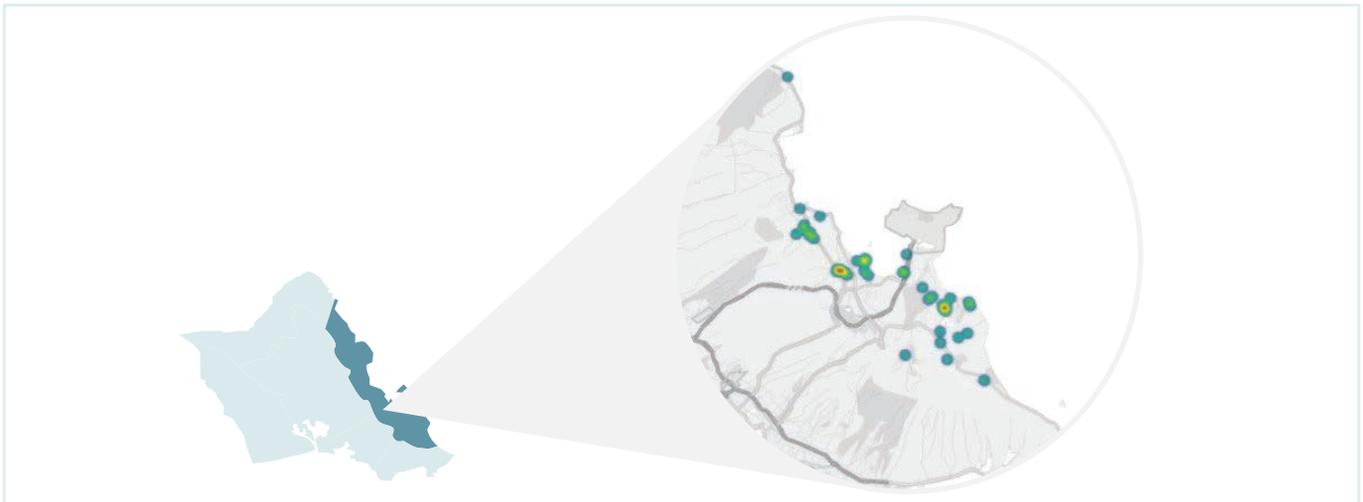
## NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WINDWARD ESTATES	--	--	--	5 ▲	\$3.0 M ▲	\$692.6 K ▼
KAILUA TOWN	--	--	--	5 -	\$4.3 M ▲	\$800.0 K ▲
LILIPUNA	3 ▲	\$3.8 M ▲	\$1.2 M ▼	--	--	--
COCONUT GROVE	3 ▲	\$3.5 M ▲	\$1.2 M ▼	--	--	--
PUNALUU	--	--	--	2 -	\$870.0 K -	\$435.0 K -
TEMPLE VALLEY	1 -	\$1.1 M -	\$1.1 M -	2 -	\$1.2 M ▼	\$623.5 K ▼
KAAAWA	1 ▼	\$1.2 M ▼	\$1.2 M ▲	1 -	\$570.0 K -	\$570.0 K -
AHUIMANU AREA	2 -	\$1.6 M -	\$815.0 K -	--	--	--
HAUULA	2 ▼	\$1.9 M ▼	\$963.3 K ▲	--	--	--
KUKILAKILA	--	--	--	2 -	\$2.2 M -	\$1.1 M -

## MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	5
EMEPELA PLACE	3
KEOLU DRIVE	3
AOLOA PLACE	2
KAILUA ROAD	2
KANEOHE BAY DRIVE	2
LILIPUNA ROAD	2
HAIKU ROAD	2
AHUIMANU ROAD	2
KAHUHIPA STREET	2

TOP CONDO	#
WINDWARD ESTATE	3
KUKILAKILA	2
PATS AT PUNALUU	2
MAKAUA VILLAGE	1
HALE ANAOLE APTS	1
NANI KOOLAU	1
HAIKU GARDENS	1
KAHALUU GARDENS	1
CLUB VIEW GARDENS 2	1
KOOLAU VISTA	1

# YEAR TO DATE WINDWARD OAHU

## SINGLE FAMILY MEDIAN

## CONDOMINIUM MEDIAN

2022 2023 2024 2025

WINDWARD ESTATES



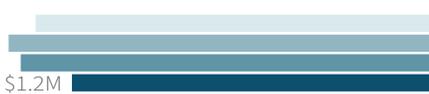
KAILUA TOWN



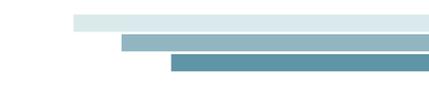
LILIPUNA



COCONUT GROVE



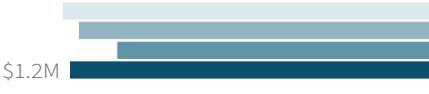
PUNALUU



TEMPLE VALLEY



KAAAWA



AHUIMANU AREA



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**30**

↓ **3.2%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,225,000**

↓ **16.1%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$44,407,699**

↓ **26.9%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**21**

↑ **16.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$725,000**

↓ **4.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$15,633,600**

↑ **13.2%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**3**

↑ **200.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,500,000**

↓ **75.8%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$3,350,000**

↓ **46.0%** VS. LAST YEAR



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**TG**

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HAWAII

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