



TITLE GUARANTY HAWAII

# WINDWARD OAHU RESIDENTIAL SALES REPORT DECEMBER 2024

## ISLAND SALES

Single Family Condominium

### AVERAGE LIST PRICE



\$1.2 M \$653.4 K

### AVERAGE SOLD PRICE



\$1.2 M \$635.0 K

### MAX SOLD PRICE



\$6.3 M \$3.7 M

### % OF LIST PRICE RECEIVED



98.96% 97.18%

### AVERAGE PRICE PER SQFT



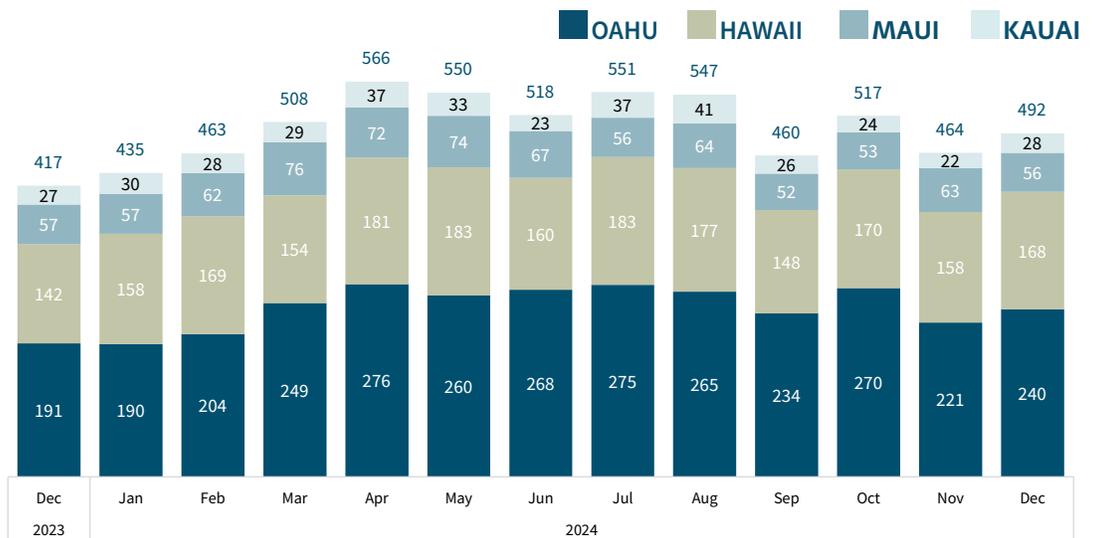
\$671.09 \$691.63

### MEDIAN DOM



18 34

### SINGLE FAMILY HOMES



# OF SALES

240

↑ 8.6% VS. LAST MONTH  
↑ 25.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,056,833

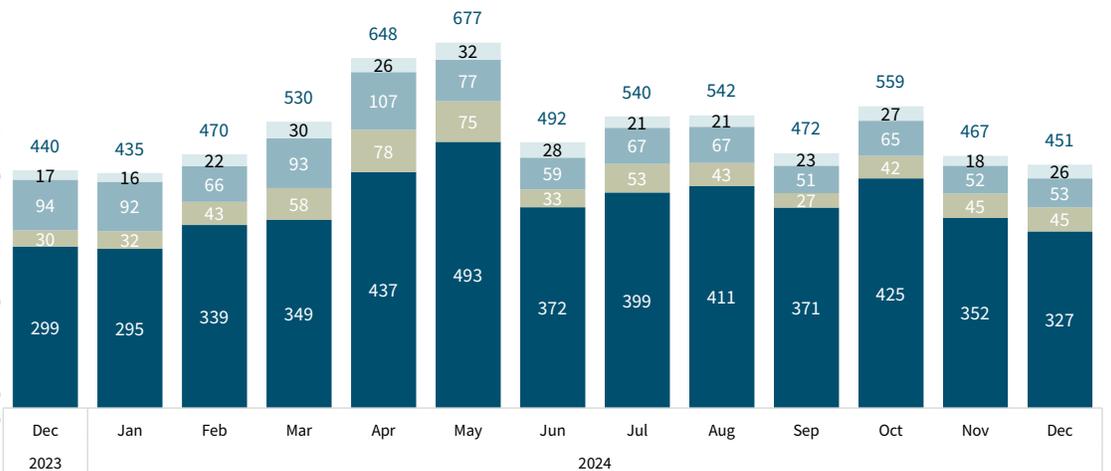
↓ 3.8% VS. LAST MONTH  
↑ 6.2% VS. LAST YEAR

TOTAL \$ OF SALES

\$296,011,513

↑ 1.9% VS. LAST MONTH  
↑ 29.4% VS. LAST YEAR

### CONDOMINIUM



# OF SALES

327

↓ 7.1% VS. LAST MONTH  
↑ 9.4% VS. LAST YEAR

MEDIAN SALES PRICE

\$540,000

↑ 2.1% VS. LAST MONTH  
↑ 5.9% VS. LAST YEAR

TOTAL \$ OF SALES

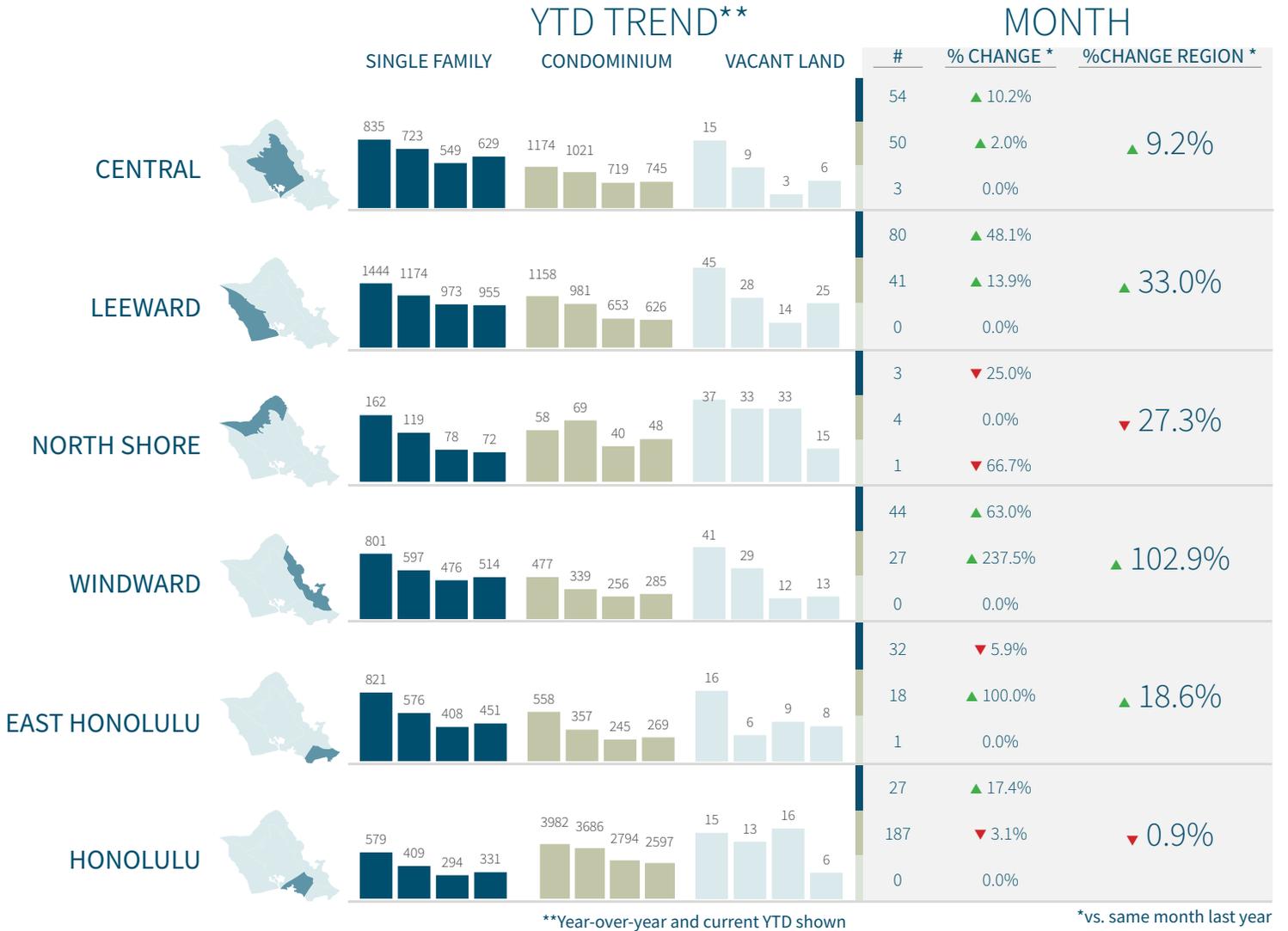
\$207,645,257

↓ 5.5% VS. LAST MONTH  
↑ 13.3% VS. LAST YEAR

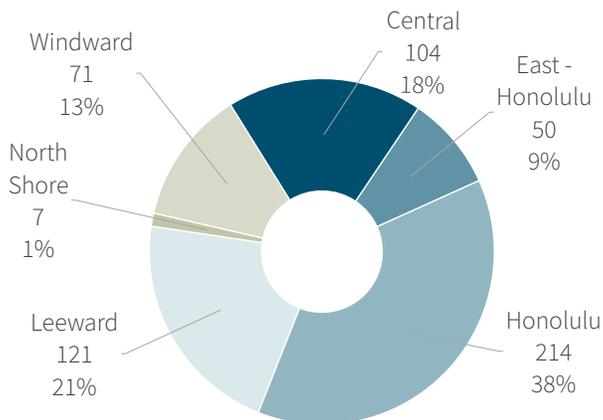
# REGIONAL SALES WINDWARD OAHU

## SALES COMPARISON

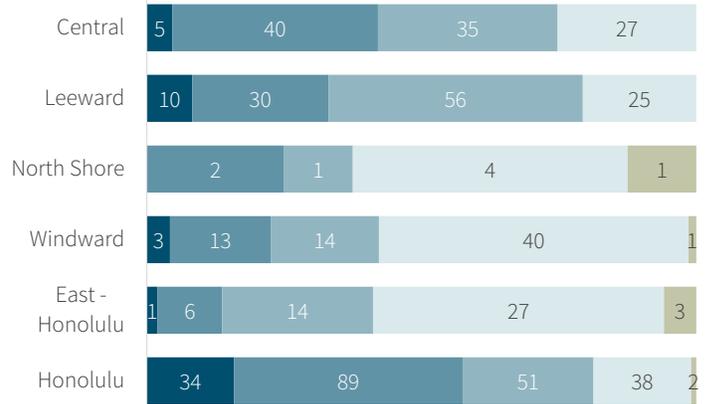
■ Single Family ■ Condominium ■ Vacant Land



## SALES BY REGION



## SALES BY PRICE RANGE



\*excluding vacant land sales

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

# NEIGHBORHOOD SALES 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
KEOLU HILLS	6 ▲	\$8.7 M ▲	\$1.4 M ▲	--	--	--
WINDWARD ESTATES	--	--	--	6 ▲	\$3.1 M ▲	\$452.5 K ▼
PUNALUU	1 -	\$1.4 M -	\$1.4 M -	4 -	\$1.1 M -	\$221.0 K -
COCONUT GROVE	5 ▲	\$5.5 M ▲	\$1.1 M ▼	--	--	--
KAILUA TOWN	--	--	--	4 ▲	\$3.3 M ▲	\$850.0 K ▲
MAHINUI	1 -	\$2.1 M -	\$2.1 M -	2 -	\$1.2 M -	\$596.5 K -
ENCHANTED LAKE	2 ▲	\$3.3 M ▲	\$1.6 M ▲	1 -	\$870.0 K -	\$870.0 K -
MAUNAWILI	3 -	\$6.6 M -	\$2.1 M -	--	--	--
AIKAHI PARK	1 -	\$1.9 M -	\$1.9 M -	1 -	\$799.0 K -	\$799.0 K -
HAIKU PLANTATION	--	--	--	2 -	\$1.6 M -	\$805.5 K -

## MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	7
KAHUHIPA STREET	4
AOLOA STREET	3
PUNAA STREET	3
KEOLU DRIVE	2
IKEANANI DRIVE	2
HAIKU ROAD	2
AALAPAPA DRIVE	1
AHINALU PLACE	1
AIKAPA PLACE	1

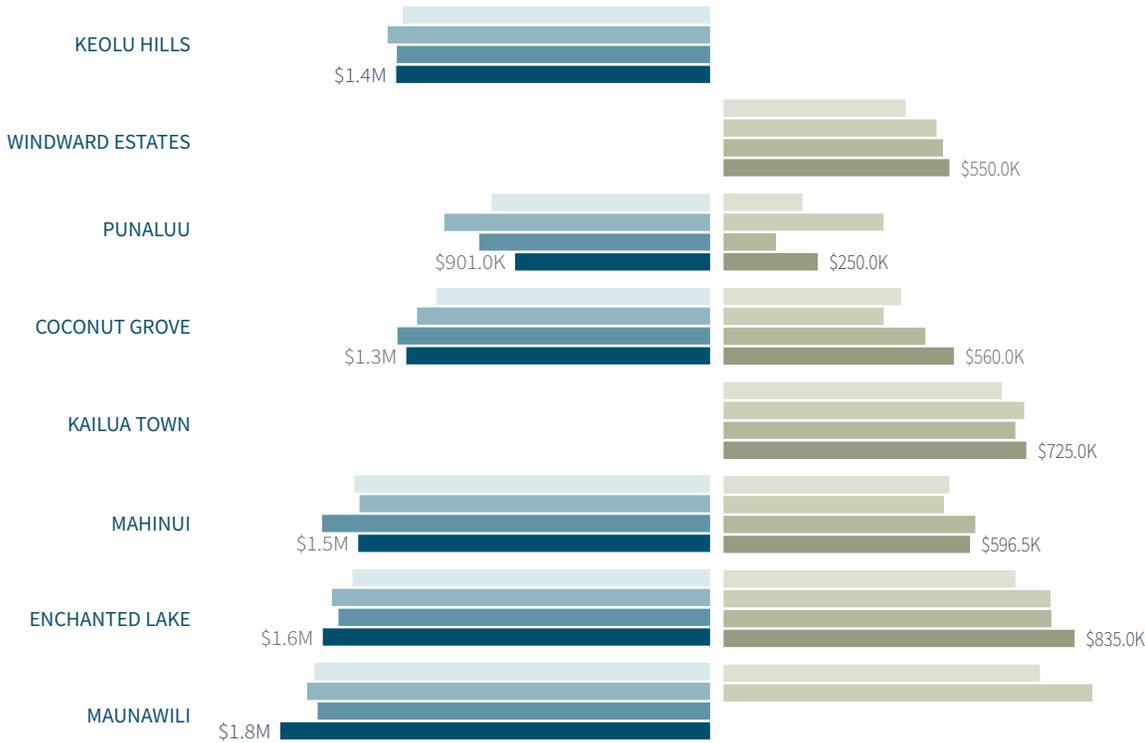
TOP CONDO	#
HANOHANO HALE	3
HEALANI GARDENS	2
WINDWARD PASSAGE	2
MOUNTAIN VIEW TERRACE	2
BLUESTONE	1
KAHALUU GARDENS	1
GARDENIA MANOR	1
HAIKU POINT 2	1
AIKAHI GARDENS	1
HALE ANAOLE APTS	1

# YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2021 2022 2023 2024



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**514**

⬆️ **8.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,397,000**

⬆️ **0.4%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$867,233,345**

⬆️ **9.7%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**285**

⬆️ **11.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$710,000**

⬆️ **3.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$205,931,104**

⬆️ **13.6%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**13**

⬆️ **8.3%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$500,000**

⬆️ **44.0%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$12,798,799**

⬆️ **15.0%** VS. LAST YEAR



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**TG**

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