



TITLE GUARANTY HAWAII

WINDWARD 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



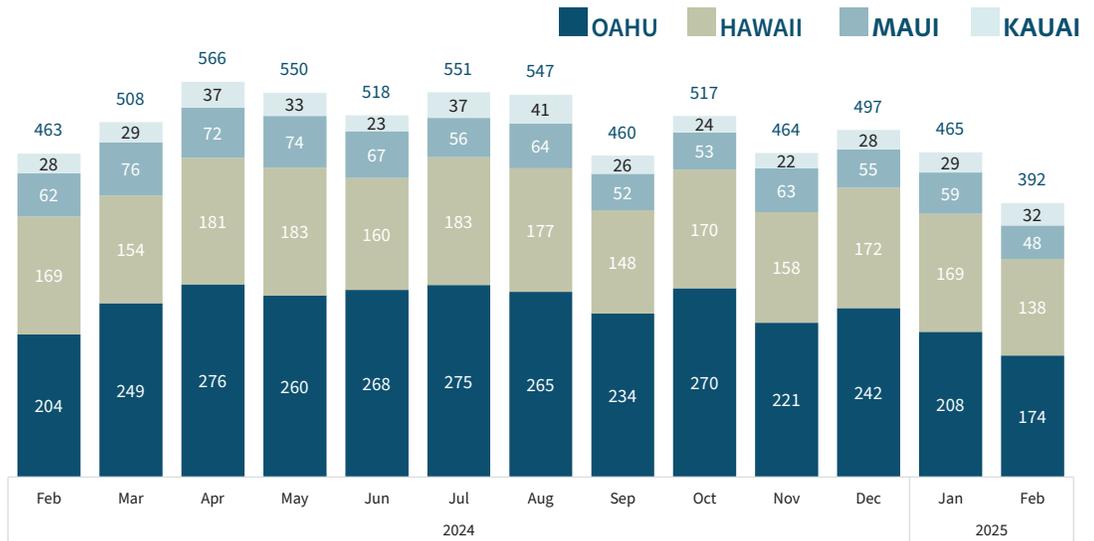
\$667.76 \$686.48

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

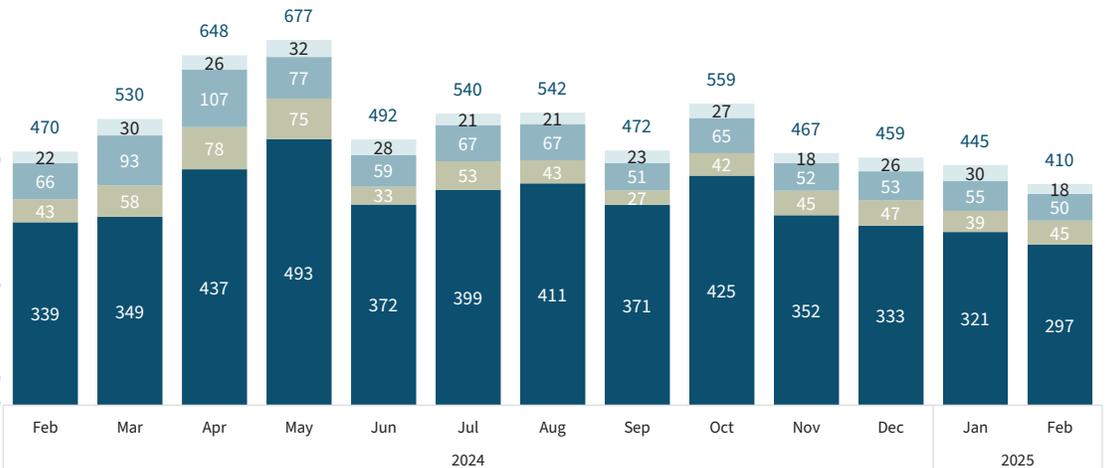
3.4% VS. LAST MONTH 8.5% VS. LAST YEAR

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

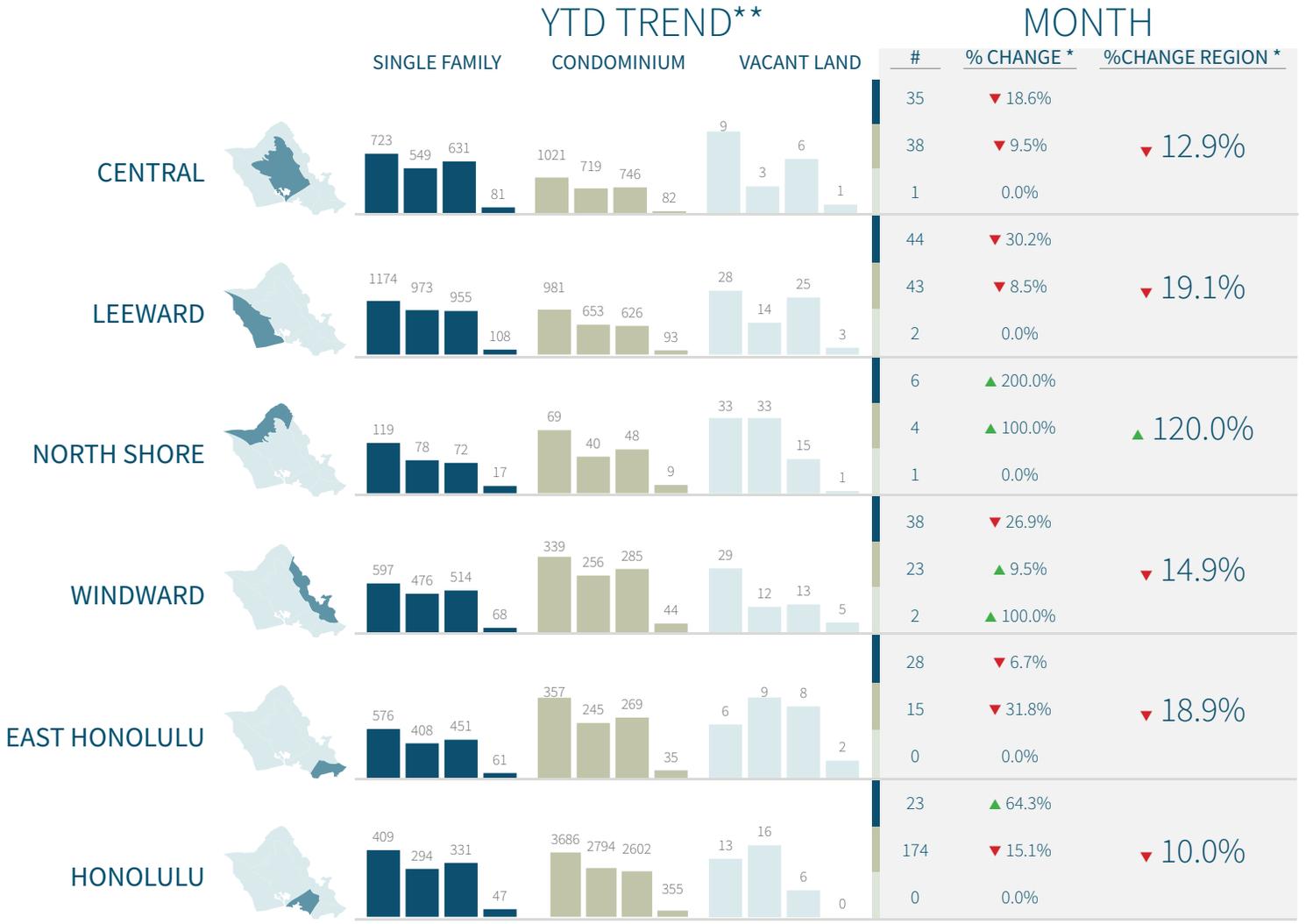
\$181,675,796

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

REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

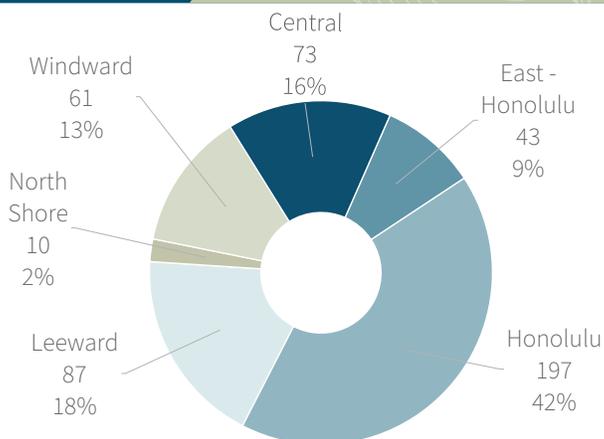
■ Single Family ■ Condominium ■ Vacant Land



**Year-over-year and current YTD shown

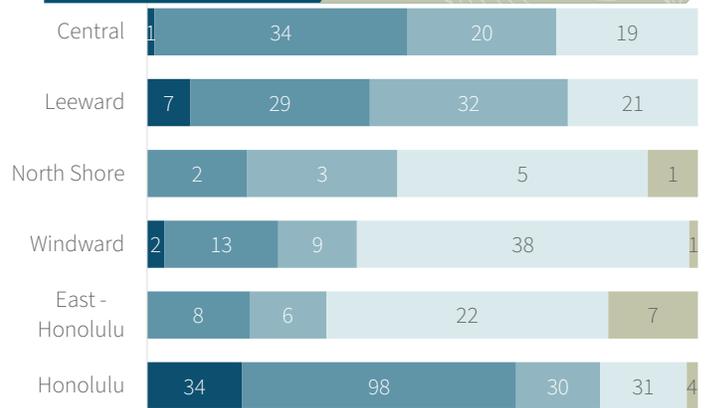
*vs. same month last year

SALES BY REGION



*excluding vacant land sales

SALES BY PRICE RANGE



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

NEIGHBORHOOD SALES 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
PUNALUU	--	--	--	4 ▲	\$1.2 M ▲	\$313.0 K ▼
WINDWARD ESTATES	--	--	--	4 ▲	\$2.2 M ▲	\$487.5 K ▼
PUUALII	--	--	--	4 ▲	\$2.8 M ▲	\$544.5 K ▼
HALE KOU	2 -	\$2.3 M -	\$1.1 M -	2 -	\$925.0 K -	\$462.5 K -
PIKOILOA	4 ▲	\$4.4 M ▲	\$1.1 M ▼	--	--	--
WAIKALUA	3 -	\$3.4 M -	\$1.3 M -	--	--	--
KAILUA TOWN	--	--	--	3 ▼	\$2.9 M ▼	\$950.0 K ▲
KEOLU HILLS	3 -	\$4.7 M -	\$1.7 M -	--	--	--
COCONUT GROVE	2 ▼	\$2.4 M ▼	\$1.2 M ▼	--	--	--
AIKAHI PARK	1 -	\$2.3 M -	\$2.3 M -	1 -	\$725.0 K ▲	\$725.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	6
WAIKALUA ROAD	2
LULUKU ROAD	2
LEHUUILA STREET	2
HUI IWA STREET	2
ULUPUNI STREET	2
KAHUHIPA STREET	2
AOLOA STREET	2
KIOWAI STREET	2
AIAI PLACE	1

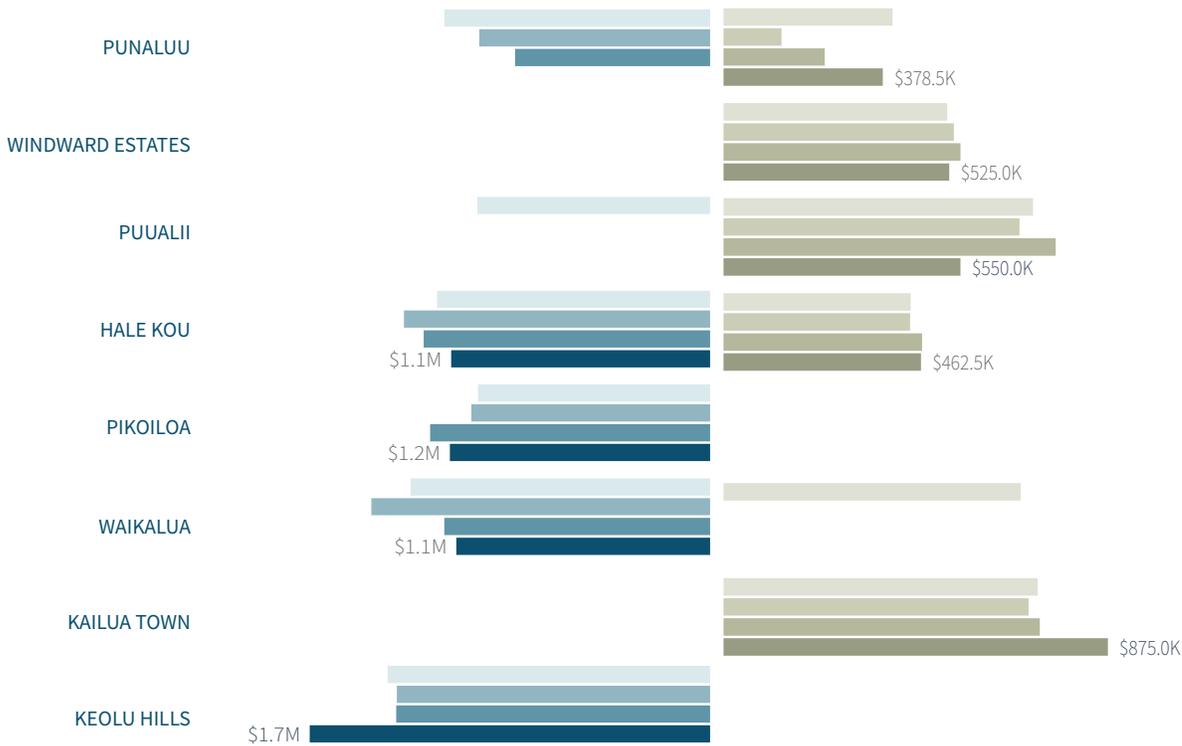
TOP CONDO	#
HANOHANO HALE	4
PUU ALII 2-2	2
HELANI GARDENS	1
AIKAHI GARDENS	1
HALE ANAOLE APTS	1
DEVLAND HALE	1
KAHALUU GARDENS	1
GARDENIA MANOR	1
AHUIMANU GARDENS 1	1
HAIKU POINT 2	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

68

↓ **18.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,300,000

↓ **7.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$100,274,699

↓ **29.2%** VS. LAST YEAR



CONDOMINIUM

OF SALES

44

↑ **12.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$647,500

↓ **10.7%** VS. LAST YEAR

TOTAL \$ OF SALES

\$29,763,222

↑ **3.3%** VS. LAST YEAR



VACANT LAND

OF SALES

5

↑ **150.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,100,000

↓ **65.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$5,450,000

↓ **13.6%** VS. LAST YEAR



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