



TITLE GUARANTY HAWAII

WINDWARD OAHU RESIDENTIAL SALES REPORT MARCH 2025 ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.8 M \$627.6 K

AVERAGE SOLD PRICE



\$1.8 M \$612.7 K

MAX SOLD PRICE



\$65.8 M \$6.8 M

% OF LIST PRICE RECEIVED



99.39% 97.63%

AVERAGE PRICE PER SQFT



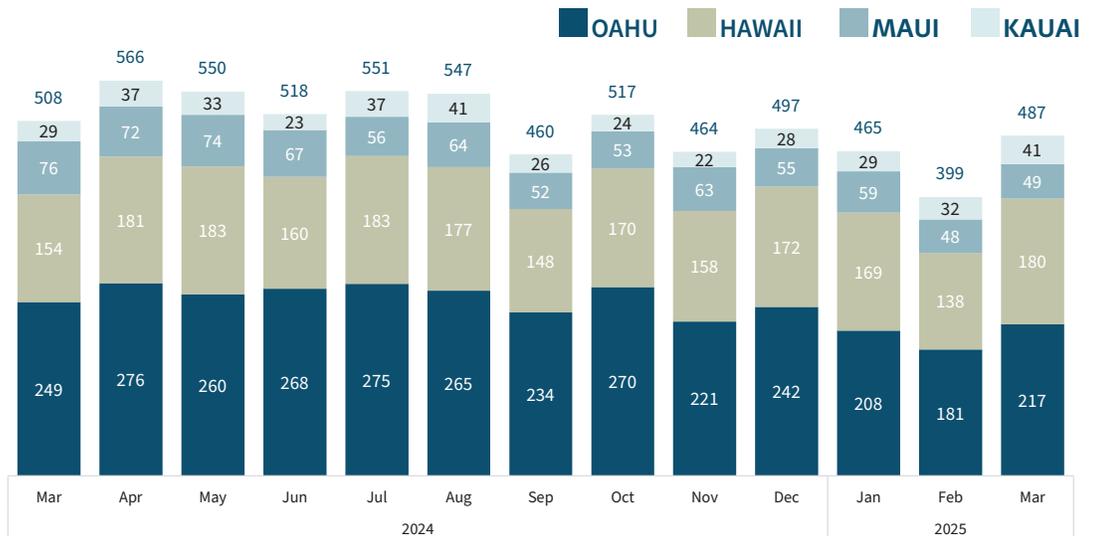
\$766.64 \$681.26

MEDIAN DOM



16 40

SINGLE FAMILY HOMES



OF SALES

217

19.9% VS. LAST MONTH 12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,150,000

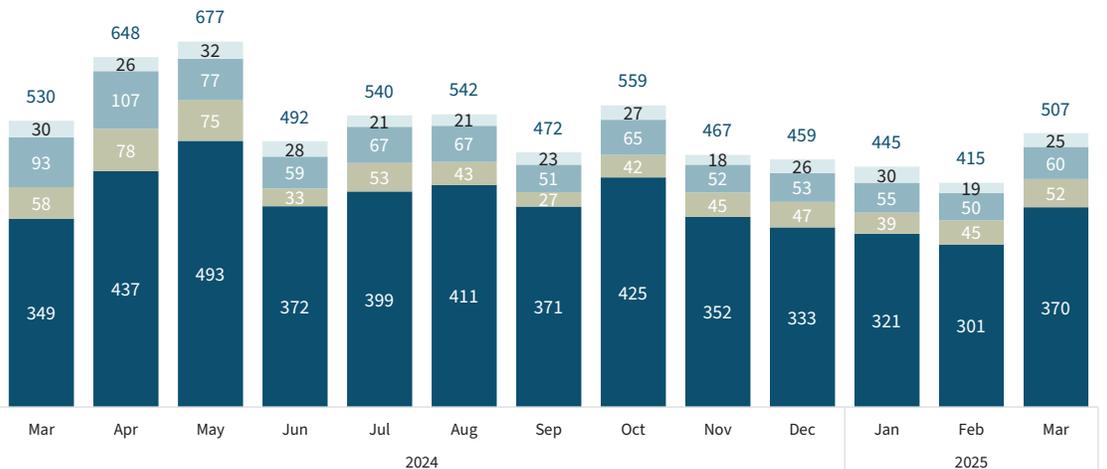
0.0% VS. LAST MONTH 6.5% VS. LAST YEAR

TOTAL \$ OF SALES

\$389,569,101

57.4% VS. LAST MONTH 14.9% VS. LAST YEAR

CONDOMINIUM



OF SALES

370

22.9% VS. LAST MONTH 6.0% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

0.2% VS. LAST MONTH 0.0% VS. LAST YEAR

TOTAL \$ OF SALES

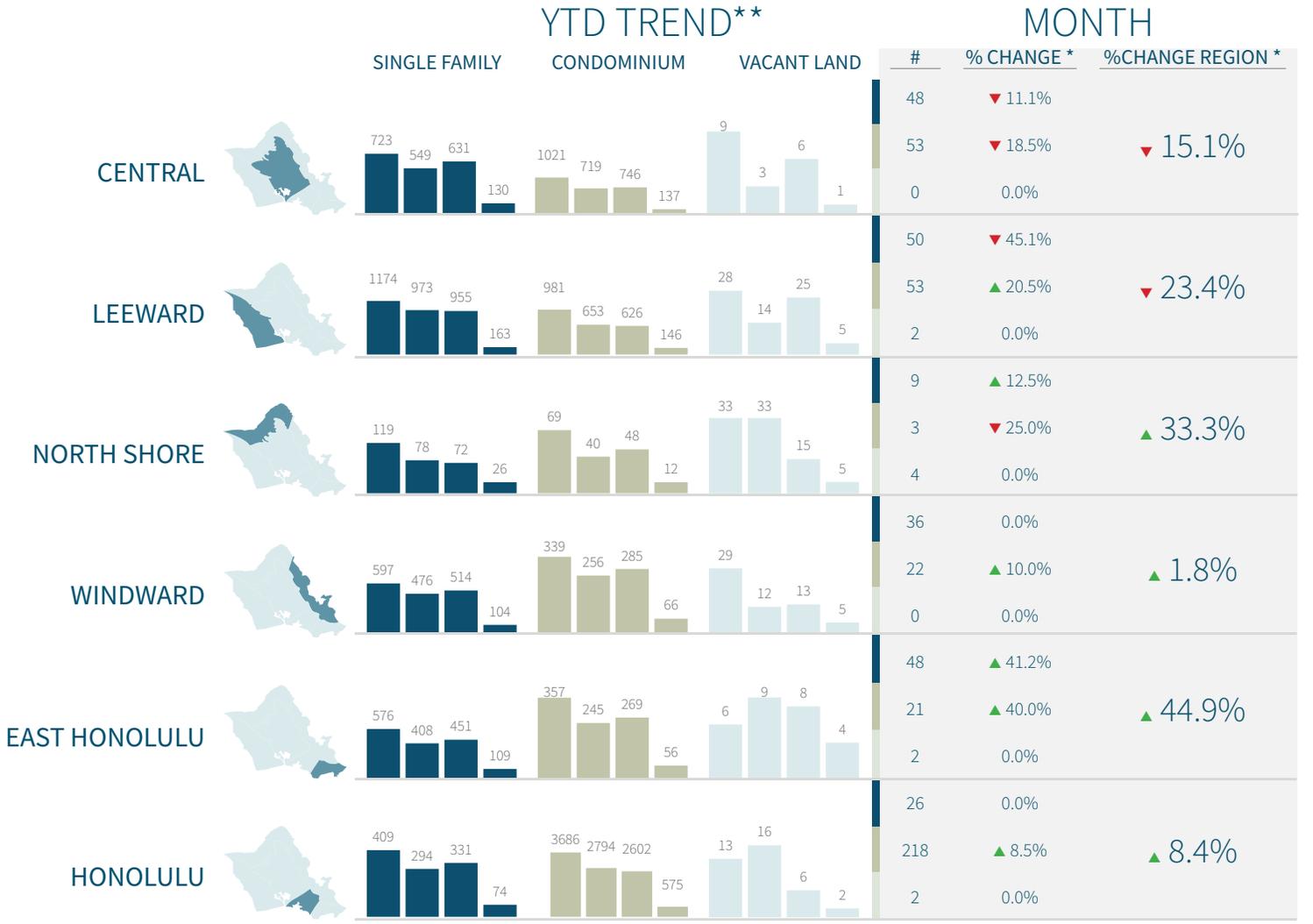
\$226,705,560

24.1% VS. LAST MONTH 12.8% VS. LAST YEAR

REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

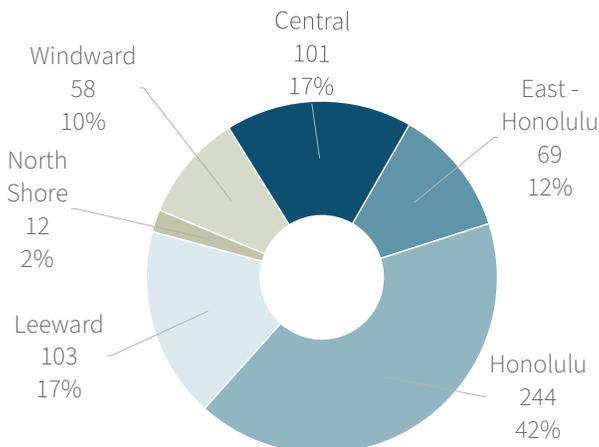
■ Single Family ■ Condominium ■ Vacant Land



**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
KAILUA TOWN	--	--	--	7 ▲	\$4.8 M ▲	\$685.0 K ▼
ENCHANTED LAKE	5 ▲	\$8.6 M ▲	\$1.7 M ▼	--	--	--
PUUALII	--	--	--	4 ▲	\$2.5 M ▲	\$567.5 K ▲
LANIKAI	3 ▲	\$13.8 M ▲	\$3.7 M ▲	--	--	--
HAIKU VILLAGE	1 -	\$940.0 K -	\$940.0 K -	1 -	\$775.0 K -	\$775.0 K -
KAIMALINO	2 -	\$9.0 M -	\$4.5 M -	--	--	--
KALAMA/CNUT GROV	2 -	\$2.5 M -	\$1.3 M -	--	--	--
HAUULA	2 ▼	\$1.8 M ▼	\$884.5 K ▼	--	--	--
BEACHSIDE	2 ▲	\$13.6 M ▲	\$6.8 M ▲	--	--	--
KAAAWA	--	--	--	2 -	\$760.0 K -	\$380.0 K -

MONTHLY SALES HEAT MAP



TOP STREETS

	#
AOLOA STREET	5
KAMEHAMEHA HIGHWAY	4
KEOLU DRIVE	3
AOLOA PLACE	2
LILIPUNA ROAD	2
MOKULUA DRIVE	2
PUULENA STREET	2
AKUMU STREET	2
HUI IWA STREET	2
AWAKEA ROAD	1

TOP CONDO

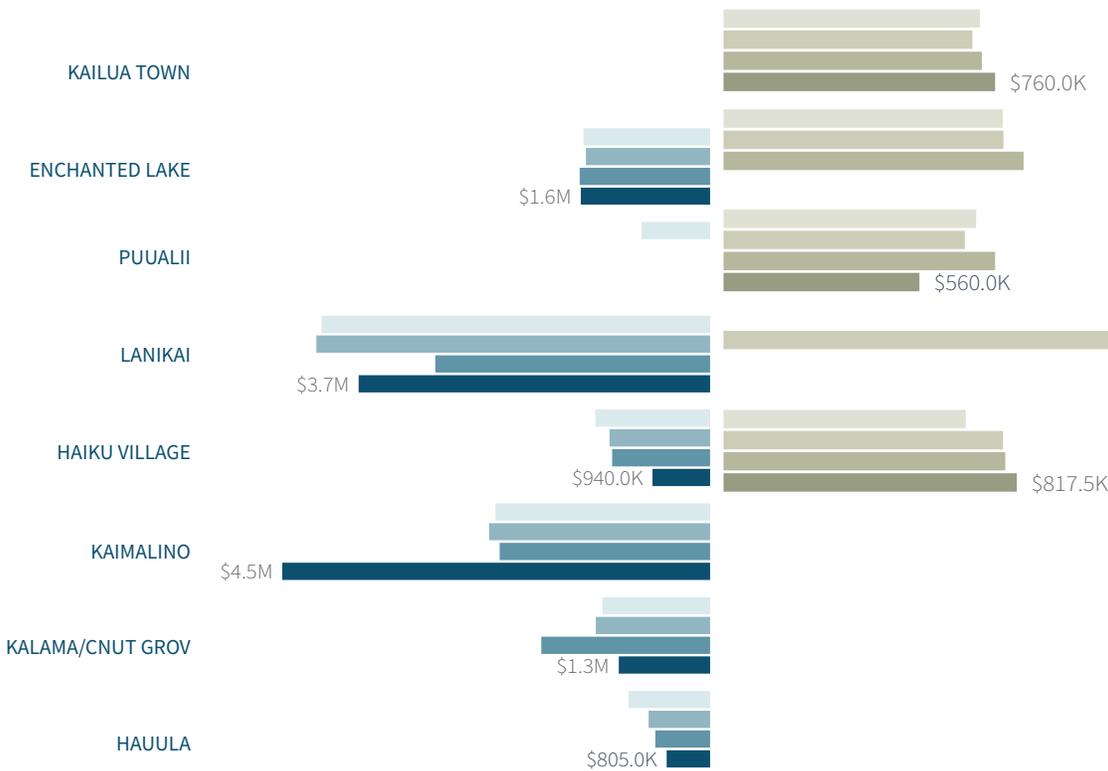
	#
WINDWARD PASSAGE	2
MAKAUA VILLAGE	2
KUKILAKILA	2
KOOLAU VISTA	2
HAIKU GARDENS	1
HANOHANO HALE	1
POINCIANA MANOR	1
GARDENIA MANOR	1
AIKAHI GARDENS	1
LILIPUNA	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

104

↓ **12.6%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,322,500

↓ **6.2%** VS. LAST YEAR

TOTAL \$ OF SALES

\$179,793,800

↓ **11.3%** VS. LAST YEAR



CONDOMINIUM

OF SALES

66

↑ **11.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$672,500

↓ **3.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$44,664,222

↑ **5.3%** VS. LAST YEAR



VACANT LAND

OF SALES

5

↑ **66.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,100,000

↑ **10.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$5,450,000

↓ **25.4%** VS. LAST YEAR



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TG

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