



TITLE GUARANTY HAWAII

WINDWARD OAHU RESIDENTIAL SALES REPORT APRIL 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$617.4 K

AVERAGE SOLD PRICE



\$1.4 M \$602.3 K

MAX SOLD PRICE



\$15.4 M \$4.4 M

% OF LIST PRICE RECEIVED



97.09% 97.54%

AVERAGE PRICE PER SQFT



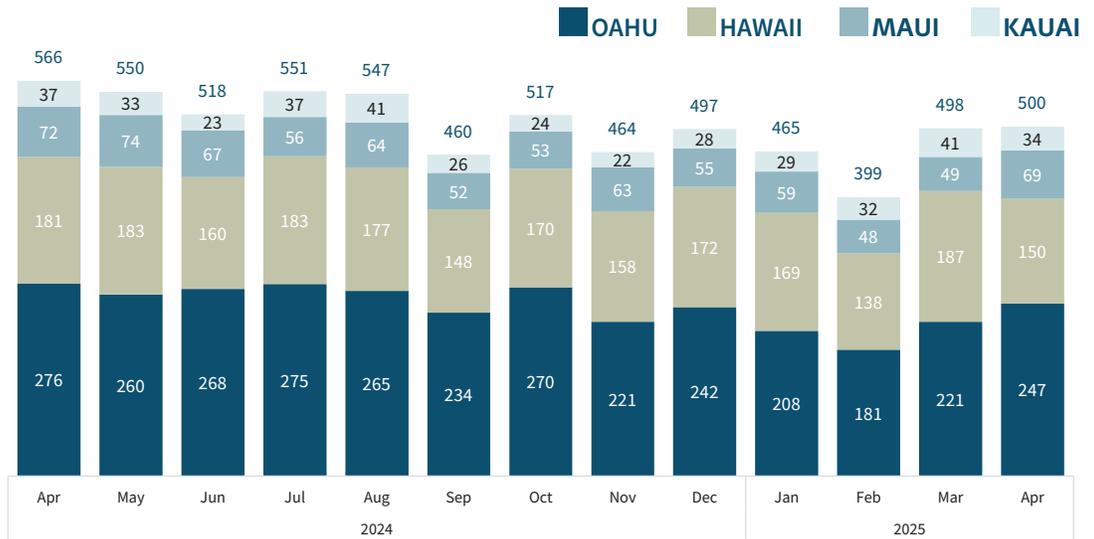
\$697.23 \$695.72

MEDIAN DOM



27 42

SINGLE FAMILY HOMES



# OF SALES

247

11.8% vs. last month, 10.5% vs. last year

MEDIAN SALES PRICE

\$1,160,000

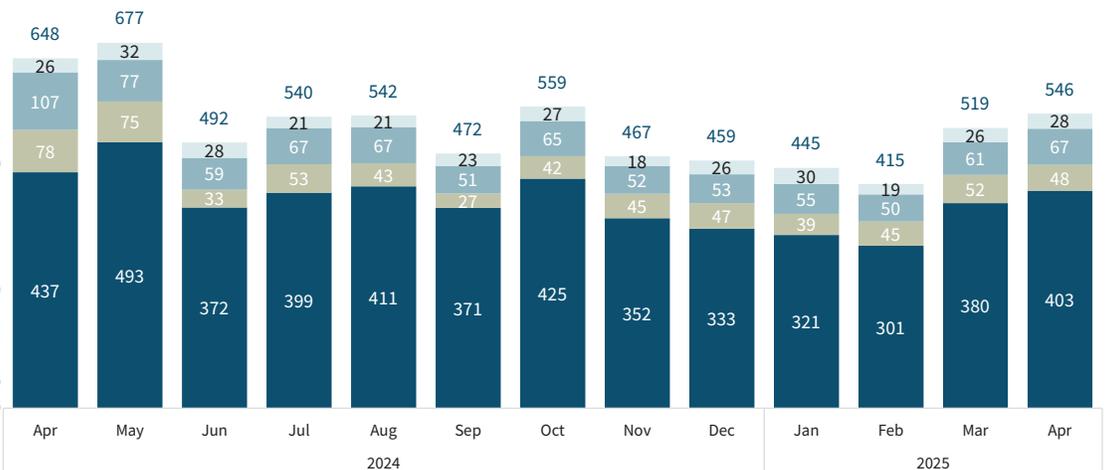
0.9% vs. last month, 7.4% vs. last year

TOTAL \$ OF SALES

\$345,868,819

12.3% vs. last month, 9.9% vs. last year

CONDOMINIUM



# OF SALES

403

6.1% vs. last month, 7.8% vs. last year

MEDIAN SALES PRICE

\$510,000

1.0% vs. last month, 3.4% vs. last year

TOTAL \$ OF SALES

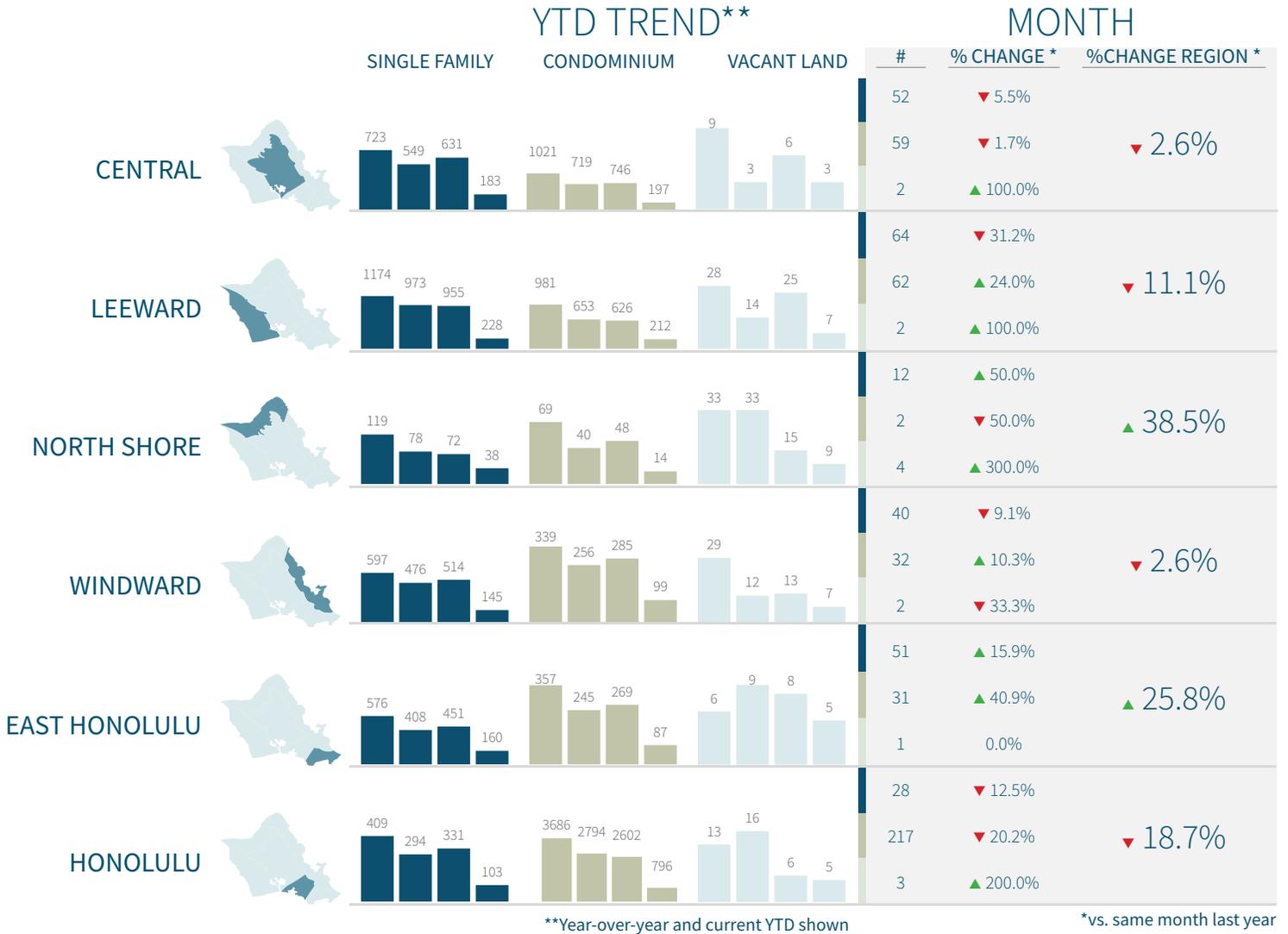
\$242,713,208

4.2% vs. last month, 9.8% vs. last year

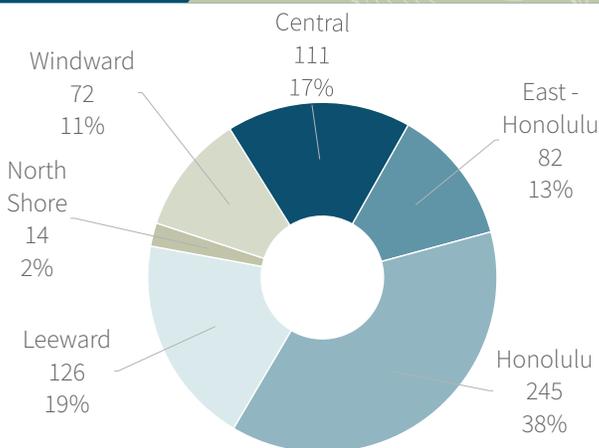
# REGIONAL SALES WINDWARD OAHU

## 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
PUUALII	--	--	--	7 ▲	\$5.5 M ▲	\$712.0 K ▼
KAILUA TOWN	--	--	--	6 ▼	\$4.8 M ▼	\$730.0 K ▼
ENCHANTED LAKE	4 ▲	\$7.9 M ▲	\$1.7 M ▲	1 -	\$865.0 K ▼	\$865.0 K ▼
LILIPUNA	2 -	\$3.4 M -	\$1.7 M -	3 ▲	\$2.4 M ▲	\$850.0 K ▼
WINDWARD ESTATES	--	--	--	4 ▼	\$2.3 M ▼	\$562.5 K ▲
COCONUT GROVE	4 ▲	\$5.3 M ▲	\$1.3 M ▼	--	--	--
PUNALUU	--	--	--	4 ▲	\$1.2 M ▲	\$306.5 K ▼
KEOLU HILLS	4 ▲	\$5.7 M ▲	\$1.3 M ▼	--	--	--
HAUULA	2 -	\$2.1 M ▲	\$1.0 M ▲	1 -	\$750.0 K -	\$750.0 K -
KAAAWA	2 ▲	\$2.4 M ▲	\$1.2 M ▲	1 ▼	\$529.0 K ▼	\$529.0 K ▼

## MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	6
WAILELE ROAD	3
KAHUHIPA STREET	3
KONOHIKI STREET	3
AOLOA STREET	3
KAHOA DRIVE	2
AOLOA PLACE	2
ANOI ROAD	2
ALIIKANE PLACE	2
ILIMANO STREET	2

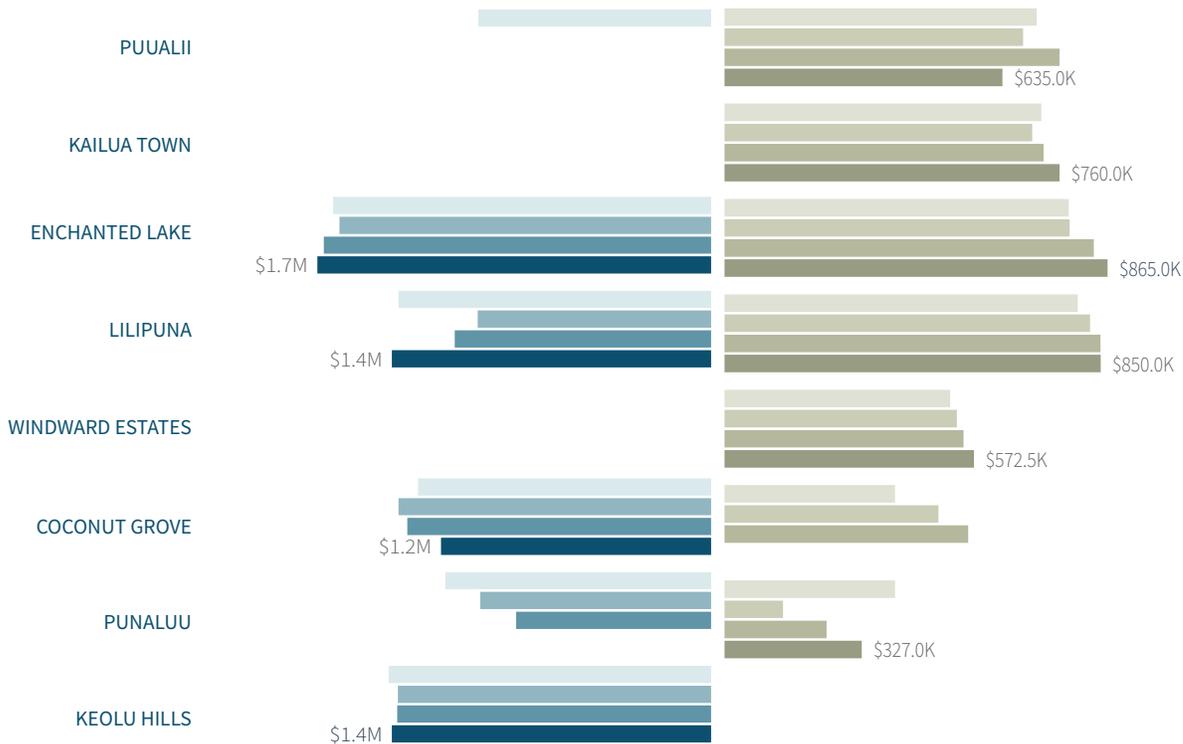
TOP CONDO	#
HANOHANO HALE	3
MAKANI KAI MARINA	3
KOOLAU VISTA	2
PUU ALII 2-2	2
CLUB VIEW GARDENS 3	2
GARDENIA MANOR	1
HAIKU POINT 2	1
HAIKU HALE	1
KAOPA PARK PLACE	1
HAIKU VILLA	1

# YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



## YEAR TO DATE STATISTICS



### SINGLE FAMILY HOMES

# OF SALES

**145**

↓ **11.0%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,350,000**

↓ **6.9%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$241,092,687**

↓ **18.7%** VS. LAST YEAR



### CONDOMINIUM

# OF SALES

**99**

↑ **12.5%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$685,000**

↓ **1.7%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$67,324,547**

↑ **7.1%** VS. LAST YEAR



### VACANT LAND

# OF SALES

**7**

↑ **16.7%** VS. LAST YEAR

MEDIAN SALES PRICE

**\$1,000,000**

↑ **43.9%** VS. LAST YEAR

TOTAL \$ OF SALES

**\$6,889,000**

↓ **23.1%** VS. LAST YEAR



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**TG**

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