



TITLE GUARANTY HAWAII

WINDWARD OAHU RESIDENTIAL SALES REPORT MAY 2025

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$654.1 K

AVERAGE SOLD PRICE



\$1.4 M \$633.6 K

MAX SOLD PRICE



\$5.0 M \$13.0 M

% OF LIST PRICE RECEIVED



99.19% 96.86%

AVERAGE PRICE PER SQFT



\$703.02 \$685.12

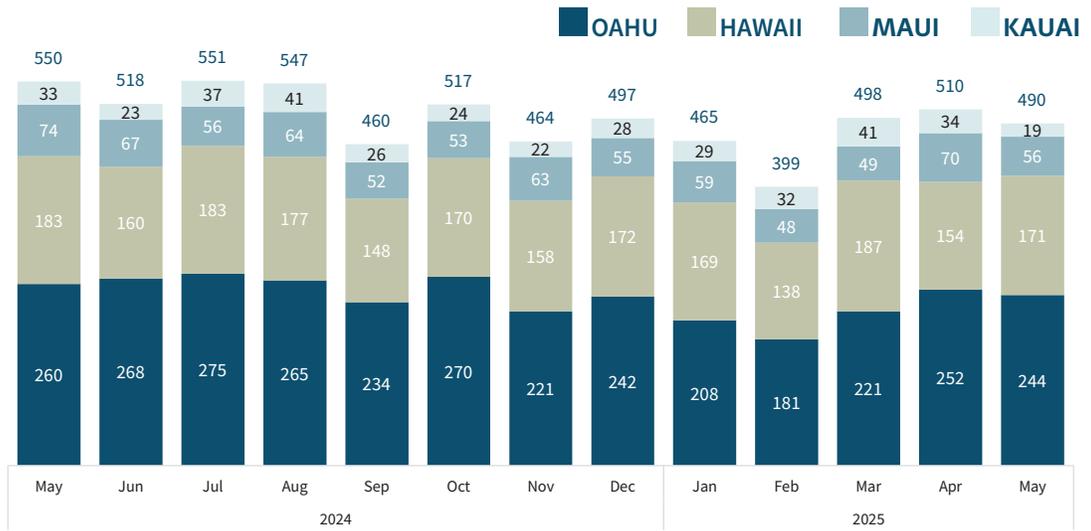
MEDIAN DOM



20 35

ISLAND SALES

SINGLE FAMILY HOMES



OF SALES

244

↓ 3.2% VS. LAST MONTH
↓ 6.2% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,172,500

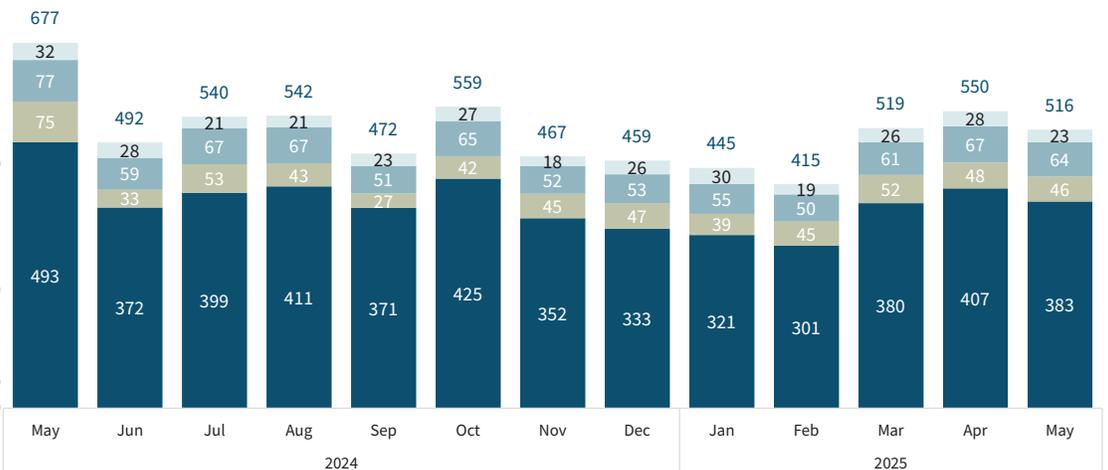
↑ 1.1% VS. LAST MONTH
↑ 11.4% VS. LAST YEAR

TOTAL \$ OF SALES

\$338,836,713

↓ 3.8% VS. LAST MONTH
↓ 6.6% VS. LAST YEAR

CONDOMINIUM



OF SALES

383

↓ 5.9% VS. LAST MONTH
↓ 22.3% VS. LAST YEAR

MEDIAN SALES PRICE

\$500,000

↓ 2.0% VS. LAST MONTH
↑ 1.0% VS. LAST YEAR

TOTAL \$ OF SALES

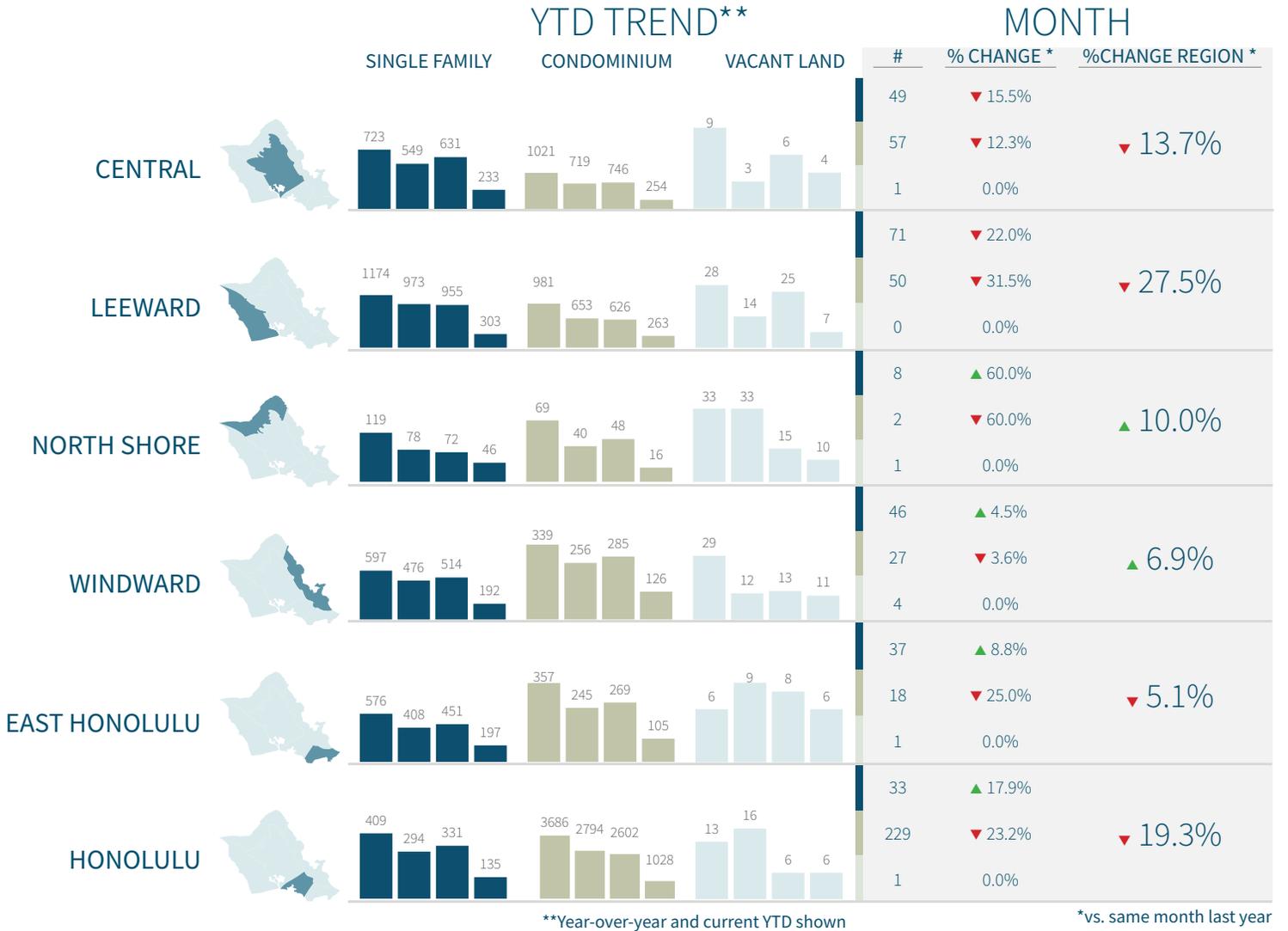
\$242,667,487

↓ 1.6% VS. LAST MONTH
↓ 16.2% VS. LAST YEAR

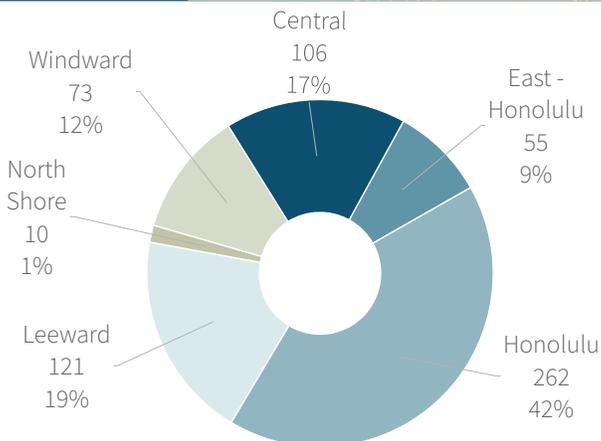
REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

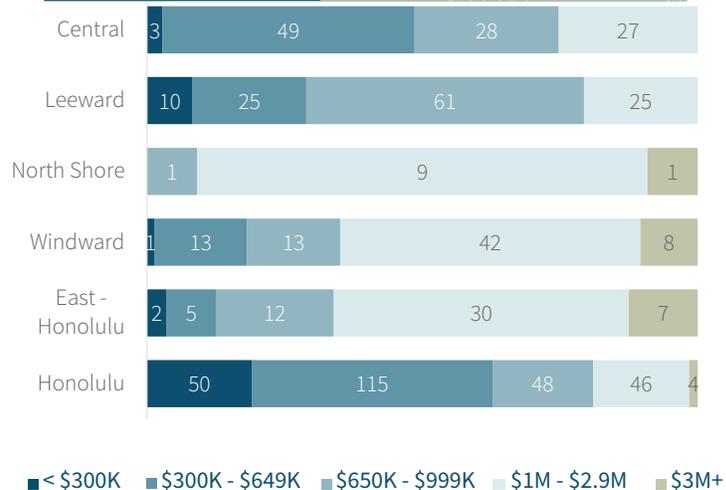
■ Single Family ■ Condominium ■ Vacant Land



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
KAILUA TOWN	--	--	--	7 ▲	\$6.6 M ▲	\$1.0 M ▲
COCONUT GROVE	3 -	\$3.8 M ▼	\$1.3 M ▼	2 -	\$888.0 K -	\$444.0 K -
WINDWARD ESTATES	--	--	--	4 -	\$2.3 M ▼	\$580.0 K ▼
PUNALUU	1 ▼	\$2.4 M ▲	\$2.4 M ▲	2 ▲	\$555.0 K ▲	\$277.5 K ▲
KEOLU HILLS	3 ▲	\$4.3 M ▲	\$1.3 M ▼	--	--	--
ENCHANTED LAKE	3 ▼	\$4.7 M ▼	\$1.6 M ▼	--	--	--
KAAAWA	1 -	\$1.2 M ▲	\$1.2 M ▲	2 -	\$918.9 K -	\$459.4 K -
HAUULA	3 ▲	\$3.4 M ▲	\$900.0 K ▼	--	--	--
HALE KOU	--	--	--	2 -	\$943.0 K -	\$471.5 K -
COUNTRY CLUB	--	--	--	2 ▼	\$1.9 M ▼	\$935.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	9
KAILUA ROAD	3
KAHUHIPA STREET	3
AOLOA PLACE	2
KUPAU STREET	2
LULUKU ROAD	2
HAKO STREET	2
AALAPAPA DRIVE	1
AHUIMANU LOOP	1
AIMIKANA STREET	1

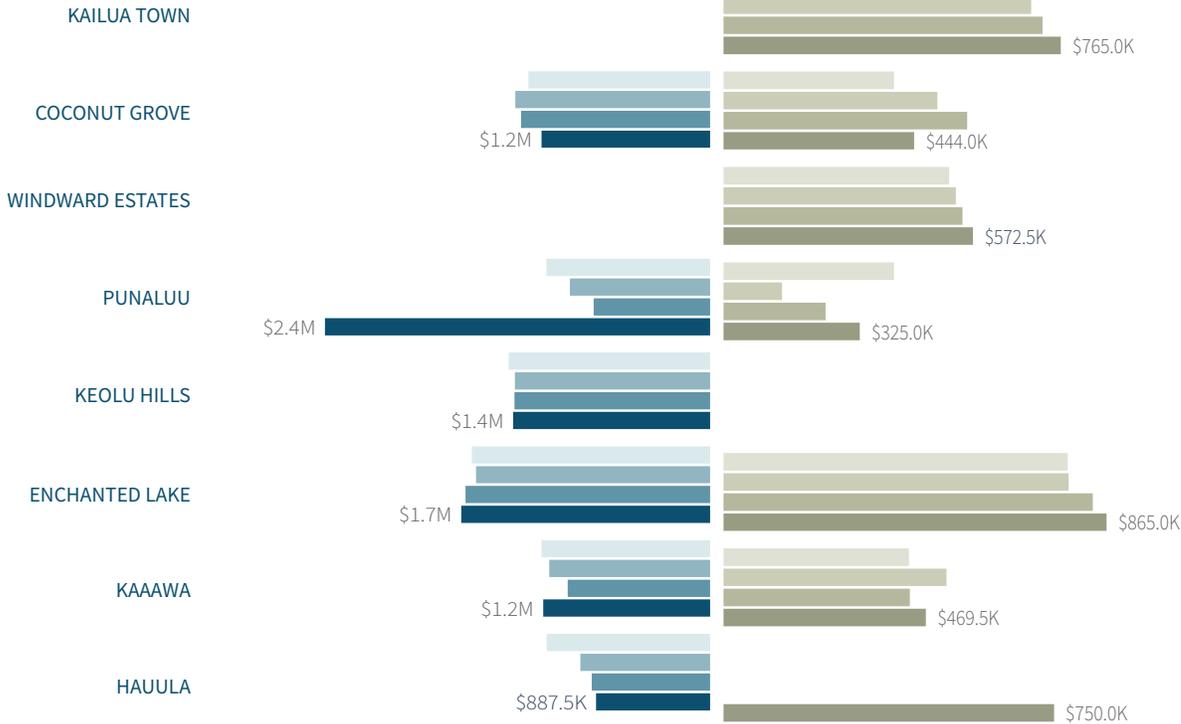
TOP CONDO	#
MAKAUA VILLAGE	2
YACHT CLUB TERRACE	2
WINDWARD ACRES	2
WINDWARD HARBOUR	2
GARDENIA MANOR	1
BLUESTONE	1
KAUHALE BEACH COVE	1
HALE ANAOLE APTS	1
75 KIHAPAI	1
HANO HANO HALE	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

192

⬇️ **7.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,377,500

⬇️ **1.6%** VS. LAST YEAR

TOTAL \$ OF SALES

\$330,905,687

⬇️ **14.7%** VS. LAST YEAR



CONDOMINIUM

OF SALES

126

⬆️ **8.6%** VS. LAST YEAR

MEDIAN SALES PRICE

\$662,500

⬇️ **8.3%** VS. LAST YEAR

TOTAL \$ OF SALES

\$86,176,935

⬆️ **0.5%** VS. LAST YEAR



VACANT LAND

OF SALES

11

⬆️ **83.3%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,000

⬆️ **43.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$11,324,000

⬆️ **26.5%** VS. LAST YEAR



PETER PAFFRATH

Account Manager

Metro Oahu

(808) 285-3257

peter.paffrath@tghawaii.com

TG

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HAWAII

www.tghawaii.com