

CENTRAL OAHU

RESIDENTIAL SALES REPORT DECEMBER 2025

ISLAND SALES

Single Family Condominium

AVERAGE LIST PRICE



\$1.4 M \$739.0 K

AVERAGE SOLD PRICE



\$1.4 M \$714.5 K

MAX SOLD PRICE



\$11.3 M \$14.5 M

% OF LIST PRICE RECEIVED



99.26% 96.68%

AVERAGE PRICE PER SQFT



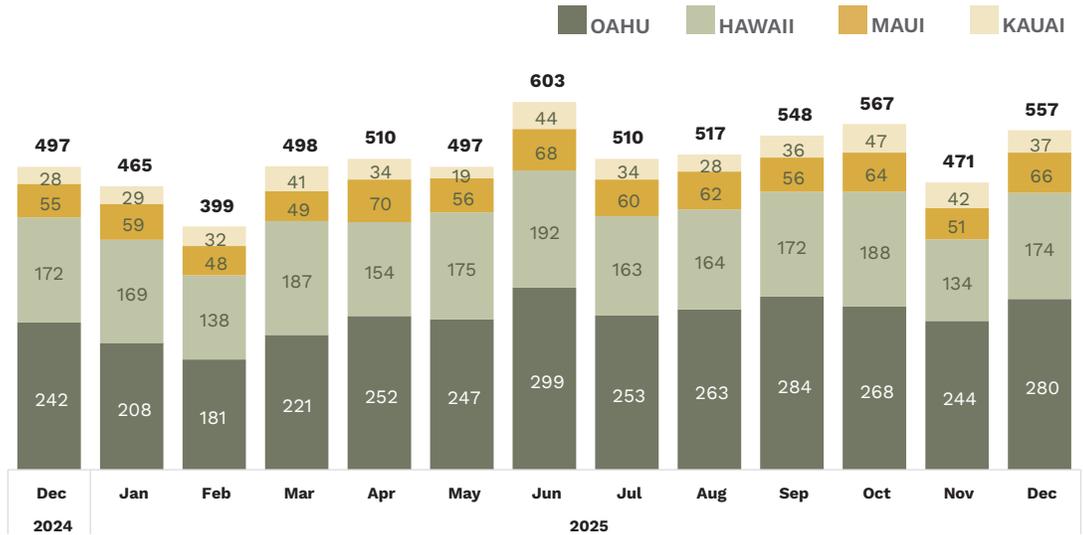
\$677.37 \$693.43

MEDIAN DOM



20 43

SINGLE FAMILY



OF SALES

280

↑ 14.8% VS. LAST MONTH
↑ 15.7% VS. LAST YEAR

MEDIAN SALES PRICE

\$1,115,000

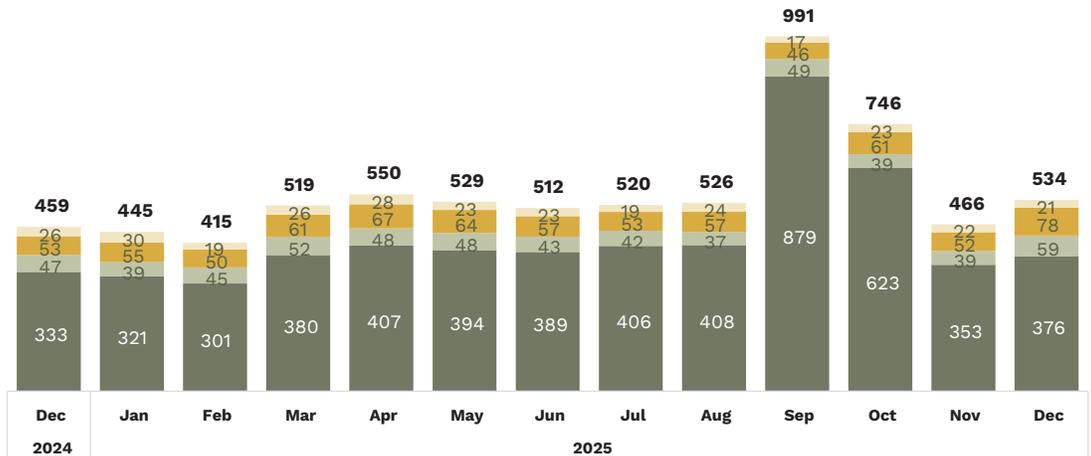
↑ 1.4% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

TOTAL \$ OF SALES

\$387,183,213

↑ 7.5% VS. LAST MONTH
↑ 29.7% VS. LAST YEAR

CONDOMINIUM



OF SALES

376

↑ 6.5% VS. LAST MONTH
↑ 12.9% VS. LAST YEAR

MEDIAN SALES PRICE

\$525,000

↑ 5.0% VS. LAST MONTH
↓ 1.9% VS. LAST YEAR

TOTAL \$ OF SALES

\$268,652,562

↑ 23.0% VS. LAST MONTH
↑ 28.2% VS. LAST YEAR

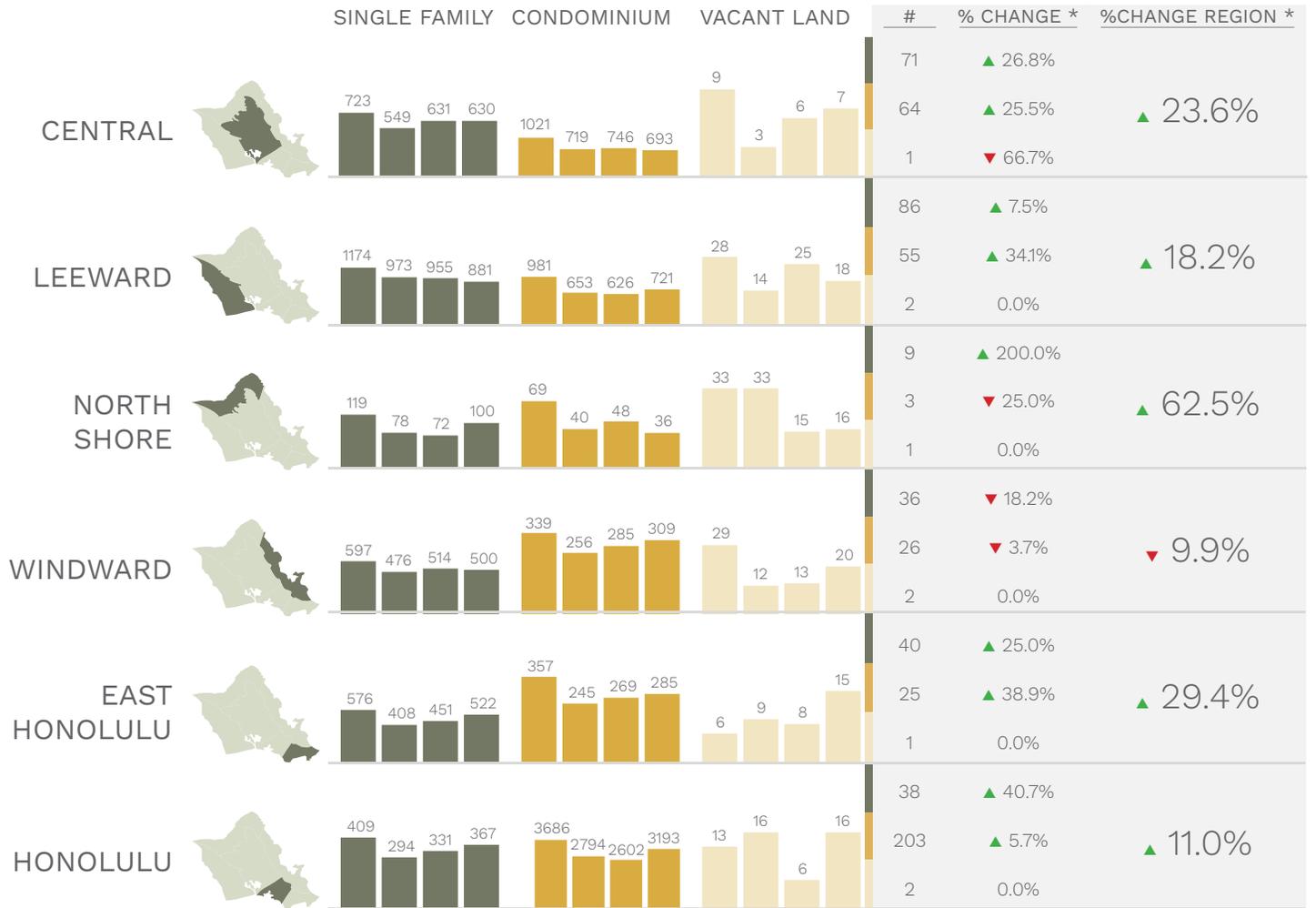
REGIONAL SALES CENTRAL OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

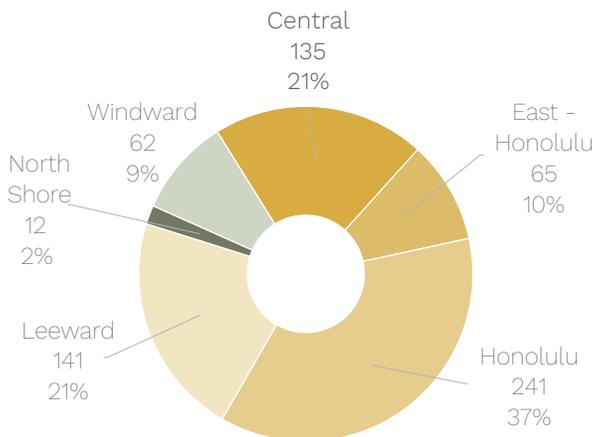


**Year-over-year and current YTD shown

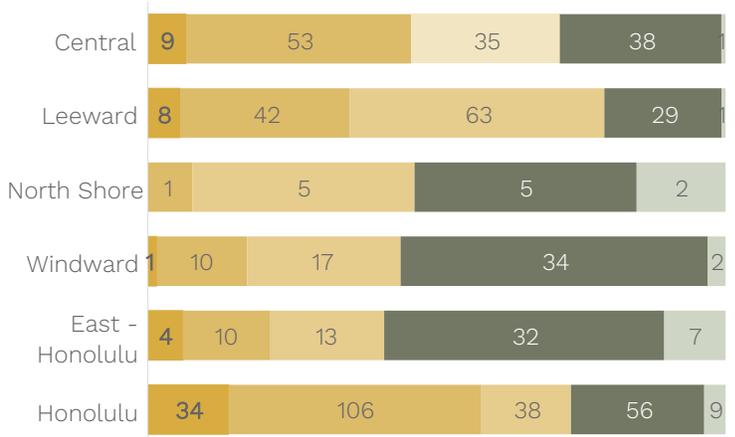
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES CENTRAL OAHU

NEIGHBORHOOD COMPARISON



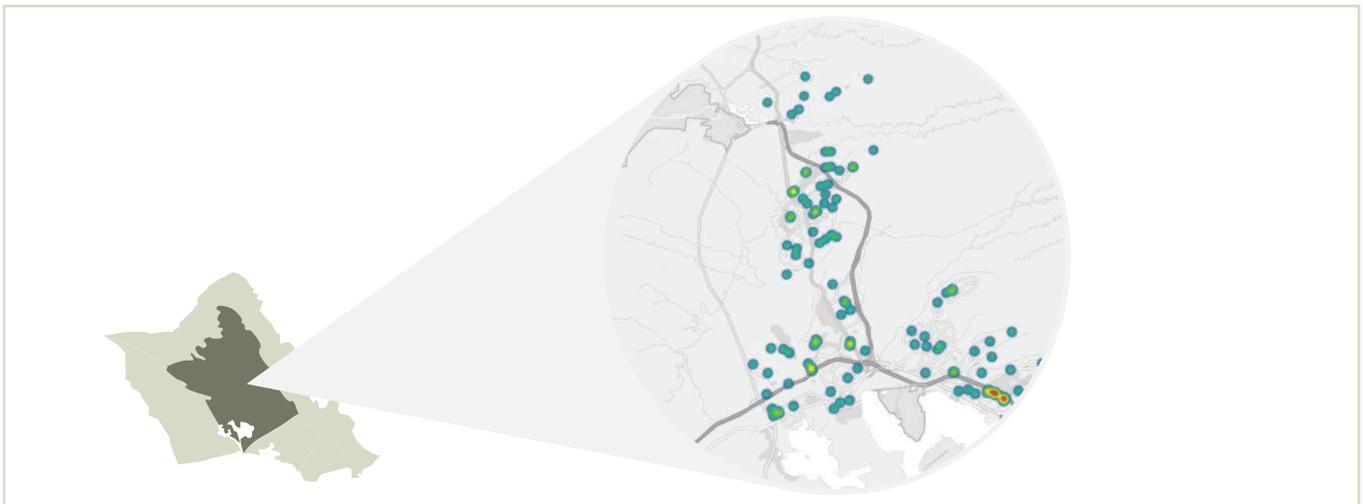
Increase/Decrease vs. Last Year



No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
MILILANI AREA	9 ▼	\$10.2 M ▼	\$1.1 M ▼	12 ▲	\$6.5 M ▲	\$522.5 K ▼
PEARLRIDGE	1 –	\$1.4 M –	\$1.4 M –	17 ▲	\$6.1 M ▲	\$378.0 K ▼
WAIKELE	3 –	\$2.8 M ▼	\$902.0 K ▼	8 ▲	\$4.0 M ▲	\$489.0 K ▼
WAIPAHU-LOWER	5 ▼	\$11.5 M ▲	\$800.0 K ▼	4 ▲	\$1.2 M ▲	\$300.0 K ▼
WAIPIO ACRES/WAIKALANI WOODLANDS	2 –	\$1.8 M –	\$917.5 K –	5 ▼	\$2.2 M ▼	\$425.0 K ▲
MILILANI MAUKA	1 ▼	\$975.0 K ▼	\$975.0 K ▼	5 ▼	\$2.7 M ▼	\$525.0 K ▼
PEARL CITY-UPPER	5 ▲	\$5.3 M ▲	\$1.0 M ▼	– –	– –	– –
WAIPIO GENTRY	1 –	\$954.5 K ▲	\$954.5 K ▲	4 ▲	\$1.7 M ▲	\$405.0 K ▼
HALAWA	4 –	\$4.9 M –	\$1.3 M –	1 –	\$285.0 K –	\$285.0 K –
ROYAL KUNIA	4 ▲	\$4.4 M ▲	\$1.1 M ▼	1 –	\$540.0 K ▲	\$540.0 K ▲

MONTHLY SALES HEAT MAP



TOP STREETS

KOAUKA LOOP
MOANALUA ROAD
LUMIAINA STREET
LUMIAUUAU STREET
KAONOHI STREET
WAIKALANI DRIVE
HALAWA HTS ROAD
KOAHEAHE PLACE
APOEPOE STREET
KUAHELANI AVENUE

#

6
5
4
3
3
3
2
2
2
2

TOP CONDO

PEARL RIDGE GDNS & TWR
MAHI KO AT WAIKELE
MILILANI GARDEN HOMES 1
TROPICS AT WAIKELE 2
HOOMAKA VILLAGE
EVERGREEN TERRACE
PEARL 1
KUAHELANI APTS
CRESCENT LANE 3
LEOLUA REGENT

#

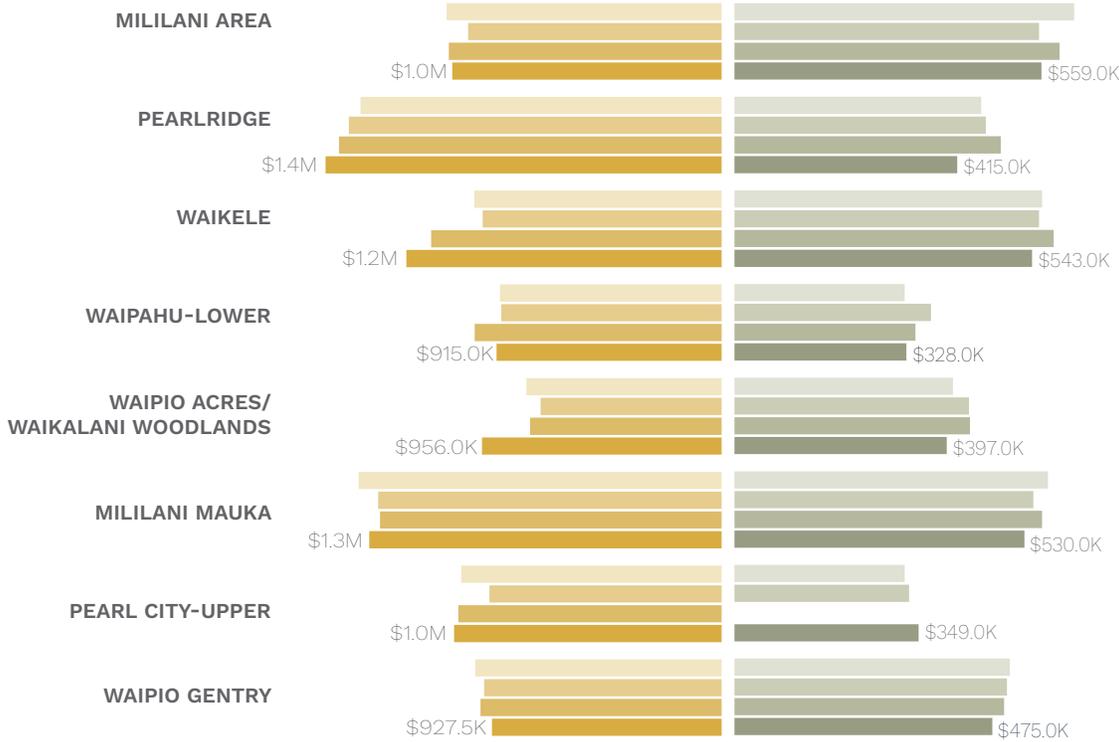
5
3
2
2
2
2
2
2
2
2

YEAR TO DATE CENTRAL OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

630

📉 **0.2%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,000,025

0.0% VS. LAST YEAR

TOTAL \$ OF SALES

\$670,278,794

📈 **2.1%** VS. LAST YEAR



CONDOMINIUM

OF SALES

693

📉 **7.1%** VS. LAST YEAR

MEDIAN SALES PRICE

\$480,000

📉 **2.0%** VS. LAST YEAR

TOTAL \$ OF SALES

\$333,852,062

📉 **9.1%** VS. LAST YEAR



VACANT LAND

OF SALES

7

📈 **16.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$650,000

📈 **30.7%** VS. LAST YEAR

TOTAL \$ OF SALES

\$4,139,000

📈 **19.1%** VS. LAST YEAR



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