

NORTH 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



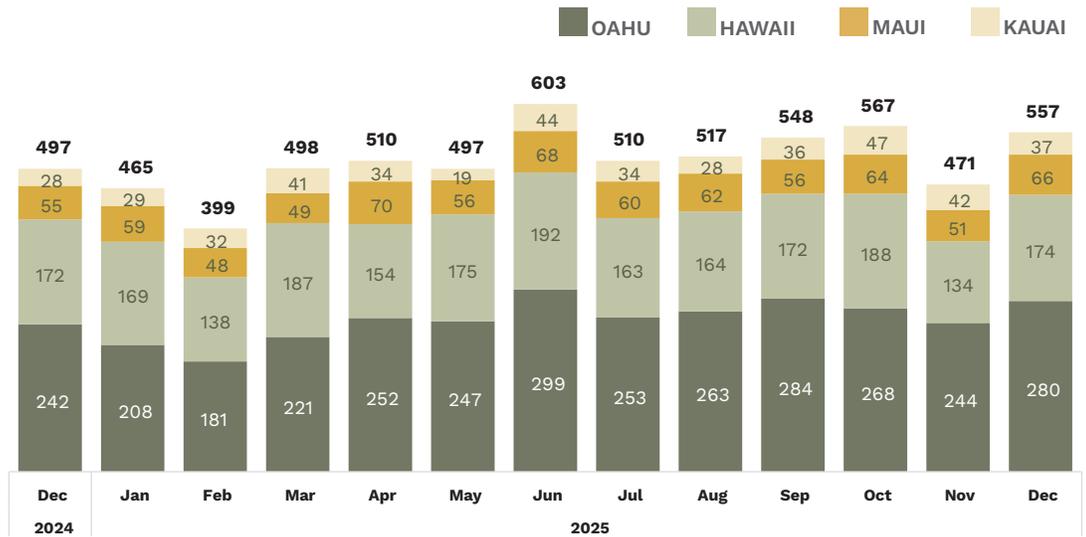
\$677.37 \$693.43

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

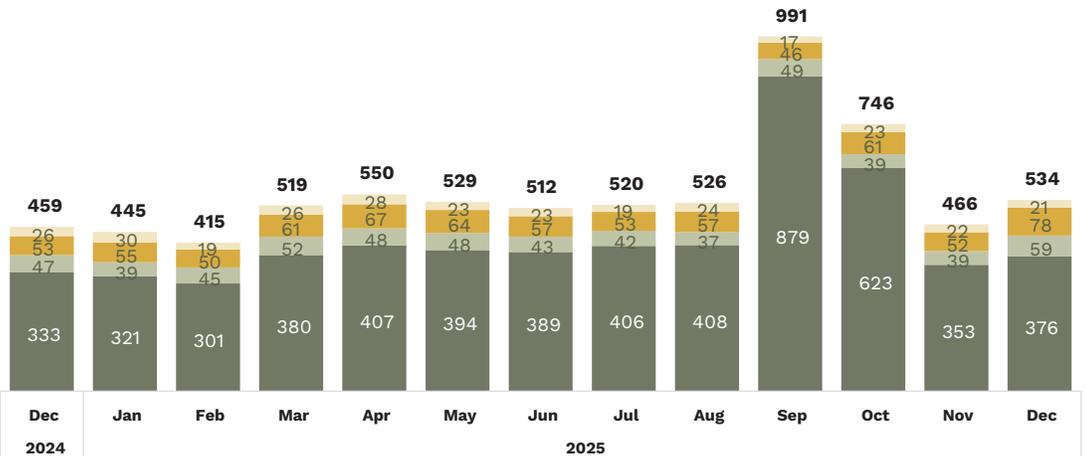
↑ 1.4% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

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

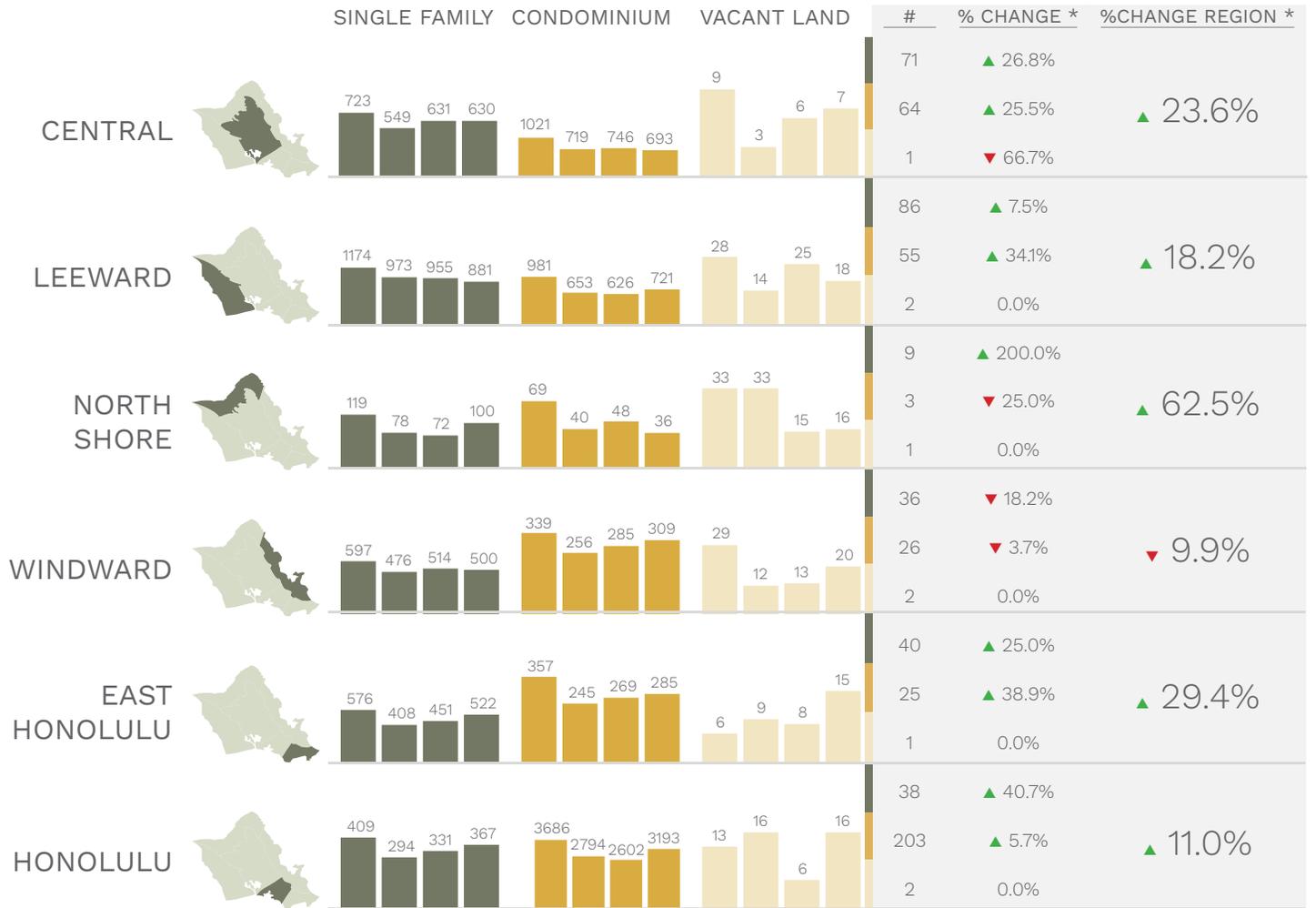
REGIONAL SALES NORTH OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

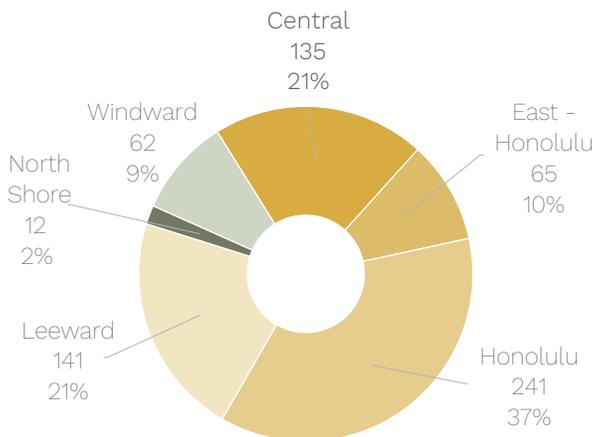


**Year-over-year and current YTD shown

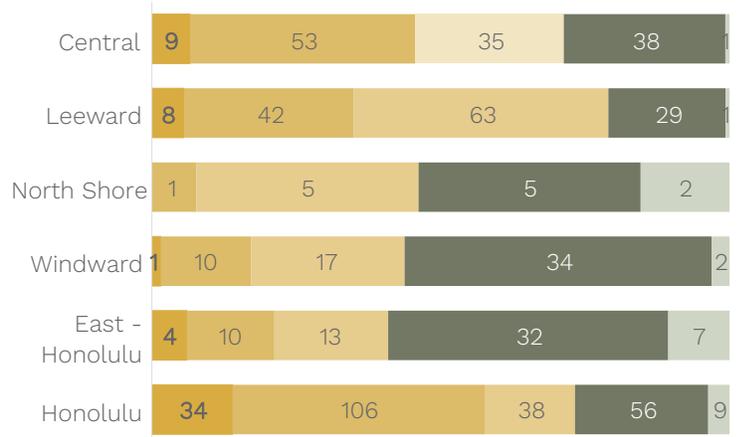
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES NORTH OAHU

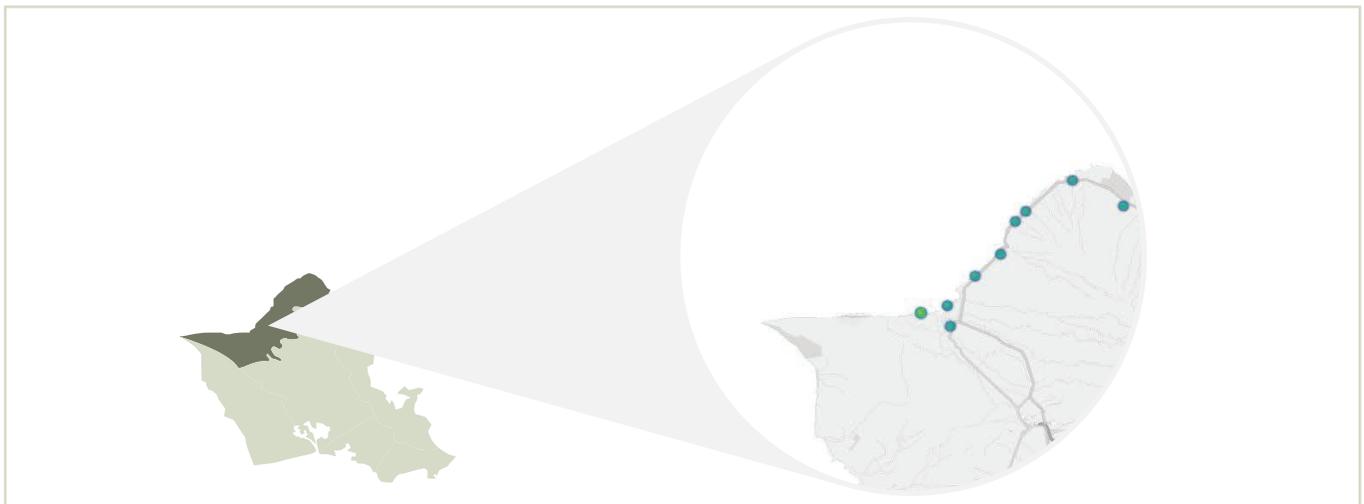
NEIGHBORHOOD COMPARISON

▲ Increase/Decrease vs. Last Year

● No Change or No Value vs. Last Year

	SINGLE FAMILY HOMES			CONDOMINIUM		
	#	\$ AMT	MEDIAN	#	\$ AMT	MEDIAN
WAIALUA	1 -	\$1.1 M -	\$1.1 M -	2 -	\$1.2 M ▲	\$621.0 K ▲
LAIE	2 ▲	\$2.2 M ▲	\$1.1 M ▼	--	--	--
SUNSET AREA	2 ▲	\$9.8 M ▲	\$4.9 M ▼	--	--	--
KAWAILOA-NORTH SHORE	2 -	\$7.7 M -	\$3.9 M -	--	--	--
HALEIWA	1 -	\$2.5 M -	\$2.5 M -	--	--	--
KAHUKU	1 -	\$650.9 K -	\$650.9 K -	--	--	--
KUILIMA	--	--	--	1 ▼	\$910.0 K ▼	\$910.0 K ▼

MONTHLY SALES HEAT MAP



TOP STREETS	#
KAMEHAMEHA HIGHWAY	3
PIKAI STREET	1
LELEULI STREET	1
AKULE STREET	1
AU STREET	1
LUPENUI PLACE	1
IOSEPA STREET	1
TUTU PLACE	1
A AND B KE NUI ROAD	1
KUILIMA DRIVE	1

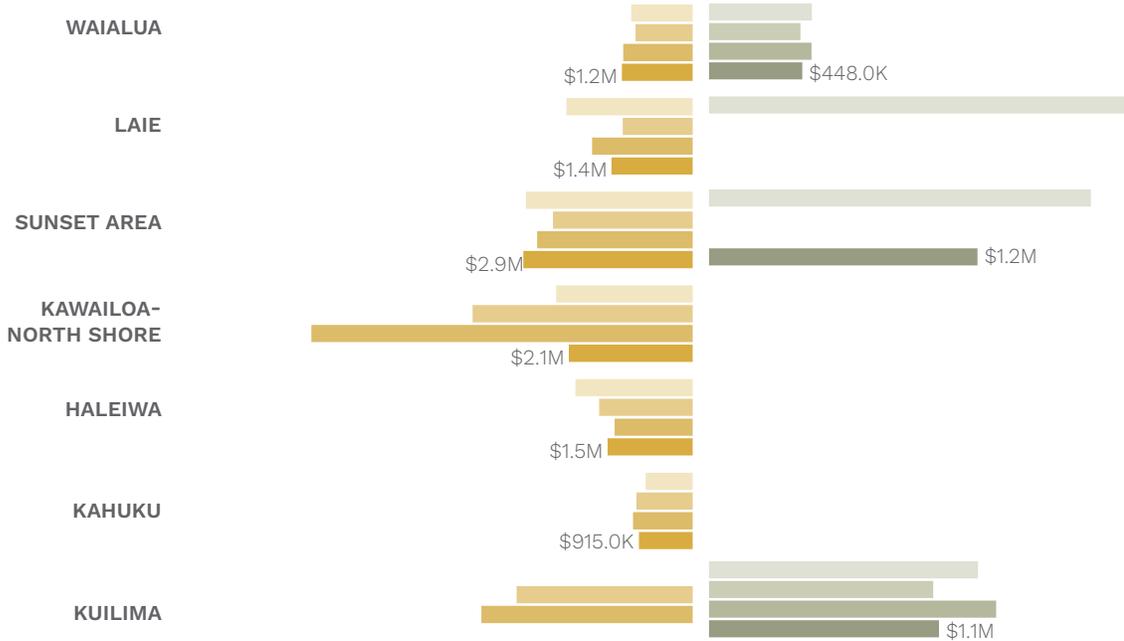
TOP CONDO	#
KUILIMA ESTS WEST	1
SUNSET PARADISE	1
MOKULEIA SANDS	1

YEAR TO DATE NORTH OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

100

↑ **38.9%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,462,500

↓ **4.9%** VS. LAST YEAR

TOTAL \$ OF SALES

\$192,443,647

↑ **14.5%** VS. LAST YEAR



CONDOMINIUM

OF SALES

36

↓ **25.0%** VS. LAST YEAR

MEDIAN SALES PRICE

\$717,500

↓ **22.4%** VS. LAST YEAR

TOTAL \$ OF SALES

\$31,855,815

↓ **39.0%** VS. LAST YEAR



VACANT LAND

OF SALES

16

↑ **6.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$850,000

↓ **26.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$20,295,000

↓ **28.9%** VS. LAST YEAR



Alma Pennel
ACCOUNT MANAGER

(808) 542-5042
alma.pennell@haleescrow.com



Maile Grace
ACCOUNT MANAGER

(808) 754-2232
maile.grace@haleescrow.com

HALE
ESCROW