

WINDWARD 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



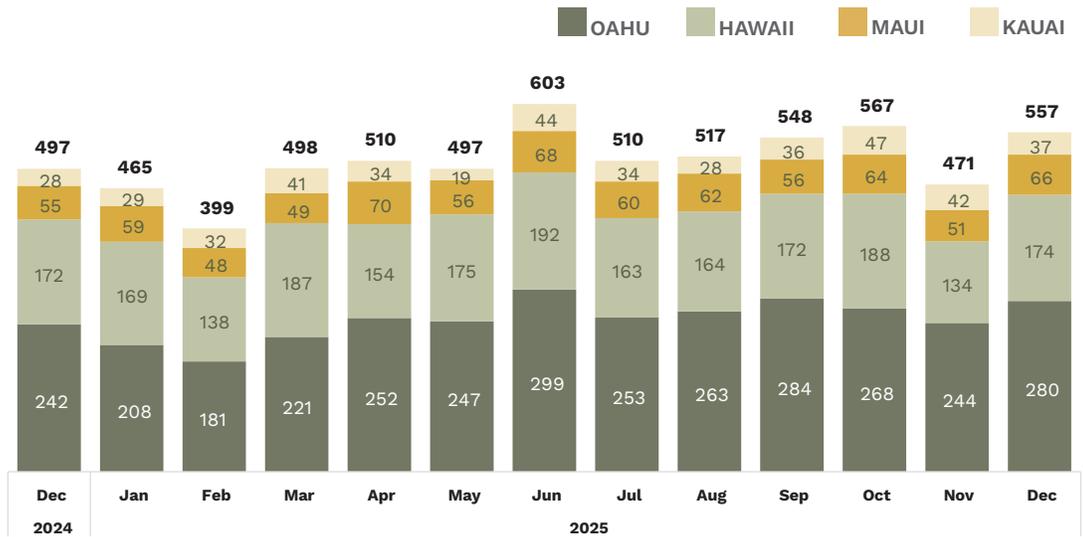
\$677.37 \$693.43

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

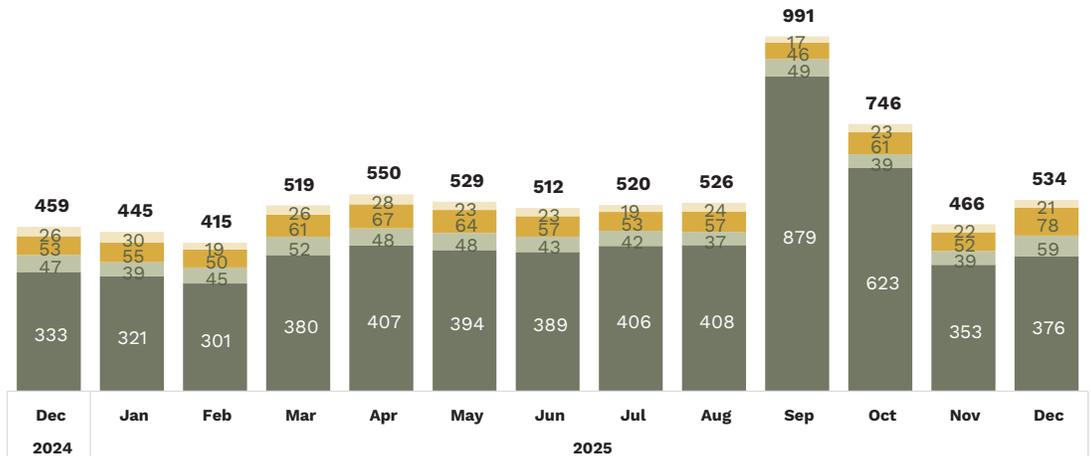
↑ 1.4% VS. LAST MONTH
↑ 5.3% VS. LAST YEAR

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

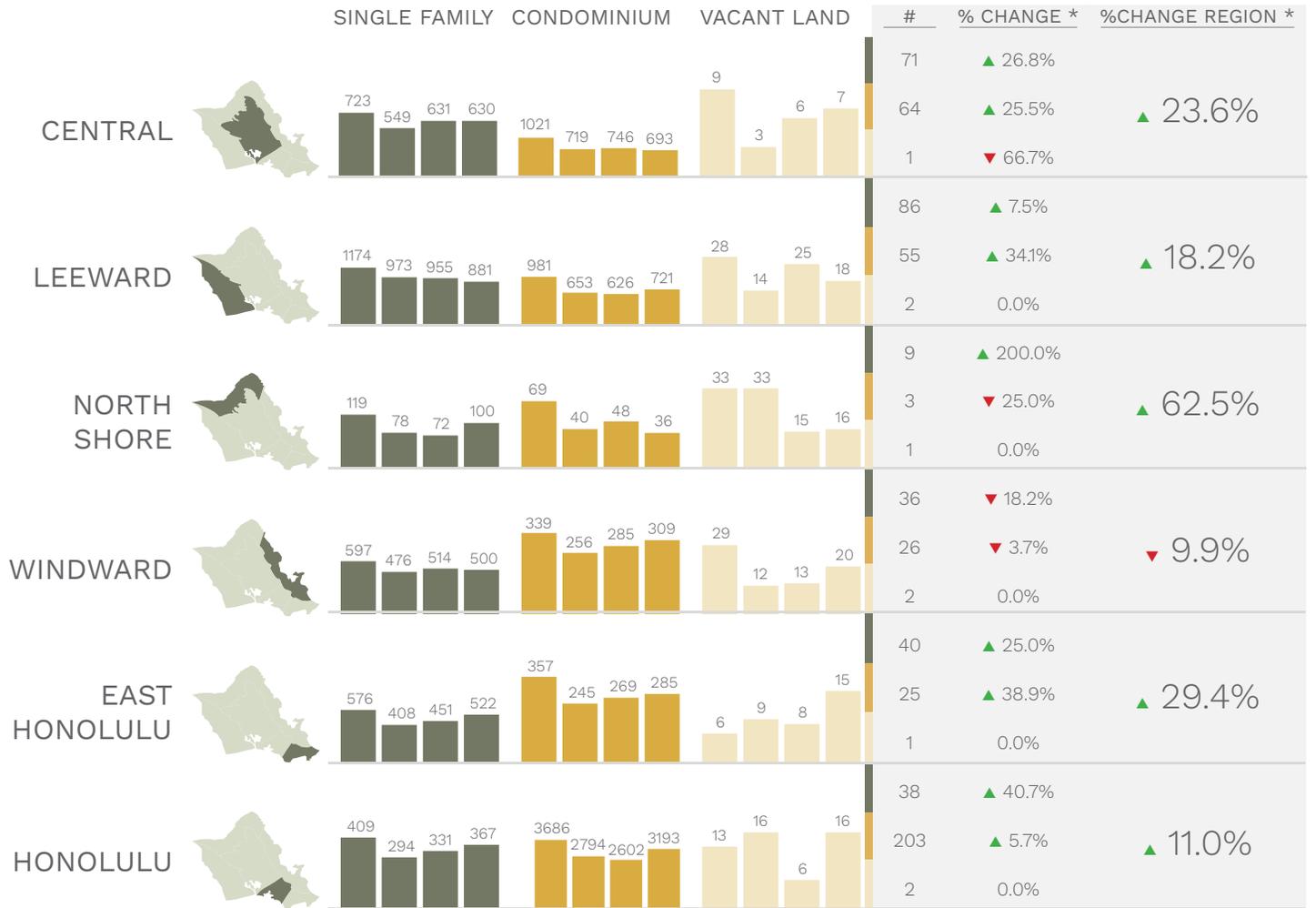
REGIONAL SALES WINDWARD OAHU

SALES COMPARISON

■ Single Family ■ Condominium ■ Vacant Land

YTD TREND**

MONTH

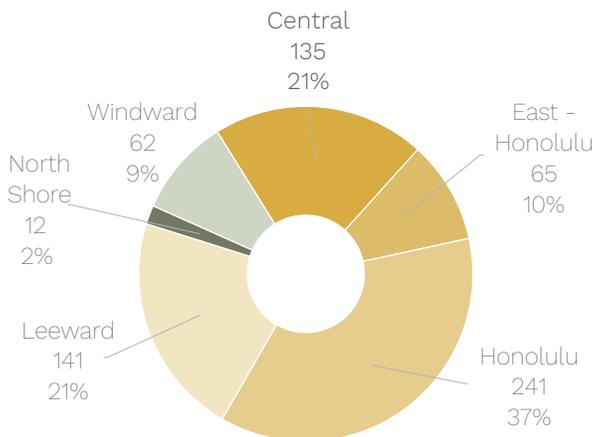


**Year-over-year and current YTD shown

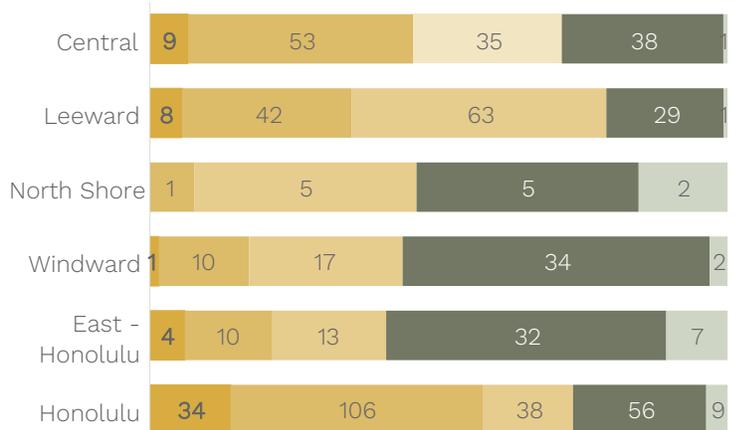
*vs. same month last year

SALES BY REGION

SALES BY PRICE



*EXCLUDING VACANT LAND SALES



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

NEIGHBORHOOD SALES

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	--	--	--	6 ▲	\$4.1 M ▲	\$635.0 K ▼
COUNTRY CLUB	--	--	--	4 ▲	\$2.9 M ▲	\$752.5 K ▲
WINDWARD ESTATES	--	--	--	4 ▼	\$2.4 M ▼	\$660.0 K ▲
KAOPA	3 ▲	\$4.3 M ▲	\$1.5 M ▼	--	--	--
PUUALII	--	--	--	3 ▲	\$2.0 M ▲	\$610.0 K ▼
KALAHEO HILLSIDE	3 ▲	\$5.5 M ▲	\$1.9 M ▲	--	--	--
HALEKAUWILA	2 -	\$1.5 M ▼	\$762.5 K ▼	--	--	--
BLUESTONE	--	--	--	2 ▲	\$3.3 M ▲	\$1.6 M ▲
HALE KOU	1 -	\$1.6 M -	\$1.6 M -	1 -	\$450.0 K ▼	\$450.0 K ▼
COCONUT GROVE	2 ▼	\$3.2 M ▼	\$1.6 M ▲	--	--	--

MONTHLY SALES HEAT MAP



TOP STREETS	#
OLINA STREET	4
KAMEHAMEHA HIGHWAY	3
KANEOHE BAY DRIVE	3
KAELEPULU DRIVE	2
ILIAINA STREET	2
AOLOA STREET	2
AULIKE STREET	2
EMEPELA WAY	2
AOLOA PLACE	2
HAIKU ROAD	2

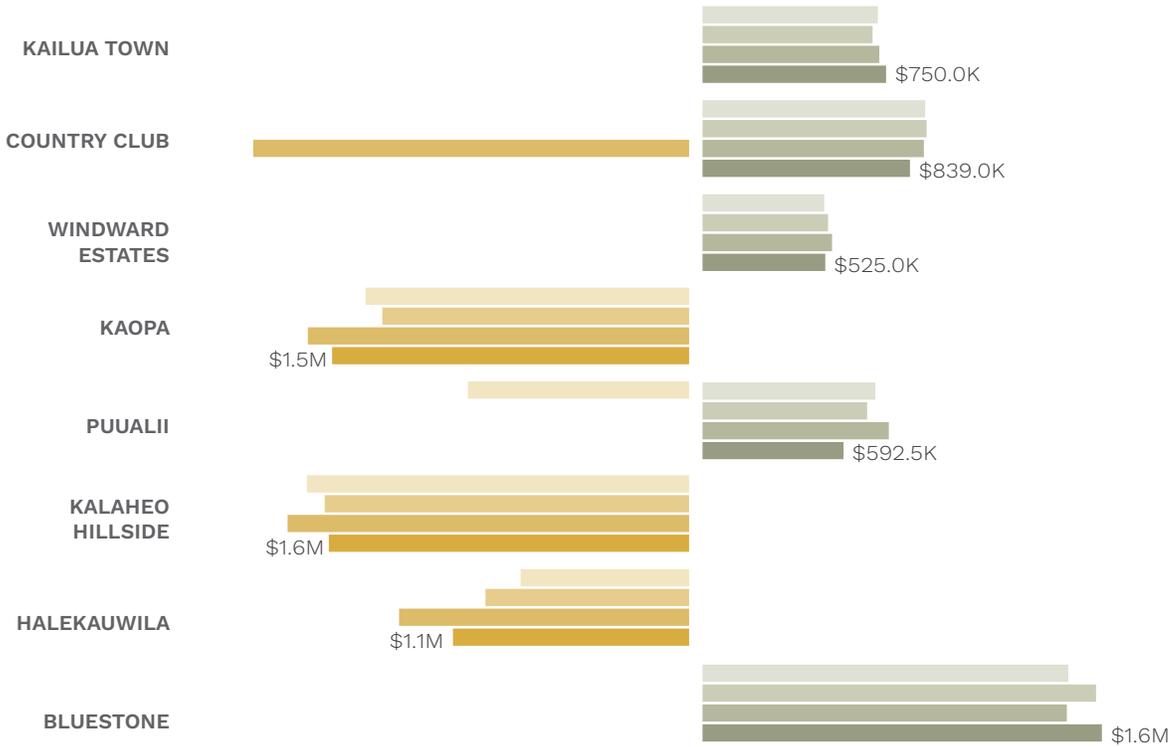
TOP CONDO	#
YACHT CLUB KNOLLS	4
MERIDIAN EAST	2
BLUESTONE	2
HAIKU POINT 2	2
KUKILAKILA	1
HANOHANO HALE	1
GARDENIA MANOR	1
HALE ANAOLE APTS	1
AIKAHI GARDENS	1
HAIKU VILLA	1

YEAR TO DATE WINDWARD OAHU

SINGLE FAMILY MEDIAN

CONDOMINIUM MEDIAN

2022 2023 2024 2025



YEAR TO DATE STATISTICS



SINGLE FAMILY HOMES

OF SALES

500

⬇️ **2.7%** VS. LAST YEAR

MEDIAN SALES PRICE

\$1,450,000

⬆️ **3.8%** VS. LAST YEAR

TOTAL \$ OF SALES

\$886,514,334

⬆️ **2.2%** VS. LAST YEAR



CONDOMINIUM

OF SALES

309

⬆️ **8.4%** VS. LAST YEAR

MEDIAN SALES PRICE

\$695,000

⬇️ **2.1%** VS. LAST YEAR

TOTAL \$ OF SALES

\$216,874,454

⬆️ **5.3%** VS. LAST YEAR



VACANT LAND

OF SALES

20

⬆️ **53.8%** VS. LAST YEAR

MEDIAN SALES PRICE

\$987,500

⬆️ **97.5%** VS. LAST YEAR

TOTAL \$ OF SALES

\$21,829,000

⬆️ **70.6%** VS. LAST YEAR



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