Prudential Locations LLC
Real Estate Sales & Research

OCTOBER OAHU REAL ESTATE REPORT

Prices are up slightly for single family homes and condominiums across Oahu. In the three-month period ending in September 2014, the Oahu **single family home median price was up 0.6% to $665,000** from the same period last year. The **median condo price rose only 0.4% to $356,000.** Areas that saw the highest increase in condo prices are **Ewa (25.4%), Diamond Head-Kahala (16.5%) and Pearlridge-Aiea (9.3%).**

Compared to last year, the number of **single family home resales is up 2.7%**, while **condo resales are up only 0.1%**. The single family markets that continue to show increases in **both sales and median price** include East Oahu, Ewa, Kaneohe, Leeward, Makakilo and North Shore. Condo markets with increases in both sales and median price include Diamond Head-Kahala, Ewa, Kapiolani-University, Leeward, Mililani, Pearlridge-Aiea and Salt Lake. To take advantage of today's unique market dynamics, talk with your Prudential Locations real estate agent.

	Resales (Over 3-Month Period)						Median Price (Over 3-Month Period)					
SINGLE FAMILY	**Sep 2014**	**Jul-Sep 2014**	**Apr-Jun 2014**	**%ch**	**Jul-Sep 2013**	**%ch**	**Sep 2014**	**Jul-Sep 2014**	**Apr-Jun 2014**	**%ch**	**Jul-Sep 2013**	**%ch**
All Oahu	**342**	**1,002**	**902**	***11.1%***	**976**	***2.7%***	**$671,000**	**$665,000**	**$675,000**	***-1.5%***	**$661,250**	***0.6%***
East Oahu	9	28	22	*27.3%*	17	*64.7%*	$1,180,000	$1,184,000	$931,500	*27.1%*	$1,050,000	*12.8%*
Ewa	62	197	167	*18.0%*	171	*15.2%*	$600,000	$570,500	$540,000	*5.6%*	$538,000	*6.0%*
Hawaii Kai	19	50	49	*2.0%*	68	*-26.5%*	$982,888	$925,000	$960,000	*-3.6%*	$1,147,000	*-19.4%*
Kailua	28	76	75	*1.3%*	80	*-5.0%*	$879,000	$949,500	$912,000	*4.1%*	$925,000	*2.6%*
Kaimuki	13	47	40	*17.5%*	51	*-7.8%*	$900,000	$915,000	$872,500	*4.9%*	$830,000	*10.2%*
Kaneohe	24	69	49	*40.8%*	68	*1.5%*	$675,000	$720,000	$740,000	*-2.7%*	$687,500	*4.7%*
Leeward	34	89	74	*20.3%*	52	*71.2%*	$449,000	$410,000	$385,000	*6.5%*	$367,500	*11.6%*
Makakilo	19	57	43	*32.6%*	44	*29.5%*	$645,000	$650,000	$615,000	*5.7%*	$572,500	*13.5%*
Manoa	4	12	20	*-40.0%*	14	*-14.3%*	$1,044,000	$1,074,000	$1,012,000	*6.1%*	$1,242,500	*-13.6%*
Mililani	19	58	57	*1.8%*	67	*-13.4%*	$710,000	$692,000	$680,000	*1.8%*	$660,000	*4.8%*
North Shore	13	35	19	*84.2%*	25	*40.0%*	$810,000	$695,000	$799,000	*-13.0%*	$662,500	*4.9%*
Nuuanu-Makiki	13	34	36	*-5.6%*	41	*-17.1%*	$795,000	$955,000	$861,000	*10.9%*	$850,000	*12.4%*
Pearl City-Aiea	18	53	53	*0.0%*	64	*-17.2%*	$645,000	$650,000	$610,000	*6.6%*	$638,500	*1.8%*
Waialae-Kahala	11	25	34	*-26.5%*	32	*-21.9%*	$1,700,000	$1,700,000	$1,637,500	*3.8%*	$1,450,000	*17.2%*
West Honolulu	12	38	32	*18.8%*	48	*-20.8%*	$657,000	$659,500	$649,500	*1.5%*	$640,000	*3.0%*
CONDOMINIUM	**Sep 2014**	**Jul-Sep 2014**	**Apr-Jun 2014**	**%ch**	**Jul-Sep 2013**	**%ch**	**Sep 2014**	**Jul-Sep 2014**	**Apr-Jun 2014**	**%ch**	**Jul-Sep 2013**	**%ch**
All Oahu	**421**	**1,327**	**1,325**	***0.2%***	**1,326**	***0.1%***	**$350,000**	**$350,000**	**$356,000**	***-1.7%***	**$348,500**	***0.4%***
Ala Moana-Kakaako	38	117	143	*-18.2%*	132	*-11.4%*	$622,500	$505,000	$590,000	*-14.4%*	$492,500	*2.5%*
Diamond Head-Kahala	10	34	38	*-10.5%*	32	*6.3%*	$443,500	$538,000	$541,500	*-0.6%*	$462,000	*16.5%*
Downtown-Nuuanu	32	98	88	*11.4%*	107	*-8.4%*	$341,500	$350,000	$330,000	*6.1%*	$340,000	*2.9%*
Ewa	37	140	104	*34.6%*	111	*26.1%*	$390,748	$380,650	$389,500	*-2.3%*	$303,500	*25.4%*
Hawaii Kai	17	52	53	*-1.9%*	57	*-8.8%*	$588,000	$607,500	$595,000	*2.1%*	$565,000	*7.5%*
Kailua	8	29	26	*11.5%*	36	*-19.4%*	$511,250	$502,500	$483,000	*4.0%*	$492,500	*2.0%*
Kaneohe	15	48	59	*-18.6%*	55	*-12.7%*	$510,000	$445,000	$435,000	*2.3%*	$420,000	*6.0%*
Kapiolani-University	21	70	74	*-5.4%*	65	*7.7%*	$340,000	$367,500	$364,250	*0.9%*	$352,000	*4.4%*
Leeward	13	38	49	*-22.4%*	31	*22.6%*	$110,000	$114,000	$132,000	*-13.6%*	$110,000	*3.6%*
Makakilo	11	31	27	*14.8%*	31	*0.0%*	$283,000	$310,000	$311,000	*-0.3%*	$262,000	*18.3%*
Makiki	35	71	75	*-5.3%*	77	*-7.8%*	$310,000	$333,000	$323,000	*3.1%*	$320,000	*4.1%*
Mililani	17	70	58	*20.7%*	68	*2.9%*	$335,000	$342,500	$369,950	*-7.4%*	$325,000	*5.4%*
Pearlridge-Aiea	31	88	77	*14.3%*	73	*20.5%*	$330,000	$322,500	$323,300	*-0.2%*	$295,000	*9.3%*
Salt Lake	23	65	61	*6.6%*	41	*58.5%*	$340,000	$320,000	$310,000	*3.2%*	$310,000	*3.2%*
Waikiki	70	234	268	*-12.7%*	288	*-18.8%*	$330,000	$327,750	$328,000	*-0.1%*	$356,000	*-7.9%*

This report contains real estate activity for several general areas of Oahu.
Prudential Locations' Research Department currently tracks sales activity for over 300 Oahu neighborhoods.
For information about a specific neighborhood, please call a Prudential Locations agent.

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