



NOVEMBER OAHU REAL ESTATE REPORT

Prices are up for single-family homes and condominiums across Oahu. In the three-month period ending in October 2014, the Oahu **single-family home median price was up 1.5% to \$665,567** from the same period last year. The **median condo price rose 2.8% to \$349,500**. Areas that saw and increase in single-family home prices are **Kaimuki (10.9%) and Makakilo (11%)**. The market is still moving upward, now at a more reasonable and sustainable pace than the frantic activity of last summer.

Compared to last year, the number of **single-family home resales is up 2.2%**, while **condo resales are up 0.3%**. The condo markets that continue to show increases in **both sales and median price** include Diamond Head-Kahala, Ewa, Leeward, Makakilo and Pearlridge-Aiea. Single-family home markets with increases in both sales and median price include East Oahu, Ewa, Kaneohe, Leeward, Makakilo and West Honolulu. 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	Oct 2014	Aug-Oct 2014	May-Jul 2014	%ch	Aug-Oct 2013	%ch	Oct 2014	Aug-Oct 2014	May-Jul 2014	%ch	Aug-Oct 2013	%ch
	All Oahu	309	994	961	3.4%	973	2.2%	\$690,000	\$665,567	\$685,000	-2.8%	\$656,000
East Oahu	6	22	30	-26.7%	17	29.4%	\$2,950,000	\$1,718,800	\$962,500	78.6%	\$903,000	90.3%
Ewa	49	189	180	5.0%	179	5.6%	\$560,000	\$572,000	\$551,000	3.8%	\$531,000	7.7%
Hawaii Kai	17	46	61	-24.6%	58	-20.7%	\$1,000,000	\$976,444	\$935,000	4.4%	\$1,011,875	-3.5%
Kailua	26	80	80	0.0%	86	-7.0%	\$1,026,500	\$957,000	\$928,500	3.1%	\$915,000	4.6%
Kaimuki	18	47	47	0.0%	48	-2.1%	\$910,000	\$915,000	\$880,000	4.0%	\$825,000	10.9%
Kaneohe	31	80	59	35.6%	74	8.1%	\$720,000	\$701,250	\$775,000	-9.5%	\$694,000	1.0%
Leeward	19	82	78	5.1%	55	49.1%	\$366,000	\$412,500	\$362,500	13.8%	\$325,000	26.9%
Makakilo	17	50	48	4.2%	35	42.9%	\$625,000	\$653,750	\$620,000	5.4%	\$589,000	11.0%
Manoa	4	14	16	-12.5%	13	7.7%	\$1,231,000	\$1,104,000	\$982,500	12.4%	\$1,125,000	-1.9%
Mililani	22	64	61	4.9%	64	0.0%	\$689,000	\$687,000	\$695,000	-1.2%	\$658,000	4.4%
North Shore	4	29	23	26.1%	28	3.6%	\$822,500	\$715,000	\$755,000	-5.3%	\$722,500	-1.0%
Nuuanu-Makiki	10	31	39	-20.5%	45	-31.1%	\$932,500	\$950,000	\$888,000	7.0%	\$850,000	11.8%
Pearl City-Aiea	20	56	52	7.7%	64	-12.5%	\$650,000	\$650,000	\$622,500	4.4%	\$632,500	2.8%
Waialae-Kahala	10	25	34	-26.5%	30	-16.7%	\$1,984,000	\$1,700,000	\$1,750,000	-2.9%	\$1,457,500	16.6%
West Honolulu	16	45	26	73.1%	42	7.1%	\$678,000	\$665,000	\$649,500	2.4%	\$650,000	2.3%
CONDOMINIUM	Oct 2014	Aug-Oct 2014	May-Jul 2014	%ch	Aug-Oct 2013	%ch	Oct 2014	Aug-Oct 2014	May-Jul 2014	%ch	Aug-Oct 2013	%ch
All Oahu	452	1,326	1,330	-0.3%	1,322	0.3%	\$349,000	\$349,500	\$355,000	-1.5%	\$340,000	2.8%
Ala Moana-Kakaako	49	123	139	-11.5%	147	-16.3%	\$550,000	\$550,000	\$549,000	0.2%	\$465,000	18.3%
Diamond Head-Kahala	12	34	42	-19.0%	31	9.7%	\$569,000	\$485,000	\$542,500	-10.6%	\$430,000	12.8%
Downtown-Nuuanu	35	110	79	39.2%	108	1.9%	\$380,000	\$354,750	\$325,000	9.2%	\$325,000	9.2%
Ewa	37	126	116	8.6%	98	28.6%	\$380,000	\$377,500	\$386,500	-2.3%	\$287,000	31.5%
Hawaii Kai	12	50	48	4.2%	56	-10.7%	\$616,250	\$600,750	\$625,000	-3.9%	\$552,500	8.7%
Kailua	11	27	30	-10.0%	41	-34.1%	\$640,000	\$525,000	\$526,200	-0.2%	\$530,000	-0.9%
Kaneohe	13	43	60	-28.3%	48	-10.4%	\$452,500	\$479,000	\$430,500	11.3%	\$422,500	13.4%
Kapiolani-University	19	63	70	-10.0%	66	-4.5%	\$365,000	\$370,000	\$365,000	1.4%	\$353,500	4.7%
Leeward	12	34	45	-24.4%	27	25.9%	\$113,500	\$119,000	\$130,000	-8.5%	\$110,000	8.2%
Makakilo	14	34	29	17.2%	28	21.4%	\$273,000	\$289,000	\$319,000	-9.4%	\$264,500	9.3%
Makiki	31	86	67	28.4%	86	0.0%	\$370,000	\$337,500	\$340,000	-0.7%	\$322,500	4.7%
Mililani	27	70	69	1.4%	76	-7.9%	\$351,000	\$330,000	\$360,000	-8.3%	\$337,000	-2.1%
Pearlridge-Aiea	31	93	78	19.2%	85	9.4%	\$290,000	\$320,000	\$314,607	1.7%	\$292,000	9.6%
Salt Lake	21	62	69	-10.1%	52	19.2%	\$301,000	\$309,250	\$312,000	-0.9%	\$315,000	-1.8%
Waikiki	78	224	267	-16.1%	247	-9.3%	\$347,500	\$345,000	\$318,000	8.5%	\$332,000	3.9%