



## OAHU REAL ESTATE REPORT

### JUNE SALES ACTIVITY - KEY OBSERVATIONS

Prices are up across Oahu for single family homes and condominiums. In the three-month period ending in June 2014, the Oahu **single family home median price was up 4.7% to \$675,500** from the same period last year. The **median condo price rose 10.8% to \$360,000**. The Ala Moana-Kaka'ako area saw a notable 74.6% increase in price since June of 2013: from \$335,000 to \$585,500; while there has been increasing values in this area, the large shift in the overall median price is primarily due to a shift in the mix of units selling, to higher-end condos. **Hawaii's real estate market is unique and increases like this are not typical.**

Compared to last year, the number of single family home sales is up 4.2%, while condo sales saw no change. The single family markets that continue to show increases in **both sales and median price** include Ewa, Hawaii Kai, Kaimuki, Leeward, Makakilo and Mililani. Condo markets with increases in both sales and median price include Ewa, Kailua, Kapiolani-University, Leeward, Makakilo, Mililani 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	Jun 2014	Apr-Jun 2014	Jan-Mar 2014	%ch	Apr-Jun 2013	%ch	Jun 2014	Apr-Jun 2014	Jan-Mar 2014	%ch	Apr-Jun 2013	%ch
<b>All Oahu</b>	<b>317</b>	<b>901</b>	<b>699</b>	<b>28.9%</b>	<b>865</b>	<b>4.2%</b>	<b>\$700,000</b>	<b>\$675,000</b>	<b>\$655,000</b>	<b>3.1%</b>	<b>\$645,000</b>	<b>4.7%</b>
East Oahu	12	23	11	109.1%	31	-25.8%	\$990,000	\$975,000	\$1,240,000	-21.4%	\$920,000	6.0%
Ewa	66	173	139	24.5%	153	13.1%	\$567,000	\$535,000	\$510,000	4.9%	\$502,000	6.6%
Hawaii Kai	20	49	34	44.1%	48	2.1%	\$1,084,500	\$960,000	\$1,101,000	-12.8%	\$942,500	1.9%
Kailua	25	74	63	17.5%	81	-8.6%	\$922,000	\$911,000	\$971,000	-6.2%	\$872,000	4.5%
Kaimuki	13	40	34	17.6%	36	11.1%	\$815,000	\$872,500	\$775,000	12.6%	\$761,500	14.6%
Kaneohe	22	49	54	-9.3%	53	-7.5%	\$766,500	\$740,000	\$692,500	6.9%	\$725,000	2.1%
Leeward	26	76	45	68.9%	48	58.3%	\$357,500	\$385,000	\$365,000	5.5%	\$342,500	12.4%
Makakilo	8	43	38	13.2%	42	2.4%	\$612,500	\$615,000	\$583,000	5.5%	\$562,500	9.3%
Manoa	9	20	18	11.1%	14	42.9%	\$999,000	\$1,012,000	\$950,100	6.5%	\$1,031,500	-1.9%
Mililani	20	64	48	33.3%	61	4.9%	\$642,500	\$667,500	\$655,000	1.9%	\$625,000	6.8%
North Shore	6	20	22	-9.1%	25	-20.0%	\$1,121,000	\$862,000	\$827,500	4.2%	\$730,000	18.1%
Nuuanu-Makiki	11	36	29	24.1%	47	-23.4%	\$927,000	\$861,000	\$978,000	-12.0%	\$790,000	9.0%
Pearl City-Aiea	24	53	40	32.5%	75	-29.3%	\$613,000	\$610,000	\$630,500	-3.3%	\$618,000	-1.3%
Waialae-Kahala	10	33	23	43.5%	23	43.5%	\$2,125,000	\$1,650,000	\$2,000,000	-17.5%	\$1,650,000	0.0%
West Honolulu	11	32	25	28.0%	34	-5.9%	\$649,000	\$649,500	\$689,000	-5.7%	\$660,000	-1.6%
CONDOMINIUM	Jun 2014	Apr-Jun 2014	Jan-Mar 2014	%ch	Apr-Jun 2013	%ch	Jun 2014	Apr-Jun 2014	Jan-Mar 2014	%ch	Apr-Jun 2013	%ch
<b>All Oahu</b>	<b>410</b>	<b>1,411</b>	<b>1,051</b>	<b>34.3%</b>	<b>1,411</b>	<b>0.0%</b>	<b>\$360,000</b>	<b>\$360,000</b>	<b>\$350,000</b>	<b>2.9%</b>	<b>\$325,000</b>	<b>10.8%</b>
Ala Moana-Kakaako	30	207	166	24.7%	219	-5.5%	\$674,500	\$585,000	\$547,500	6.8%	\$335,000	74.6%
Diamond Head-Kahala	16	37	26	42.3%	38	-2.6%	\$590,000	\$538,000	\$462,500	16.3%	\$452,500	18.9%
Downtown-Nuuanu	27	91	80	13.8%	118	-22.9%	\$345,000	\$410,000	\$459,500	-10.8%	\$423,000	-3.1%
Ewa	31	104	83	25.3%	75	38.7%	\$393,000	\$389,500	\$380,000	2.5%	\$341,000	14.2%
Hawaii Kai	14	53	42	26.2%	62	-14.5%	\$591,500	\$595,000	\$614,500	-3.2%	\$581,000	2.4%
Kailua	11	26	18	44.4%	19	36.8%	\$455,000	\$483,000	\$430,000	12.3%	\$435,000	11.0%
Kaneohe	18	59	38	55.3%	48	22.9%	\$467,500	\$435,000	\$447,500	-2.8%	\$436,500	-0.3%
Kapiolani-University	26	84	47	78.7%	64	31.3%	\$357,400	\$360,000	\$323,000	11.5%	\$317,500	13.4%
Leeward	16	49	36	36.1%	42	16.7%	\$130,500	\$132,000	\$110,475	19.5%	\$112,500	17.3%
Makakilo	11	27	17	58.8%	23	17.4%	\$319,000	\$311,000	\$282,500	10.1%	\$242,000	28.5%
Makiki	25	85	61	39.3%	93	-8.6%	\$298,000	\$324,000	\$340,000	-4.7%	\$313,000	3.5%
Mililani	27	84	52	61.5%	67	25.4%	\$335,000	\$332,500	\$267,500	24.3%	\$305,000	9.0%
Pearlridge-Aiea	20	77	62	24.2%	88	-12.5%	\$308,607	\$323,300	\$300,000	7.8%	\$283,000	14.2%
Salt Lake	17	61	46	32.6%	57	7.0%	\$318,000	\$310,000	\$285,000	8.8%	\$299,000	3.7%
Waikiki	92	268	198	35.4%	302	-11.3%	\$315,000	\$328,000	\$296,500	10.6%	\$319,500	2.7%

*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.*