



SEPTEMBER OAHU REAL ESTATE REPORT

Prices are up for single family homes and condominiums across Oahu. In the three-month period ending in August 2014, the Oahu **single family home median price was up 1.4% to \$673,500** from the same period last year. The **median condo price rose 3.6% to \$353,000**. Areas that saw the highest increase in condo prices are **Diamond Head-Kahala (24.4%), Ewa (16.4%) and Makakilo (11.9%)**.

Compared to last year, the number of **single family home resales is down -1.1%**, while **condo resales are up only 1.0%**. The single family markets that continue to show increases in **both sales and median price** include East Oahu, Ewa, Kaimuki, Leeward and North Shore. Condo markets with increases in both sales and median price include Diamond Head-Kahala, Ewa, Kapiolani-University, Leeward, Makakilo, 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	Resales (Over 3-Month Period)						Median Price (Over 3-Month Period)					
	Aug 2014	Jun-Aug 2014	Mar-May 2014	%ch	Jun-Aug 2013	%ch	Aug 2014	Jun-Aug 2014	Mar-May 2014	%ch	Jun-Aug 2013	%ch
All Oahu	341	976	837	16.6%	987	-1.1%	\$648,000	\$673,500	\$650,000	3.6%	\$664,000	1.4%
East Oahu	7	30	14	114.3%	18	66.7%	\$1,592,600	\$990,000	\$1,445,000	-31.5%	\$813,000	21.8%
Ewa	77	199	160	24.4%	178	11.8%	\$555,000	\$560,000	\$520,000	7.7%	\$539,000	3.9%
Hawaii Kai	10	51	48	6.3%	67	-23.9%	\$927,900	\$930,000	\$962,500	-3.4%	\$1,100,000	-15.5%
Kailua	25	74	71	4.2%	87	-14.9%	\$959,000	\$955,000	\$910,000	4.9%	\$900,000	6.1%
Kaimuki	16	47	35	34.3%	42	11.9%	\$925,250	\$893,000	\$821,000	8.8%	\$847,500	5.4%
Kaneohe	25	67	45	48.9%	69	-2.9%	\$735,000	\$775,000	\$700,000	10.7%	\$720,000	7.6%
Leeward	29	81	63	28.6%	58	39.7%	\$436,000	\$390,500	\$385,000	1.4%	\$347,500	12.4%
Makakilo	14	46	50	-8.0%	47	-2.1%	\$688,891	\$650,000	\$603,500	7.7%	\$560,000	16.1%
Manoa	6	17	17	0.0%	12	41.7%	\$1,098,000	\$1,050,000	\$1,025,000	2.4%	\$1,367,500	-23.2%
Mililani	23	57	48	18.8%	72	-20.8%	\$675,000	\$677,000	\$678,000	-0.1%	\$675,000	0.3%
North Shore	12	27	19	42.1%	23	17.4%	\$672,500	\$715,000	\$799,000	-10.5%	\$675,000	5.9%
Nuuanu-Makiki	8	32	37	-13.5%	41	-22.0%	\$1,212,500	\$967,500	\$900,000	7.5%	\$829,500	16.6%
Pearl City-Aiea	18	59	41	43.9%	71	-16.9%	\$657,000	\$630,000	\$600,000	5.0%	\$637,000	-1.1%
Waiialae-Kahala	4	25	33	-24.2%	32	-21.9%	\$1,229,500	\$1,700,000	\$1,800,000	-5.6%	\$1,435,000	18.5%
West Honolulu	17	37	30	23.3%	47	-21.3%	\$665,000	\$655,000	\$642,500	1.9%	\$690,000	-5.1%
CONDOMINIUM	Resales (Over 3-Month Period)						Median Price (Over 3-Month Period)					
	Aug 2014	Jun-Aug 2014	Mar-May 2014	%ch	Jun-Aug 2013	%ch	Aug 2014	Jun-Aug 2014	Mar-May 2014	%ch	Jun-Aug 2013	%ch
All Oahu	446	1,313	1,307	0.5%	1,300	1.0%	\$350,000	\$353,000	\$355,000	-0.6%	\$340,750	3.6%
Ala Moana-Kakaako	36	117	150	-22.0%	132	-11.4%	\$485,000	\$525,000	\$597,500	-12.1%	\$475,000	10.5%
Diamond Head-Kahala	12	40	32	25.0%	32	25.0%	\$485,000	\$552,500	\$544,000	1.6%	\$444,000	24.4%
Downtown-Nuuanu	42	92	97	-5.2%	117	-21.4%	\$350,000	\$340,000	\$377,000	-9.8%	\$357,000	-4.8%
Ewa	51	132	107	23.4%	98	34.7%	\$345,600	\$381,150	\$389,000	-2.0%	\$327,500	16.4%
Hawaii Kai	21	48	56	-14.3%	52	-7.7%	\$594,000	\$600,000	\$602,500	-0.4%	\$571,000	5.1%
Kailua	8	32	23	39.1%	28	14.3%	\$419,000	\$465,500	\$502,500	-7.4%	\$471,944	-1.4%
Kaneohe	15	51	49	4.1%	61	-16.4%	\$440,000	\$449,000	\$413,000	8.7%	\$405,000	10.9%
Kapiolani-University	23	70	64	9.4%	60	16.7%	\$399,000	\$365,000	\$373,000	-2.1%	\$343,500	6.3%
Leeward	9	41	51	-19.6%	26	57.7%	\$125,000	\$125,000	\$130,000	-3.8%	\$112,500	11.1%
Makakilo	9	31	23	34.8%	31	0.0%	\$310,000	\$319,000	\$306,000	4.2%	\$285,000	11.9%
Makiki	20	58	74	-21.6%	80	-27.5%	\$347,500	\$340,000	\$323,500	5.1%	\$320,000	6.3%
Mililani	26	72	59	22.0%	58	24.1%	\$317,500	\$352,500	\$369,900	-4.7%	\$313,250	12.5%
Pearlridge-Aiea	28	76	82	-7.3%	75	1.3%	\$315,000	\$302,500	\$324,150	-6.7%	\$300,000	0.8%
Salt Lake	18	60	57	5.3%	50	20.0%	\$302,500	\$316,500	\$307,500	2.9%	\$292,500	8.2%
Waikiki	76	256	261	-1.9%	280	-8.6%	\$362,000	\$322,500	\$325,000	-0.8%	\$353,000	-8.6%

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.