

## JANUARY OAHU REAL ESTATE REPORT

Prices are up for single-family homes and condominiums across Oahu. In the three-month period ending on December 2014, the Oahu **single-family home median price was up 5.0% to \$693,000** from the same period last year. The **median condo price rose 6.7% to \$350,050**. Areas that saw an increase in single-family home prices are **Kaimuki (26.3%)** and **North Shore (18.5%)**. The market is continuing to move upward at a reasonable and sustainable pace.

Compared to last year, the number of **single-family home resales is down 5.1%**, and **condo resales are also down 0.8%**. The condo markets that continue to show increases in **median price** include Hawaii Kai, Kaneohe, Makakilo, Makiki, Mililani and Pearlridge-Aiea. Single-family home markets with increases in both sales and median price include Kaimuki, Kaneohe, Leeward, Manoa, Pearl City-Aiea, Waialae-Kahala and West Oahu. To take advantage of today's unique market dynamics, talk with your 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)					
	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch
<b>All Oahu</b>	<b>305</b>	<b>827</b>	<b>976</b>	<b>-15.3%</b>	<b>871</b>	<b>-5.1%</b>	<b>\$690,000</b>	<b>\$693,000</b>	<b>\$666,000</b>	<b>4.1%</b>	<b>\$660,000</b>	<b>5.0%</b>
East Oahu	14	41	38	7.9%	38	7.9%	\$657,500	\$666,000	\$659,500	1.0%	\$703,000	-5.3%
Ewa	10	34	34	0.0%	42	-19.0%	\$824,900	\$932,500	\$955,000	-2.4%	\$881,000	5.8%
Hawaii Kai	6	13	12	8.3%	17	-23.5%	\$1,045,000	\$1,145,000	\$1,074,000	6.6%	\$1,150,000	-0.4%
Kailua	14	39	47	-17.0%	53	-26.4%	\$869,500	\$883,000	\$915,000	-3.5%	\$850,000	3.9%
Kaimuki	12	29	25	16.0%	28	3.6%	\$1,901,250	\$1,800,000	\$1,700,000	5.9%	\$1,425,250	26.3%
Kaneohe	9	21	28	-25.0%	19	10.5%	\$1,440,000	\$2,350,000	\$1,184,000	98.5%	\$889,888	164.1%
Leeward	17	44	50	-12.0%	40	10.0%	\$1,150,000	\$1,000,000	\$925,000	8.1%	\$987,500	1.3%
Makakilo	20	64	76	-15.8%	73	-12.3%	\$1,079,000	\$1,086,500	\$949,500	14.4%	\$930,000	16.8%
Manoa	24	72	69	4.3%	65	10.8%	\$774,500	\$740,000	\$720,000	2.8%	\$690,000	7.2%
Mililani	8	21	35	-40.0%	23	-8.7%	\$670,000	\$615,000	\$695,000	-11.5%	\$984,999	-37.6%
North Shore	30	60	81	-25.9%	74	-18.9%	\$367,000	\$367,500	\$400,000	-8.1%	\$310,250	18.5%
Nuuanu-Makiki	49	133	194	-31.4%	140	-5.0%	\$563,000	\$560,000	\$570,000	-1.8%	\$510,000	9.8%
Pearl City-Aiea	21	35	43	-18.6%	22	59.1%	\$739,987	\$620,000	\$599,999	3.3%	\$589,000	5.3%
Waialae-Kahala	19	56	58	-3.4%	48	16.7%	\$707,500	\$705,000	\$692,000	1.9%	\$667,500	5.6%
West Honolulu	26	66	53	24.5%	50	32.0%	\$632,500	\$650,000	\$650,000	0.0%	\$615,000	5.7%
CONDOMINIUM	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch	Dec 2014	Oct-Dec 2014	Jul-Sep 2014	%ch	Oct-Dec 2013	%ch
<b>All Oahu</b>	<b>404</b>	<b>1,234</b>	<b>1,328</b>	<b>-7.1%</b>	<b>1,244</b>	<b>-0.8%</b>	<b>\$359,000</b>	<b>\$350,050</b>	<b>\$350,000</b>	<b>0.0%</b>	<b>\$328,000</b>	<b>6.7%</b>
Ala Moana-Kakaako	15	54	65	-16.9%	63	-14.3%	\$330,000	\$306,750	\$320,000	-4.1%	\$320,000	-4.1%
Diamond Head-Kahala	26	92	97	-5.2%	102	-9.8%	\$358,000	\$355,500	\$350,000	1.6%	\$315,000	12.9%
Downtown-Nuuanu	36	118	119	-0.8%	131	-9.9%	\$566,000	\$546,250	\$505,000	8.2%	\$445,000	22.8%
Ewa	28	79	71	11.3%	85	-7.1%	\$281,500	\$310,000	\$333,000	-6.9%	\$309,500	0.2%
Hawaii Kai	83	242	233	3.9%	226	7.1%	\$320,000	\$339,000	\$326,500	3.8%	\$350,000	-3.1%
Kailua	20	57	70	-18.6%	65	-12.3%	\$361,500	\$365,000	\$367,500	-0.7%	\$340,000	7.4%
Kaneohe	7	27	34	-20.6%	19	42.1%	\$485,000	\$485,000	\$538,000	-9.9%	\$418,000	16.0%
Kapiolani-University	22	52	52	0.0%	64	-18.8%	\$630,500	\$608,750	\$607,500	0.2%	\$538,000	13.2%
Leeward	8	20	28	-28.6%	22	-9.1%	\$456,250	\$515,000	\$502,000	2.6%	\$542,000	-5.0%
Makakilo	16	42	48	-12.5%	36	16.7%	\$465,000	\$470,000	\$445,000	5.6%	\$406,500	15.6%
Makiki	9	35	38	-7.9%	24	45.8%	\$125,000	\$142,000	\$114,000	24.6%	\$127,500	11.4%
Mililani	47	117	138	-15.2%	82	42.7%	\$350,000	\$380,000	\$378,500	0.4%	\$283,750	33.9%
Pearlridge-Aiea	6	28	31	-9.7%	24	16.7%	\$289,000	\$278,000	\$310,000	-10.3%	\$285,000	-2.5%
Salt Lake	13	51	70	-27.1%	64	-20.3%	\$378,000	\$355,000	\$342,500	3.6%	\$333,000	6.6%
Waikiki	29	85	90	-5.6%	98	-13.3%	\$330,000	\$315,000	\$316,500	-0.5%	\$289,750	8.7%

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