

Executive Summary

The new year begins with closed sales of O'ahu properties falling significantly year-over-year, with single-family homes dropping 54.0% and condos declining 50.2%. After 17 consecutive months of single-family home prices reaching \$1,000,000 or more, January ended with a single-family home median sales price of \$970,000, representing a 7.6% decline compared to January 2022. The condo market also saw the median sales price dip 2.9% to \$495,000.

At the end of the month, average mortgage rates continued to hover in the low 6% range, which is roughly 2.5 points higher than this time last year. Month-to-month mortgage rates drifted slightly down, and as the holiday season came to a close, pending sales picked up. However, the number of contract signings decreased year-over-year, falling 15.2% for single-family homes and 34.1% for condos.

Properties are spending a median of 24 days on the market, roughly double the time compared to last year when the median for single-family homes was 12 days, and the condo median was 14 days. New listings are also slowing, dropping 16.3% for single-family homes and 21.5% for condos. Despite this, active inventory continues to grow compared to 2022, up 77.2% in the single-family home market and 23.7% in the condo market.

In January, around 37% of single-family homes closed at the full original asking price or more, compared to 73% of sales last January. The same is true for condos, where approximately 39% of condo sales closed at the full original asking price or more, compared to 57% of condo sales in January 2022.

In January, the single-family home market saw property sales in all price points decline, though the \$1,500,000 and above range sustained the sharpest decline of 73.0% year-over-year. Meanwhile, condos in the \$500,000 to \$599,999 range represented the most significant drop in sales, decreasing 63.0%. The \$100,000 to \$199,999 price tier for condos was the only price range to see an increase in sales, up 26.7%.

Across O'ahu, no regions experienced positive sales growth for single-family homes, though Kāne'ohe and Pearl City marked steady sales of 16 and 14 properties, respectively, unchanged from one year ago. Most regions recorded a decline of 50% or more for single-family home sales year-over-year, with the 'Ewa Plain seeing the most significant decrease of 70.7%.

In the condo market, most sales occurred in the Metro region, though this was still a decrease in overall activity representing a 48.1% decline in sales compared to January 2022. The Central region, stretching from Mililani to Wahiawa, also experienced a substantial 60.4% decline in closed sales.

Collectively, the \$700,000 to \$999,999 price range in the single-family home market saw the largest increase in active inventory, with 92 more listings than in January 2022. Most regions on O'ahu experienced more activity inventory, with the 'Ewa Plain and Leeward regions accounting for the greatest share of those increases, while the North Shore recorded a 9.4% decline.

Condos marked a 23.7% increase in active inventory, though the number of active listings in the \$200,000 to \$399,999 price range fell 12.7% year-over-year. All other price tiers saw active inventory rise, with the \$600,000 to \$799,999 range increasing 71.1% and the \$1,000,000 to \$1,999,999 range up 56.6%.



Oahu Monthly Housing Statistics

January 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$970,000	-7.6%
Closed Sales	YoY %chg
150	-54.0%
Average Sales Price	YoY %chg
\$1,139,294	-10.8%

CONDOS

Median Sales Price	YoY %chg
\$495,000	-2.9%
Closed Sales	YoY %chg
275	-50.2%
Average Sales Price	YoY %chg
\$633,441	+1.5%

YoY % chg = year-over-year percent change comparing current month to the same month last year.

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SOURCE: Honolulu Board of REALTORS®, residential resales data compiled from HiCentral MLS, Ltd.®

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Monthly Indicators

OAHU, HAWAII

January 2023

Single-Family Homes					
Jan-23	Jan-22	YoY %chg	Dec-22	MoM %chg	
Closed Sales	150	326	-54.0%	202	-25.7%
Median Sales Price	\$970,000	\$1,050,000	-7.6%	\$1,049,500	-7.6%
Average Sales Price	\$1,139,294	\$1,277,309	-10.8%	\$1,325,156	-14.0%
Median Days on Market	24	12	100.0%	25	-4.0%
Percent of Orig. List Price Received	95.9%	101.6%	-5.6%	96.7%	-0.8%
New Listings	268	320	-16.3%	164	63.4%
Pending Sales*	267	315	-15.2%	168	58.9%
Active Inventory*	551	311	77.2%	597	-7.7%
Total Inventory in Escrow*	376	498	-24.5%	278	35.3%
Months Supply of Active Inventory*	2.0	0.8	150.0%	2.1	-4.8%

Condos					
Jan-23	Jan-22	YoY %chg	Dec-22	MoM %chg	
Closed Sales	275	552	-50.2%	360	-23.6%
Median Sales Price	\$495,000	\$510,000	-2.9%	\$502,500	-1.5%
Average Sales Price	\$633,441	\$623,928	1.5%	\$576,689	9.8%
Median Days on Market	24	14	71.4%	21	14.3%
Percent of Orig. List Price Received	98.4%	100.0%	-1.6%	98.5%	-0.1%
New Listings	523	666	-21.5%	371	41.0%
Pending Sales*	378	574	-34.1%	289	30.8%
Active Inventory*	1,196	967	23.7%	1,170	2.2%
Total Inventory in Escrow*	523	797	-34.4%	430	21.6%
Months Supply of Active Inventory*	2.4	1.6	50.0%	2.2	9.1%

*see footnotes on pages 9-12 regarding methodology updates

YoY % chg = year-over-year percent change comparing current month to the same month last year.
MoM% chg = month-over-month percent change comparing current month to the previous month.

Year-to-Date

Single-Family Homes					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	150	326	-54.0%	291	-48.5%
Median Sales Price	\$970,000	\$1,050,000	-7.6%	\$883,000	9.9%
Average Sales Price	\$1,139,294	\$1,277,309	-10.8%	\$1,050,263	8.5%
Median Days on Market	24	12	100.0%	9	166.7%
Percent of Orig. List Price Received	95.9%	101.6%	-5.6%	100.7%	-4.8%
New Listings	268	320	-16.3%	365	-26.6%
Pending Sales*	267	315	-15.2%	329	-18.8%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	275	552	-50.2%	392	-29.8%
Median Sales Price	\$495,000	\$510,000	-2.9%	\$452,000	9.5%
Average Sales Price	\$633,441	\$623,928	1.5%	\$496,296	27.6%
Median Days on Market	24	14	71.4%	18	33.3%
Percent of Orig. List Price Received	98.4%	100.0%	-1.6%	98.8%	-0.4%
New Listings	523	666	-21.5%	659	-20.6%
Pending Sales*	378	574	-34.1%	534	-29.2%

*see footnotes on pages 9-12 regarding methodology updates

1-yr % chg = percent change comparing the current YTD time period to the same YTD time period one year ago.
2-yr % chg = percent change comparing the current YTD time period to the same YTD time period two years ago.

SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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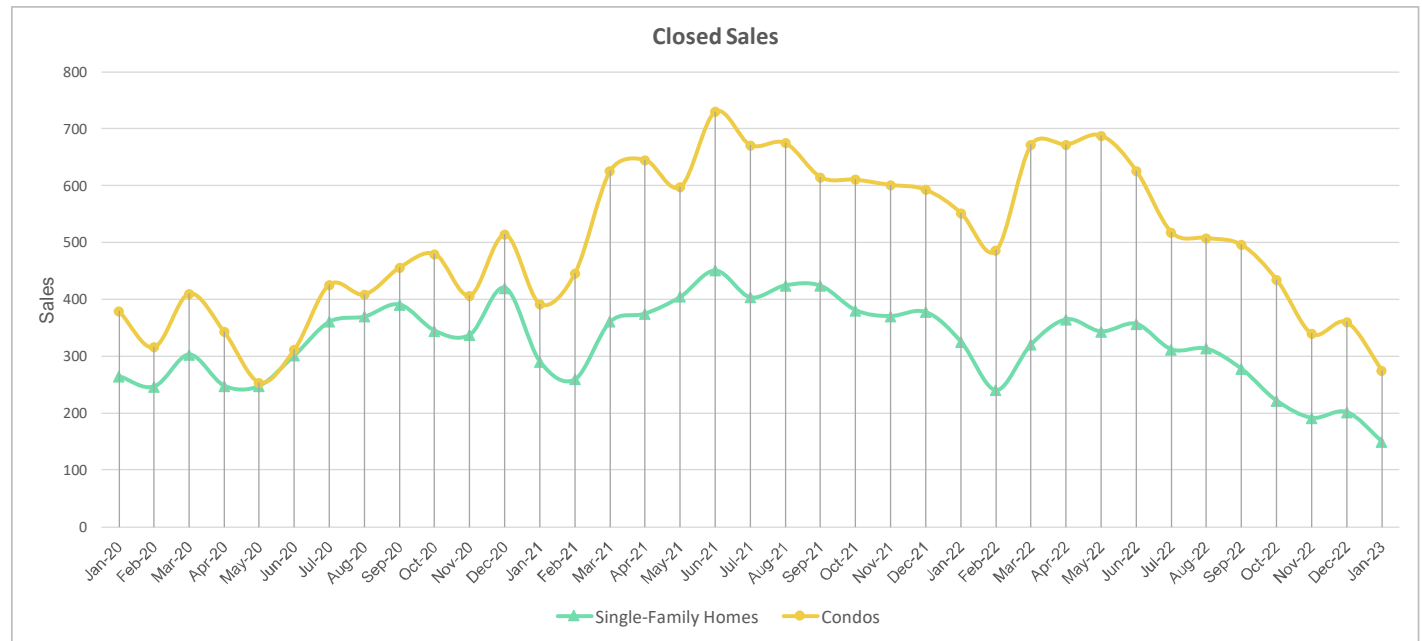
Closed Sales

January 2023

OAHU, HAWAII

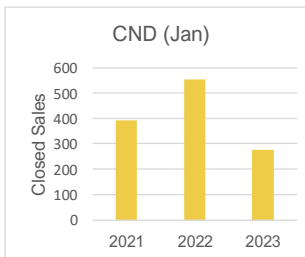
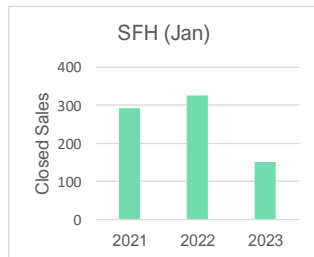
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Jan-20	265	379	644
Feb-20	247	316	563
Mar-20	303	410	713
Apr-20	248	343	591
May-20	248	254	502
Jun-20	302	312	614
Jul-20	361	426	787
Aug-20	370	409	779
Sep-20	391	456	847
Oct-20	345	480	825
Nov-20	338	407	745
Dec-20	420	514	934
Jan-21	291	392	683
Feb-21	260	446	706
Mar-21	361	626	987
Apr-21	375	645	1,020
May-21	405	598	1,003
Jun-21	451	730	1,181
Jul-21	404	671	1,075
Aug-21	425	675	1,100
Sep-21	424	615	1,039
Oct-21	381	611	992
Nov-21	371	601	972
Dec-21	378	593	971
Jan-22	326	552	878
Feb-22	241	486	727
Mar-22	321	672	993
Apr-22	365	672	1,037
May-22	344	688	1,032
Jun-22	357	626	983
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425



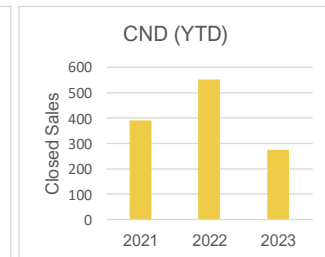
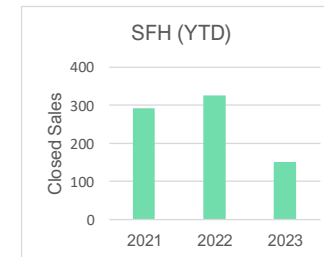
Monthly Closed Sales

January	SFH	YoY %chg	CND	YoY %chg
2021	291	9.8%	392	3.4%
2022	326	12.0%	552	40.8%
2023	150	-54.0%	275	-50.2%



Year-to-Date Closed Sales

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	291	9.8%	392	3.4%
2022	326	12.0%	552	40.8%
2023	150	-54.0%	275	-50.2%



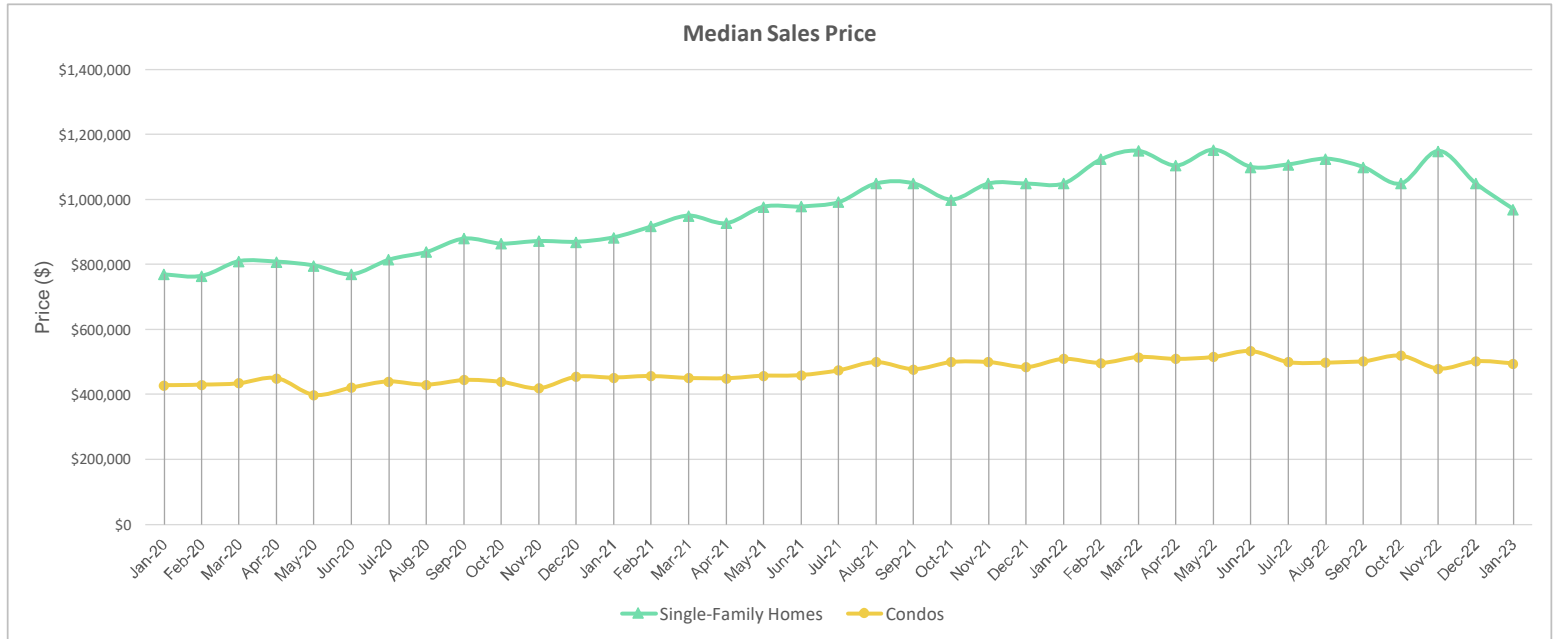
Median Sales Price

January 2023

OAHU, HAWAII

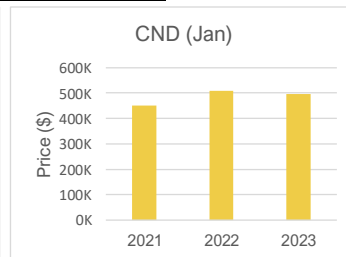
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jan-20	\$770,000	\$429,000
Feb-20	\$765,000	\$430,000
Mar-20	\$810,000	\$435,000
Apr-20	\$809,000	\$450,000
May-20	\$797,000	\$399,000
Jun-20	\$770,000	\$421,500
Jul-20	\$815,000	\$440,000
Aug-20	\$839,000	\$430,000
Sep-20	\$880,000	\$445,000
Oct-20	\$865,000	\$439,500
Nov-20	\$872,500	\$420,000
Dec-20	\$870,000	\$455,000
Jan-21	\$883,000	\$452,000
Feb-21	\$917,500	\$457,500
Mar-21	\$950,000	\$451,000
Apr-21	\$928,000	\$450,000
May-21	\$978,000	\$457,750
Jun-21	\$979,000	\$460,000
Jul-21	\$992,500	\$475,000
Aug-21	\$1,050,000	\$500,000
Sep-21	\$1,050,000	\$478,000
Oct-21	\$1,000,000	\$500,000
Nov-21	\$1,050,000	\$500,000
Dec-21	\$1,050,000	\$485,000
Jan-22	\$1,050,000	\$510,000
Feb-22	\$1,125,000	\$497,000
Mar-22	\$1,150,000	\$515,500
Apr-22	\$1,105,000	\$510,000
May-22	\$1,153,500	\$516,500
Jun-22	\$1,100,000	\$534,000
Jul-22	\$1,107,944	\$500,000
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000



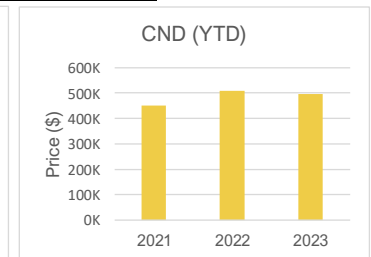
Monthly Median Sales Price

January	SFH	YoY %chg	CND	YoY %chg
2021	\$883,000	14.7%	\$452,000	5.4%
2022	\$1,050,000	18.9%	\$510,000	12.8%
2023	\$970,000	-7.6%	\$495,000	-2.9%



Year-to-Date Median Sales Price

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$883,000	14.7%	\$452,000	5.4%
2022	\$1,050,000	18.9%	\$510,000	12.8%
2023	\$970,000	-7.6%	\$495,000	-2.9%



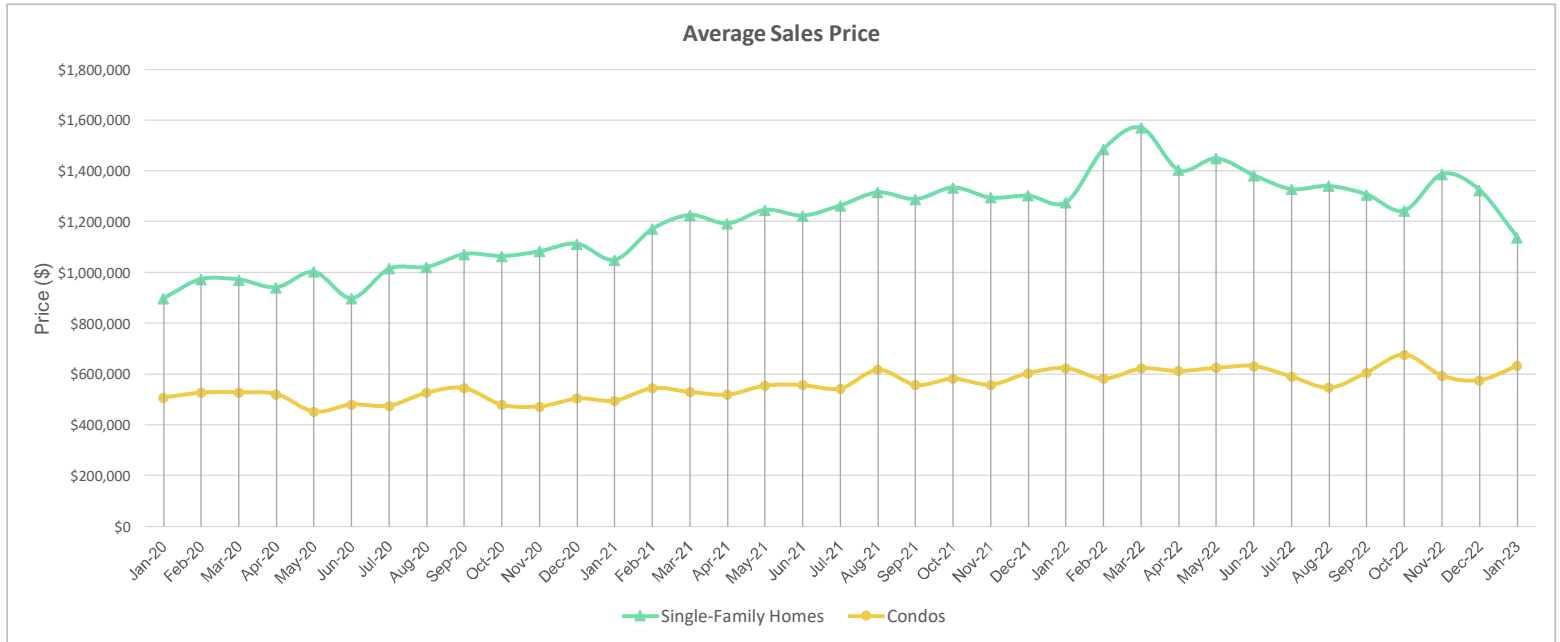
Average Sales Price

January 2023

OAHU, HAWAII

(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jan-20	\$899,689	\$508,395
Feb-20	\$974,283	\$527,836
Mar-20	\$972,367	\$528,606
Apr-20	\$941,708	\$521,484
May-20	\$1,003,419	\$453,220
Jun-20	\$899,271	\$481,220
Jul-20	\$1,016,491	\$475,346
Aug-20	\$1,022,449	\$527,573
Sep-20	\$1,073,692	\$545,367
Oct-20	\$1,065,594	\$479,736
Nov-20	\$1,084,834	\$472,726
Dec-20	\$1,113,076	\$504,222
Jan-21	\$1,050,263	\$496,296
Feb-21	\$1,172,804	\$545,629
Mar-21	\$1,226,827	\$530,257
Apr-21	\$1,194,150	\$520,192
May-21	\$1,246,611	\$555,798
Jun-21	\$1,225,011	\$557,302
Jul-21	\$1,265,382	\$544,064
Aug-21	\$1,316,681	\$618,612
Sep-21	\$1,289,510	\$558,002
Oct-21	\$1,335,171	\$582,509
Nov-21	\$1,296,551	\$559,007
Dec-21	\$1,303,481	\$604,749
Jan-22	\$1,277,309	\$623,928
Feb-22	\$1,486,088	\$583,367
Mar-22	\$1,570,668	\$623,684
Apr-22	\$1,404,481	\$613,189
May-22	\$1,450,008	\$625,327
Jun-22	\$1,382,559	\$631,822
Jul-22	\$1,329,023	\$590,934
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441

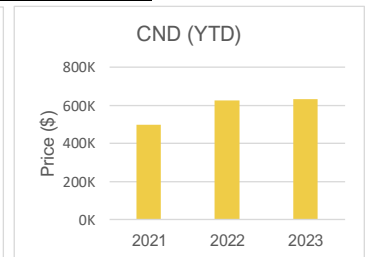
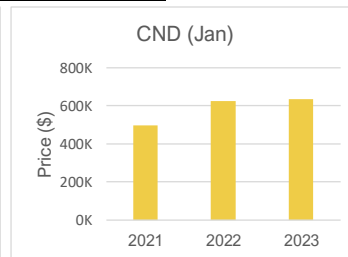
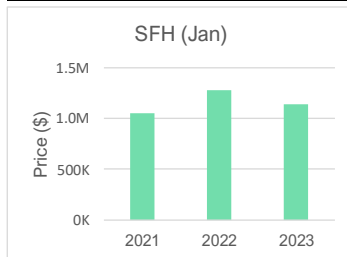


Monthly Average Sales Price

January	SFH	YoY %chg	CND	YoY %chg
2021	\$1,050,263	16.7%	\$496,296	-2.4%
2022	\$1,277,309	21.6%	\$623,928	25.7%
2023	\$1,139,294	-10.8%	\$633,441	1.5%

Year-to-Date Average Sales Price

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,050,263	16.7%	\$496,296	-2.4%
2022	\$1,277,309	21.6%	\$623,928	25.7%
2023	\$1,139,294	-10.8%	\$633,441	1.5%



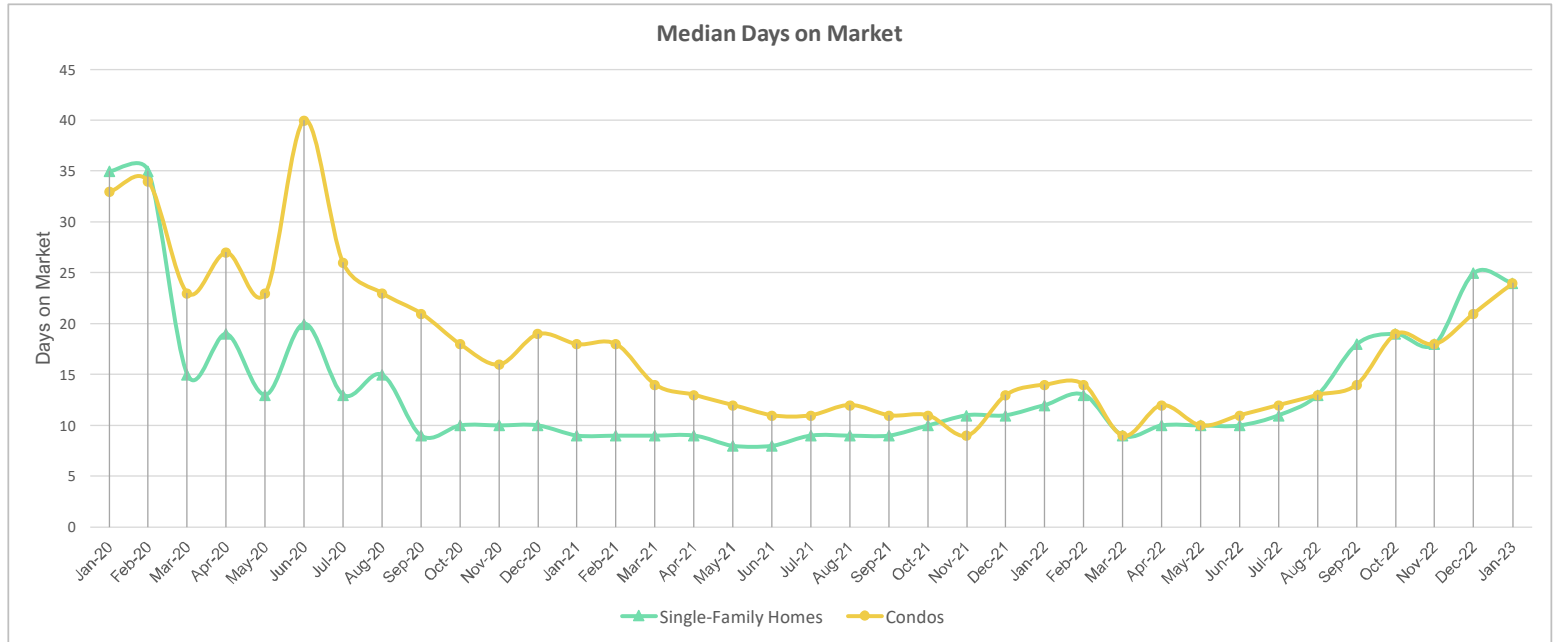
Median Days on Market

January 2023

OAHU, HAWAII

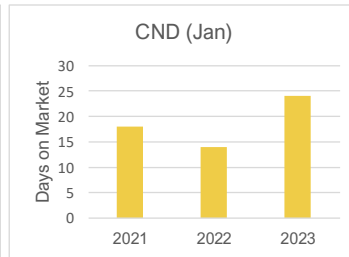
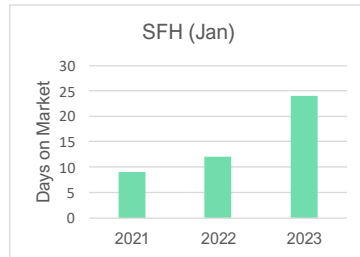
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Jan-20	35	33
Feb-20	35	34
Mar-20	15	23
Apr-20	19	27
May-20	13	23
Jun-20	20	40
Jul-20	13	26
Aug-20	15	23
Sep-20	9	21
Oct-20	10	18
Nov-20	10	16
Dec-20	10	19
Jan-21	9	18
Feb-21	9	18
Mar-21	9	14
Apr-21	9	13
May-21	8	12
Jun-21	8	11
Jul-21	9	11
Aug-21	9	12
Sep-21	9	11
Oct-21	10	11
Nov-21	11	9
Dec-21	11	13
Jan-22	12	14
Feb-22	13	14
Mar-22	9	9
Apr-22	10	12
May-22	10	10
Jun-22	10	11
Jul-22	11	12
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24



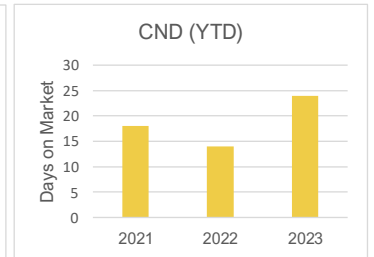
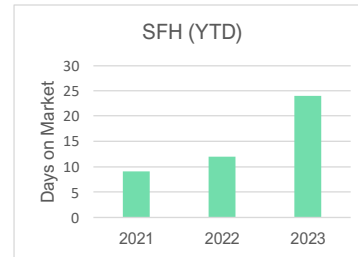
Monthly Median Days on Market

January	SFH	YoY %chg	CND	YoY %chg
2021	9	-74.3%	18	-45.5%
2022	12	33.3%	14	-22.2%
2023	24	100.0%	24	71.4%



Year-to-Date Median Days on Market

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-74.3%	18	-45.5%
2022	12	33.3%	14	-22.2%
2023	24	100.0%	24	71.4%



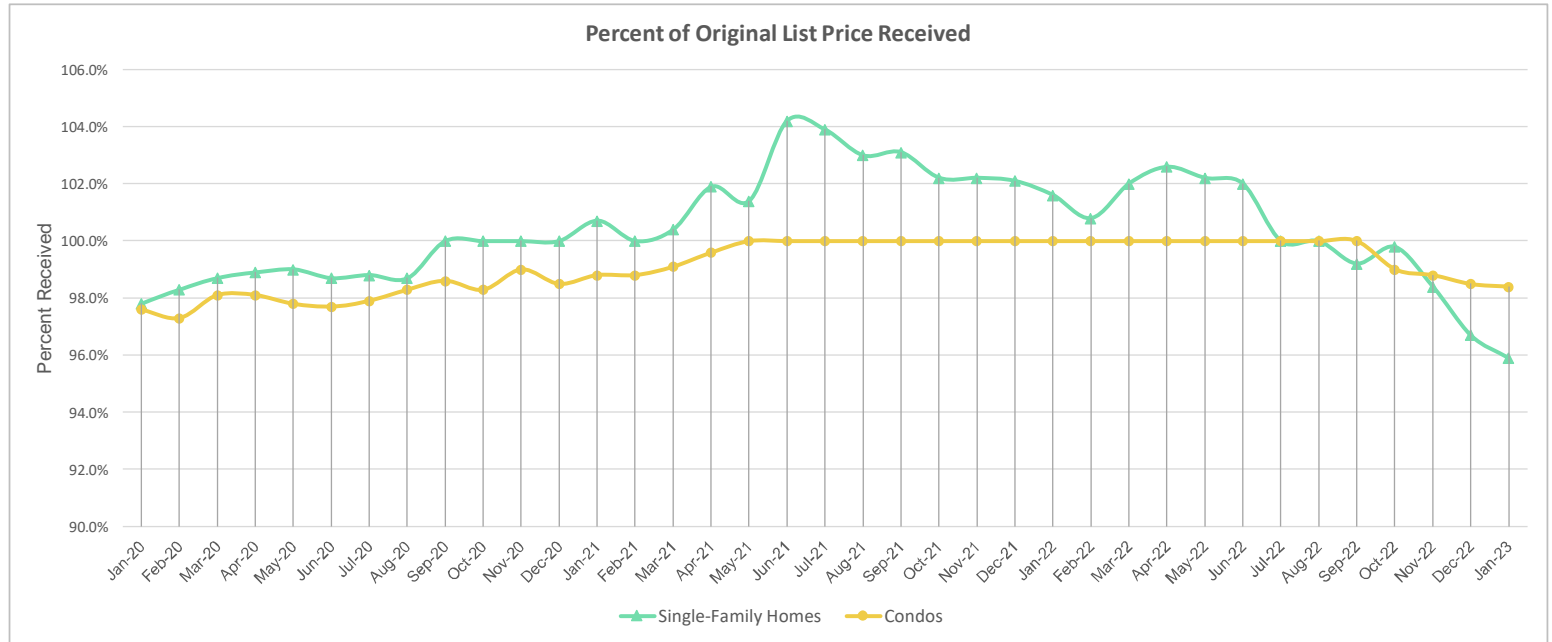
Percent of Original List Price Received

January 2023

OAHU, HAWAII

(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Jan-20	97.8%	97.6%
Feb-20	98.3%	97.3%
Mar-20	98.7%	98.1%
Apr-20	98.9%	98.1%
May-20	99.0%	97.8%
Jun-20	98.7%	97.7%
Jul-20	98.8%	97.9%
Aug-20	98.7%	98.3%
Sep-20	100.0%	98.6%
Oct-20	100.0%	98.3%
Nov-20	100.0%	99.0%
Dec-20	100.0%	98.5%
Jan-21	100.7%	98.8%
Feb-21	100.0%	98.8%
Mar-21	100.4%	99.1%
Apr-21	101.9%	99.6%
May-21	101.4%	100.0%
Jun-21	104.2%	100.0%
Jul-21	103.9%	100.0%
Aug-21	103.0%	100.0%
Sep-21	103.1%	100.0%
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%
Jan-22	101.6%	100.0%
Feb-22	100.8%	100.0%
Mar-22	102.0%	100.0%
Apr-22	102.6%	100.0%
May-22	102.2%	100.0%
Jun-22	102.0%	100.0%
Jul-22	100.0%	100.0%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%

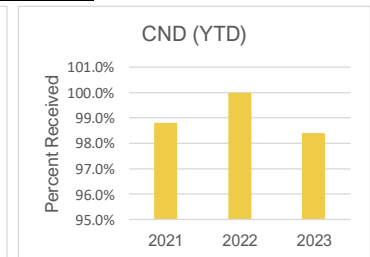
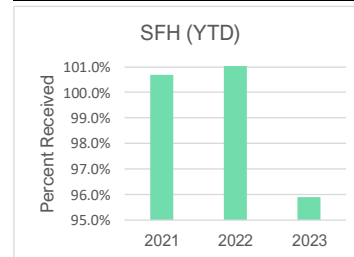
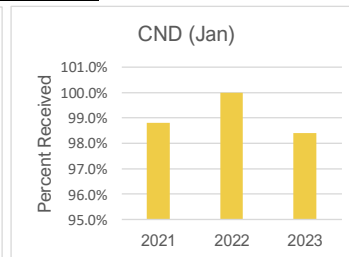
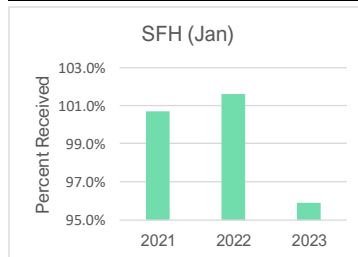


Monthly Percent of Original List Price Received

January	SFH	YoY %chg	CND	YoY %chg
2021	100.7%	3.0%	98.8%	1.2%
2022	101.6%	0.9%	100.0%	1.2%
2023	95.9%	-5.6%	98.4%	-1.6%

Year-to-Date Percent of Original List Price Received

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	100.7%	3.0%	98.8%	1.2%
2022	101.6%	0.9%	100.0%	1.2%
2023	95.9%	-5.6%	98.4%	-1.6%



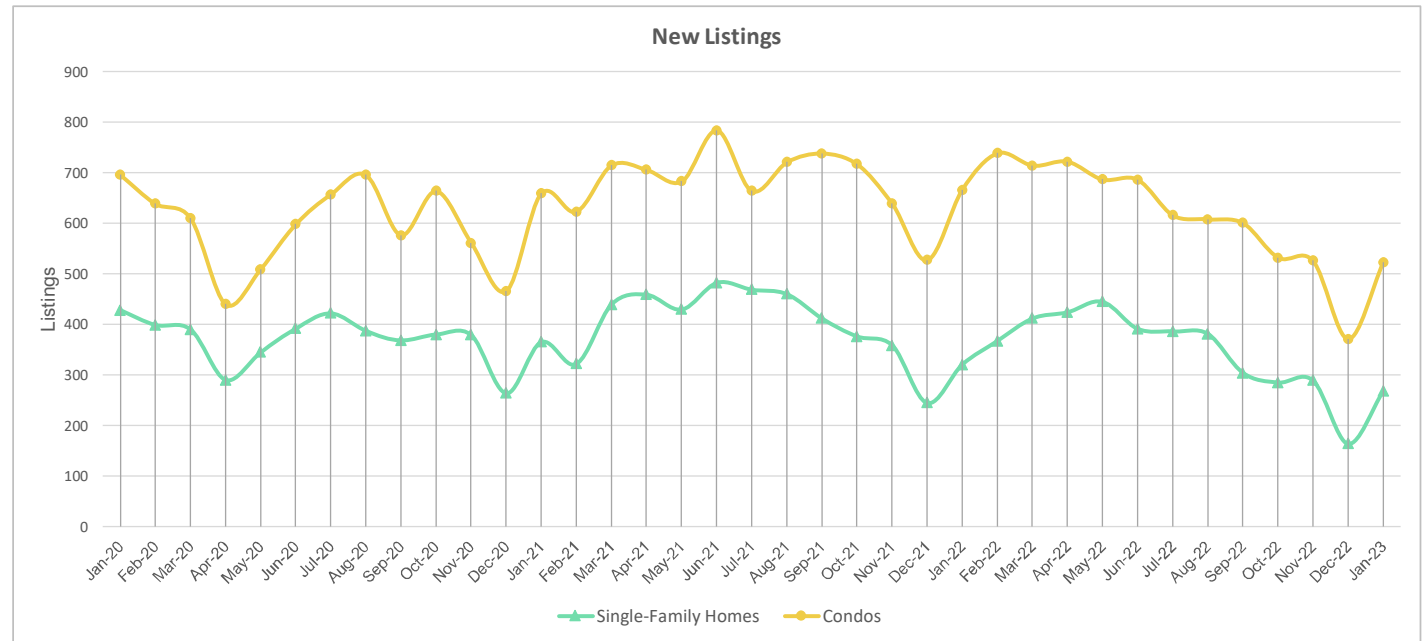
New Listings

January 2023

OAHU, HAWAII

(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Jan-20	428	696	1,124
Feb-20	399	639	1,038
Mar-20	390	610	1,000
Apr-20	290	440	730
May-20	345	509	854
Jun-20	392	598	990
Jul-20	422	657	1,079
Aug-20	387	696	1,083
Sep-20	368	576	944
Oct-20	380	664	1,044
Nov-20	379	561	940
Dec-20	264	466	730
Jan-21	365	659	1,024
Feb-21	322	623	945
Mar-21	439	715	1,154
Apr-21	459	706	1,165
May-21	430	683	1,113
Jun-21	482	784	1,266
Jul-21	469	664	1,133
Aug-21	460	721	1,181
Sep-21	412	738	1,150
Oct-21	376	717	1,093
Nov-21	358	639	997
Dec-21	245	527	772
Jan-22	320	666	986
Feb-22	367	739	1,106
Mar-22	412	714	1,126
Apr-22	424	722	1,146
May-22	445	687	1,132
Jun-22	391	686	1,077
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791

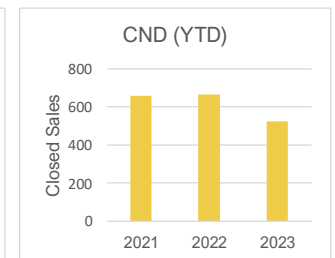
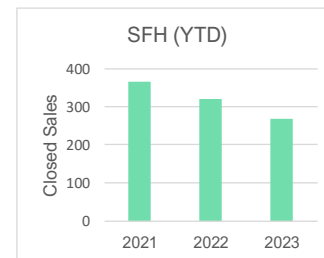
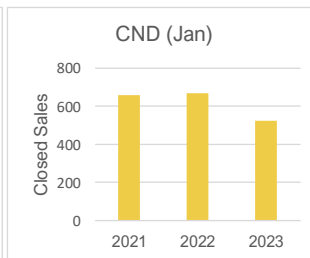
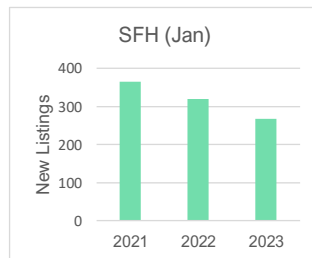


Monthly New Listings

January	SFH	YoY %chg	CND	YoY %chg
2021	365	-14.7%	659	-5.3%
2022	320	-12.3%	666	1.1%
2023	268	-16.3%	523	-21.5%

Year-to-Date New Listings

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	365	-14.7%	659	-5.3%
2022	320	-12.3%	666	1.1%
2023	268	-16.3%	523	-21.5%



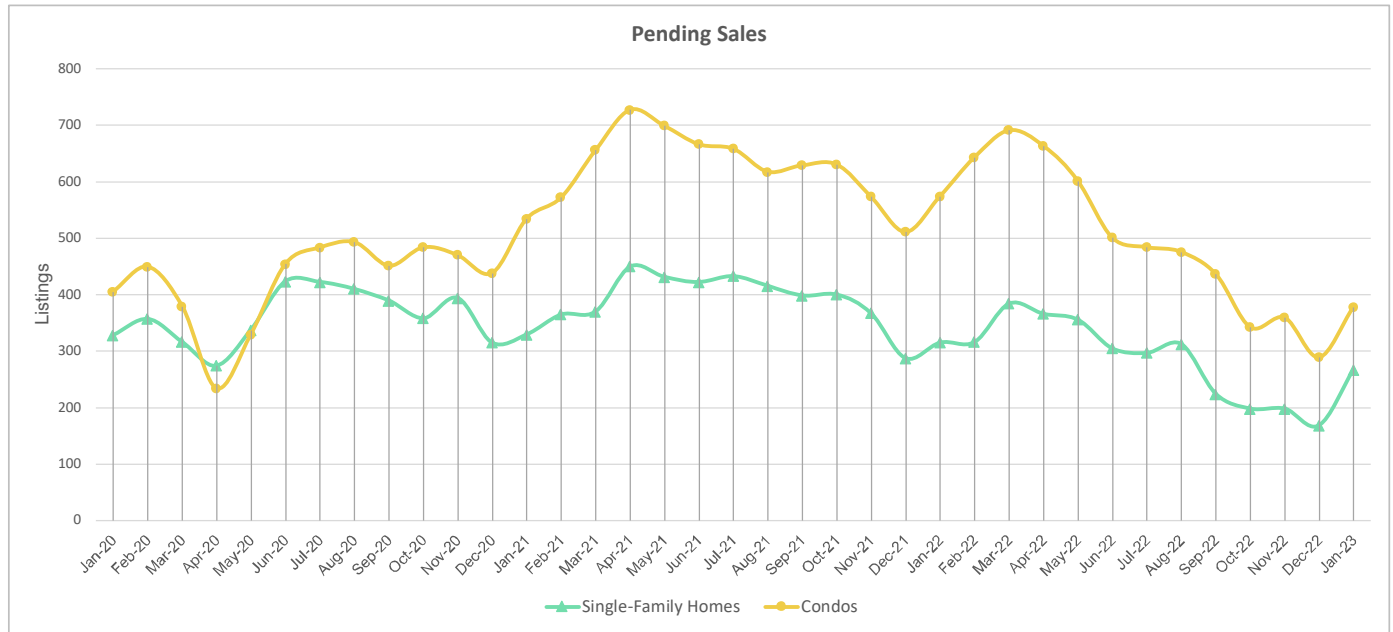
Pending Sales*

January 2023

OAHU, HAWAII

(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jan-20	328	405	733
Feb-20	357	449	806
Mar-20	316	379	695
Apr-20	274	234	508
May-20	337	329	666
Jun-20	423	454	877
Jul-20	422	483	905
Aug-20	410	493	903
Sep-20	389	451	840
Oct-20	358	484	842
Nov-20	394	470	864
Dec-20	315	438	753
Jan-21	329	534	863
Feb-21	365	572	937
Mar-21	370	656	1,026
Apr-21	450	727	1,177
May-21	431	699	1,130
Jun-21	422	666	1,088
Jul-21	433	658	1,091
Aug-21	415	617	1,032
Sep-21	398	629	1,027
Oct-21	400	630	1,030
Nov-21	367	573	940
Dec-21	287	511	798
Jan-22	315	574	889
Feb-22	316	643	959
Mar-22	384	691	1,075
Apr-22	366	663	1,029
May-22	356	601	957
Jun-22	305	501	806
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645

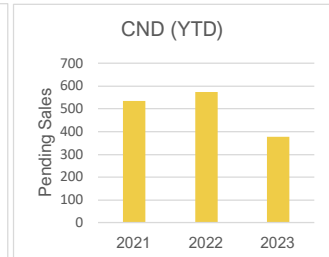
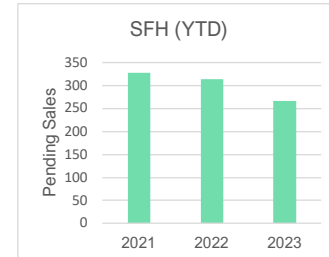
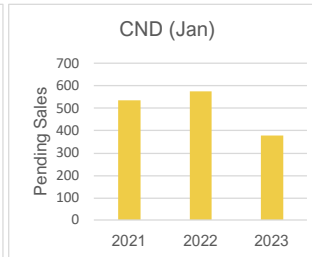
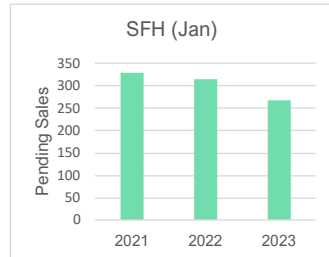


Monthly Pending Sales

January	SFH	YoY %chg	CND	YoY %chg
2021	329	0.3%	534	31.9%
2022	315	-4.3%	574	7.5%
2023	267	-15.2%	378	-34.1%

Year-to-Date Pending Sales

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	329	0.3%	534	31.9%
2022	315	-4.3%	574	7.5%
2023	267	-15.2%	378	-34.1%



*Methodology updated as of 2021 to reflect a count of properties that entered contract within the given month and remain in escrow status at the end of the month (also applied to historical data shown above).

Pending Sales, in reports prior to 2021, reflect a count of all listings that held a Pending (P) status throughout the given month.

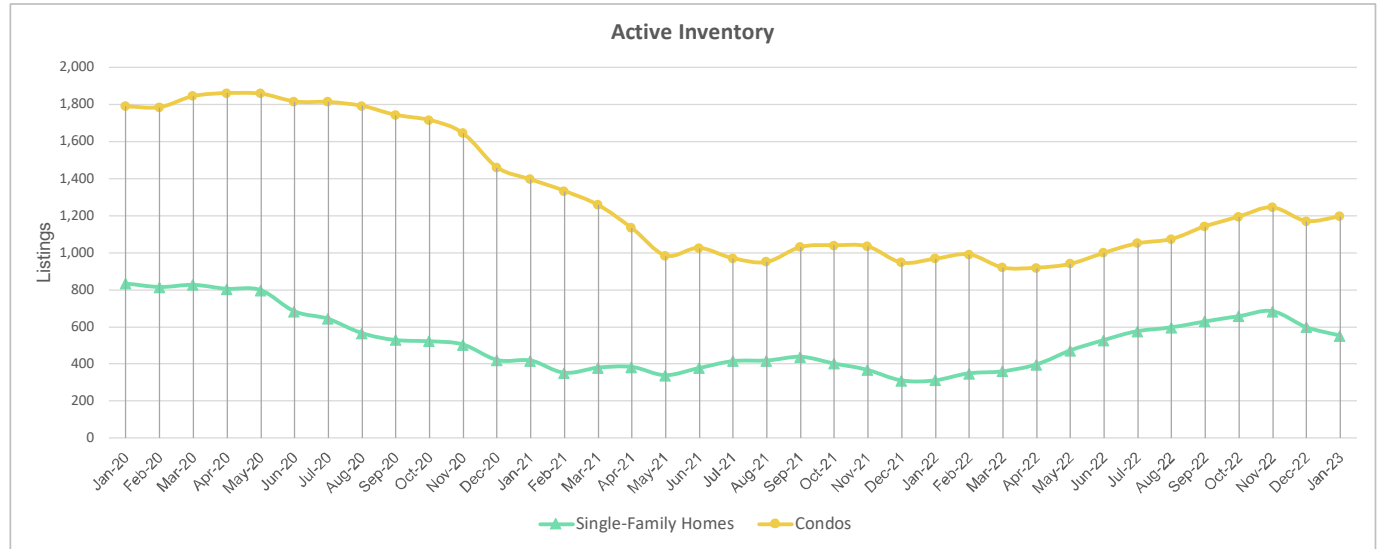
Active Inventory*

January 2023

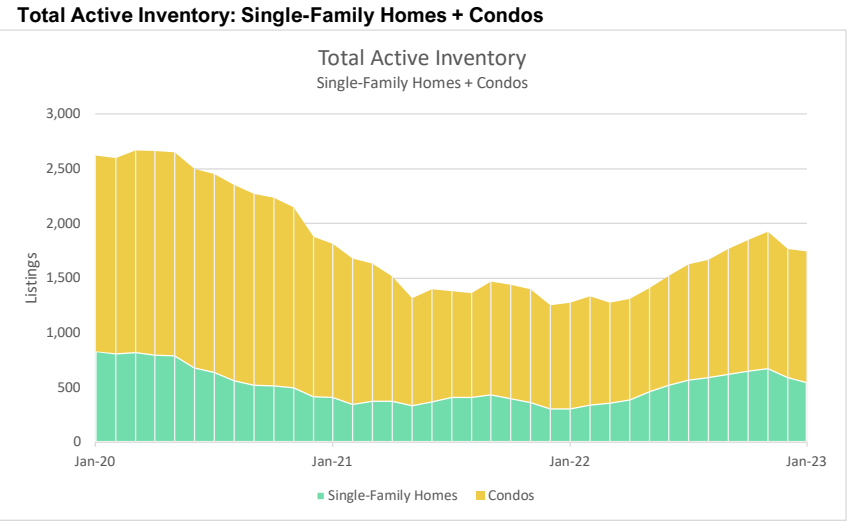
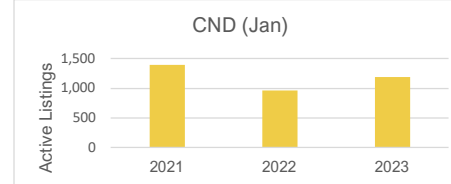
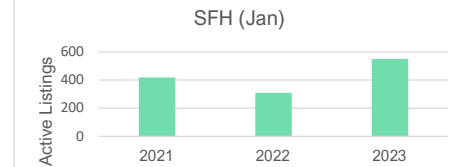
OAHU, HAWAII

(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jan-20	833	1,789	2,622
Feb-20	814	1,784	2,598
Mar-20	825	1,845	2,670
Apr-20	804	1,860	2,664
May-20	797	1,858	2,655
Jun-20	683	1,815	2,498
Jul-20	642	1,813	2,455
Aug-20	565	1,792	2,357
Sep-20	529	1,742	2,271
Oct-20	521	1,715	2,236
Nov-20	503	1,645	2,148
Dec-20	419	1,459	1,878
Jan-21	417	1,396	1,813
Feb-21	350	1,332	1,682
Mar-21	379	1,257	1,636
Apr-21	381	1,133	1,514
May-21	337	983	1,320
Jun-21	377	1,025	1,402
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747



January	SFH	YoY %chg	CND	YoY %chg
2021	417	-49.9%	1,396	-22.0%
2022	311	-25.4%	967	-30.7%
2023	551	77.2%	1,196	23.7%



*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

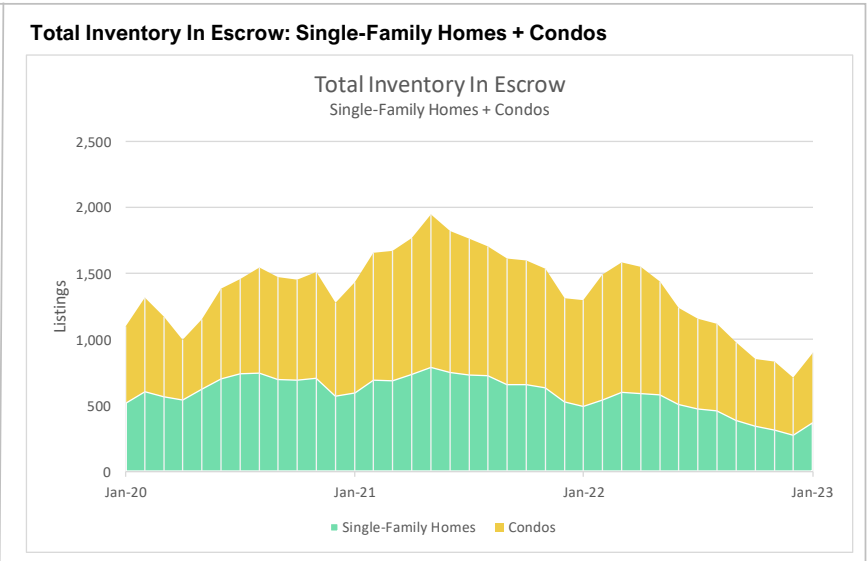
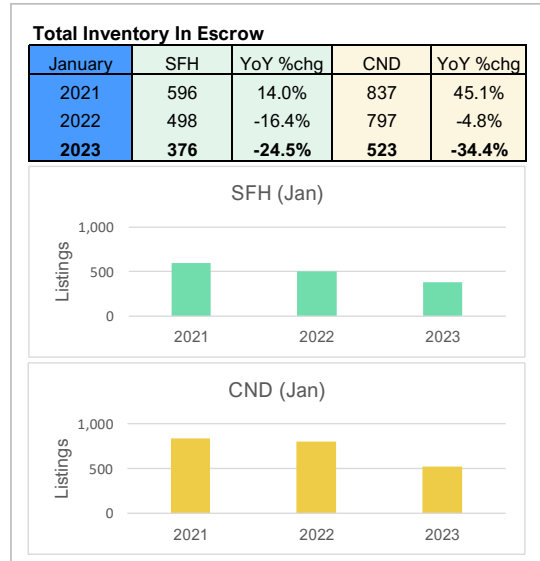
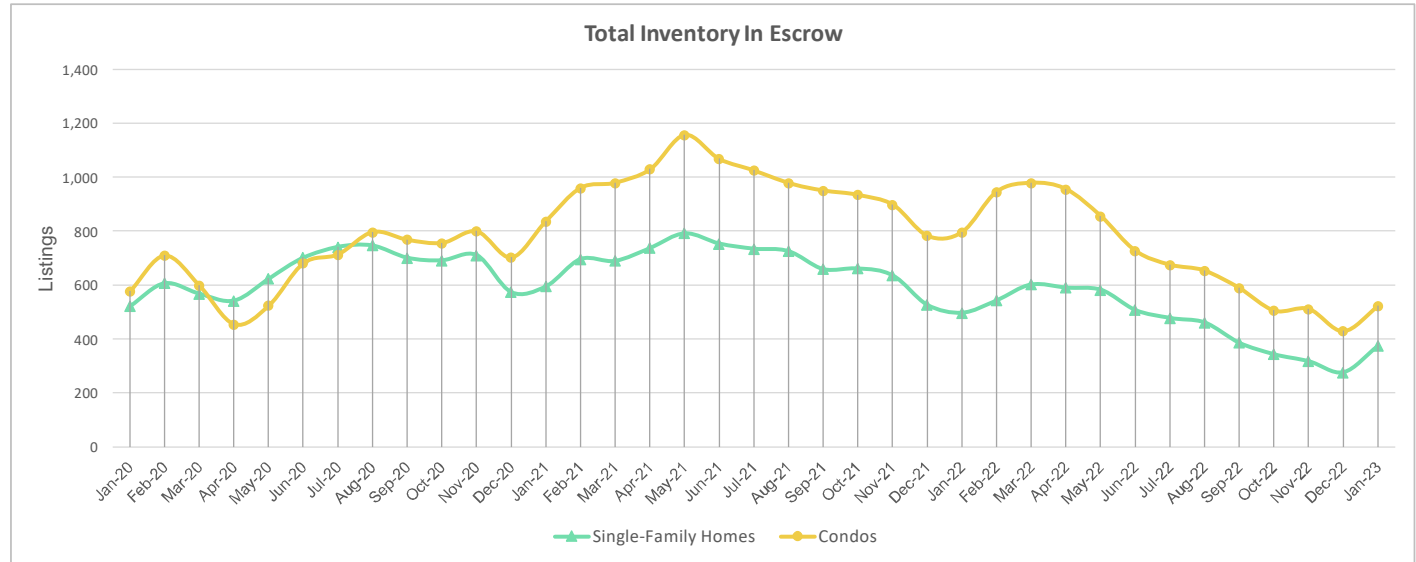
Total Inventory In Escrow*

January 2023

OAHU, HAWAII

(The number of properties under contract at the end of the given month / combined listings in C and P status)

Mo/Yr	Single-Family Homes	Condos	Total
Jan-20	523	577	1,100
Feb-20	608	710	1,318
Mar-20	569	600	1,169
Apr-20	543	455	998
May-20	625	525	1,150
Jun-20	703	682	1,385
Jul-20	742	714	1,456
Aug-20	748	797	1,545
Sep-20	702	769	1,471
Oct-20	693	757	1,450
Nov-20	711	800	1,511
Dec-20	575	703	1,278
Jan-21	596	837	1,433
Feb-21	697	960	1,657
Mar-21	691	979	1,670
Apr-21	739	1,030	1,769
May-21	793	1,157	1,950
Jun-21	754	1,068	1,822
Jul-21	735	1,026	1,761
Aug-21	727	979	1,706
Sep-21	660	951	1,611
Oct-21	663	935	1,598
Nov-21	637	899	1,536
Dec-21	528	784	1,312
Jan-22	498	797	1,295
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899



*New indicator added to reports as of 2021, including applicable historical data.

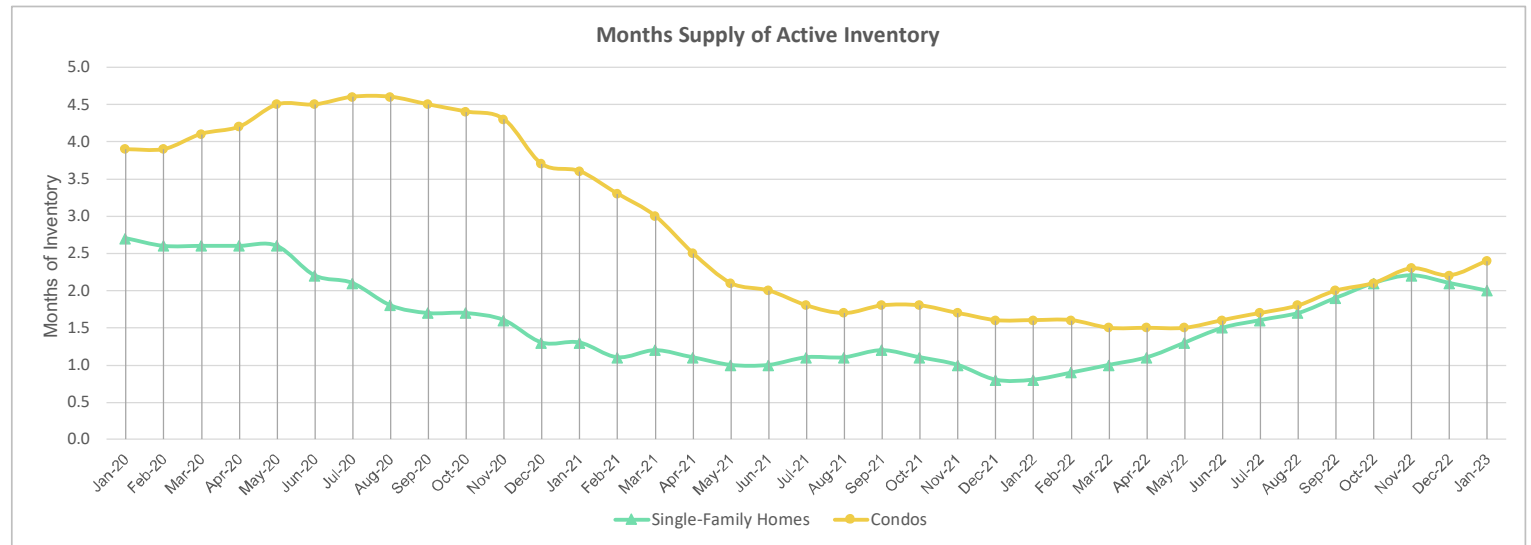
Months Supply of Active Inventory*

January 2023

OAHU, HAWAII

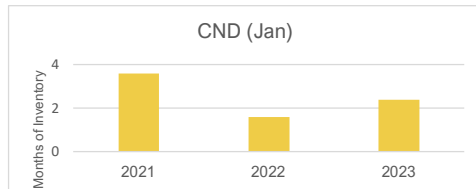
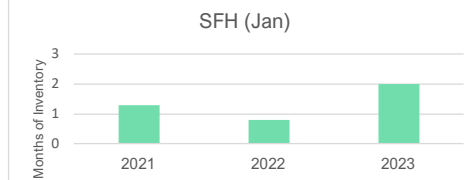
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Jan-20	2.7	3.9
Feb-20	2.6	3.9
Mar-20	2.6	4.1
Apr-20	2.6	4.2
May-20	2.6	4.5
Jun-20	2.2	4.5
Jul-20	2.1	4.6
Aug-20	1.8	4.6
Sep-20	1.7	4.5
Oct-20	1.7	4.4
Nov-20	1.6	4.3
Dec-20	1.3	3.7
Jan-21	1.3	3.6
Feb-21	1.1	3.3
Mar-21	1.2	3.0
Apr-21	1.1	2.5
May-21	1.0	2.1
Jun-21	1.0	2.0
Jul-21	1.1	1.8
Aug-21	1.1	1.7
Sep-21	1.2	1.8
Oct-21	1.1	1.8
Nov-21	1.0	1.7
Dec-21	0.8	1.6
Jan-22	0.8	1.6
Feb-22	0.9	1.6
Mar-22	1.0	1.5
Apr-22	1.1	1.5
May-22	1.3	1.5
Jun-22	1.5	1.6
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4

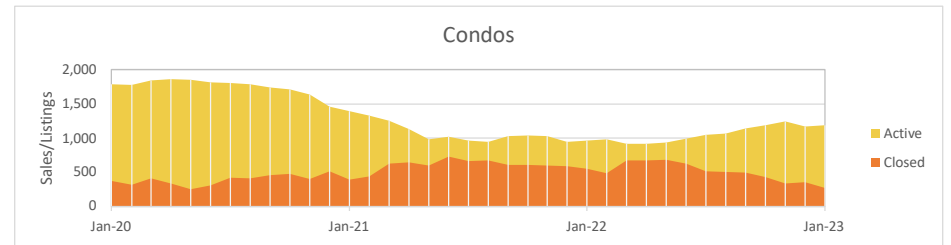
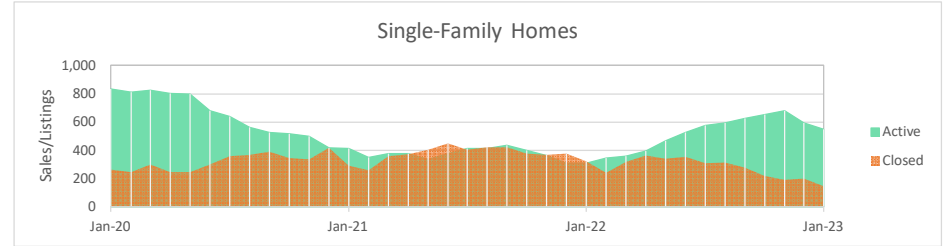


Months Supply of Active Inventory

January	SFH	YoY %chg	CND	YoY %chg
2021	1.3	-51.9%	3.6	-7.7%
2022	0.8	-38.5%	1.6	-55.6%
2023	2.0	150.0%	2.4	50.0%



Active Inventory vs. Closed Sales



*Methodology updated as of 2021 (also applied to historical data shown on this chart).

Months of Inventory, in reports prior to 2021, reflect a comparison of active listings to average pending sales.

Housing Supply Overview

January 2023

OAHU, HAWAII

(A year-over-year overview of the availability and sales of properties in a given month, by price range)

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg
\$449,999 and below	6	1	500.0%	13	3	333.3%	91.7%	61.7%	48.6%	1	3	-66.7%	4	4	0.0%	4	1	300.0%	9	7	28.6%	2.0	0.2	900.0%
\$450,000 - \$599,999	4	7	-42.9%	6	30	-80.0%	97.7%	104.0%	-6.1%	7	5	40.0%	8	9	-11.1%	8	7	14.3%	17	21	-19.0%	1.3	0.6	116.7%
\$600,000 - \$699,999	11	12	-8.3%	17	16	6.3%	100.0%	100.6%	-0.6%	10	16	-37.5%	14	17	-17.6%	24	6	300.0%	22	28	-21.4%	2.7	0.3	800.0%
\$700,000 - \$799,999	17	41	-58.5%	38	10	280.0%	94.3%	101.6%	-7.2%	21	26	-19.2%	16	26	-38.5%	41	16	156.3%	31	38	-18.4%	2.1	0.4	425.0%
\$800,000 - \$899,999	24	37	-35.1%	33	11	200.0%	96.5%	102.5%	-5.9%	34	41	-17.1%	43	41	4.9%	63	24	162.5%	55	61	-9.8%	1.9	0.4	375.0%
\$900,000 - \$999,999	19	46	-58.7%	33	10	230.0%	95.4%	102.0%	-6.5%	34	48	-29.2%	41	45	-8.9%	58	30	93.3%	54	72	-25.0%	1.5	0.6	150.0%
\$1,000,000 - \$1,499,999	50	112	-55.4%	16	12	33.3%	97.2%	102.4%	-5.1%	88	97	-9.3%	83	100	-17.0%	141	64	120.3%	102	149	-31.5%	1.4	0.6	133.3%
\$1,500,000 - 1,999,999	13	45	-71.1%	22	26	-15.4%	94.2%	98.4%	-4.3%	33	38	-13.2%	26	28	-7.1%	66	47	40.4%	33	54	-38.9%	1.9	1.2	58.3%
\$2,000,000 - \$2,999,999	2	15	-86.7%	10	9	11.1%	99.1%	100.4%	-1.3%	18	25	-28.0%	15	20	-25.0%	53	43	23.3%	27	31	-12.9%	2.9	1.7	70.6%
\$3,000,000 and above	4	10	-60.0%	161	39	312.8%	81.7%	97.3%	-16.0%	22	21	4.8%	17	25	-32.0%	93	73	27.4%	26	37	-29.7%	7.2	4.9	46.9%
All Single-Family Homes	150	326	-54.0%	24	12	100.0%	95.9%	101.6%	-5.6%	268	320	-16.3%	267	315	-15.2%	551	311	77.2%	376	498	-24.5%	2.0	0.8	150.0%

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg	Jan-23	Jan-22	%chg
\$149,999 and below	8	15	-46.7%	29	30	-3.3%	94.5%	100.0%	-5.5%	13	23	-43.5%	7	23	-69.6%	39	34	14.7%	20	35	-42.9%	2.6	1.6	62.5%
\$150,000 - \$299,999	32	63	-49.2%	19	23	-17.4%	98.2%	98.3%	-0.1%	51	79	-35.4%	41	80	-48.8%	140	154	-9.1%	64	114	-43.9%	2.3	1.6	43.8%
\$300,000 - \$399,999	46	86	-46.5%	20	13	53.8%	98.9%	98.8%	0.1%	88	107	-17.8%	69	94	-26.6%	123	137	-10.2%	101	128	-21.1%	1.5	1.4	7.1%
\$400,000 - \$499,999	57	98	-41.8%	20	13	53.8%	100.0%	100.0%	0.0%	83	109	-23.9%	67	108	-38.0%	154	113	36.3%	90	146	-38.4%	1.8	1.0	80.0%
\$500,000 - \$599,999	34	92	-63.0%	34	9	277.8%	99.2%	100.0%	-0.8%	61	114	-46.5%	52	69	-24.6%	117	106	10.4%	63	89	-29.2%	1.6	1.2	33.3%
\$600,000 - \$699,999	34	48	-29.2%	44	9	388.9%	97.1%	101.6%	-4.4%	58	67	-13.4%	49	64	-23.4%	126	77	63.6%	63	92	-31.5%	2.3	1.1	109.1%
\$700,000 - \$999,999	40	95	-57.9%	28	16	75.0%	98.0%	100.6%	-2.6%	95	99	-4.0%	57	85	-32.9%	215	141	52.5%	77	113	-31.9%	2.4	1.7	41.2%
\$1,000,000 - \$1,499,999	15	40	-62.5%	24	30	-20.0%	96.6%	96.4%	0.2%	31	41	-24.4%	23	31	-25.8%	114	75	52.0%	31	48	-35.4%	4.4	2.7	63.0%
\$1,500,000 - \$1,999,999	2	5	-60.0%	321	6	5250.0%	91.9%	96.0%	-4.3%	20	14	42.9%	7	10	-30.0%	77	47	63.8%	7	18	-61.1%	8.6	6.7	28.4%
\$2,000,000 and above	7	10	-30.0%	15	151	-90.1%	100.0%	93.9%	6.5%	23	13	76.9%	6	10	-40.0%	91	83	9.6%	7	14	-50.0%	10.1	9.2	9.8%
All Condos	275	552	-50.2%	24	14	71.4%	98.4%	100.0%	-1.6%	523	666	-21.5%	378	574	-34.1%	1,196	967	23.7%	523	797	-34.4%	2.4	1.6	50.0%

SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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Closed Sales by Price Range: Single-Family Homes

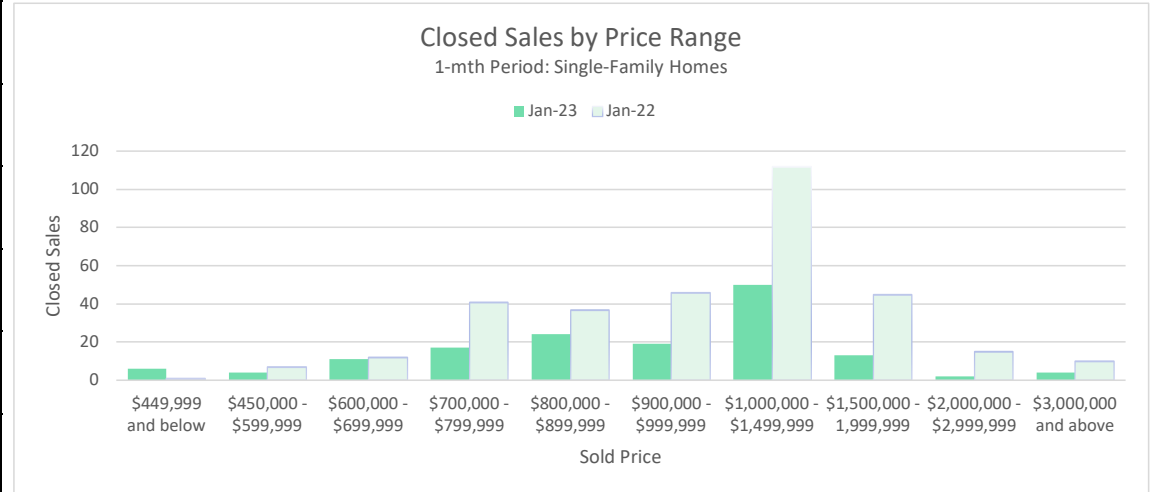
January 2023

OAHU, HAWAII

(A count of properties that have closed in a given month)

Single-Family Homes	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	6	1	500.0%	25	54	-53.7%
\$450,000 - \$599,999	4	7	-42.9%	70	144	-51.4%
\$600,000 - \$699,999	11	12	-8.3%	103	271	-62.0%
\$700,000 - \$799,999	17	41	-58.5%	241	515	-53.2%
\$800,000 - \$899,999	24	37	-35.1%	412	671	-38.6%
\$900,000 - \$999,999	19	46	-58.7%	463	597	-22.4%
\$1,000,000 - \$1,499,999	50	112	-55.4%	1,211	1,362	-11.1%
\$1,500,000 - 1,999,999	13	45	-71.1%	409	472	-13.3%
\$2,000,000 - \$2,999,999	2	15	-86.7%	210	299	-29.8%
\$3,000,000 and above	4	10	-60.0%	154	176	-12.5%
All Single-Family Homes	150	326	-54.0%	3,298	4,561	-27.7%

This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.



Closed Sales by Price Range: Condos

January 2023

OAHU, HAWAII

(A count of properties that have closed in a given month)

Condos	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	8	15	-46.7%	179	257	-30.4%
\$150,000 - \$299,999	32	63	-49.2%	748	1,126	-33.6%
\$300,000 - \$399,999	46	86	-46.5%	955	1,189	-19.7%
\$400,000 - \$499,999	57	98	-41.8%	1,045	1,337	-21.8%
\$500,000 - \$599,999	34	92	-63.0%	903	1,073	-15.8%
\$600,000 - \$699,999	34	48	-29.2%	669	833	-19.7%
\$700,000 - \$999,999	40	95	-57.9%	1,055	1,015	3.9%
\$1,000,000 - \$1,499,999	15	40	-62.5%	308	333	-7.5%
\$1,500,000 - \$1,999,999	2	5	-60.0%	104	88	18.2%
\$2,000,000 and above	7	10	-30.0%	110	112	-1.8%
All Condos	275	552	-50.2%	6,076	7,363	-17.5%

This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.



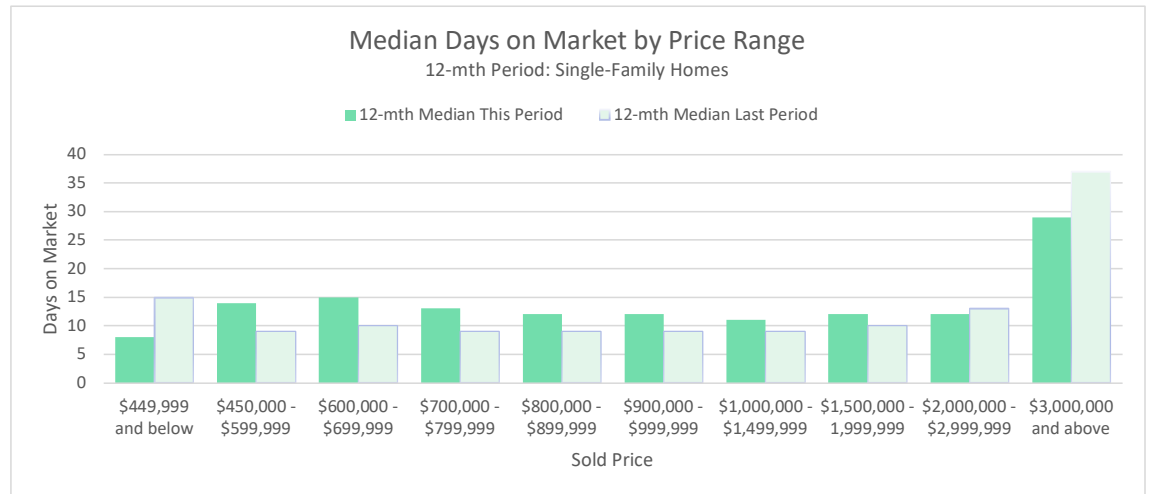
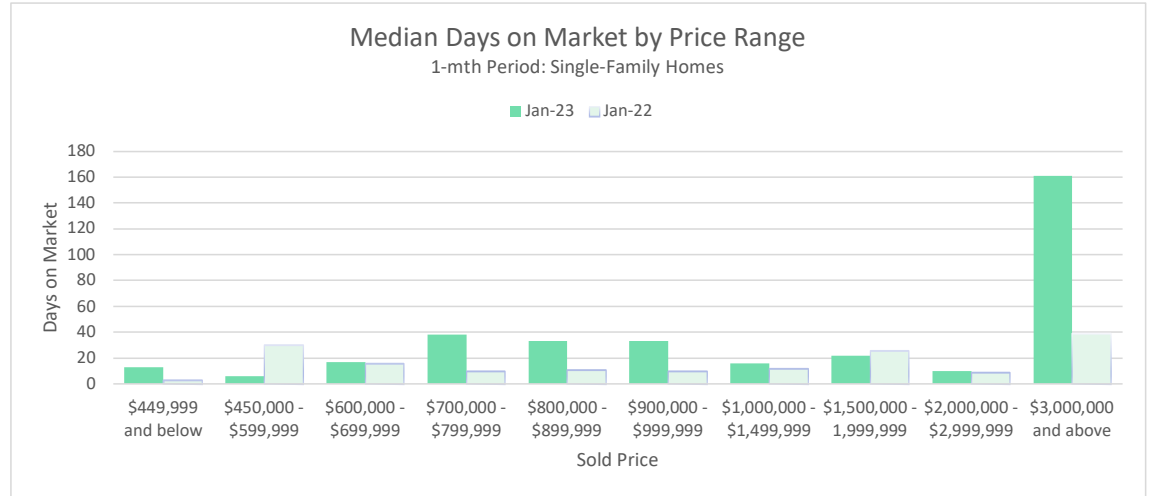
Median Days on Market by Price Range: Single-Family Homes

January 2023

OAHU, HAWAII

(The median number of days from when a property is first listed to when an offer is accepted)

Single-Family Homes	Jan-23	Jan-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	13	3	333.3%	8	15	-46.7%
\$450,000 - \$599,999	6	30	-80.0%	14	9	55.6%
\$600,000 - \$699,999	17	16	6.3%	15	10	50.0%
\$700,000 - \$799,999	38	10	280.0%	13	9	44.4%
\$800,000 - \$899,999	33	11	200.0%	12	9	33.3%
\$900,000 - \$999,999	33	10	230.0%	12	9	33.3%
\$1,000,000 - \$1,499,999	16	12	33.3%	11	9	22.2%
\$1,500,000 - 1,999,999	22	26	-15.4%	12	10	20.0%
\$2,000,000 - \$2,999,999	10	9	11.1%	12	13	-7.7%
\$3,000,000 and above	161	39	312.8%	29	37	-21.6%
All Single-Family Homes	24	12	100.0%	12	9	33.3%



This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.

SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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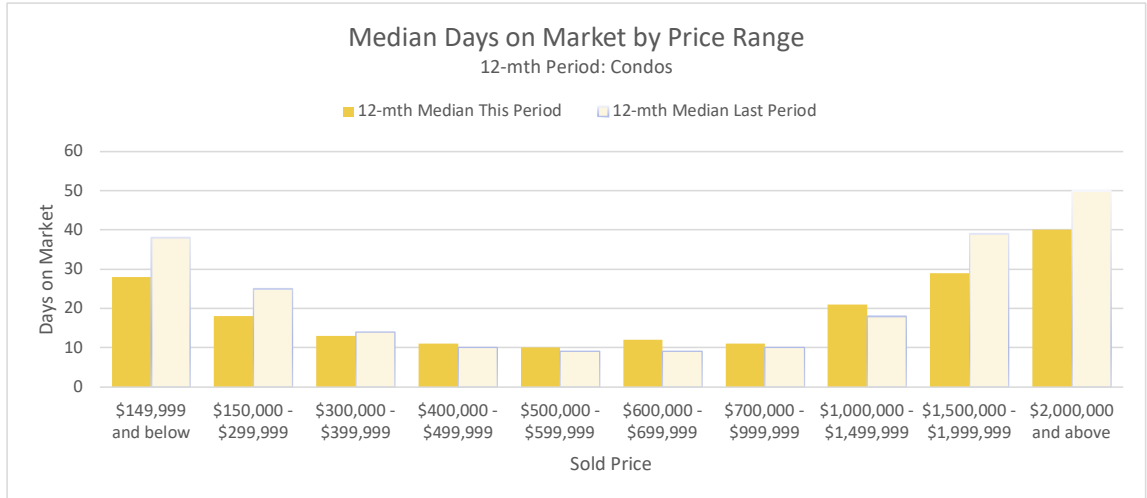
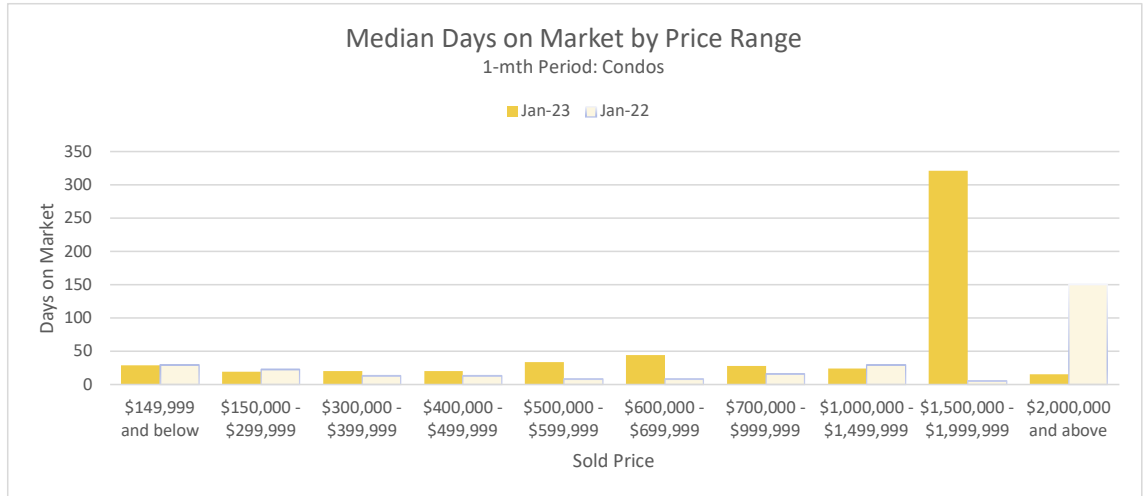
Median Days on Market by Price Range: Condos

January 2023

OAHU, HAWAII

(The median number of days from when a property is first listed to when an offer is accepted)

Condos	Jan-23	Jan-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	29	30	-3.3%	28	38	-26.3%
\$150,000 - \$299,999	19	23	-17.4%	18	25	-28.0%
\$300,000 - \$399,999	20	13	53.8%	13	14	-7.1%
\$400,000 - \$499,999	20	13	53.8%	11	10	10.0%
\$500,000 - \$599,999	34	9	277.8%	10	9	11.1%
\$600,000 - \$699,999	44	9	388.9%	12	9	33.3%
\$700,000 - \$999,999	28	16	75.0%	11	10	10.0%
\$1,000,000 - \$1,499,999	24	30	-20.0%	21	18	16.7%
\$1,500,000 - \$1,999,999	321	6	5250.0%	29	39	-25.6%
\$2,000,000 and above	15	151	-90.1%	40	50	-20.0%
All Condos	24	14	71.4%	13	12	8.3%



This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.

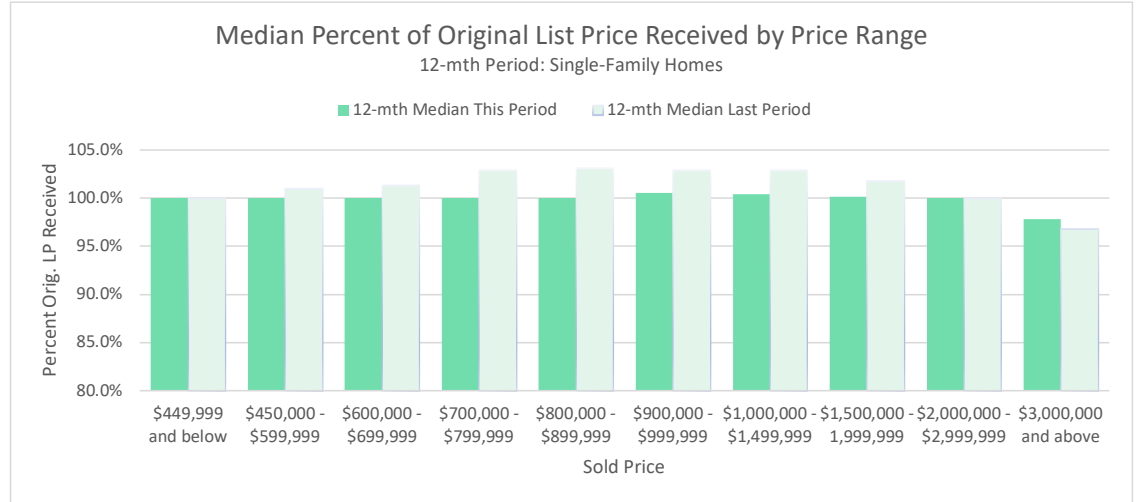
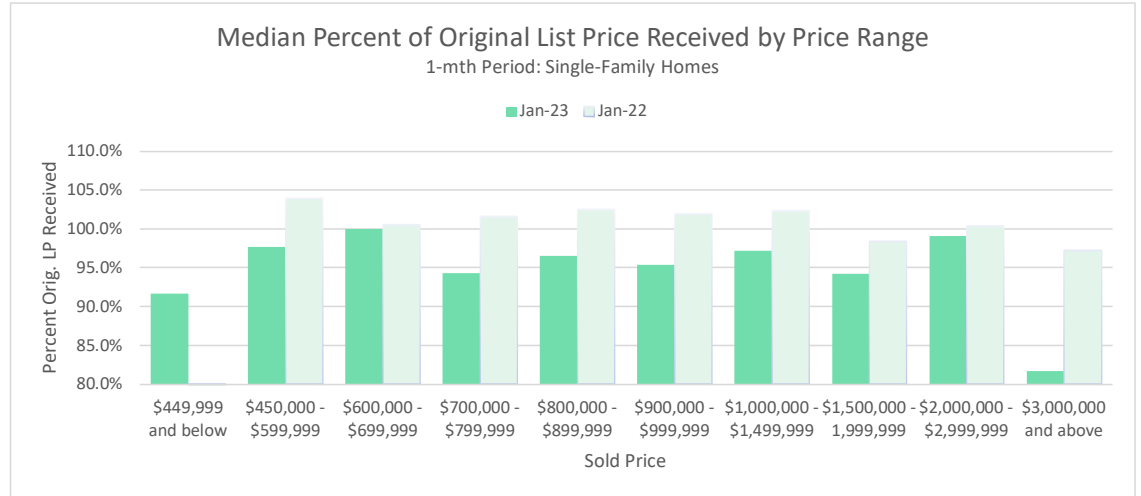
Median Percent of Original List Price Received by Price Range: Single-Family Homes

January 2023

OAHU, HAWAII

(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period and price range indicated)

Single-Family Homes	Jan-23	Jan-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	91.7%	61.7%	48.6%	100.0%	100.0%	0.0%
\$450,000 - \$599,999	97.7%	104.0%	-6.1%	100.0%	101.0%	-1.0%
\$600,000 - \$699,999	100.0%	100.6%	-0.6%	100.0%	101.3%	-1.3%
\$700,000 - \$799,999	94.3%	101.6%	-7.2%	100.0%	102.9%	-2.8%
\$800,000 - \$899,999	96.5%	102.5%	-5.9%	100.0%	103.1%	-3.0%
\$900,000 - \$999,999	95.4%	102.0%	-6.5%	100.5%	102.9%	-2.3%
\$1,000,000 - \$1,499,999	97.2%	102.4%	-5.1%	100.4%	102.9%	-2.4%
\$1,500,000 - 1,999,999	94.2%	98.4%	-4.3%	100.1%	101.8%	-1.7%
\$2,000,000 - \$2,999,999	99.1%	100.4%	-1.3%	100.0%	100.0%	0.0%
\$3,000,000 and above	81.7%	97.3%	-16.0%	97.8%	96.8%	1.0%
All Single-Family Homes	95.9%	101.6%	-5.6%	100.0%	102.2%	-2.2%



This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.

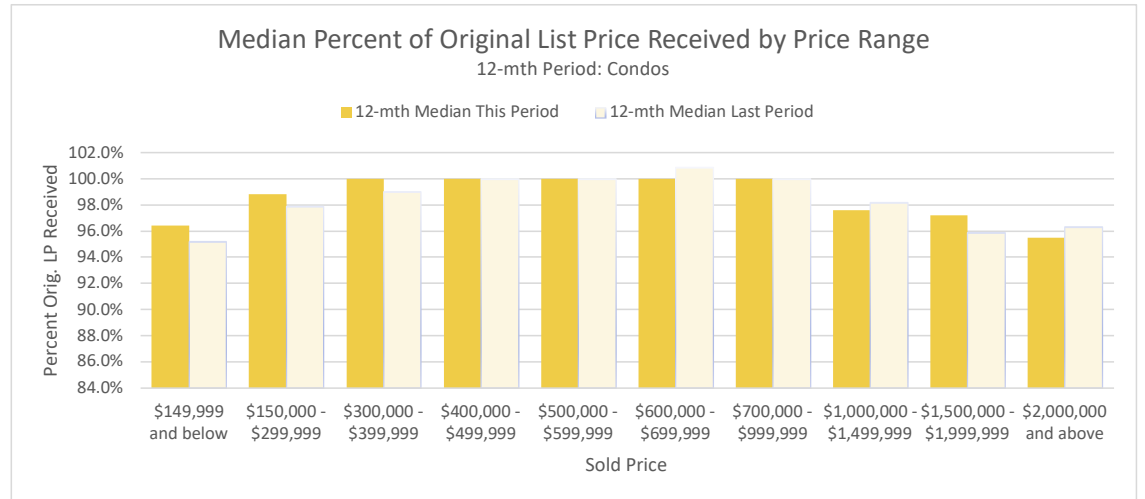
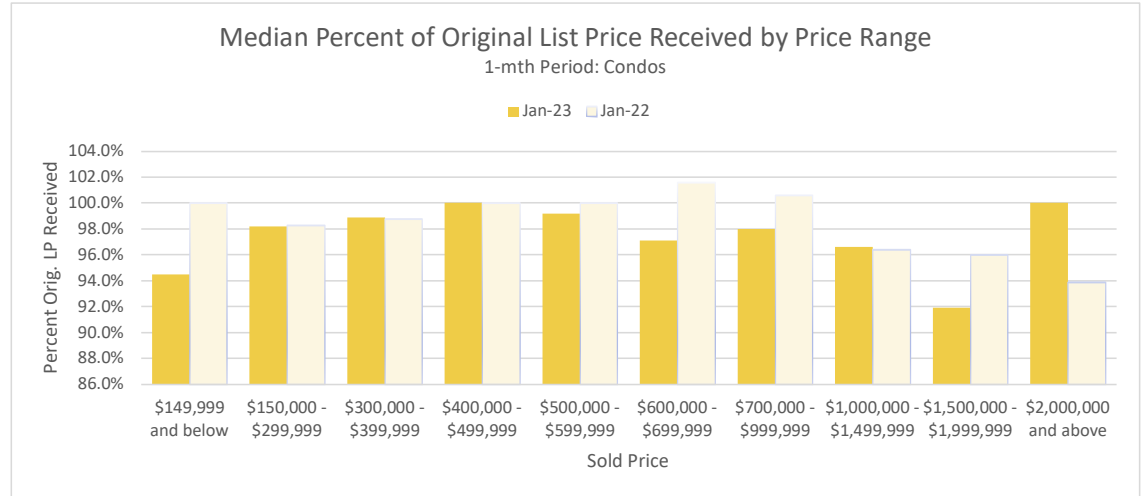
Median Percent of Original List Price Received by Price Range: Condos

January 2023

OAHU, HAWAII

(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period and price range indicated)

Condos	Jan-23	Jan-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	94.5%	100.0%	-5.5%	96.4%	95.2%	1.3%
\$150,000 - \$299,999	98.2%	98.3%	-0.1%	98.8%	97.9%	0.9%
\$300,000 - \$399,999	98.9%	98.8%	0.1%	100.0%	99.0%	1.0%
\$400,000 - \$499,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	99.2%	100.0%	-0.8%	100.0%	100.0%	0.0%
\$600,000 - \$699,999	97.1%	101.6%	-4.4%	100.0%	100.9%	-0.9%
\$700,000 - \$999,999	98.0%	100.6%	-2.6%	100.0%	100.0%	0.0%
\$1,000,000 - \$1,499,999	96.6%	96.4%	0.2%	97.6%	98.2%	-0.6%
\$1,500,000 - \$1,999,999	91.9%	96.0%	-4.3%	97.2%	95.9%	1.4%
\$2,000,000 and above	100.0%	93.9%	6.5%	95.5%	96.3%	-0.8%
All Condos	98.4%	100.0%	-1.6%	100.0%	100.0%	0.0%



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SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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New Listings by Price Range: Single-Family Homes

January 2023

OAHU, HAWAII

(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	3	-66.7%	29	52	-44.2%
\$450,000 - \$599,999	7	5	40.0%	76	170	-55.3%
\$600,000 - \$699,999	10	16	-37.5%	160	329	-51.4%
\$700,000 - \$799,999	21	26	-19.2%	322	567	-43.2%
\$800,000 - \$899,999	34	41	-17.1%	522	705	-26.0%
\$900,000 - \$999,999	34	48	-29.2%	582	649	-10.3%
\$1,000,000 - \$1,499,999	88	97	-9.3%	1,318	1,242	6.1%
\$1,500,000 - 1,999,999	33	38	-13.2%	517	483	7.0%
\$2,000,000 - \$2,999,999	18	25	-28.0%	313	300	4.3%
\$3,000,000 and above	22	21	4.8%	277	275	0.7%
All Single-Family Homes	268	320	-16.3%	4,116	4,772	-13.7%

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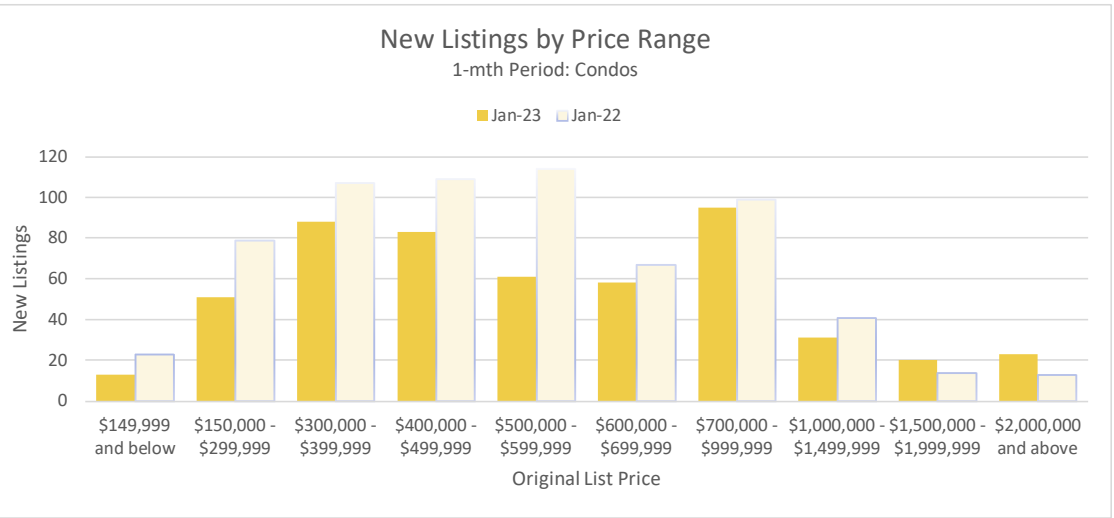
New Listings by Price Range: Condos

January 2023

OAHU, HAWAII

(A count of properties that have been newly listed on the market in a given month)

Condos	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	13	23	-43.5%	185	254	-27.2%
\$150,000 - \$299,999	51	79	-35.4%	899	1,188	-24.3%
\$300,000 - \$399,999	88	107	-17.8%	1,110	1,377	-19.4%
\$400,000 - \$499,999	83	109	-23.9%	1,193	1,450	-17.7%
\$500,000 - \$599,999	61	114	-46.5%	997	1,167	-14.6%
\$600,000 - \$699,999	58	67	-13.4%	815	903	-9.7%
\$700,000 - \$999,999	95	99	-4.0%	1,307	1,074	21.7%
\$1,000,000 - \$1,499,999	31	41	-24.4%	427	409	4.4%
\$1,500,000 - \$1,999,999	20	14	42.9%	198	156	26.9%
\$2,000,000 and above	23	13	76.9%	194	205	-5.4%
All Condos	523	666	-21.5%	7,325	8,183	-10.5%



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Pending Sales by Price Range: Single-Family Homes

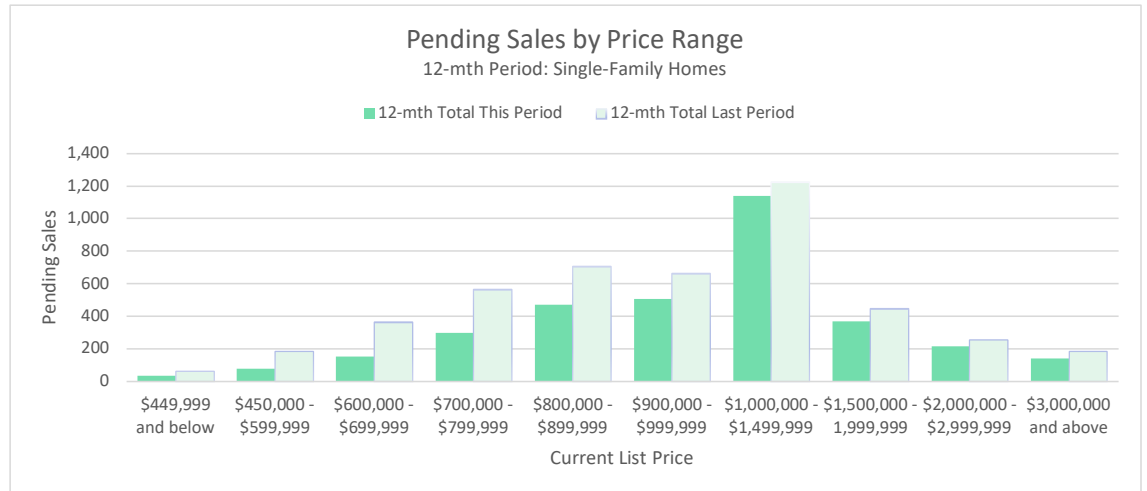
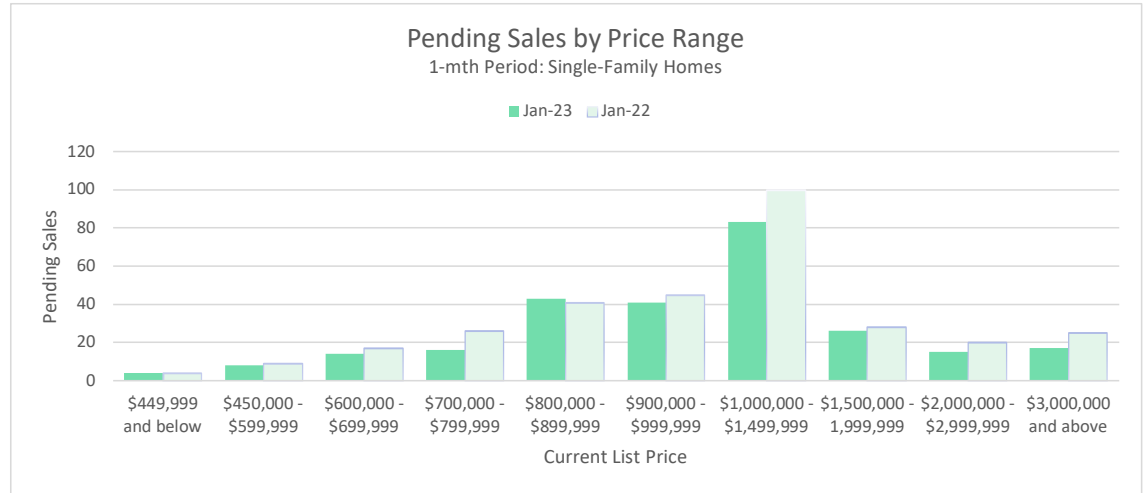
January 2023

OAHU, HAWAII

(A measure of contract activity / a count of properties that have had offers accepted on them in a given month)

Single-Family Homes	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	4	0.0%	32	60	-46.7%
\$450,000 - \$599,999	8	9	-11.1%	78	184	-57.6%
\$600,000 - \$699,999	14	17	-17.6%	153	364	-58.0%
\$700,000 - \$799,999	16	26	-38.5%	297	565	-47.4%
\$800,000 - \$899,999	43	41	4.9%	469	708	-33.8%
\$900,000 - \$999,999	41	45	-8.9%	504	661	-23.8%
\$1,000,000 - \$1,499,999	83	100	-17.0%	1,138	1,227	-7.3%
\$1,500,000 - 1,999,999	26	28	-7.1%	366	446	-17.9%
\$2,000,000 - \$2,999,999	15	20	-25.0%	215	255	-15.7%
\$3,000,000 and above	17	25	-32.0%	139	183	-24.0%
All Single-Family Homes	267	315	-15.2%	3,391	4,653	-27.1%

This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.



Pending Sales by Price Range: Condos

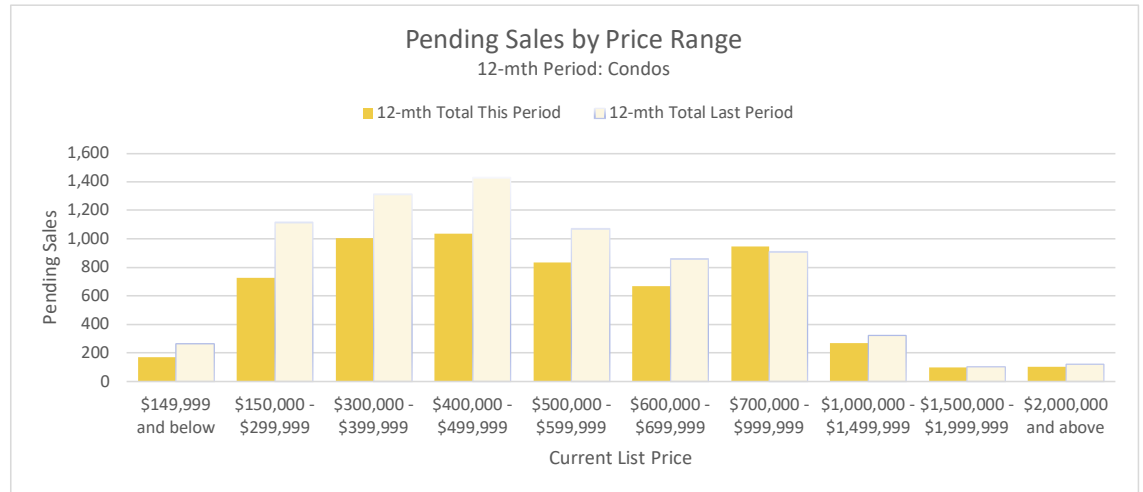
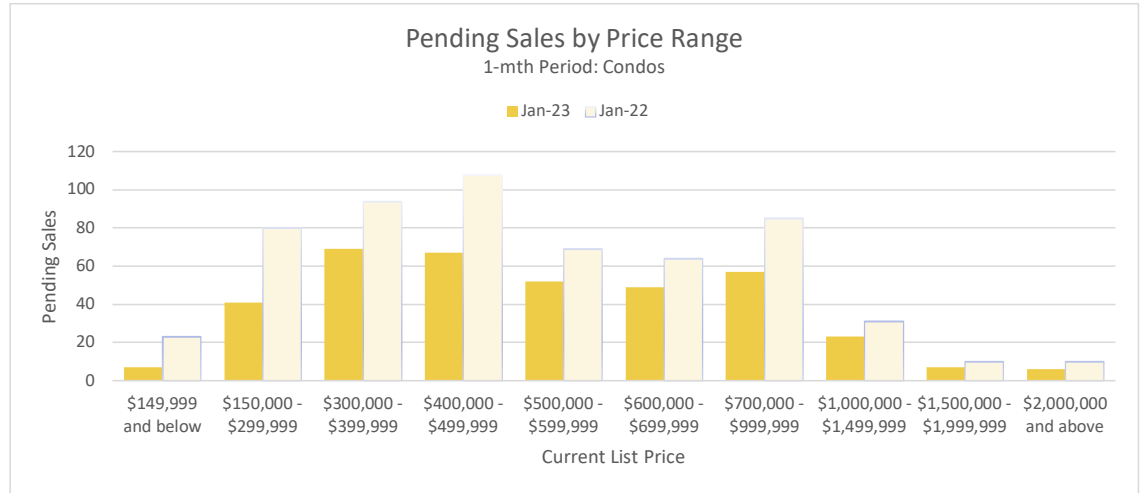
January 2023

OAHU, HAWAII

(A measure of contract activity / a count of properties that have had offers accepted on them in a given month)

Condos	Jan-23	Jan-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	7	23	-69.6%	172	263	-34.6%
\$150,000 - \$299,999	41	80	-48.8%	728	1,118	-34.9%
\$300,000 - \$399,999	69	94	-26.6%	1,003	1,313	-23.6%
\$400,000 - \$499,999	67	108	-38.0%	1,036	1,429	-27.5%
\$500,000 - \$599,999	52	69	-24.6%	835	1,071	-22.0%
\$600,000 - \$699,999	49	64	-23.4%	670	860	-22.1%
\$700,000 - \$999,999	57	85	-32.9%	946	912	3.7%
\$1,000,000 - \$1,499,999	23	31	-25.8%	271	321	-15.6%
\$1,500,000 - \$1,999,999	7	10	-30.0%	100	103	-2.9%
\$2,000,000 and above	6	10	-40.0%	101	122	-17.2%
All Condos	378	574	-34.1%	5,862	7,512	-22.0%

This 12-month period reflects the consecutive 12-month period up through the current month, while last period reflects the same 12-month period one year prior.



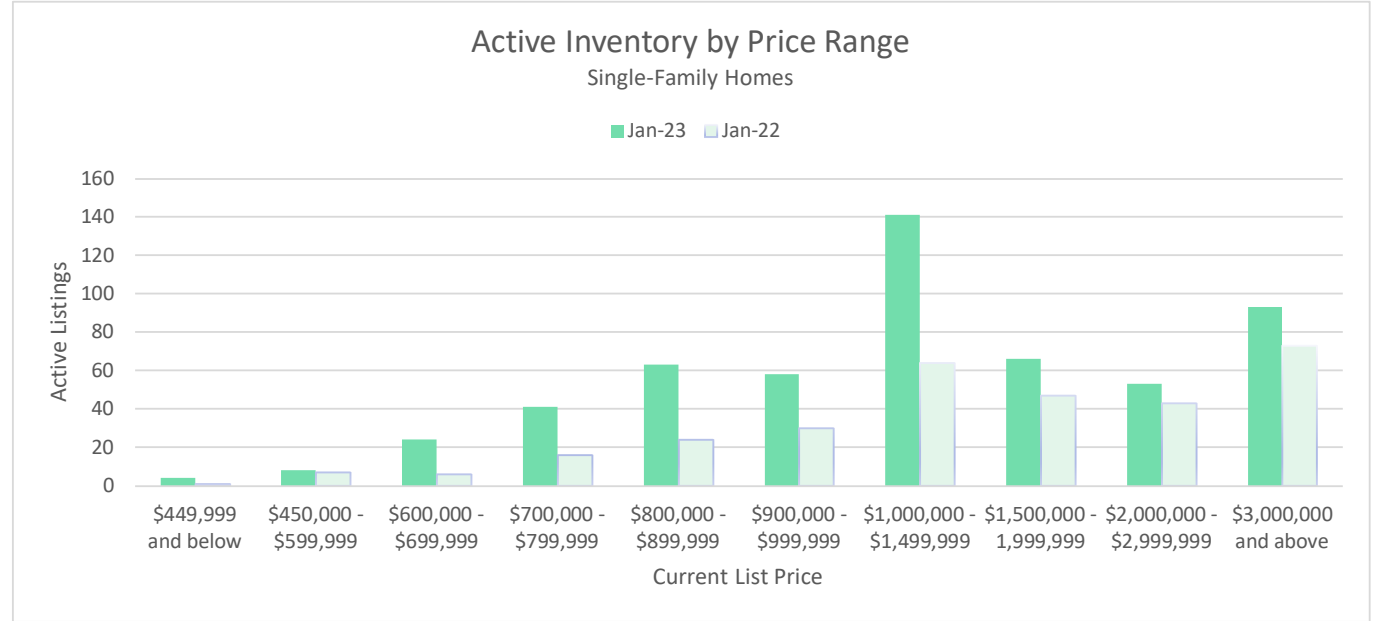
Active Inventory* by Price Range: Single-Family Homes

January 2023

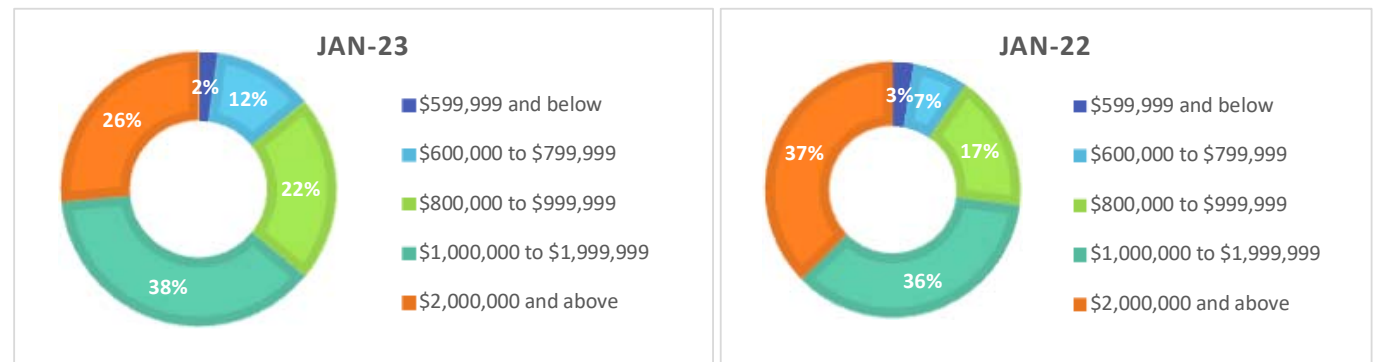
OAHU, HAWAII

(The number of properties active on market at the end of a given month)

Single-Family Homes	Jan-23	Jan-22	YOY chg
\$449,999 and below	4	1	300.0%
\$450,000 - \$599,999	8	7	14.3%
\$600,000 - \$699,999	24	6	300.0%
\$700,000 - \$799,999	41	16	156.3%
\$800,000 - \$899,999	63	24	162.5%
\$900,000 - \$999,999	58	30	93.3%
\$1,000,000 - \$1,499,999	141	64	120.3%
\$1,500,000 - 1,999,999	66	47	40.4%
\$2,000,000 - \$2,999,999	53	43	23.3%
\$3,000,000 and above	93	73	27.4%
All Single-Family Homes	551	311	77.2%



Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

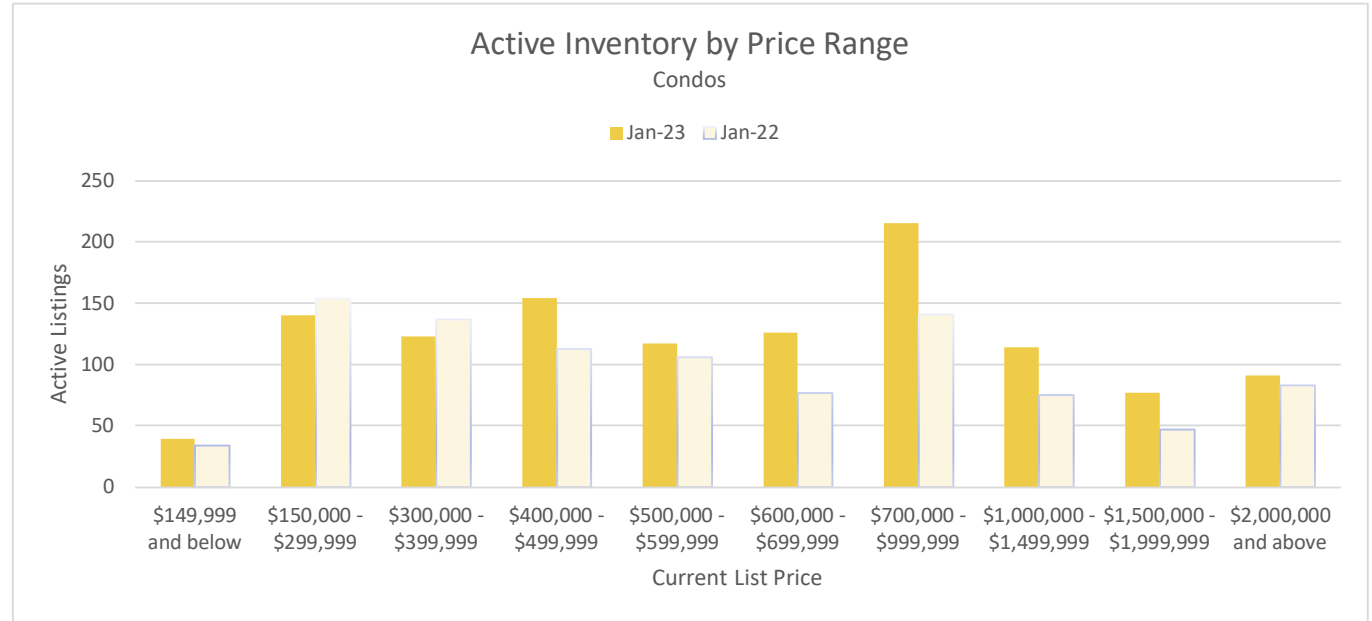
Active Inventory* by Price Range: Condos

January 2023

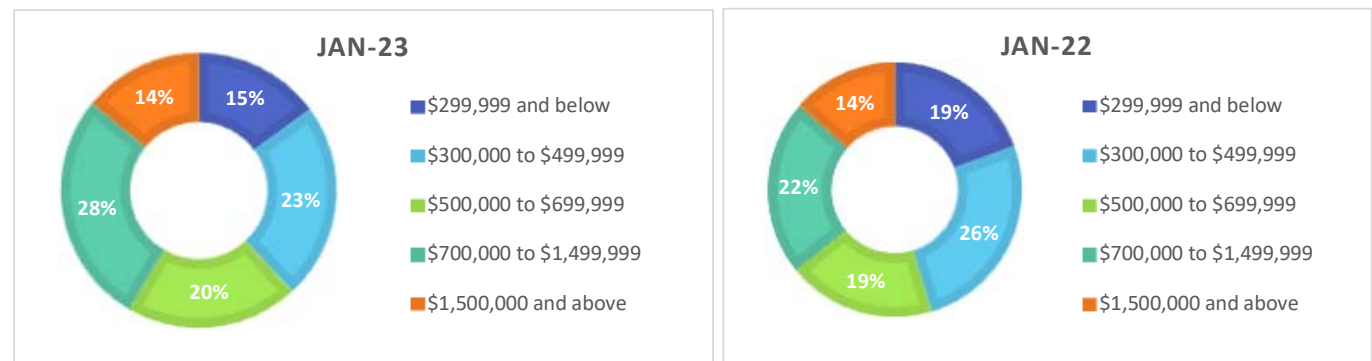
OAHU, HAWAII

(The number of properties active on market at the end of a given month)

Condos	Jan-23	Jan-22	YOY chg
\$149,999 and below	39	34	14.7%
\$150,000 - \$299,999	140	154	-9.1%
\$300,000 - \$399,999	123	137	-10.2%
\$400,000 - \$499,999	154	113	36.3%
\$500,000 - \$599,999	117	106	10.4%
\$600,000 - \$699,999	126	77	63.6%
\$700,000 - \$999,999	215	141	52.5%
\$1,000,000 - \$1,499,999	114	75	52.0%
\$1,500,000 - \$1,999,999	77	47	63.8%
\$2,000,000 and above	91	83	9.6%
All Condos	1,196	967	23.7%



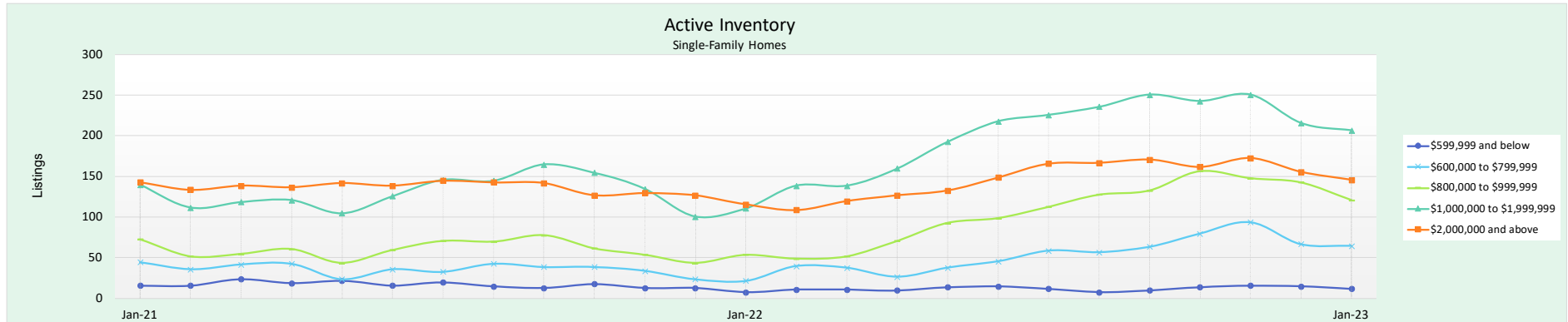
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



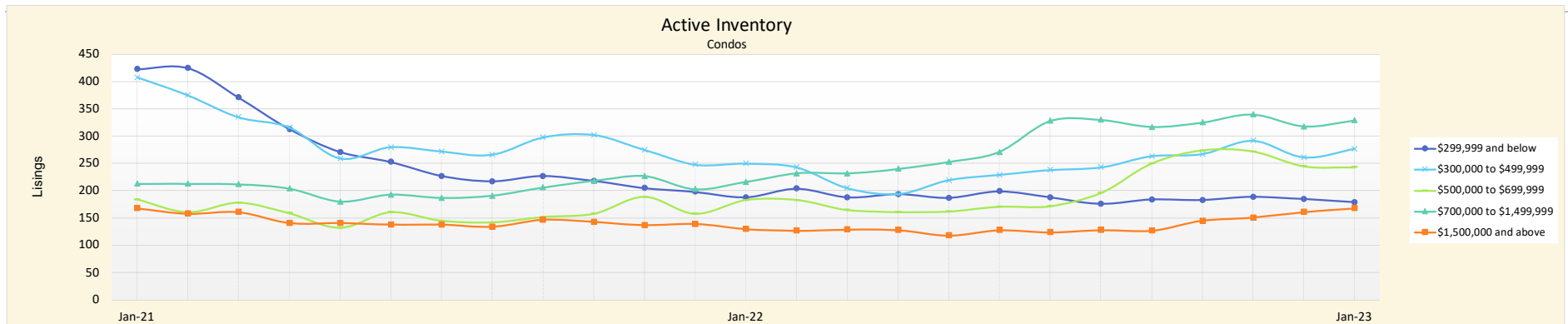
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

January 2023
OAHU, HAWAII



Single-Family Homes	J-21	F-21	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23
\$599,999 and below	16	16	24	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12
\$600,000 to \$799,999	45	36	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65
\$800,000 to \$999,999	73	52	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121
\$1,000,000 to \$1,999,999	140	112	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207
\$2,000,000 and above	143	134	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146
Total	417	350	379	381	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551



Condos	J-21	F-21	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23
\$299,999 and below	423	425	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179
\$300,000 to \$499,999	408	375	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277
\$500,000 to \$699,999	184	161	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243
\$700,000 to \$1,499,999	213	213	212	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329
\$1,500,000 and above	168	158	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168
Total	1,396	1,332	1,257	1,133	983	1,025	969	950	1,030	1,039	1,033	946	967	989	919	917	939	998	1,050	1,073	1,141	1,194	1,244	1,170	1,196

*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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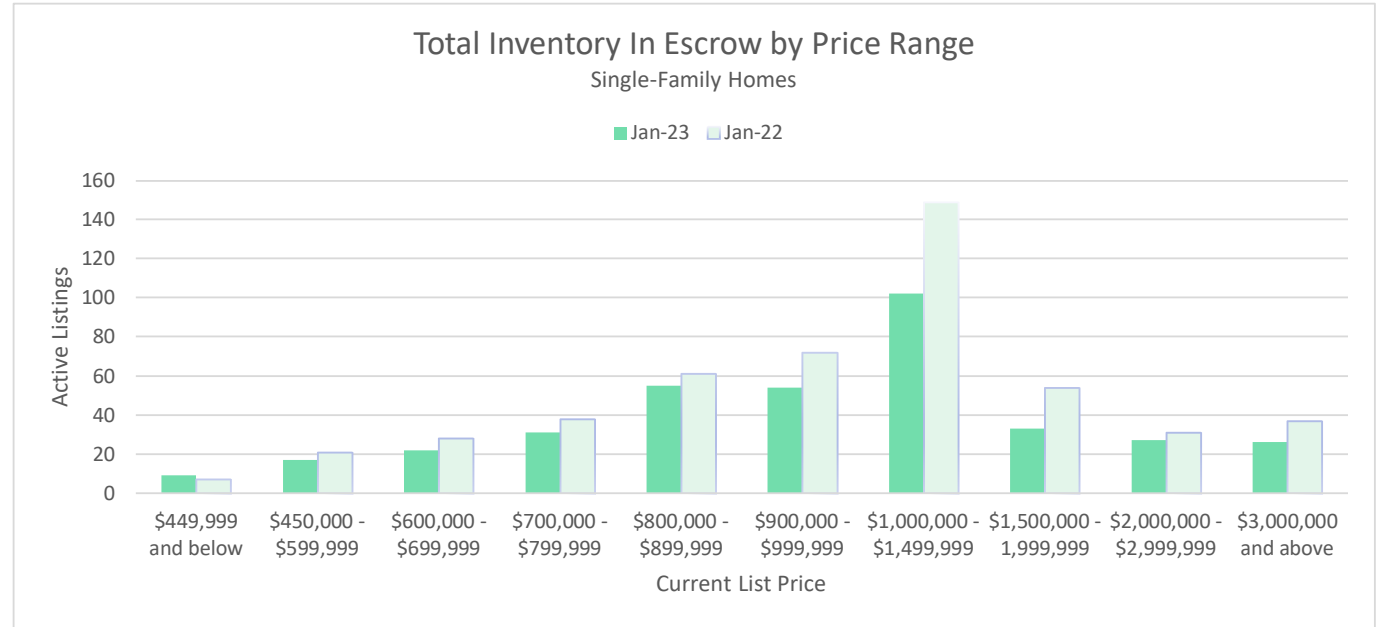
Total Inventory In Escrow* by Price Range: Single-Family Homes

January 2023

OAHU, HAWAII

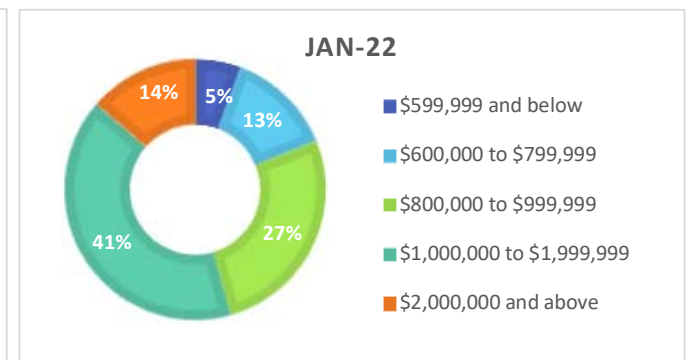
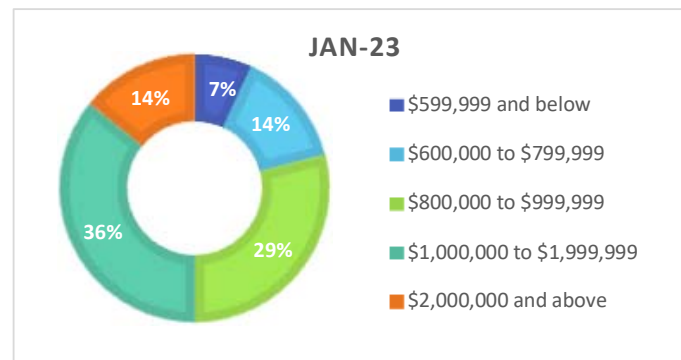
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Jan-23	Jan-22	YOY chg
\$449,999 and below	9	7	28.6%
\$450,000 - \$599,999	17	21	-19.0%
\$600,000 - \$699,999	22	28	-21.4%
\$700,000 - \$799,999	31	38	-18.4%
\$800,000 - \$899,999	55	61	-9.8%
\$900,000 - \$999,999	54	72	-25.0%
\$1,000,000 - \$1,499,999	102	149	-31.5%
\$1,500,000 - 1,999,999	33	54	-38.9%
\$2,000,000 - \$2,999,999	27	31	-12.9%
\$3,000,000 and above	26	37	-29.7%
All Single-Family Homes	376	498	-24.5%



Total Inventory In Escrow - Percent Share by Price Range

(portion of total inventory in escrow represented by a given price range)



*New indicator added to reports as of 2021, including applicable historical data.

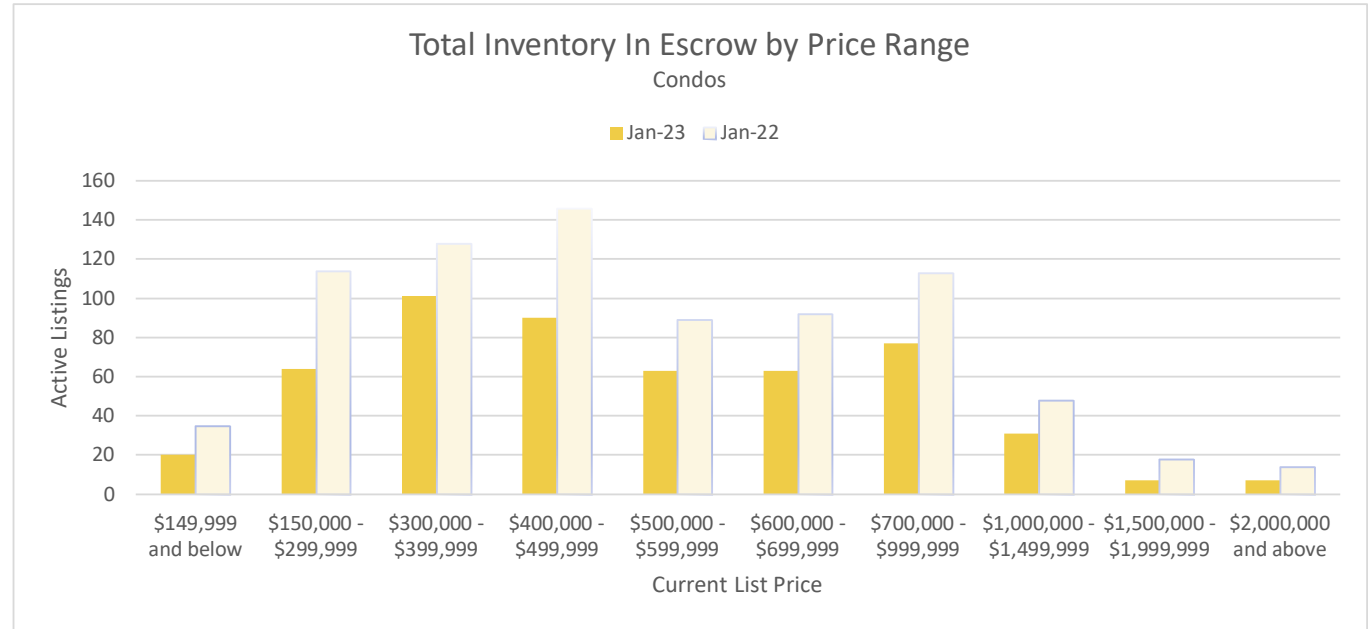
Total Inventory In Escrow* by Price Range: Condos

January 2023

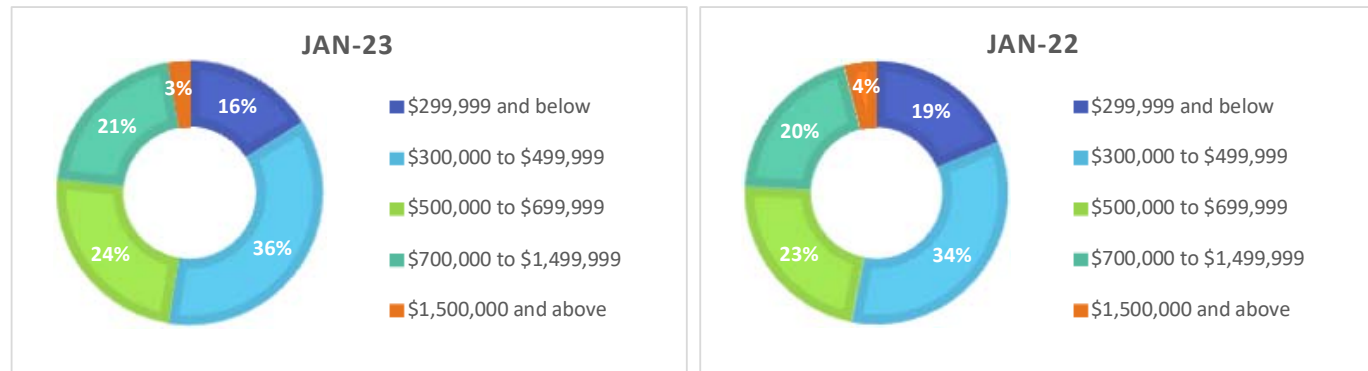
OAHU, HAWAII

(The number of properties in an escrow status at the end of a given month)

Condos	Jan-23	Jan-22	YOY chg
\$149,999 and below	20	35	-42.9%
\$150,000 - \$299,999	64	114	-43.9%
\$300,000 - \$399,999	101	128	-21.1%
\$400,000 - \$499,999	90	146	-38.4%
\$500,000 - \$599,999	63	89	-29.2%
\$600,000 - \$699,999	63	92	-31.5%
\$700,000 - \$999,999	77	113	-31.9%
\$1,000,000 - \$1,499,999	31	48	-35.4%
\$1,500,000 - \$1,999,999	7	18	-61.1%
\$2,000,000 and above	7	14	-50.0%
All Condos	523	797	-34.4%



Total Inventory In Escrow - Percent Share by Price Range (portion of total inventory in escrow represented by a given price range)



*New indicator added to reports as of 2021, including applicable historical data.

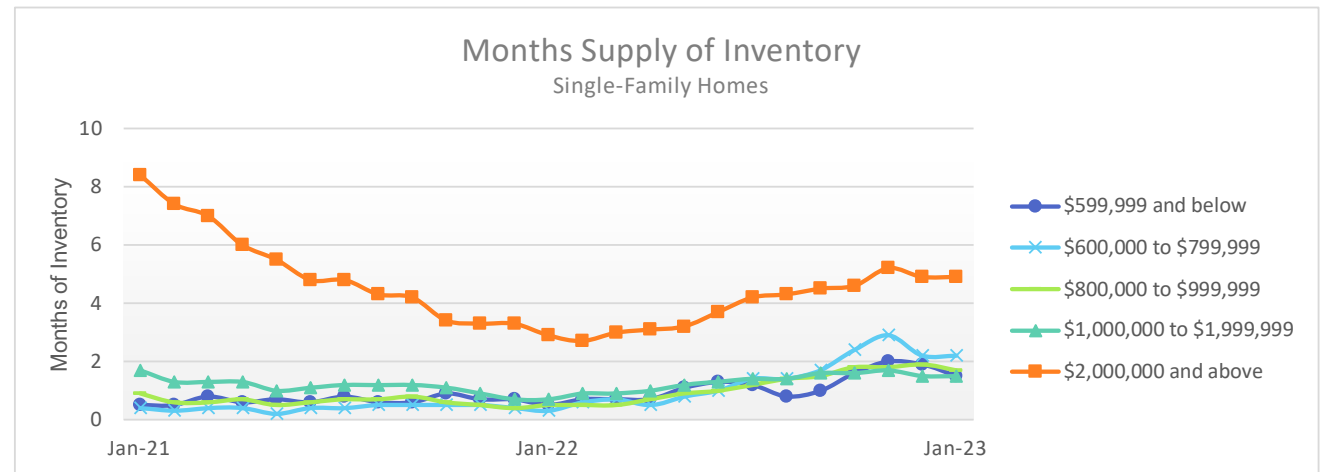
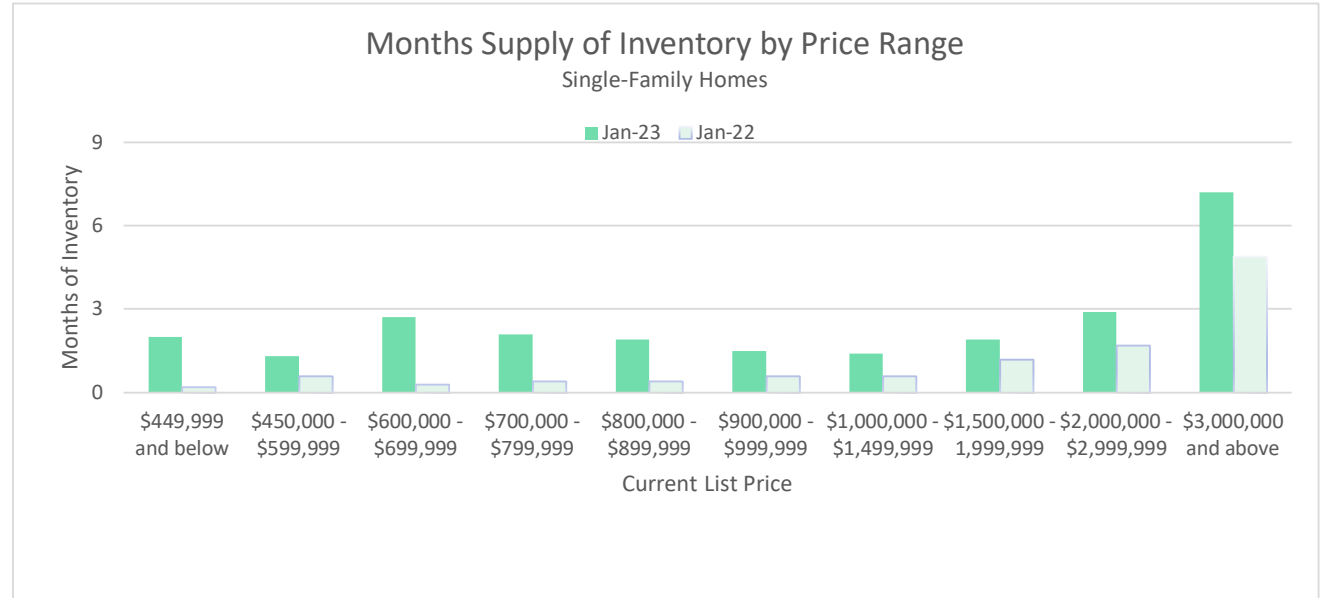
Months Supply of Active Inventory by Price Range: Single-Family Homes

January 2023

OAHU, HAWAII

(Compares active inventory to a rolling 12-month average closed sales)

Single-Family Homes	Jan-23	Jan-22	YOY chg
\$449,999 and below	2.0	0.2	900.0%
\$450,000 - \$599,999	1.3	0.6	116.7%
\$600,000 - \$699,999	2.7	0.3	800.0%
\$700,000 - \$799,999	2.1	0.4	425.0%
\$800,000 - \$899,999	1.9	0.4	375.0%
\$900,000 - \$999,999	1.5	0.6	150.0%
\$1,000,000 - \$1,499,999	1.4	0.6	133.3%
\$1,500,000 - 1,999,999	1.9	1.2	58.3%
\$2,000,000 - \$2,999,999	2.9	1.7	70.6%
\$3,000,000 and above	7.2	4.9	46.9%
All Single-Family Homes	2.0	0.8	150.0%



SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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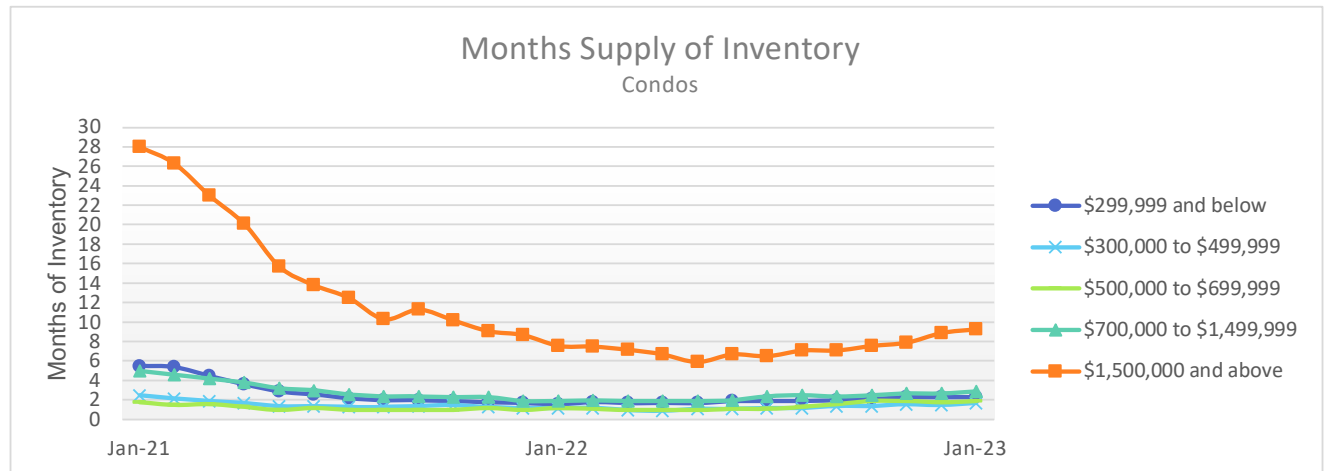
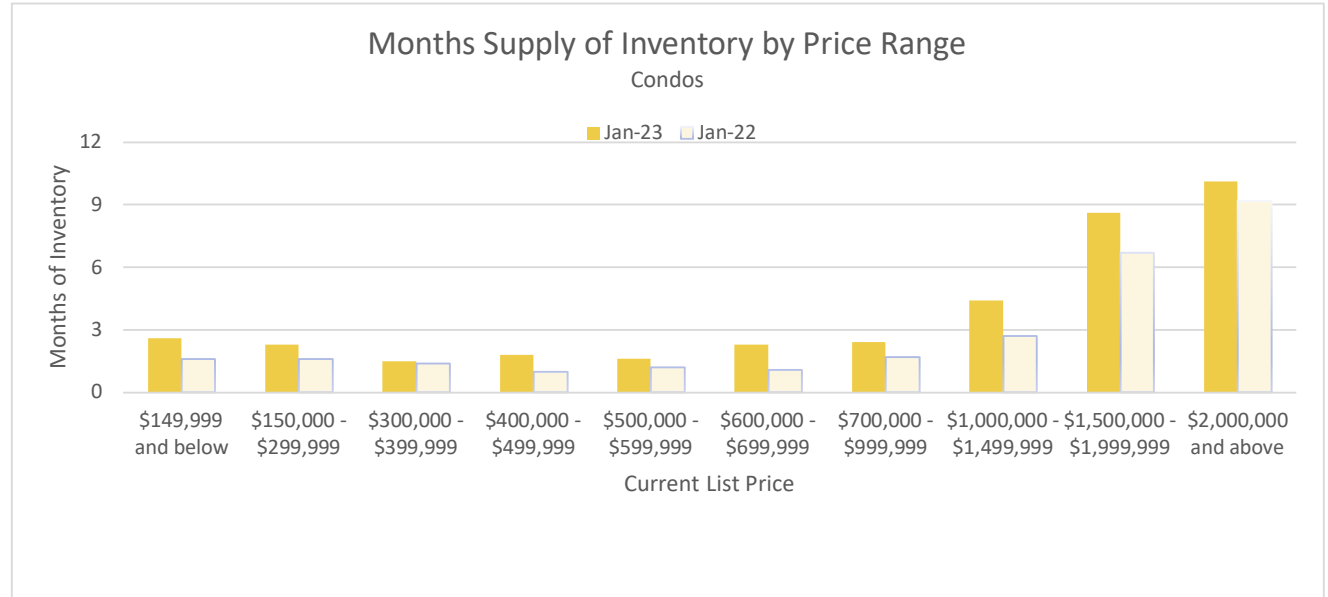
Months Supply of Active Inventory by Price Range: Condos

January 2023

OAHU, HAWAII

(Compares active inventory to a rolling 12-month average closed sales)

Condos	Jan-23	Jan-22	YOY chg
\$149,999 and below	2.6	1.6	62.5%
\$150,000 - \$299,999	2.3	1.6	43.8%
\$300,000 - \$399,999	1.5	1.4	7.1%
\$400,000 - \$499,999	1.8	1.0	80.0%
\$500,000 - \$599,999	1.6	1.2	33.3%
\$600,000 - \$699,999	2.3	1.1	109.1%
\$700,000 - \$999,999	2.4	1.7	41.2%
\$1,000,000 - \$1,499,999	4.4	2.7	63.0%
\$1,500,000 - \$1,999,999	8.6	6.7	28.4%
\$2,000,000 and above	10.1	9.2	9.8%
All Condos	2.4	1.6	50.0%



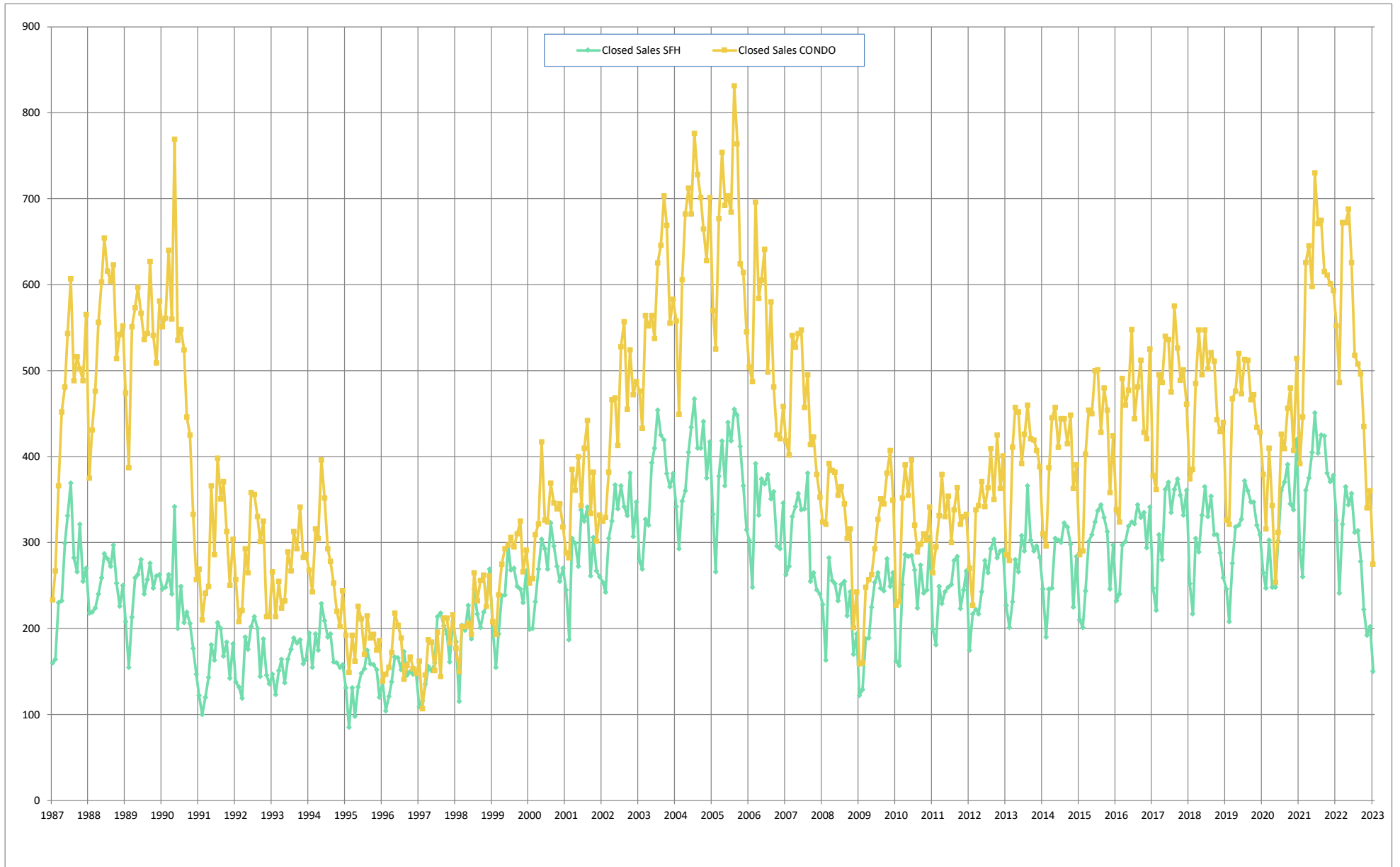
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



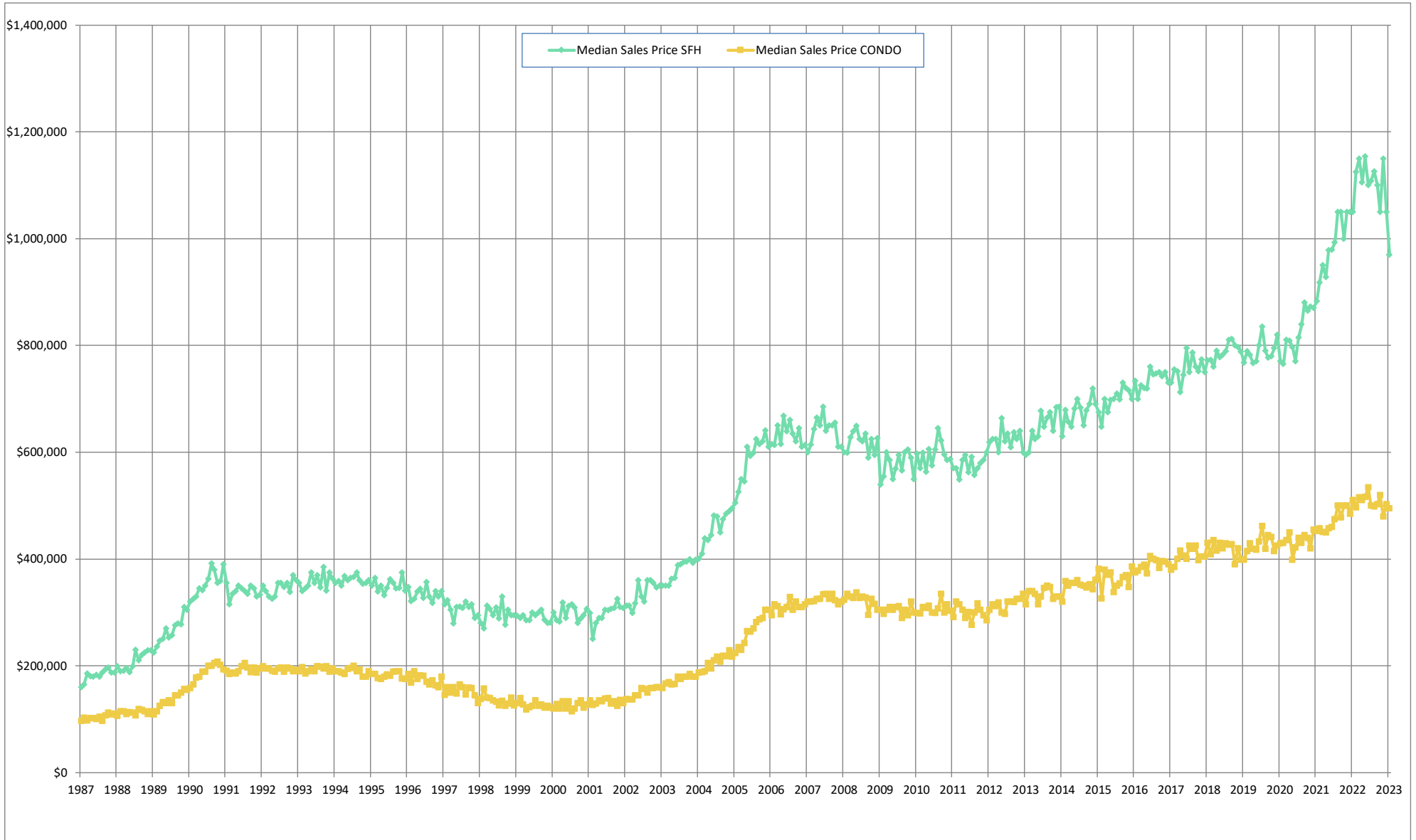
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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



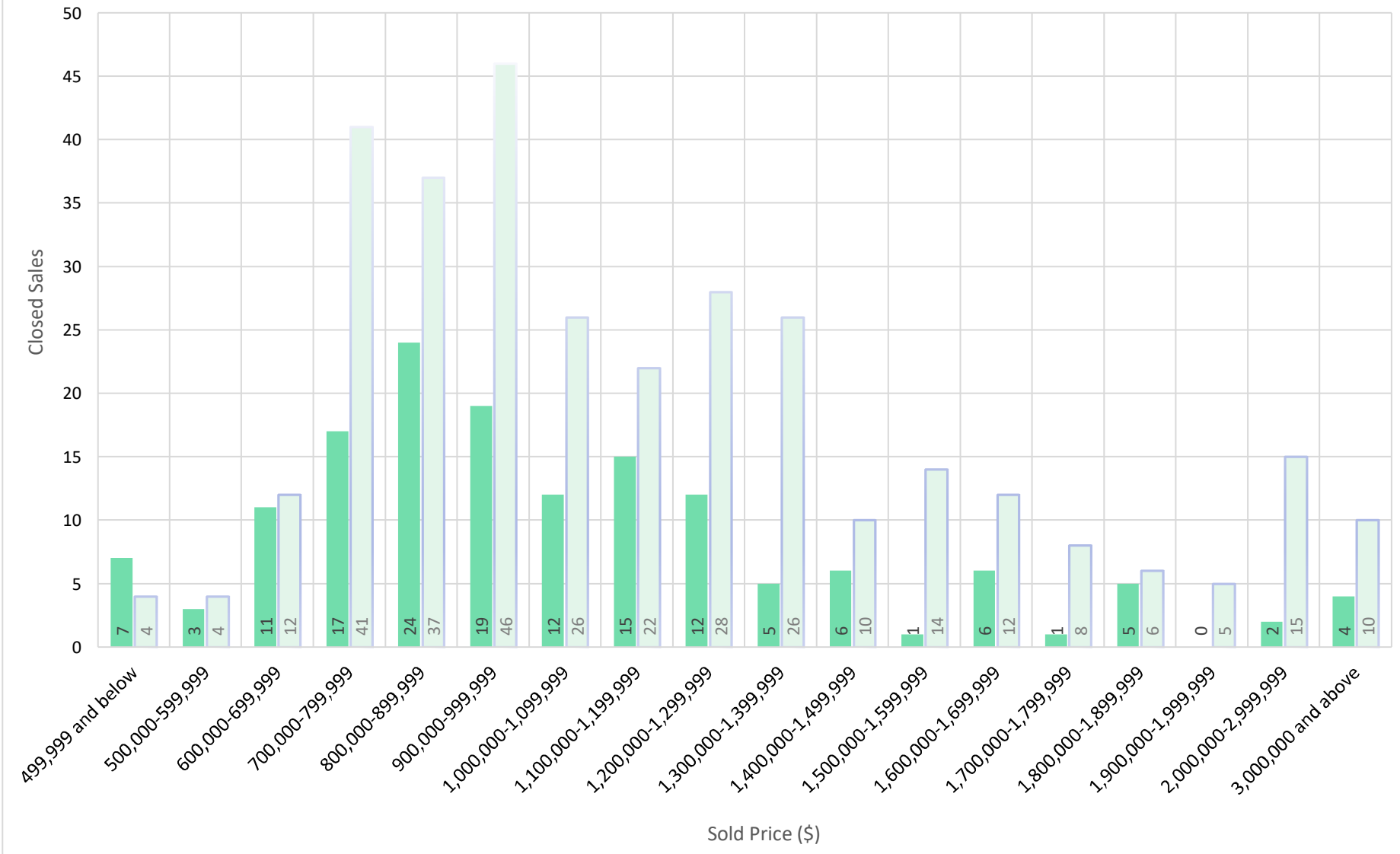
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Single-Family Homes Sold

January 2023 vs. January 2022

2023 2022

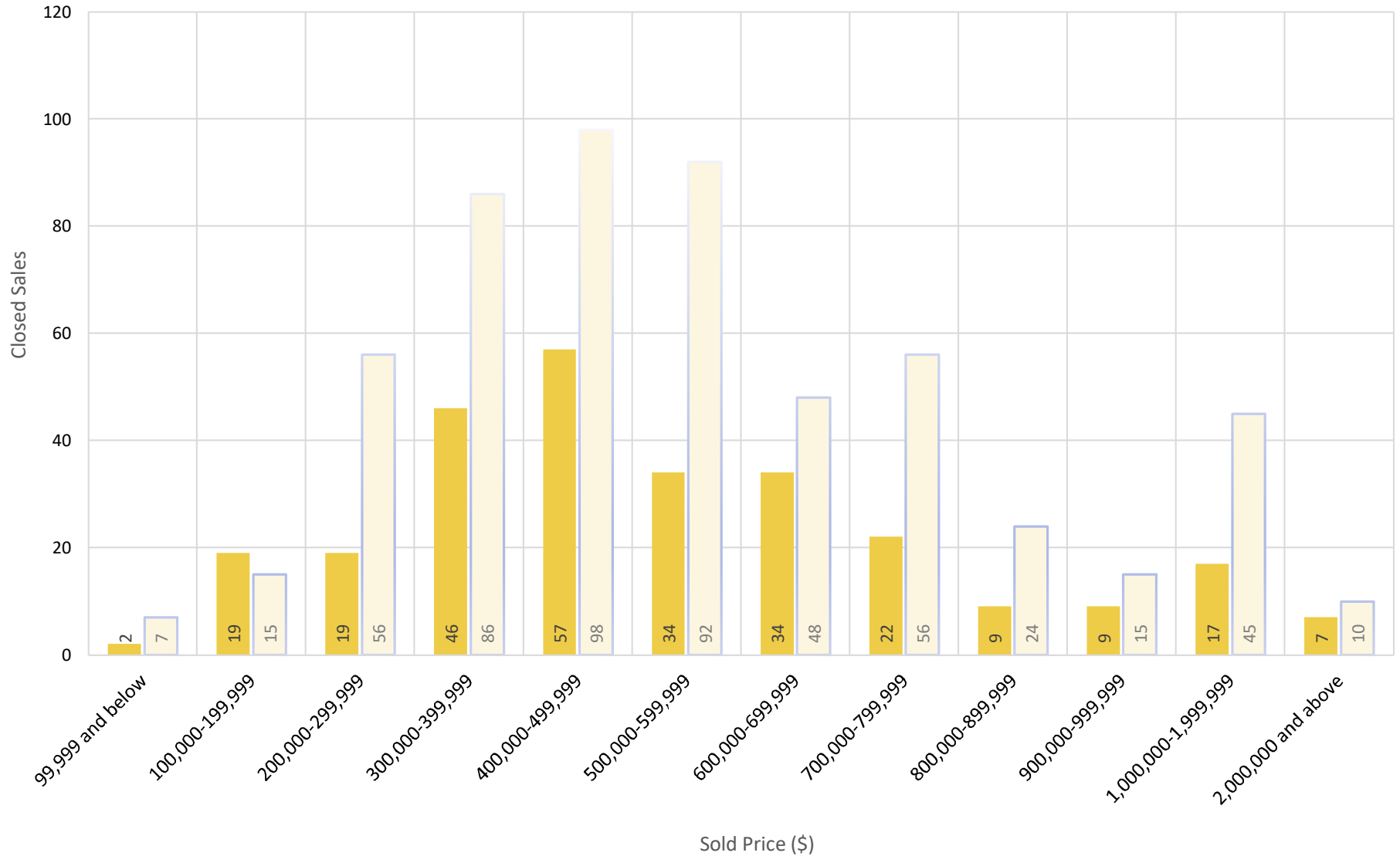


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Condos Sold January 2023 vs. January 2022

■ 2023 ■ 2022



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