

Executive Summary

O'ahu's housing market remained sluggish in February, with closed sales of single-family homes and condos down 28.2% and 33.1%, respectively. However, single-family home sales rose 15.3%, and condo sales increased by 18.2% compared to January 2023.

Median sales prices in both markets declined, dipping 12.3% for single-family homes from \$1,125,000 to \$987,000 compared to 2022. The condo market experienced a modest 3.4% decline from \$497,000 to \$480,000. Roughly 189 O'ahu properties sold for under \$500,000 in February.

In February 2023, single-family homes nearly quadrupled the median days on market, skyrocketing to 47 days compared to 13 days in February 2022. The median days on market for condos doubled to 28 days compared to 14 days a year ago.

The share of single-family homes sold above the original asking price fell dramatically from a year ago, accounting for just 19% of sales this February, compared to 55% in February 2022. From another perspective, only 32% of single-family home sales received full asking price or more compared to 73% last February. In the condo market, the share of sales closing above the original list price shrank only 15% this February compared to 37% in February 2022. Of the sales this month, 36% received full asking price or more compared to 56% of sales last year.

Though there were 233 new single-family home listings and 463 new condo listings this past month, this was well below the number of listings brought to market in February 2022, down 36.5% for single-family homes and 37.3% for condos. Both markets added active inventory at various price points, though the most significant increase in the single-family home market was in the \$999,999 and below price range, with twice as many properties up for sale compared to 2022. For condos, the most significant increase occurred in the \$600,000 to \$799,999 price range, with 50% more active condos than a year ago.

Most price points for single-family homes experienced fewer sales this February, with the largest drop in sales volume occurring in the \$900,000 to \$1,099,999 price range, down 47.4% year-over-year. The 'Ewa Plain region experienced the largest decline in sales volume, falling 40.4% year-over-year, followed by the Metro region, declining 55.2%.

Most price points for condos saw a decline in sales, with the most notable change occurring in the \$800,000 to \$1,999,999 price range, down 60% year-over-year, and in the \$500,000 to \$699,999 range, falling 42.7%. The Kailua region was the only area where condo sales were even with last year, with 10 condos sold. All other regions saw fewer sales compared to the same time last year, with the 'Ewa Plain falling 45.7% and the Metro region decreasing 30.1%.



Oahu Monthly Housing Statistics

February 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$987,000	-12.3%
Closed Sales	YoY %chg
173	-28.2%
Average Sales Price	YoY %chg
\$1,427,864	-3.9%

CONDOS

Median Sales Price	YoY %chg
\$480,000	-3.4%
Closed Sales	YoY %chg
325	-33.1%
Average Sales Price	YoY %chg
\$592,131	+1.5%

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

CONTENTS:

Monthly Indicators	2
Closed Sales	3
Median Sales Price	4
Average Sales Price	5
Median Days on Market	6
Percent of Original List Price Received	7
New Listings	8
Pending Sales	9
Active Inventory	10
Total Inventory In Escrow	11
Months Supply of Active Inventory	12
Housing Supply Overview	13
Closed Sales (by price range)	14-15
Median Days on Market (by price range)	16-17
Percent of Original List Price Received (by price range)	18-19
New Listings (by price range)	20-21
Pending Sales (by price range)	22-23
Active Inventory (by price range)	24-25
Active Inventory History	26
Total Inventory In Escrow (by price range)	27-28
Months Supply of Active Inventory (by price range)	29-30
Historical Graphs	31-32
Price Graphs	33-34

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

©2023. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.

Monthly Indicators

OAHU, HAWAII

February 2023

	Single-Family Homes					Condos				
	Feb-23	Feb-22	YoY %chg	Jan-23	MoM %chg	Feb-23	Feb-22	YoY %chg	Jan-23	MoM %chg
Closed Sales	173	241	-28.2%	150	15.3%	325	486	-33.1%	275	18.2%
Median Sales Price	\$987,000	\$1,125,000	-12.3%	\$970,000	1.8%	\$480,000	\$497,000	-3.4%	\$495,000	-3.0%
Average Sales Price	\$1,427,864	\$1,486,088	-3.9%	\$1,139,294	25.3%	\$592,131	\$583,367	1.5%	\$633,441	-6.5%
Median Days on Market	47	13	261.5%	24	95.8%	28	14	100.0%	24	16.7%
Percent of Orig. List Price Received	96.0%	100.8%	-4.8%	95.9%	0.1%	98.0%	100.0%	-2.0%	98.4%	-0.4%
New Listings	233	367	-36.5%	268	-13.1%	463	739	-37.3%	523	-11.5%
Pending Sales*	217	316	-31.3%	267	-18.7%	399	643	-37.9%	378	5.6%
Active Inventory*	547	348	57.2%	551	-0.7%	1,177	989	19.0%	1,196	-1.6%
Total Inventory in Escrow*	386	544	-29.0%	376	2.7%	592	946	-37.4%	523	13.2%
Months Supply of Active Inventory*	2.0	0.9	122.2%	2.0	0.0%	2.4	1.6	50.0%	2.4	0.0%

*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					Condos				
	YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg
Closed Sales	323	567	-43.0%	551	-41.4%	600	1,038	-42.2%	838	-28.4%
Median Sales Price	\$980,000	\$1,084,250	-9.6%	\$895,000	9.5%	\$485,000	\$500,000	-3.0%	\$455,000	6.6%
Average Sales Price	\$1,293,853	\$1,364,912	-5.2%	\$1,106,810	16.9%	\$609,016	\$605,009	0.7%	\$522,412	16.6%
Median Days on Market	35	12	191.7%	9	288.9%	26	14	85.7%	17	52.9%
Percent of Orig. List Price Received	95.9%	101.2%	-5.2%	100.3%	-4.4%	98.1%	100.0%	-1.9%	98.8%	-0.7%
New Listings	501	687	-27.1%	687	-27.1%	986	1,405	-29.8%	1,282	-23.1%
Pending Sales*	484	631	-23.3%	694	-30.3%	777	1,217	-36.2%	1,106	-29.7%

*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.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

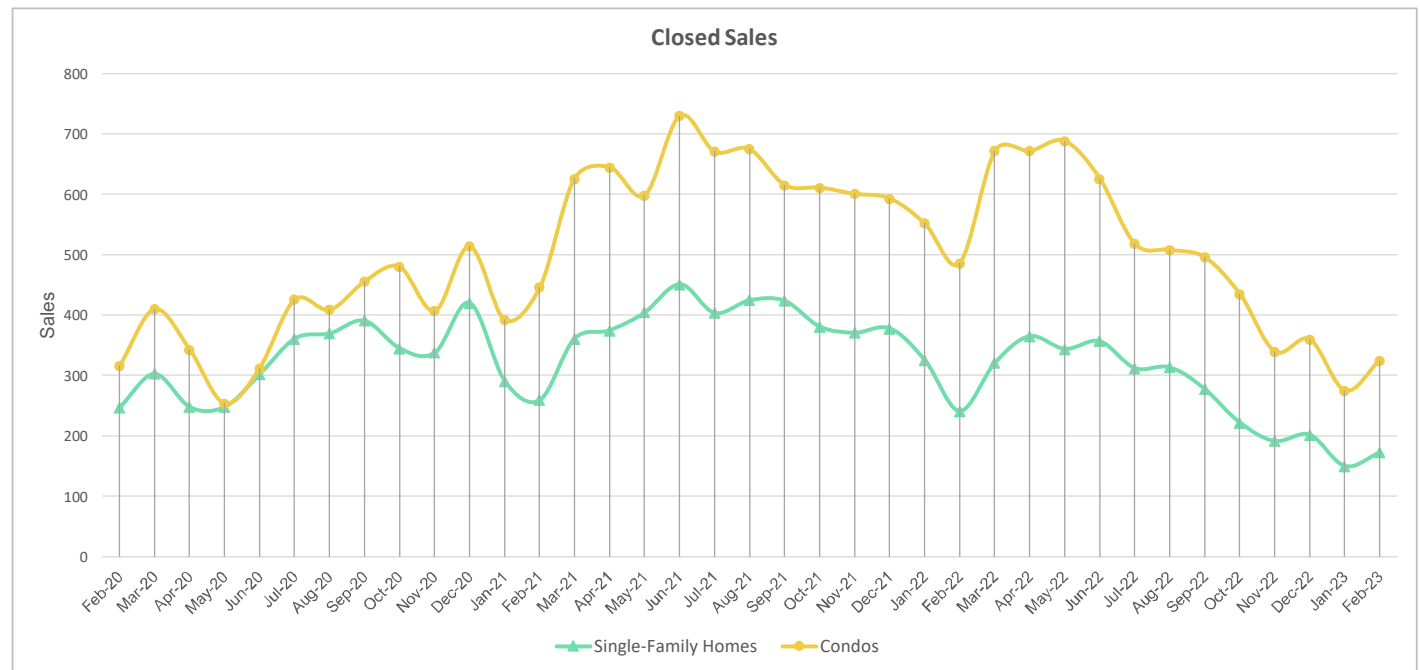
Closed Sales

February 2023

OAHU, HAWAII

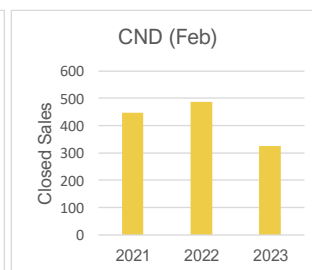
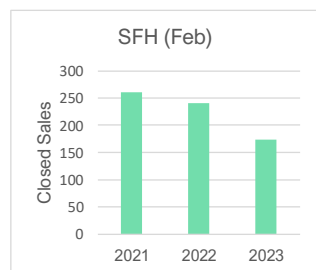
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Feb-23	173	325	498



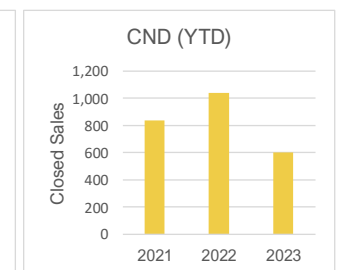
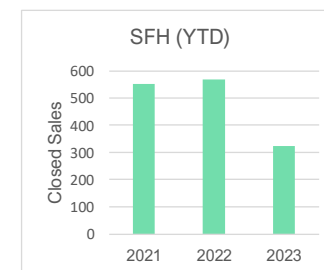
Monthly Closed Sales

February	SFH	YoY %chg	CND	YoY %chg
2021	260	5.3%	446	41.1%
2022	241	-7.3%	486	9.0%
2023	173	-28.2%	325	-33.1%



Year-to-Date Closed Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	551	7.6%	838	20.6%
2022	567	2.9%	1,038	23.9%
2023	323	-43.0%	600	-42.2%



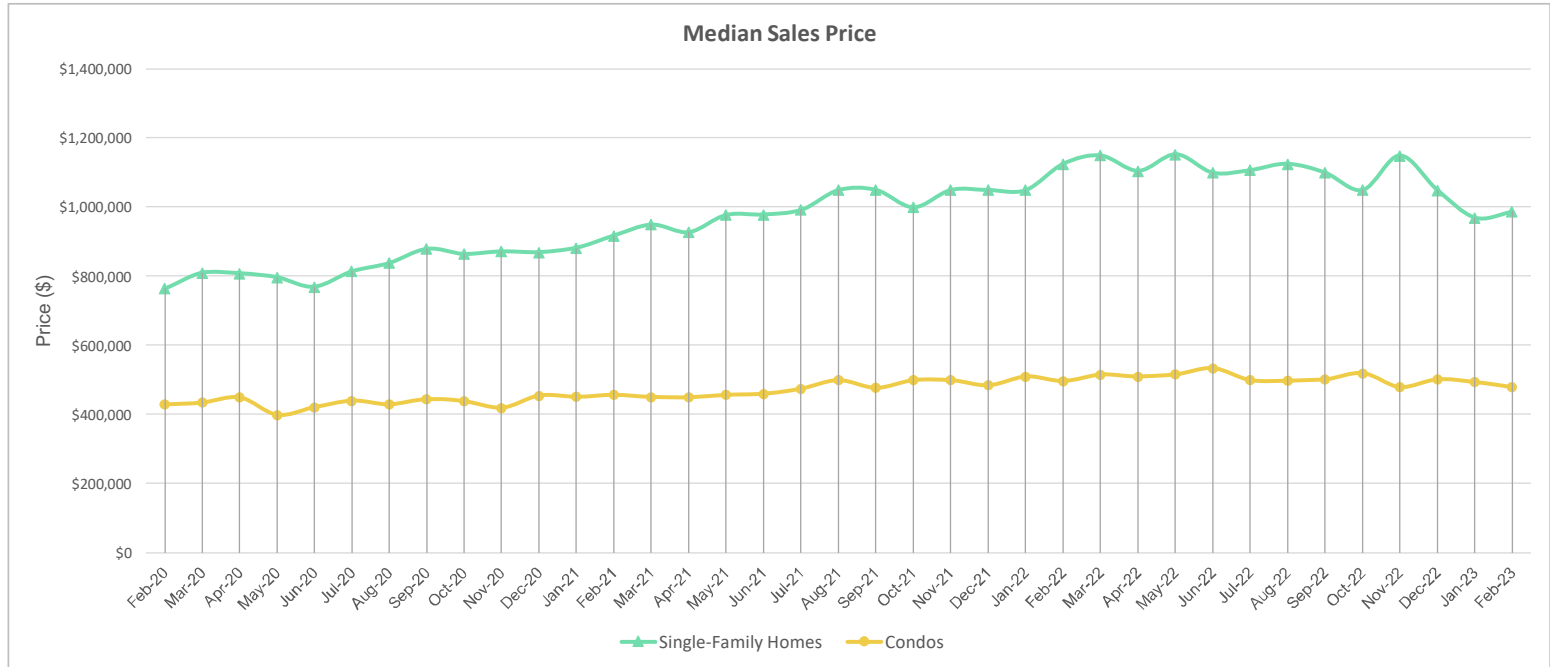
Median Sales Price

February 2023

OAHU, HAWAII

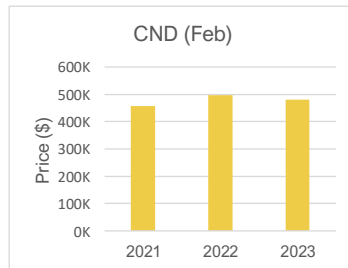
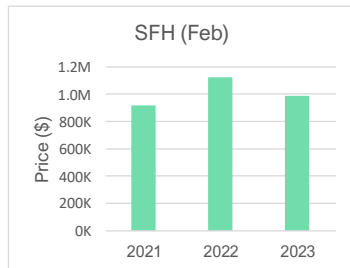
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Feb-23	\$987,000	\$480,000



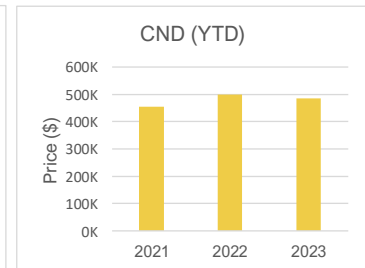
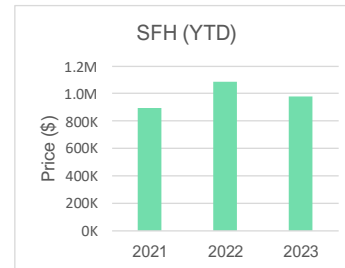
Monthly Median Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2021	\$917,500	19.9%	\$457,500	6.4%
2022	\$1,125,000	22.6%	\$497,000	8.6%
2023	\$987,000	-12.3%	\$480,000	-3.4%



Year-to-Date Median Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$895,000	16.6%	\$455,000	5.9%
2022	\$1,084,250	21.1%	\$500,000	9.9%
2023	\$980,000	-9.6%	\$485,000	-3.0%



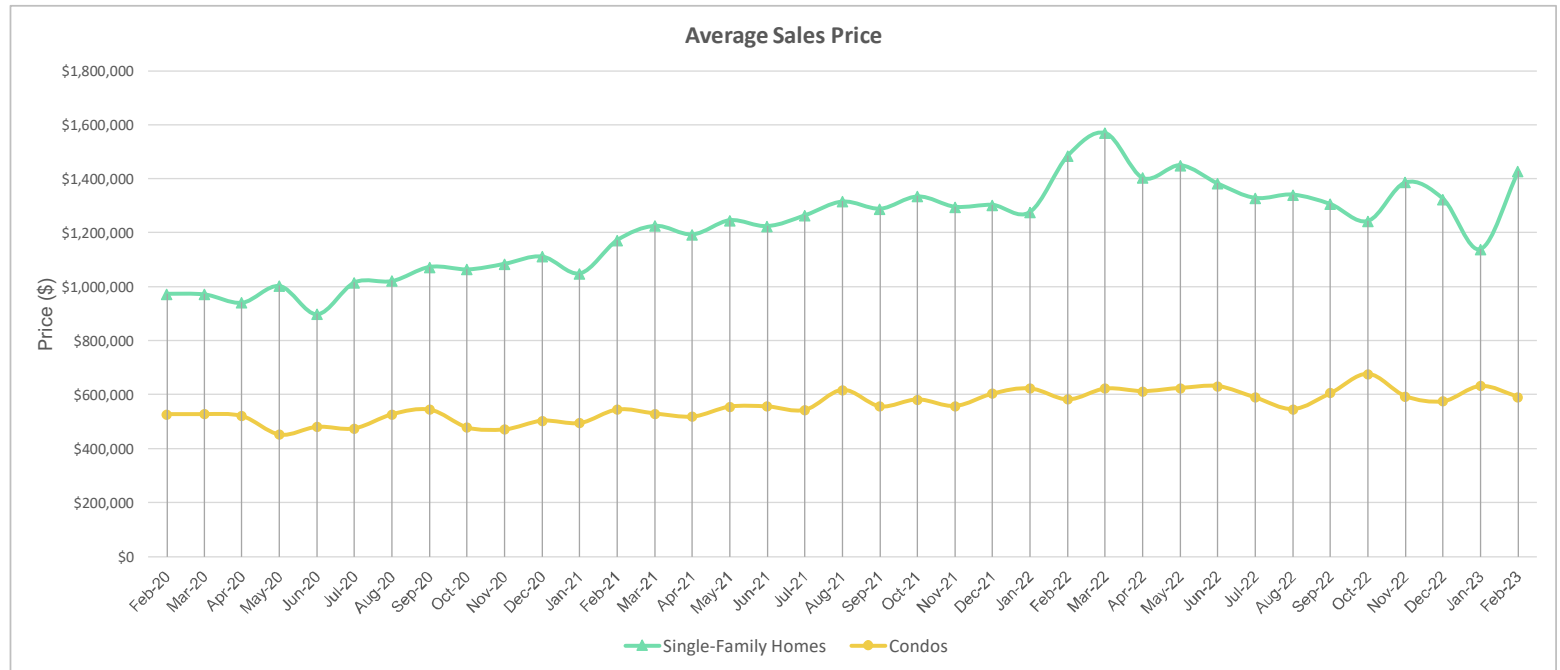
Average Sales Price

February 2023

OAHU, HAWAII

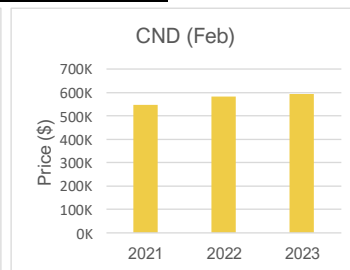
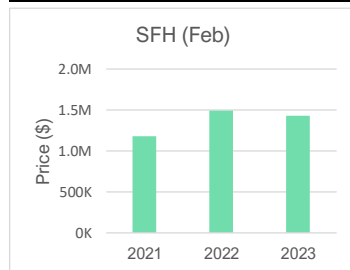
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Feb-23	\$1,427,864	\$592,131



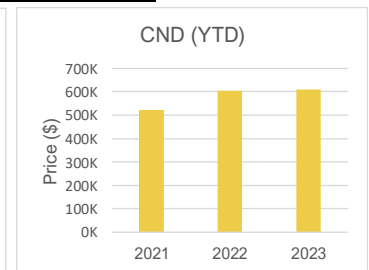
Monthly Average Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2021	\$1,172,804	20.4%	\$545,629	3.4%
2022	\$1,486,088	26.7%	\$583,367	6.9%
2023	\$1,427,864	-3.9%	\$592,131	1.5%



Year-to-Date Average Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,106,810	18.4%	\$522,412	1.0%
2022	\$1,364,912	23.3%	\$605,009	15.8%
2023	\$1,293,853	-5.2%	\$609,016	0.7%



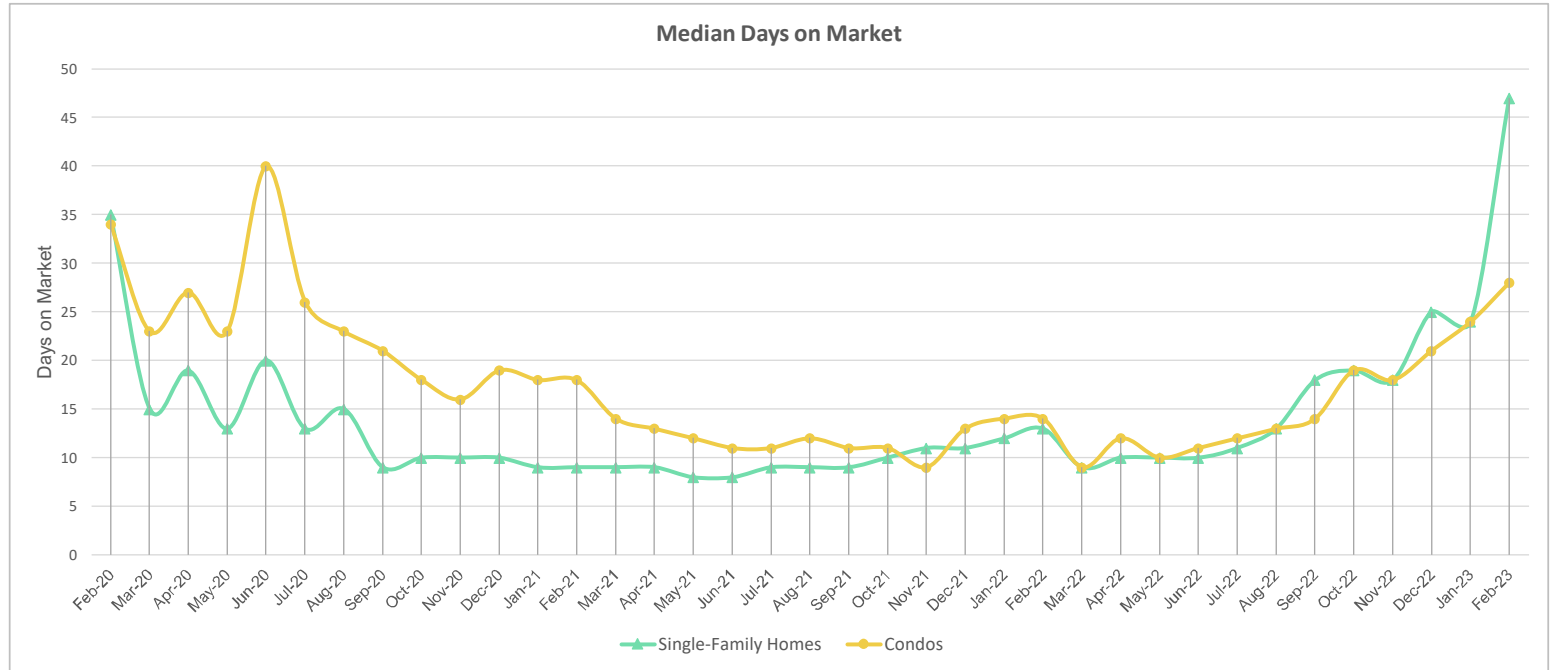
Median Days on Market

February 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
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
Feb-23	47	28

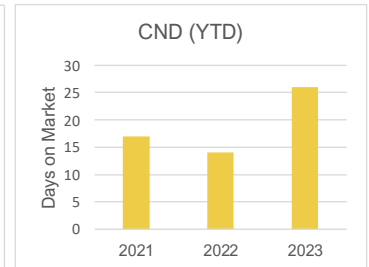
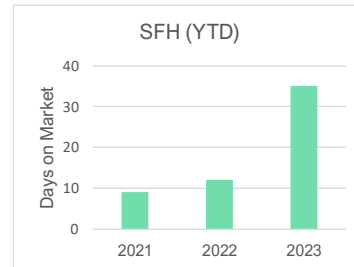
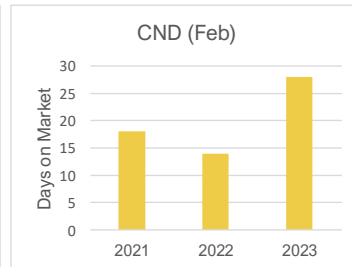
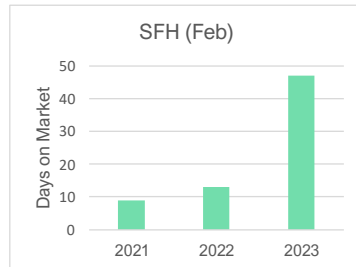


Monthly Median Days on Market

February	SFH	YoY %chg	CND	YoY %chg
2021	9	-74.3%	18	-47.1%
2022	13	44.4%	14	-22.2%
2023	47	261.5%	28	100.0%

Year-to-Date Median Days on Market

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-74.3%	17	-48.5%
2022	12	33.3%	14	-17.6%
2023	35	191.7%	26	85.7%



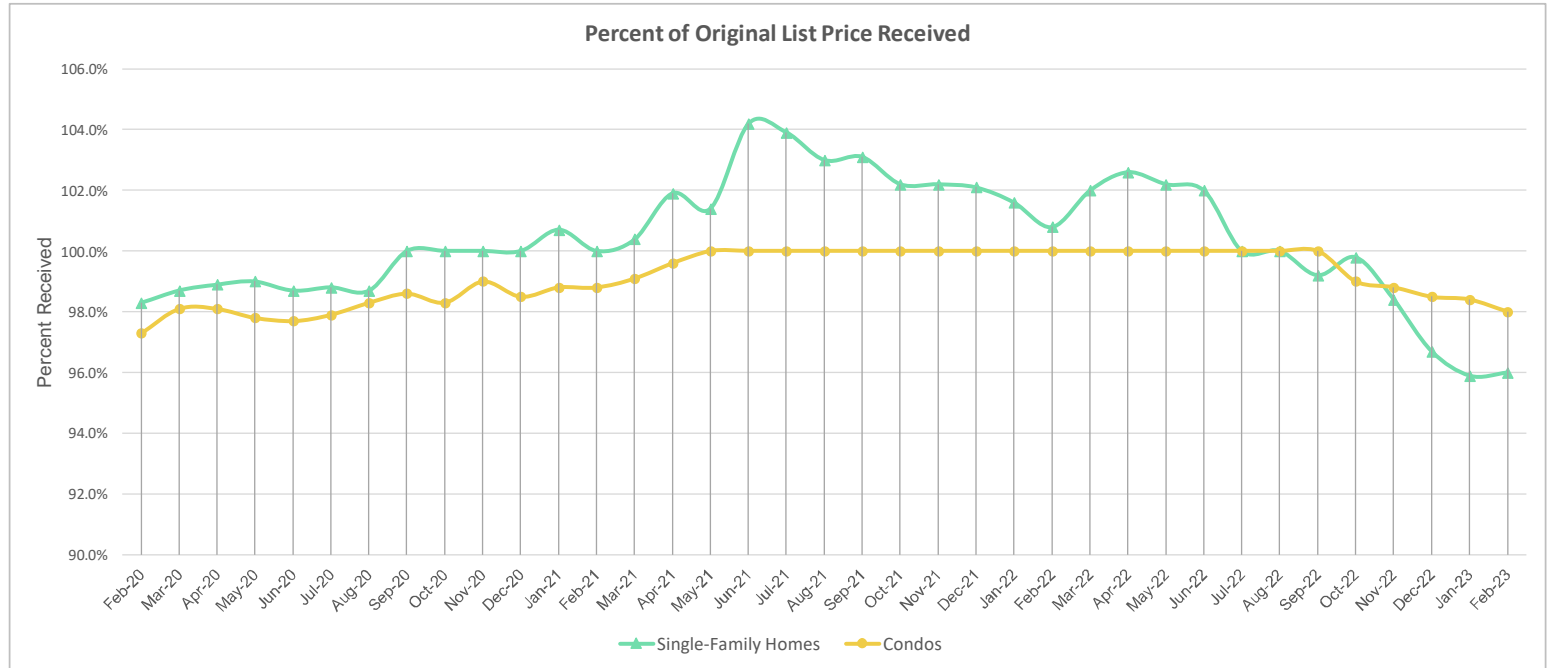
Percent of Original List Price Received

February 2023

OAHU, HAWAII

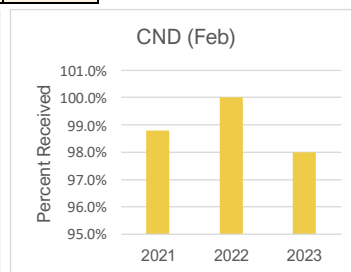
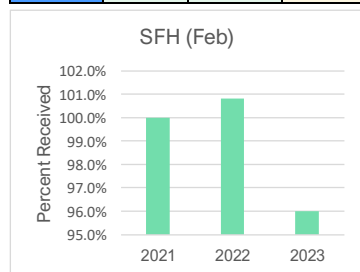
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Feb-23	96.0%	98.0%



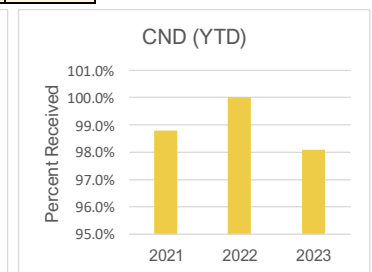
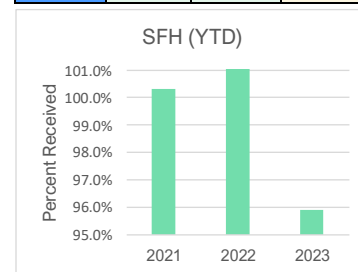
Monthly Percent of Original List Price Received

February	SFH	YoY %chg	CND	YoY %chg
2021	100.0%	1.7%	98.8%	1.5%
2022	100.8%	0.8%	100.0%	1.2%
2023	96.0%	-4.8%	98.0%	-2.0%



Year-to-Date Percent of Original List Price Received

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	100.3%	2.5%	98.8%	1.3%
2022	101.2%	0.9%	100.0%	1.2%
2023	95.9%	-5.2%	98.1%	-1.9%



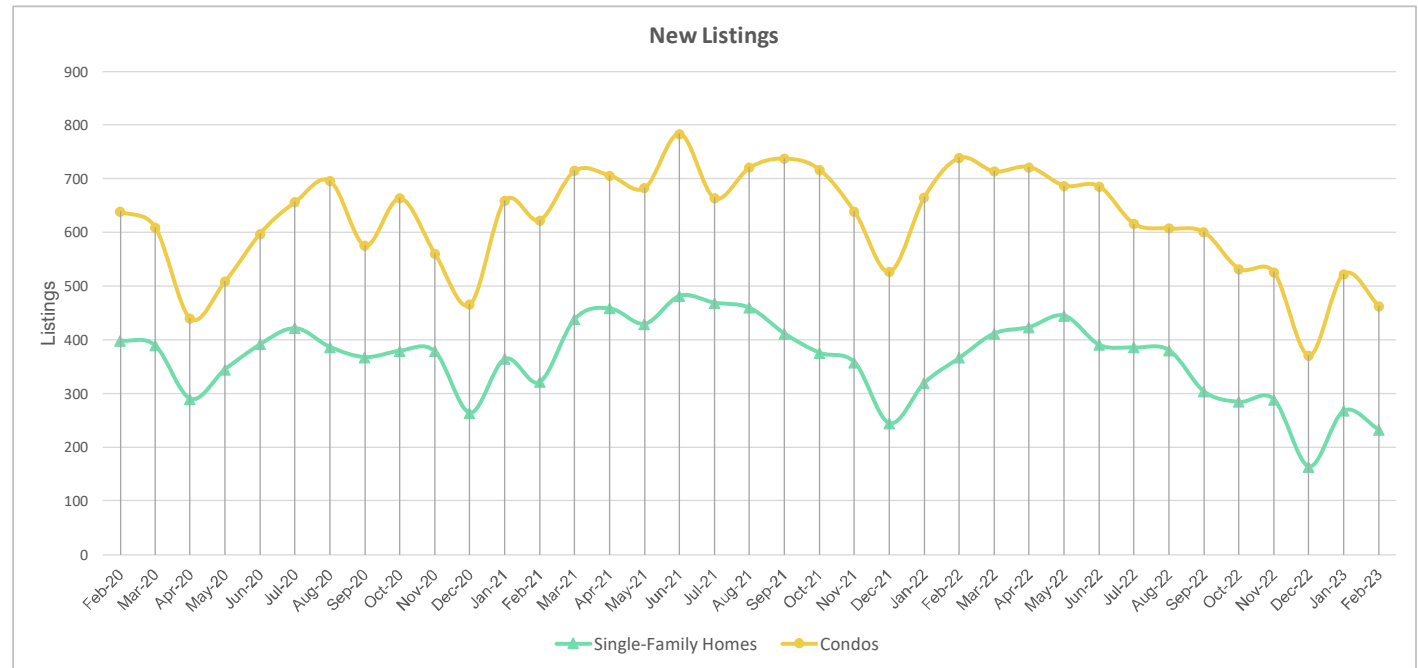
New Listings

February 2023

OAHU, HAWAII

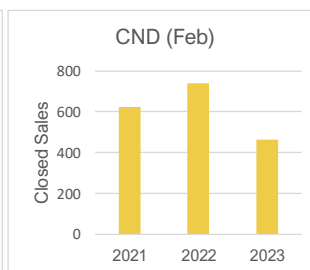
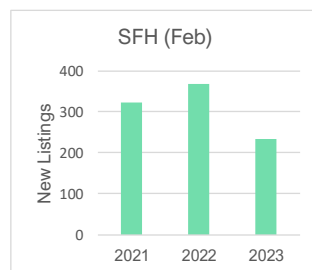
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Feb-23	233	463	696



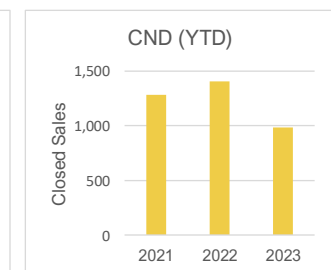
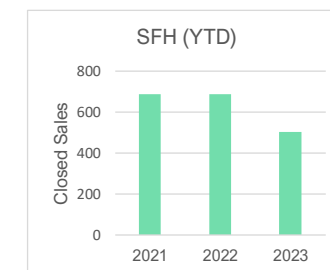
Monthly New Listings

February	SFH	YoY %chg	CND	YoY %chg
2021	322	-19.3%	623	-2.5%
2022	367	14.0%	739	18.6%
2023	233	-36.5%	463	-37.3%



Year-to-Date New Listings

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	687	-16.9%	1,282	-4.0%
2022	687	0.0%	1,405	9.6%
2023	501	-27.1%	986	-29.8%



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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

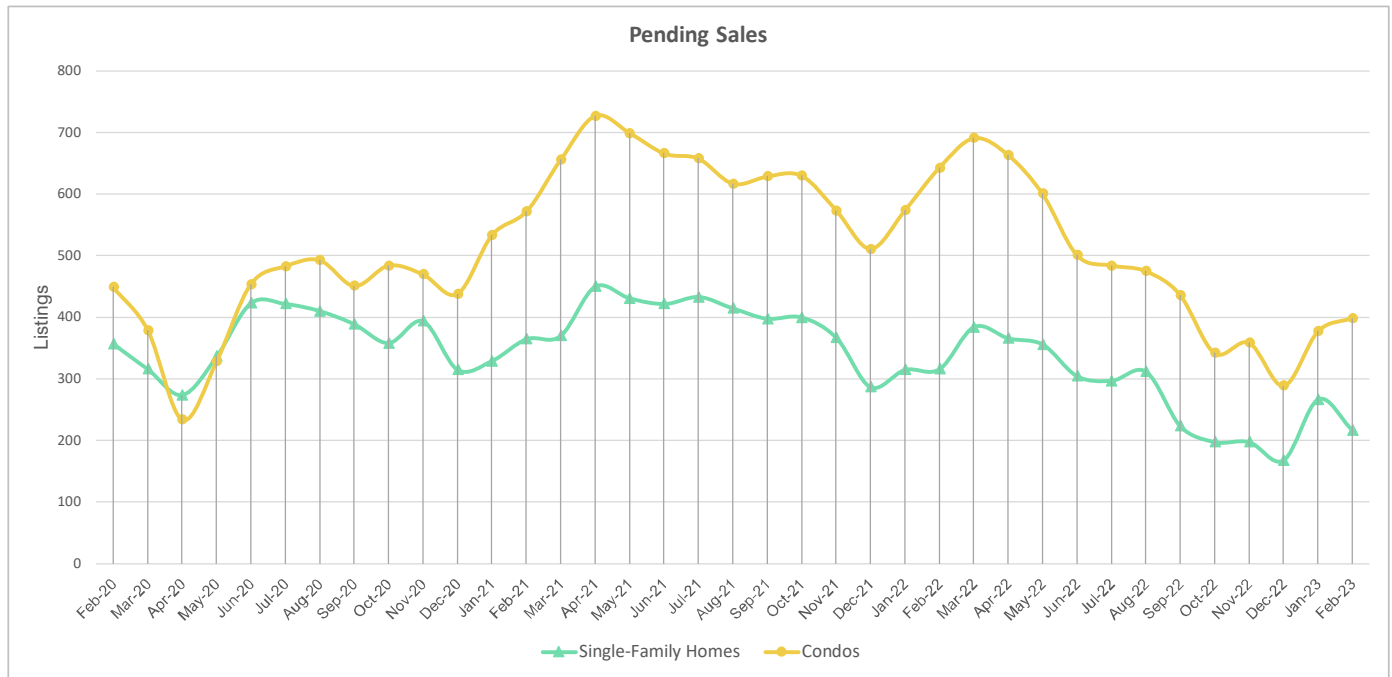
Pending Sales*

February 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
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
Feb-23	217	399	616

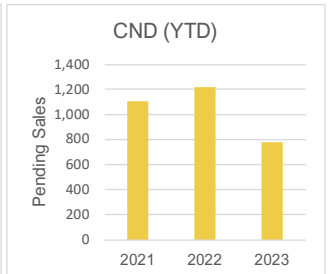
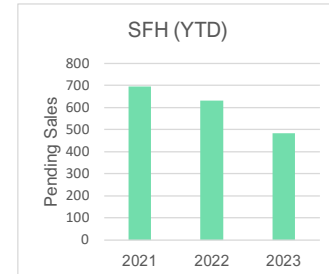
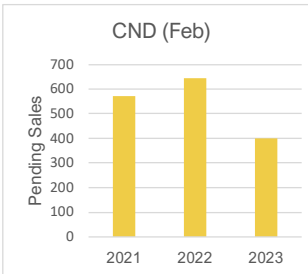
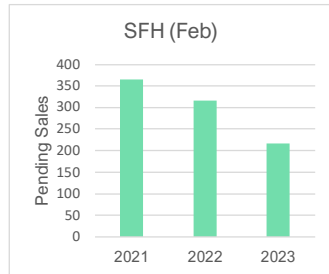


Monthly Pending Sales

February	SFH	YoY %chg	CND	YoY %chg
2021	365	2.2%	572	27.4%
2022	316	-13.4%	643	12.4%
2023	217	-31.3%	399	-37.9%

Year-to-Date Pending Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	694	1.3%	1,106	29.5%
2022	631	-9.1%	1,217	10.0%
2023	484	-23.3%	777	-36.2%



*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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

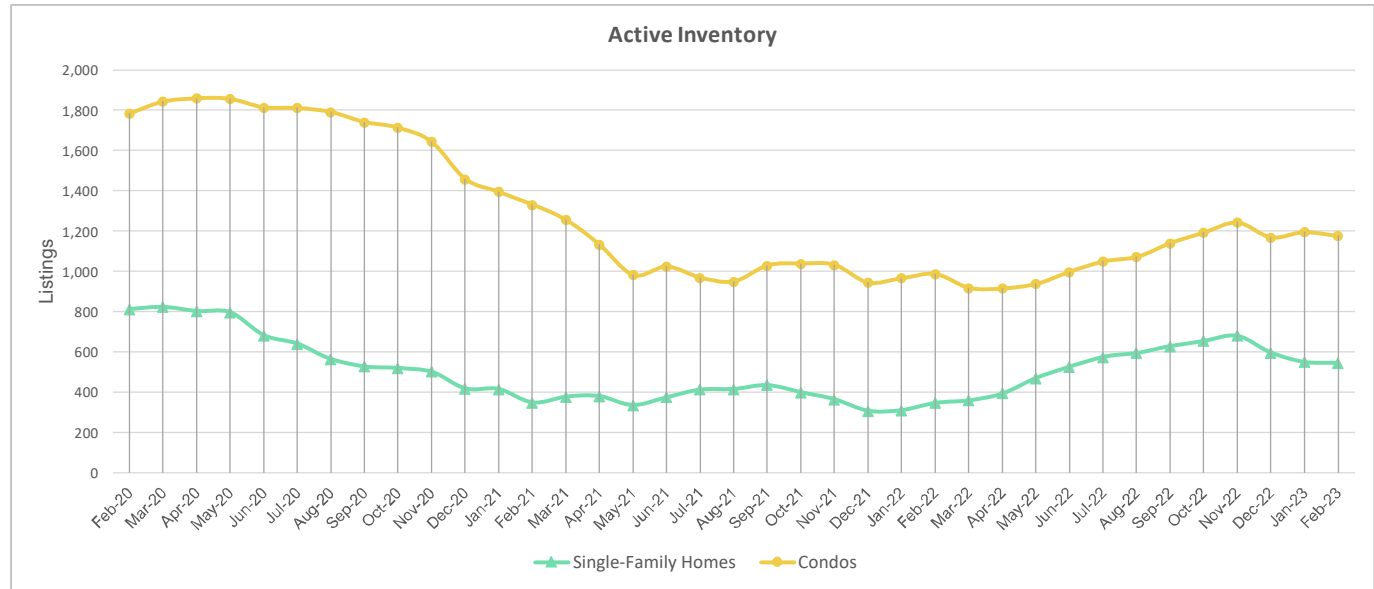
Active Inventory*

February 2023

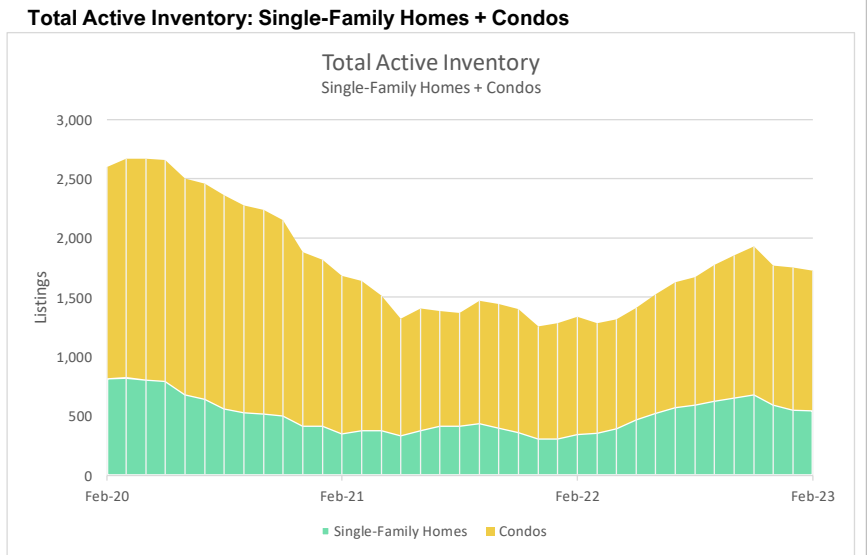
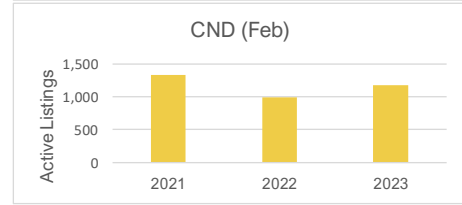
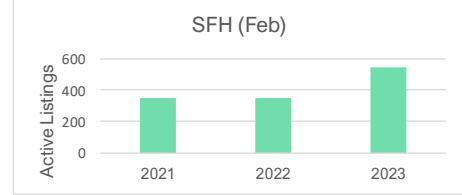
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Feb-23	547	1,177	1,724



Active Inventory				
February	SFH	YoY %chg	CND	YoY %chg
2021	350	-57.0%	1,332	-25.3%
2022	348	-0.6%	989	-25.8%
2023	547	57.2%	1,177	19.0%



*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.

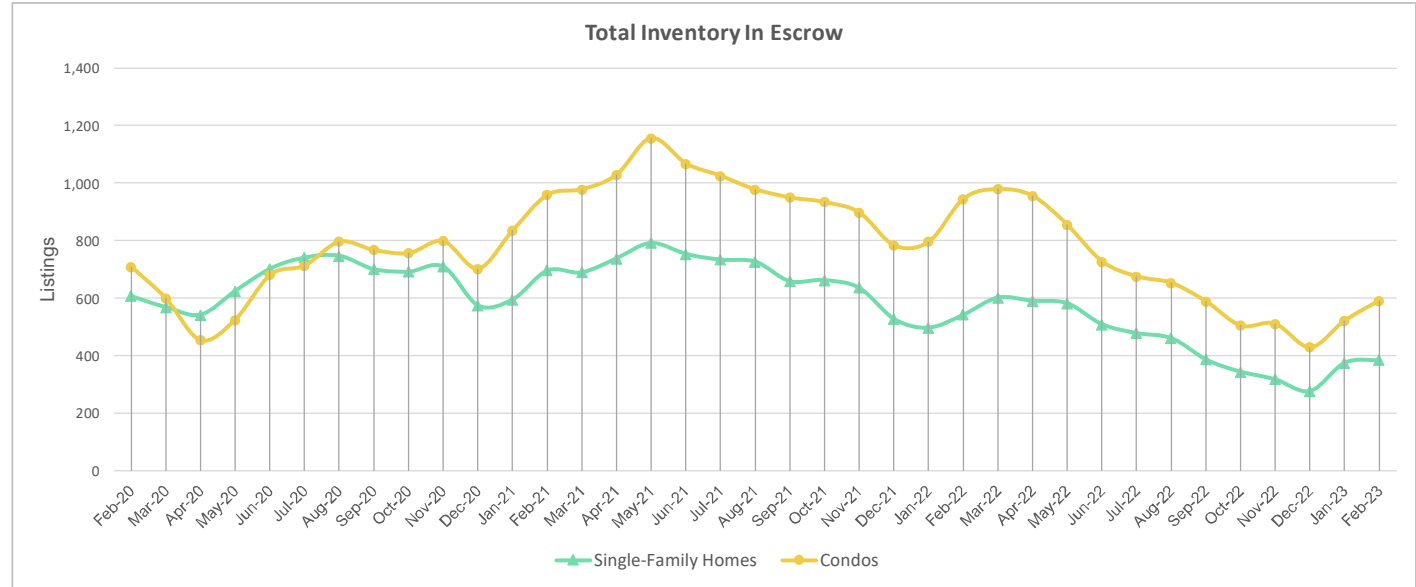
Total Inventory In Escrow*

February 2023

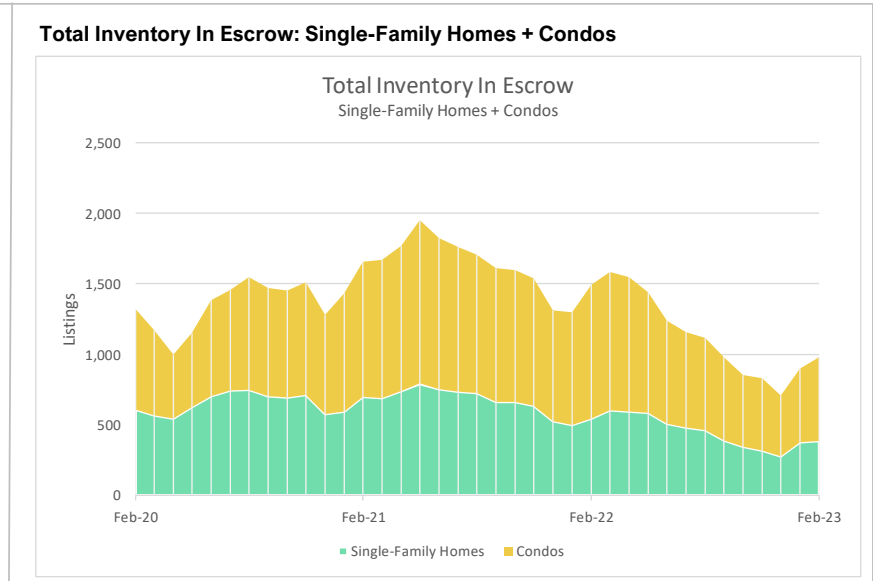
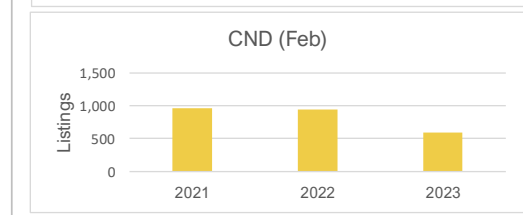
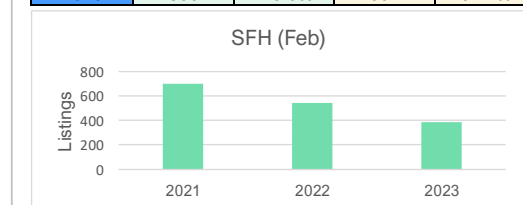
OAHU, HAWAII

(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
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
Feb-23	386	592	978



February	SFH	YoY %chg	CND	YoY %chg
2021	697	14.6%	960	35.2%
2022	544	-22.0%	946	-1.5%
2023	386	-29.0%	592	-37.4%



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

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

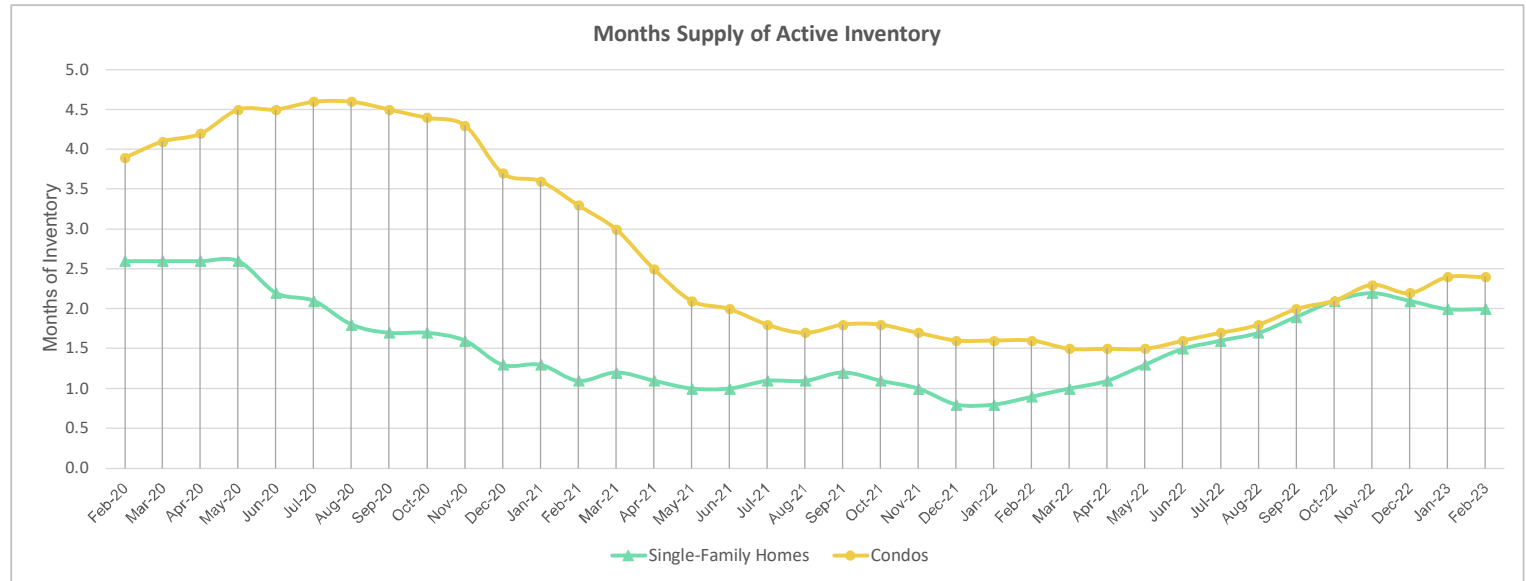
Months Supply of Active Inventory*

February 2023

OAHU, HAWAII

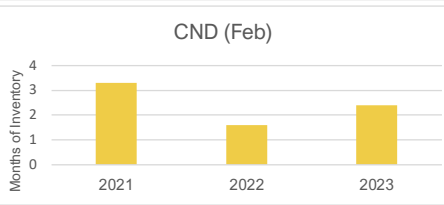
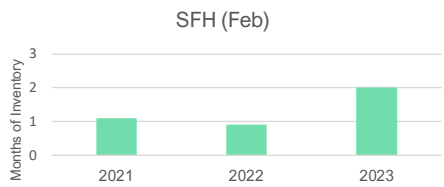
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Feb-23	2.0	2.4

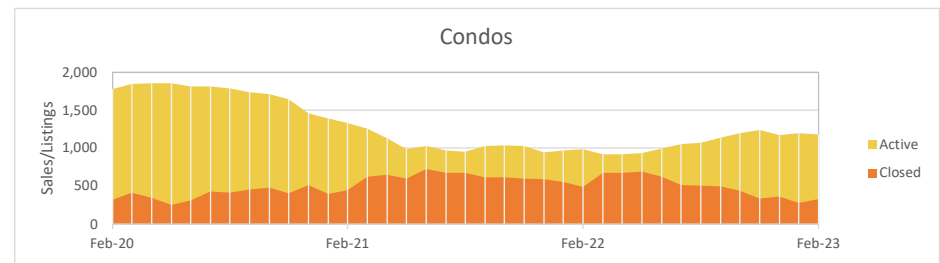
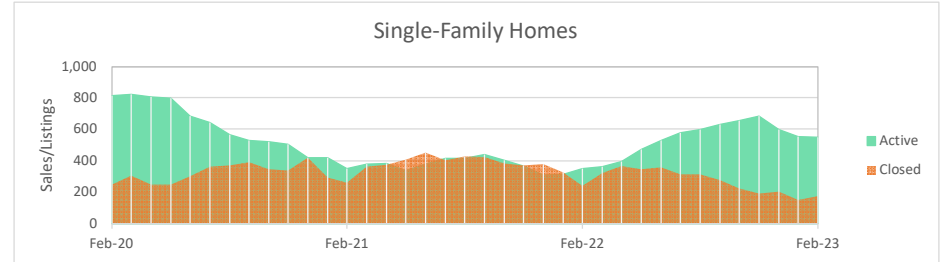


Months Supply of Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2021	1.1	-57.7%	3.3	-15.4%
2022	0.9	-18.2%	1.6	-51.5%
2023	2.0	122.2%	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

February 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		
	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg
\$449,999 and below	3	0	-	34	-	-	102.6%	-	-	0	2	-100.0%	1	0	-	3	2	50.0%	6	7	-14.3%	1.5	0.5	200.0%
\$450,000 - \$599,999	6	7	-14.3%	77	13	492.3%	91.9%	100.0%	-8.1%	10	9	11.1%	1	7	-85.7%	21	9	133.3%	7	21	-66.7%	3.5	0.8	337.5%
\$600,000 - \$699,999	9	8	12.5%	59	10	490.0%	97.1%	100.0%	-2.9%	11	8	37.5%	12	9	33.3%	24	8	200.0%	22	18	22.2%	2.7	0.4	575.0%
\$700,000 - \$799,999	21	15	40.0%	75	9	733.3%	91.3%	102.3%	-10.8%	15	39	-61.5%	18	28	-35.7%	38	32	18.8%	29	46	-37.0%	1.8	0.8	125.0%
\$800,000 - \$899,999	28	28	0.0%	14	13	7.7%	98.9%	103.7%	-4.6%	25	41	-39.0%	27	40	-32.5%	66	19	247.4%	52	66	-21.2%	1.9	0.3	533.3%
\$900,000 - \$999,999	21	36	-41.7%	60	14	328.6%	98.4%	101.0%	-2.6%	34	50	-32.0%	33	53	-37.7%	49	30	63.3%	59	83	-28.9%	1.3	0.6	116.7%
\$1,000,000 - \$1,499,999	43	84	-48.8%	52	12	333.3%	96.5%	100.7%	-4.2%	64	132	-51.5%	75	98	-23.5%	131	97	35.1%	122	162	-24.7%	1.3	0.8	62.5%
\$1,500,000 - 1,999,999	13	35	-62.9%	11	13	-15.4%	97.5%	100.0%	-2.5%	34	42	-19.0%	22	41	-46.3%	73	42	73.8%	40	67	-40.3%	2.3	1.1	109.1%
\$2,000,000 - \$2,999,999	17	12	41.7%	56	10	460.0%	91.1%	105.2%	-13.4%	25	30	-16.7%	15	22	-31.8%	57	42	35.7%	26	37	-29.7%	3.2	1.7	88.2%
\$3,000,000 and above	12	16	-25.0%	35	31	12.9%	91.5%	100.0%	-8.5%	15	14	7.1%	13	18	-27.8%	85	67	26.9%	23	37	-37.8%	6.5	4.5	44.4%
All Single-Family Homes	173	241	-28.2%	47	13	261.5%	96.0%	100.8%	-4.8%	233	367	-36.5%	217	316	-31.3%	547	348	57.2%	386	544	-29.0%	2.0	0.9	122.2%

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		
	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg	Feb-23	Feb-22	%chg
\$149,999 and below	10	21	-52.4%	21	21	0.0%	95.2%	97.1%	-2.0%	20	19	5.3%	16	17	-5.9%	41	35	17.1%	26	33	-21.2%	2.9	1.6	81.3%
\$150,000 - \$299,999	41	69	-40.6%	28	20	40.0%	97.5%	98.9%	-1.4%	51	98	-48.0%	42	69	-39.1%	144	169	-14.8%	61	107	-43.0%	2.4	1.8	33.3%
\$300,000 - \$399,999	66	73	-9.6%	32	19	68.4%	98.0%	100.0%	-2.0%	67	110	-39.1%	65	116	-44.0%	123	121	1.7%	92	164	-43.9%	1.6	1.2	33.3%
\$400,000 - \$499,999	67	82	-18.3%	27	18	50.0%	99.0%	100.0%	-1.0%	87	127	-31.5%	65	116	-44.0%	159	122	30.3%	95	173	-45.1%	1.8	1.1	63.6%
\$500,000 - \$599,999	38	59	-35.6%	35	7	400.0%	97.4%	100.0%	-2.6%	64	102	-37.3%	60	102	-41.2%	107	94	13.8%	90	140	-35.7%	1.4	1.0	40.0%
\$600,000 - \$699,999	29	58	-50.0%	31	10	210.0%	98.4%	101.5%	-3.1%	43	82	-47.6%	48	69	-30.4%	122	89	37.1%	71	94	-24.5%	2.3	1.3	76.9%
\$700,000 - \$999,999	48	79	-39.2%	23	12	91.7%	98.4%	100.7%	-2.3%	81	123	-34.1%	63	97	-35.1%	215	147	46.3%	97	143	-32.2%	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	14	30	-53.3%	60	48	25.0%	95.9%	97.2%	-1.3%	25	39	-35.9%	18	30	-40.0%	107	85	25.9%	33	51	-35.3%	4.5	2.9	55.2%
\$1,500,000 - \$1,999,999	5	8	-37.5%	54	36	50.0%	91.8%	98.9%	-7.2%	13	21	-38.1%	14	15	-6.7%	72	52	38.5%	17	22	-22.7%	9.0	6.5	38.5%
\$2,000,000 and above	7	7	0.0%	52	61	-14.8%	100.0%	93.6%	6.8%	12	18	-33.3%	8	12	-33.3%	87	75	16.0%	10	19	-47.4%	9.7	8.3	16.9%
All Condos	325	486	-33.1%	28	14	100.0%	98.0%	100.0%	-2.0%	463	739	-37.3%	399	643	-37.9%	1,177	989	19.0%	592	946	-37.4%	2.4	1.6	50.0%

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Closed Sales by Price Range: Single-Family Homes

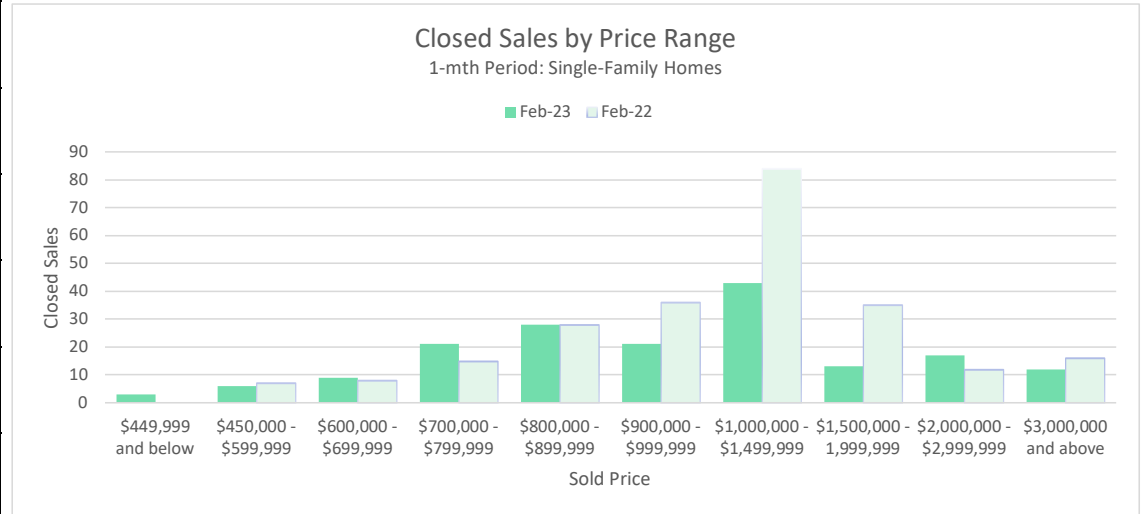
February 2023

OAHU, HAWAII

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

Single-Family Homes	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	0	-	28	51	-45.1%
\$450,000 - \$599,999	6	7	-14.3%	69	138	-50.0%
\$600,000 - \$699,999	9	8	12.5%	104	256	-59.4%
\$700,000 - \$799,999	21	15	40.0%	247	486	-49.2%
\$800,000 - \$899,999	28	28	0.0%	412	656	-37.2%
\$900,000 - \$999,999	21	36	-41.7%	448	610	-26.6%
\$1,000,000 - \$1,499,999	43	84	-48.8%	1,170	1,381	-15.3%
\$1,500,000 - 1,999,999	13	35	-62.9%	387	485	-20.2%
\$2,000,000 - \$2,999,999	17	12	41.7%	215	295	-27.1%
\$3,000,000 and above	12	16	-25.0%	150	184	-18.5%
All Single-Family Homes	173	241	-28.2%	3,230	4,542	-28.9%

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

February 2023

OAHU, HAWAII

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

Condos	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	21	-52.4%	168	260	-35.4%
\$150,000 - \$299,999	41	69	-40.6%	720	1,129	-36.2%
\$300,000 - \$399,999	66	73	-9.6%	948	1,183	-19.9%
\$400,000 - \$499,999	67	82	-18.3%	1,030	1,324	-22.2%
\$500,000 - \$599,999	38	59	-35.6%	882	1,076	-18.0%
\$600,000 - \$699,999	29	58	-50.0%	640	843	-24.1%
\$700,000 - \$999,999	48	79	-39.2%	1,024	1,038	-1.3%
\$1,000,000 - \$1,499,999	14	30	-53.3%	292	344	-15.1%
\$1,500,000 - \$1,999,999	5	8	-37.5%	101	93	8.6%
\$2,000,000 and above	7	7	0.0%	110	113	-2.7%
All Condos	325	486	-33.1%	5,915	7,403	-20.1%

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.



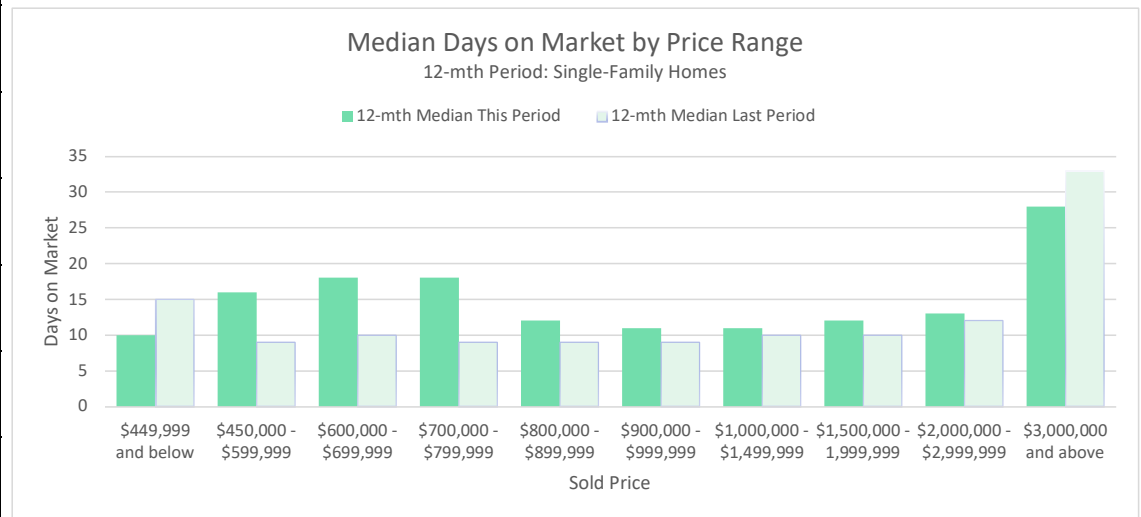
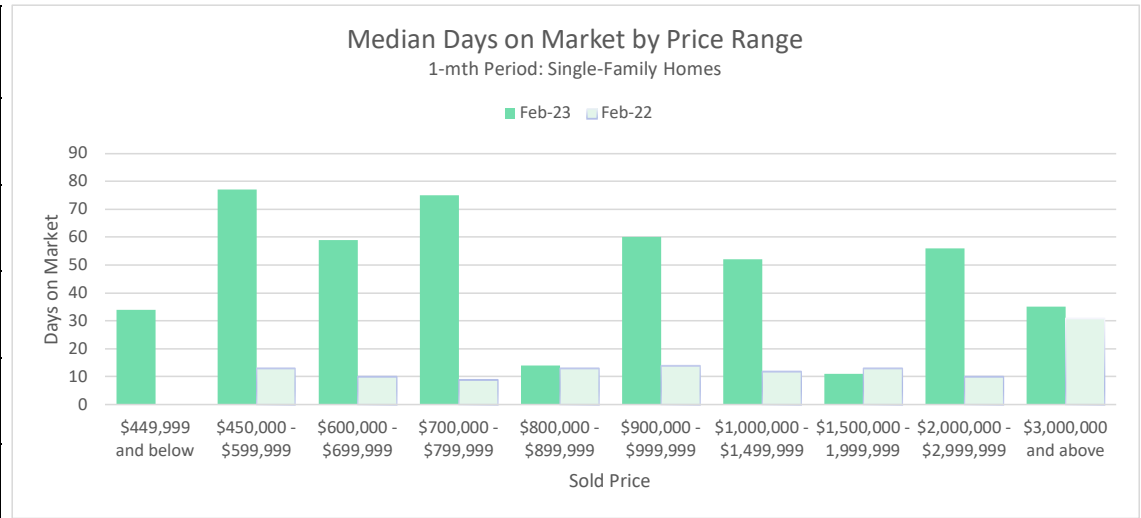
Median Days on Market by Price Range: Single-Family Homes

February 2023

OAHU, HAWAII

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

Single-Family Homes	Feb-23	Feb-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	34	-	-	10	15	-33.3%
\$450,000 - \$599,999	77	13	492.3%	16	9	77.8%
\$600,000 - \$699,999	59	10	490.0%	18	10	80.0%
\$700,000 - \$799,999	75	9	733.3%	18	9	100.0%
\$800,000 - \$899,999	14	13	7.7%	12	9	33.3%
\$900,000 - \$999,999	60	14	328.6%	11	9	22.2%
\$1,000,000 - \$1,499,999	52	12	333.3%	11	10	10.0%
\$1,500,000 - 1,999,999	11	13	-15.4%	12	10	20.0%
\$2,000,000 - \$2,999,999	56	10	460.0%	13	12	8.3%
\$3,000,000 and above	35	31	12.9%	28	33	-15.2%
All Single-Family Homes	47	13	261.5%	12	10	20.0%



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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

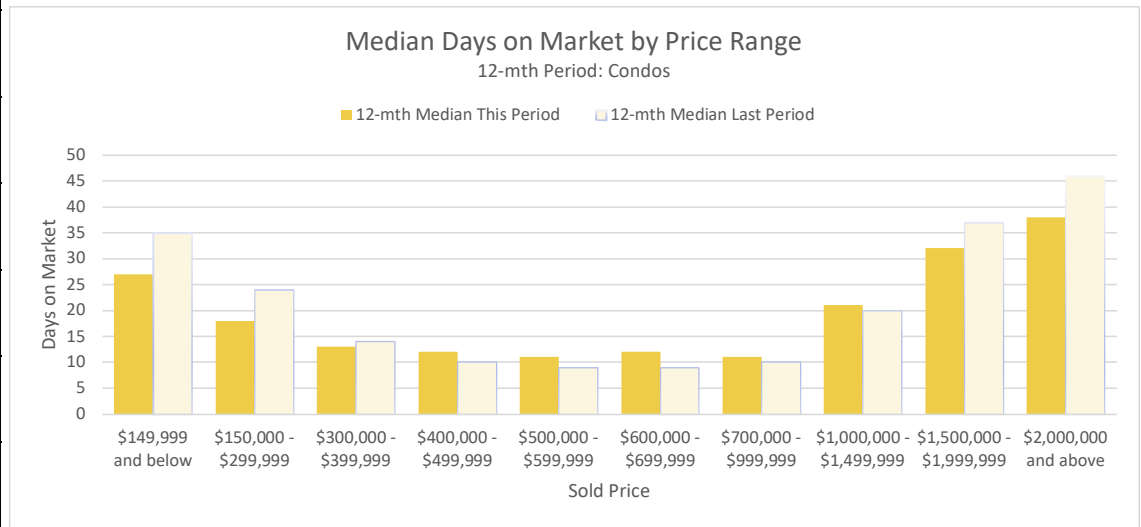
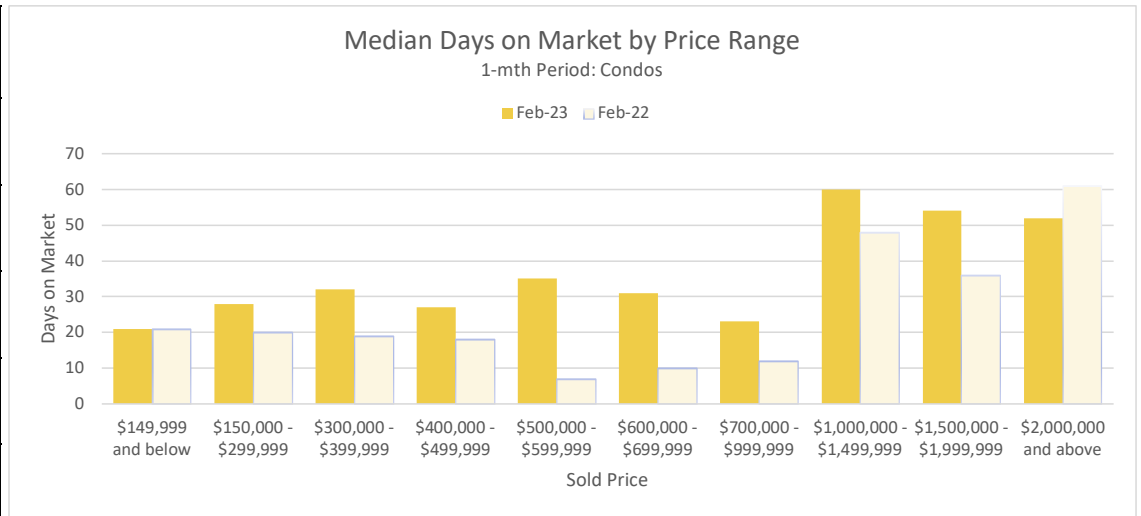
Median Days on Market by Price Range: Condos

February 2023

OAHU, HAWAII

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

Condos	Feb-23	Feb-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	21	21	0.0%	27	35	-22.9%
\$150,000 - \$299,999	28	20	40.0%	18	24	-25.0%
\$300,000 - \$399,999	32	19	68.4%	13	14	-7.1%
\$400,000 - \$499,999	27	18	50.0%	12	10	20.0%
\$500,000 - \$599,999	35	7	400.0%	11	9	22.2%
\$600,000 - \$699,999	31	10	210.0%	12	9	33.3%
\$700,000 - \$999,999	23	12	91.7%	11	10	10.0%
\$1,000,000 - \$1,499,999	60	48	25.0%	21	20	5.0%
\$1,500,000 - \$1,999,999	54	36	50.0%	32	37	-13.5%
\$2,000,000 and above	52	61	-14.8%	38	46	-17.4%
All Condos	28	14	100.0%	13	11	18.2%



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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

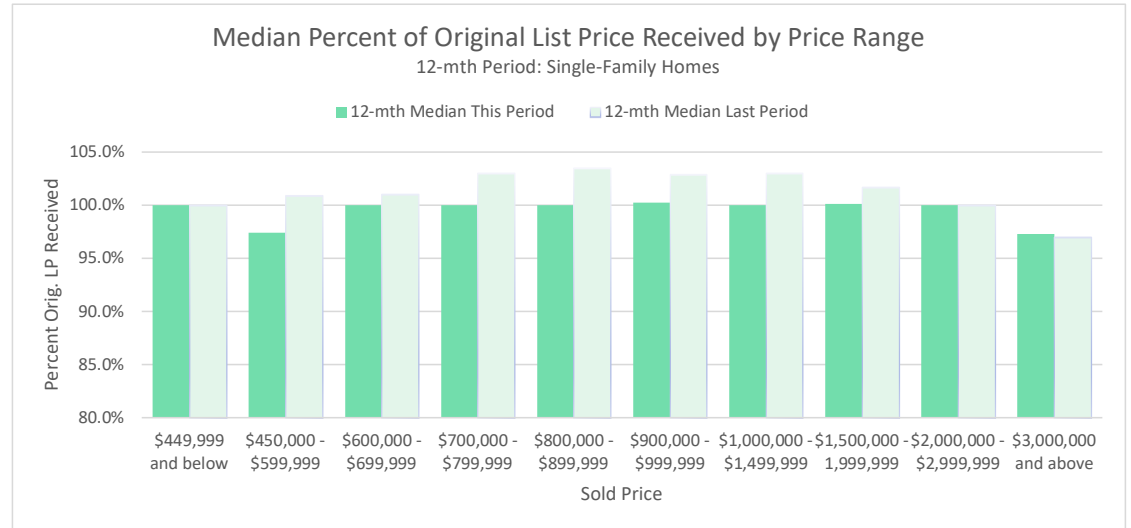
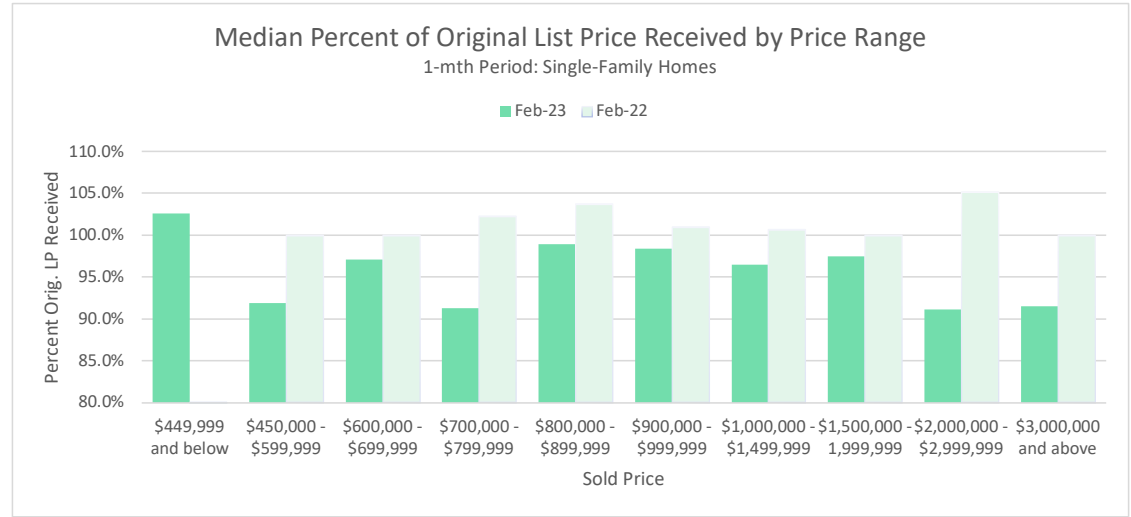
Median Percent of Original List Price Received by Price Range: Single-Family Homes

February 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	Feb-23	Feb-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	102.6%	-	-	100.0%	100.0%	0.0%
\$450,000 - \$599,999	91.9%	100.0%	-8.1%	97.4%	100.9%	-3.5%
\$600,000 - \$699,999	97.1%	100.0%	-2.9%	100.0%	101.0%	-1.0%
\$700,000 - \$799,999	91.3%	102.3%	-10.8%	100.0%	103.0%	-2.9%
\$800,000 - \$899,999	98.9%	103.7%	-4.6%	100.0%	103.5%	-3.4%
\$900,000 - \$999,999	98.4%	101.0%	-2.6%	100.2%	102.9%	-2.6%
\$1,000,000 - \$1,499,999	96.5%	100.7%	-4.2%	100.0%	103.0%	-2.9%
\$1,500,000 - 1,999,999	97.5%	100.0%	-2.5%	100.1%	101.7%	-1.6%
\$2,000,000 - \$2,999,999	91.1%	105.2%	-13.4%	100.0%	100.0%	0.0%
\$3,000,000 and above	91.5%	100.0%	-8.5%	97.3%	97.0%	0.3%
All Single-Family Homes	96.0%	100.8%	-4.8%	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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

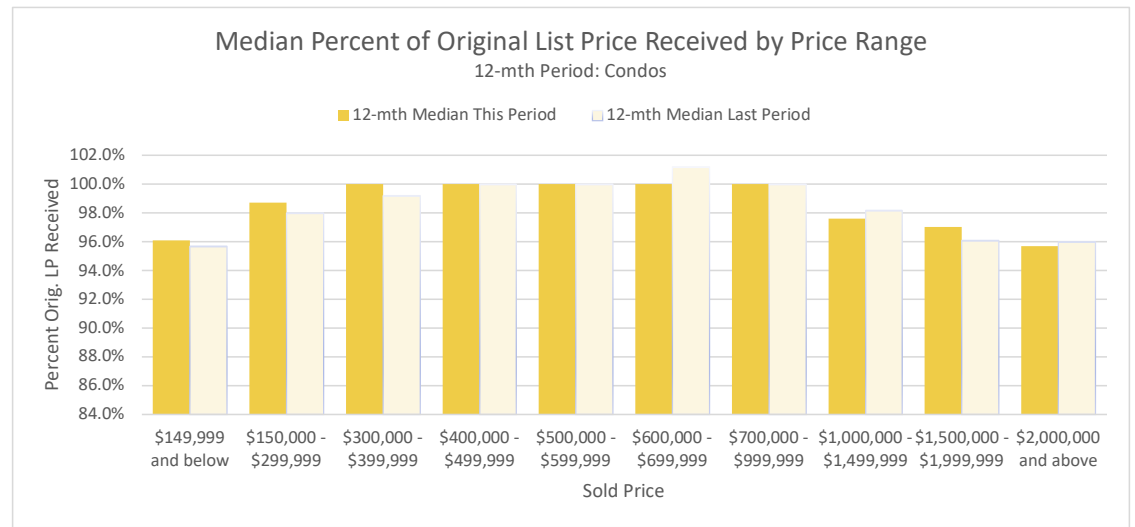
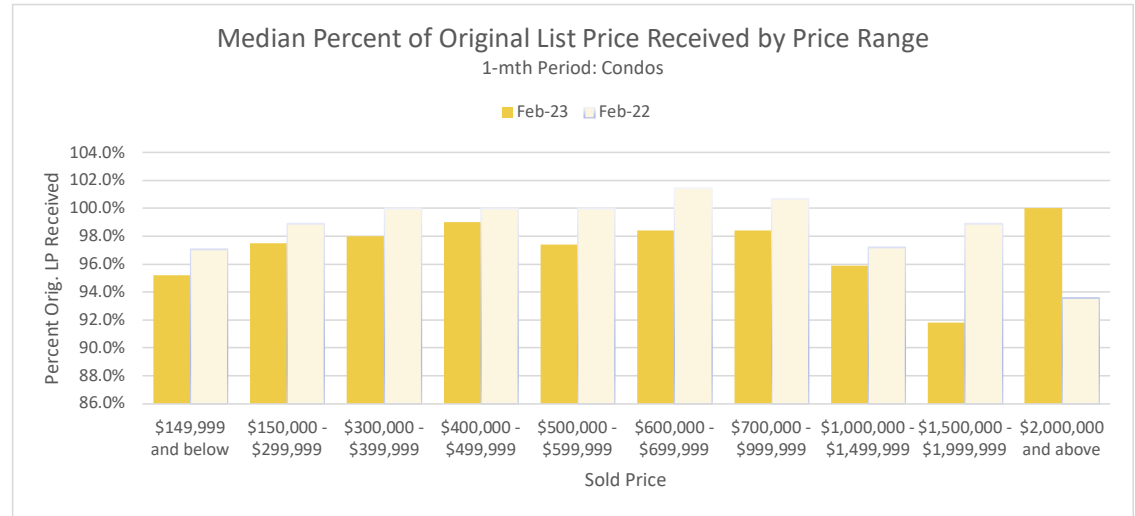
Median Percent of Original List Price Received by Price Range: Condos

February 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	Feb-23	Feb-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	95.2%	97.1%	-2.0%	96.1%	95.7%	0.4%
\$150,000 - \$299,999	97.5%	98.9%	-1.4%	98.7%	98.0%	0.7%
\$300,000 - \$399,999	98.0%	100.0%	-2.0%	100.0%	99.2%	0.8%
\$400,000 - \$499,999	99.0%	100.0%	-1.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	97.4%	100.0%	-2.6%	100.0%	100.0%	0.0%
\$600,000 - \$699,999	98.4%	101.5%	-3.1%	100.0%	101.2%	-1.2%
\$700,000 - \$999,999	98.4%	100.7%	-2.3%	100.0%	100.0%	0.0%
\$1,000,000 - \$1,499,999	95.9%	97.2%	-1.3%	97.6%	98.2%	-0.6%
\$1,500,000 - \$1,999,999	91.8%	98.9%	-7.2%	97.0%	96.1%	0.9%
\$2,000,000 and above	100.0%	93.6%	6.8%	95.7%	96.0%	-0.3%
All Condos	98.0%	100.0%	-2.0%	100.0%	100.0%	0.0%



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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

New Listings by Price Range: Single-Family Homes

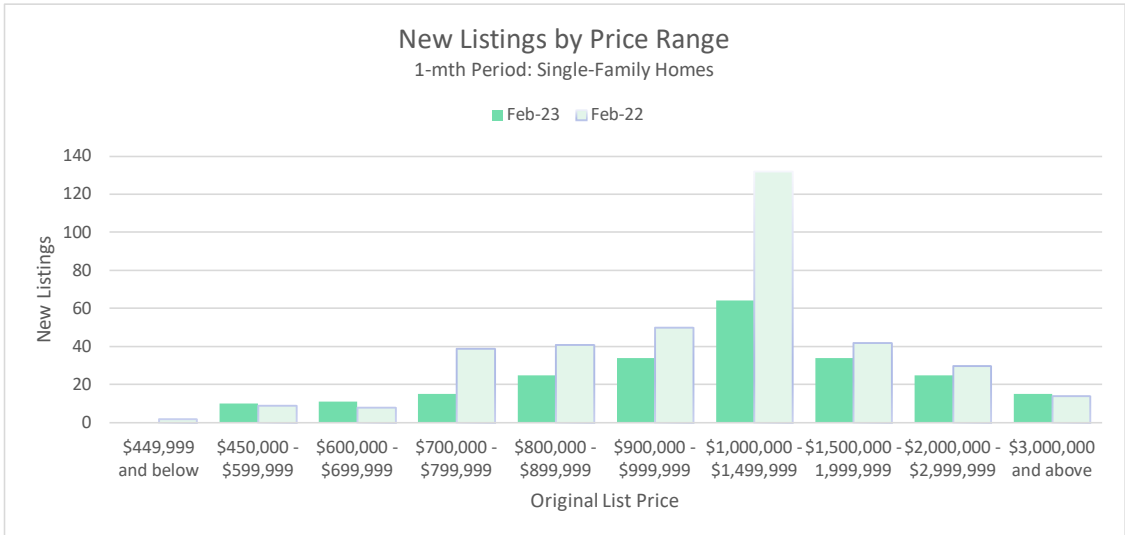
February 2023

OAHU, HAWAII

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

Single-Family Homes	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	2	-100.0%	27	50	-46.0%
\$450,000 - \$599,999	10	9	11.1%	77	161	-52.2%
\$600,000 - \$699,999	11	8	37.5%	163	305	-46.6%
\$700,000 - \$799,999	15	39	-61.5%	298	557	-46.5%
\$800,000 - \$899,999	25	41	-39.0%	506	691	-26.8%
\$900,000 - \$999,999	34	50	-32.0%	566	667	-15.1%
\$1,000,000 - \$1,499,999	64	132	-51.5%	1,250	1,306	-4.3%
\$1,500,000 - 1,999,999	34	42	-19.0%	509	500	1.8%
\$2,000,000 - \$2,999,999	25	30	-16.7%	308	310	-0.6%
\$3,000,000 and above	15	14	7.1%	278	270	3.0%
All Single-Family Homes	233	367	-36.5%	3,982	4,817	-17.3%

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.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

New Listings by Price Range: Condos

February 2023

OAHU, HAWAII

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

Condos	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	20	19	5.3%	186	248	-25.0%
\$150,000 - \$299,999	51	98	-48.0%	852	1,173	-27.4%
\$300,000 - \$399,999	67	110	-39.1%	1,067	1,370	-22.1%
\$400,000 - \$499,999	87	127	-31.5%	1,153	1,467	-21.4%
\$500,000 - \$599,999	64	102	-37.3%	959	1,176	-18.5%
\$600,000 - \$699,999	43	82	-47.6%	776	935	-17.0%
\$700,000 - \$999,999	81	123	-34.1%	1,265	1,136	11.4%
\$1,000,000 - \$1,499,999	25	39	-35.9%	413	421	-1.9%
\$1,500,000 - \$1,999,999	13	21	-38.1%	190	168	13.1%
\$2,000,000 and above	12	18	-33.3%	188	205	-8.3%
All Condos	463	739	-37.3%	7,049	8,299	-15.1%



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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Pending Sales by Price Range: Single-Family Homes

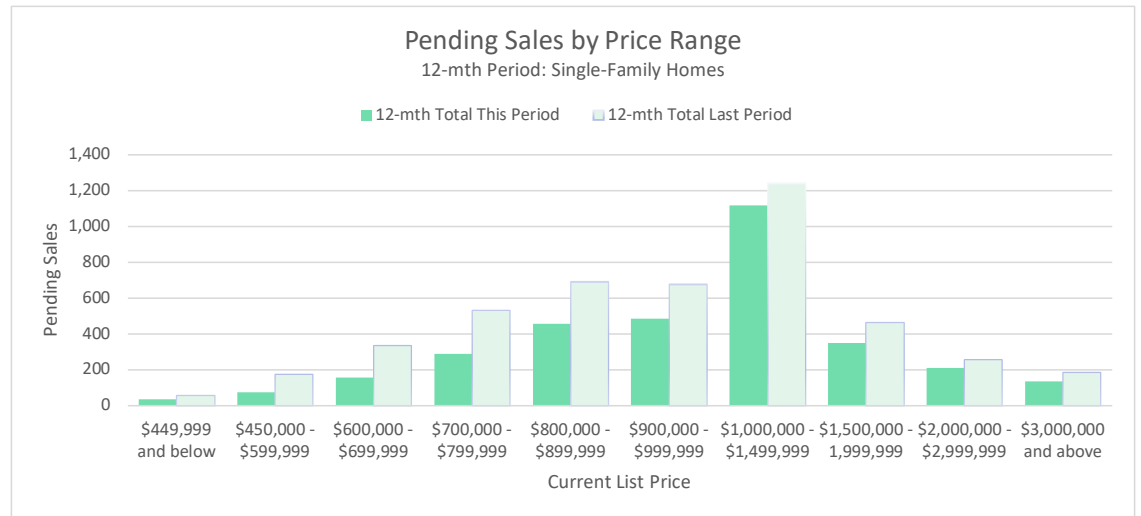
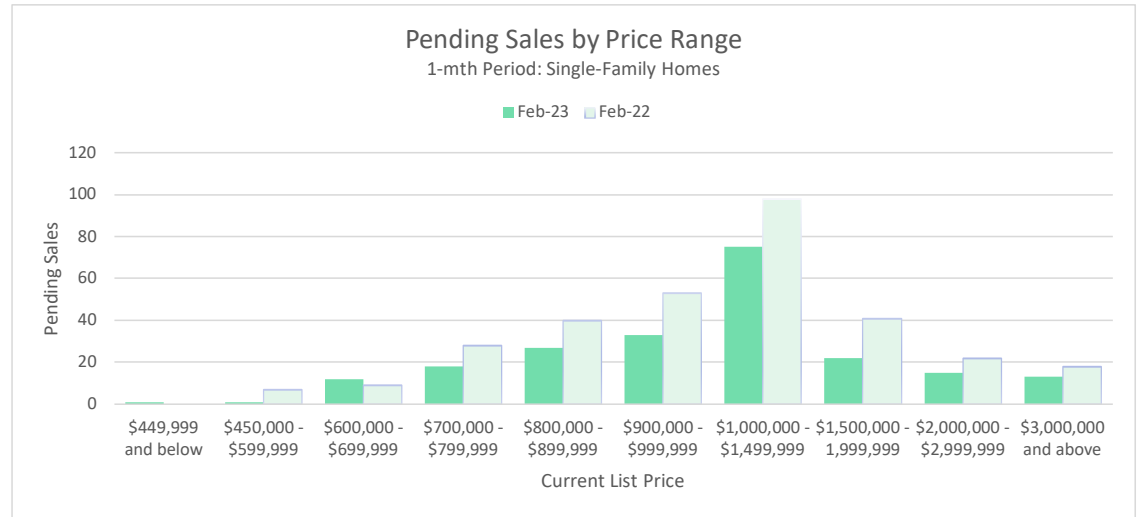
February 2023

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	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	0	-	33	56	-41.1%
\$450,000 - \$599,999	1	7	-85.7%	72	172	-58.1%
\$600,000 - \$699,999	12	9	33.3%	156	334	-53.3%
\$700,000 - \$799,999	18	28	-35.7%	287	532	-46.1%
\$800,000 - \$899,999	27	40	-32.5%	456	692	-34.1%
\$900,000 - \$999,999	33	53	-37.7%	484	676	-28.4%
\$1,000,000 - \$1,499,999	75	98	-23.5%	1,115	1,241	-10.2%
\$1,500,000 - 1,999,999	22	41	-46.3%	347	462	-24.9%
\$2,000,000 - \$2,999,999	15	22	-31.8%	208	254	-18.1%
\$3,000,000 and above	13	18	-27.8%	134	185	-27.6%
All Single-Family Homes	217	316	-31.3%	3,292	4,604	-28.5%

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.



Pending Sales by Price Range: Condos

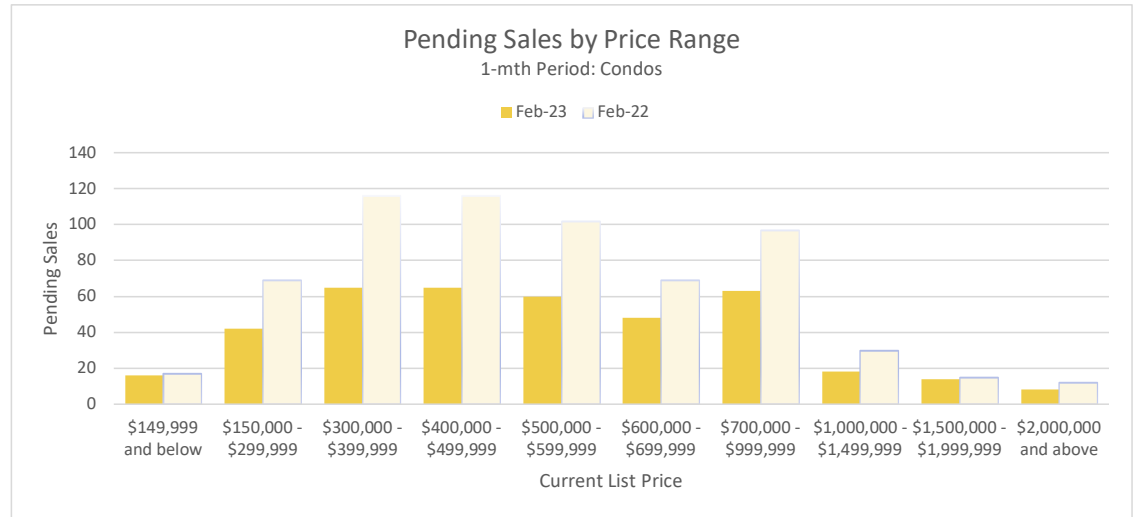
February 2023

OAHU, HAWAII

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

Condos	Feb-23	Feb-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	17	-5.9%	171	258	-33.7%
\$150,000 - \$299,999	42	69	-39.1%	701	1,102	-36.4%
\$300,000 - \$399,999	65	116	-44.0%	952	1,320	-27.9%
\$400,000 - \$499,999	65	116	-44.0%	985	1,418	-30.5%
\$500,000 - \$599,999	60	102	-41.2%	793	1,091	-27.3%
\$600,000 - \$699,999	48	69	-30.4%	649	869	-25.3%
\$700,000 - \$999,999	63	97	-35.1%	912	958	-4.8%
\$1,000,000 - \$1,499,999	18	30	-40.0%	259	329	-21.3%
\$1,500,000 - \$1,999,999	14	15	-6.7%	99	112	-11.6%
\$2,000,000 and above	8	12	-33.3%	97	126	-23.0%
All Condos	399	643	-37.9%	5,618	7,583	-25.9%

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.



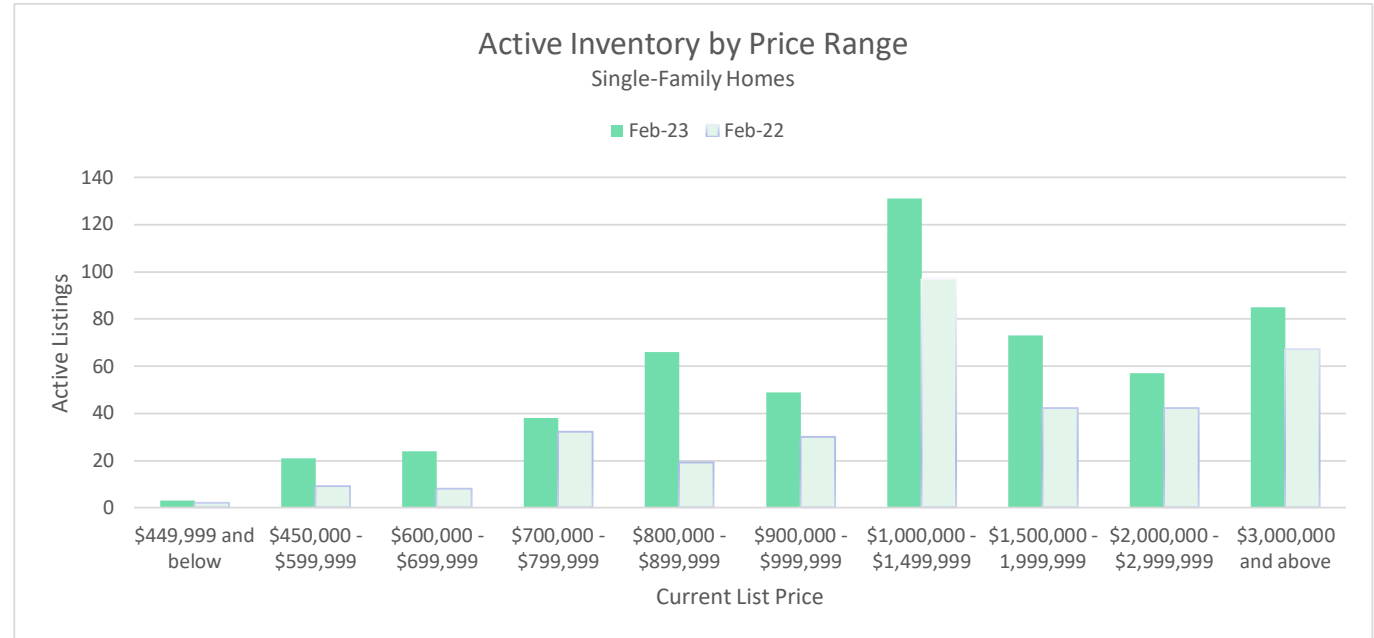
Active Inventory* by Price Range: Single-Family Homes

February 2023

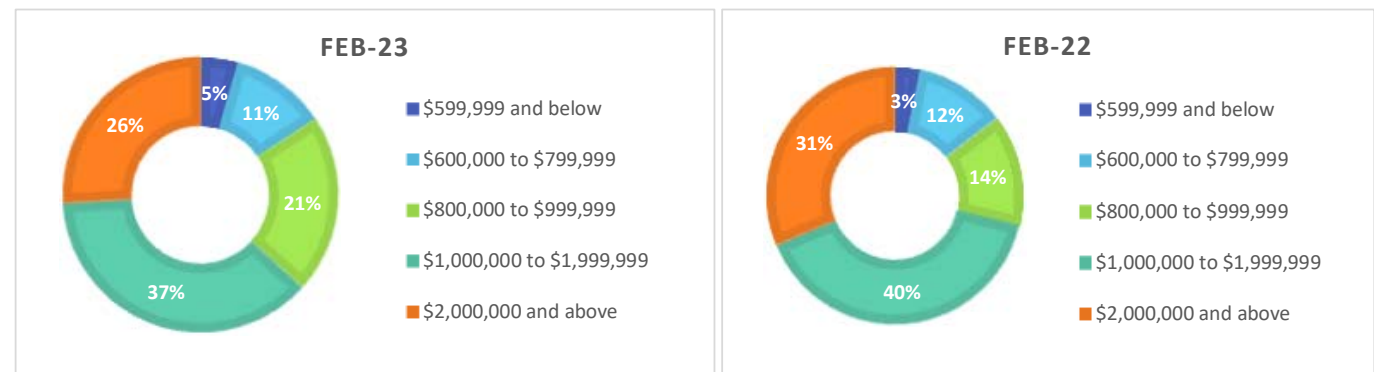
OAHU, HAWAII

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

Single-Family Homes	Feb-23	Feb-22	YOY chg
\$449,999 and below	3	2	50.0%
\$450,000 - \$599,999	21	9	133.3%
\$600,000 - \$699,999	24	8	200.0%
\$700,000 - \$799,999	38	32	18.8%
\$800,000 - \$899,999	66	19	247.4%
\$900,000 - \$999,999	49	30	63.3%
\$1,000,000 - \$1,499,999	131	97	35.1%
\$1,500,000 - 1,999,999	73	42	73.8%
\$2,000,000 - \$2,999,999	57	42	35.7%
\$3,000,000 and above	85	67	26.9%
All Single-Family Homes	547	348	57.2%



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.

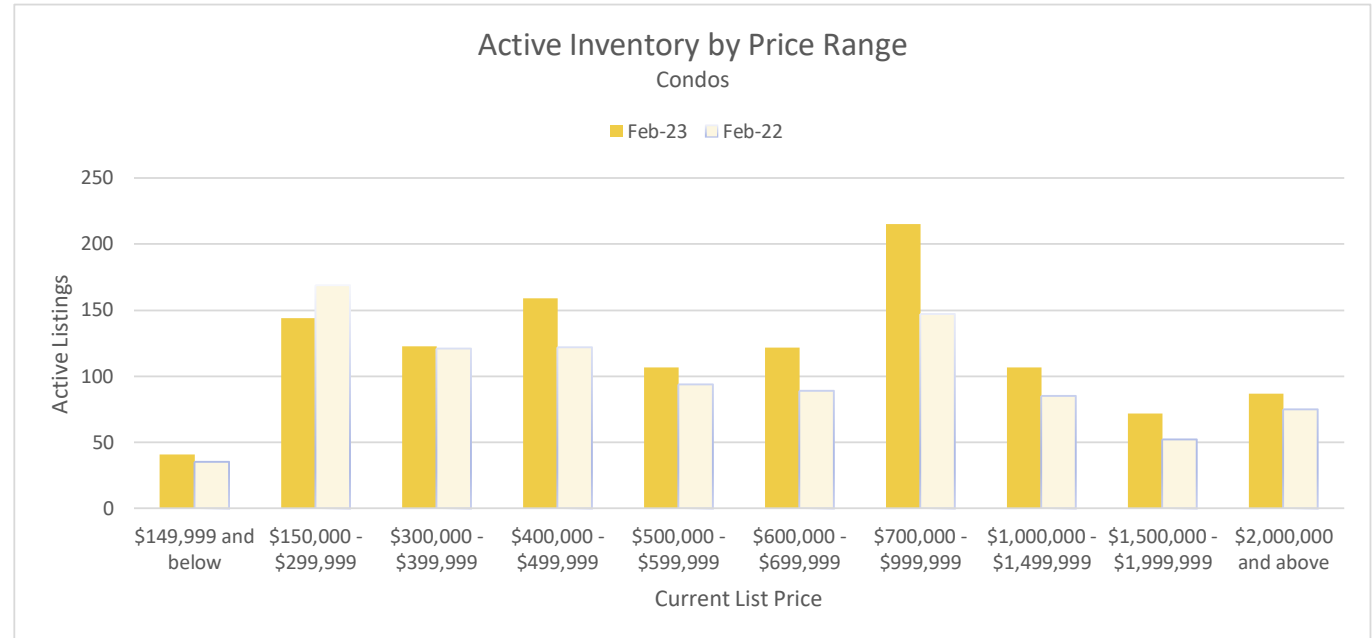
Active Inventory* by Price Range: Condos

February 2023

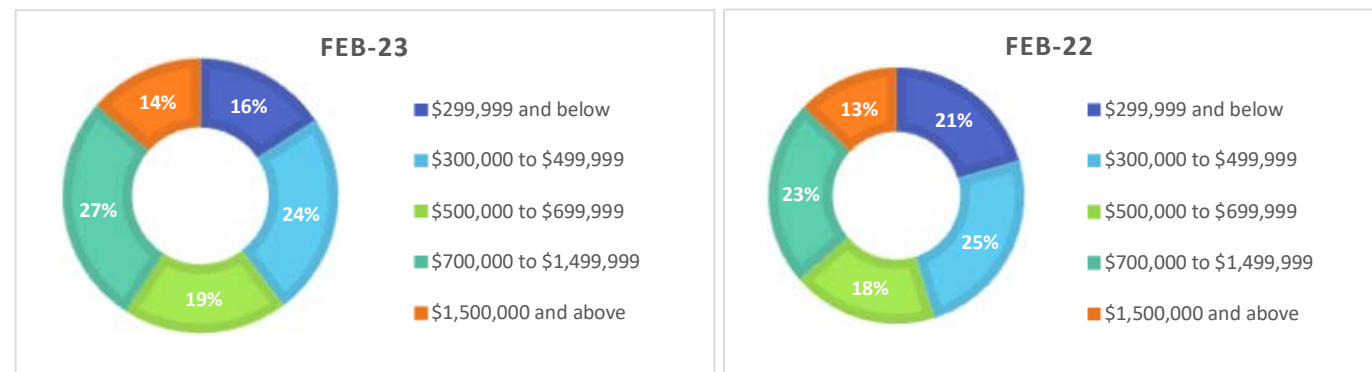
OAHU, HAWAII

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

Condos	Feb-23	Feb-22	YOY chg
\$149,999 and below	41	35	17.1%
\$150,000 - \$299,999	144	169	-14.8%
\$300,000 - \$399,999	123	121	1.7%
\$400,000 - \$499,999	159	122	30.3%
\$500,000 - \$599,999	107	94	13.8%
\$600,000 - \$699,999	122	89	37.1%
\$700,000 - \$999,999	215	147	46.3%
\$1,000,000 - \$1,499,999	107	85	25.9%
\$1,500,000 - \$1,999,999	72	52	38.5%
\$2,000,000 and above	87	75	16.0%
All Condos	1,177	989	19.0%



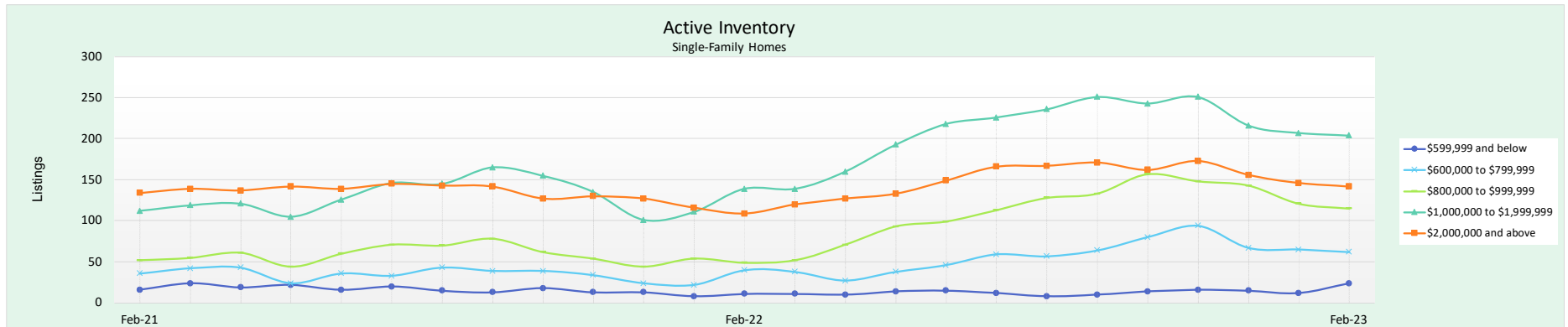
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



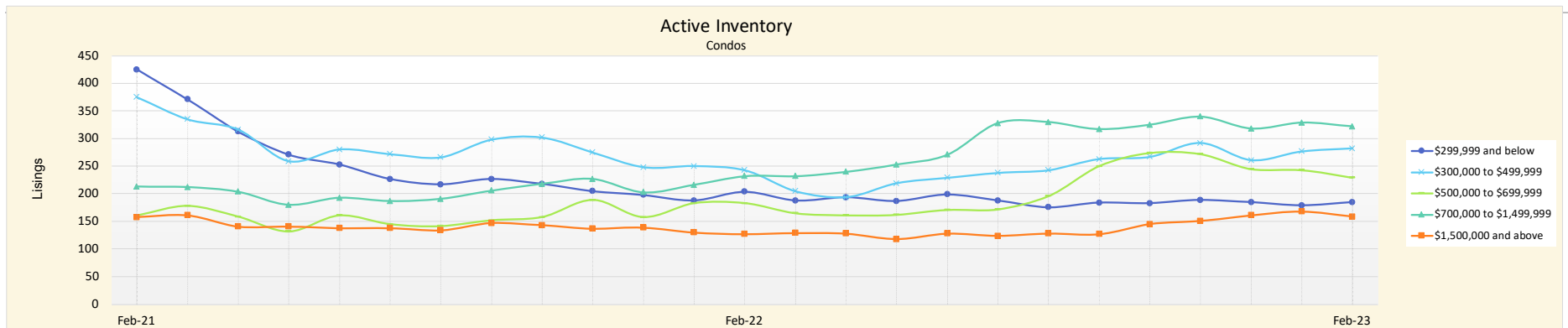
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

February 2023
OAHU, HAWAII



Single-Family Homes	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	F-23
\$599,999 and below	16	24	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24
\$600,000 to \$799,999	36	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62
\$800,000 to \$999,999	52	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115
\$1,000,000 to \$1,999,999	112	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204
\$2,000,000 and above	134	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142
Total	350	379	381	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547



Condos	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	F-23
\$299,999 and below	425	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185
\$300,000 to \$499,999	375	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282
\$500,000 to \$699,999	161	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229
\$700,000 to \$1,499,999	213	212	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322
\$1,500,000 and above	158	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159
Total	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	1,177

*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.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

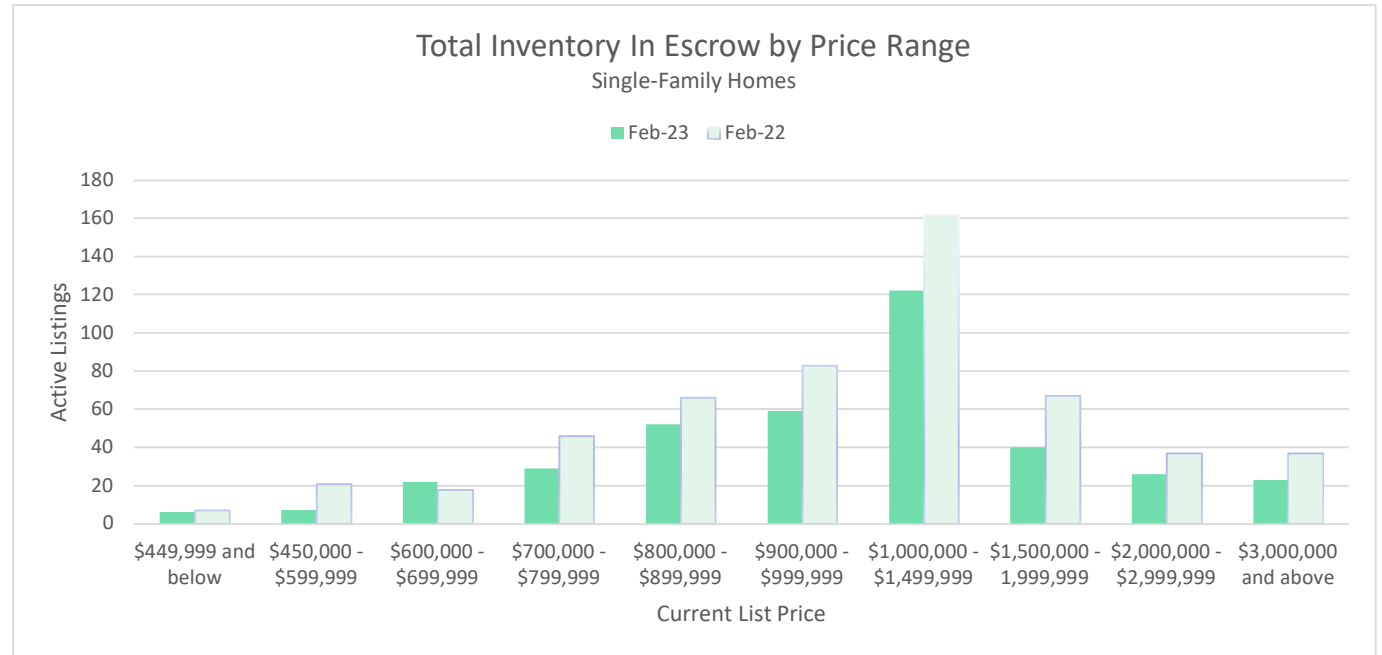
Total Inventory In Escrow* by Price Range: Single-Family Homes

February 2023

OAHU, HAWAII

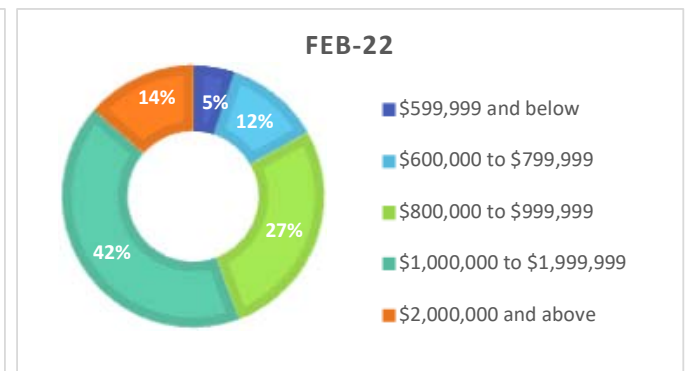
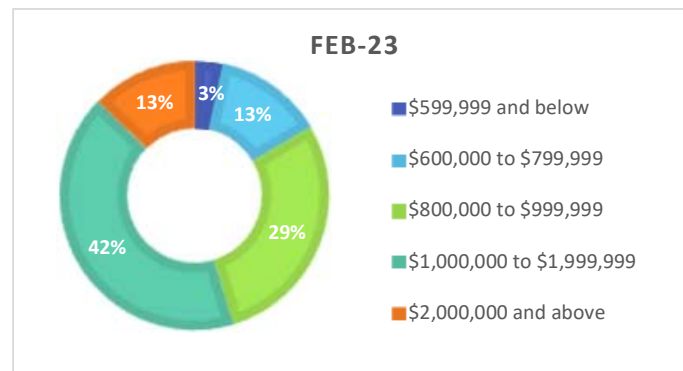
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Feb-23	Feb-22	YOY chg
\$449,999 and below	6	7	-14.3%
\$450,000 - \$599,999	7	21	-66.7%
\$600,000 - \$699,999	22	18	22.2%
\$700,000 - \$799,999	29	46	-37.0%
\$800,000 - \$899,999	52	66	-21.2%
\$900,000 - \$999,999	59	83	-28.9%
\$1,000,000 - \$1,499,999	122	162	-24.7%
\$1,500,000 - 1,999,999	40	67	-40.3%
\$2,000,000 - \$2,999,999	26	37	-29.7%
\$3,000,000 and above	23	37	-37.8%
All Single-Family Homes	386	544	-29.0%



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.

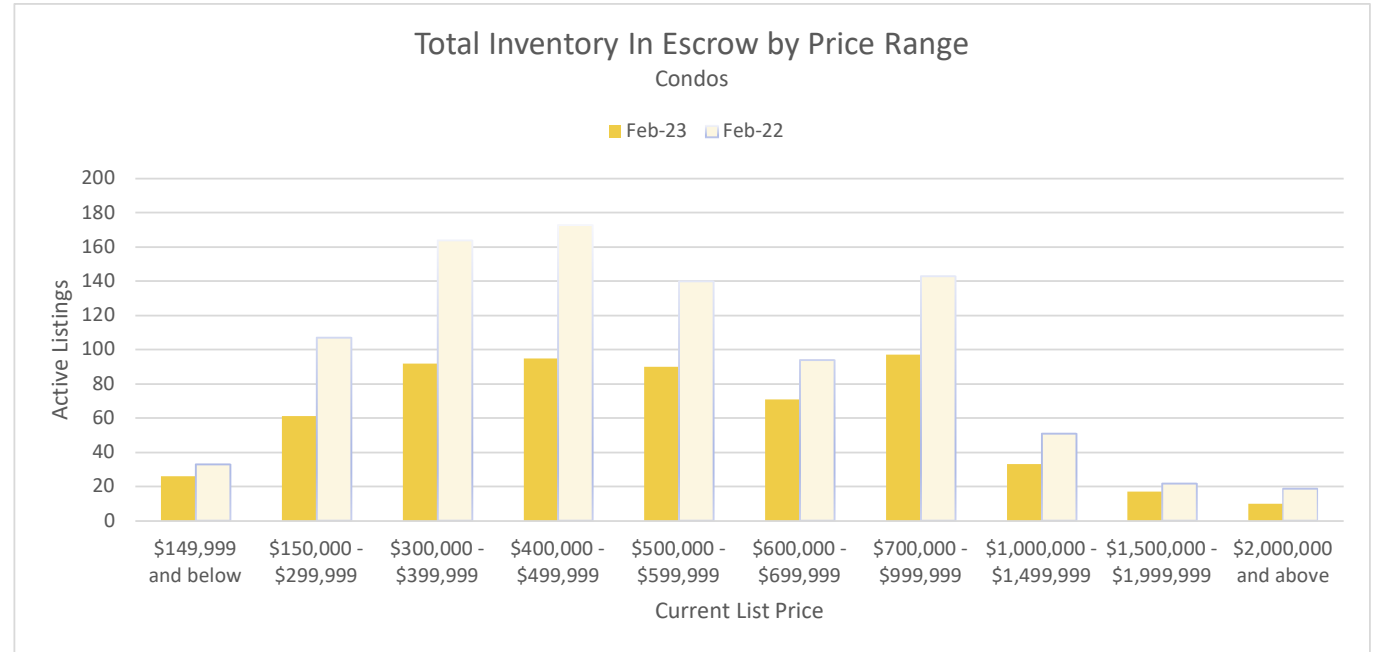
Total Inventory In Escrow* by Price Range: Condos

February 2023

OAHU, HAWAII

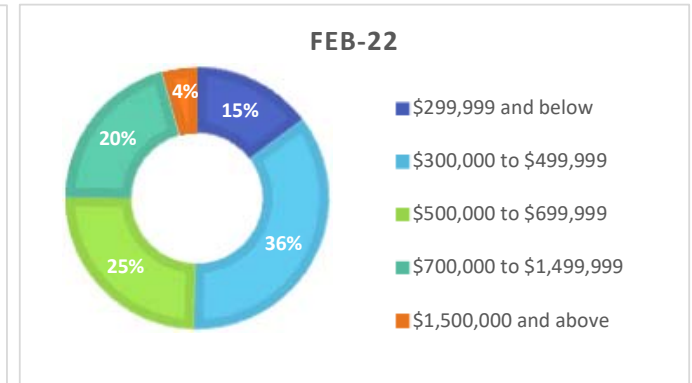
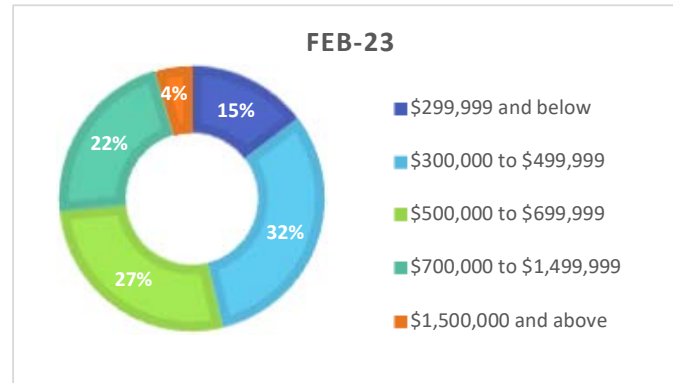
(The number of properties in an escrow status at the end of a given month)

Condos	Feb-23	Feb-22	YOY chg
\$149,999 and below	26	33	-21.2%
\$150,000 - \$299,999	61	107	-43.0%
\$300,000 - \$399,999	92	164	-43.9%
\$400,000 - \$499,999	95	173	-45.1%
\$500,000 - \$599,999	90	140	-35.7%
\$600,000 - \$699,999	71	94	-24.5%
\$700,000 - \$999,999	97	143	-32.2%
\$1,000,000 - \$1,499,999	33	51	-35.3%
\$1,500,000 - \$1,999,999	17	22	-22.7%
\$2,000,000 and above	10	19	-47.4%
All Condos	592	946	-37.4%



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.

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

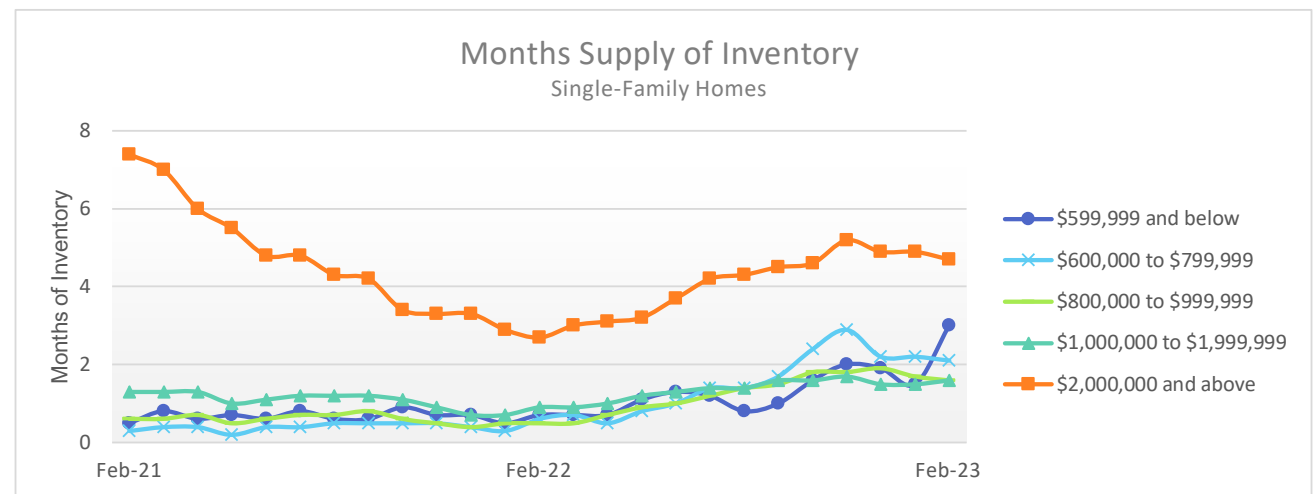
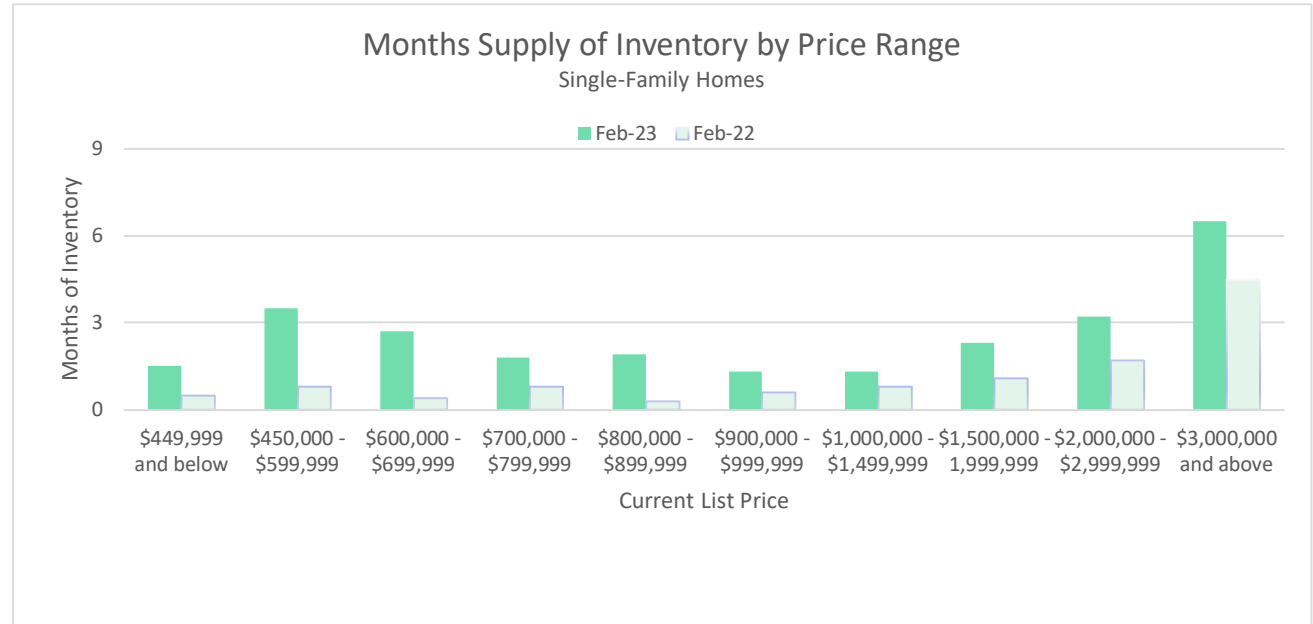
Months Supply of Active Inventory by Price Range: Single-Family Homes

February 2023

OAHU, HAWAII

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

Single-Family Homes	Feb-23	Feb-22	YOY chg
\$449,999 and below	1.5	0.5	200.0%
\$450,000 - \$599,999	3.5	0.8	337.5%
\$600,000 - \$699,999	2.7	0.4	575.0%
\$700,000 - \$799,999	1.8	0.8	125.0%
\$800,000 - \$899,999	1.9	0.3	533.3%
\$900,000 - \$999,999	1.3	0.6	116.7%
\$1,000,000 - \$1,499,999	1.3	0.8	62.5%
\$1,500,000 - 1,999,999	2.3	1.1	109.1%
\$2,000,000 - \$2,999,999	3.2	1.7	88.2%
\$3,000,000 and above	6.5	4.5	44.4%
All Single-Family Homes	2.0	0.9	122.2%



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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

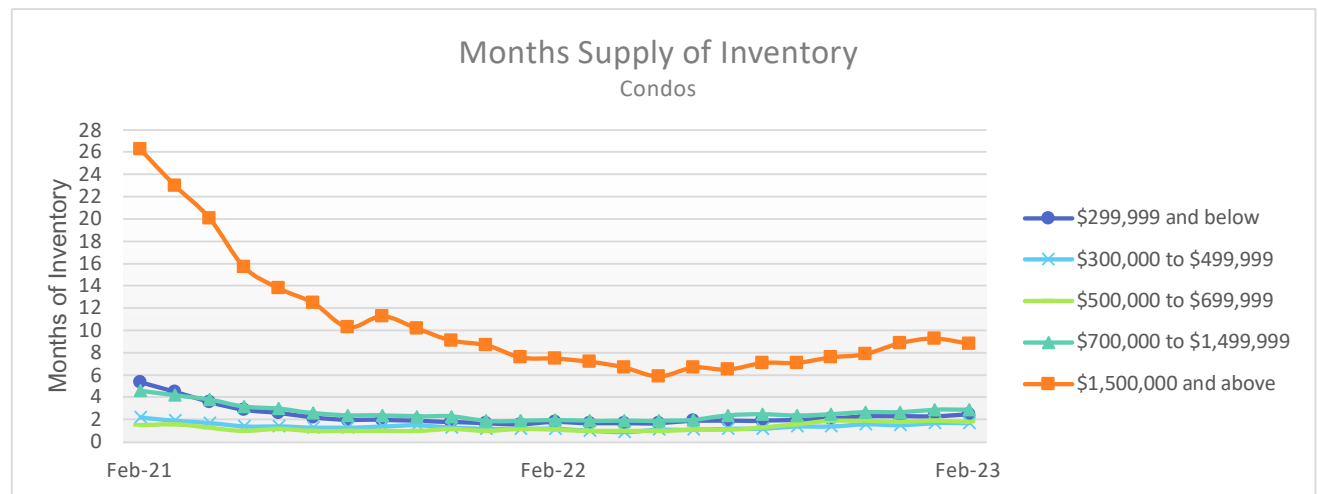
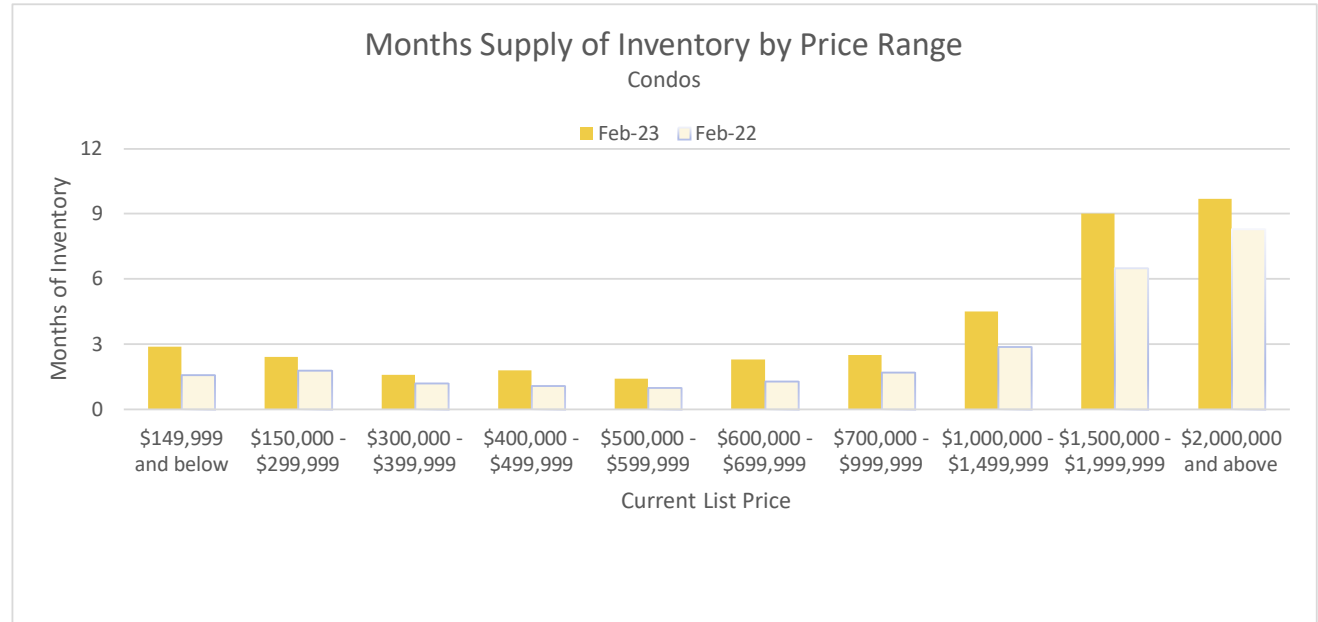
Months Supply of Active Inventory by Price Range: Condos

February 2023

OAHU, HAWAII

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

Condos	Feb-23	Feb-22	YOY chg
\$149,999 and below	2.9	1.6	81.3%
\$150,000 - \$299,999	2.4	1.8	33.3%
\$300,000 - \$399,999	1.6	1.2	33.3%
\$400,000 - \$499,999	1.8	1.1	63.6%
\$500,000 - \$599,999	1.4	1.0	40.0%
\$600,000 - \$699,999	2.3	1.3	76.9%
\$700,000 - \$999,999	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	4.5	2.9	55.2%
\$1,500,000 - \$1,999,999	9.0	6.5	38.5%
\$2,000,000 and above	9.7	8.3	16.9%
All Condos	2.4	1.6	50.0%



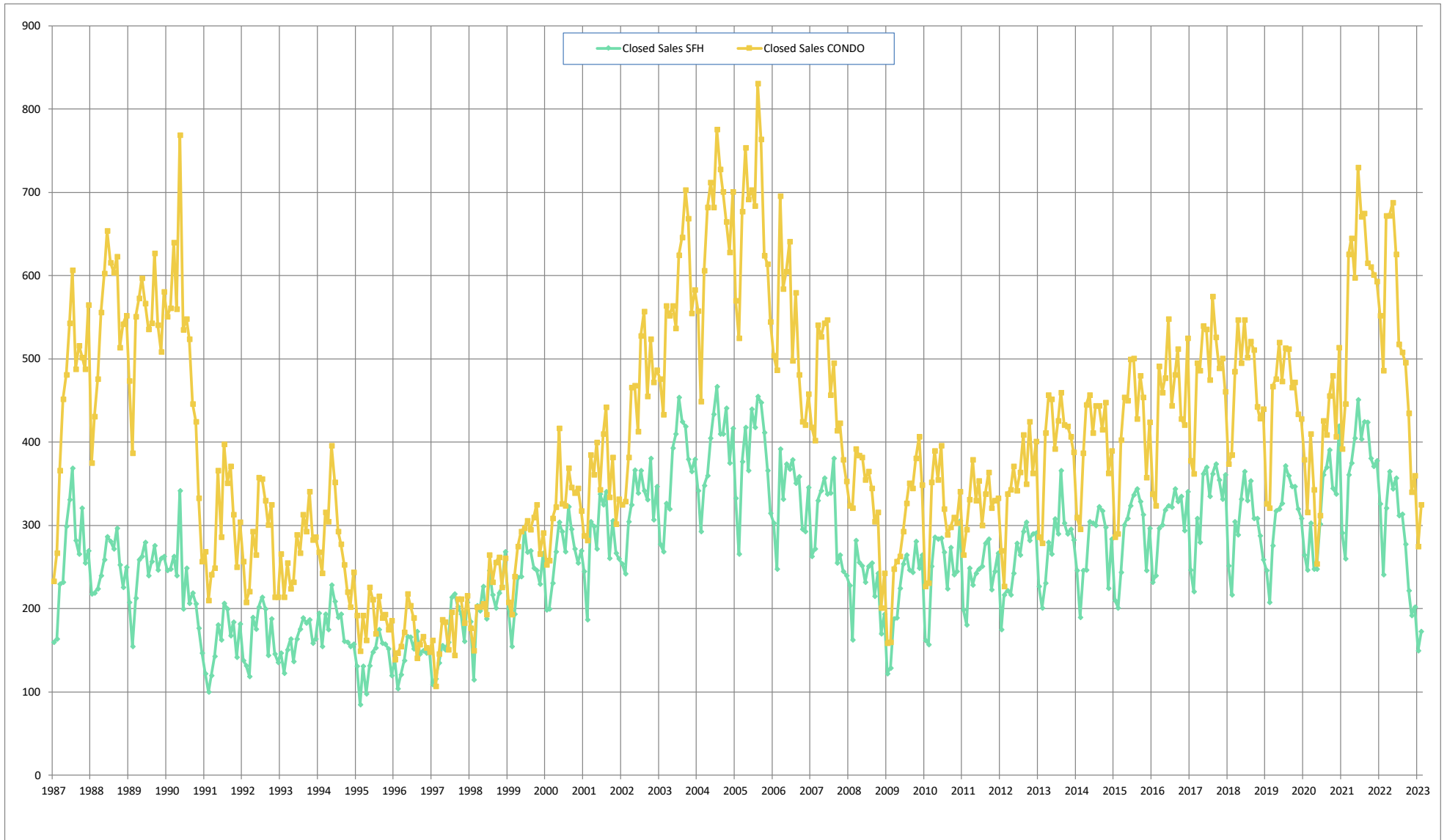
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



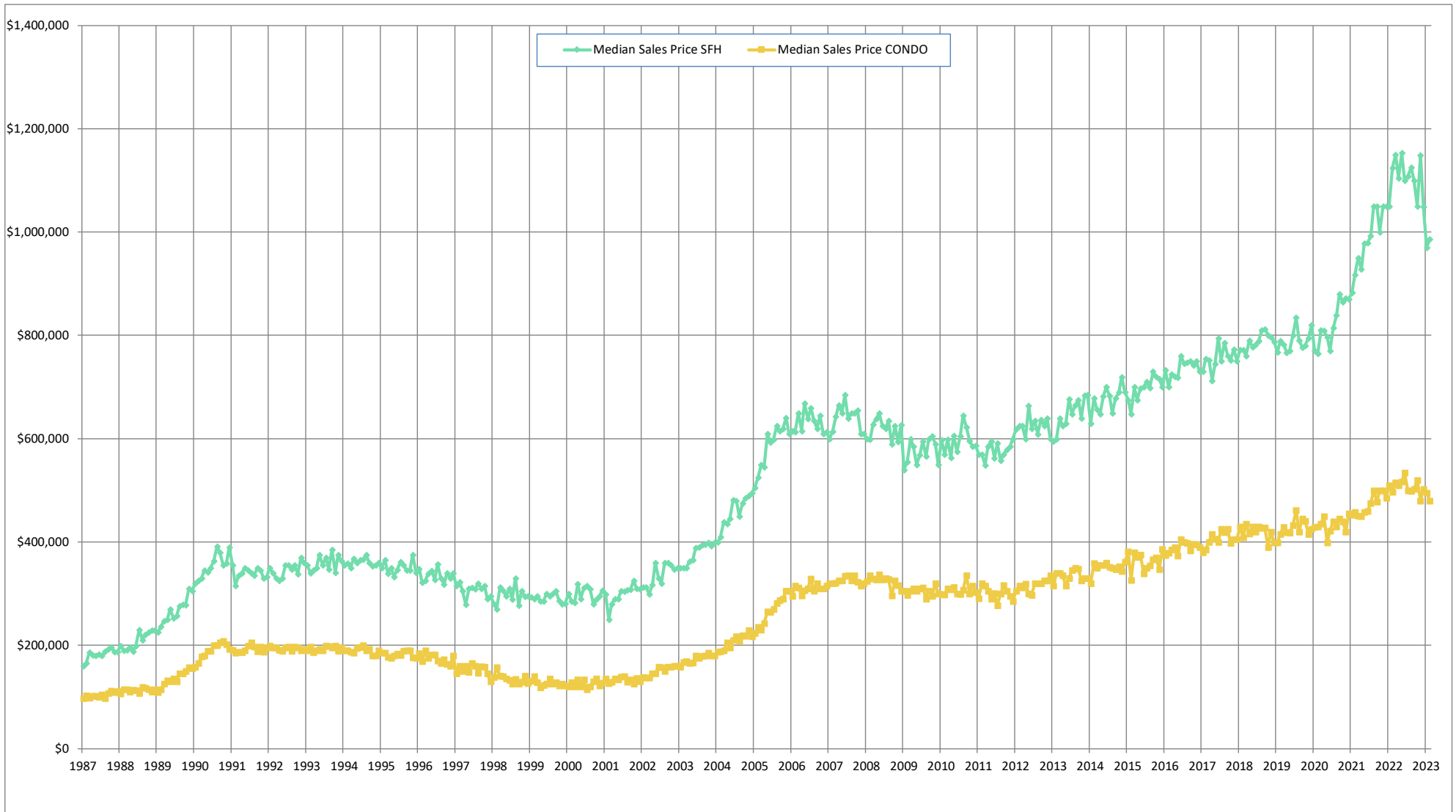
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present

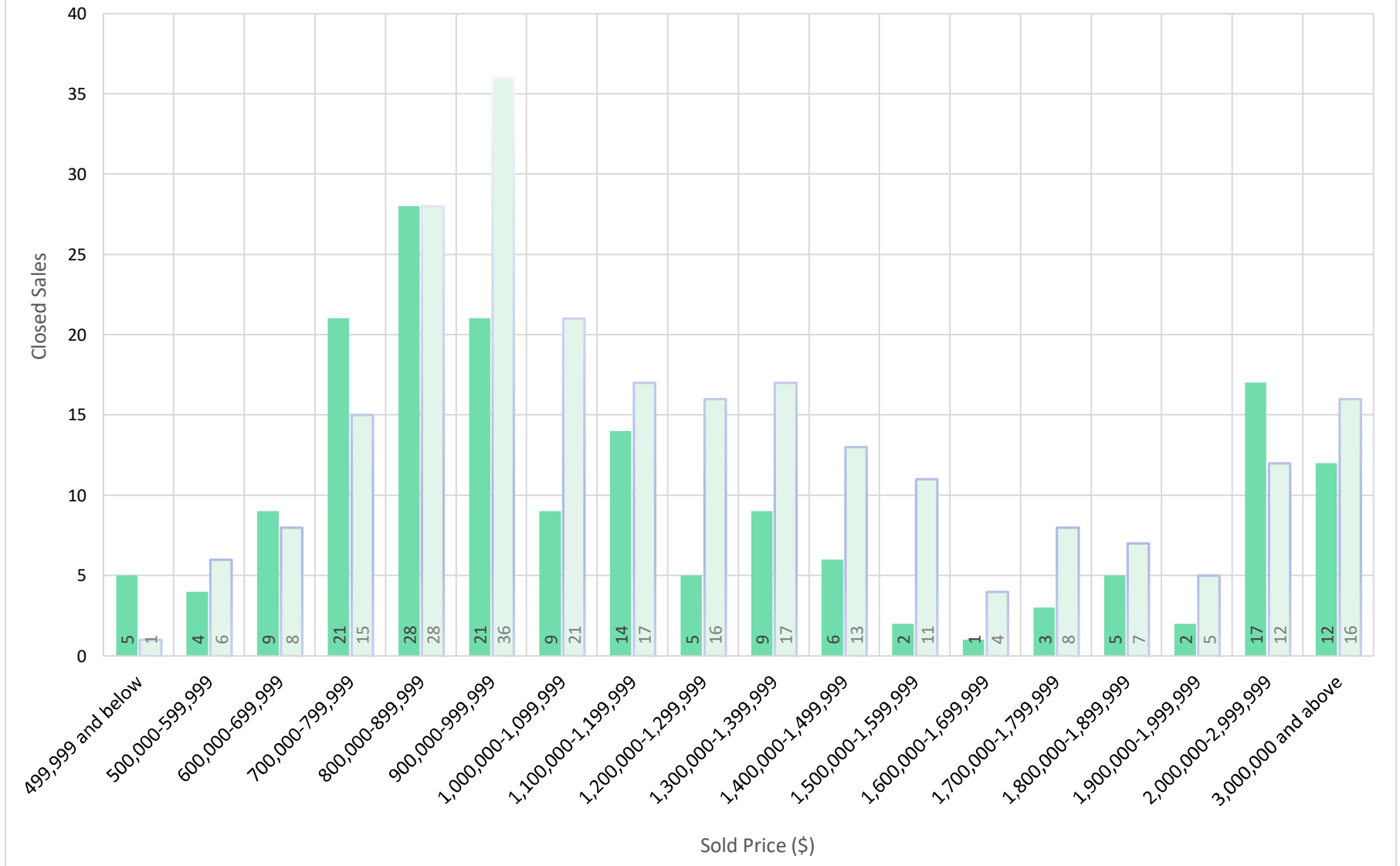


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single-Family Homes Sold February 2023 vs. February 2022

■ 2023 ■ 2022

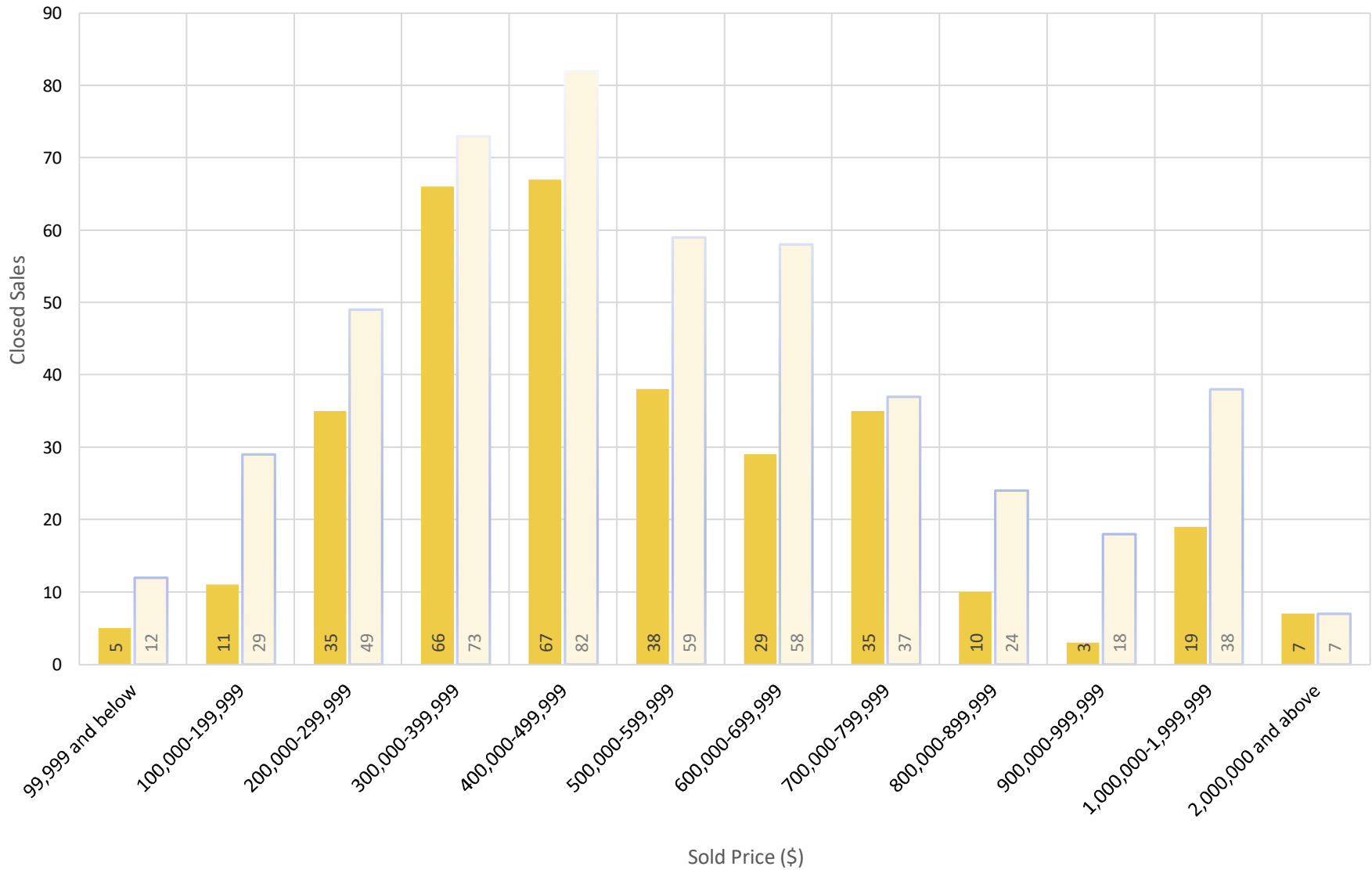


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold February 2023 vs. February 2022

■ 2023 ■ 2022



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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.