

Executive Summary

According to resale figures released today by the Honolulu Board of REALTORS®, both single-family homes and condos experienced a slump in sales as elevated borrowing costs continued to dampen summer buying activity. Single-family home sales fell by 28.2%, and condo sales dropped by 18.5% compared to the same time last year. In both markets, properties that sold in July spent a median of 16 days on the market, just a slight jump up from July 2022, where single-family homes had a median of 11 days and condos had 12 days.

Median sales prices were stable year-over-year, with single-family homes down 1.6% to \$1,090,000 and condos even at \$500,000. Approximately 53% of single-family home sales closed for the full asking price or more, compared to 65% a year ago. In the condo market, 47% of sales received the total asking price or more compared to 60% of sales in July 2022.

The market also experienced a decline in new listings, with a 28.8% year-over-year drop for single-family homes and a 15.4% fall for condos. However, active inventory for single-family homes and condos remained relatively unchanged from the previous year, with a modest 2.6% growth in active single-family home listings and 9.9% in active condo listings.

Despite a weakening in contract signings from a year ago, July 2023 saw a 6.9% month-over-month hike for single-family homes and a 1.4% bump for condos. There were 247 pending sales for single-family homes and 421 for condos during the month. Notably, Ewa Plain, Waipahu, and Pearl City saw increased contract signings for single-family homes, with growth rates of 18.5%, 18.8%, and 13.3%, respectively. The Leeward region stood out for condos, experiencing a significant 92.3% boost in contract signings year-over-year. Ewa Plain condo pending sales remained steady year-over-year but rose by 38.2% from June to July.



Oahu Monthly Housing Statistics

July 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,090,000	-1.6%
Closed Sales	YoY %chg
224	-28.2%
Average Sales Price	YoY %chg
\$1,270,421	-4.4%

CONDOS

Median Sales Price	YoY %chg
\$500,000	0.0%
Closed Sales	YoY %chg
422	-18.5%
Average Sales Price	YoY %chg
\$617,683	+4.5%

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

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Monthly Indicators

OAHU, HAWAII

July 2023

	Single-Family Homes					Condos				
	Jul-23	Jul-22	YoY %chg	Jun-23	MoM %chg	Jul-23	Jul-22	YoY %chg	Jun-23	MoM %chg
Closed Sales	224	312	-28.2%	248	-9.7%	422	518	-18.5%	470	-10.2%
Median Sales Price	\$1,090,000	\$1,107,944	-1.6%	\$1,050,000	3.8%	\$500,000	\$500,000	0.0%	\$510,000	-2.0%
Average Sales Price	\$1,270,421	\$1,329,023	-4.4%	\$1,300,456	-2.3%	\$617,683	\$590,934	4.5%	\$589,597	4.8%
Median Days on Market	16	11	45.5%	17	-5.9%	16	12	33.3%	18	-11.1%
Percent of Orig. List Price Received	100.0%	100.0%	0.0%	99.5%	0.5%	98.8%	100.0%	-1.2%	98.9%	-0.1%
New Listings	275	386	-28.8%	324	-15.1%	521	616	-15.4%	535	-2.6%
Pending Sales*	247	297	-16.8%	231	6.9%	421	484	-13.0%	415	1.4%
Active Inventory*	591	576	2.6%	605	-2.3%	1,154	1,050	9.9%	1,159	-0.4%
Total Inventory in Escrow*	383	479	-20.0%	370	3.5%	586	676	-13.3%	612	-4.2%
Months Supply of Active Inventory*	2.6	1.6	62.5%	2.6	0.0%	2.8	1.7	64.7%	2.8	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	1,501	2,266	-33.8%	2,547	-41.1%	2,794	4,214	-33.7%	4,108	-32.0%
Median Sales Price	\$1,050,000	\$1,110,500	-5.4%	\$950,000	10.5%	\$500,000	\$515,000	-2.9%	\$459,000	8.9%
Average Sales Price	\$1,308,781	\$1,415,213	-7.5%	\$1,204,248	8.7%	\$614,627	\$615,320	-0.1%	\$537,973	14.2%
Median Days on Market	24	10	140.0%	9	166.7%	21	11	90.9%	13	61.5%
Percent of Orig. List Price Received	98.2%	101.6%	-3.3%	101.8%	-3.5%	98.6%	100.0%	-1.4%	100.0%	-1.4%
New Listings	1,994	2,745	-27.4%	2,966	-32.8%	3,686	4,830	-23.7%	4,834	-23.7%
Pending Sales*	1,749	2,339	-25.2%	2,800	-37.5%	3,002	4,157	-27.8%	4,512	-33.5%

*see footnotes on pages 9-12 regarding methodology updates

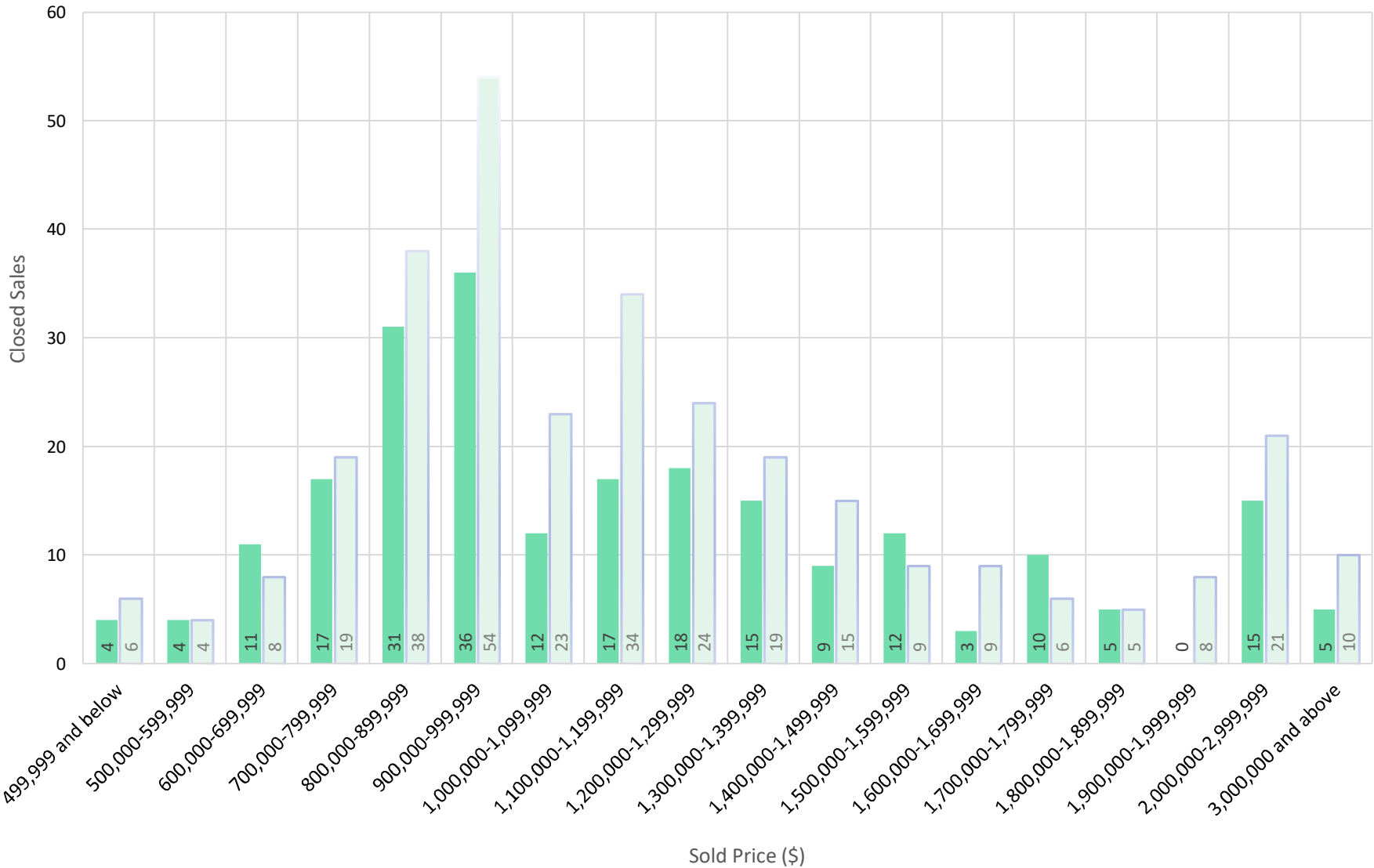
1-yr % chg = percent change comparing the current YTD time period to the same YTD time period one year ago.
2-yr % chg = percent change comparing the current YTD time period to the same YTD time period two years ago.

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

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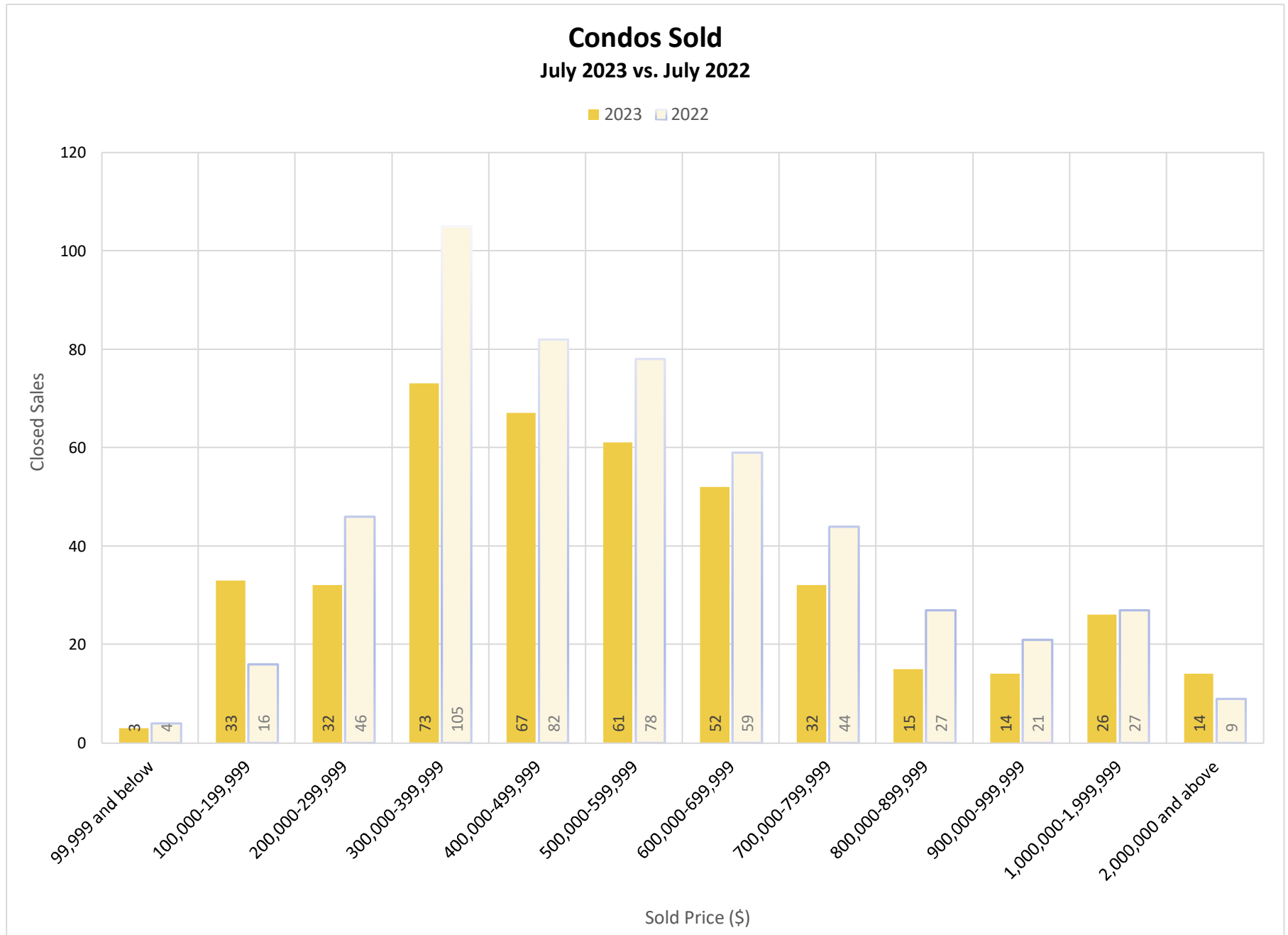
Single-Family Homes Sold July 2023 vs. July 2022

■ 2023 ■ 2022



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

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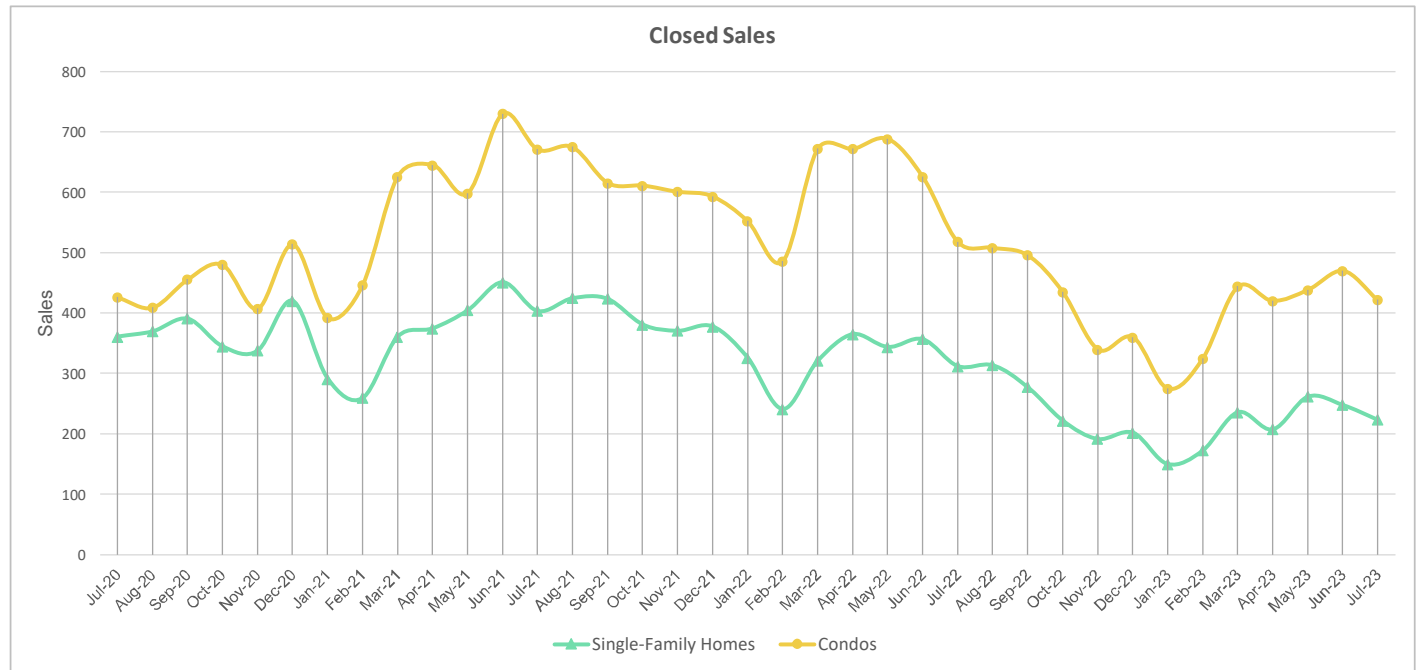
Closed Sales

July 2023

OAHU, HAWAII

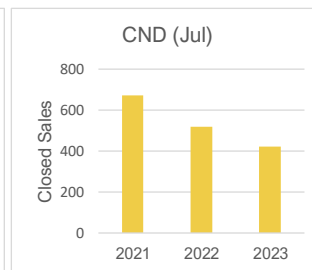
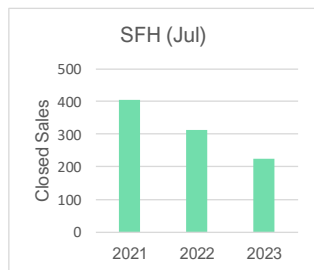
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646



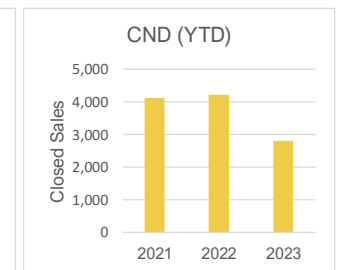
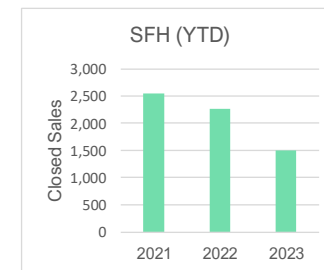
Monthly Closed Sales

July	SFH	YoY %chg	CND	YoY %chg
2021	404	11.9%	671	57.5%
2022	312	-22.8%	518	-22.8%
2023	224	-28.2%	422	-18.5%



Year-to-Date Closed Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	2,547	29.0%	4,108	68.4%
2022	2,266	-11.0%	4,214	2.6%
2023	1,501	-33.8%	2,794	-33.7%



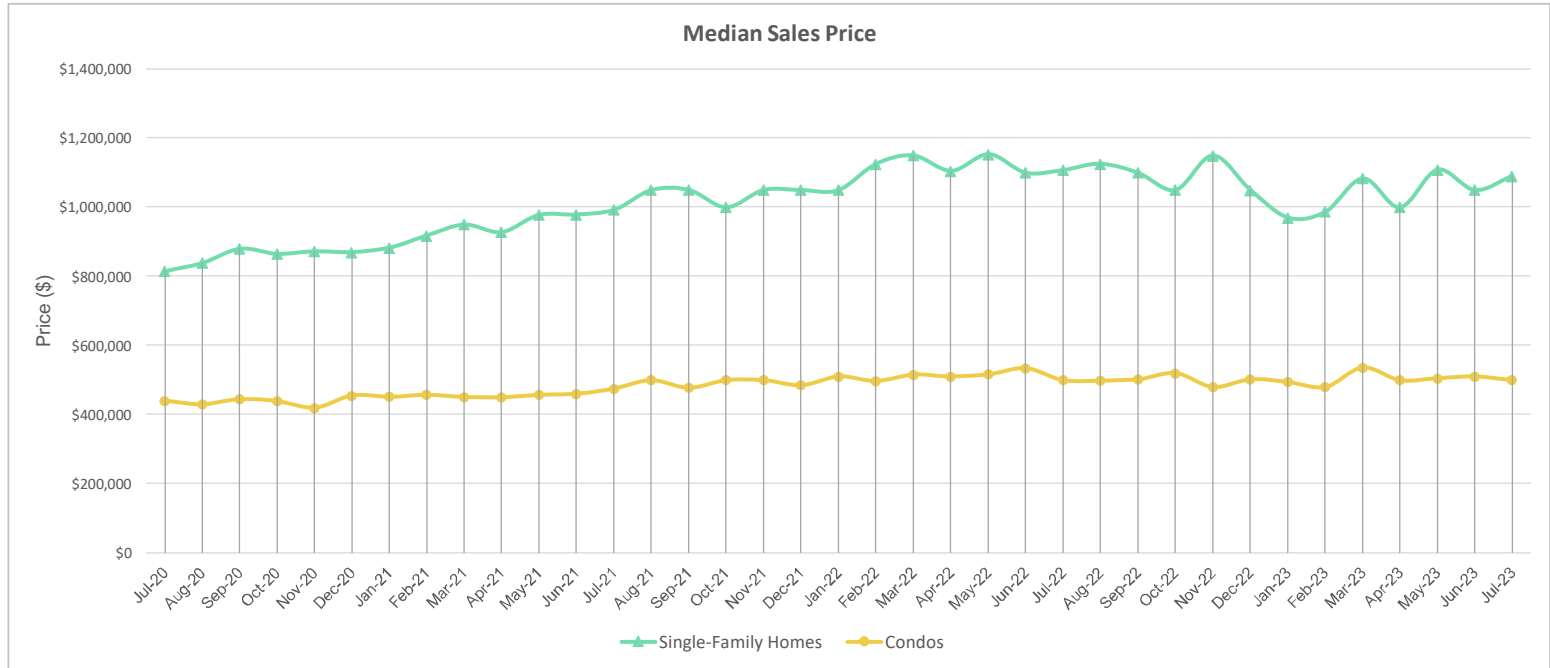
Median Sales Price

July 2023

OAHU, HAWAII

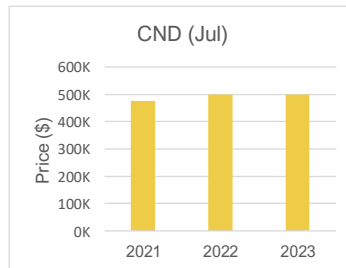
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000
Jun-23	\$1,050,000	\$510,000
Jul-23	\$1,090,000	\$500,000



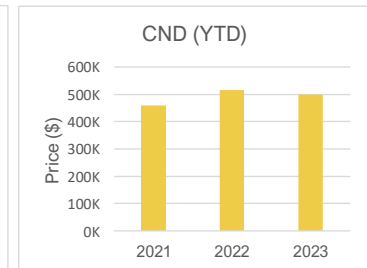
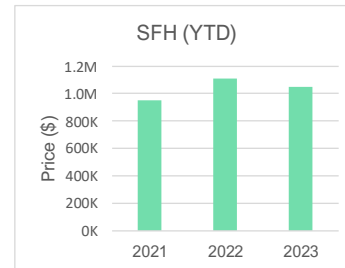
Monthly Median Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2021	\$992,500	21.8%	\$475,000	8.0%
2022	\$1,107,944	11.6%	\$500,000	5.3%
2023	\$1,090,000	-1.6%	\$500,000	0.0%



Year-to-Date Median Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$950,000	20.3%	\$459,000	6.7%
2022	\$1,110,500	16.9%	\$515,000	12.2%
2023	\$1,050,000	-5.4%	\$500,000	-2.9%



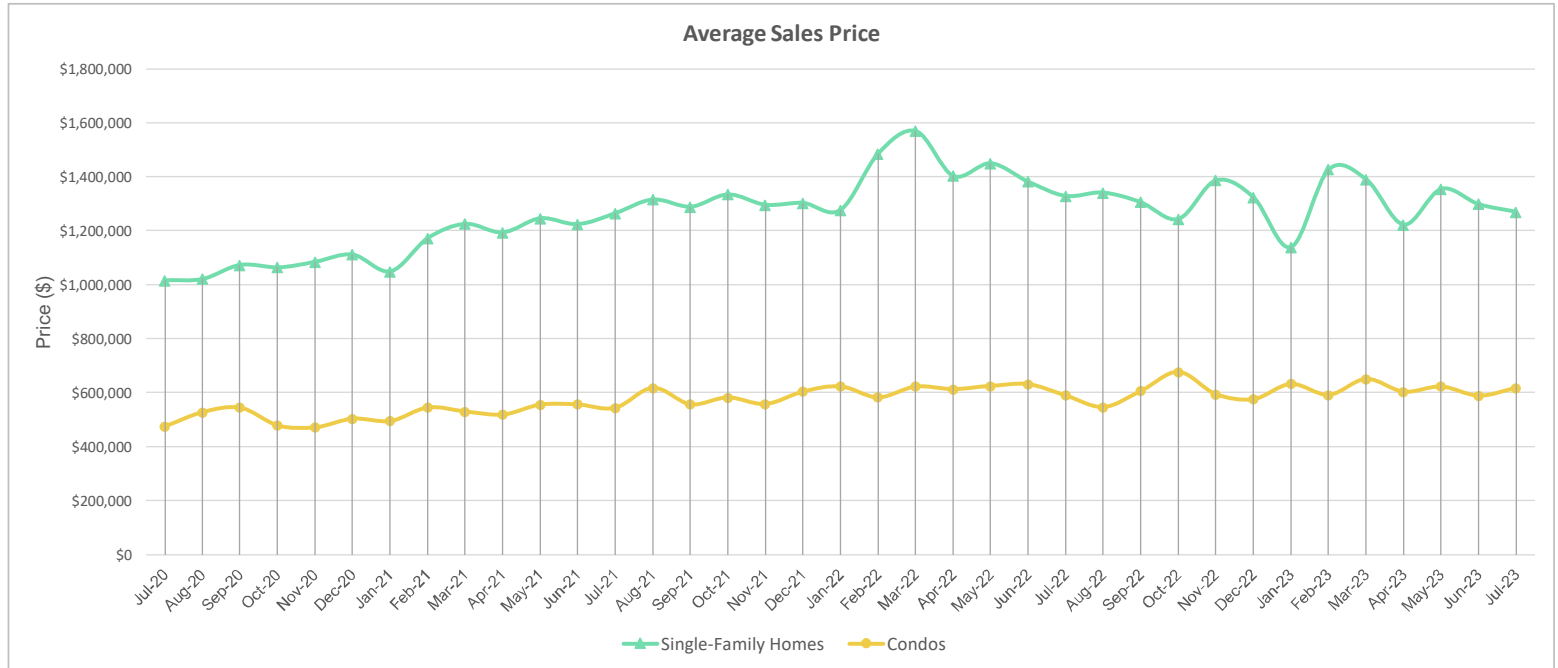
Average Sales Price

July 2023

OAHU, HAWAII

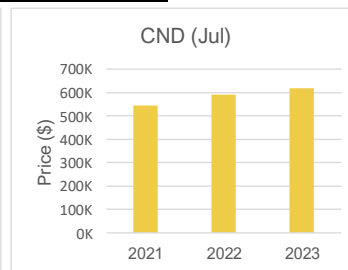
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748
Jun-23	\$1,300,456	\$589,597
Jul-23	\$1,270,421	\$617,683



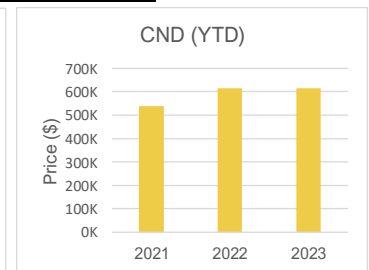
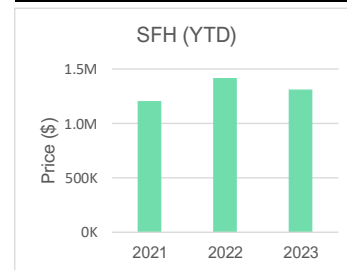
Monthly Average Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2021	\$1,265,382	24.5%	\$544,064	14.5%
2022	\$1,329,023	5.0%	\$590,934	8.6%
2023	\$1,270,421	-4.4%	\$617,683	4.5%



Year-to-Date Average Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,204,248	25.5%	\$537,973	7.4%
2022	\$1,415,213	17.5%	\$615,320	14.4%
2023	\$1,308,781	-7.5%	\$614,627	-0.1%



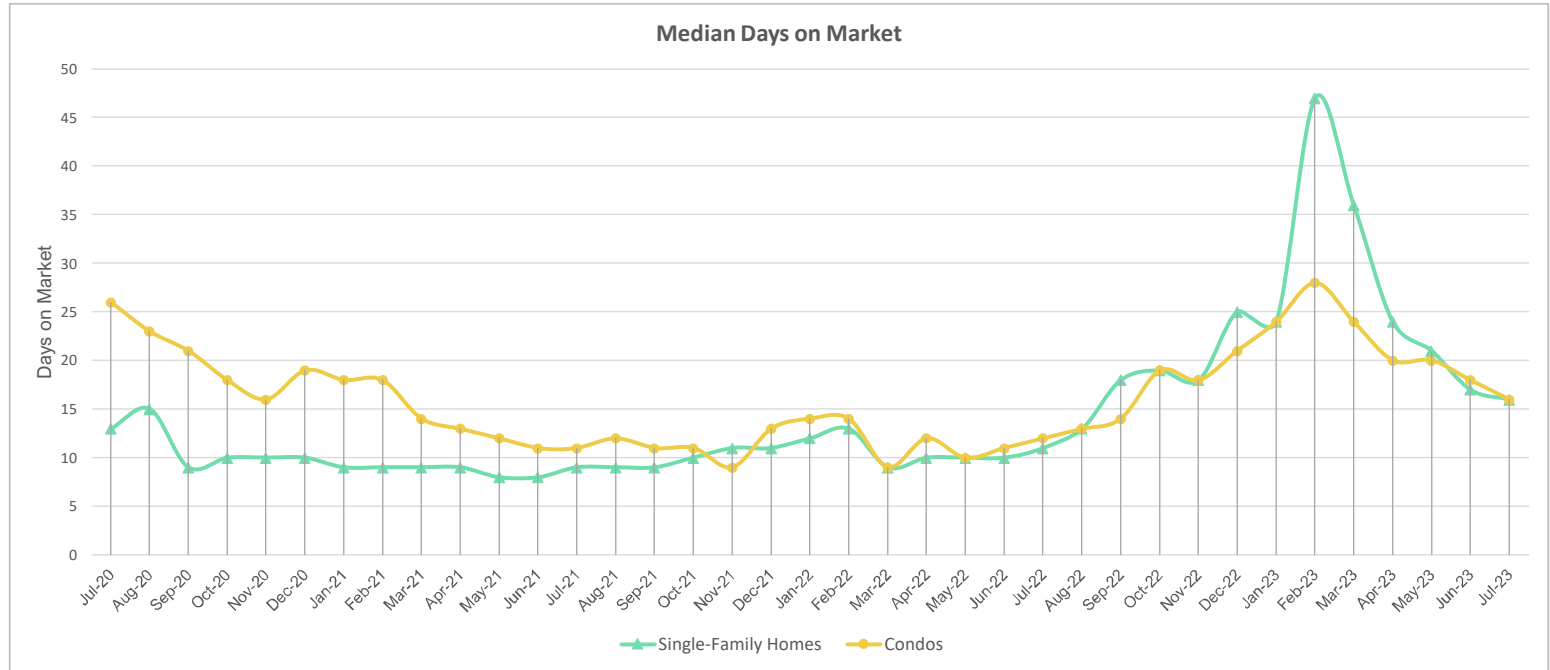
Median Days on Market

July 2023

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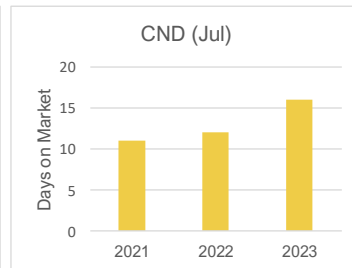
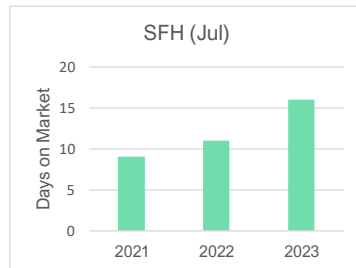
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16



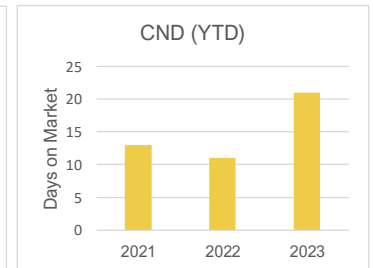
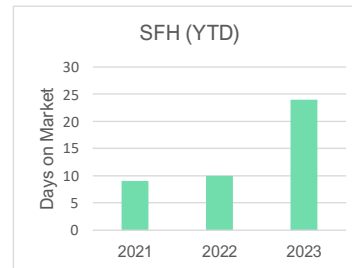
Monthly Median Days on Market

July	SFH	YoY %chg	CND	YoY %chg
2021	9	-30.8%	11	-57.7%
2022	11	22.2%	12	9.1%
2023	16	45.5%	16	33.3%



Year-to-Date Median Days on Market

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-52.6%	13	-56.7%
2022	10	11.1%	11	-15.4%
2023	24	140.0%	21	90.9%



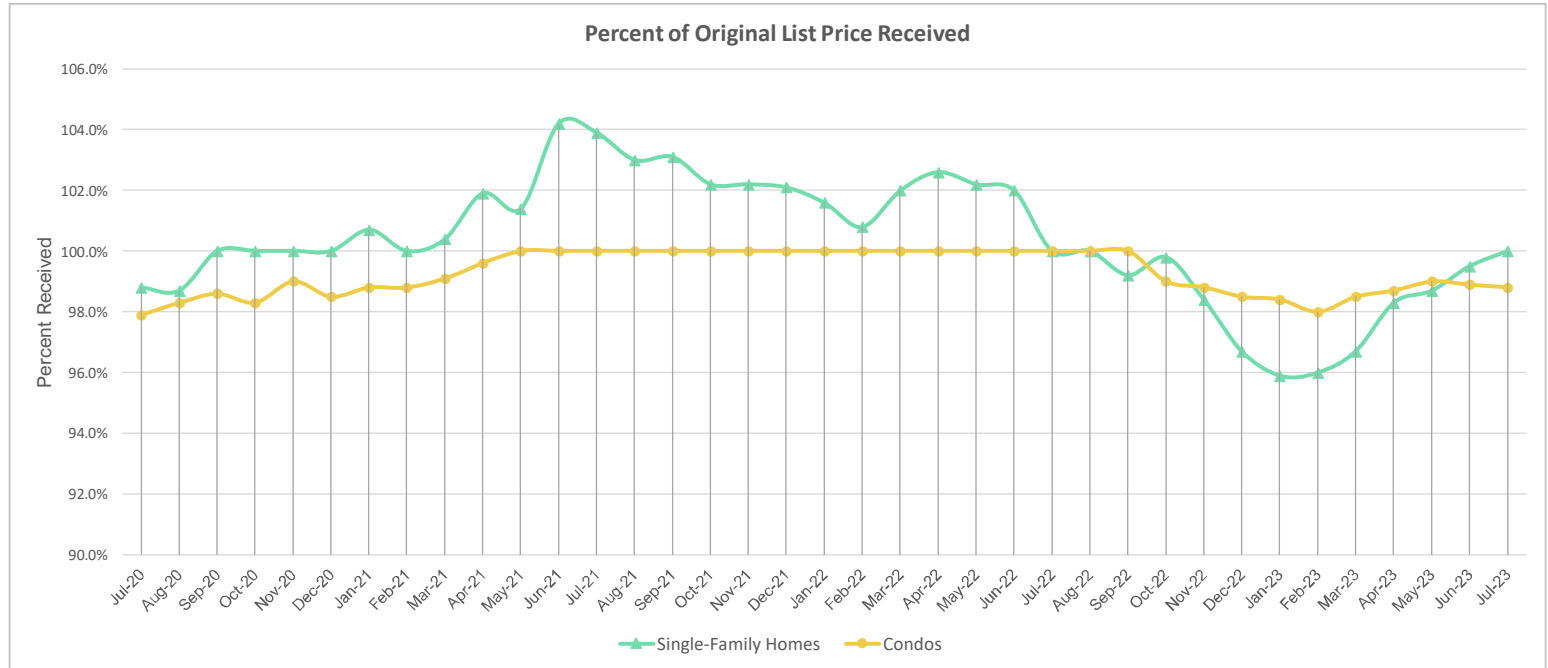
Percent of Original List Price Received

July 2023

OAHU, HAWAII

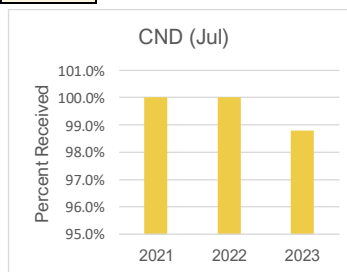
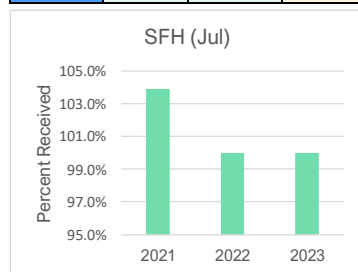
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%



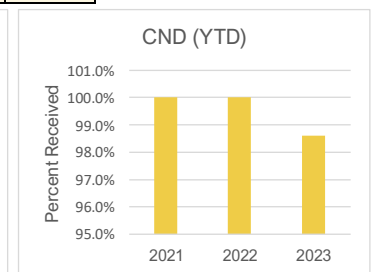
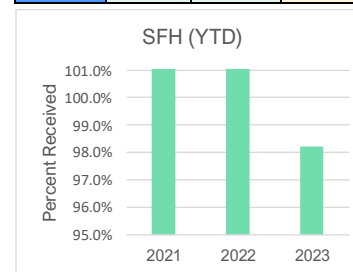
Monthly Percent of Original List Price Received

July	SFH	YoY %chg	CND	YoY %chg
2021	103.9%	5.2%	100.0%	2.1%
2022	100.0%	-3.8%	100.0%	0.0%
2023	100.0%	0.0%	98.8%	-1.2%



Year-to-Date Percent of Original List Price Received

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	101.8%	3.2%	100.0%	2.2%
2022	101.6%	-0.2%	100.0%	0.0%
2023	98.2%	-3.3%	98.6%	-1.4%



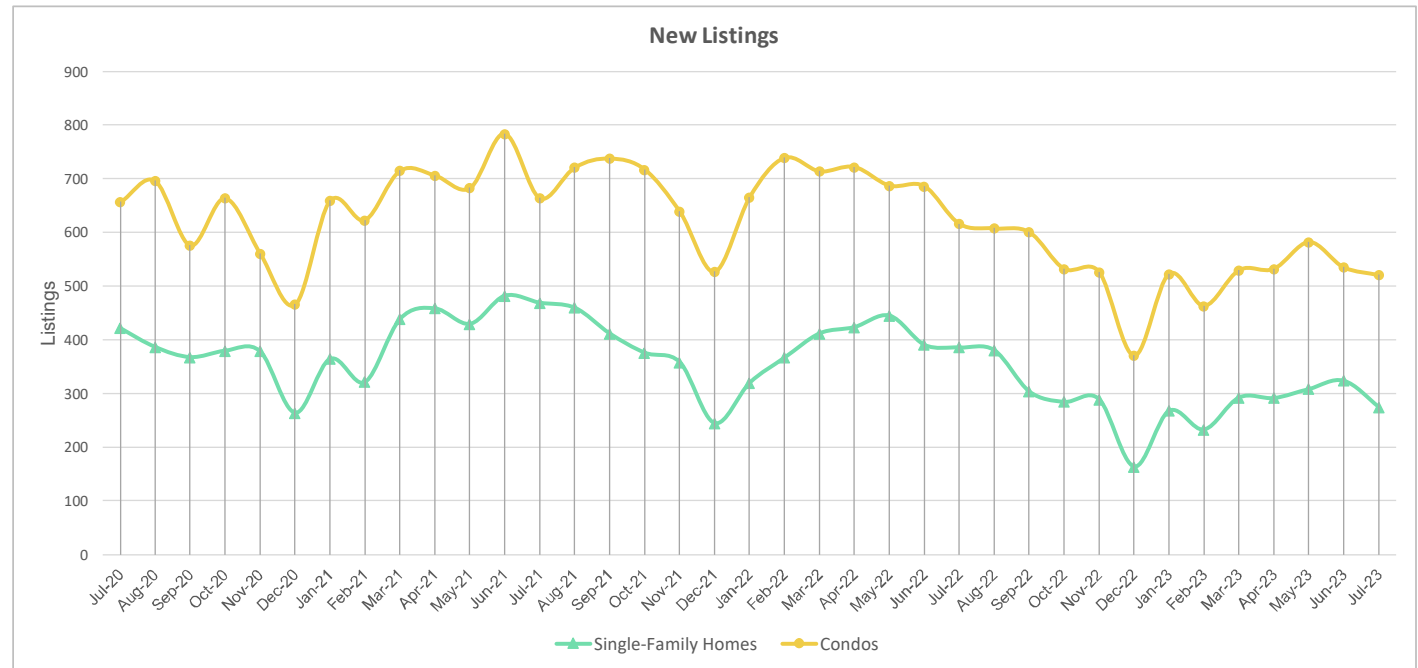
New Listings

July 2023

OAHU, HAWAII

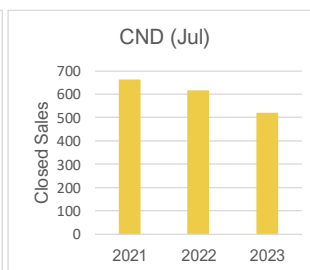
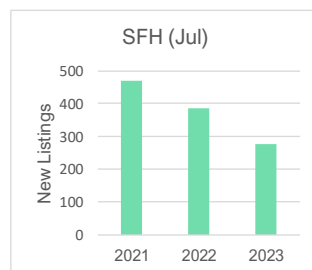
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796



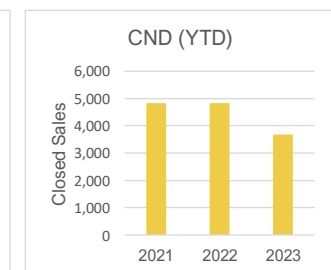
Monthly New Listings

July	SFH	YoY %chg	CND	YoY %chg
2021	469	11.1%	664	1.1%
2022	386	-17.7%	616	-7.2%
2023	275	-28.8%	521	-15.4%



Year-to-Date New Listings

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	2,966	11.3%	4,834	16.5%
2022	2,745	-7.5%	4,830	-0.1%
2023	1,994	-27.4%	3,686	-23.7%



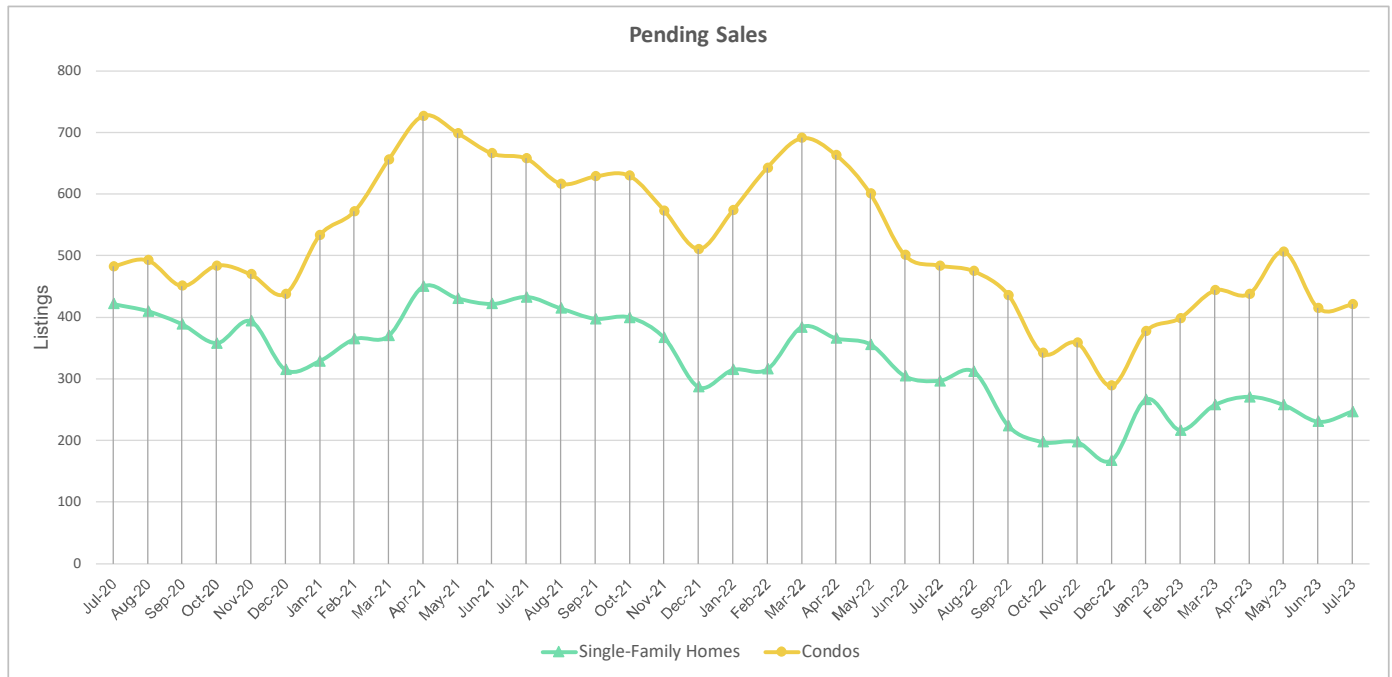
Pending Sales*

July 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
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
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668

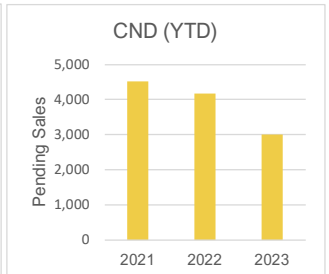
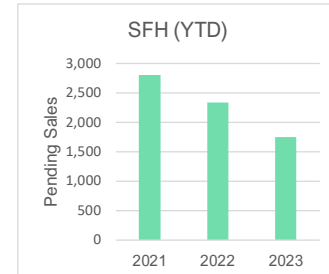
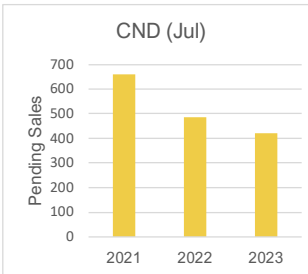
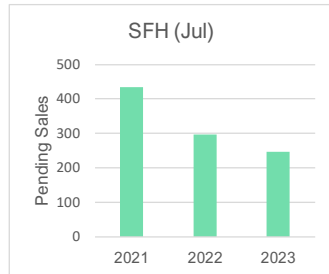


Monthly Pending Sales

July	SFH	YoY %chg	CND	YoY %chg
2021	433	2.6%	658	36.2%
2022	297	-31.4%	484	-26.4%
2023	247	-16.8%	421	-13.0%

Year-to-Date Pending Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	2,800	14.0%	4,512	65.1%
2022	2,339	-16.5%	4,157	-7.9%
2023	1,749	-25.2%	3,002	-27.8%



*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.

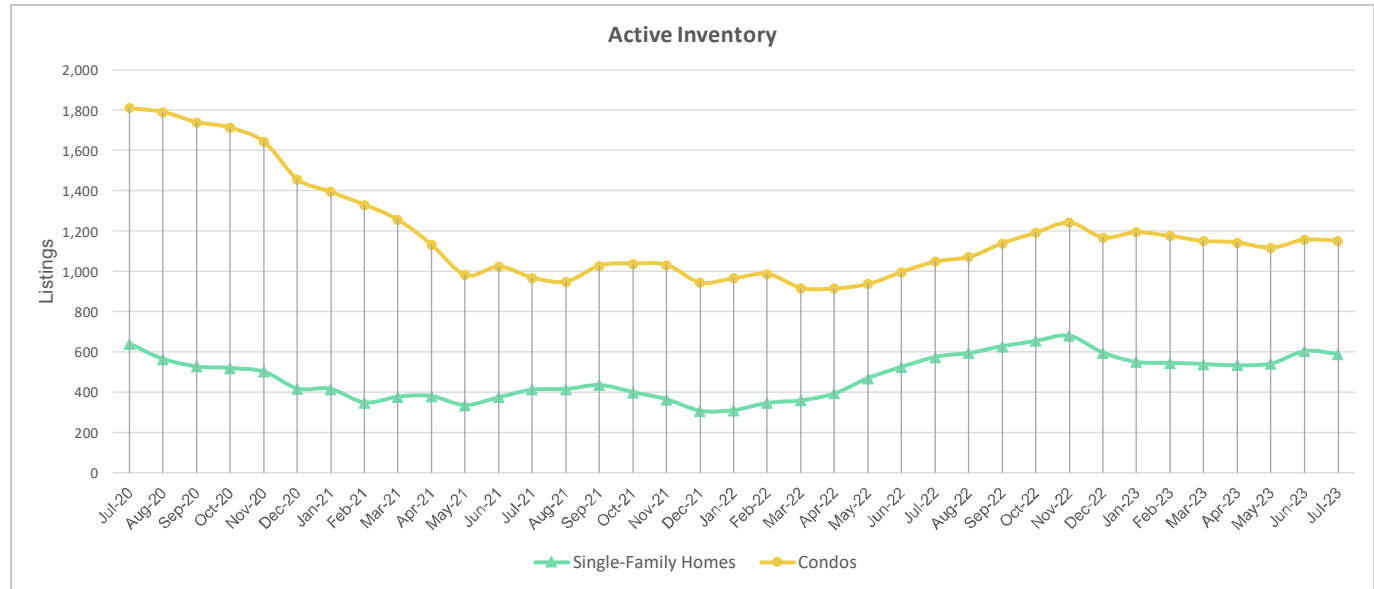
Active Inventory*

July 2023

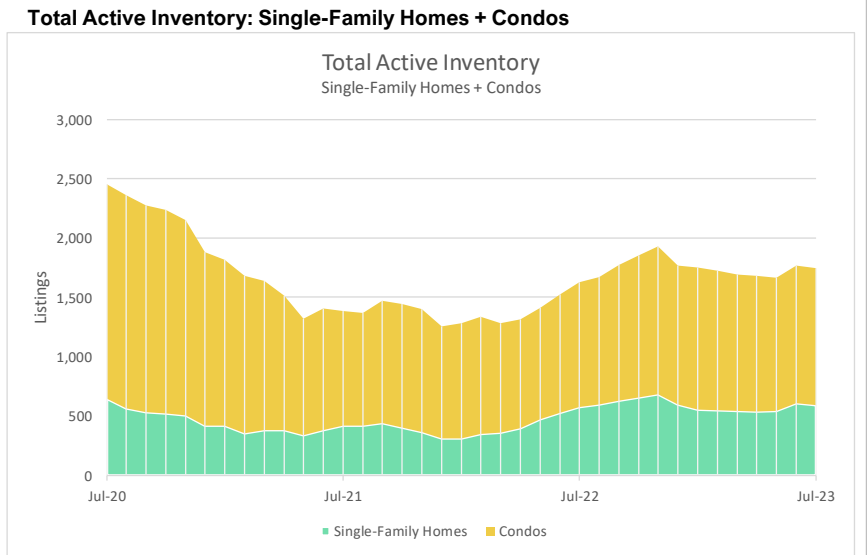
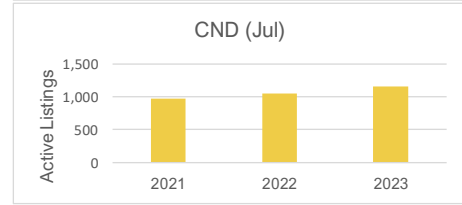
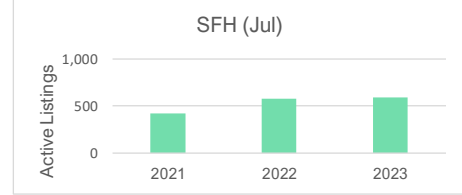
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745



Month	SFH	YoY %chg	CND	YoY %chg
July				
2021	415	-35.4%	969	-46.6%
2022	576	38.8%	1,050	8.4%
2023	591	2.6%	1,154	9.9%



*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.

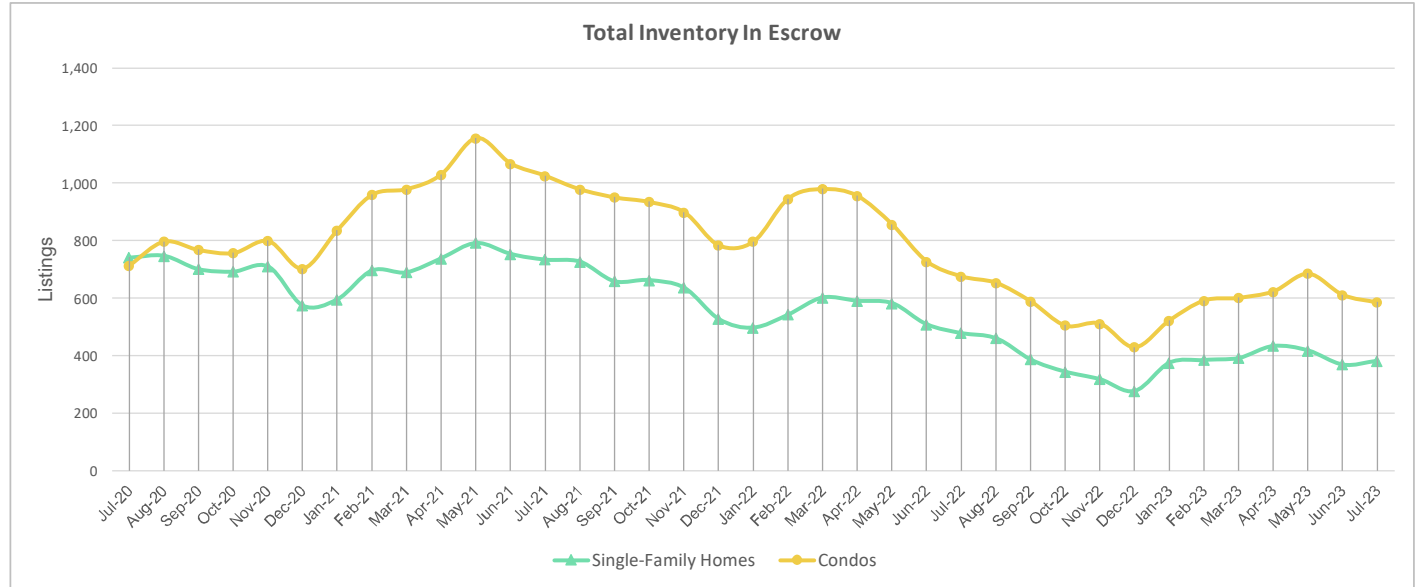
Total Inventory In Escrow*

July 2023

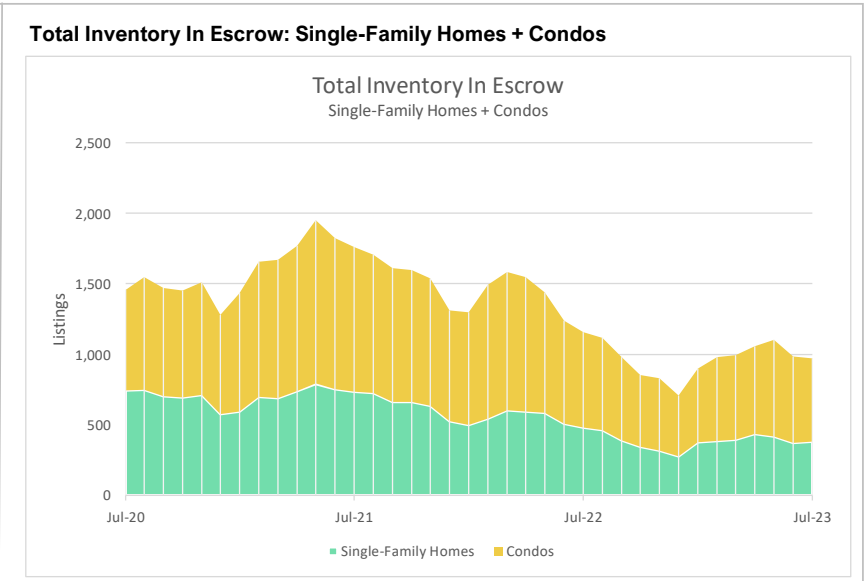
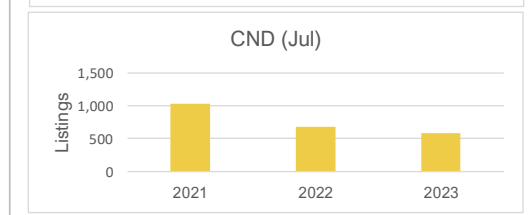
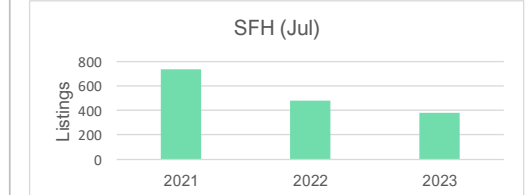
OAHU, HAWAII

(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
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
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969



July	SFH	YoY %chg	CND	YoY %chg
2021	735	-0.9%	1,026	43.7%
2022	479	-34.8%	676	-34.1%
2023	383	-20.0%	586	-13.3%



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

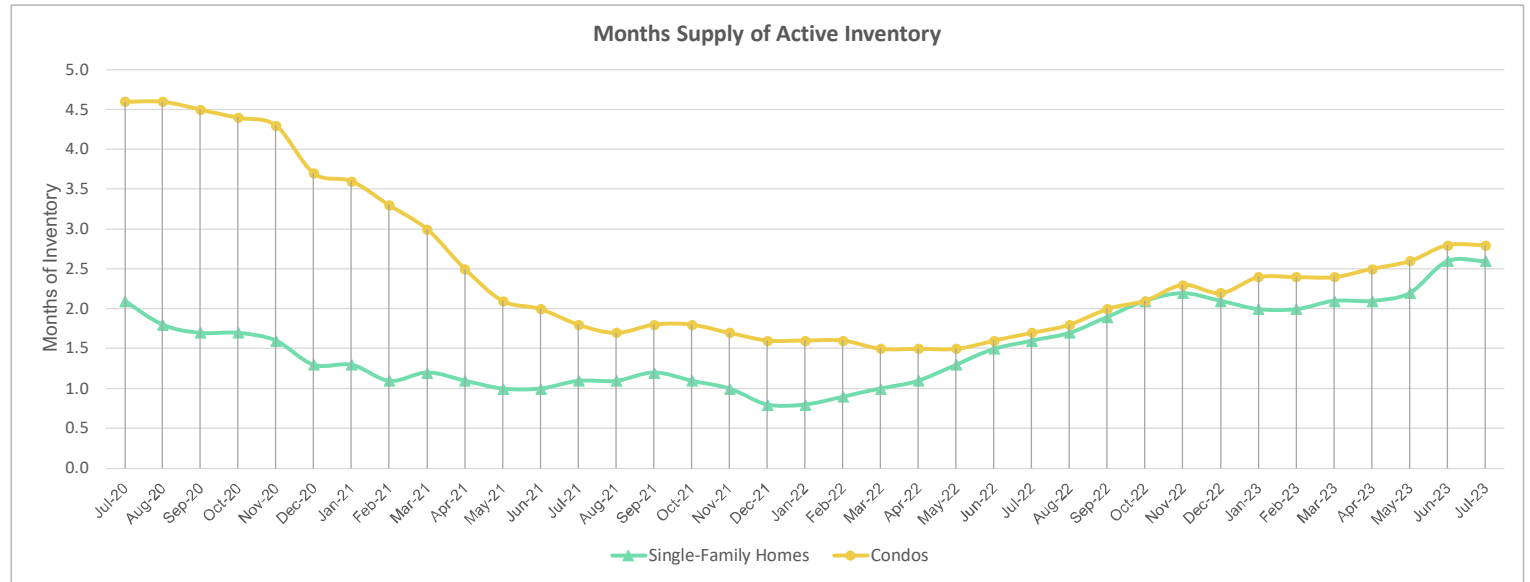
Months Supply of Active Inventory*

July 2023

OAHU, HAWAII

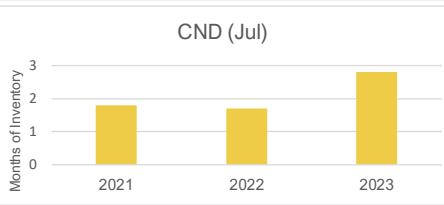
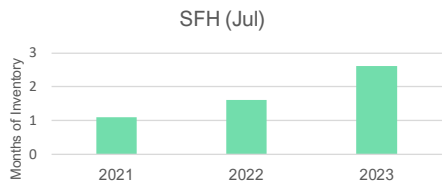
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8

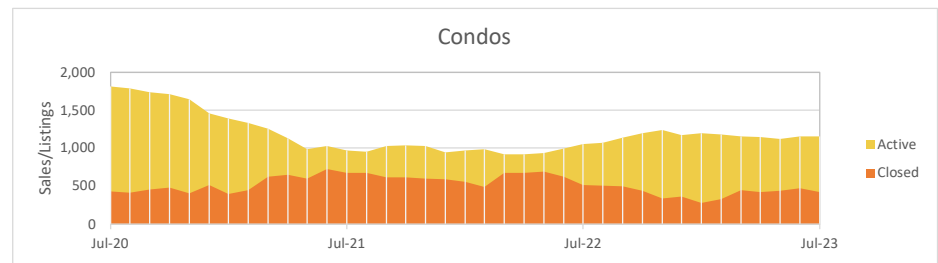
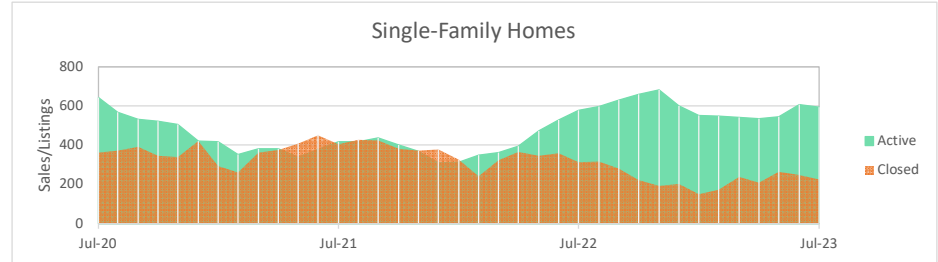


Months Supply of Active Inventory

July	SFH	YoY %chg	CND	YoY %chg
2021	1.1	-47.6%	1.8	-60.9%
2022	1.6	45.5%	1.7	-5.6%
2023	2.6	62.5%	2.8	64.7%



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

July 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		
	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg
\$449,999 and below	3	4	-25.0%	72	83	-13.3%	91.5%	82.7%	10.6%	4	2	100.0%	3	2	50.0%	5	5	0.0%	4	6	-33.3%	1.7	1.7	0.0%
\$450,000 - \$599,999	5	6	-16.7%	114	17	570.6%	100.0%	99.3%	0.7%	11	4	175.0%	11	8	37.5%	16	7	128.6%	17	21	-19.0%	3.2	0.9	255.6%
\$600,000 - \$699,999	11	8	37.5%	8	18	-55.6%	100.0%	98.6%	1.4%	9	18	-50.0%	7	13	-46.2%	30	25	20.0%	13	23	-43.5%	3.3	1.8	83.3%
\$700,000 - \$799,999	17	19	-10.5%	40	8	400.0%	98.7%	100.0%	-1.3%	25	29	-13.8%	26	26	0.0%	38	34	11.8%	40	46	-13.0%	1.9	1.2	58.3%
\$800,000 - \$899,999	31	38	-18.4%	21	10	110.0%	100.0%	100.0%	0.0%	32	49	-34.7%	37	31	19.4%	64	63	1.6%	54	53	1.9%	1.9	1.4	35.7%
\$900,000 - \$999,999	36	54	-33.3%	14	10	40.0%	100.1%	102.3%	-2.2%	38	54	-29.6%	37	45	-17.8%	57	50	14.0%	53	70	-24.3%	2.0	1.0	100.0%
\$1,000,000 - \$1,499,999	71	115	-38.3%	15	12	25.0%	98.5%	100.0%	-1.5%	71	128	-44.5%	76	117	-35.0%	147	153	-3.9%	116	156	-25.6%	1.9	1.3	46.2%
\$1,500,000 - 1,999,999	30	37	-18.9%	10	10	0.0%	100.3%	101.3%	-1.0%	42	47	-10.6%	29	33	-12.1%	82	73	12.3%	47	56	-16.1%	3.2	1.7	88.2%
\$2,000,000 - \$2,999,999	15	21	-28.6%	12	9	33.3%	97.7%	100.0%	-2.3%	21	30	-30.0%	11	14	-21.4%	57	62	-8.1%	21	30	-30.0%	3.8	2.7	40.7%
\$3,000,000 and above	5	10	-50.0%	15	12	25.0%	99.3%	100.0%	-0.7%	22	25	-12.0%	10	8	25.0%	95	104	-8.7%	18	18	0.0%	11.9	6.1	95.1%
All Single-Family Homes	224	312	-28.2%	16	11	45.5%	100.0%	100.0%	0.0%	275	386	-28.8%	247	297	-16.8%	591	576	2.6%	383	479	-20.0%	2.6	1.6	62.5%

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		
	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg	Jul-23	Jul-22	%chg
\$149,999 and below	17	11	54.5%	36	54	-33.3%	92.9%	89.2%	4.1%	17	10	70.0%	9	21	-57.1%	53	26	103.8%	18	28	-35.7%	3.8	1.4	171.4%
\$150,000 - \$299,999	51	55	-7.3%	21	13	61.5%	97.6%	97.8%	-0.2%	60	77	-22.1%	52	56	-7.1%	124	162	-23.5%	73	90	-18.9%	2.4	2.0	20.0%
\$300,000 - \$399,999	73	105	-30.5%	17	11	54.5%	98.5%	100.0%	-1.5%	74	88	-15.9%	62	75	-17.3%	128	110	16.4%	85	101	-15.8%	1.9	1.2	58.3%
\$400,000 - \$499,999	67	82	-18.3%	12	10	20.0%	99.0%	100.0%	-1.0%	84	119	-29.4%	76	108	-29.6%	144	128	12.5%	96	132	-27.3%	2.0	1.2	66.7%
\$500,000 - \$599,999	61	78	-21.8%	17	10	70.0%	100.0%	100.0%	0.0%	72	77	-6.5%	81	75	8.0%	126	83	51.8%	103	109	-5.5%	2.1	0.9	133.3%
\$600,000 - \$699,999	52	59	-11.9%	15	14	7.1%	99.1%	100.0%	-0.9%	68	64	6.3%	53	48	10.4%	107	89	20.2%	79	74	6.8%	2.2	1.3	69.2%
\$700,000 - \$999,999	61	92	-33.7%	11	12	-8.3%	99.5%	100.0%	-0.5%	83	126	-34.1%	60	77	-22.1%	204	214	-4.7%	90	100	-10.0%	3.2	2.0	60.0%
\$1,000,000 - \$1,499,999	20	21	-4.8%	21	19	10.5%	96.8%	96.6%	0.2%	33	38	-13.2%	16	13	23.1%	119	114	4.4%	24	26	-7.7%	6.0	3.6	66.7%
\$1,500,000 - \$1,999,999	6	6	0.0%	16	5	220.0%	98.6%	100.0%	-1.4%	15	11	36.4%	3	7	-57.1%	61	61	0.0%	6	10	-40.0%	8.7	6.8	27.9%
\$2,000,000 and above	14	9	55.6%	23	21	9.5%	96.5%	96.2%	0.3%	15	6	150.0%	9	4	125.0%	88	63	39.7%	12	6	100.0%	11.0	6.3	74.6%
All Condos	422	518	-18.5%	16	12	33.3%	98.8%	100.0%	-1.2%	521	616	-15.4%	421	484	-13.0%	1,154	1,050	9.9%	586	676	-13.3%	2.8	1.7	64.7%

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

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Closed Sales by Price Range: Single-Family Homes

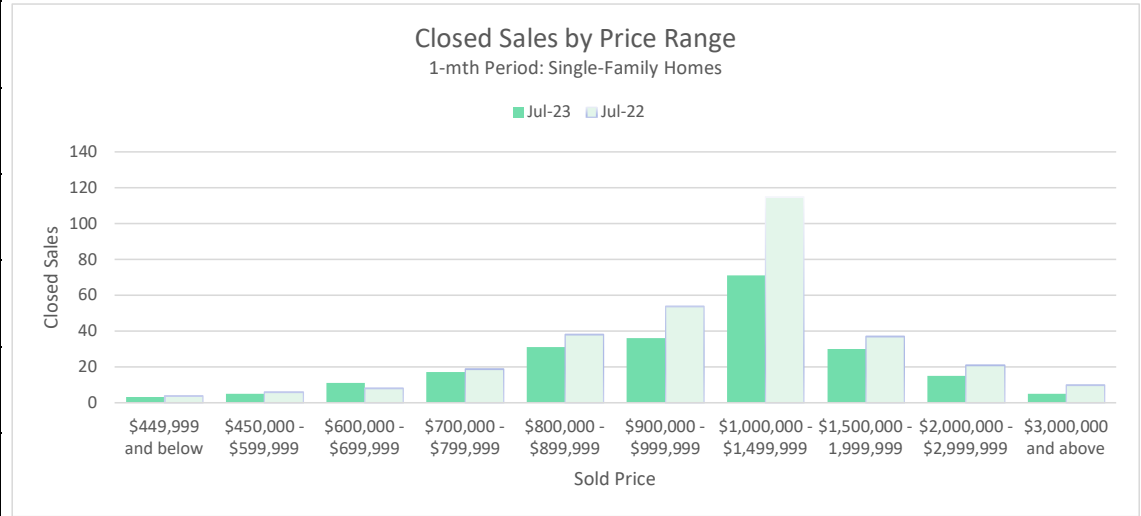
July 2023

OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	4	-25.0%	30	34	-11.8%
\$450,000 - \$599,999	5	6	-16.7%	60	90	-33.3%
\$600,000 - \$699,999	11	8	37.5%	113	172	-34.3%
\$700,000 - \$799,999	17	19	-10.5%	235	347	-32.3%
\$800,000 - \$899,999	31	38	-18.4%	393	541	-27.4%
\$900,000 - \$999,999	36	54	-33.3%	348	601	-42.1%
\$1,000,000 - \$1,499,999	71	115	-38.3%	931	1,469	-36.6%
\$1,500,000 - 1,999,999	30	37	-18.9%	317	517	-38.7%
\$2,000,000 - \$2,999,999	15	21	-28.6%	181	270	-33.0%
\$3,000,000 and above	5	10	-50.0%	101	204	-50.5%
All Single-Family Homes	224	312	-28.2%	2,709	4,245	-36.2%

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.



Closed Sales by Price Range: Condos

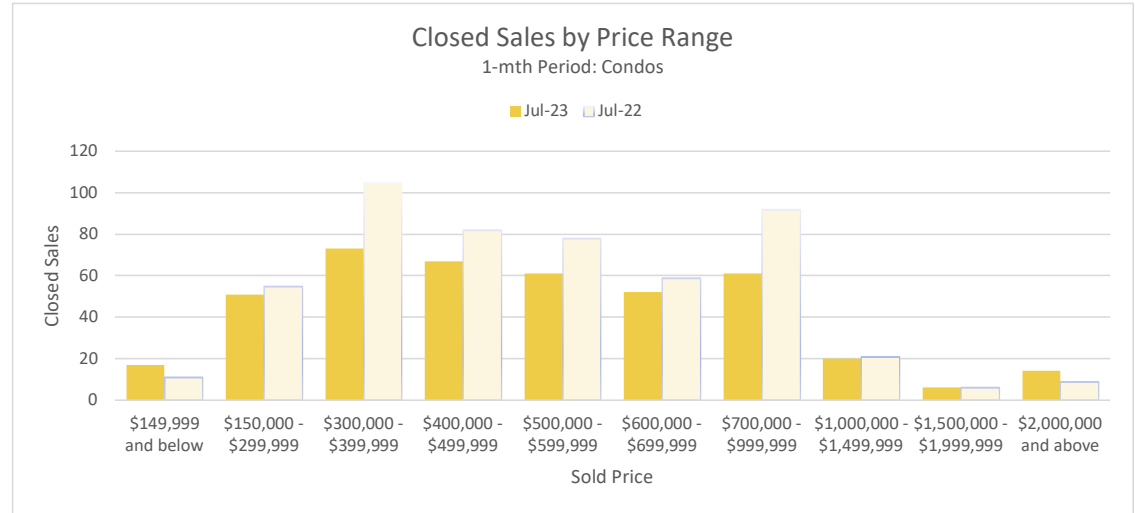
July 2023

OAHU, HAWAII

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

Condos	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	11	54.5%	171	217	-21.2%
\$150,000 - \$299,999	51	55	-7.3%	608	959	-36.6%
\$300,000 - \$399,999	73	105	-30.5%	809	1,096	-26.2%
\$400,000 - \$499,999	67	82	-18.3%	853	1,282	-33.5%
\$500,000 - \$599,999	61	78	-21.8%	723	1,089	-33.6%
\$600,000 - \$699,999	52	59	-11.9%	580	799	-27.4%
\$700,000 - \$999,999	61	92	-33.7%	763	1,256	-39.3%
\$1,000,000 - \$1,499,999	20	21	-4.8%	244	380	-35.8%
\$1,500,000 - \$1,999,999	6	6	0.0%	87	110	-20.9%
\$2,000,000 and above	14	9	55.6%	95	121	-21.5%
All Condos	422	518	-18.5%	4,933	7,309	-32.5%

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.



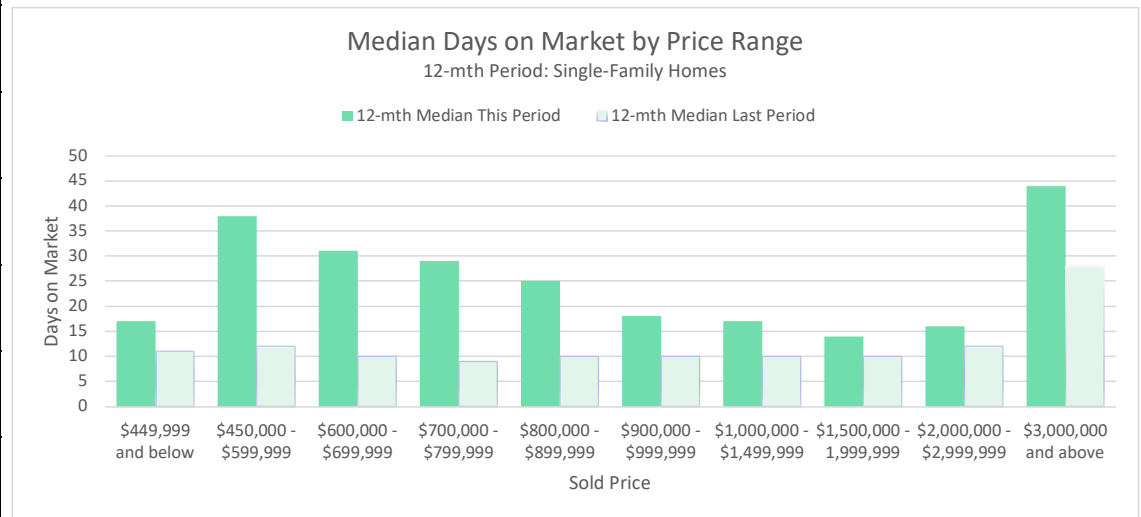
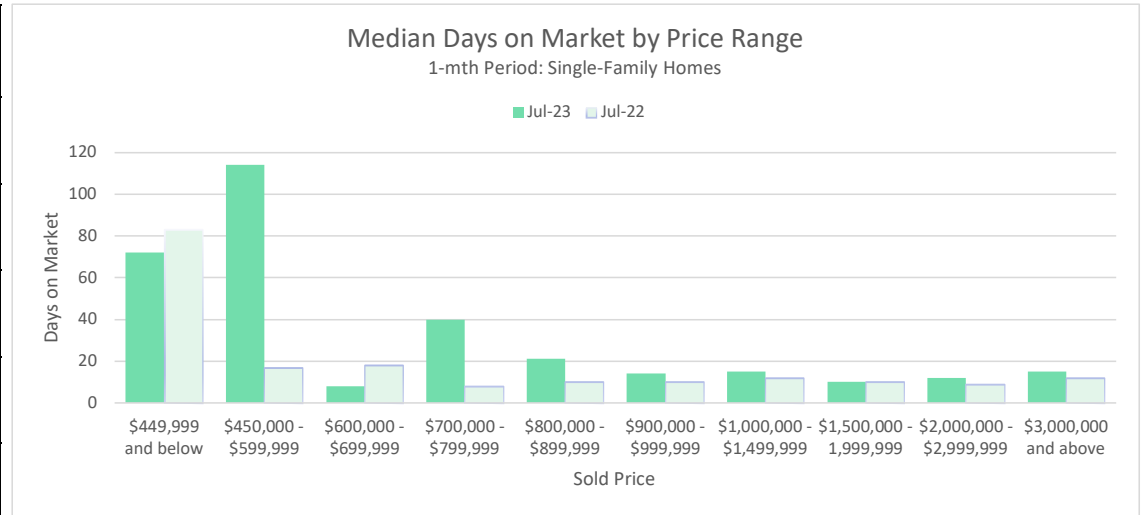
Median Days on Market by Price Range: Single-Family Homes

July 2023

OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	72	83	-13.3%	17	11	54.5%
\$450,000 - \$599,999	114	17	570.6%	38	12	216.7%
\$600,000 - \$699,999	8	18	-55.6%	31	10	210.0%
\$700,000 - \$799,999	40	8	400.0%	29	9	222.2%
\$800,000 - \$899,999	21	10	110.0%	25	10	150.0%
\$900,000 - \$999,999	14	10	40.0%	18	10	80.0%
\$1,000,000 - \$1,499,999	15	12	25.0%	17	10	70.0%
\$1,500,000 - 1,999,999	10	10	0.0%	14	10	40.0%
\$2,000,000 - \$2,999,999	12	9	33.3%	16	12	33.3%
\$3,000,000 and above	15	12	25.0%	44	28	57.1%
All Single-Family Homes	16	11	45.5%	20	10	100.0%



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.

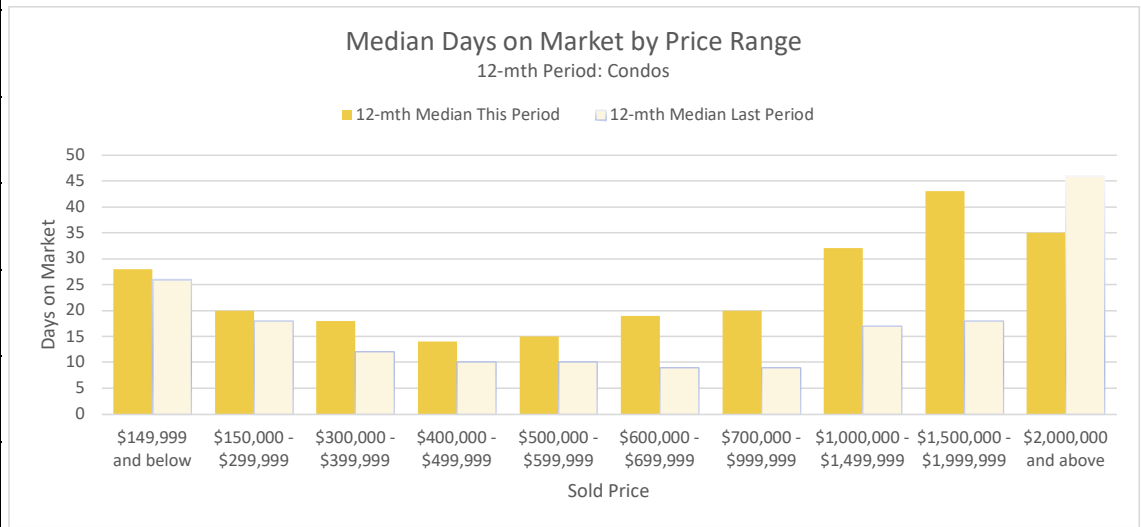
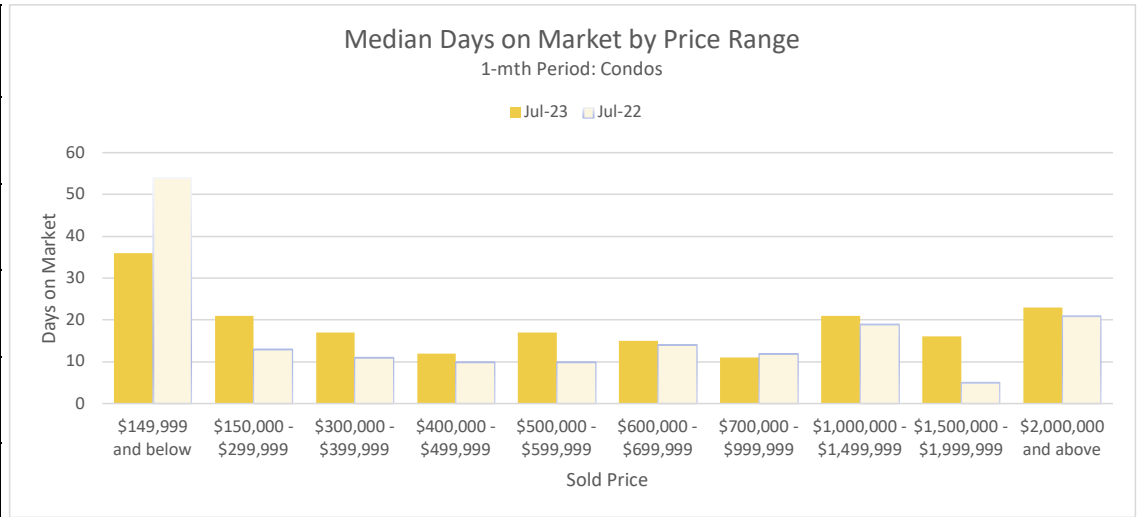
Median Days on Market by Price Range: Condos

July 2023

OAHU, HAWAII

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

Condos	Jul-23	Jul-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	36	54	-33.3%	28	26	7.7%
\$150,000 - \$299,999	21	13	61.5%	20	18	11.1%
\$300,000 - \$399,999	17	11	54.5%	18	12	50.0%
\$400,000 - \$499,999	12	10	20.0%	14	10	40.0%
\$500,000 - \$599,999	17	10	70.0%	15	10	50.0%
\$600,000 - \$699,999	15	14	7.1%	19	9	111.1%
\$700,000 - \$999,999	11	12	-8.3%	20	9	122.2%
\$1,000,000 - \$1,499,999	21	19	10.5%	32	17	88.2%
\$1,500,000 - \$1,999,999	16	5	220.0%	43	18	138.9%
\$2,000,000 and above	23	21	9.5%	35	46	-23.9%
All Condos	16	12	33.3%	18	11	63.6%



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

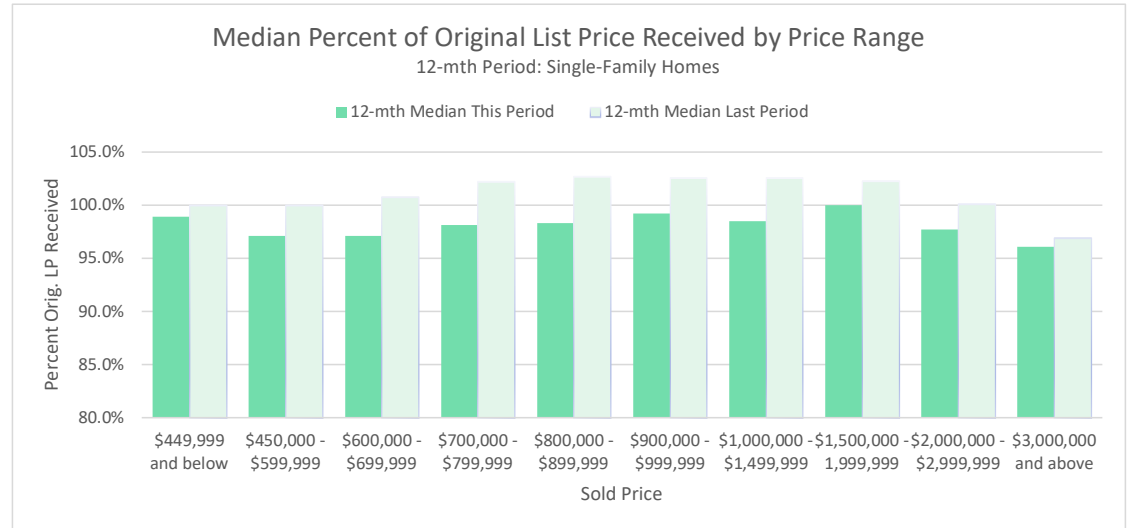
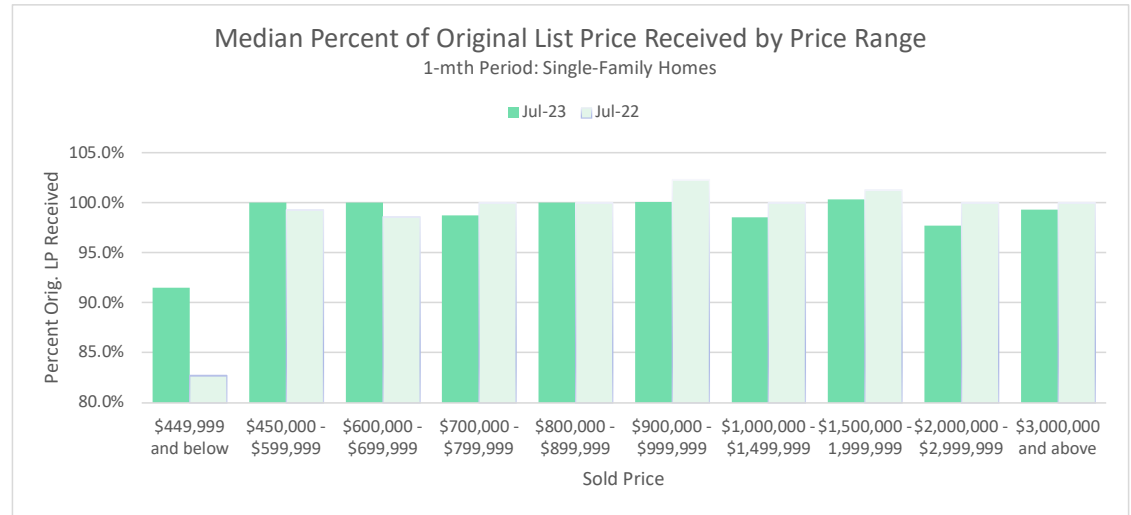
July 2023

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	Jul-23	Jul-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	91.5%	82.7%	10.6%	98.9%	100.0%	-1.1%
\$450,000 - \$599,999	100.0%	99.3%	0.7%	97.1%	100.0%	-2.9%
\$600,000 - \$699,999	100.0%	98.6%	1.4%	97.1%	100.8%	-3.7%
\$700,000 - \$799,999	98.7%	100.0%	-1.3%	98.1%	102.2%	-4.0%
\$800,000 - \$899,999	100.0%	100.0%	0.0%	98.3%	102.7%	-4.3%
\$900,000 - \$999,999	100.1%	102.3%	-2.2%	99.2%	102.6%	-3.3%
\$1,000,000 - \$1,499,999	98.5%	100.0%	-1.5%	98.5%	102.6%	-4.0%
\$1,500,000 - 1,999,999	100.3%	101.3%	-1.0%	100.0%	102.3%	-2.2%
\$2,000,000 - \$2,999,999	97.7%	100.0%	-2.3%	97.7%	100.1%	-2.4%
\$3,000,000 and above	99.3%	100.0%	-0.7%	96.1%	96.9%	-0.8%
All Single-Family Homes	100.0%	100.0%	0.0%	98.4%	102.0%	-3.5%

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.



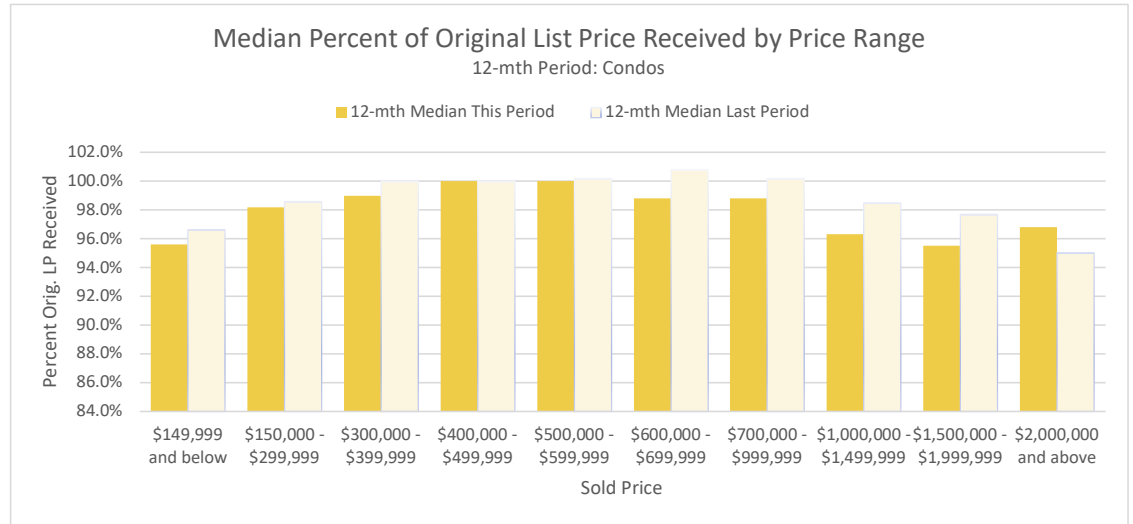
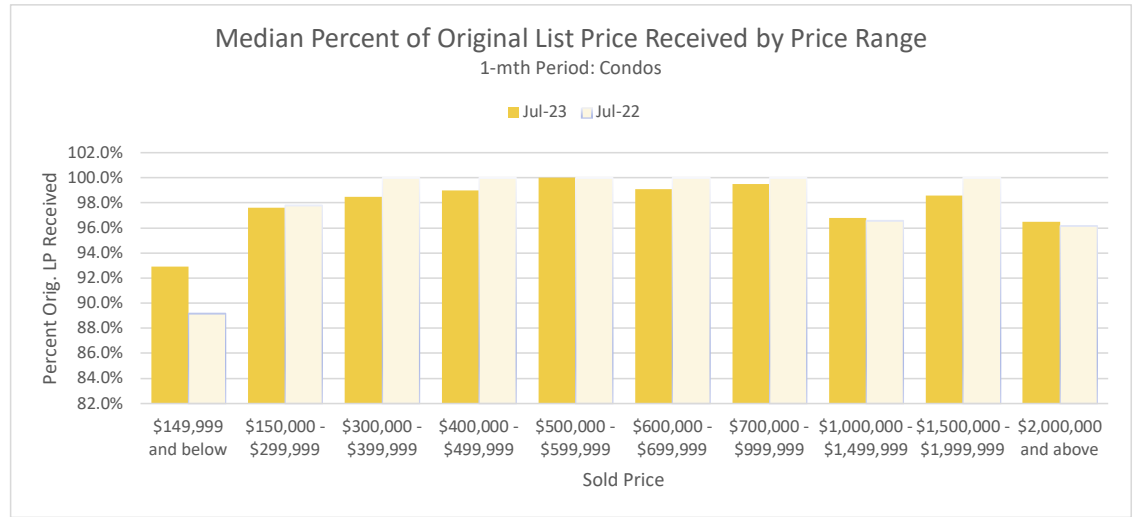
Median Percent of Original List Price Received by Price Range: Condos

July 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	Jul-23	Jul-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	92.9%	89.2%	4.1%	95.6%	96.6%	-1.0%
\$150,000 - \$299,999	97.6%	97.8%	-0.2%	98.2%	98.6%	-0.4%
\$300,000 - \$399,999	98.5%	100.0%	-1.5%	99.0%	100.0%	-1.0%
\$400,000 - \$499,999	99.0%	100.0%	-1.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	100.0%	100.0%	0.0%	100.0%	100.2%	-0.2%
\$600,000 - \$699,999	99.1%	100.0%	-0.9%	98.8%	100.8%	-2.0%
\$700,000 - \$999,999	99.5%	100.0%	-0.5%	98.8%	100.2%	-1.4%
\$1,000,000 - \$1,499,999	96.8%	96.6%	0.2%	96.3%	98.5%	-2.2%
\$1,500,000 - \$1,999,999	98.6%	100.0%	-1.4%	95.5%	97.7%	-2.3%
\$2,000,000 and above	96.5%	96.2%	0.3%	96.8%	95.0%	1.9%
All Condos	98.8%	100.0%	-1.2%	98.9%	100.0%	-1.1%



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.

New Listings by Price Range: Single-Family Homes

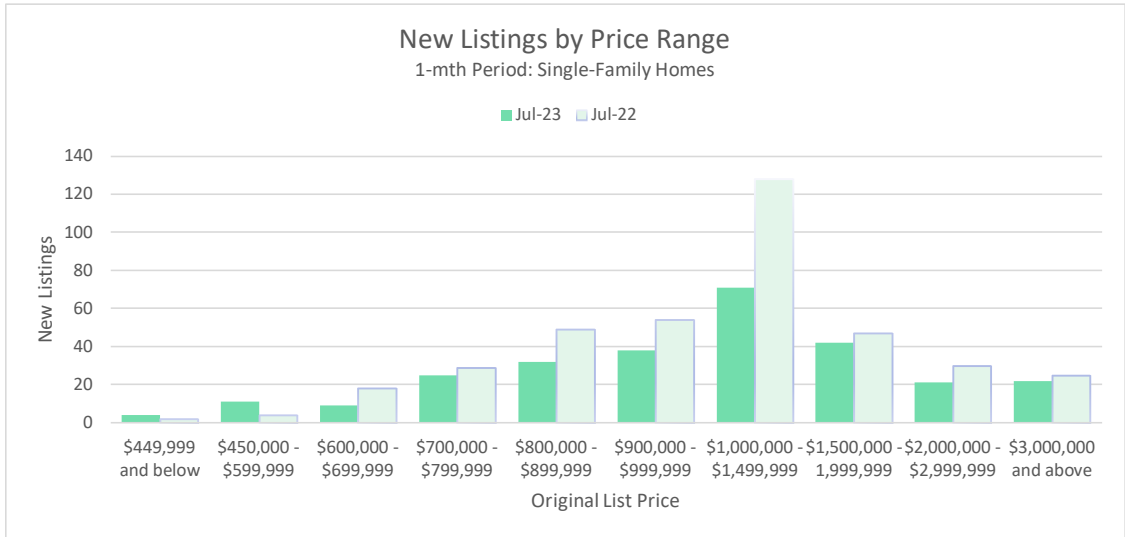
July 2023

OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	2	100.0%	21	28	-25.0%
\$450,000 - \$599,999	11	4	175.0%	78	101	-22.8%
\$600,000 - \$699,999	9	18	-50.0%	132	209	-36.8%
\$700,000 - \$799,999	25	29	-13.8%	266	408	-34.8%
\$800,000 - \$899,999	32	49	-34.7%	469	608	-22.9%
\$900,000 - \$999,999	38	54	-29.6%	443	683	-35.1%
\$1,000,000 - \$1,499,999	71	128	-44.5%	1,043	1,411	-26.1%
\$1,500,000 - 1,999,999	42	47	-10.6%	470	529	-11.2%
\$2,000,000 - \$2,999,999	21	30	-30.0%	257	320	-19.7%
\$3,000,000 and above	22	25	-12.0%	238	299	-20.4%
All Single-Family Homes	275	386	-28.8%	3,417	4,596	-25.7%

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.



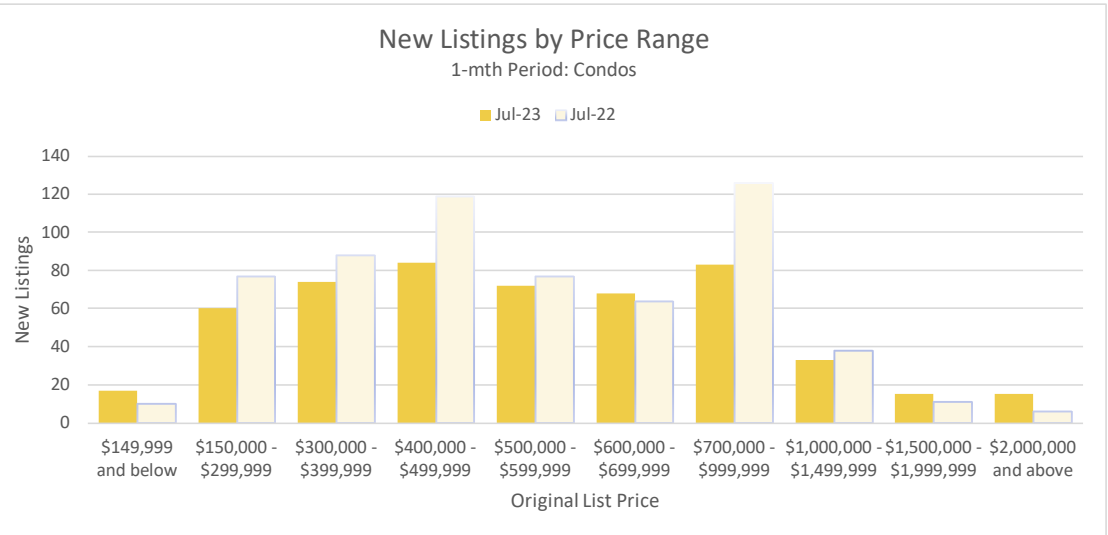
New Listings by Price Range: Condos

July 2023

OAHU, HAWAII

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

Condos	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	10	70.0%	194	214	-9.3%
\$150,000 - \$299,999	60	77	-22.1%	720	1,074	-33.0%
\$300,000 - \$399,999	74	88	-15.9%	954	1,247	-23.5%
\$400,000 - \$499,999	84	119	-29.4%	1,005	1,398	-28.1%
\$500,000 - \$599,999	72	77	-6.5%	891	1,165	-23.5%
\$600,000 - \$699,999	68	64	6.3%	744	910	-18.2%
\$700,000 - \$999,999	83	126	-34.1%	1,025	1,341	-23.6%
\$1,000,000 - \$1,499,999	33	38	-13.2%	391	458	-14.6%
\$1,500,000 - \$1,999,999	15	11	36.4%	189	181	4.4%
\$2,000,000 and above	15	6	150.0%	211	184	14.7%
All Condos	521	616	-15.4%	6,324	8,172	-22.6%



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: Single-Family Homes

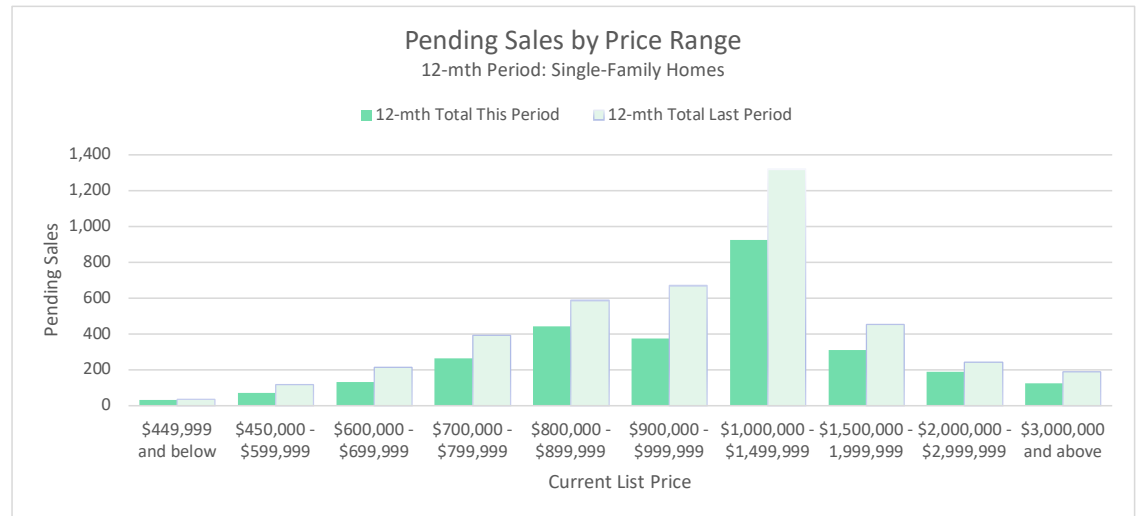
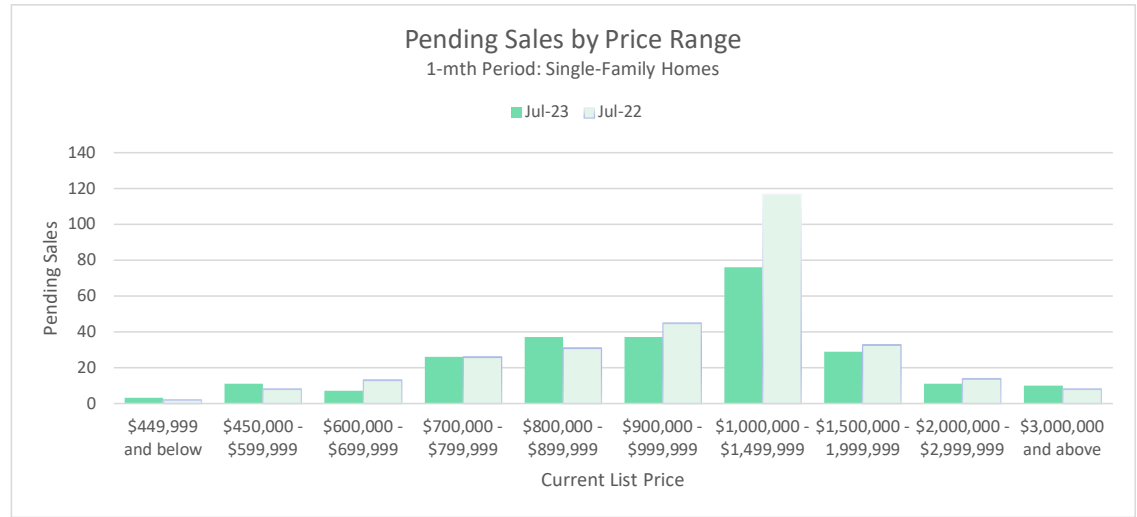
July 2023

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	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	2	50.0%	29	33	-12.1%
\$450,000 - \$599,999	11	8	37.5%	68	115	-40.9%
\$600,000 - \$699,999	7	13	-46.2%	132	211	-37.4%
\$700,000 - \$799,999	26	26	0.0%	262	390	-32.8%
\$800,000 - \$899,999	37	31	19.4%	443	586	-24.4%
\$900,000 - \$999,999	37	45	-17.8%	372	671	-44.6%
\$1,000,000 - \$1,499,999	76	117	-35.0%	925	1,321	-30.0%
\$1,500,000 - 1,999,999	29	33	-12.1%	308	452	-31.9%
\$2,000,000 - \$2,999,999	11	14	-21.4%	187	241	-22.4%
\$3,000,000 and above	10	8	25.0%	123	186	-33.9%
All Single-Family Homes	247	297	-16.8%	2,849	4,206	-32.3%

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.



Pending Sales by Price Range: Condos

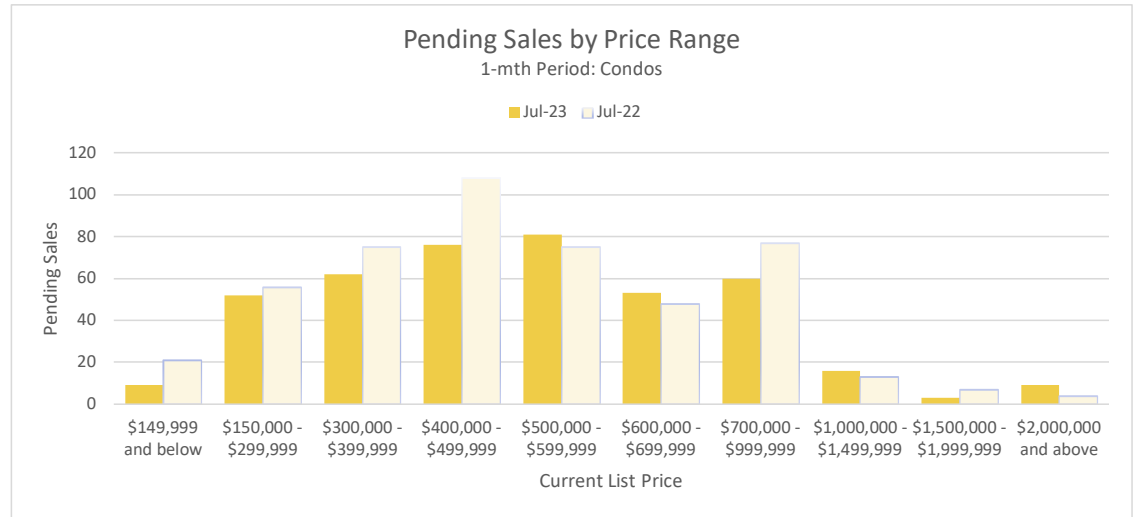
July 2023

OAHU, HAWAII

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

Condos	Jul-23	Jul-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	21	-57.1%	154	218	-29.4%
\$150,000 - \$299,999	52	56	-7.1%	601	924	-35.0%
\$300,000 - \$399,999	62	75	-17.3%	837	1,180	-29.1%
\$400,000 - \$499,999	76	108	-29.6%	837	1,319	-36.5%
\$500,000 - \$599,999	81	75	8.0%	701	1,036	-32.3%
\$600,000 - \$699,999	53	48	10.4%	611	823	-25.8%
\$700,000 - \$999,999	60	77	-22.1%	737	1,068	-31.0%
\$1,000,000 - \$1,499,999	16	13	23.1%	233	332	-29.8%
\$1,500,000 - \$1,999,999	3	7	-57.1%	92	107	-14.0%
\$2,000,000 and above	9	4	125.0%	100	110	-9.1%
All Condos	421	484	-13.0%	4,903	7,117	-31.1%

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.



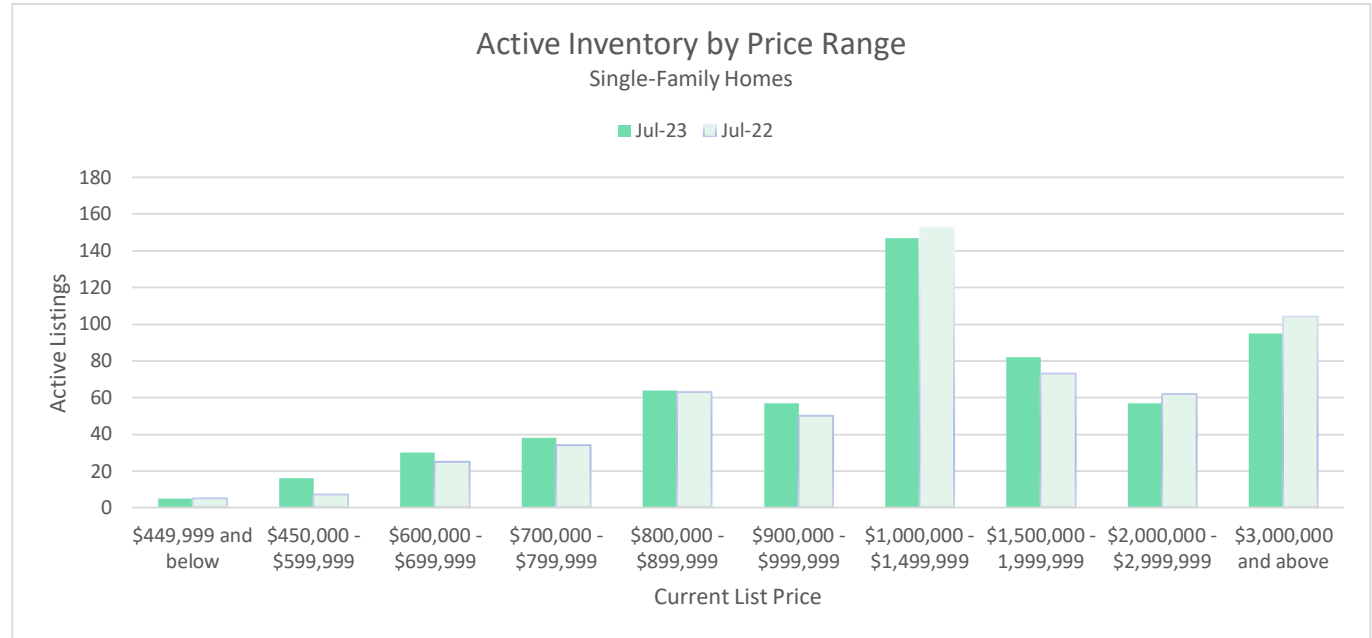
Active Inventory* by Price Range: Single-Family Homes

July 2023

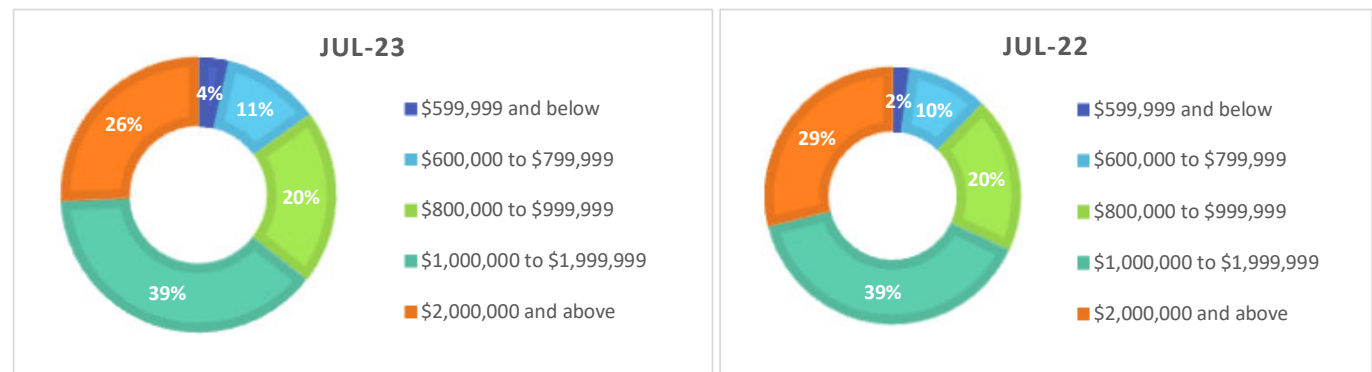
OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	YOY chg
\$449,999 and below	5	5	0.0%
\$450,000 - \$599,999	16	7	128.6%
\$600,000 - \$699,999	30	25	20.0%
\$700,000 - \$799,999	38	34	11.8%
\$800,000 - \$899,999	64	63	1.6%
\$900,000 - \$999,999	57	50	14.0%
\$1,000,000 - \$1,499,999	147	153	-3.9%
\$1,500,000 - 1,999,999	82	73	12.3%
\$2,000,000 - \$2,999,999	57	62	-8.1%
\$3,000,000 and above	95	104	-8.7%
All Single-Family Homes	591	576	2.6%



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.

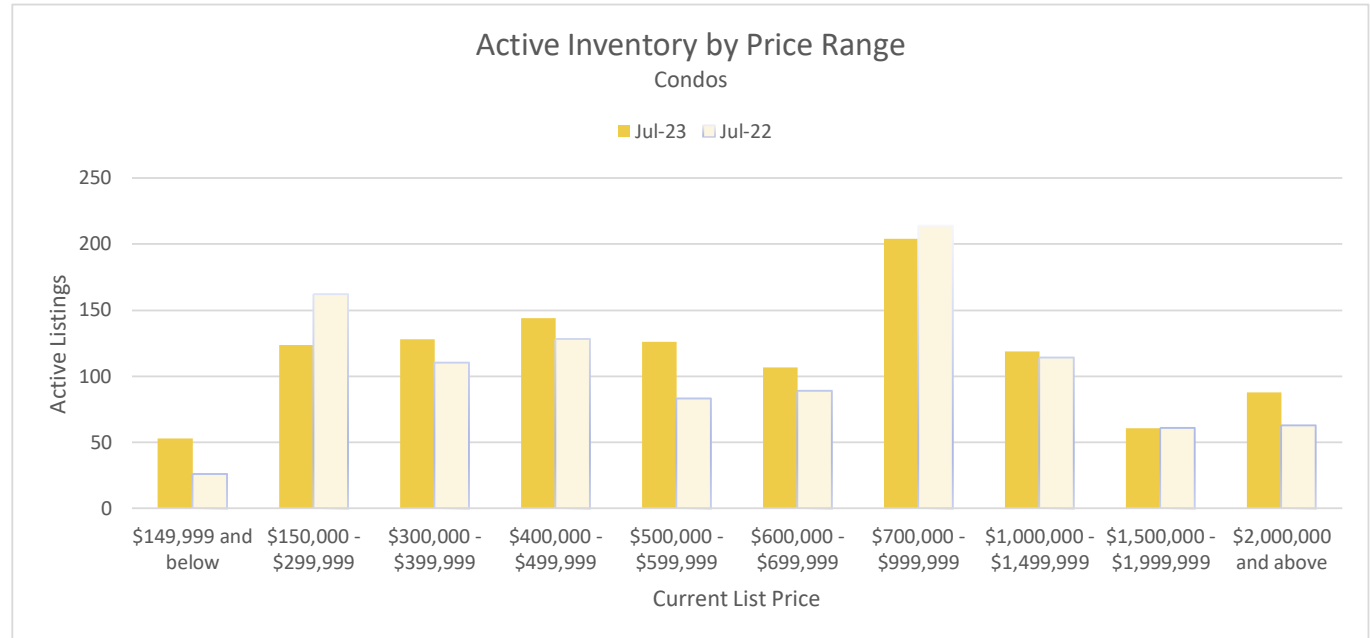
Active Inventory* by Price Range: Condos

July 2023

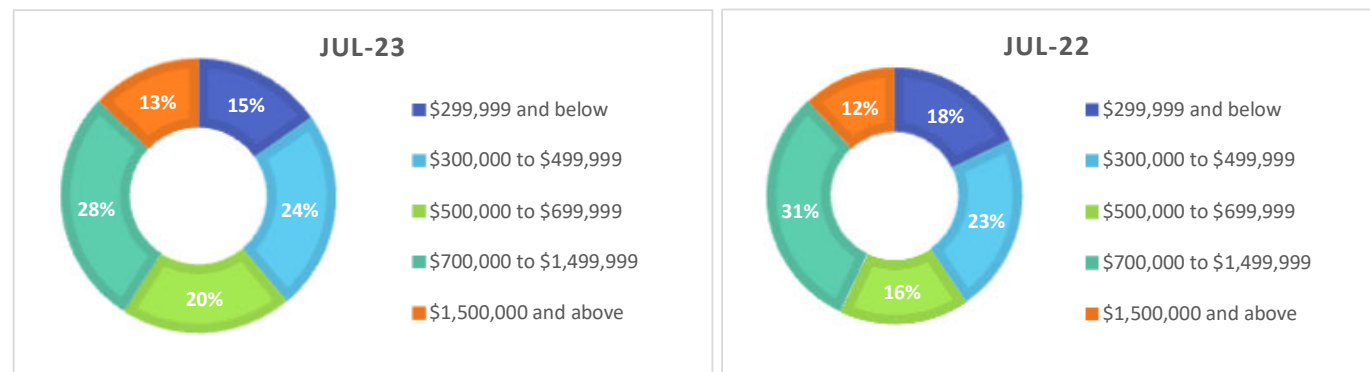
OAHU, HAWAII

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

Condos	Jul-23	Jul-22	YOY chg
\$149,999 and below	53	26	103.8%
\$150,000 - \$299,999	124	162	-23.5%
\$300,000 - \$399,999	128	110	16.4%
\$400,000 - \$499,999	144	128	12.5%
\$500,000 - \$599,999	126	83	51.8%
\$600,000 - \$699,999	107	89	20.2%
\$700,000 - \$999,999	204	214	-4.7%
\$1,000,000 - \$1,499,999	119	114	4.4%
\$1,500,000 - \$1,999,999	61	61	0.0%
\$2,000,000 and above	88	63	39.7%
All Condos	1,154	1,050	9.9%



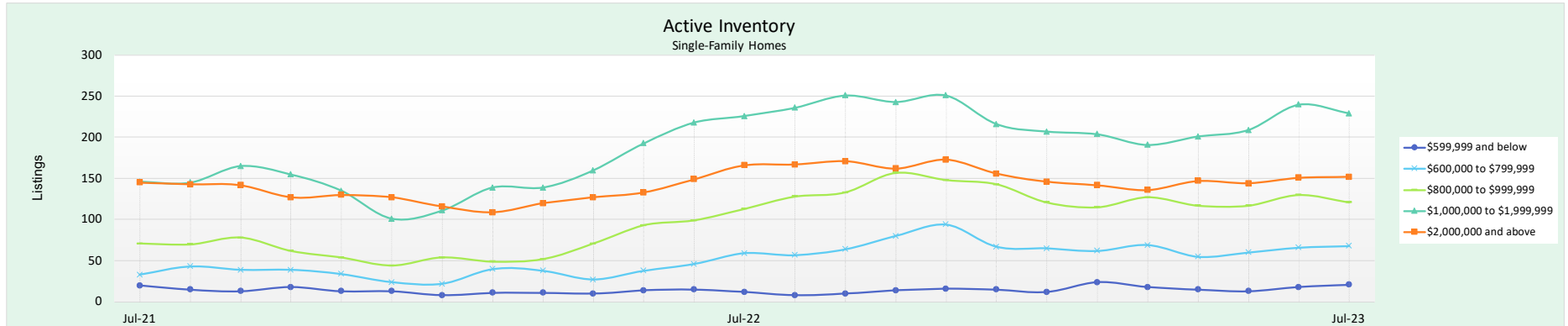
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



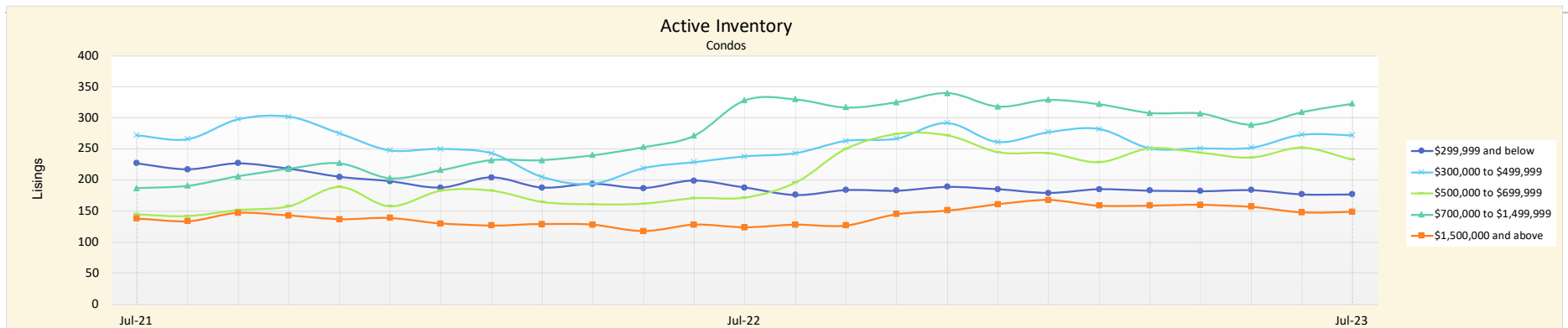
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

July 2023
OAHU, HAWAII



Single-Family Homes	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	M-23	A-23	M-23	J-23	J-23
\$599,999 and below	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21
\$600,000 to \$799,999	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68
\$800,000 to \$999,999	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121
\$1,000,000 to \$1,999,999	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229
\$2,000,000 and above	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152
Total	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535	543	605	591



Condos	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	M-23	A-23	M-23	J-23	J-23
\$299,999 and below	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177
\$300,000 to \$499,999	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272
\$500,000 to \$699,999	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233
\$700,000 to \$1,499,999	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323
\$1,500,000 and above	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149
Total	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	1,152	1,144	1,118	1,159	1,154

*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.

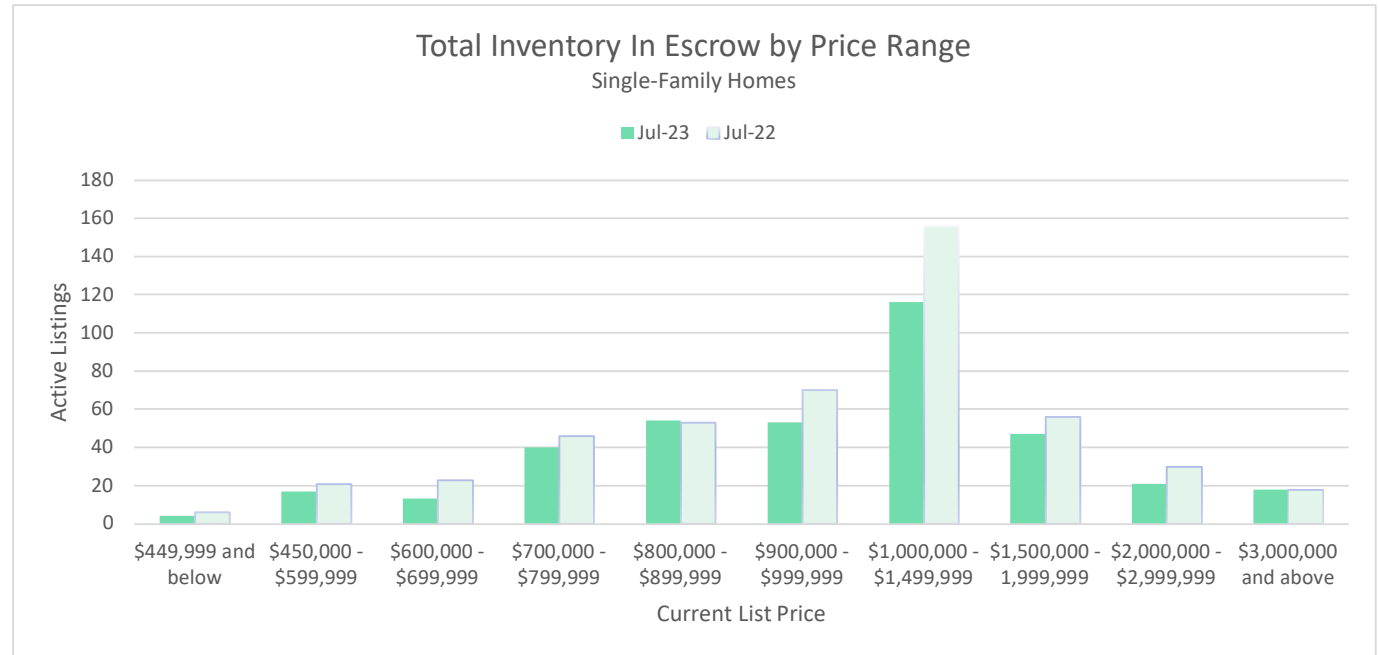
Total Inventory In Escrow* by Price Range: Single-Family Homes

July 2023

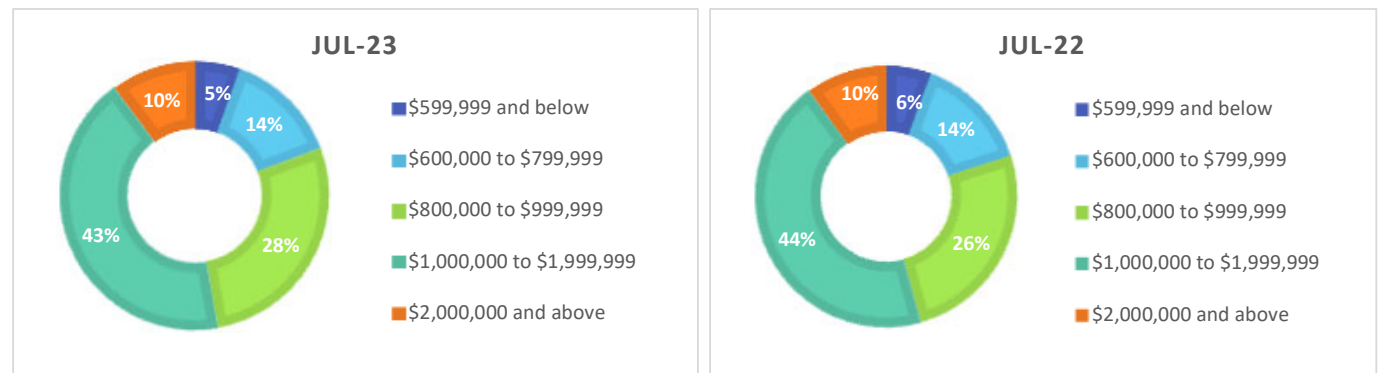
OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	YOY chg
\$449,999 and below	4	6	-33.3%
\$450,000 - \$599,999	17	21	-19.0%
\$600,000 - \$699,999	13	23	-43.5%
\$700,000 - \$799,999	40	46	-13.0%
\$800,000 - \$899,999	54	53	1.9%
\$900,000 - \$999,999	53	70	-24.3%
\$1,000,000 - \$1,499,999	116	156	-25.6%
\$1,500,000 - 1,999,999	47	56	-16.1%
\$2,000,000 - \$2,999,999	21	30	-30.0%
\$3,000,000 and above	18	18	0.0%
All Single-Family Homes	383	479	-20.0%



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

July 2023

OAHU, HAWAII

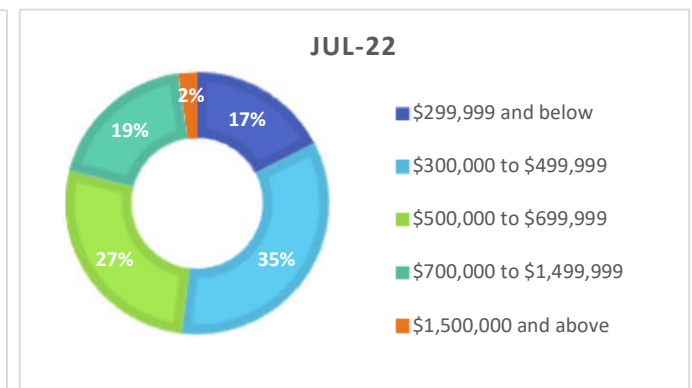
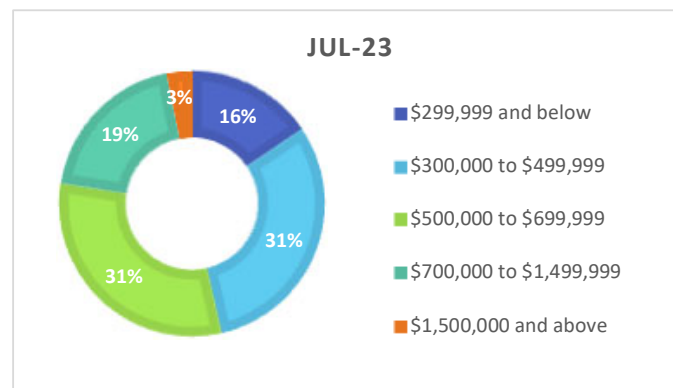
(The number of properties in an escrow status at the end of a given month)

Condos	Jul-23	Jul-22	YOY chg
\$149,999 and below	18	28	-35.7%
\$150,000 - \$299,999	73	90	-18.9%
\$300,000 - \$399,999	85	101	-15.8%
\$400,000 - \$499,999	96	132	-27.3%
\$500,000 - \$599,999	103	109	-5.5%
\$600,000 - \$699,999	79	74	6.8%
\$700,000 - \$999,999	90	100	-10.0%
\$1,000,000 - \$1,499,999	24	26	-7.7%
\$1,500,000 - \$1,999,999	6	10	-40.0%
\$2,000,000 and above	12	6	100.0%
All Condos	586	676	-13.3%



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.

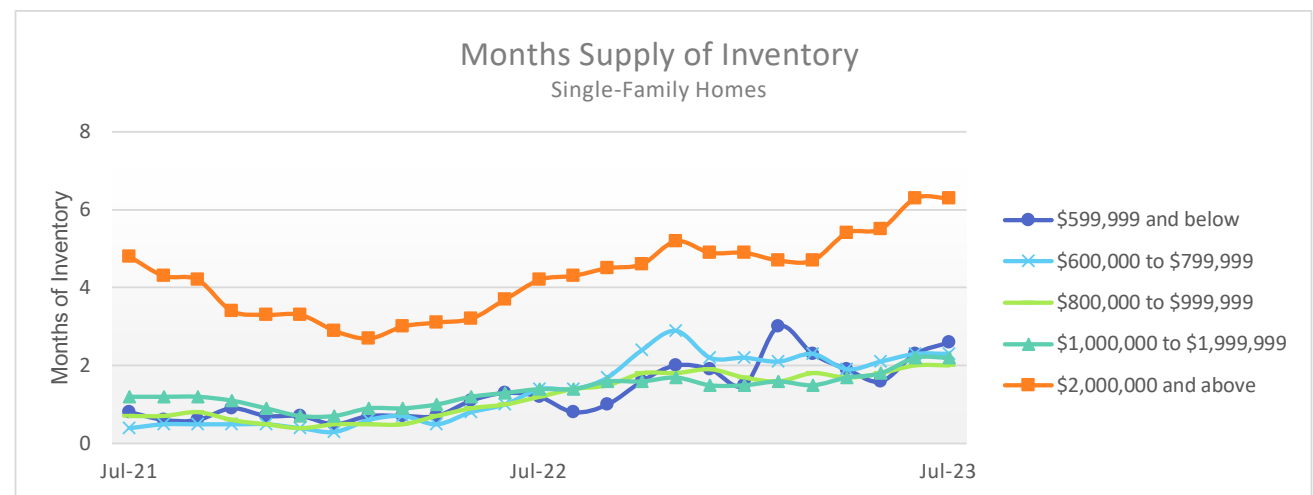
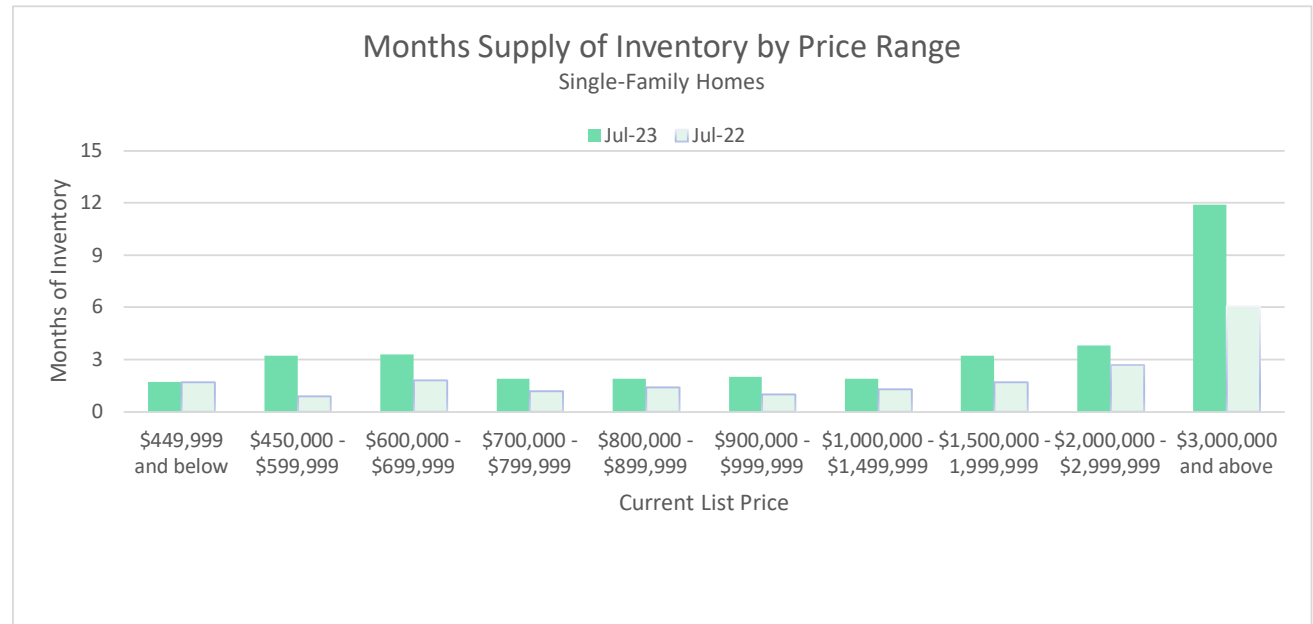
Months Supply of Active Inventory by Price Range: Single-Family Homes

July 2023

OAHU, HAWAII

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

Single-Family Homes	Jul-23	Jul-22	YOY chg
\$449,999 and below	1.7	1.7	0.0%
\$450,000 - \$599,999	3.2	0.9	255.6%
\$600,000 - \$699,999	3.3	1.8	83.3%
\$700,000 - \$799,999	1.9	1.2	58.3%
\$800,000 - \$899,999	1.9	1.4	35.7%
\$900,000 - \$999,999	2.0	1.0	100.0%
\$1,000,000 - \$1,499,999	1.9	1.3	46.2%
\$1,500,000 - 1,999,999	3.2	1.7	88.2%
\$2,000,000 - \$2,999,999	3.8	2.7	40.7%
\$3,000,000 and above	11.9	6.1	95.1%
All Single-Family Homes	2.6	1.6	62.5%



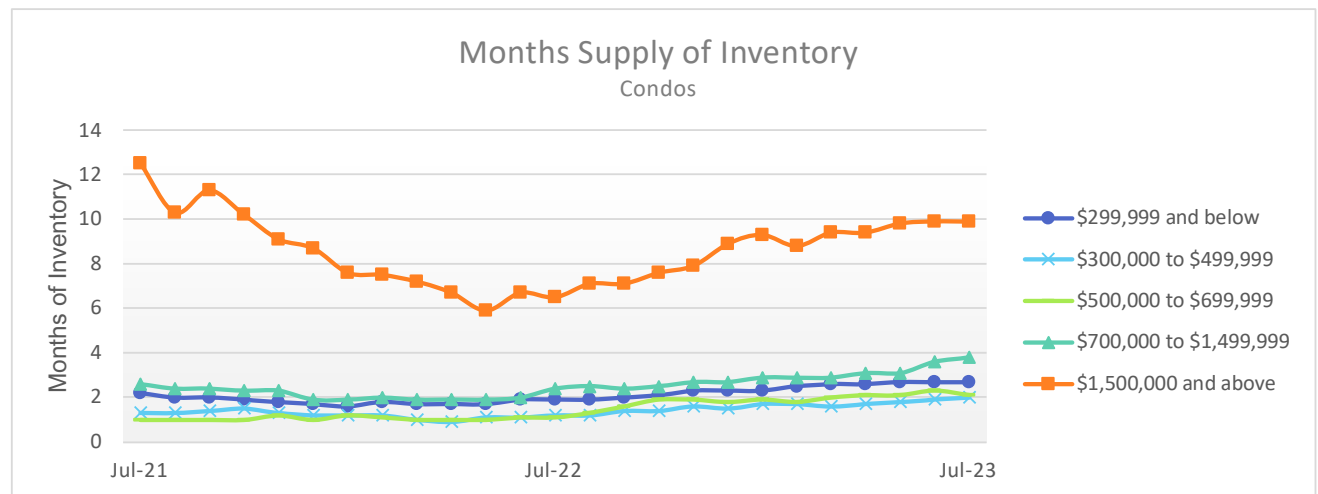
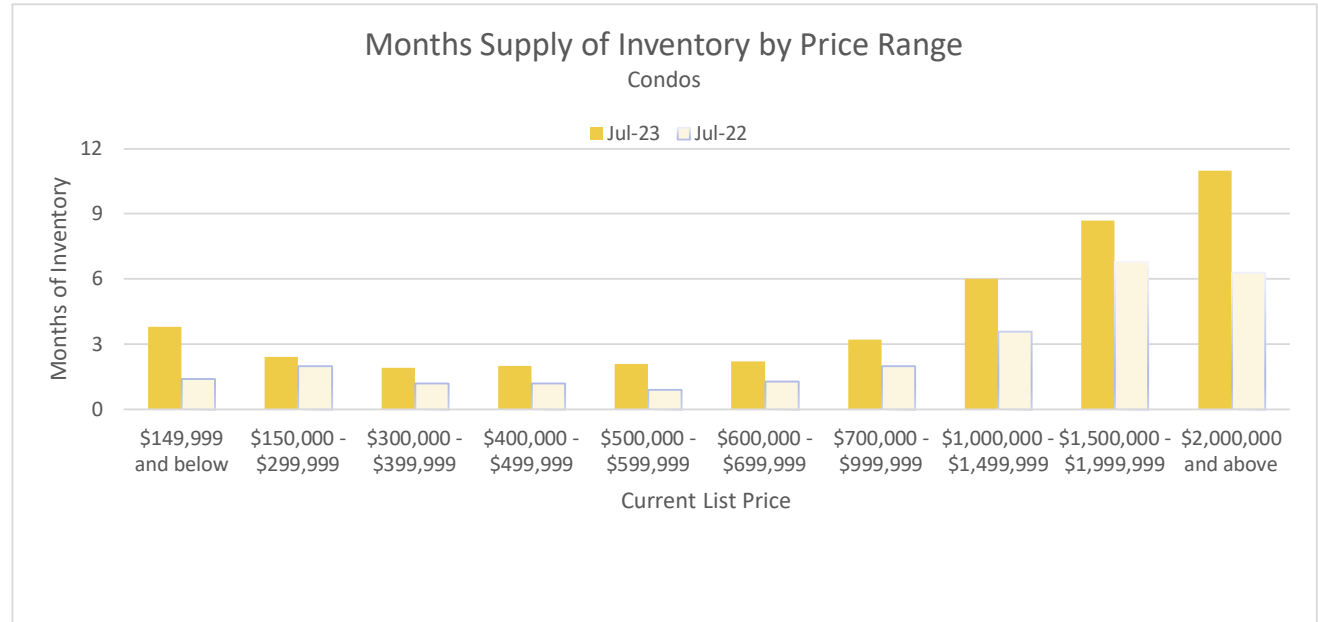
Months Supply of Active Inventory by Price Range: Condos

July 2023

OAHU, HAWAII

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

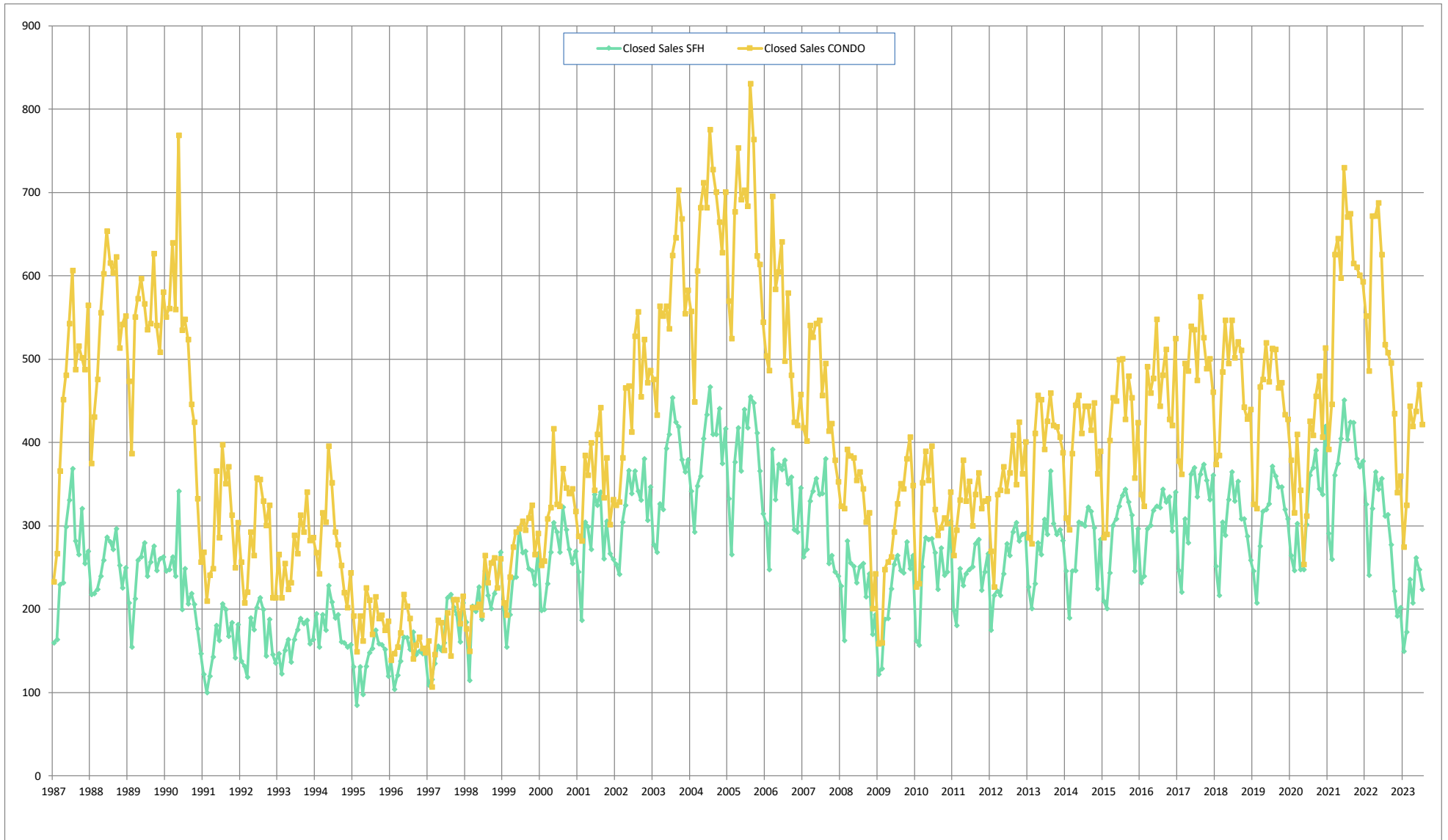
Condos	Jul-23	Jul-22	YOY chg
\$149,999 and below	3.8	1.4	171.4%
\$150,000 - \$299,999	2.4	2.0	20.0%
\$300,000 - \$399,999	1.9	1.2	58.3%
\$400,000 - \$499,999	2.0	1.2	66.7%
\$500,000 - \$599,999	2.1	0.9	133.3%
\$600,000 - \$699,999	2.2	1.3	69.2%
\$700,000 - \$999,999	3.2	2.0	60.0%
\$1,000,000 - \$1,499,999	6.0	3.6	66.7%
\$1,500,000 - \$1,999,999	8.7	6.8	27.9%
\$2,000,000 and above	11.0	6.3	74.6%
All Condos	2.8	1.7	64.7%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



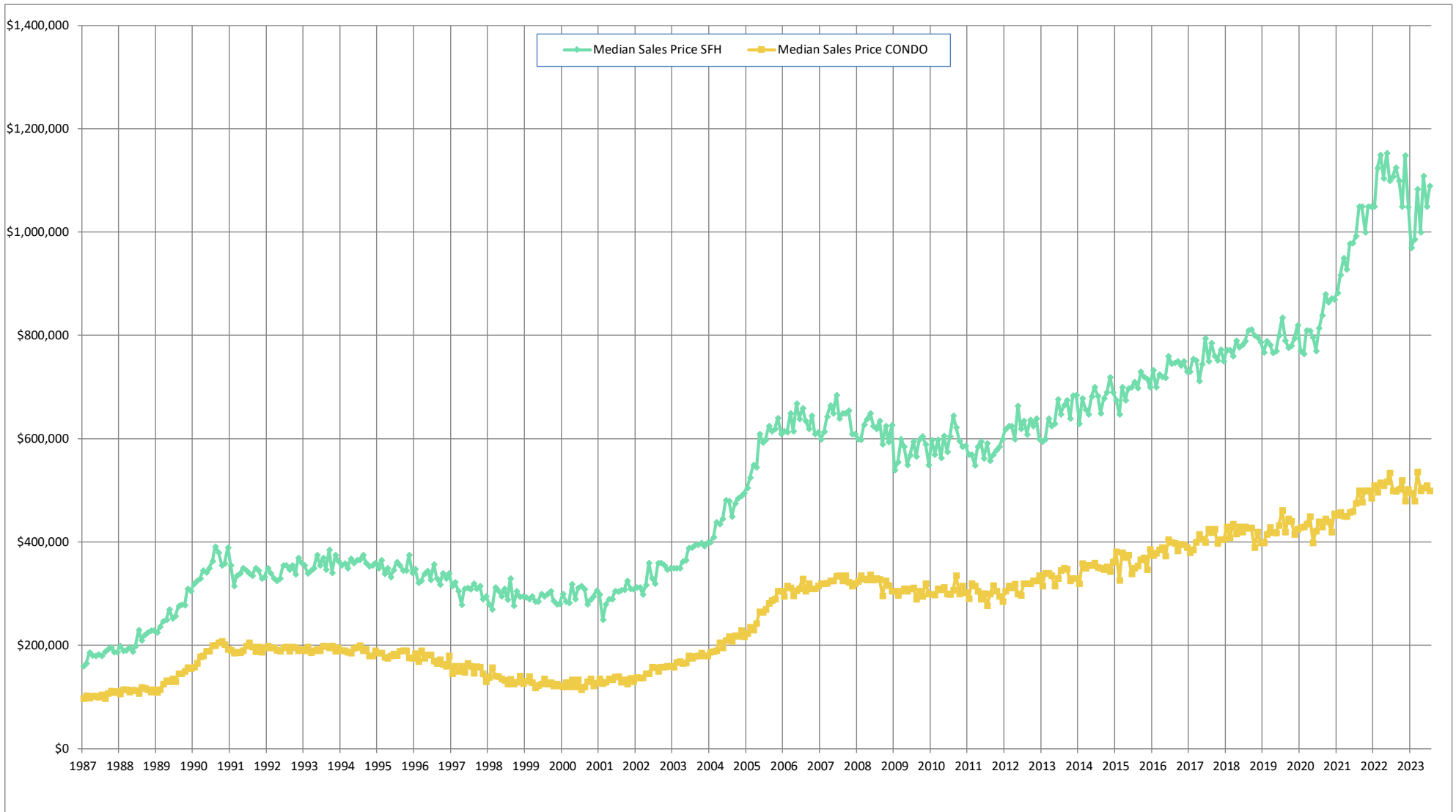
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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