



Executive Summary

Closed sales of single-family homes and condos declined year-over-year, dropping 19.7% and 16.9%, respectively; however, compared to a month ago, single-family homes recorded a 12.5% uptick in sales, while condo sales remained steady.

Compared to 2022, the median sales price for a single-family home dipped 1.4% to \$1,110,000, while the condo median sales price increased 3.3% to \$515,000. From a year-to-date perspective, the median sales prices for O'ahu properties fell for single-family homes to \$1,050,000, a 5.7% decline from last year, and for condos to \$502,000, down 1.6%.

Single-family homes in the \$900,000 to \$1,199,999 price range experienced the largest decrease in sales volume, falling 39.2% year-over-year; however, the more affordable price range of \$600,000 to \$899,999 range saw a slight increase of 13.1% or eight more sales compared to last August. For condos, the more affordable price points of \$100,000 to \$499,999 marked the most significant decline in sales volume, falling 24.3% year-over-year. At the same time, condo sales in the \$900,000 and higher price range remained relatively unchanged from the previous year.

August saw more active inventory of single-family homes in the \$799,999 and below range, rising 33.8% from a year ago. The Kāne'ohe and Leeward regions experienced the largest increase in units of active inventory, with year-over-year increases of 52.9% and 16.7%, respectively. Condo inventory increased at most price points, with the bulk of the active listings in the \$300,000 to \$699,999 range, reflecting a 20.7% hike compared to last year.

Properties in both markets moved at a consistent pace, albeit five days slower than last year, with a median of 18 days on the market for both single-family homes and condos. Homes in the Leeward region and condos in the Waipahu region are moving into escrow at the slowest paces compared to other neighborhoods, with median days on the market of 50 and 41 days, respectively.

Pending sales volume remains down year-over-year, but both markets witnessed a modest month-over-month increase. Contract signings rose 8.1% for single-family homes and 1.0% for condos compared to July.

Oahu Monthly Housing Statistics

August 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,110,000	-1.4%
Closed Sales	YoY %chg
252	-19.7%
Average Sales Price	YoY %chg
\$1,427,996	+6.4%

CONDOS

Median Sales Price	YoY %chg
\$515,000	+3.3%
Closed Sales	YoY %chg
422	-16.9%
Average Sales Price	YoY %chg
\$628,127	+14.8%

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

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Monthly Indicators

OAHU, HAWAII

August 2023

Single-Family Homes					
Aug-23	Aug-22	YoY %chg	Jul-23	MoM %chg	
Closed Sales	252	314	-19.7%	224	12.5%
Median Sales Price	\$1,110,000	\$1,125,500	-1.4%	\$1,090,000	1.8%
Average Sales Price	\$1,427,996	\$1,341,958	6.4%	\$1,270,421	12.4%
Median Days on Market	18	13	38.5%	16	12.5%
Percent of Orig. List Price Received	99.1%	100.0%	-0.9%	100.0%	-0.9%
New Listings	330	381	-13.4%	275	20.0%
Pending Sales*	267	312	-14.4%	247	8.1%
Active Inventory*	598	596	0.3%	591	1.2%
Total Inventory in Escrow*	391	462	-15.4%	383	2.1%
Months Supply of Active Inventory*	2.7	1.7	58.8%	2.6	3.8%

Condos					
Aug-23	Aug-22	YoY %chg	Jul-23	MoM %chg	
Closed Sales	422	508	-16.9%	422	0.0%
Median Sales Price	\$515,000	\$498,500	3.3%	\$500,000	3.0%
Average Sales Price	\$628,127	\$547,319	14.8%	\$617,683	1.7%
Median Days on Market	18	13	38.5%	16	12.5%
Percent of Orig. List Price Received	99.6%	100.0%	-0.4%	98.8%	0.8%
New Listings	549	608	-9.7%	521	5.4%
Pending Sales*	425	475	-10.5%	421	1.0%
Active Inventory*	1,146	1,073	6.8%	1,154	-0.7%
Total Inventory in Escrow*	590	654	-9.8%	586	0.7%
Months Supply of Active Inventory*	2.8	1.8	55.6%	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					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	1,753	2,580	-32.1%	2,972	-41.0%
Median Sales Price	\$1,050,000	\$1,113,500	-5.7%	\$960,000	9.4%
Average Sales Price	\$1,325,916	\$1,406,359	-5.7%	\$1,220,754	8.6%
Median Days on Market	23	10	130.0%	9	155.6%
Percent of Orig. List Price Received	98.3%	101.2%	-2.9%	101.9%	-3.5%
New Listings	2,324	3,126	-25.7%	3,426	-32.2%
Pending Sales*	2,016	2,651	-24.0%	3,215	-37.3%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	3,216	4,722	-31.9%	4,783	-32.8%
Median Sales Price	\$502,000	\$510,000	-1.6%	\$465,000	8.0%
Average Sales Price	\$616,397	\$607,932	1.4%	\$549,333	12.2%
Median Days on Market	20	11	81.8%	13	53.8%
Percent of Orig. List Price Received	98.7%	100.0%	-1.3%	100.0%	-1.3%
New Listings	4,235	5,438	-22.1%	5,555	-23.8%
Pending Sales*	3,427	4,632	-26.0%	5,129	-33.2%

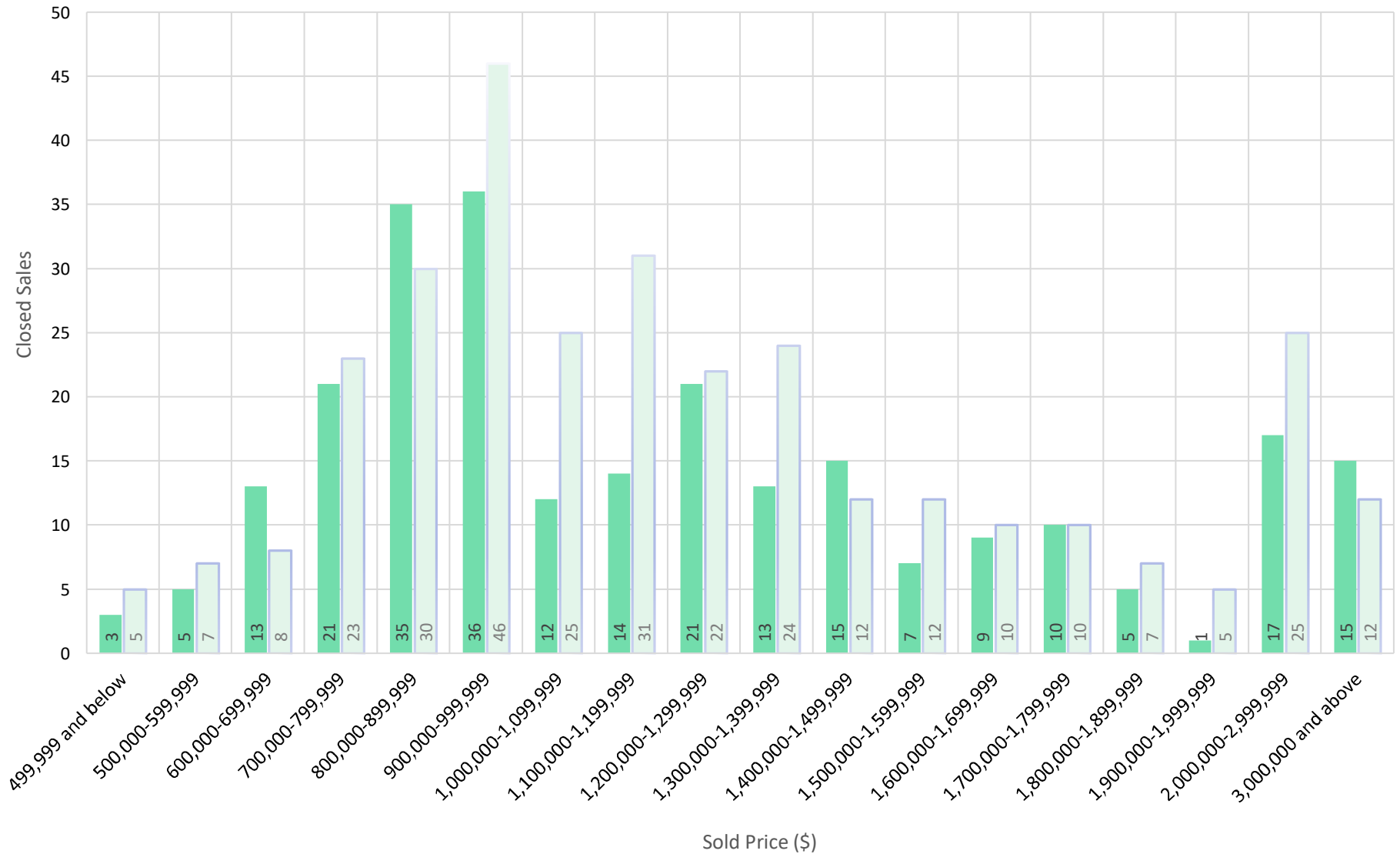
*see footnotes on pages 9-12 regarding methodology updates

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

Single-Family Homes Sold

August 2023 vs. August 2022

2023 2022

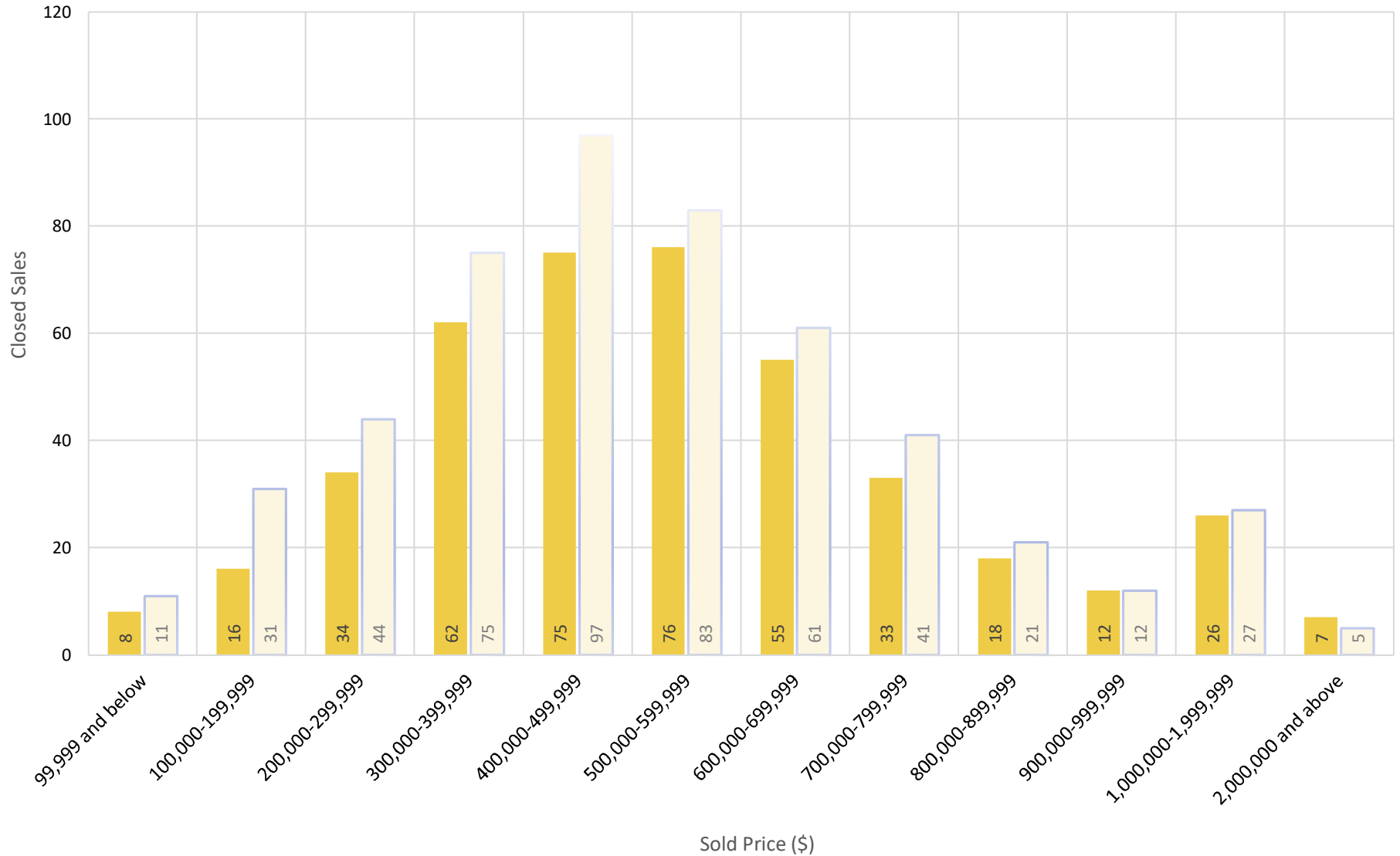


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold August 2023 vs. August 2022

■ 2023 ■ 2022



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

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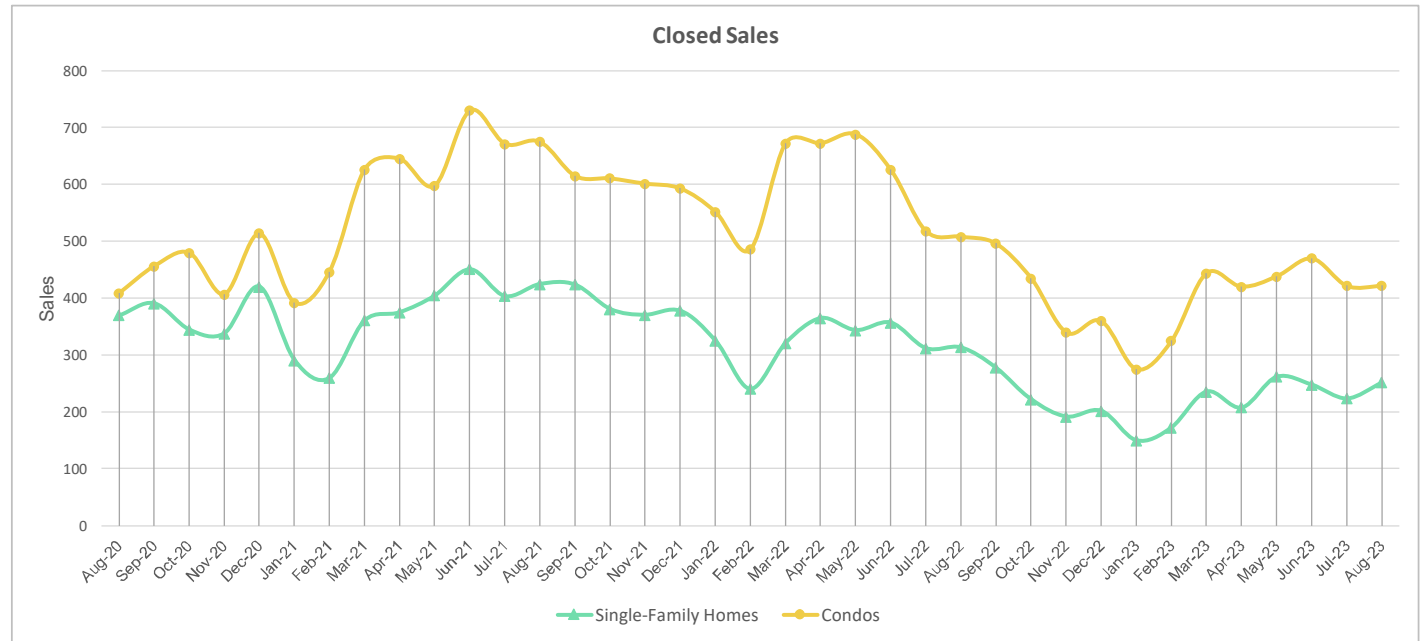
Closed Sales

August 2023

OAHU, HAWAII

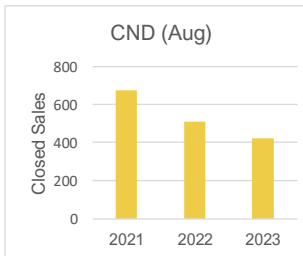
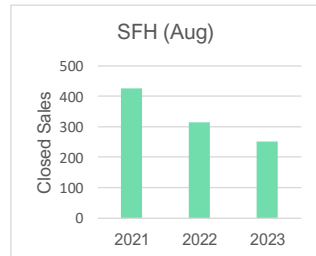
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Aug-23	252	422	674



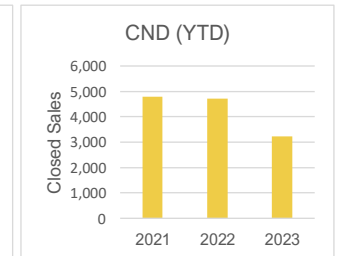
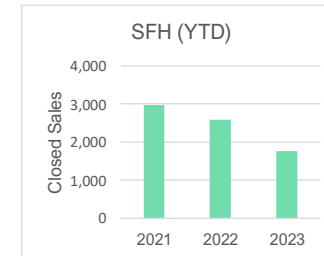
Monthly Closed Sales

August	SFH	YoY %chg	CND	YoY %chg
2021	425	14.9%	675	65.0%
2022	314	-26.1%	508	-24.7%
2023	252	-19.7%	422	-16.9%



Year-to-Date Closed Sales

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	2,972	26.8%	4,783	67.9%
2022	2,580	-13.2%	4,722	-1.3%
2023	1,753	-32.1%	3,216	-31.9%



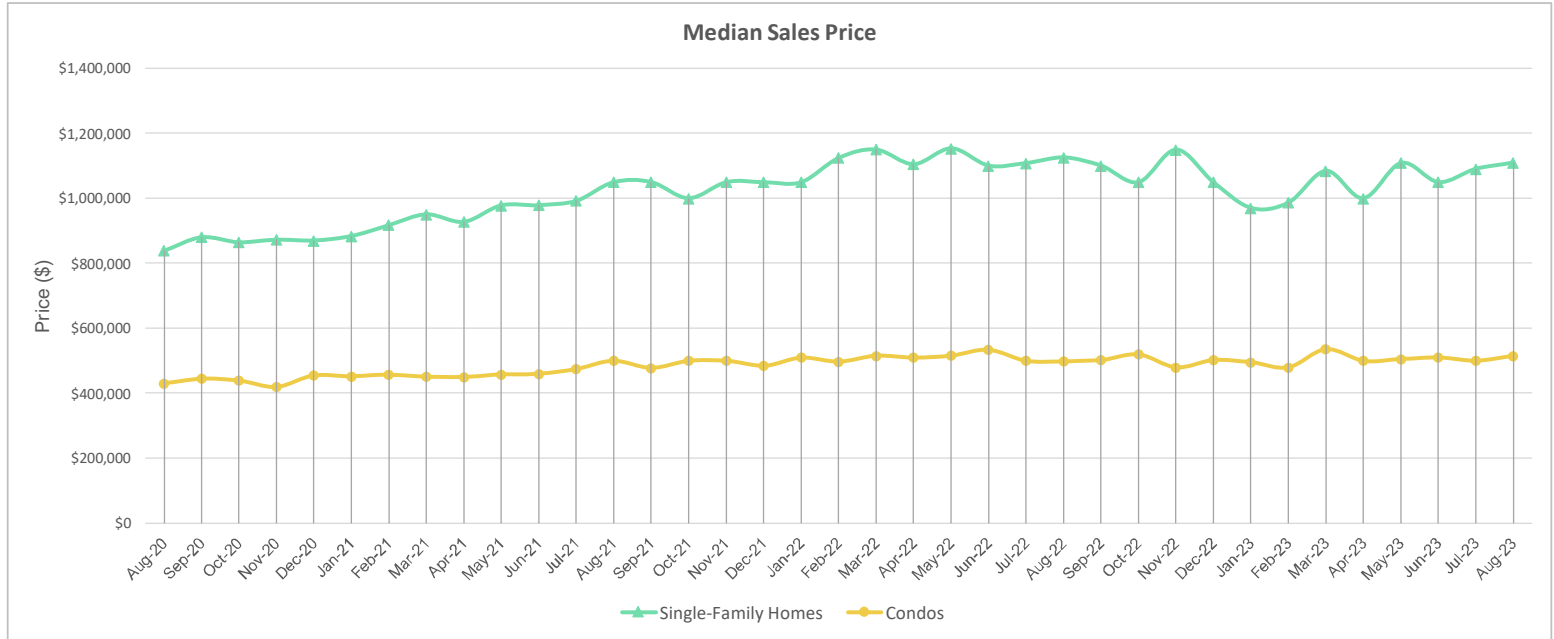
Median Sales Price

August 2023

OAHU, HAWAII

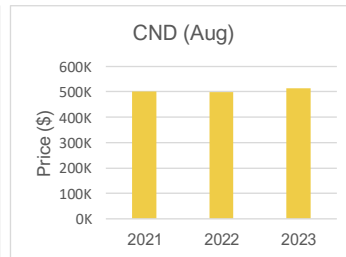
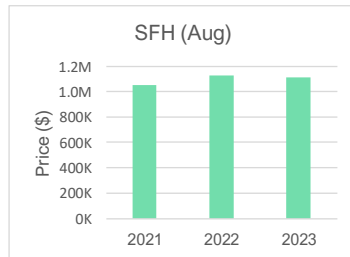
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Aug-23	\$1,110,000	\$515,000



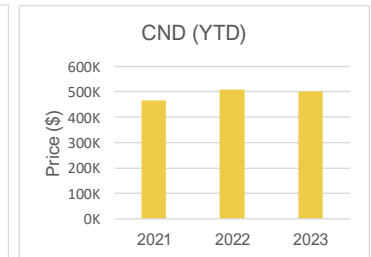
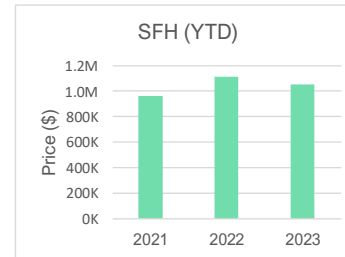
Monthly Median Sales Price

August	SFH	YoY %chg	CND	YoY %chg
2021	\$1,050,000	25.1%	\$500,000	16.3%
2022	\$1,125,500	7.2%	\$498,500	-0.3%
2023	\$1,110,000	-1.4%	\$515,000	3.3%



Year-to-Date Median Sales Price

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$960,000	20.2%	\$465,000	8.1%
2022	\$1,113,500	16.0%	\$510,000	9.7%
2023	\$1,050,000	-5.7%	\$502,000	-1.6%



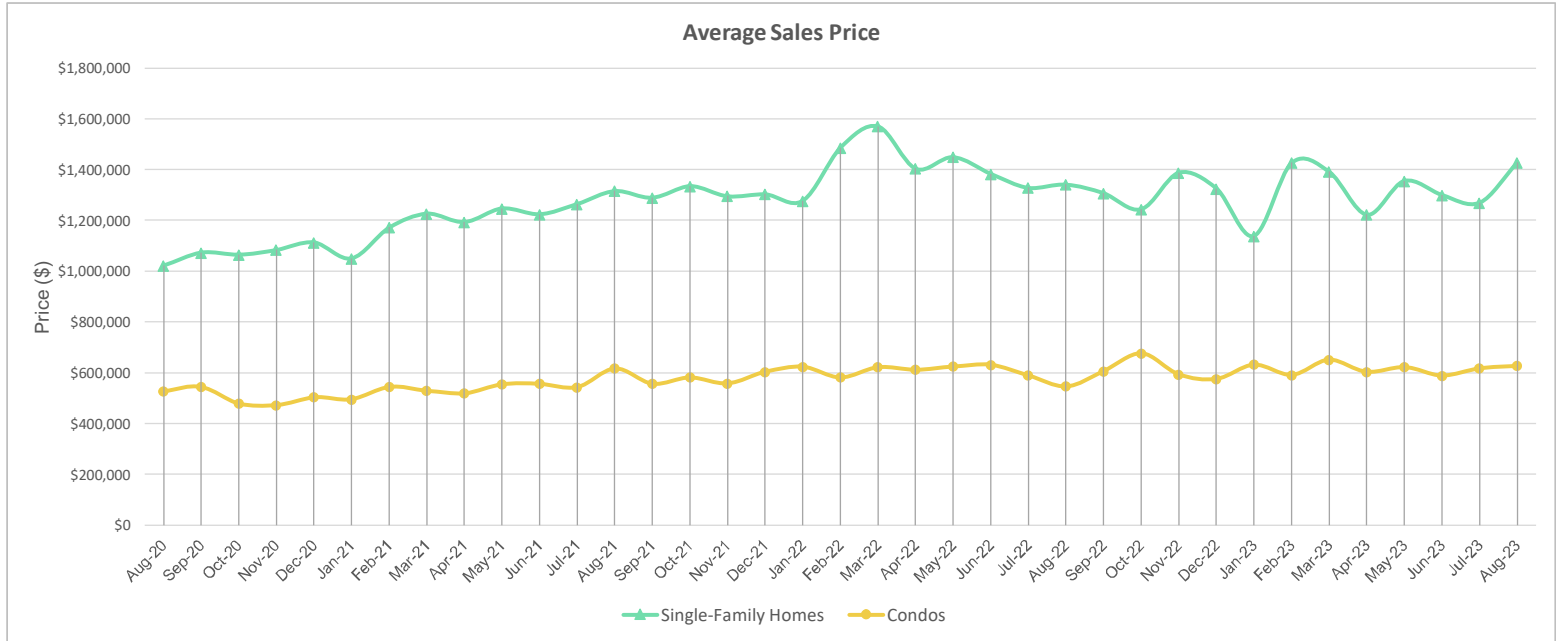
Average Sales Price

August 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Aug-23	\$1,427,996	\$628,127

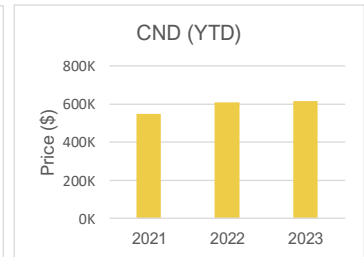
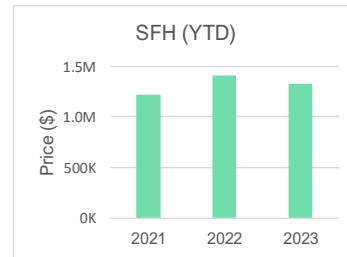
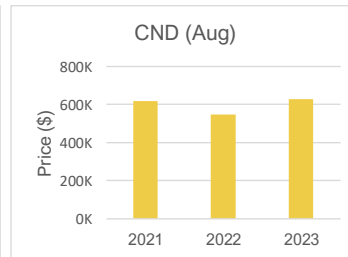
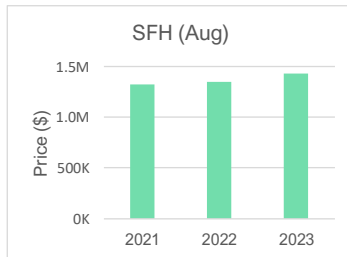


Monthly Average Sales Price

August	SFH	YoY %chg	CND	YoY %chg
2021	\$1,316,681	28.8%	\$618,612	17.3%
2022	\$1,341,958	1.9%	\$547,319	-11.5%
2023	\$1,427,996	6.4%	\$628,127	14.8%

Year-to-Date Average Sales Price

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,220,754	26.0%	\$549,333	8.9%
2022	\$1,406,359	15.2%	\$607,932	10.7%
2023	\$1,325,916	-5.7%	\$616,397	1.4%



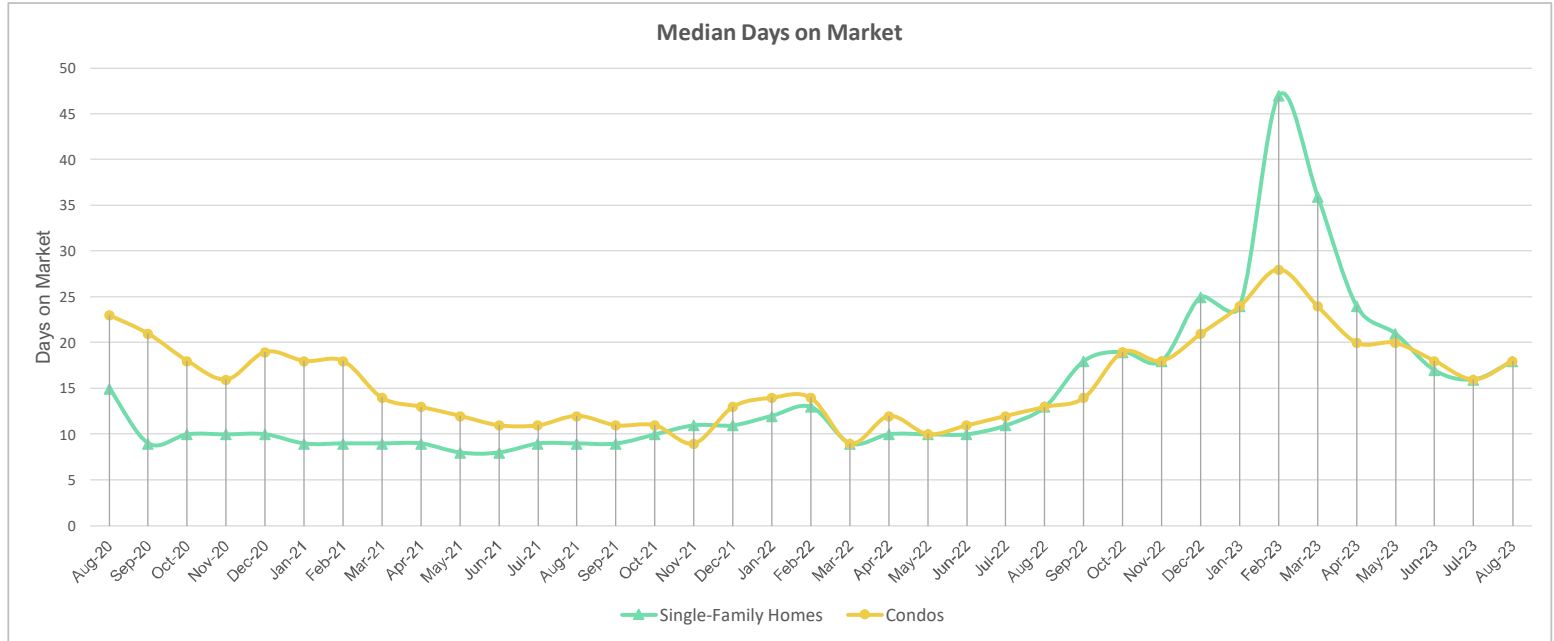
Median Days on Market

August 2023

OAHU, HAWAII

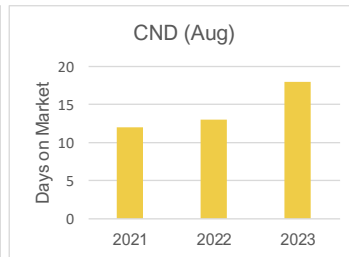
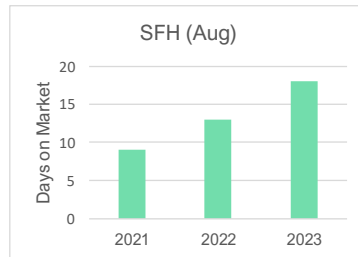
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Aug-23	18	18



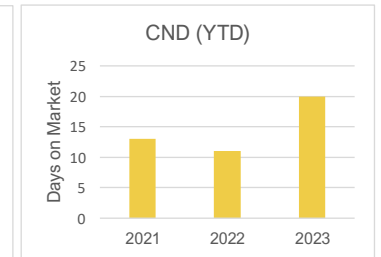
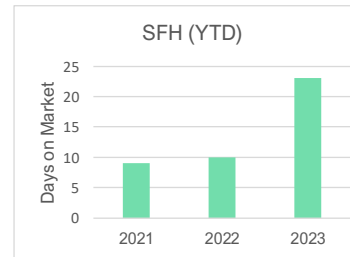
Monthly Median Days on Market

August	SFH	YoY %chg	CND	YoY %chg
2021	9	-40.0%	12	-47.8%
2022	13	44.4%	13	8.3%
2023	18	38.5%	18	38.5%



Year-to-Date Median Days on Market

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-52.6%	13	-55.2%
2022	10	11.1%	11	-15.4%
2023	23	130.0%	20	81.8%



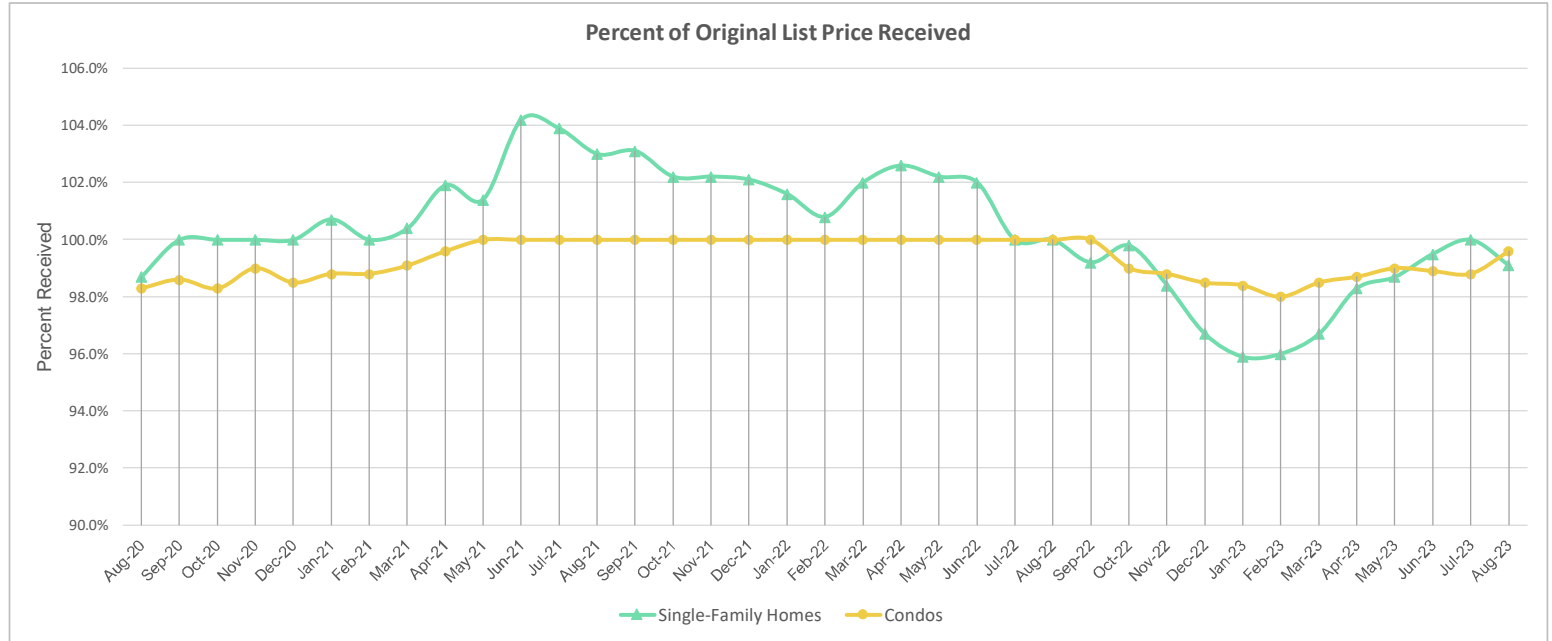
Percent of Original List Price Received

August 2023

OAHU, HAWAII

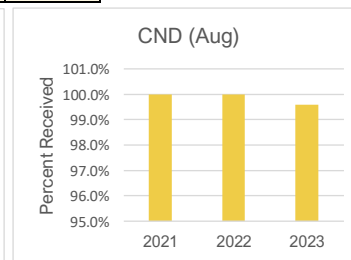
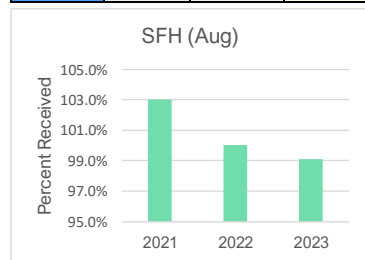
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%	100.0%
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%
Aug-23	99.1%	99.6%



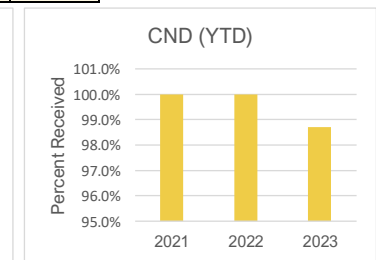
Monthly Percent of Original List Price Received

August	SFH	YoY %chg	CND	YoY %chg
2021	103.0%	4.4%	100.0%	1.7%
2022	100.0%	-2.9%	100.0%	0.0%
2023	99.1%	-0.9%	99.6%	-0.4%



Year-to-Date Percent of Original List Price Received

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	101.9%	3.3%	100.0%	2.2%
2022	101.2%	-0.7%	100.0%	0.0%
2023	98.3%	-2.9%	98.7%	-1.3%



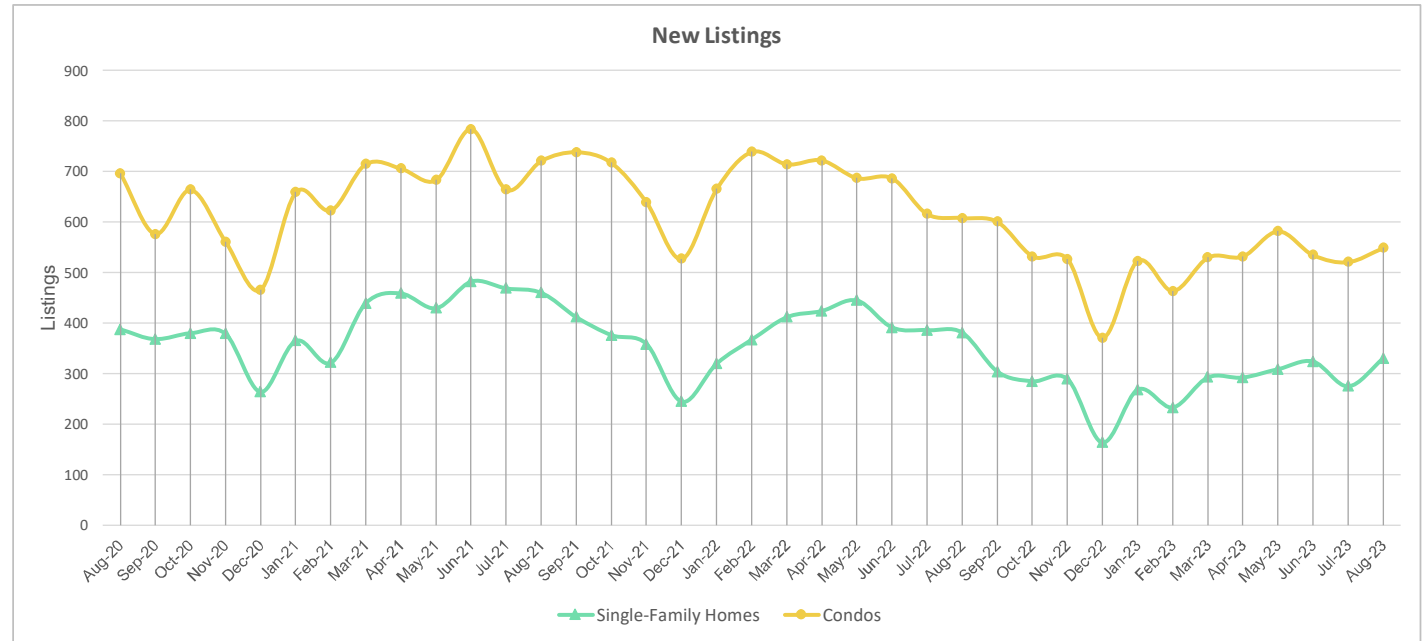
New Listings

August 2023

OAHU, HAWAII

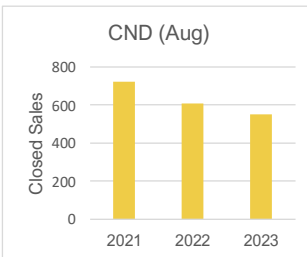
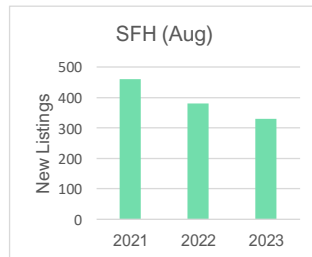
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Aug-23	330	549	879



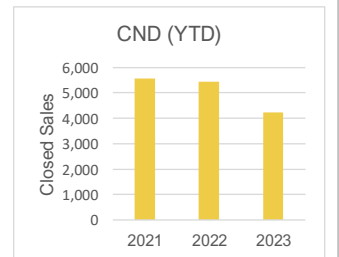
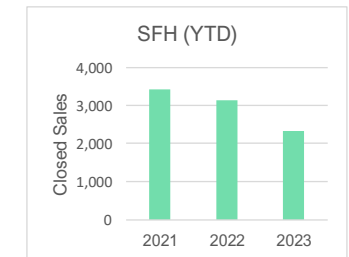
Monthly New Listings

August	SFH	YoY %chg	CND	YoY %chg
2021	460	18.9%	721	3.6%
2022	381	-17.2%	608	-15.7%
2023	330	-13.4%	549	-9.7%



Year-to-Date New Listings

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	3,426	12.2%	5,555	14.7%
2022	3,126	-8.8%	5,438	-2.1%
2023	2,324	-25.7%	4,235	-22.1%



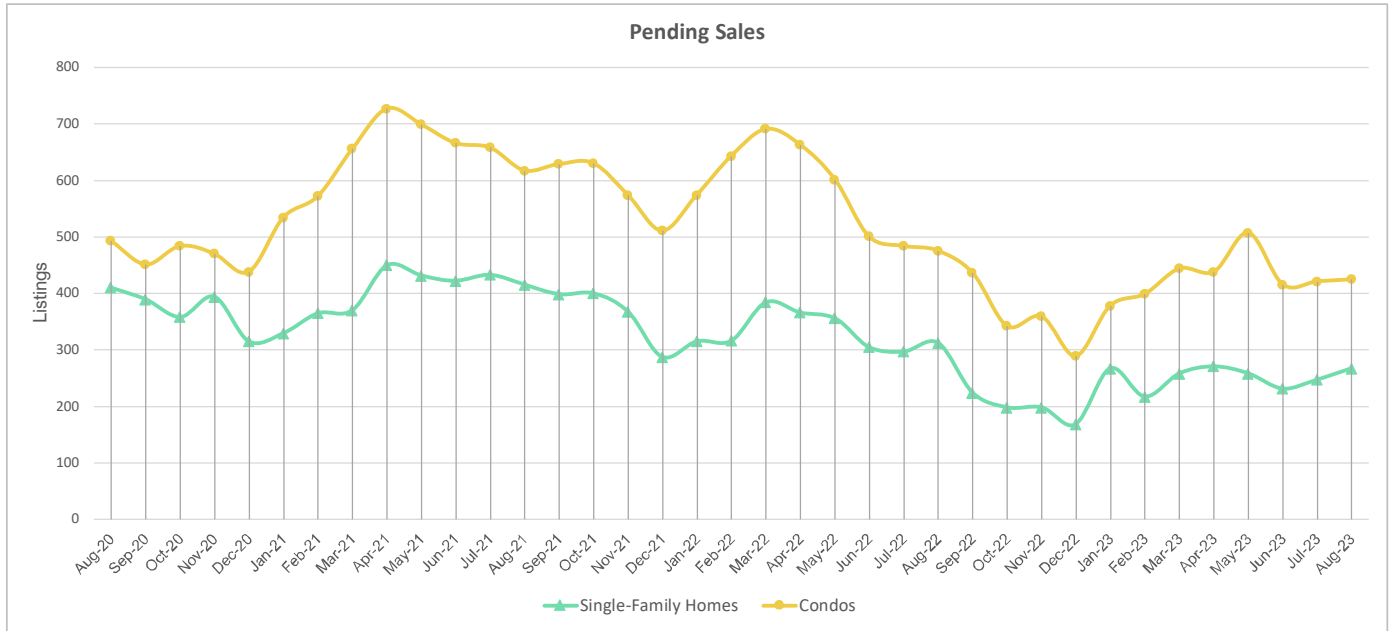
Pending Sales*

August 2023

OAHU, HAWAII

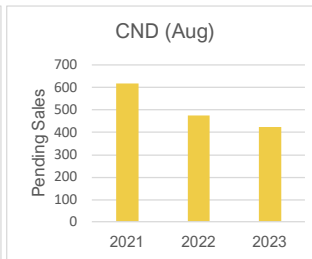
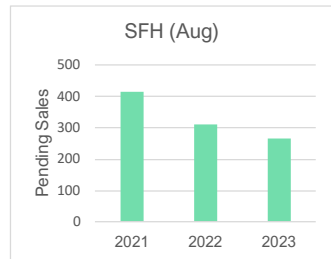
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
Aug-23	267	425	692



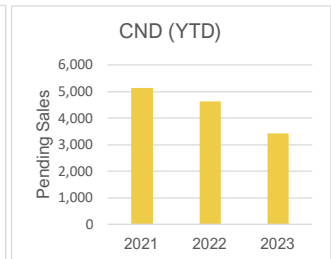
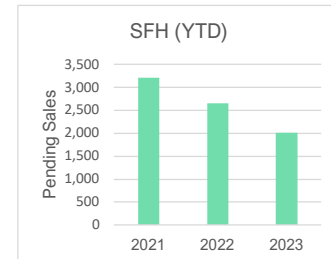
Monthly Pending Sales

August	SFH	YoY %chg	CND	YoY %chg
2021	415	1.2%	617	25.2%
2022	312	-24.8%	475	-23.0%
2023	267	-14.4%	425	-10.5%



Year-to-Date Pending Sales

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	3,215	12.1%	5,129	59.0%
2022	2,651	-17.5%	4,632	-9.7%
2023	2,016	-24.0%	3,427	-26.0%



*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.

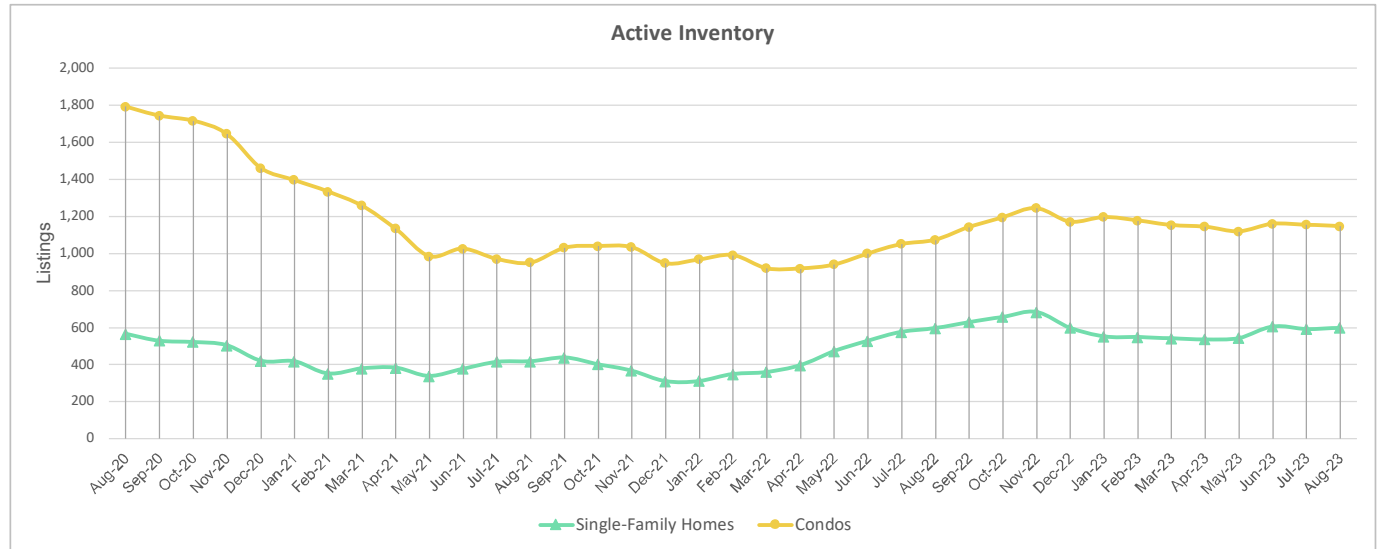
Active Inventory*

August 2023

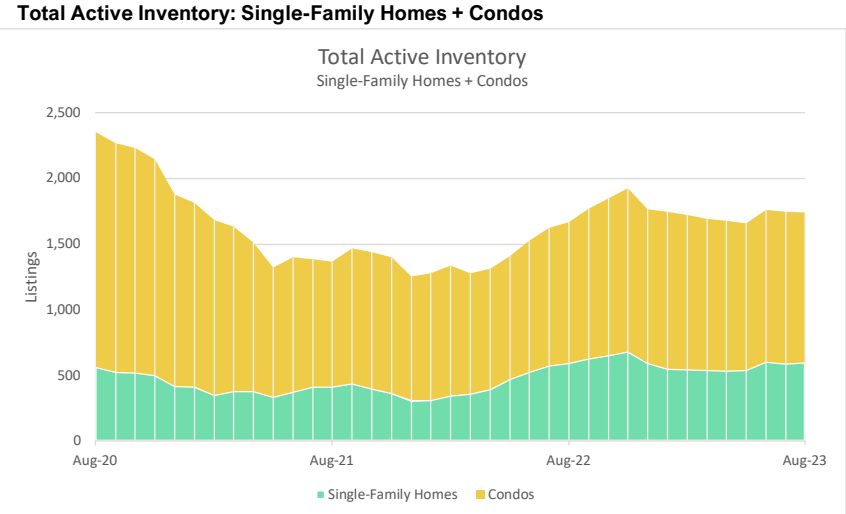
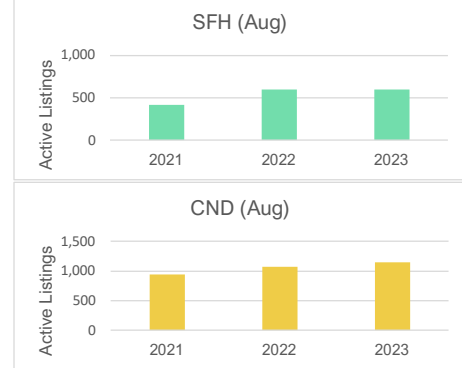
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Aug-23	598	1,146	1,744



August	SFH	YoY %chg	CND	YoY %chg
2021	416	-26.4%	950	-47.0%
2022	596	43.3%	1,073	12.9%
2023	598	0.3%	1,146	6.8%



*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.

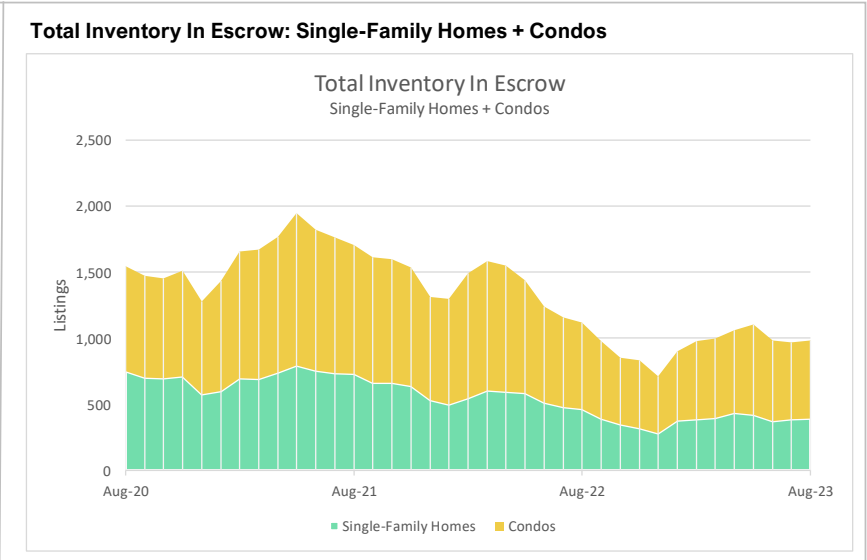
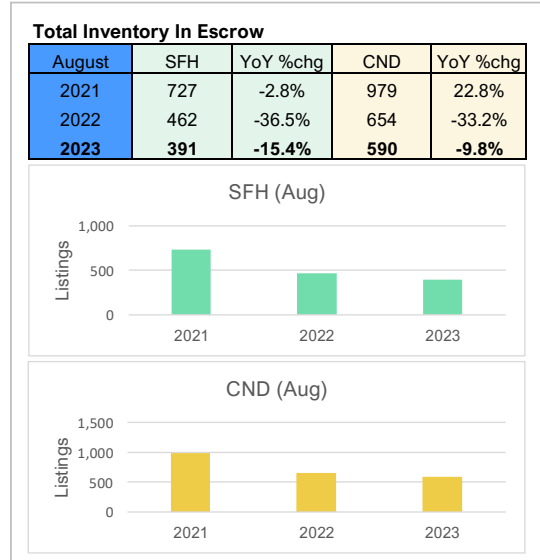
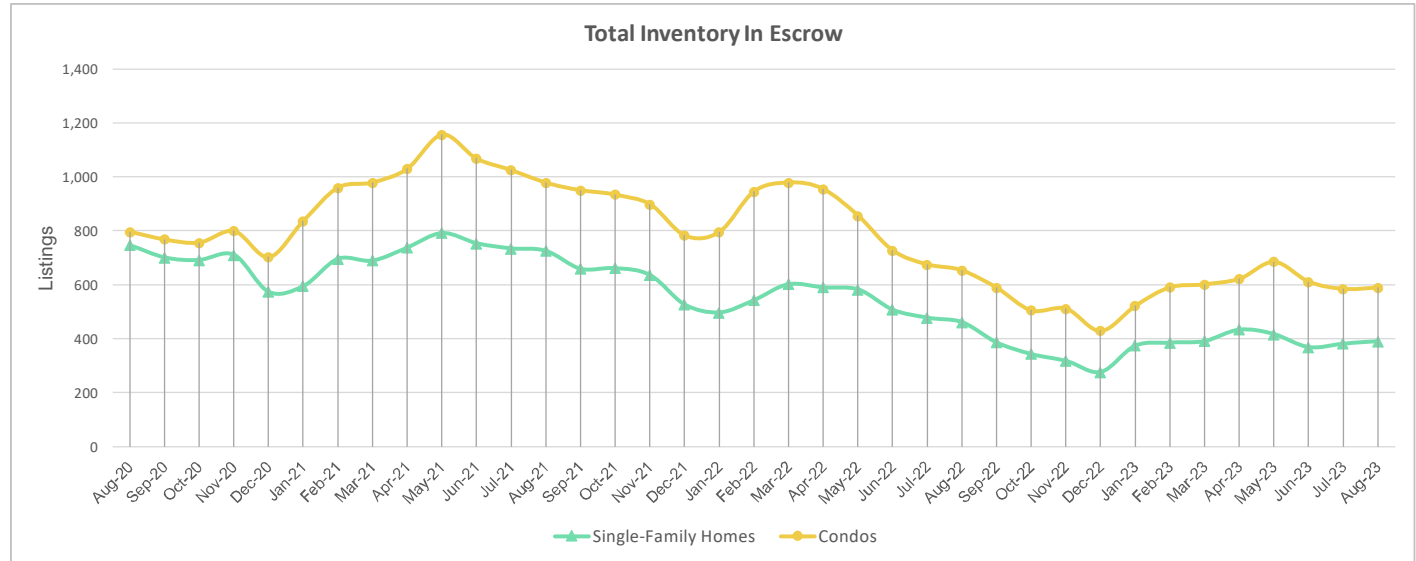
Total Inventory In Escrow*

August 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
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
Aug-23	391	590	981



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

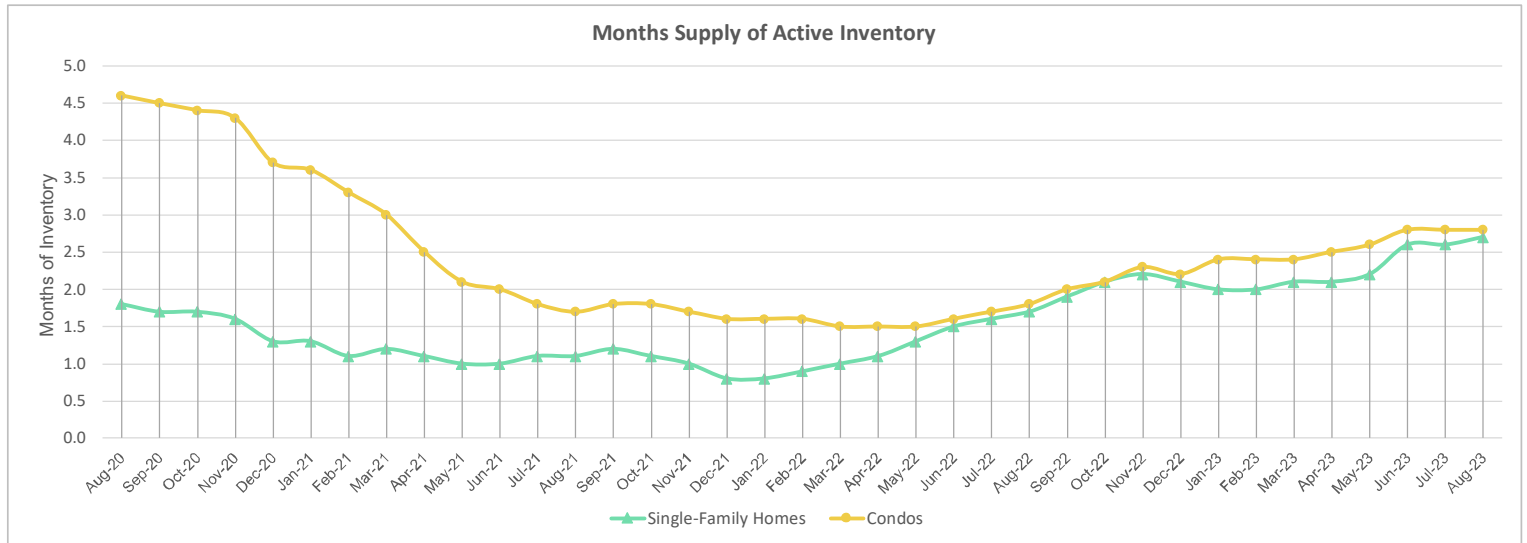
Months Supply of Active Inventory*

August 2023

OAHU, HAWAII

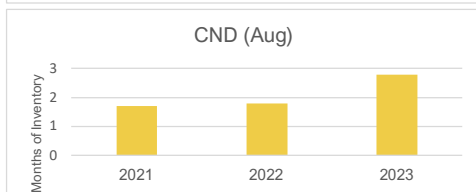
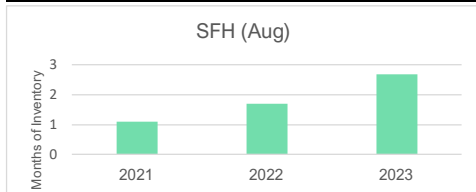
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Aug-23	2.7	2.8

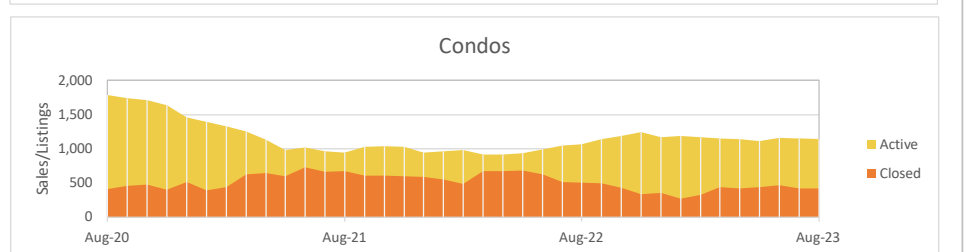
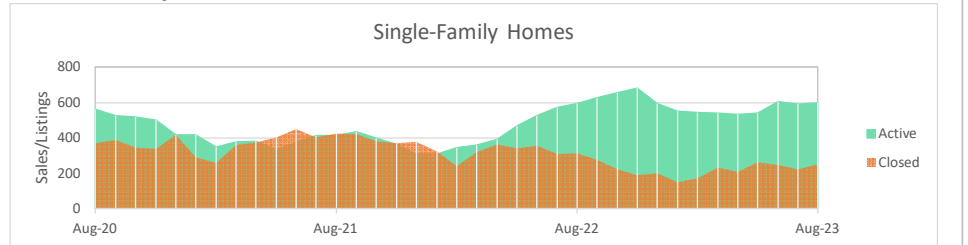


Months Supply of Active Inventory

August	SFH	YoY %chg	CND	YoY %chg
2021	1.1	-38.9%	1.7	-63.0%
2022	1.7	54.5%	1.8	5.9%
2023	2.7	58.8%	2.8	55.6%



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

August 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		
	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg
\$449,999 and below	2	4	-50.0%	54	10	440.0%	98.7%	102.9%	-4.1%	1	1	0.0%	3	3	0.0%	4	3	33.3%	5	8	-37.5%	2.0	1.0	100.0%
\$450,000 - \$599,999	6	8	-25.0%	38	14	171.4%	93.0%	97.8%	-4.9%	5	4	25.0%	8	5	60.0%	13	5	160.0%	17	15	13.3%	2.6	0.7	271.4%
\$600,000 - \$699,999	13	8	62.5%	43	16	168.8%	94.6%	98.6%	-4.1%	15	8	87.5%	12	14	-14.3%	31	22	40.9%	17	25	-32.0%	3.1	1.7	82.4%
\$700,000 - \$799,999	21	23	-8.7%	23	22	4.5%	99.2%	99.2%	0.0%	31	28	10.7%	30	31	-3.2%	39	35	11.4%	47	48	-2.1%	2.1	1.3	61.5%
\$800,000 - \$899,999	35	30	16.7%	19	16	18.8%	100.0%	99.5%	0.5%	43	56	-23.2%	36	48	-25.0%	69	76	-9.2%	53	65	-18.5%	2.1	1.8	16.7%
\$900,000 - \$999,999	36	46	-21.7%	26	14	85.7%	98.4%	100.0%	-1.6%	41	52	-21.2%	29	39	-25.6%	58	52	11.5%	43	60	-28.3%	2.1	1.0	110.0%
\$1,000,000 - \$1,499,999	75	114	-34.2%	13	12	8.3%	100.0%	100.0%	0.0%	99	119	-16.8%	92	107	-14.0%	146	158	-7.6%	130	148	-12.2%	2.0	1.3	53.8%
\$1,500,000 - 1,999,999	32	44	-27.3%	14	14	0.0%	100.3%	98.9%	1.4%	50	54	-7.4%	29	29	0.0%	92	78	17.9%	40	43	-7.0%	3.7	1.8	105.6%
\$2,000,000 - \$2,999,999	17	25	-32.0%	10	12	-16.7%	100.0%	100.0%	0.0%	24	40	-40.0%	14	27	-48.1%	57	68	-16.2%	20	33	-39.4%	4.1	3.1	32.3%
\$3,000,000 and above	15	12	25.0%	62	20	210.0%	96.0%	98.9%	-2.9%	21	19	10.5%	14	9	55.6%	89	99	-10.1%	19	17	11.8%	9.9	5.8	70.7%
All Single-Family Homes	252	314	-19.7%	18	13	38.5%	99.1%	100.0%	-0.9%	330	381	-13.4%	267	312	-14.4%	598	596	0.3%	391	462	-15.4%	2.7	1.7	58.8%

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		
	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg	Aug-23	Aug-22	%chg
\$149,999 and below	14	23	-39.1%	78	46	69.6%	84.9%	94.0%	-9.7%	8	9	-11.1%	14	12	16.7%	44	17	158.8%	19	20	-5.0%	3.1	1.0	210.0%
\$150,000 - \$299,999	44	63	-30.2%	13	14	-7.1%	99.8%	98.5%	1.3%	65	71	-8.5%	48	60	-20.0%	126	159	-20.8%	81	86	-5.8%	2.6	2.1	23.8%
\$300,000 - \$399,999	62	75	-17.3%	17	11	54.5%	100.0%	100.0%	0.0%	81	97	-16.5%	58	84	-31.0%	139	115	20.9%	81	111	-27.0%	2.1	1.3	61.5%
\$400,000 - \$499,999	75	97	-22.7%	14	14	0.0%	100.0%	100.0%	0.0%	105	100	5.0%	75	82	-8.5%	148	128	15.6%	103	115	-10.4%	2.1	1.2	75.0%
\$500,000 - \$599,999	76	83	-8.4%	19	11	72.7%	100.0%	100.0%	0.0%	94	76	23.7%	72	55	30.9%	132	98	34.7%	90	80	12.5%	2.2	1.1	100.0%
\$600,000 - \$699,999	55	61	-9.8%	18	11	63.6%	99.2%	100.0%	-0.8%	63	74	-14.9%	43	52	-17.3%	111	98	13.3%	62	66	-6.1%	2.3	1.5	53.3%
\$700,000 - \$999,999	63	74	-14.9%	23	12	91.7%	100.0%	100.0%	0.0%	78	117	-33.3%	73	86	-15.1%	198	219	-9.6%	99	121	-18.2%	3.1	2.1	47.6%
\$1,000,000 - \$1,499,999	18	23	-21.7%	17	27	-37.0%	97.8%	98.0%	-0.2%	30	33	-9.1%	25	25	0.0%	103	111	-7.2%	35	28	25.0%	5.2	3.6	44.4%
\$1,500,000 - \$1,999,999	8	4	100.0%	33	24	37.5%	93.2%	95.8%	-2.7%	11	10	10.0%	10	8	25.0%	58	59	-1.7%	10	12	-16.7%	7.3	6.6	10.6%
\$2,000,000 and above	7	5	40.0%	35	80	-56.3%	96.6%	99.6%	-3.0%	14	21	-33.3%	7	11	-36.4%	87	69	26.1%	10	15	-33.3%	10.9	7.7	41.6%
All Condos	422	508	-16.9%	18	13	38.5%	99.6%	100.0%	-0.4%	549	608	-9.7%	425	475	-10.5%	1,146	1,073	6.8%	590	654	-9.8%	2.8	1.8	55.6%

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

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Closed Sales by Price Range: Single-Family Homes

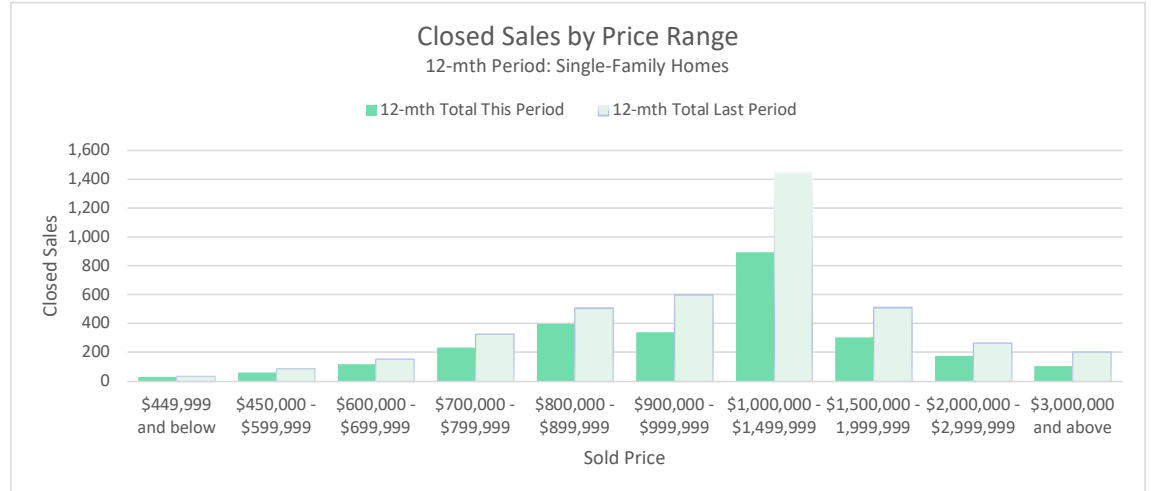
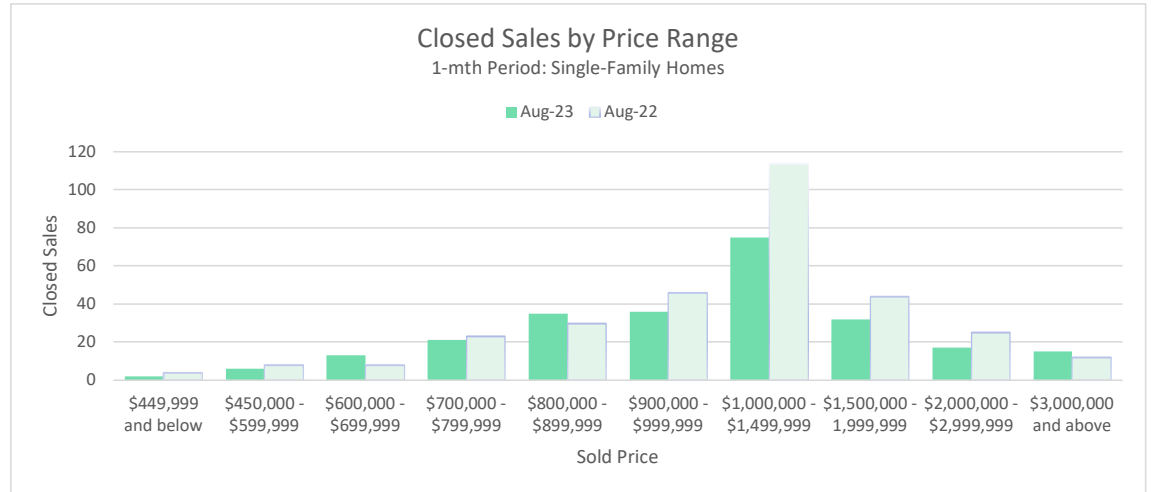
August 2023

OAHU, HAWAII

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

Single-Family Homes	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	4	-50.0%	28	33	-15.2%
\$450,000 - \$599,999	6	8	-25.0%	58	86	-32.6%
\$600,000 - \$699,999	13	8	62.5%	118	151	-21.9%
\$700,000 - \$799,999	21	23	-8.7%	233	327	-28.7%
\$800,000 - \$899,999	35	30	16.7%	398	508	-21.7%
\$900,000 - \$999,999	36	46	-21.7%	338	602	-43.9%
\$1,000,000 - \$1,499,999	75	114	-34.2%	892	1,449	-38.4%
\$1,500,000 - 1,999,999	32	44	-27.3%	305	514	-40.7%
\$2,000,000 - \$2,999,999	17	25	-32.0%	173	264	-34.5%
\$3,000,000 and above	15	12	25.0%	104	200	-48.0%
All Single-Family Homes	252	314	-19.7%	2,647	4,134	-36.0%

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.



Closed Sales by Price Range: Condos

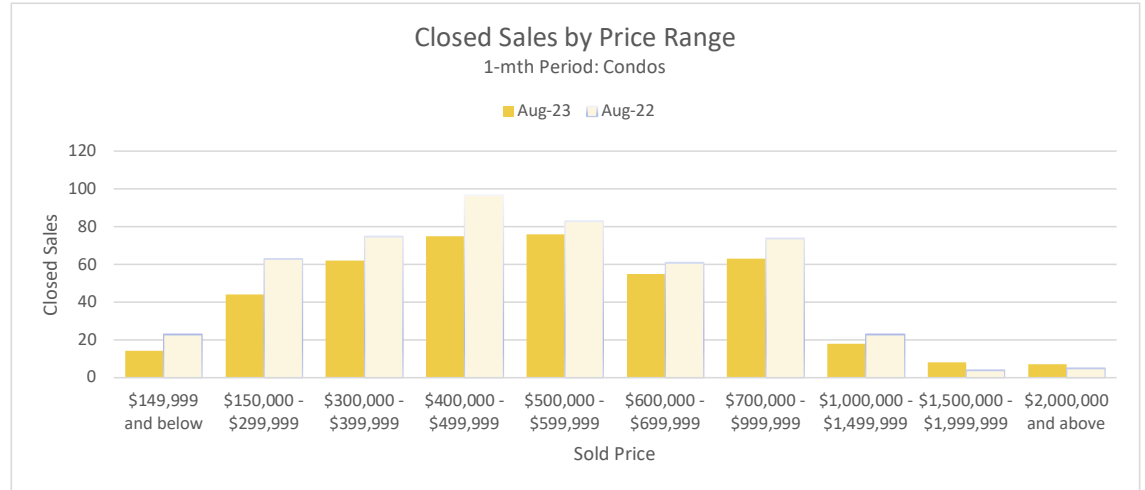
August 2023

OAHU, HAWAII

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

Condos	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	23	-39.1%	162	209	-22.5%
\$150,000 - \$299,999	44	63	-30.2%	589	922	-36.1%
\$300,000 - \$399,999	62	75	-17.3%	796	1,078	-26.2%
\$400,000 - \$499,999	75	97	-22.7%	831	1,272	-34.7%
\$500,000 - \$599,999	76	83	-8.4%	716	1,076	-33.5%
\$600,000 - \$699,999	55	61	-9.8%	574	783	-26.7%
\$700,000 - \$999,999	63	74	-14.9%	752	1,223	-38.5%
\$1,000,000 - \$1,499,999	18	23	-21.7%	239	367	-34.9%
\$1,500,000 - \$1,999,999	8	4	100.0%	91	104	-12.5%
\$2,000,000 and above	7	5	40.0%	97	108	-10.2%
All Condos	422	508	-16.9%	4,847	7,142	-32.1%

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.



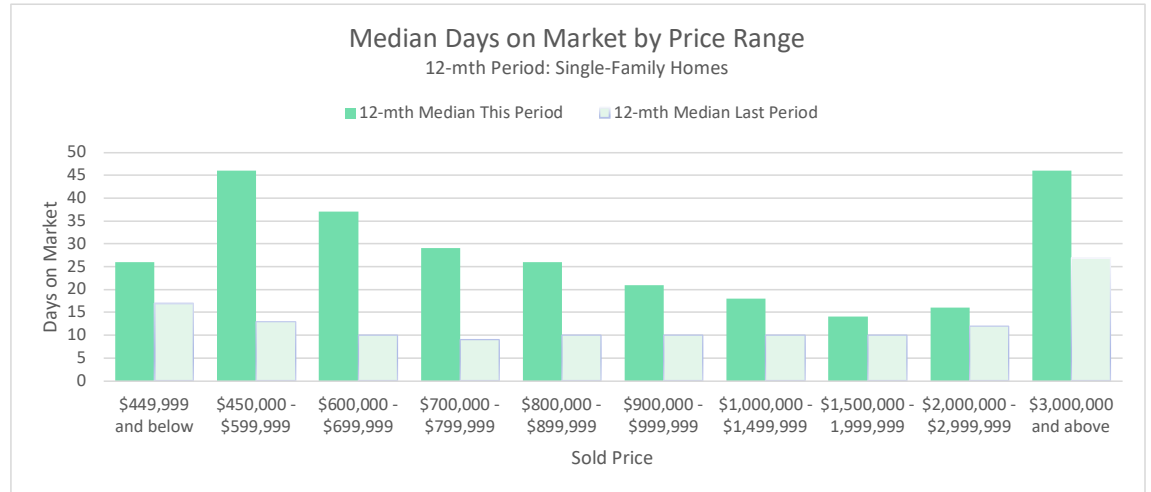
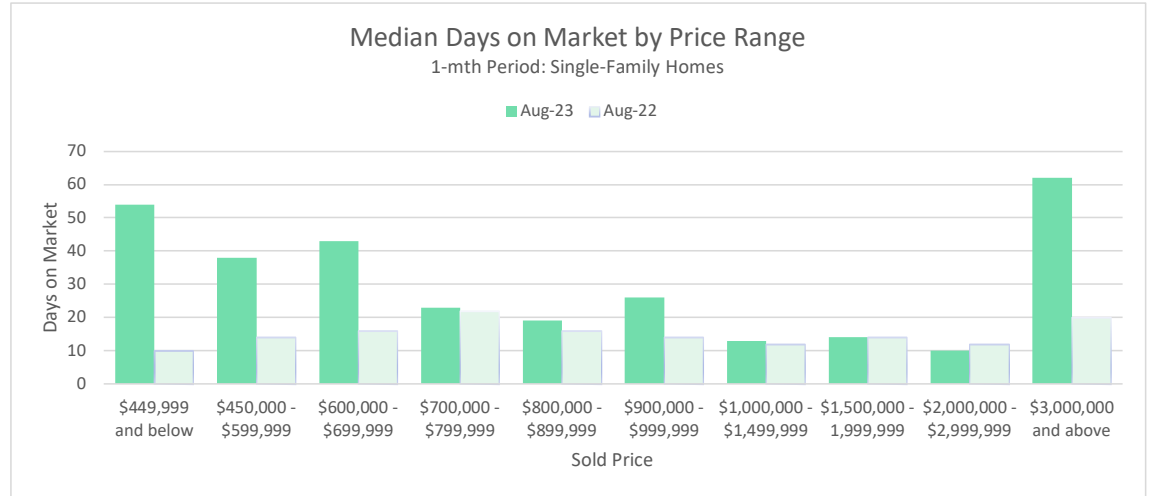
Median Days on Market by Price Range: Single-Family Homes

August 2023

OAHU, HAWAII

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

Single-Family Homes	Aug-23	Aug-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	54	10	440.0%	26	17	52.9%
\$450,000 - \$599,999	38	14	171.4%	46	13	253.8%
\$600,000 - \$699,999	43	16	168.8%	37	10	270.0%
\$700,000 - \$799,999	23	22	4.5%	29	9	222.2%
\$800,000 - \$899,999	19	16	18.8%	26	10	160.0%
\$900,000 - \$999,999	26	14	85.7%	21	10	110.0%
\$1,000,000 - \$1,499,999	13	12	8.3%	18	10	80.0%
\$1,500,000 - 1,999,999	14	14	0.0%	14	10	40.0%
\$2,000,000 - \$2,999,999	10	12	-16.7%	16	12	33.3%
\$3,000,000 and above	62	20	210.0%	46	27	70.4%
All Single-Family Homes	18	13	38.5%	21	10	110.0%



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.

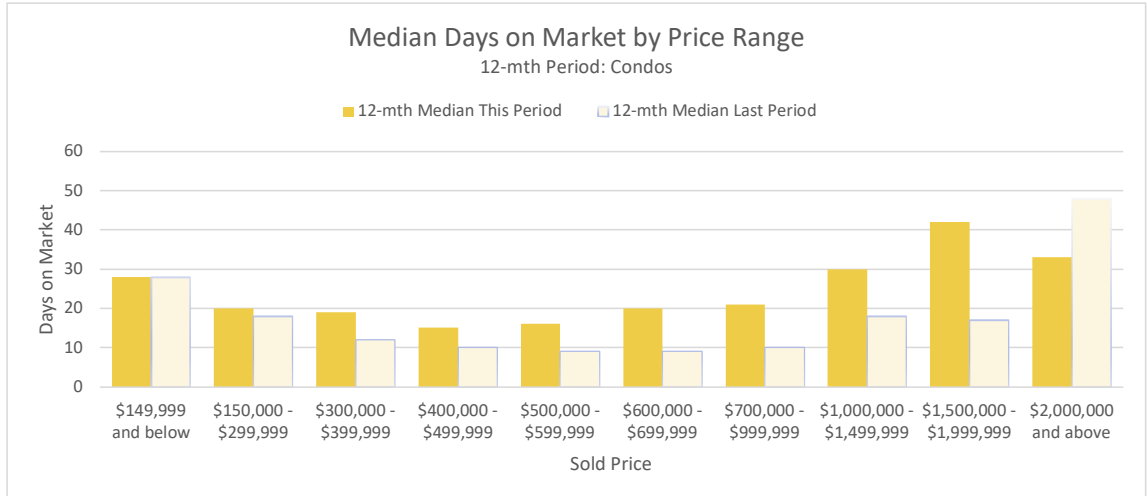
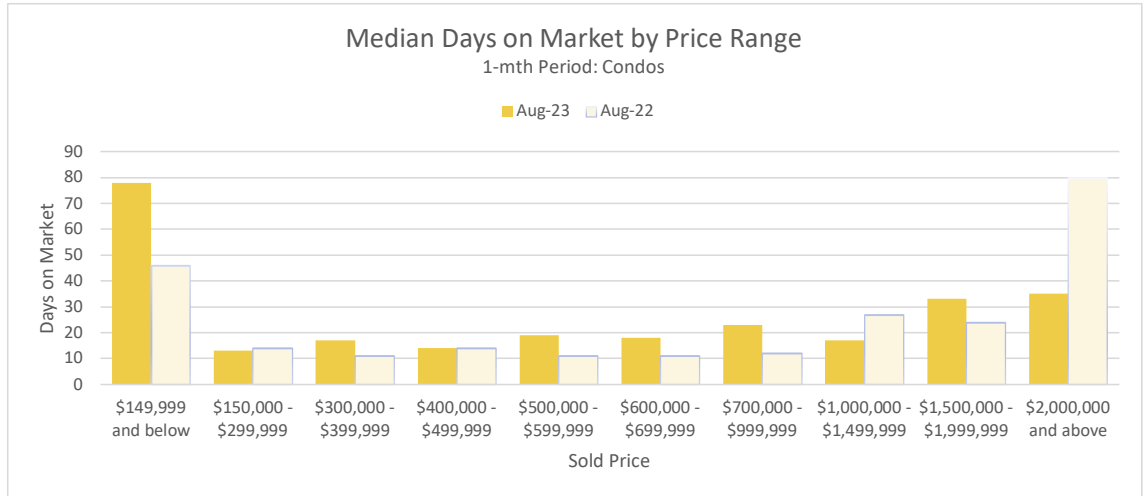
Median Days on Market by Price Range: Condos

August 2023

OAHU, HAWAII

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

Condos	Aug-23	Aug-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	78	46	69.6%	28	28	0.0%
\$150,000 - \$299,999	13	14	-7.1%	20	18	11.1%
\$300,000 - \$399,999	17	11	54.5%	19	12	58.3%
\$400,000 - \$499,999	14	14	0.0%	15	10	50.0%
\$500,000 - \$599,999	19	11	72.7%	16	9	77.8%
\$600,000 - \$699,999	18	11	63.6%	20	9	122.2%
\$700,000 - \$999,999	23	12	91.7%	21	10	110.0%
\$1,000,000 - \$1,499,999	17	27	-37.0%	30	18	66.7%
\$1,500,000 - \$1,999,999	33	24	37.5%	42	17	147.1%
\$2,000,000 and above	35	80	-56.3%	33	48	-31.3%
All Condos	18	13	38.5%	19	11	72.7%



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.

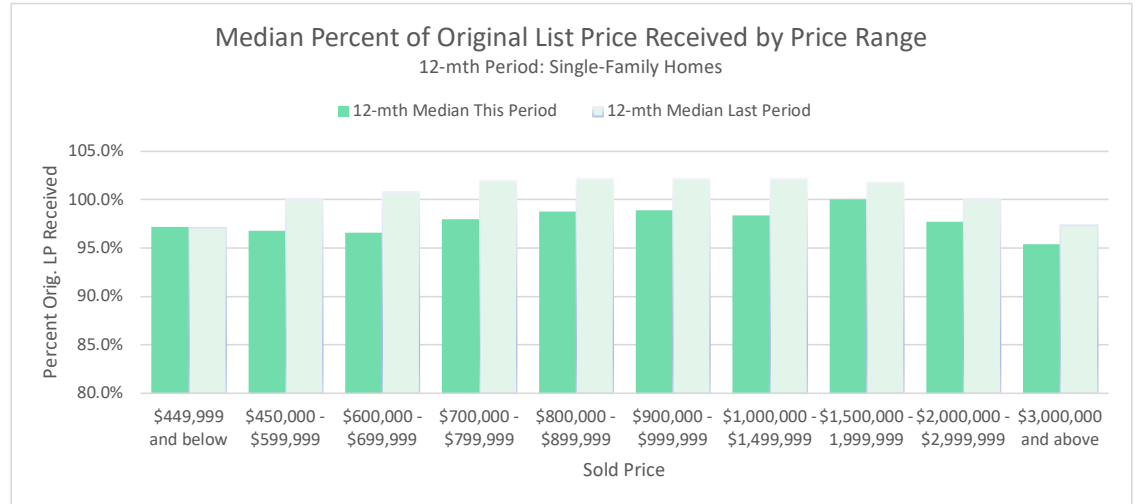
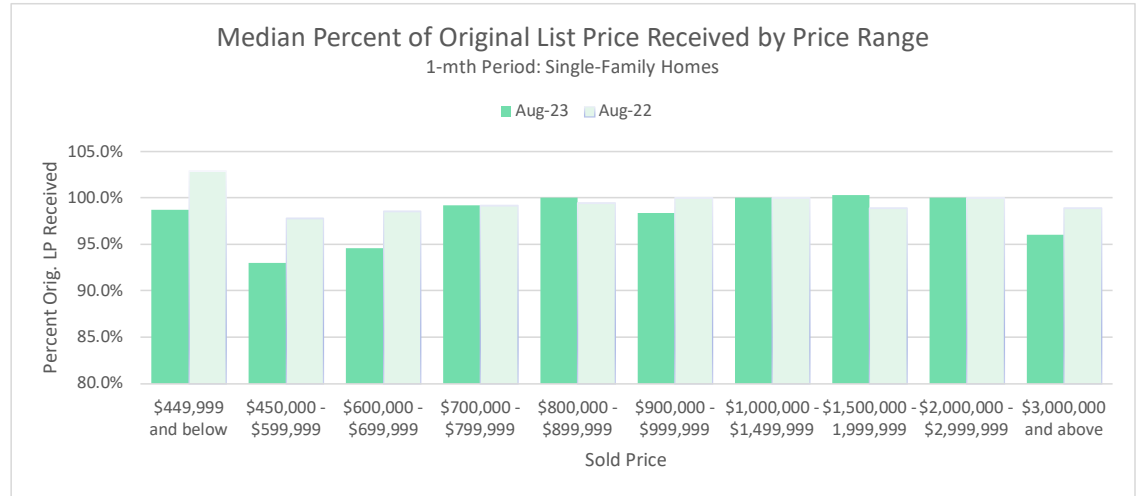
Median Percent of Original List Price Received by Price Range: Single-Family Homes

August 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	Aug-23	Aug-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	98.7%	102.9%	-4.1%	97.2%	97.1%	0.1%
\$450,000 - \$599,999	93.0%	97.8%	-4.9%	96.8%	100.0%	-3.2%
\$600,000 - \$699,999	94.6%	98.6%	-4.1%	96.6%	100.8%	-4.2%
\$700,000 - \$799,999	99.2%	99.2%	0.0%	98.0%	102.0%	-3.9%
\$800,000 - \$899,999	100.0%	99.5%	0.5%	98.8%	102.2%	-3.3%
\$900,000 - \$999,999	98.4%	100.0%	-1.6%	98.9%	102.2%	-3.2%
\$1,000,000 - \$1,499,999	100.0%	100.0%	0.0%	98.4%	102.2%	-3.7%
\$1,500,000 - 1,999,999	100.3%	98.9%	1.4%	100.0%	101.8%	-1.8%
\$2,000,000 - \$2,999,999	100.0%	100.0%	0.0%	97.7%	100.0%	-2.3%
\$3,000,000 and above	96.0%	98.9%	-2.9%	95.4%	97.4%	-2.1%
All Single-Family Homes	99.1%	100.0%	-0.9%	98.4%	101.6%	-3.1%



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.

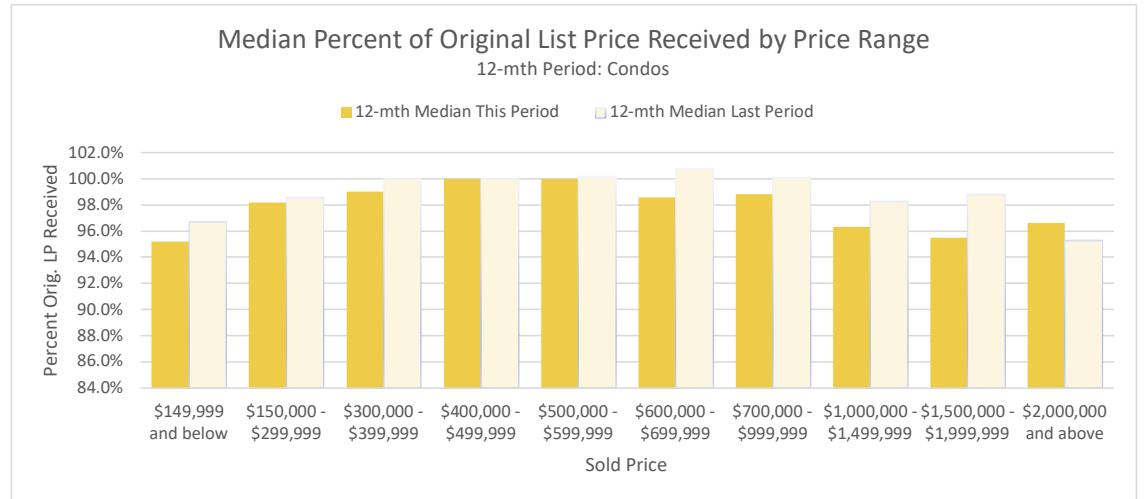
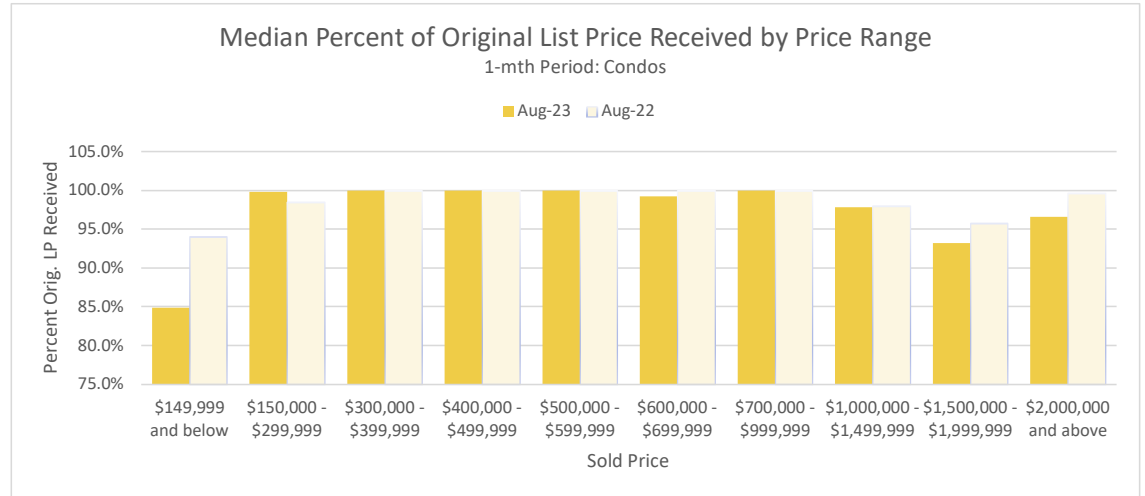
Median Percent of Original List Price Received by Price Range: Condos

August 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	Aug-23	Aug-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	84.9%	94.0%	-9.7%	95.2%	96.7%	-1.6%
\$150,000 - \$299,999	99.8%	98.5%	1.3%	98.2%	98.6%	-0.4%
\$300,000 - \$399,999	100.0%	100.0%	0.0%	99.0%	100.0%	-1.0%
\$400,000 - \$499,999	100.0%	100.0%	0.0%	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	99.2%	100.0%	-0.8%	98.6%	100.8%	-2.2%
\$700,000 - \$999,999	100.0%	100.0%	0.0%	98.8%	100.1%	-1.3%
\$1,000,000 - \$1,499,999	97.8%	98.0%	-0.2%	96.3%	98.3%	-2.0%
\$1,500,000 - \$1,999,999	93.2%	95.8%	-2.7%	95.5%	98.8%	-3.3%
\$2,000,000 and above	96.6%	99.6%	-3.0%	96.6%	95.3%	1.4%
All Condos	99.6%	100.0%	-0.4%	98.8%	100.0%	-1.2%



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.

New Listings by Price Range: Single-Family Homes

August 2023

OAHU, HAWAII

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

Single-Family Homes	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	1	0.0%	21	29	-27.6%
\$450,000 - \$599,999	5	4	25.0%	79	91	-13.2%
\$600,000 - \$699,999	15	8	87.5%	139	187	-25.7%
\$700,000 - \$799,999	31	28	10.7%	269	382	-29.6%
\$800,000 - \$899,999	43	56	-23.2%	456	597	-23.6%
\$900,000 - \$999,999	41	52	-21.2%	432	659	-34.4%
\$1,000,000 - \$1,499,999	99	119	-16.8%	1,023	1,420	-28.0%
\$1,500,000 - 1,999,999	50	54	-7.4%	466	532	-12.4%
\$2,000,000 - \$2,999,999	24	40	-40.0%	241	331	-27.2%
\$3,000,000 and above	21	19	10.5%	240	289	-17.0%
All Single-Family Homes	330	381	-13.4%	3,366	4,517	-25.5%

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.



New Listings by Price Range: Condos

August 2023

OAHU, HAWAII

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

Condos	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	8	9	-11.1%	193	198	-2.5%
\$150,000 - \$299,999	65	71	-8.5%	714	1,038	-31.2%
\$300,000 - \$399,999	81	97	-16.5%	938	1,216	-22.9%
\$400,000 - \$499,999	105	100	5.0%	1,010	1,386	-27.1%
\$500,000 - \$599,999	94	76	23.7%	909	1,132	-19.7%
\$600,000 - \$699,999	63	74	-14.9%	733	903	-18.8%
\$700,000 - \$999,999	78	117	-33.3%	986	1,362	-27.6%
\$1,000,000 - \$1,499,999	30	33	-9.1%	388	455	-14.7%
\$1,500,000 - \$1,999,999	11	10	10.0%	190	181	5.0%
\$2,000,000 and above	14	21	-33.3%	204	188	8.5%
All Condos	549	608	-9.7%	6,265	8,059	-22.3%



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: Single-Family Homes

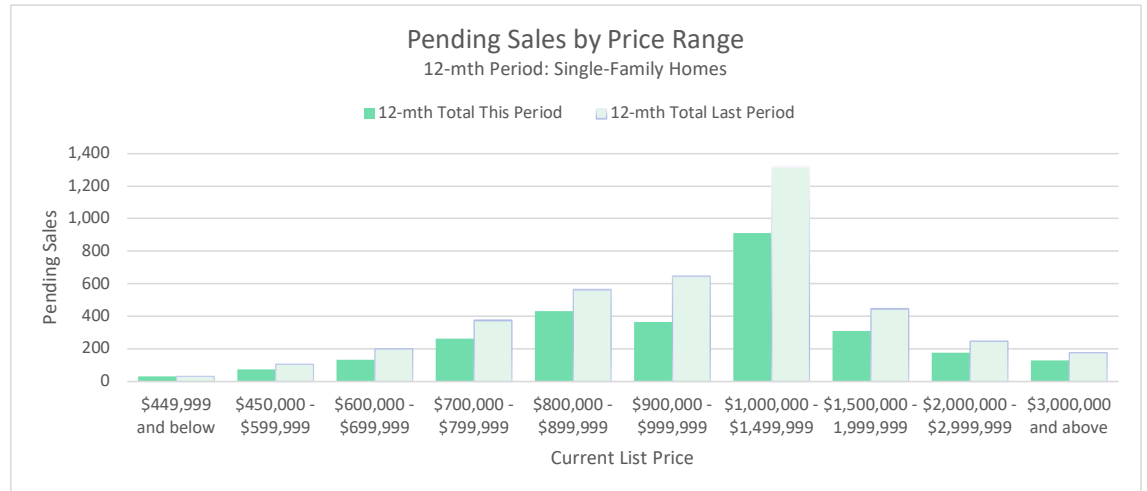
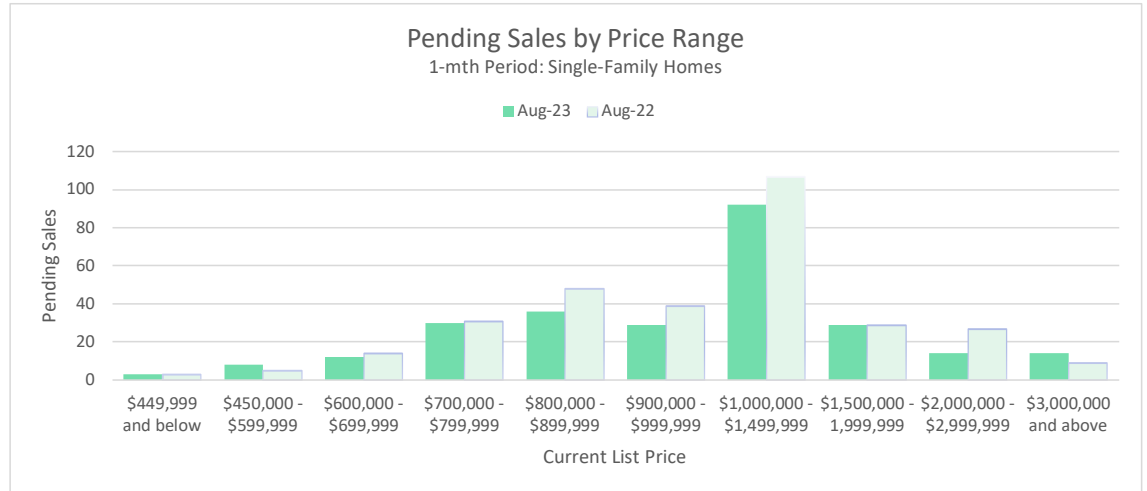
August 2023

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	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	3	0.0%	29	31	-6.5%
\$450,000 - \$599,999	8	5	60.0%	71	103	-31.1%
\$600,000 - \$699,999	12	14	-14.3%	130	198	-34.3%
\$700,000 - \$799,999	30	31	-3.2%	261	375	-30.4%
\$800,000 - \$899,999	36	48	-25.0%	431	565	-23.7%
\$900,000 - \$999,999	29	39	-25.6%	362	646	-44.0%
\$1,000,000 - \$1,499,999	92	107	-14.0%	910	1,320	-31.1%
\$1,500,000 - 1,999,999	29	29	0.0%	308	446	-30.9%
\$2,000,000 - \$2,999,999	14	27	-48.1%	174	245	-29.0%
\$3,000,000 and above	14	9	55.6%	128	174	-26.4%
All Single-Family Homes	267	312	-14.4%	2,804	4,103	-31.7%

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.



Pending Sales by Price Range: Condos

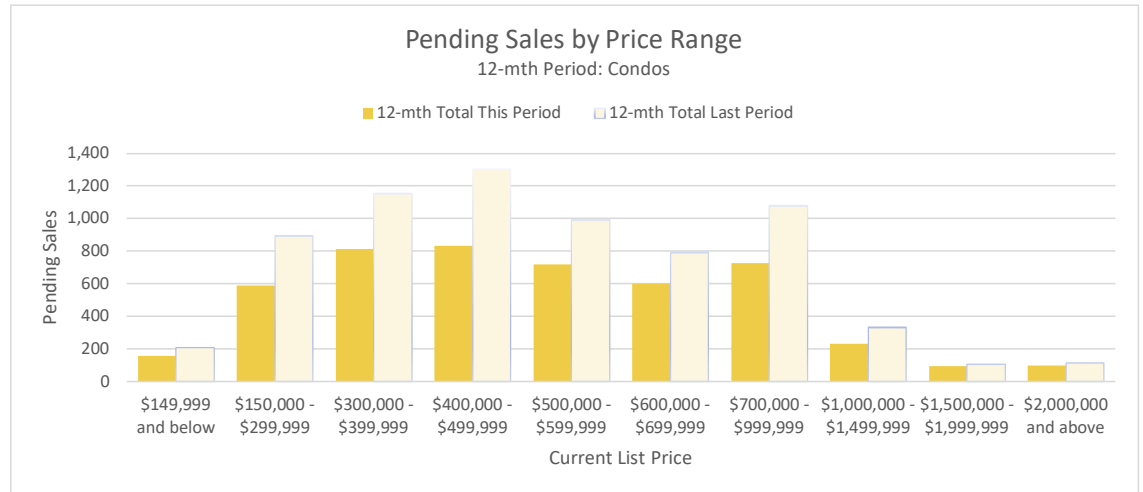
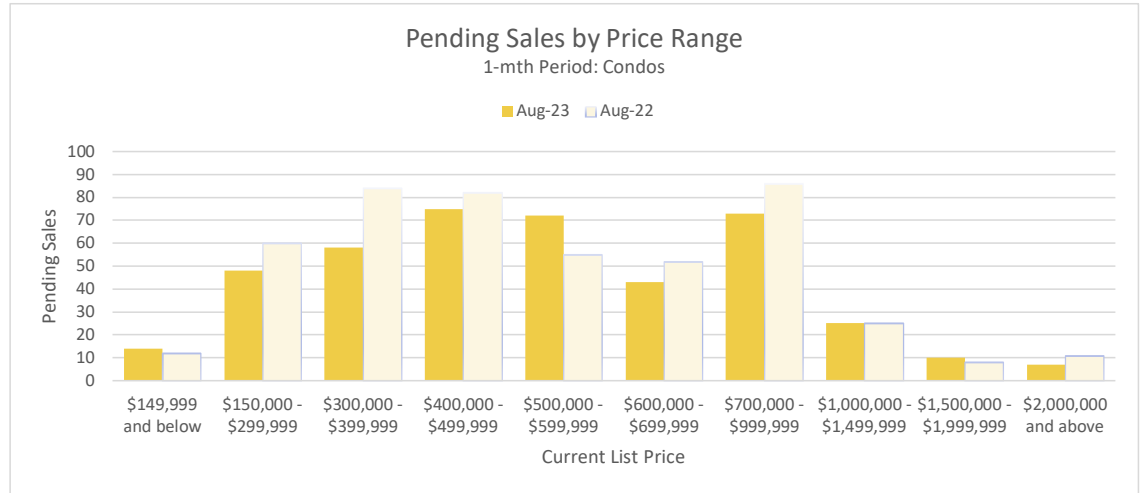
August 2023

OAHU, HAWAII

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

Condos	Aug-23	Aug-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	12	16.7%	156	208	-25.0%
\$150,000 - \$299,999	48	60	-20.0%	589	896	-34.3%
\$300,000 - \$399,999	58	84	-31.0%	811	1,152	-29.6%
\$400,000 - \$499,999	75	82	-8.5%	830	1,302	-36.3%
\$500,000 - \$599,999	72	55	30.9%	718	992	-27.6%
\$600,000 - \$699,999	43	52	-17.3%	602	792	-24.0%
\$700,000 - \$999,999	73	86	-15.1%	724	1,078	-32.8%
\$1,000,000 - \$1,499,999	25	25	0.0%	233	333	-30.0%
\$1,500,000 - \$1,999,999	10	8	25.0%	94	107	-12.1%
\$2,000,000 and above	7	11	-36.4%	96	115	-16.5%
All Condos	425	475	-10.5%	4,853	6,975	-30.4%

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.



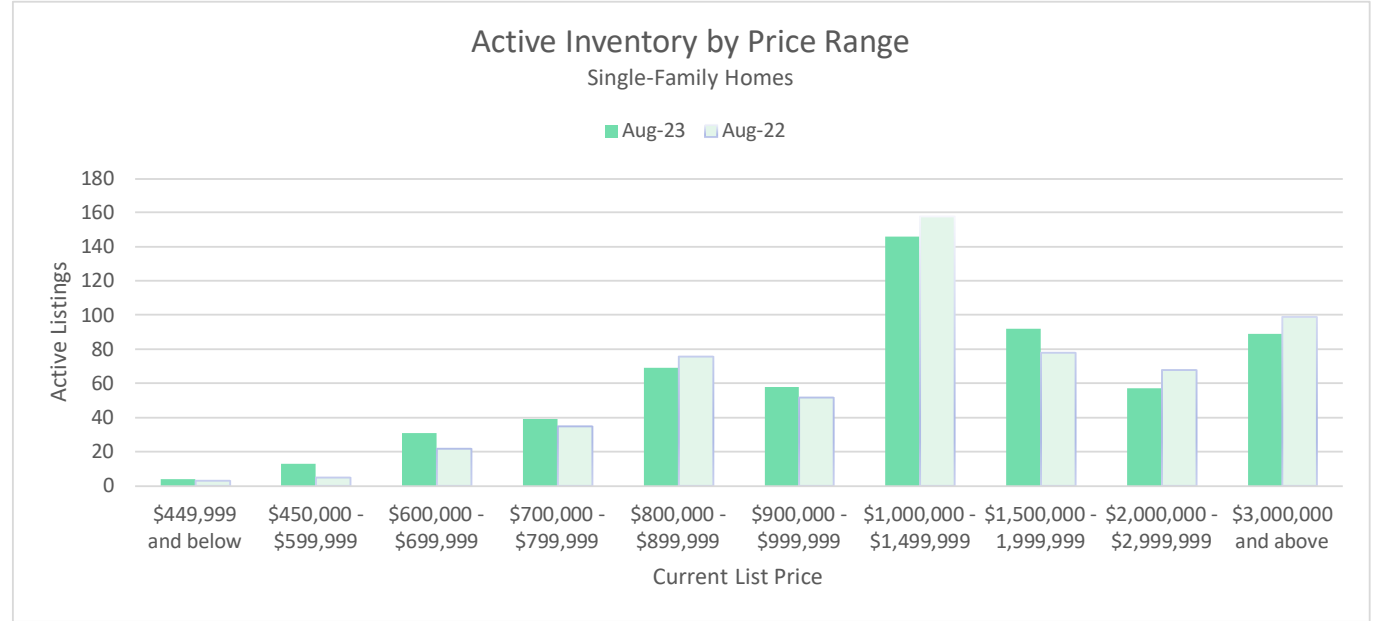
Active Inventory* by Price Range: Single-Family Homes

August 2023

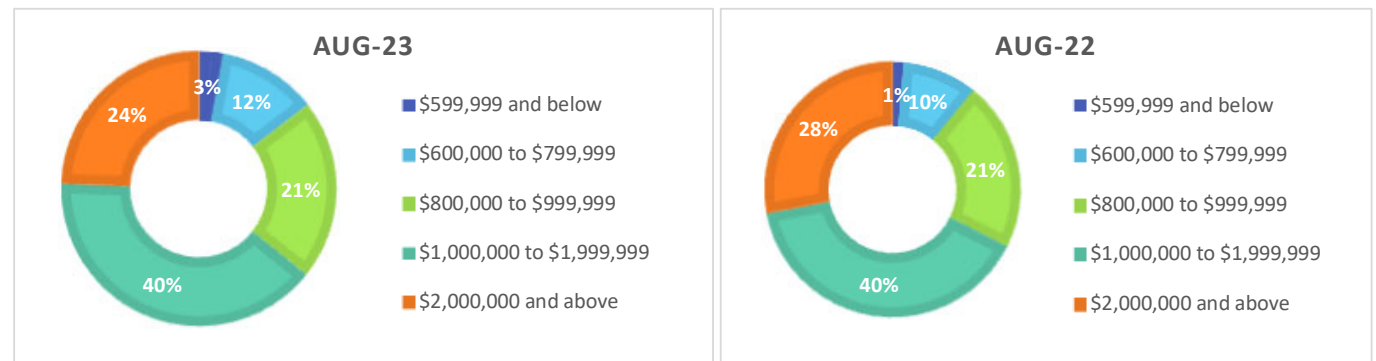
OAHU, HAWAII

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

Single-Family Homes	Aug-23	Aug-22	YOY chg
\$449,999 and below	4	3	33.3%
\$450,000 - \$599,999	13	5	160.0%
\$600,000 - \$699,999	31	22	40.9%
\$700,000 - \$799,999	39	35	11.4%
\$800,000 - \$899,999	69	76	-9.2%
\$900,000 - \$999,999	58	52	11.5%
\$1,000,000 - \$1,499,999	146	158	-7.6%
\$1,500,000 - 1,999,999	92	78	17.9%
\$2,000,000 - \$2,999,999	57	68	-16.2%
\$3,000,000 and above	89	99	-10.1%
All Single-Family Homes	598	596	0.3%



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.

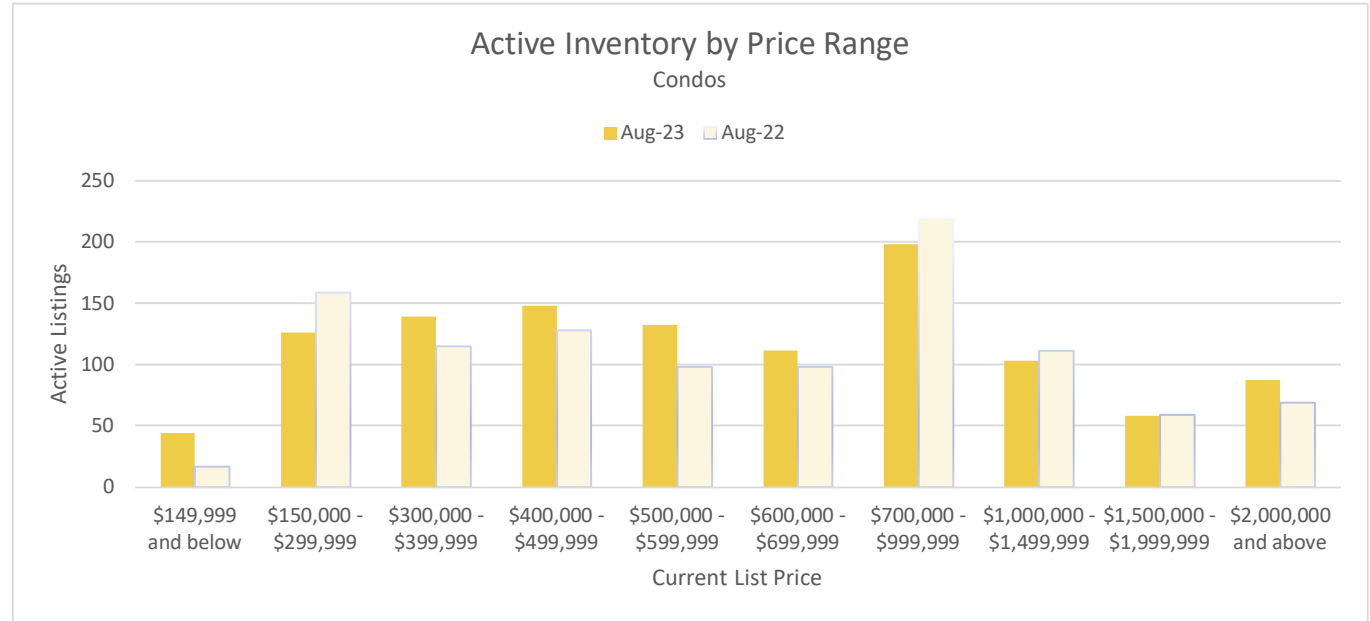
Active Inventory* by Price Range: Condos

August 2023

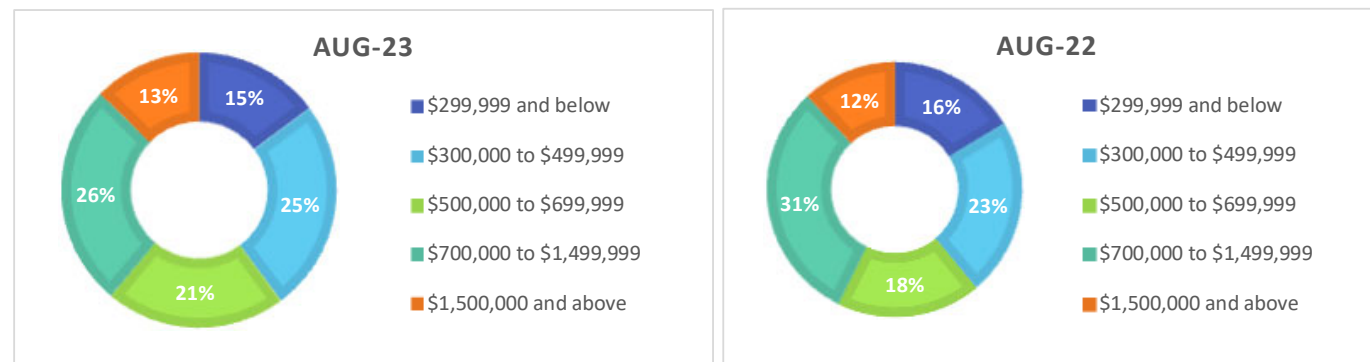
OAHU, HAWAII

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

Condos	Aug-23	Aug-22	YOY chg
\$149,999 and below	44	17	158.8%
\$150,000 - \$299,999	126	159	-20.8%
\$300,000 - \$399,999	139	115	20.9%
\$400,000 - \$499,999	148	128	15.6%
\$500,000 - \$599,999	132	98	34.7%
\$600,000 - \$699,999	111	98	13.3%
\$700,000 - \$999,999	198	219	-9.6%
\$1,000,000 - \$1,499,999	103	111	-7.2%
\$1,500,000 - \$1,999,999	58	59	-1.7%
\$2,000,000 and above	87	69	26.1%
All Condos	1,146	1,073	6.8%



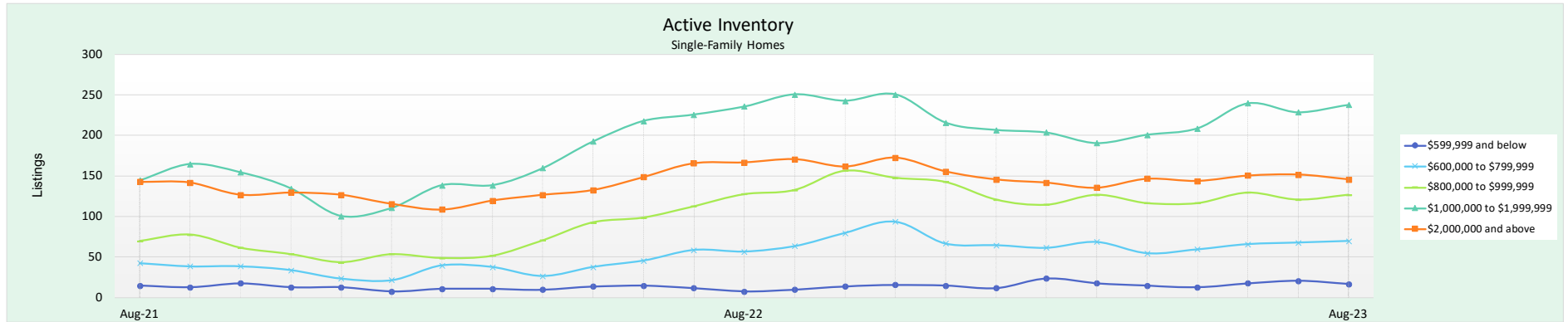
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



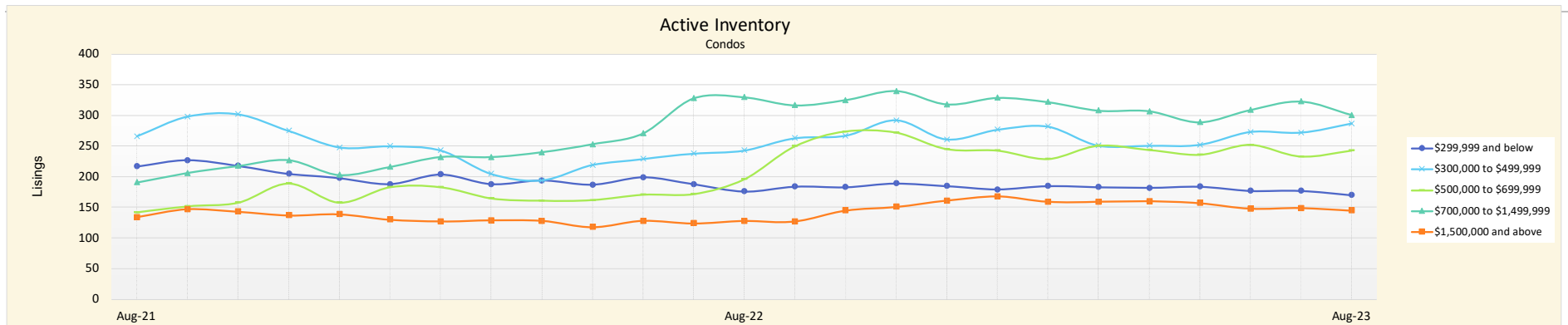
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

August 2023
OAHU, HAWAII



Single-Family Homes	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	A-23
\$599,999 and below	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21	17
\$600,000 to \$799,999	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68	70
\$800,000 to \$999,999	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121	127
\$1,000,000 to \$1,999,999	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229	238
\$2,000,000 and above	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152	146
Total	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535	543	605	591	598



Condos	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	A-23
\$299,999 and below	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177	170
\$300,000 to \$499,999	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272	287
\$500,000 to \$699,999	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233	243
\$700,000 to \$1,499,999	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323	301
\$1,500,000 and above	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149	145
Total	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	1,146

*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.

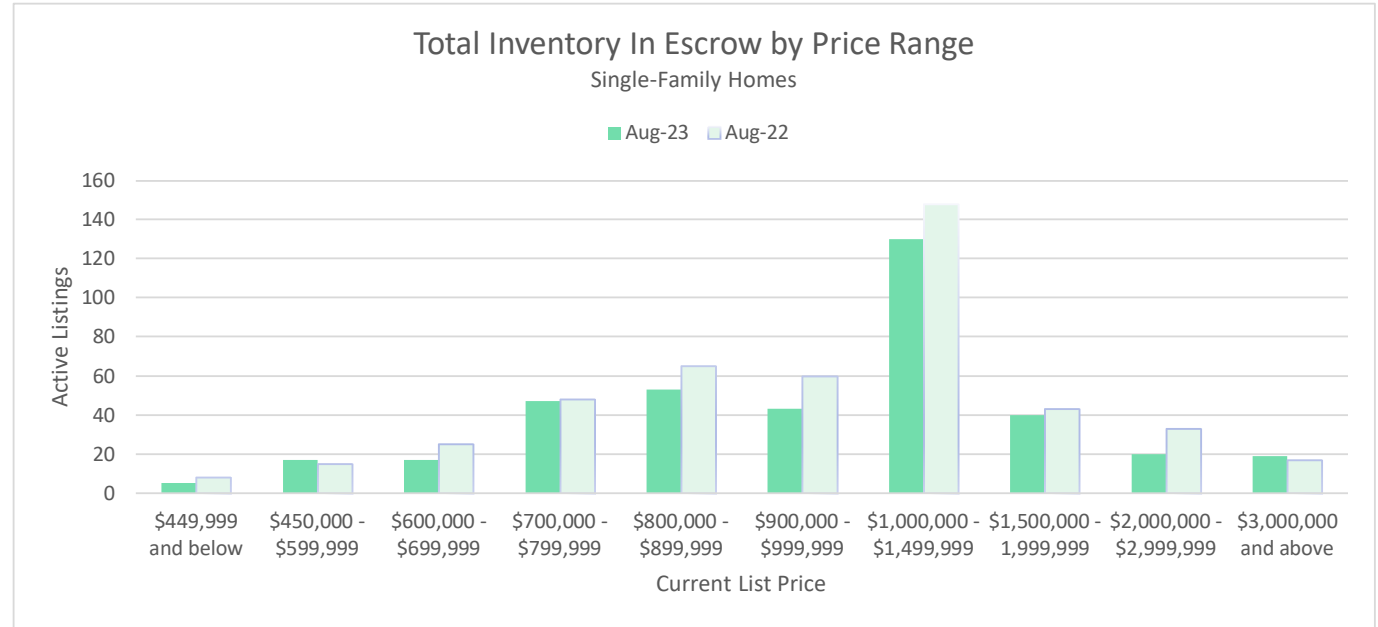
Total Inventory In Escrow* by Price Range: Single-Family Homes

August 2023

OAHU, HAWAII

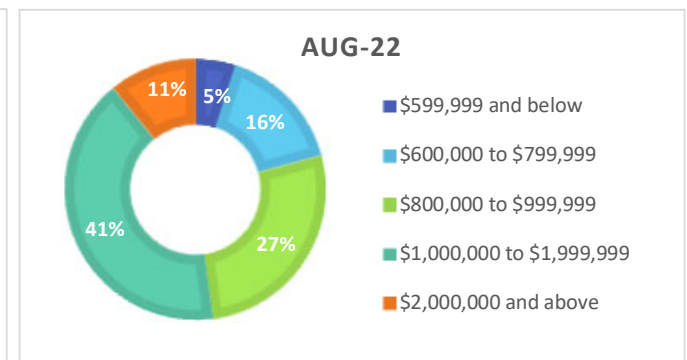
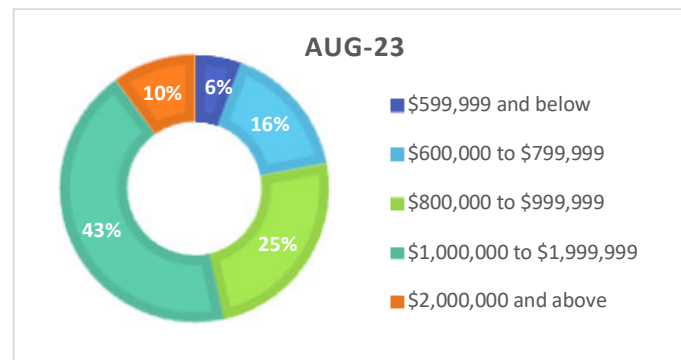
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Aug-23	Aug-22	YOY chg
\$449,999 and below	5	8	-37.5%
\$450,000 - \$599,999	17	15	13.3%
\$600,000 - \$699,999	17	25	-32.0%
\$700,000 - \$799,999	47	48	-2.1%
\$800,000 - \$899,999	53	65	-18.5%
\$900,000 - \$999,999	43	60	-28.3%
\$1,000,000 - \$1,499,999	130	148	-12.2%
\$1,500,000 - 1,999,999	40	43	-7.0%
\$2,000,000 - \$2,999,999	20	33	-39.4%
\$3,000,000 and above	19	17	11.8%
All Single-Family Homes	391	462	-15.4%



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.

Total Inventory In Escrow* by Price Range: Condos

August 2023

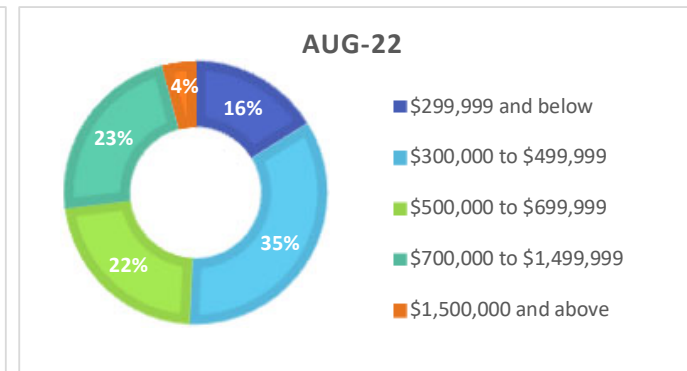
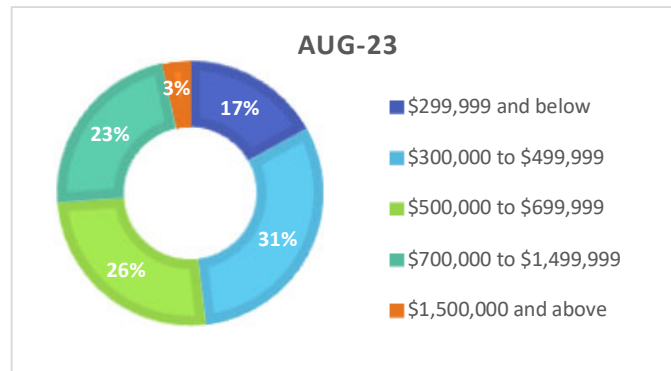
OAHU, HAWAII

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

Condos	Aug-23	Aug-22	YOY chg
\$149,999 and below	19	20	-5.0%
\$150,000 - \$299,999	81	86	-5.8%
\$300,000 - \$399,999	81	111	-27.0%
\$400,000 - \$499,999	103	115	-10.4%
\$500,000 - \$599,999	90	80	12.5%
\$600,000 - \$699,999	62	66	-6.1%
\$700,000 - \$999,999	99	121	-18.2%
\$1,000,000 - \$1,499,999	35	28	25.0%
\$1,500,000 - \$1,999,999	10	12	-16.7%
\$2,000,000 and above	10	15	-33.3%
All Condos	590	654	-9.8%



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.

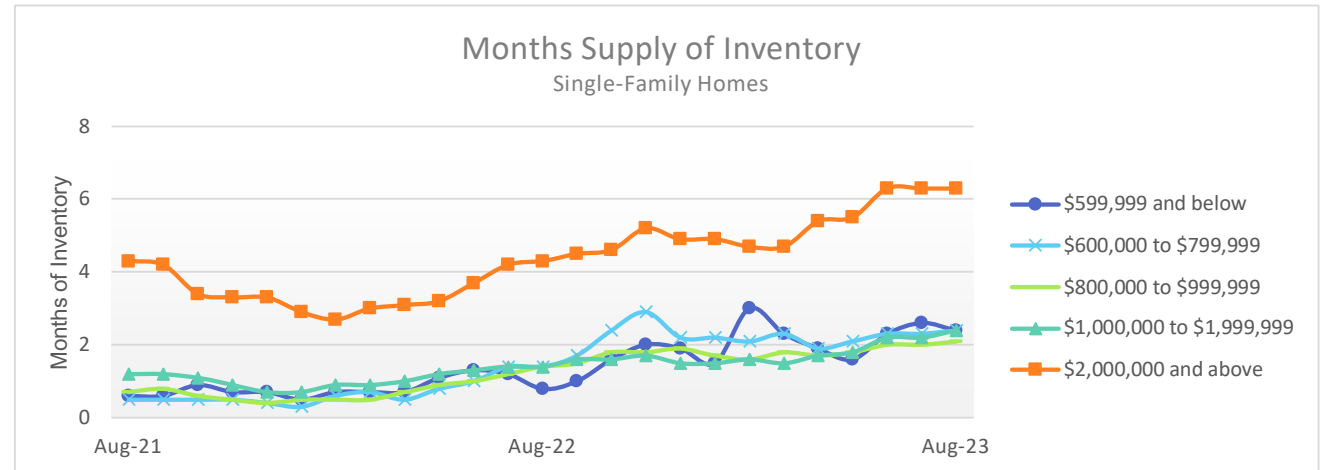
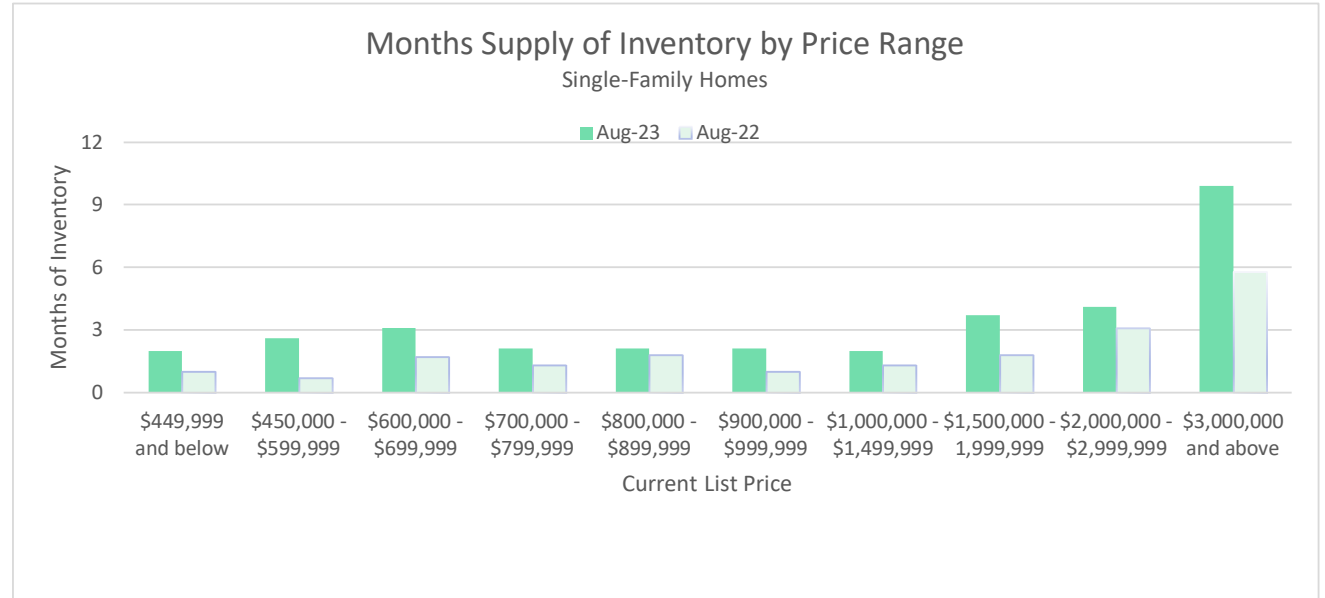
Months Supply of Active Inventory by Price Range: Single-Family Homes

August 2023

OAHU, HAWAII

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

Single-Family Homes	Aug-23	Aug-22	YOY chg
\$449,999 and below	2.0	1.0	100.0%
\$450,000 - \$599,999	2.6	0.7	271.4%
\$600,000 - \$699,999	3.1	1.7	82.4%
\$700,000 - \$799,999	2.1	1.3	61.5%
\$800,000 - \$899,999	2.1	1.8	16.7%
\$900,000 - \$999,999	2.1	1.0	110.0%
\$1,000,000 - \$1,499,999	2.0	1.3	53.8%
\$1,500,000 - 1,999,999	3.7	1.8	105.6%
\$2,000,000 - \$2,999,999	4.1	3.1	32.3%
\$3,000,000 and above	9.9	5.8	70.7%
All Single-Family Homes	2.7	1.7	58.8%



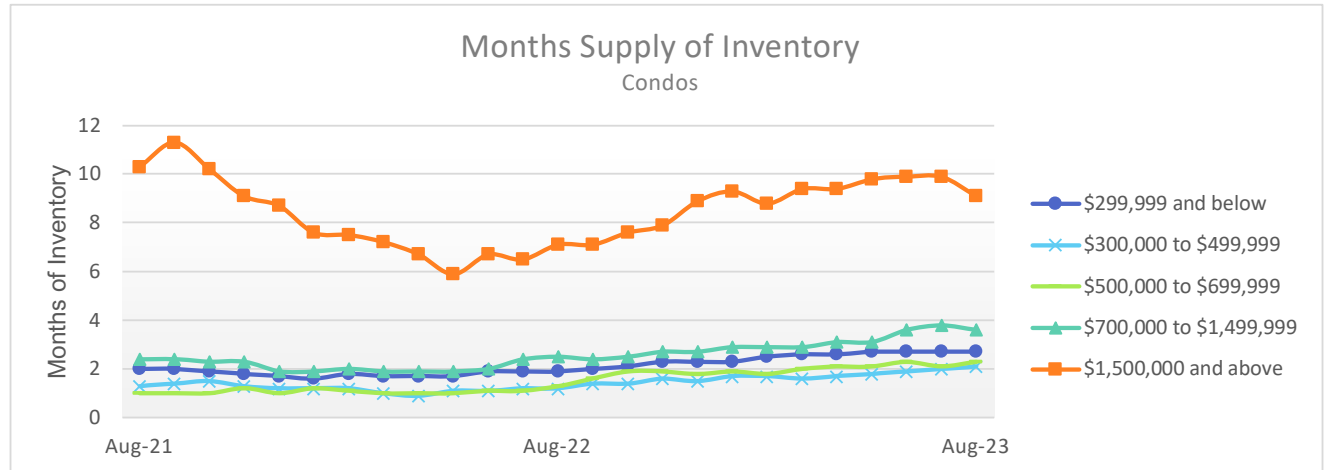
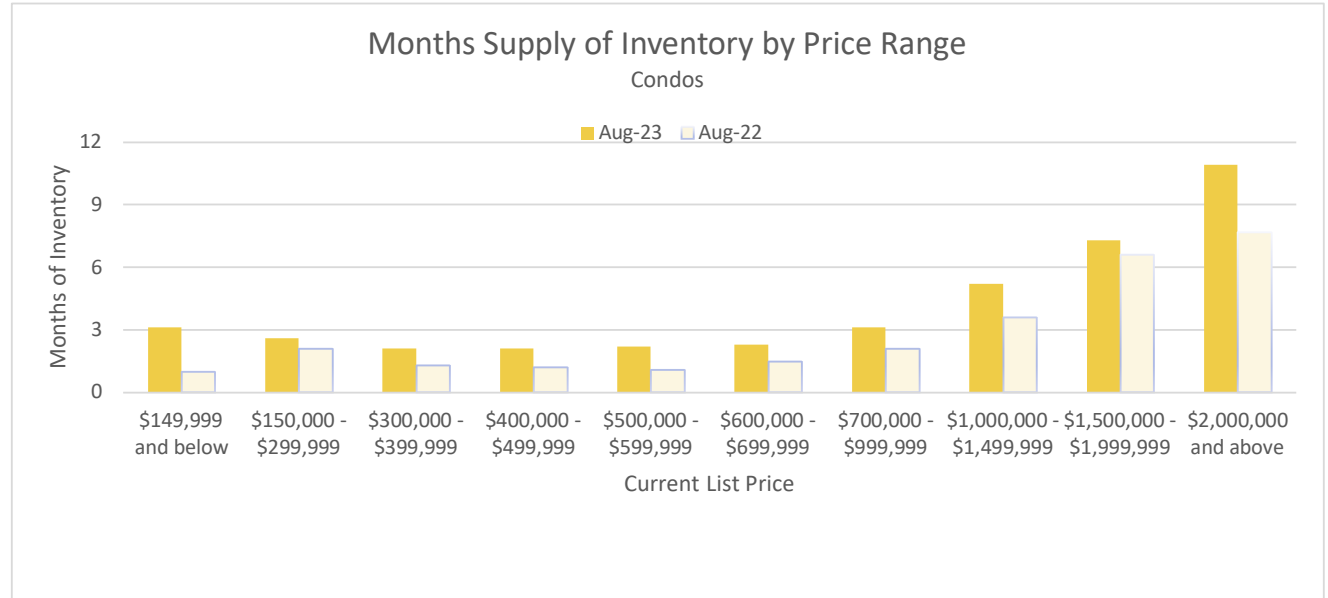
Months Supply of Active Inventory by Price Range: Condos

August 2023

OAHU, HAWAII

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

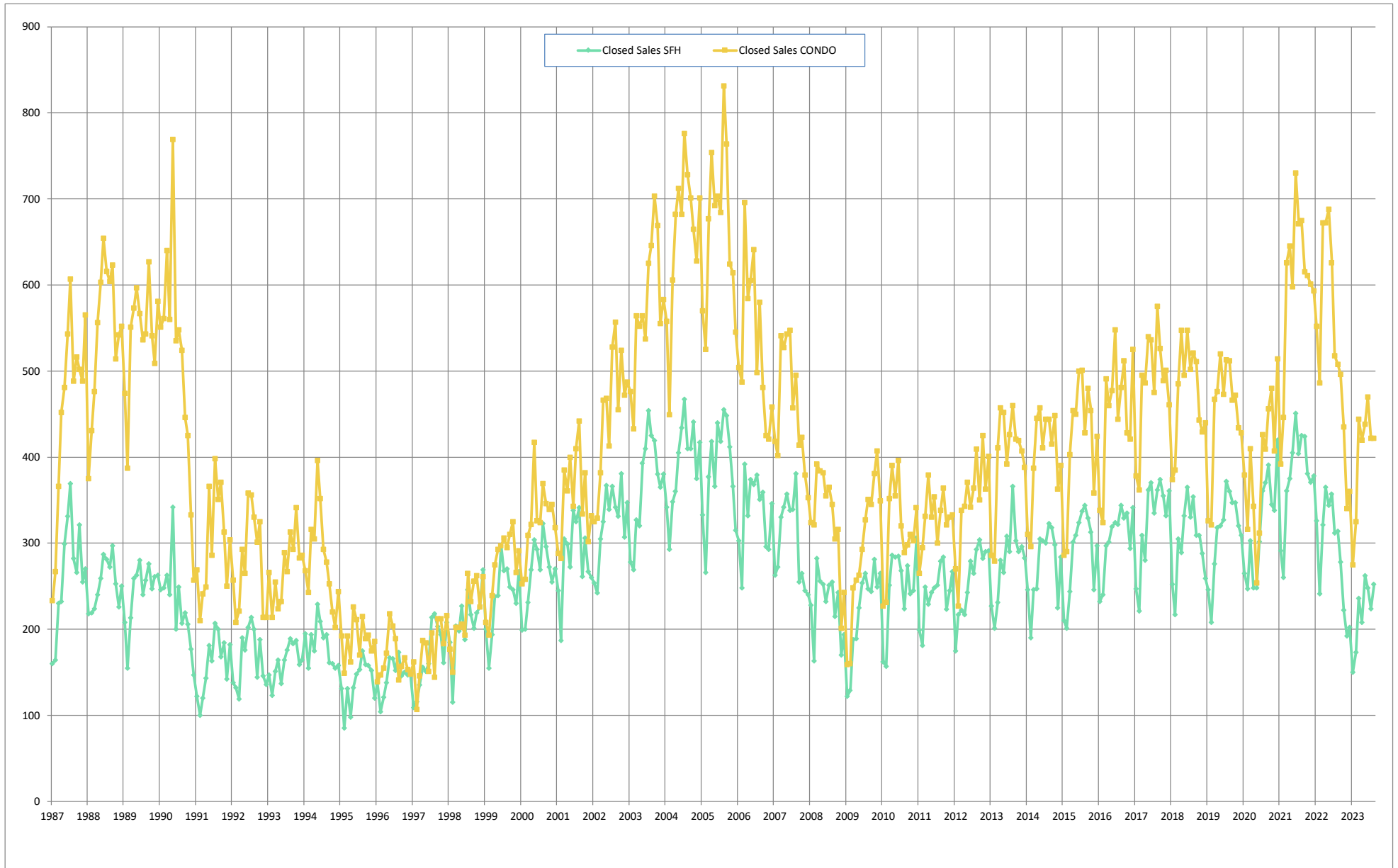
Condos	Aug-23	Aug-22	YOY chg
\$149,999 and below	3.1	1.0	210.0%
\$150,000 - \$299,999	2.6	2.1	23.8%
\$300,000 - \$399,999	2.1	1.3	61.5%
\$400,000 - \$499,999	2.1	1.2	75.0%
\$500,000 - \$599,999	2.2	1.1	100.0%
\$600,000 - \$699,999	2.3	1.5	53.3%
\$700,000 - \$999,999	3.1	2.1	47.6%
\$1,000,000 - \$1,499,999	5.2	3.6	44.4%
\$1,500,000 - \$1,999,999	7.3	6.6	10.6%
\$2,000,000 and above	10.9	7.7	41.6%
All Condos	2.8	1.8	55.6%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



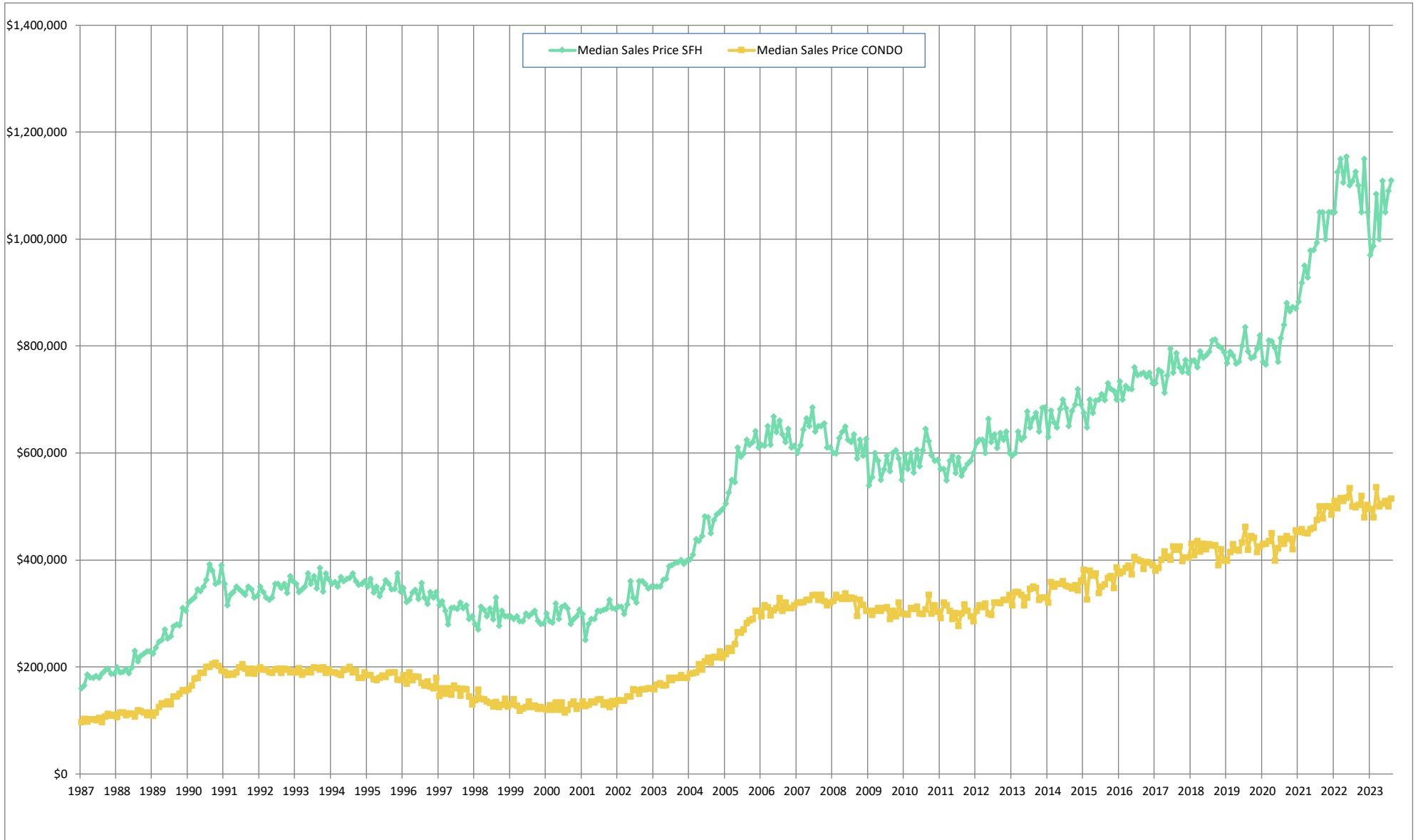
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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