

Executive Summary of 2023 Year-End Statistics

O'ahu home sales fell by more than a quarter in 2023, with single-family home sales falling 26.3% and condo sales falling 28.0%. Median sales prices for properties dipped modestly, though the median sales price for single-family homes remained above \$1 million, ending the year at \$1,050,000, a 5% decline. Meanwhile, the median sales price for a condo was \$508,500, a marginal 0.3% decrease.

Compared to 2022, in 2023:

- Properties spent longer on the market compared to last year's 12-day median.
 - Single-family homes marked a median of 22 days on market, an 83% increase, and condos marked a median of 21 days on market, up 75%.
- Slightly fewer sellers received the original list price for their properties, according to the overall sales price to original list price ratio.
 - This ratio evaluates the percentage of the original list price received compared to the final sales price. This year, the overall sales price to original list price ratio declined, with median ratios of 98.3% for single-family homes and 98.6% for condos, despite continued competition in some pockets of the market due to low inventory.
- New listings fell by double digits in both markets.
 - Single-family home listings fell by 20.2% to 3,324 in 2023, while condo market new listings decreased by 18.0% to 6,123.
- Pending sales dropped due to higher borrowing costs, dampening buying activity.
 - Single-family home contract signings dropped 18.7% to 2,796, while condo contract signings declined 22.1% to 4,721.

Throughout 2023, single-family home sales declined at most price points. Properties priced at \$699,999 and below were the exception, with a 10.7% increase in sales. The majority of these sales in this price range occurred in the Leeward region, accounting for 62%, or a total of 135 sales. Conversely, properties within the \$900,000 to \$1,399,999 price range slumped by 34.0%, with 543 fewer sales.

In the condo market, all price points experienced a double-digit decline in sales. Kailua was the exception, with minimal change and only two fewer sales than the previous year, while all other regions witnessed sales declines of 24% or more.

Furthermore, in 2023, fewer sales closed above the original asking price for both single-family homes and condos. Only 29% of single-family homes received more than the original asking price compared to 50% in 2022. In the condo market, 21% of condos sold above the original asking price in 2023, as opposed to 37% in 2022.



Executive Summary of December 2023 Statistics

In December 2023, both markets continued their year-over-year decline in sales volume, marking 23 consecutive months of dropping sales for single-family homes and 19 straight months for condos.

The median price for a single-family home dipped below \$1 million, finishing the month at \$996,500, a 5.1% decline from December 2022 at \$1,049,500. Conversely, condos experienced a slight increase in median sales prices, rising by 1.5% to \$510,000 compared to the same time last year.

Single-family homes marked median days on the market of 18 days, one week faster than December 2022. However, the condo market recorded a median days on the market of 26 days, five days longer than the previous year.

December saw an 8.3% increase in contract signings for single-family homes and stable numbers for condos, up 0.3% year-over-year. Additionally, the single-family home and condo markets closed the month with year-over-year increases for total inventory in escrow, rising by 9.7% and 8.8%, respectively.

Single-family homes priced at \$1 million and above saw a 21.1% decline, with 90 sales compared to 114 in December 2022. However, single-family home sales below \$1 million remained relatively stable, with a modest 4.5% uptick. In the condo market, higher-priced units for sale at \$700,000 and above exhibited a minimal dip in sales, recording 74 sales or two less than the previous year. In contrast, condos priced below \$699,999 experienced a significant 30.3% decline in sales compared to last year, dropping to 198 sales.

New listings increased by 9.8% year-over-year in the single-family home market, while condo listings decreased by 5.9% compared to December 2022. However, active inventory showed minimal growth from a year ago, indicating buyers will continue to see limited housing inventory in 2024. At the end of December 2023, there were 600 active single-family homes, a modest 0.5% increase from the previous year, and 1,234 active condos, reflecting a 5.5% increase.

Oahu Monthly Housing Statistics

December 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$996,500	-5.1%
Closed Sales	YoY %chg
182	-9.9%
Average Sales Price	YoY %chg
\$1,207,793	-8.9%

CONDOS

Median Sales Price	YoY %chg
\$510,000	+1.5%
Closed Sales	YoY %chg
272	-24.4%
Average Sales Price	YoY %chg
\$602,535	+4.5%

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

CONTENTS:

Monthly Indicators	2
Price Graphs	3-6
Closed Sales	7
Median Sales Price	8
Average Sales Price	9
Median Days on Market	10
Percent of Original List Price Received	11
New Listings	12
Pending Sales	13
Active Inventory	14
Total Inventory In Escrow	15
Months Supply of Active Inventory	16
Housing Supply Overview	17
Closed Sales (by price range)	18-19
Median Days on Market (by price range)	20-21
Percent of Original List Price Received (by price range)	22-23
New Listings (by price range)	24-25
Pending Sales (by price range)	26-27
Active Inventory (by price range)	28-29
Active Inventory History	30
Total Inventory In Escrow (by price range)	31-32
Months Supply of Active Inventory (by price range)	33-34
Historical Graphs	35-36

Monthly Indicators

OAHU, HAWAII

December 2023

Single-Family Homes					
Dec-23	Dec-22	YoY %chg	Nov-23	MoM %chg	
Closed Sales	182	202	-9.9%	180	1.1%
Median Sales Price	\$996,500	\$1,049,500	-5.1%	\$1,100,055	-9.4%
Average Sales Price	\$1,207,793	\$1,325,156	-8.9%	\$1,434,999	-15.8%
Median Days on Market	18	25	-28.0%	29	-37.9%
Percent of Orig. List Price Received	98.3%	96.7%	1.7%	97.1%	1.2%
New Listings	180	164	9.8%	267	-32.6%
Pending Sales*	182	168	8.3%	174	4.6%
Active Inventory*	600	597	0.5%	672	-10.7%
Total Inventory in Escrow*	305	278	9.7%	312	-2.2%
Months Supply of Active Inventory*	2.8	2.1	33.3%	3.1	-9.7%

Condos					
Dec-23	Dec-22	YoY %chg	Nov-23	MoM %chg	
Closed Sales	272	360	-24.4%	310	-12.3%
Median Sales Price	\$510,000	\$502,500	1.5%	\$516,179	-1.2%
Average Sales Price	\$602,535	\$576,689	4.5%	\$676,625	-10.9%
Median Days on Market	26	21	23.8%	23	13.0%
Percent of Orig. List Price Received	97.9%	98.5%	-0.6%	98.0%	-0.1%
New Listings	349	371	-5.9%	457	-23.6%
Pending Sales*	290	289	0.3%	308	-5.8%
Active Inventory*	1,234	1,170	5.5%	1,337	-7.7%
Total Inventory in Escrow*	468	430	8.8%	473	-1.1%
Months Supply of Active Inventory*	3.2	2.2	45.5%	3.4	-5.9%

*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

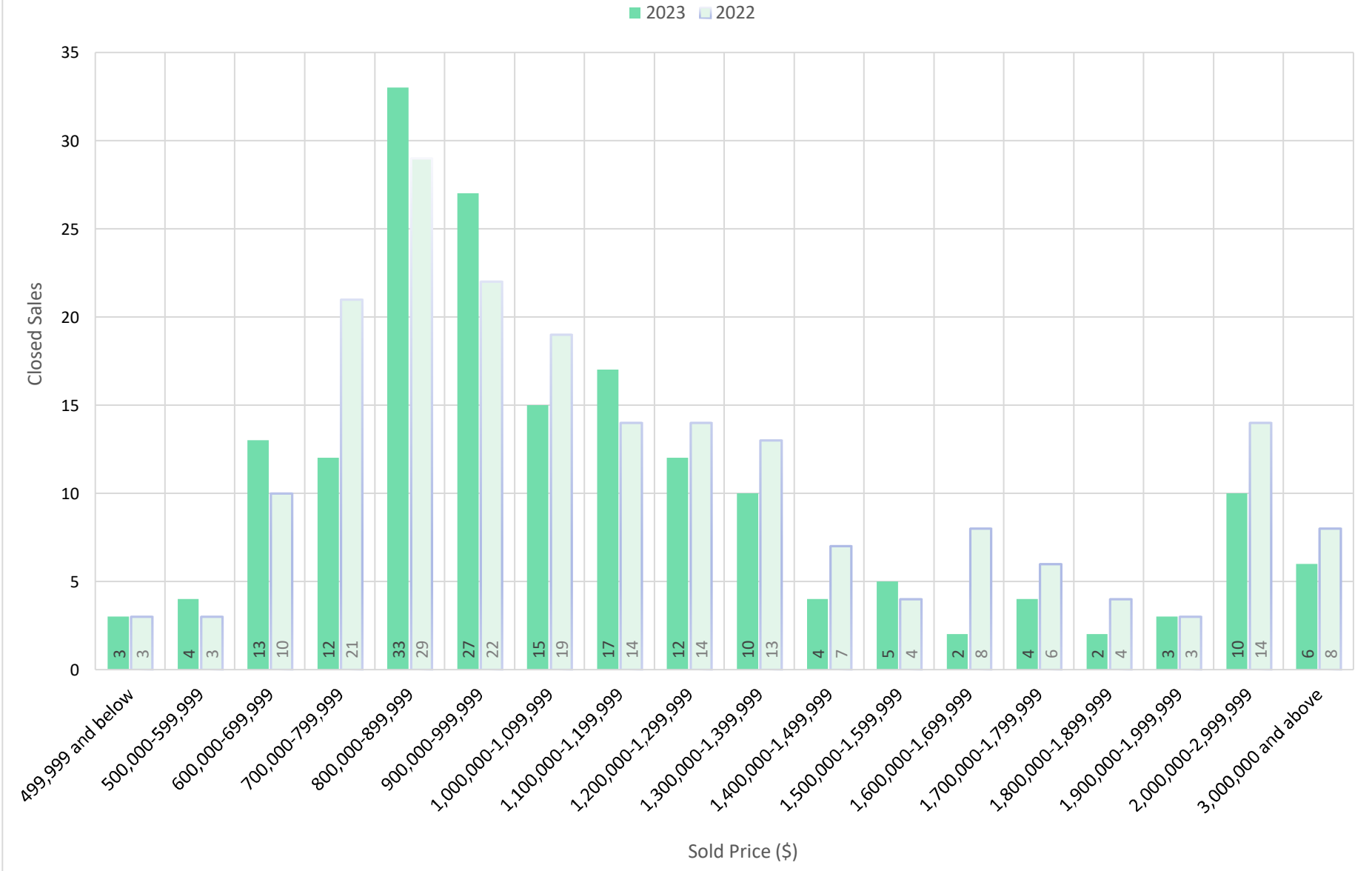
Single-Family Homes					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	2,560	3,474	-26.3%	4,526	-43.4%
Median Sales Price	\$1,050,000	\$1,105,000	-5.0%	\$990,000	6.1%
Average Sales Price	\$1,326,664	\$1,381,088	-3.9%	\$1,250,113	6.1%
Median Days on Market	22	12	83.3%	9	144.4%
Percent of Orig. List Price Received	98.3%	100.0%	-1.7%	102.0%	-3.6%
New Listings	3,324	4,168	-20.2%	4,817	-31.0%
Pending Sales*	2,796	3,439	-18.7%	4,667	-40.1%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	4,573	6,353	-28.0%	7,203	-36.5%
Median Sales Price	\$508,500	\$510,000	-0.3%	\$475,000	7.1%
Average Sales Price	\$623,257	\$610,446	2.1%	\$558,067	11.7%
Median Days on Market	21	12	75.0%	12	75.0%
Percent of Orig. List Price Received	98.6%	100.0%	-1.4%	100.0%	-1.4%
New Listings	6,123	7,468	-18.0%	8,176	-25.1%
Pending Sales*	4,721	6,058	-22.1%	7,472	-36.8%

*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 December 2023 vs. December 2022



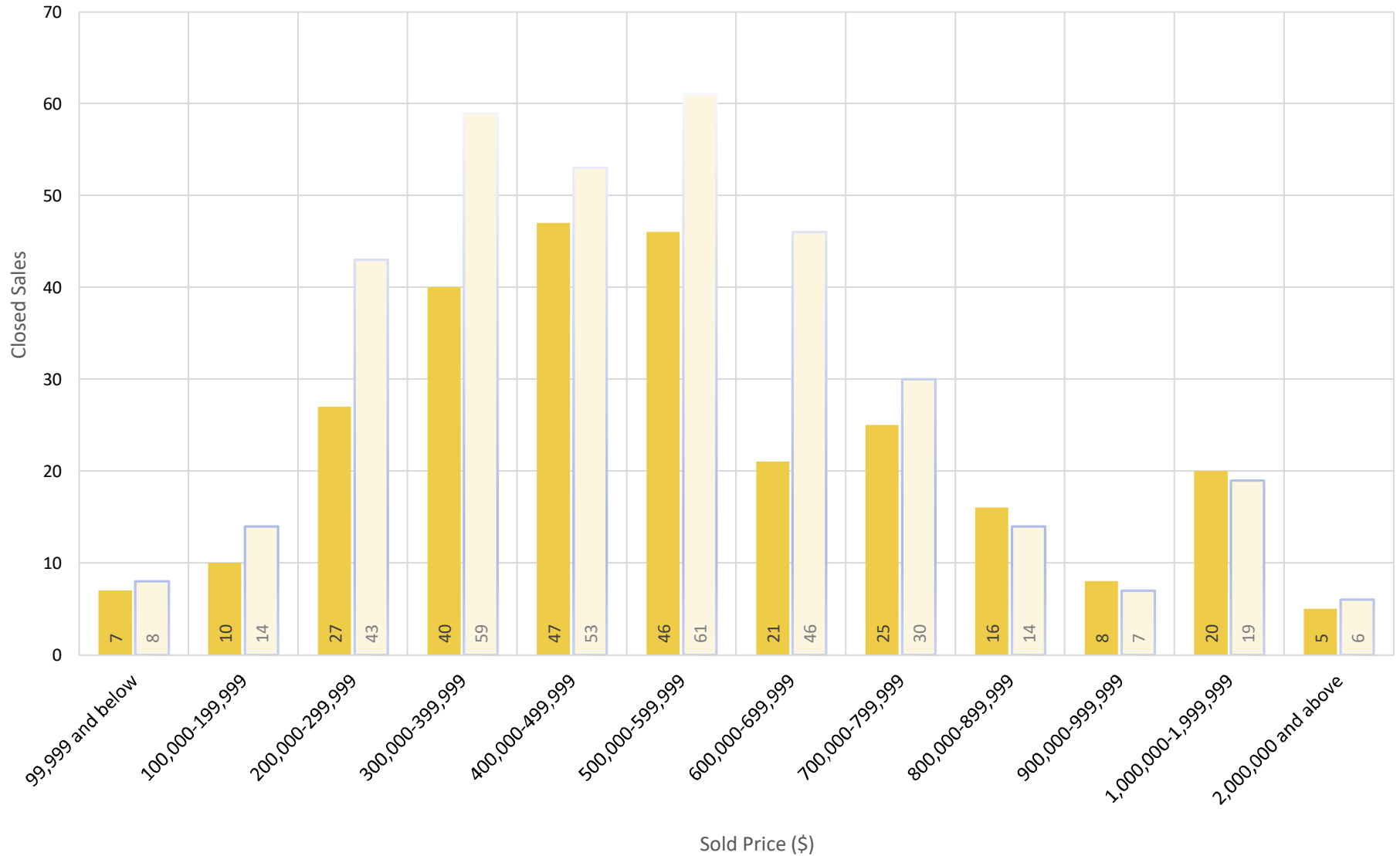
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2024. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold

December 2023 vs. December 2022

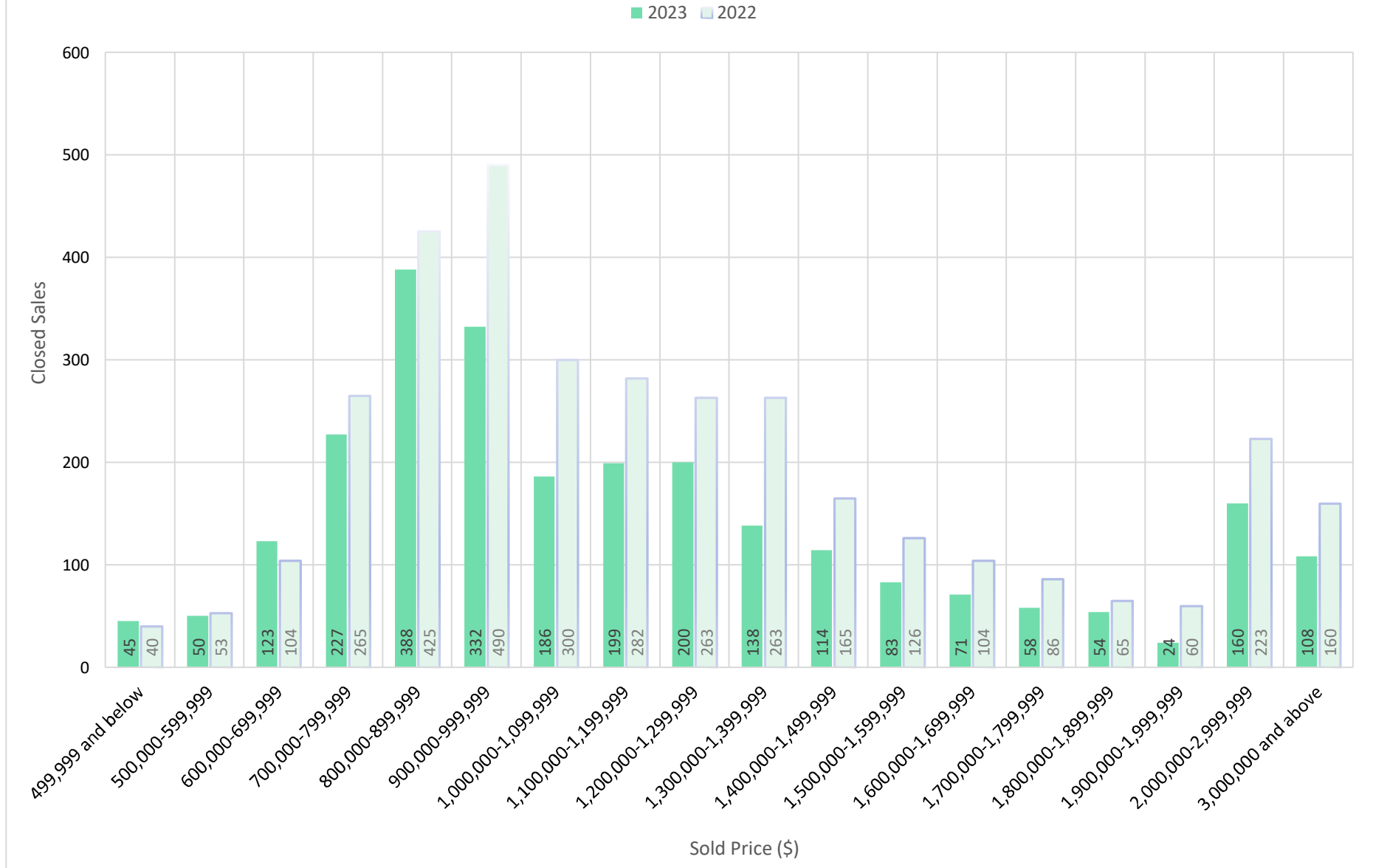
2023 2022



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

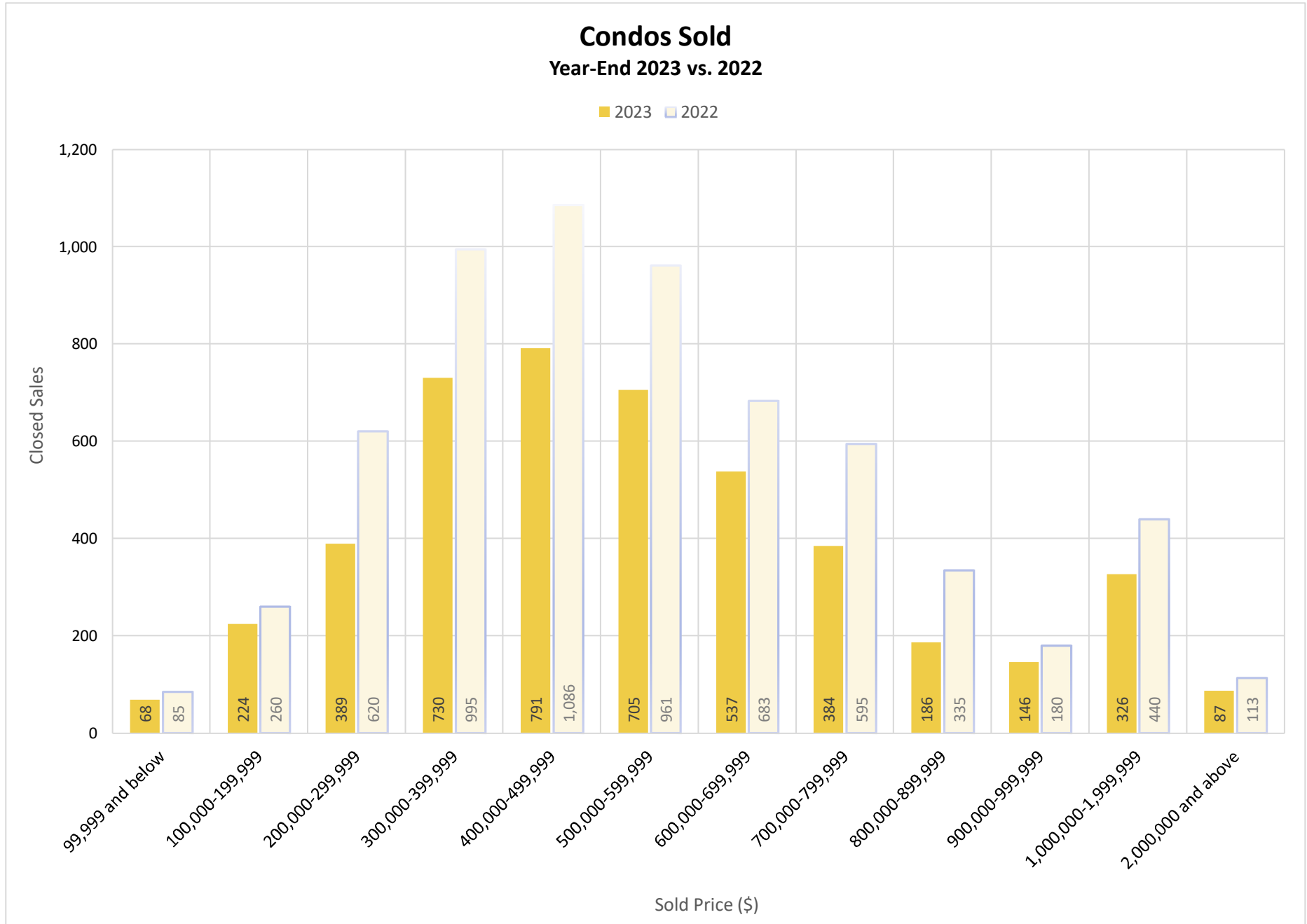
©2024. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single-Family Homes Sold Year-End 2023 vs. 2022



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

©2024. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.



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

©2024. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

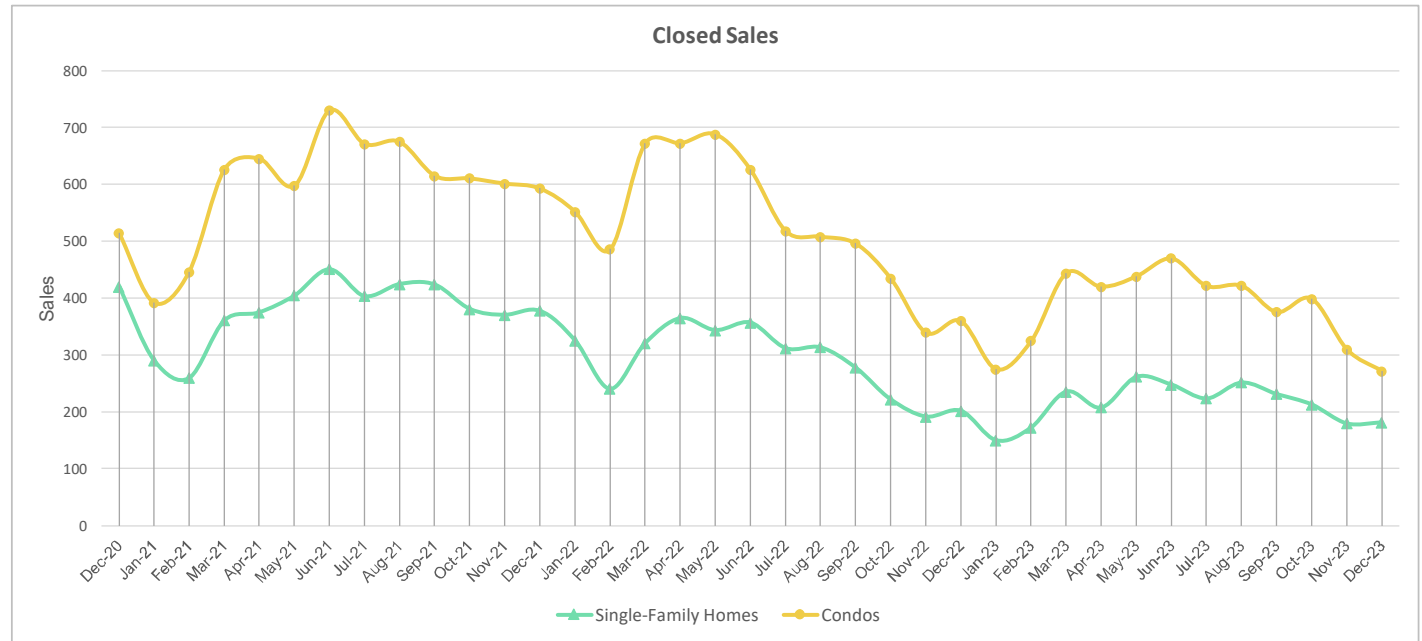
Closed Sales

December 2023

OAHU, HAWAII

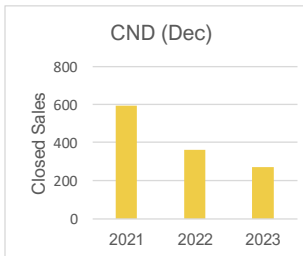
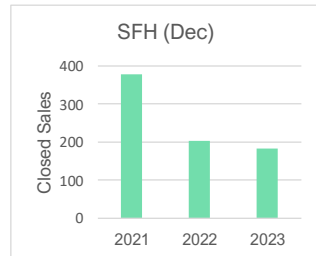
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454



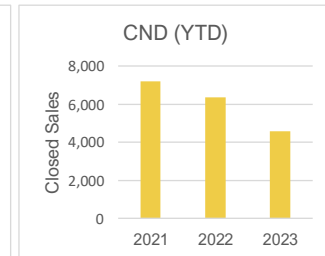
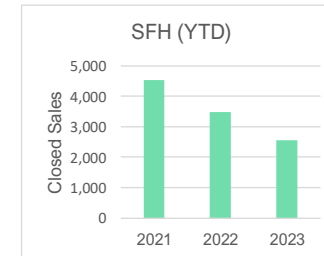
Monthly Closed Sales

December	SFH	YoY %chg	CND	YoY %chg
2021	378	-10.0%	593	15.4%
2022	202	-46.6%	360	-39.3%
2023	182	-9.9%	272	-24.4%



Year-to-Date Closed Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	4,526	0.0%	7,203	0.0%
2022	3,474	-23.2%	6,353	-11.8%
2023	2,560	-26.3%	4,573	-28.0%



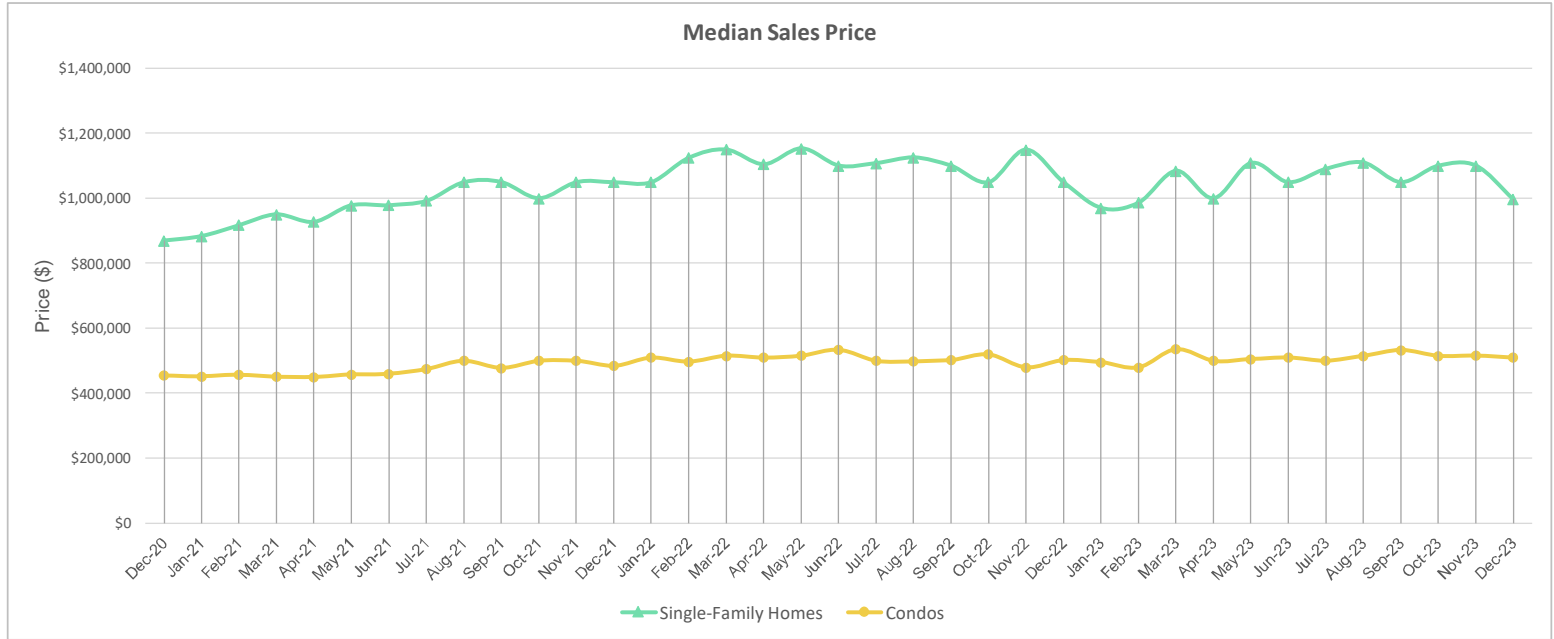
Median Sales Price

December 2023

OAHU, HAWAII

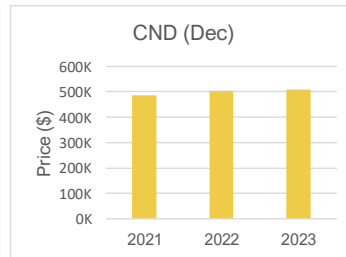
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Sep-23	\$1,050,000	\$532,500
Oct-23	\$1,100,000	\$515,000
Nov-23	\$1,100,055	\$516,179
Dec-23	\$996,500	\$510,000



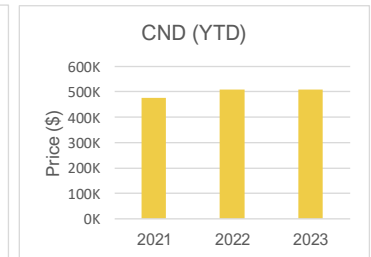
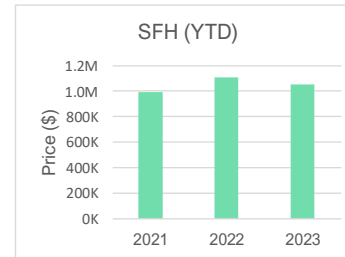
Monthly Median Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2021	\$1,050,000	20.7%	\$485,000	6.6%
2022	\$1,049,500	0.0%	\$502,500	3.6%
2023	\$996,500	-5.1%	\$510,000	1.5%



Year-to-Date Median Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$990,000	0.0%	\$475,000	0.0%
2022	\$1,105,000	11.6%	\$510,000	7.4%
2023	\$1,050,000	-5.0%	\$508,500	-0.3%



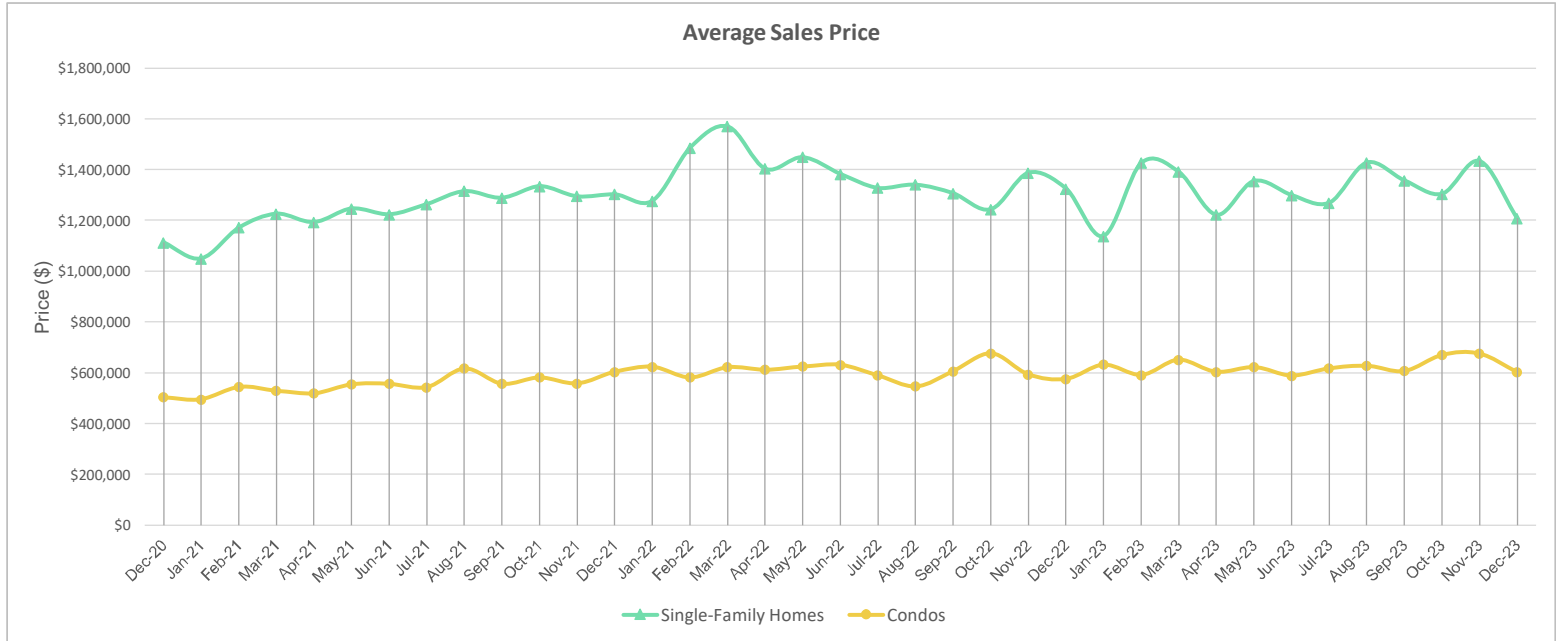
Average Sales Price

December 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Sep-23	\$1,357,981	\$608,222
Oct-23	\$1,304,757	\$670,805
Nov-23	\$1,434,999	\$676,625
Dec-23	\$1,207,793	\$602,535

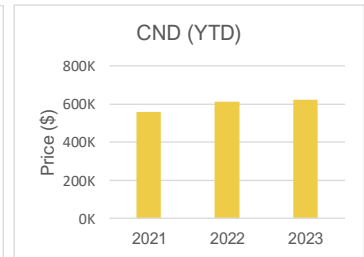
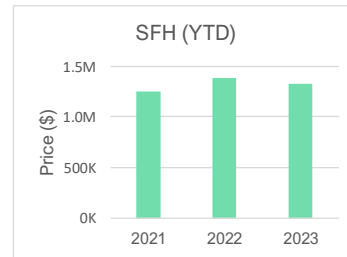
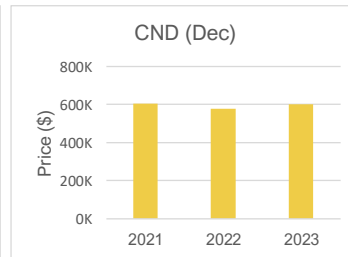
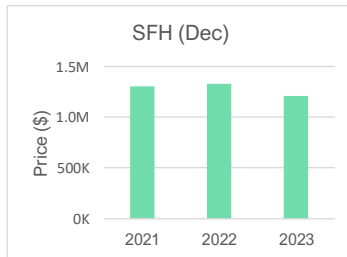


Monthly Average Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2021	\$1,303,481	17.1%	\$604,749	19.9%
2022	\$1,325,156	1.7%	\$576,689	-4.6%
2023	\$1,207,793	-8.9%	\$602,535	4.5%

Year-to-Date Average Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,250,113	0.0%	\$558,067	0.0%
2022	\$1,381,088	10.5%	\$610,446	9.4%
2023	\$1,326,664	-3.9%	\$623,257	2.1%



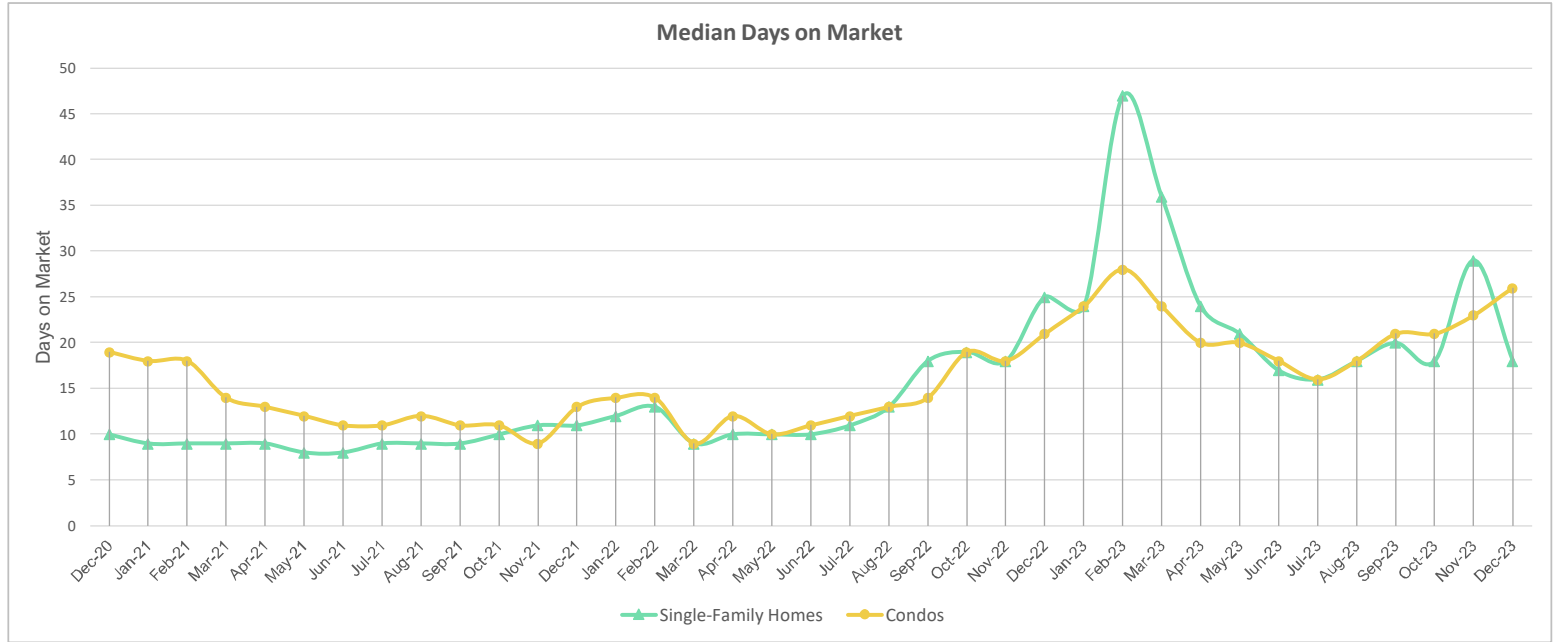
Median Days on Market

December 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
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
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26

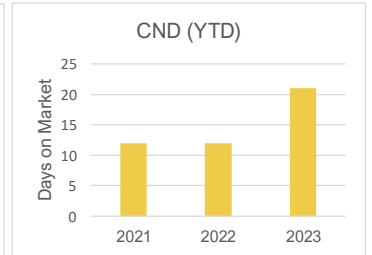
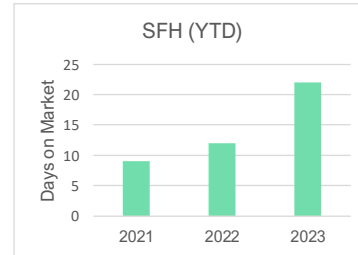
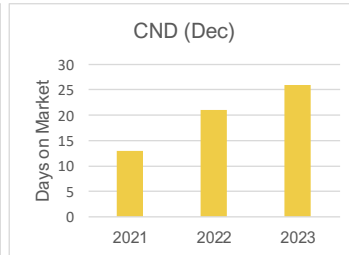
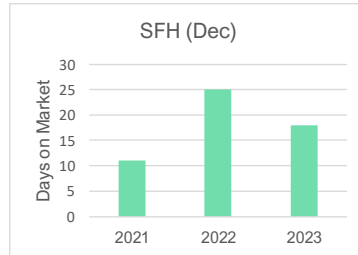


Monthly Median Days on Market

December	SFH	YoY %chg	CND	YoY %chg
2021	11	10.0%	13	-31.6%
2022	25	127.3%	21	61.5%
2023	18	-28.0%	26	23.8%

Year-to-Date Median Days on Market

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	0.0%	12	0.0%
2022	12	33.3%	12	0.0%
2023	22	83.3%	21	75.0%



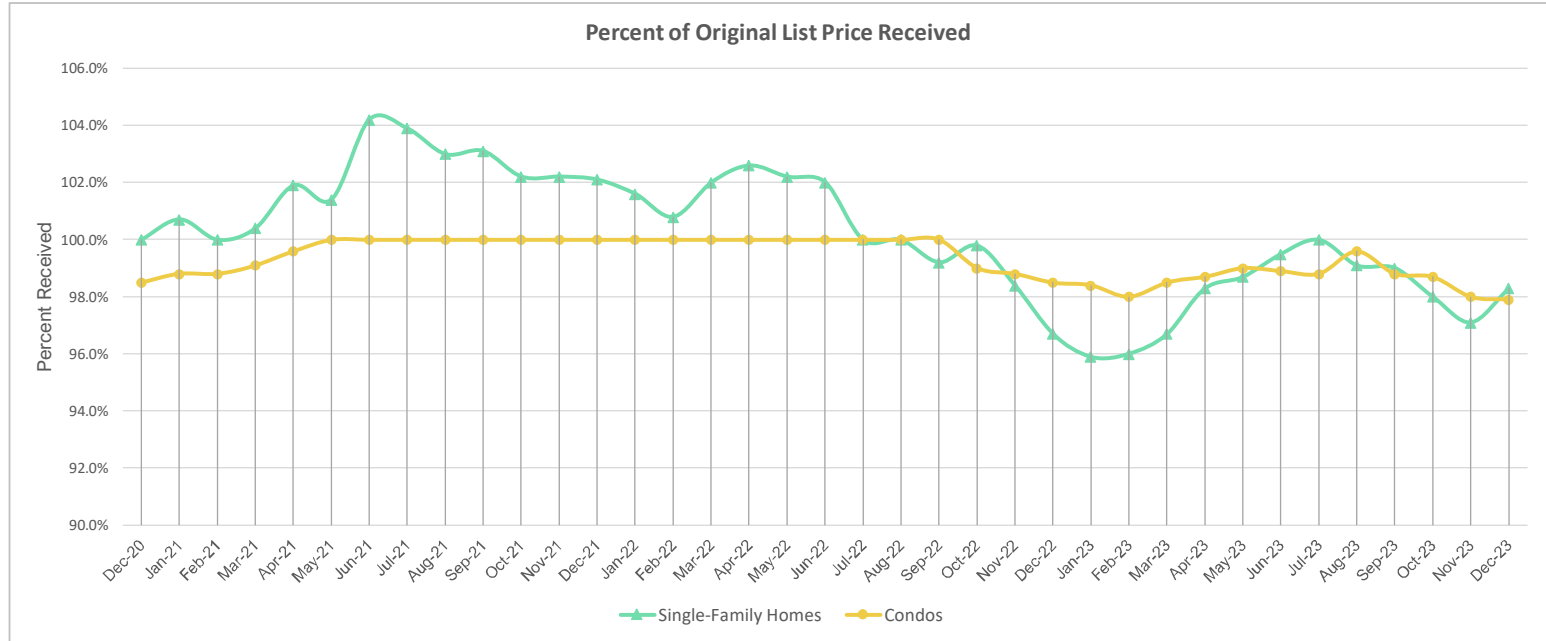
Percent of Original List Price Received

December 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
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%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%

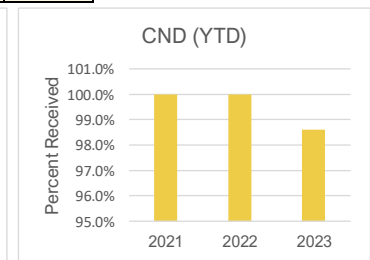
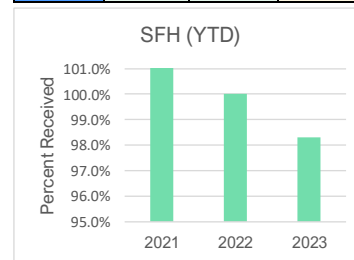
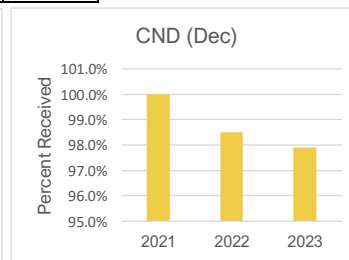
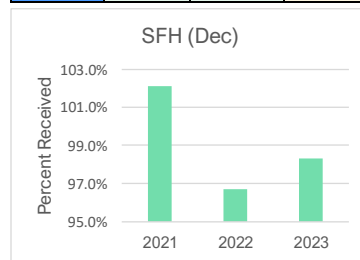


Monthly Percent of Original List Price Received

December	SFH	YoY %chg	CND	YoY %chg
2021	102.1%	2.1%	100.0%	1.5%
2022	96.7%	-5.3%	98.5%	-1.5%
2023	98.3%	1.7%	97.9%	-0.6%

Year-to-Date Percent of Original List Price Received

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	102.0%	0.0%	100.0%	0.0%
2022	100.0%	-2.0%	100.0%	0.0%
2023	98.3%	-1.7%	98.6%	-1.4%



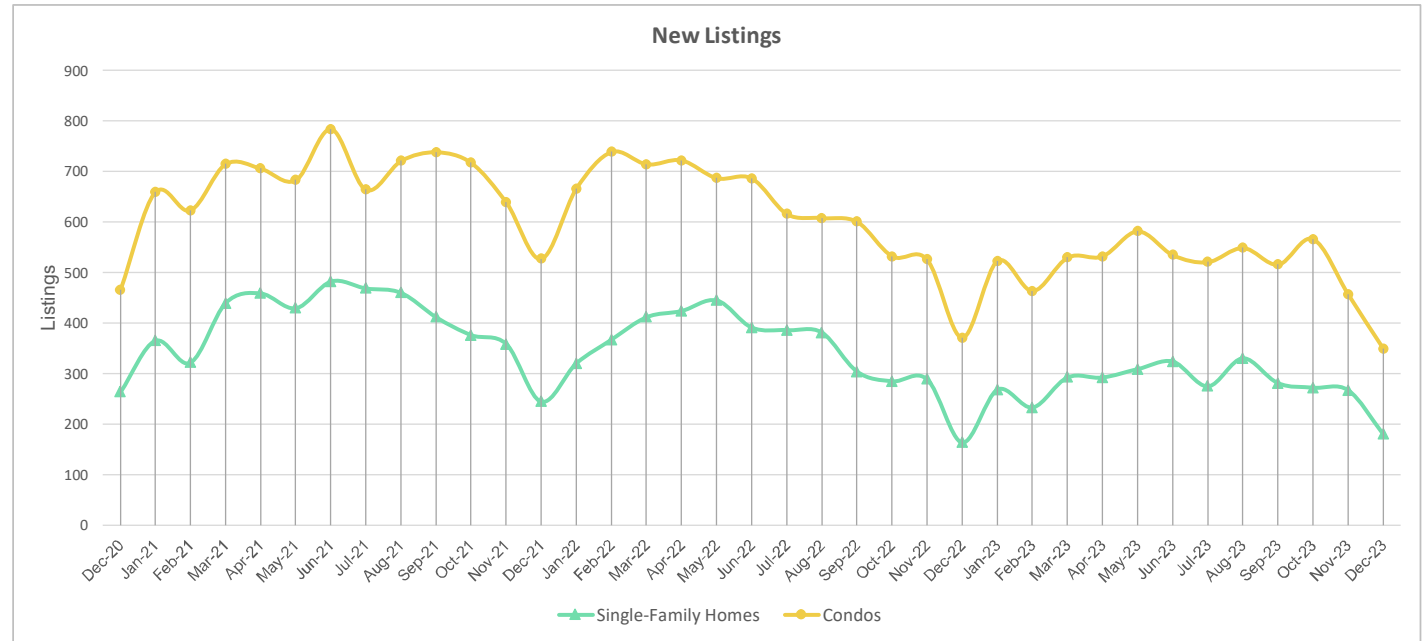
New Listings

December 2023

OAHU, HAWAII

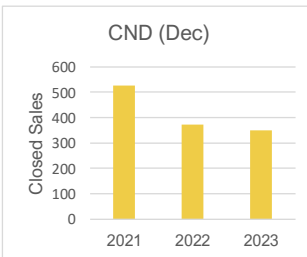
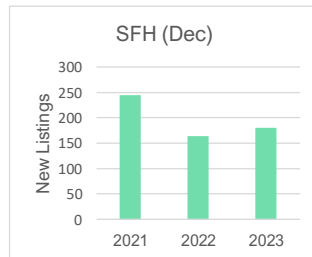
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529



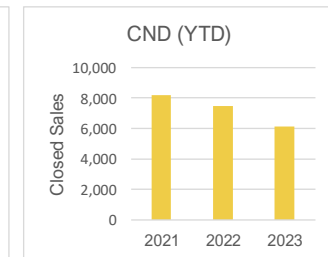
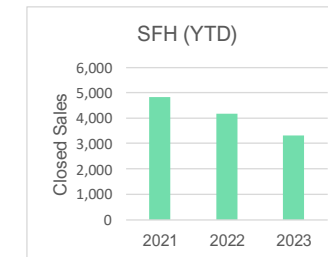
Monthly New Listings

December	SFH	YoY %chg	CND	YoY %chg
2021	245	-7.2%	527	13.1%
2022	164	-33.1%	371	-29.6%
2023	180	9.8%	349	-5.9%



Year-to-Date New Listings

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	4,817	0.0%	8,176	0.0%
2022	4,168	-13.5%	7,468	-8.7%
2023	3,324	-20.2%	6,123	-18.0%



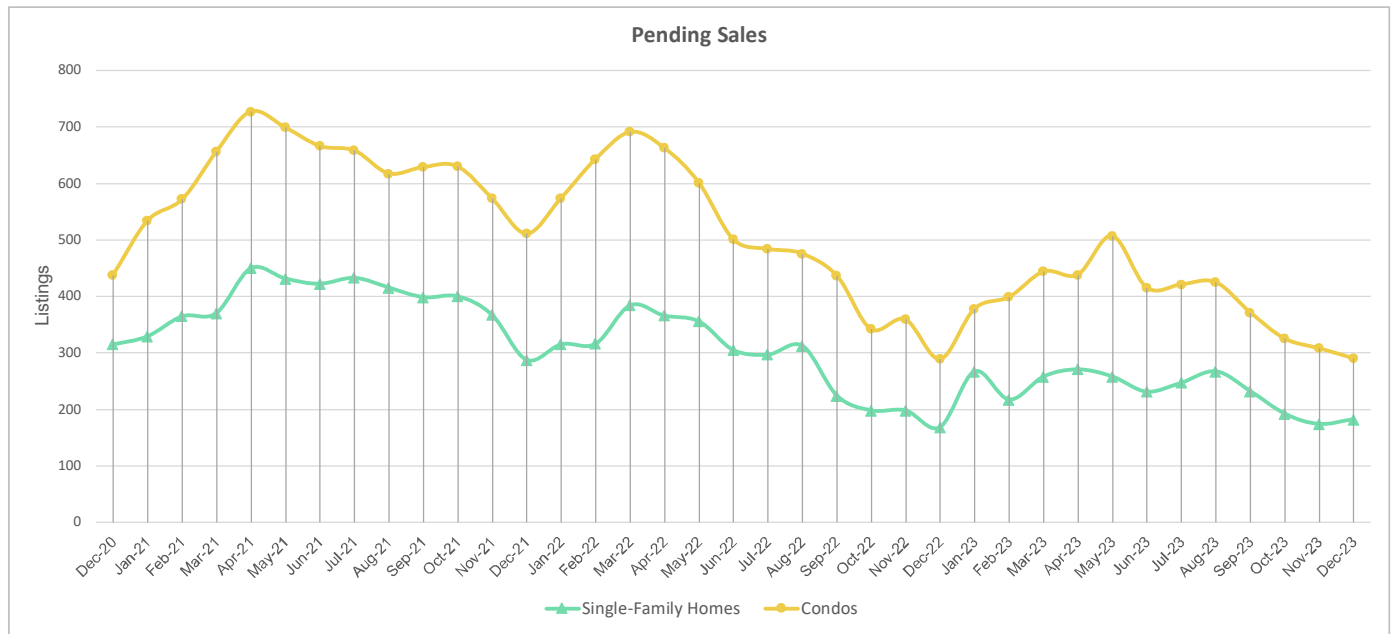
Pending Sales*

December 2023

OAHU, HAWAII

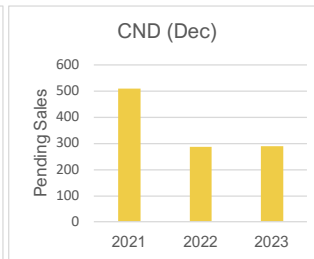
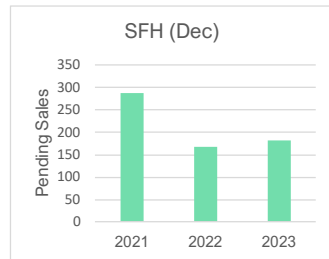
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472



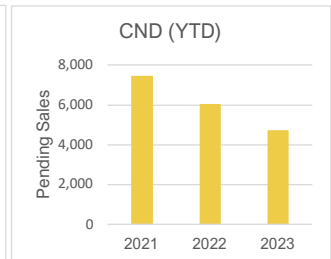
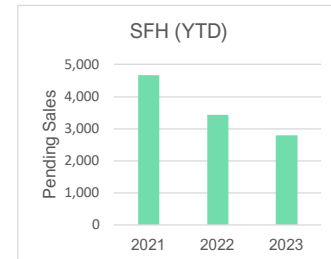
Monthly Pending Sales

December	SFH	YoY %chg	CND	YoY %chg
2021	287	-8.9%	511	16.7%
2022	168	-41.5%	289	-43.4%
2023	182	8.3%	290	0.3%



Year-to-Date Pending Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	4,667	0.0%	7,472	0.0%
2022	3,439	-26.3%	6,058	-18.9%
2023	2,796	-18.7%	4,721	-22.1%



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

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

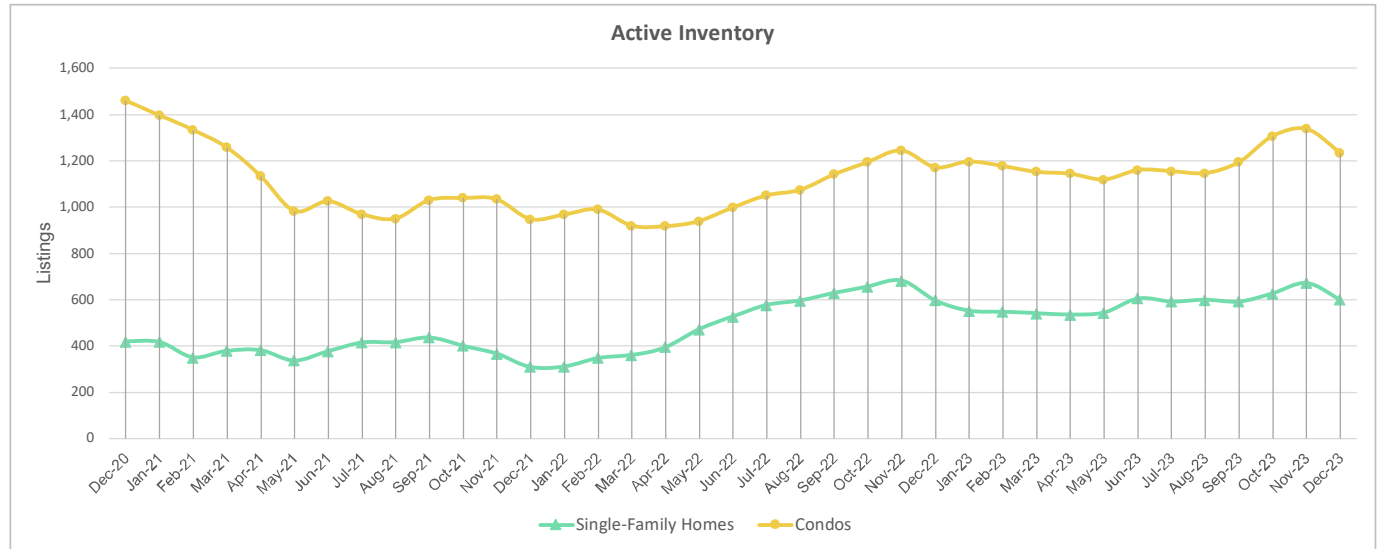
Active Inventory*

December 2023

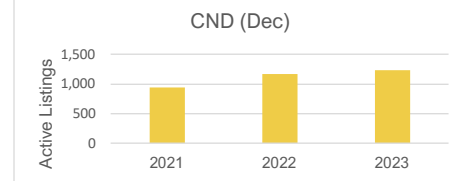
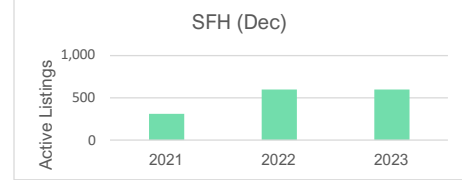
OAHU, HAWAII

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

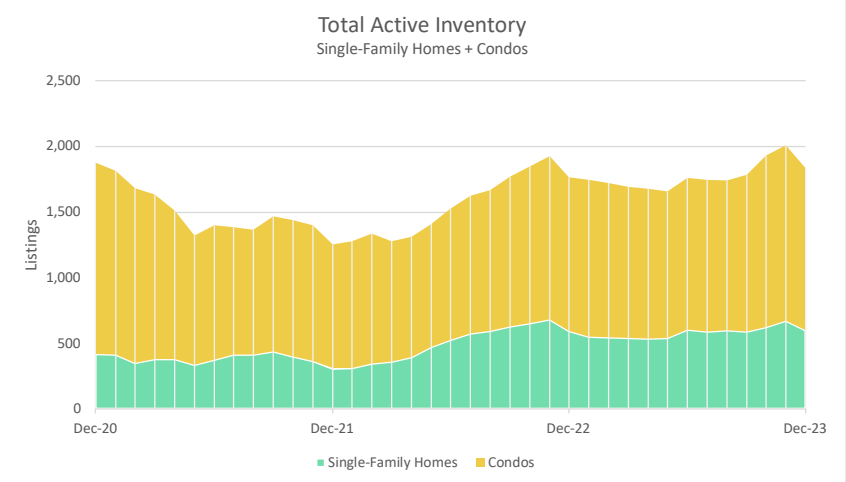
Mo/Yr	Single-Family Homes	Condos	Total
Dec-20	419	1,459	1,878
Jan-21	417	1,396	1,813
Feb-21	350	1,332	1,682
Mar-21	379	1,257	1,636
Apr-21	381	1,133	1,514
May-21	337	983	1,320
Jun-21	377	1,025	1,402
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	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
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834



December	SFH	YoY %chg	CND	YoY %chg
2021	309	-26.3%	946	-35.2%
2022	597	93.2%	1,170	23.7%
2023	600	0.5%	1,234	5.5%



Total Active Inventory: Single-Family Homes + Condos



*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.

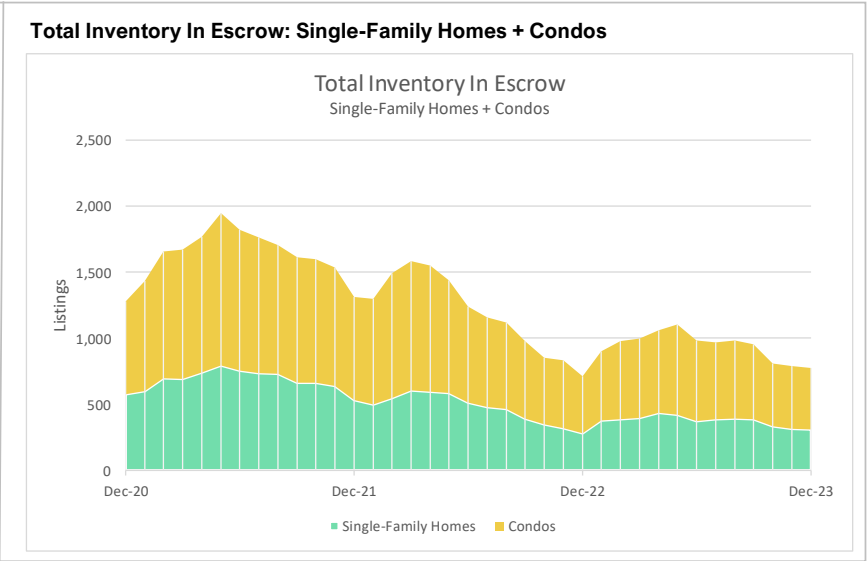
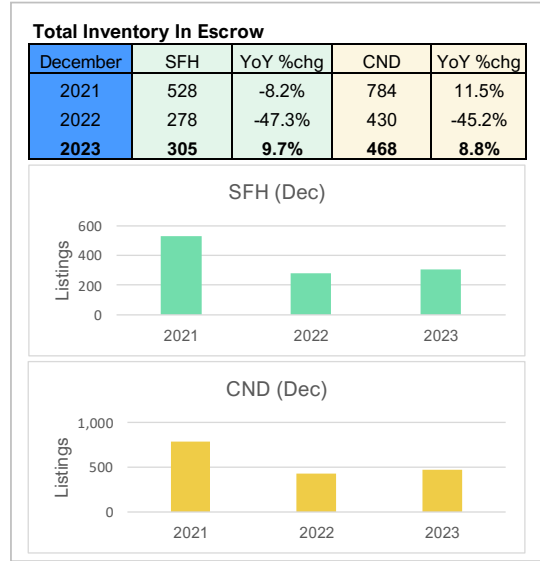
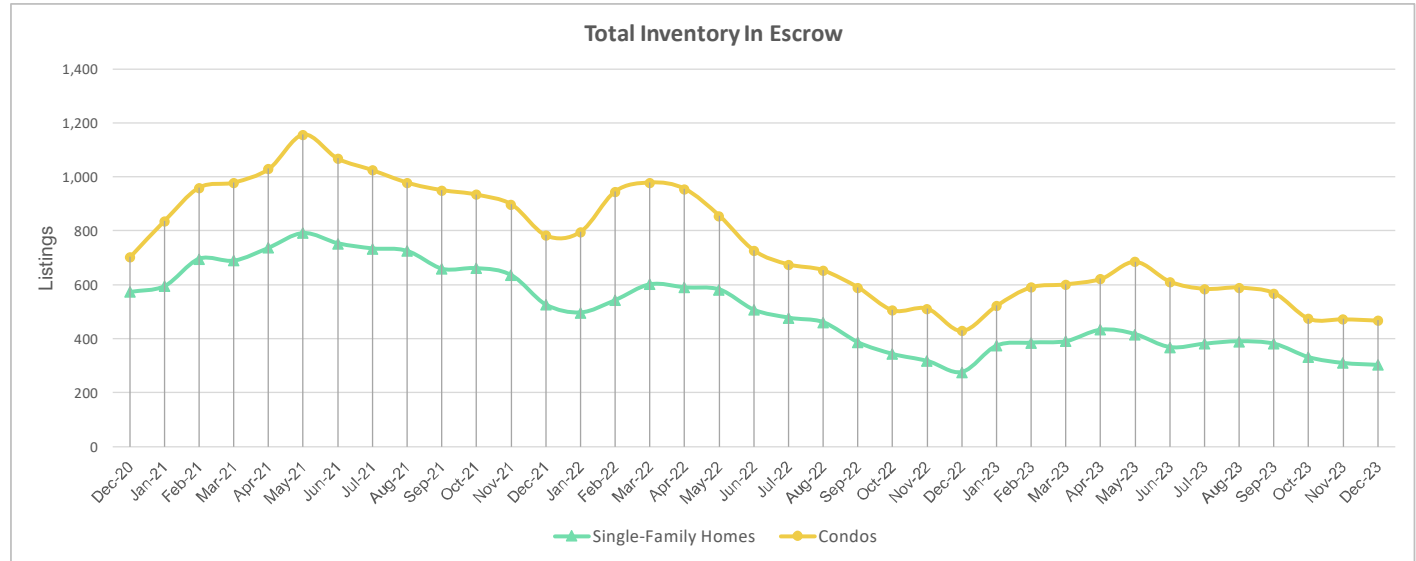
Total Inventory In Escrow*

December 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
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
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773



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

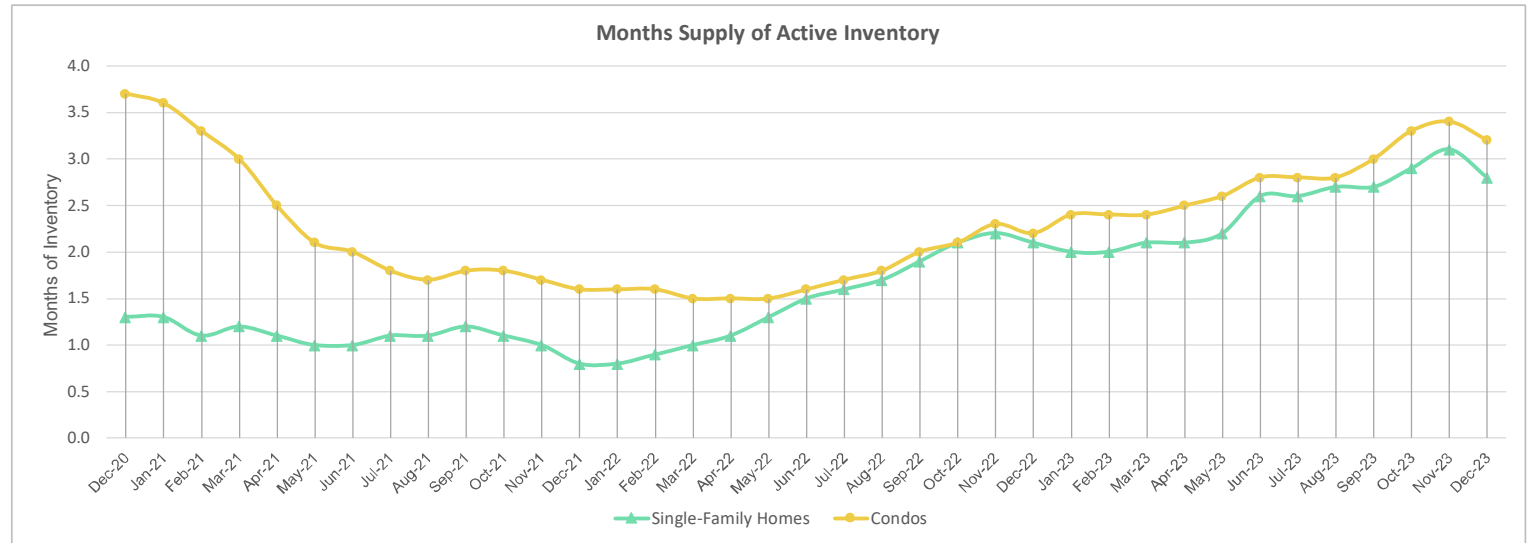
Months Supply of Active Inventory*

December 2023

OAHU, HAWAII

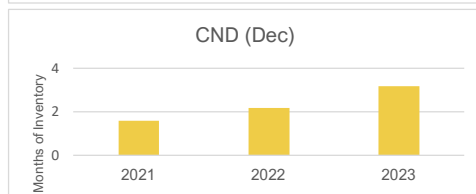
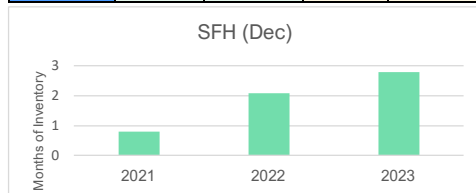
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2

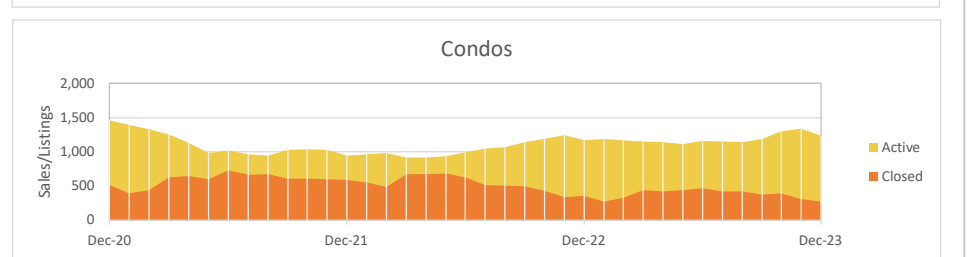
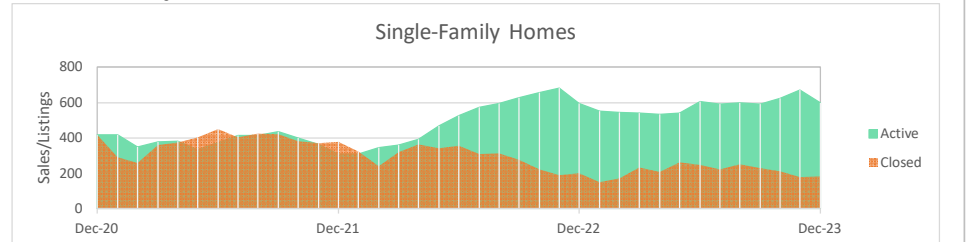


Months Supply of Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2021	0.8	-38.5%	1.6	-56.8%
2022	2.1	162.5%	2.2	37.5%
2023	2.8	33.3%	3.2	45.5%



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

December 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		
	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg
\$449,999 and below	2	1	100.0%	32	6	433.3%	56.0%	96.6%	-42.0%	4	2	100.0%	3	6	-50.0%	7	4	75.0%	5	12	-58.3%	2.3	2.0	15.0%
\$450,000 - \$599,999	5	5	0.0%	18	28	-35.7%	98.5%	100.2%	-1.7%	5	4	25.0%	1	7	-85.7%	19	11	72.7%	8	16	-50.0%	3.8	1.8	111.1%
\$600,000 - \$699,999	13	10	30.0%	34	30	13.3%	97.1%	94.2%	3.1%	5	6	-16.7%	8	10	-20.0%	17	26	-34.6%	17	19	-10.5%	1.7	2.9	-41.4%
\$700,000 - \$799,999	12	21	-42.9%	12	35	-65.7%	98.7%	100.0%	-1.3%	23	8	187.5%	27	20	35.0%	44	41	7.3%	43	39	10.3%	2.3	1.9	21.1%
\$800,000 - \$899,999	33	29	13.8%	22	31	-29.0%	96.4%	96.5%	-0.1%	19	25	-24.0%	27	24	12.5%	53	69	-23.2%	45	37	21.6%	1.7	2.0	-15.0%
\$900,000 - \$999,999	27	22	22.7%	9	19	-52.6%	100.2%	99.8%	0.4%	16	24	-33.3%	19	18	5.6%	61	74	-17.6%	35	34	2.9%	2.2	1.8	22.2%
\$1,000,000 - \$1,499,999	58	67	-13.4%	18	27	-33.3%	98.2%	95.4%	2.9%	51	52	-1.9%	49	49	0.0%	156	146	6.8%	84	69	21.7%	2.2	1.4	57.1%
\$1,500,000 - 1,999,999	16	25	-36.0%	13	23	-43.5%	97.1%	94.0%	3.3%	19	20	-5.0%	25	12	108.3%	78	70	11.4%	39	23	69.6%	3.3	1.9	73.7%
\$2,000,000 - \$2,999,999	10	14	-28.6%	21	16	31.3%	96.7%	96.7%	0.0%	19	6	216.7%	15	14	7.1%	69	61	13.1%	17	16	6.3%	5.3	3.2	65.6%
\$3,000,000 and above	6	8	-25.0%	82	20	310.0%	93.8%	97.7%	-4.0%	19	17	11.8%	8	8	0.0%	96	95	1.1%	12	13	-7.7%	10.7	7.3	46.6%
All Single-Family Homes	182	202	-9.9%	18	25	-28.0%	98.3%	96.7%	1.7%	180	164	9.8%	182	168	8.3%	600	597	0.5%	305	278	9.7%	2.8	2.1	33.3%

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		
	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg	Dec-23	Dec-22	%chg
\$149,999 and below	11	12	-8.3%	33	13	153.8%	94.4%	96.0%	-1.7%	10	12	-16.7%	12	14	-14.3%	34	34	0.0%	22	20	10.0%	2.6	2.1	23.8%
\$150,000 - \$299,999	33	53	-37.7%	31	25	24.0%	97.8%	96.3%	1.6%	34	53	-35.8%	37	42	-11.9%	118	151	-21.9%	67	62	8.1%	2.7	2.3	17.4%
\$300,000 - \$399,999	40	59	-32.2%	27	17	58.8%	97.5%	99.0%	-1.5%	65	63	3.2%	58	58	0.0%	174	112	55.4%	82	86	-4.7%	2.9	1.3	123.1%
\$400,000 - \$499,999	47	53	-11.3%	22	22	0.0%	98.8%	100.0%	-1.2%	58	57	1.8%	40	55	-27.3%	175	149	17.4%	74	78	-5.1%	2.7	1.6	68.8%
\$500,000 - \$599,999	46	61	-24.6%	16	15	6.7%	98.3%	100.0%	-1.7%	45	33	36.4%	41	28	46.4%	133	124	7.3%	65	42	54.8%	2.3	1.6	43.8%
\$600,000 - \$699,999	21	46	-54.3%	46	22	109.1%	98.0%	98.5%	-0.5%	32	37	-13.5%	30	35	-14.3%	131	121	8.3%	54	52	3.8%	2.9	2.1	38.1%
\$700,000 - \$999,999	49	51	-3.9%	23	23	0.0%	98.3%	98.2%	0.1%	56	55	1.8%	49	36	36.1%	209	204	2.5%	78	58	34.5%	3.5	2.2	59.1%
\$1,000,000 - \$1,499,999	16	11	45.5%	37	49	-24.5%	96.5%	92.4%	4.4%	28	27	3.7%	12	15	-20.0%	106	114	-7.0%	13	23	-43.5%	5.3	4.1	29.3%
\$1,500,000 - \$1,999,999	4	8	-50.0%	78	25	212.0%	96.6%	94.9%	1.8%	10	19	-47.4%	6	1	500.0%	62	78	-20.5%	7	3	133.3%	8.9	8.7	2.3%
\$2,000,000 and above	5	6	-16.7%	15	13	15.4%	93.0%	97.2%	-4.3%	11	15	-26.7%	5	5	0.0%	92	83	10.8%	6	6	0.0%	13.1	9.2	42.4%
All Condos	272	360	-24.4%	26	21	23.8%	97.9%	98.5%	-0.6%	349	371	-5.9%	290	289	0.3%	1,234	1,170	5.5%	468	430	8.8%	3.2	2.2	45.5%

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

©2024. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Closed Sales by Price Range: Single-Family Homes

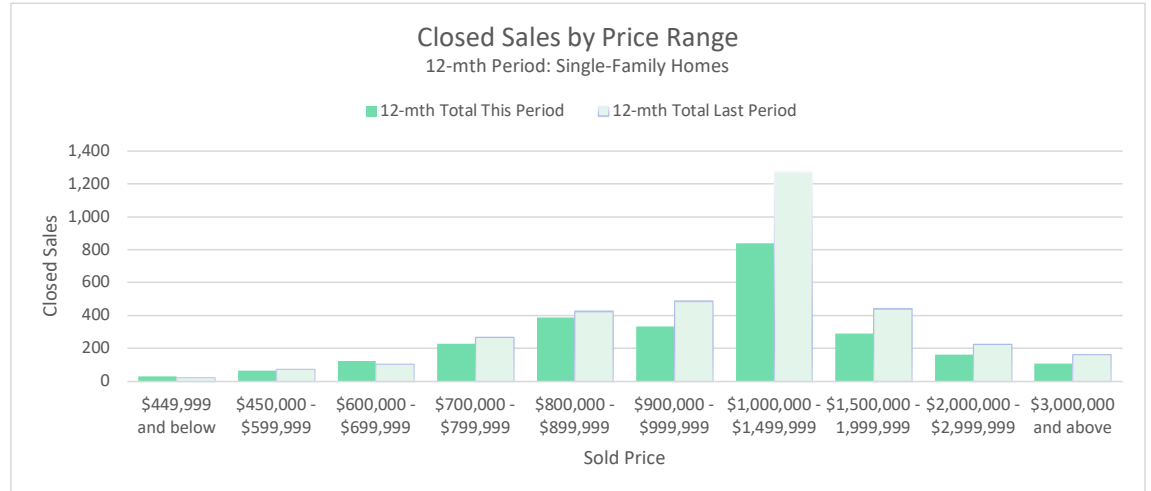
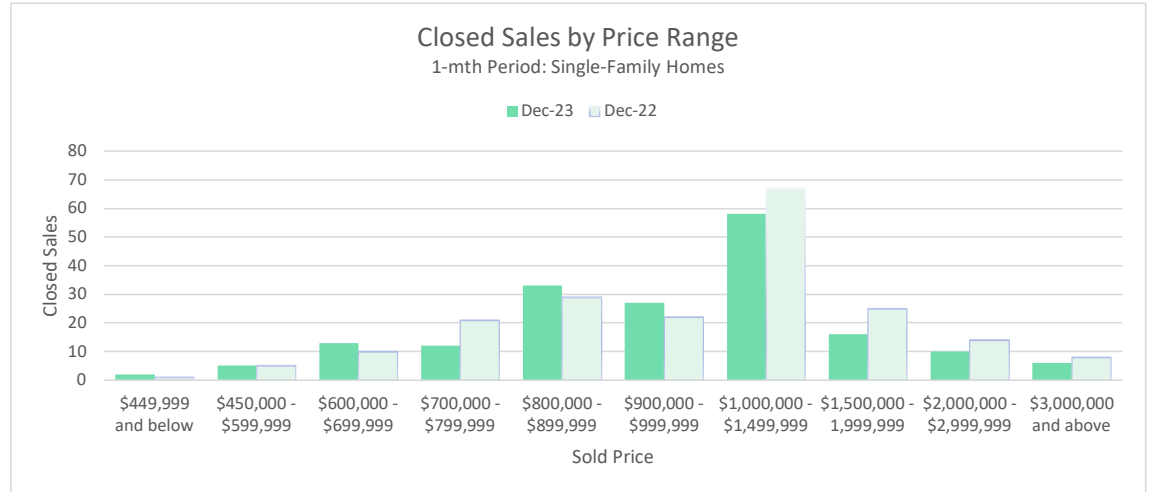
December 2023

OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	30	20	50.0%
\$450,000 - \$599,999	5	5	0.0%	65	73	-11.0%
\$600,000 - \$699,999	13	10	30.0%	123	104	18.3%
\$700,000 - \$799,999	12	21	-42.9%	227	265	-14.3%
\$800,000 - \$899,999	33	29	13.8%	388	425	-8.7%
\$900,000 - \$999,999	27	22	22.7%	332	490	-32.2%
\$1,000,000 - \$1,499,999	58	67	-13.4%	837	1,273	-34.2%
\$1,500,000 - 1,999,999	16	25	-36.0%	290	441	-34.2%
\$2,000,000 - \$2,999,999	10	14	-28.6%	160	223	-28.3%
\$3,000,000 and above	6	8	-25.0%	108	160	-32.5%
All Single-Family Homes	182	202	-9.9%	2,560	3,474	-26.3%

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.



Closed Sales by Price Range: Condos

December 2023

OAHU, HAWAII

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

Condos	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	11	12	-8.3%	154	186	-17.2%
\$150,000 - \$299,999	33	53	-37.7%	527	779	-32.3%
\$300,000 - \$399,999	40	59	-32.2%	730	995	-26.6%
\$400,000 - \$499,999	47	53	-11.3%	791	1,086	-27.2%
\$500,000 - \$599,999	46	61	-24.6%	705	961	-26.6%
\$600,000 - \$699,999	21	46	-54.3%	537	683	-21.4%
\$700,000 - \$999,999	49	51	-3.9%	716	1,110	-35.5%
\$1,000,000 - \$1,499,999	16	11	45.5%	239	333	-28.2%
\$1,500,000 - \$1,999,999	4	8	-50.0%	87	107	-18.7%
\$2,000,000 and above	5	6	-16.7%	87	113	-23.0%
All Condos	272	360	-24.4%	4,573	6,353	-28.0%

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.



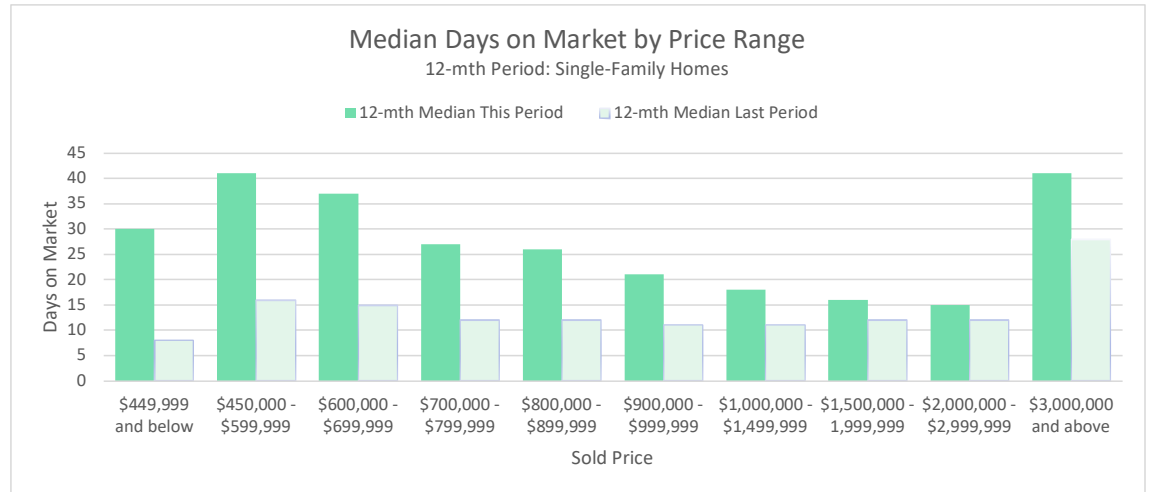
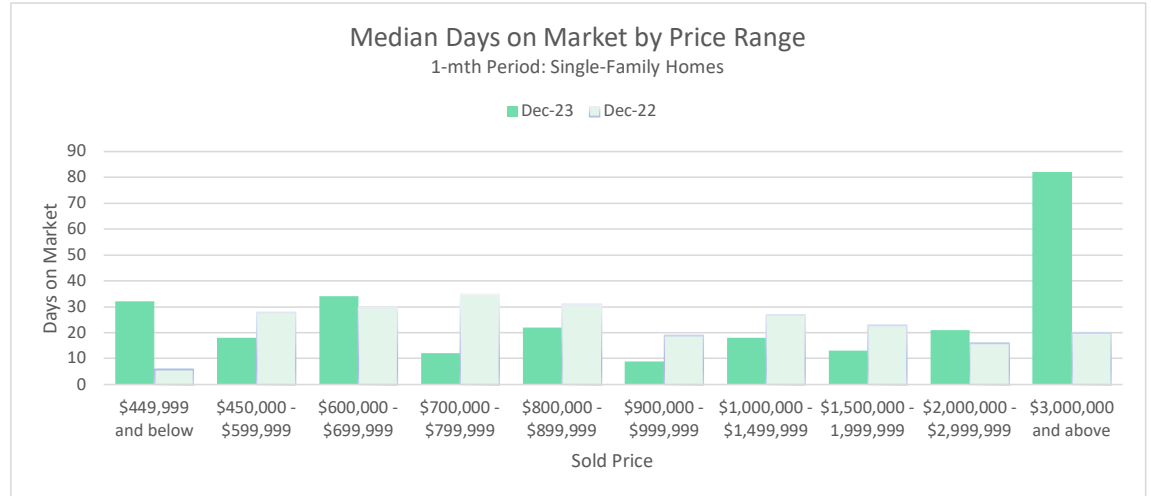
Median Days on Market by Price Range: Single-Family Homes

December 2023

OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	32	6	433.3%	30	8	275.0%
\$450,000 - \$599,999	18	28	-35.7%	41	16	156.3%
\$600,000 - \$699,999	34	30	13.3%	37	15	146.7%
\$700,000 - \$799,999	12	35	-65.7%	27	12	125.0%
\$800,000 - \$899,999	22	31	-29.0%	26	12	116.7%
\$900,000 - \$999,999	9	19	-52.6%	21	11	90.9%
\$1,000,000 - \$1,499,999	18	27	-33.3%	18	11	63.6%
\$1,500,000 - 1,999,999	13	23	-43.5%	16	12	33.3%
\$2,000,000 - \$2,999,999	21	16	31.3%	15	12	25.0%
\$3,000,000 and above	82	20	310.0%	41	28	46.4%
All Single-Family Homes	18	25	-28.0%	22	12	83.3%



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

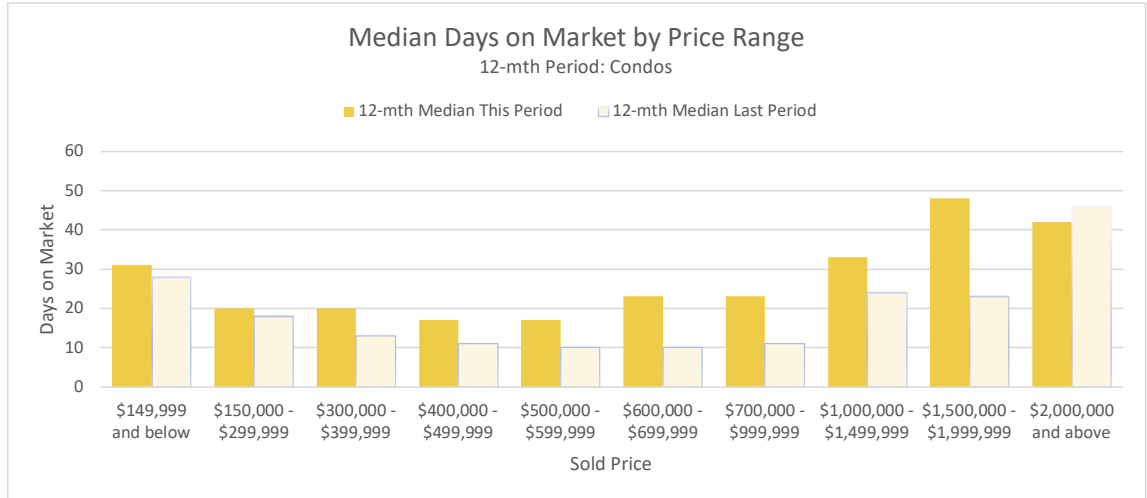
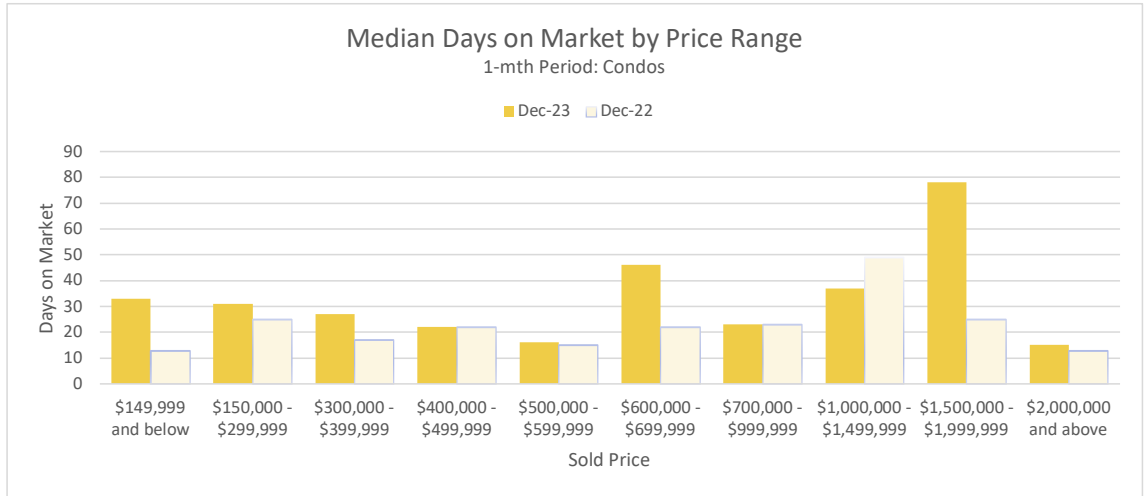
Median Days on Market by Price Range: Condos

December 2023

OAHU, HAWAII

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

Condos	Dec-23	Dec-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	33	13	153.8%	31	28	10.7%
\$150,000 - \$299,999	31	25	24.0%	20	18	11.1%
\$300,000 - \$399,999	27	17	58.8%	20	13	53.8%
\$400,000 - \$499,999	22	22	0.0%	17	11	54.5%
\$500,000 - \$599,999	16	15	6.7%	17	10	70.0%
\$600,000 - \$699,999	46	22	109.1%	23	10	130.0%
\$700,000 - \$999,999	23	23	0.0%	23	11	109.1%
\$1,000,000 - \$1,499,999	37	49	-24.5%	33	24	37.5%
\$1,500,000 - \$1,999,999	78	25	212.0%	48	23	108.7%
\$2,000,000 and above	15	13	15.4%	42	46	-8.7%
All Condos	26	21	23.8%	21	12	75.0%



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.

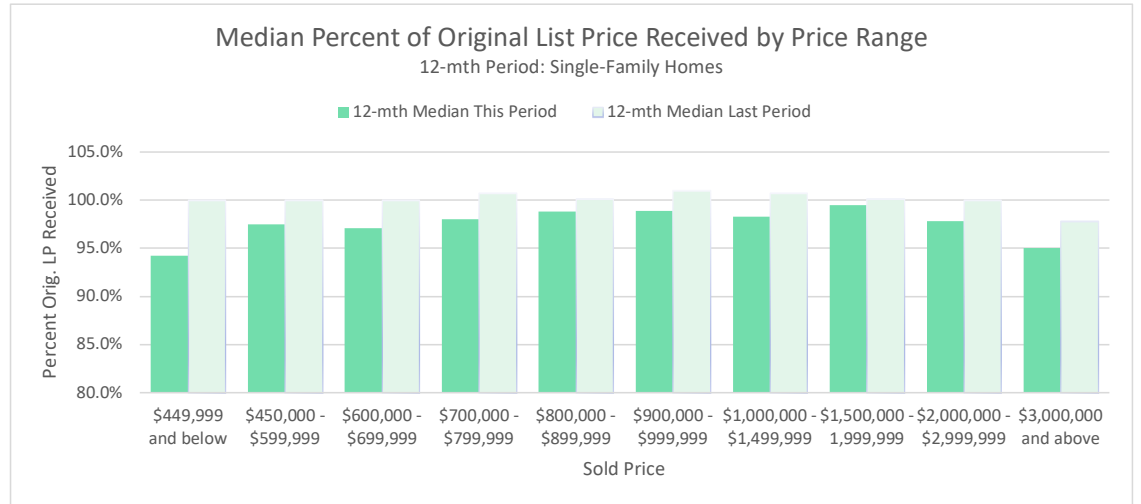
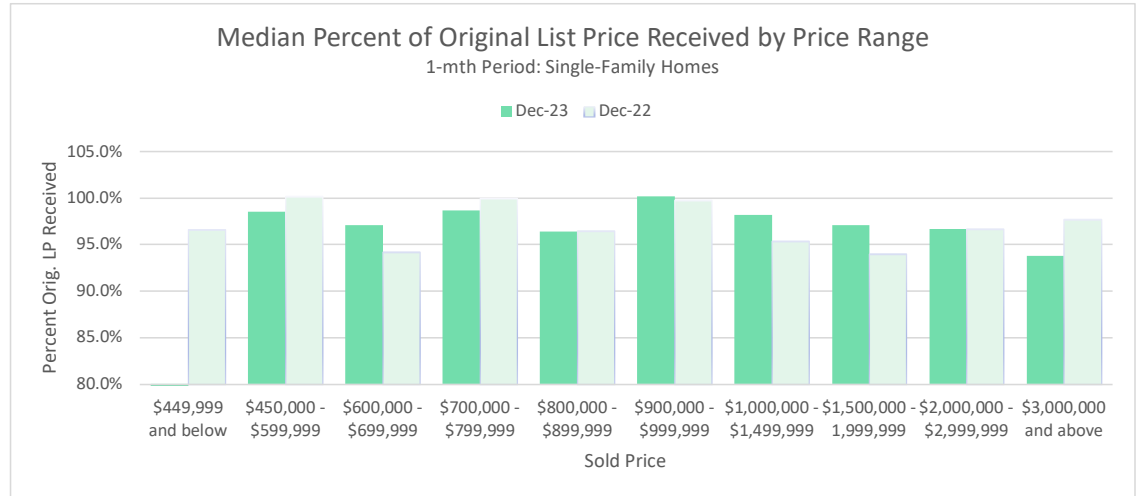
Median Percent of Original List Price Received by Price Range: Single-Family Homes

December 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	Dec-23	Dec-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	56.0%	96.6%	-42.0%	94.2%	100.0%	-5.8%
\$450,000 - \$599,999	98.5%	100.2%	-1.7%	97.5%	100.0%	-2.5%
\$600,000 - \$699,999	97.1%	94.2%	3.1%	97.1%	100.0%	-2.9%
\$700,000 - \$799,999	98.7%	100.0%	-1.3%	98.0%	100.7%	-2.7%
\$800,000 - \$899,999	96.4%	96.5%	-0.1%	98.8%	100.1%	-1.3%
\$900,000 - \$999,999	100.2%	99.8%	0.4%	98.9%	101.0%	-2.1%
\$1,000,000 - \$1,499,999	98.2%	95.4%	2.9%	98.3%	100.7%	-2.4%
\$1,500,000 - 1,999,999	97.1%	94.0%	3.3%	99.5%	100.1%	-0.6%
\$2,000,000 - \$2,999,999	96.7%	96.7%	0.0%	97.8%	100.0%	-2.2%
\$3,000,000 and above	93.8%	97.7%	-4.0%	95.0%	97.8%	-2.9%
All Single-Family Homes	98.3%	96.7%	1.7%	98.3%	100.0%	-1.7%



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.

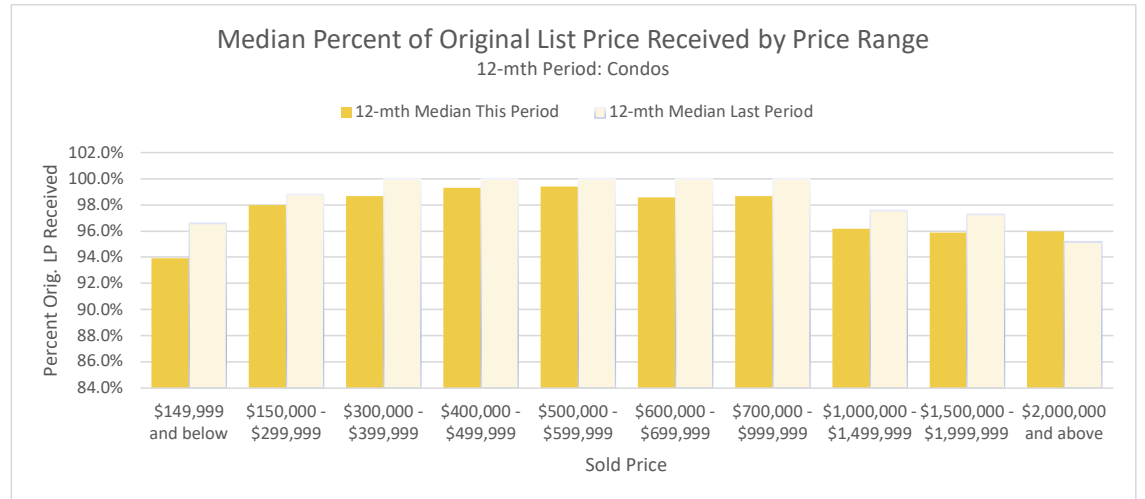
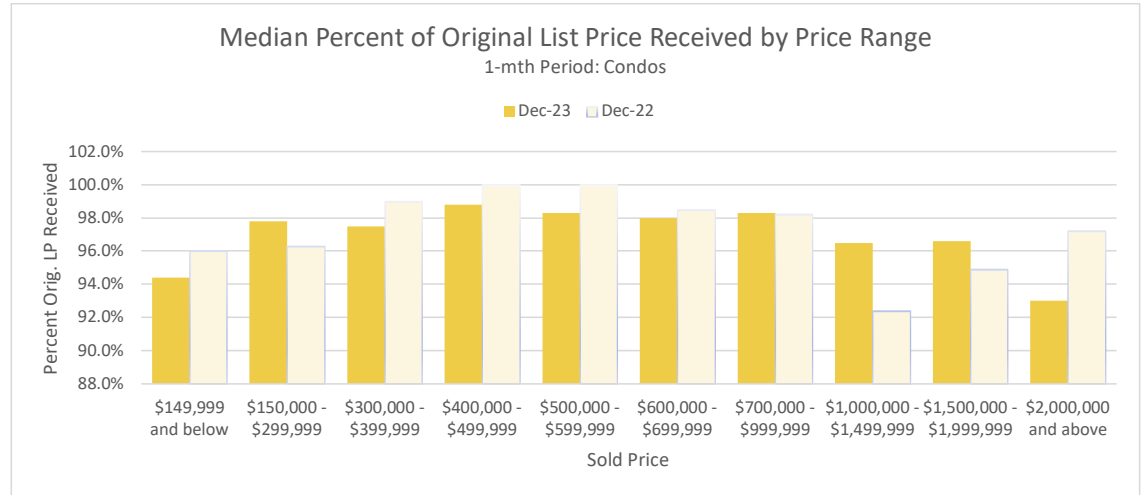
Median Percent of Original List Price Received by Price Range: Condos

December 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	Dec-23	Dec-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	94.4%	96.0%	-1.7%	93.9%	96.6%	-2.8%
\$150,000 - \$299,999	97.8%	96.3%	1.6%	98.0%	98.8%	-0.8%
\$300,000 - \$399,999	97.5%	99.0%	-1.5%	98.7%	100.0%	-1.3%
\$400,000 - \$499,999	98.8%	100.0%	-1.2%	99.3%	100.0%	-0.7%
\$500,000 - \$599,999	98.3%	100.0%	-1.7%	99.4%	100.0%	-0.6%
\$600,000 - \$699,999	98.0%	98.5%	-0.5%	98.6%	100.0%	-1.4%
\$700,000 - \$999,999	98.3%	98.2%	0.1%	98.7%	100.0%	-1.3%
\$1,000,000 - \$1,499,999	96.5%	92.4%	4.4%	96.2%	97.6%	-1.4%
\$1,500,000 - \$1,999,999	96.6%	94.9%	1.8%	95.9%	97.3%	-1.4%
\$2,000,000 and above	93.0%	97.2%	-4.3%	96.0%	95.2%	0.8%
All Condos	97.9%	98.5%	-0.6%	98.6%	100.0%	-1.4%



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.

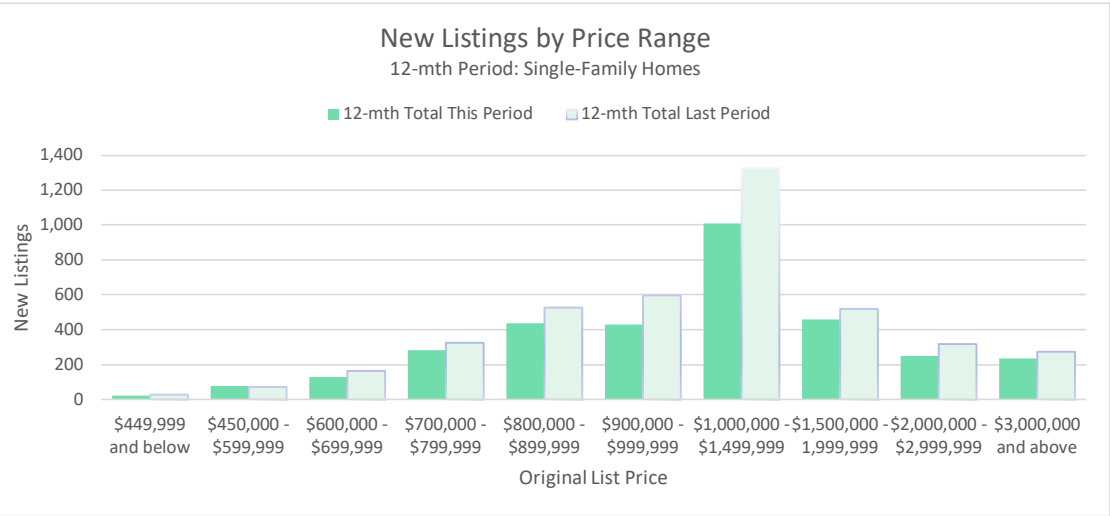
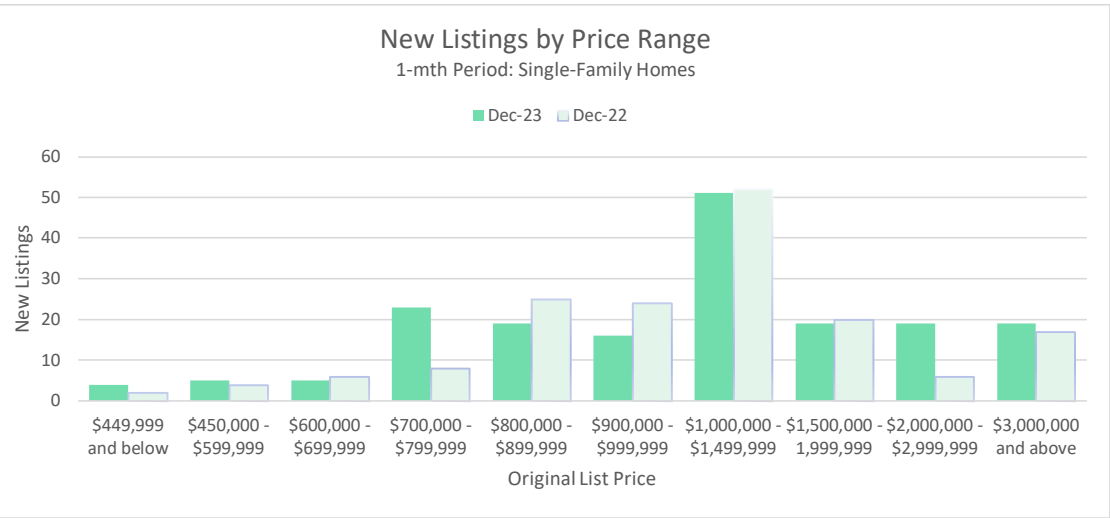
New Listings by Price Range: Single-Family Homes

December 2023

OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	2	100.0%	22	31	-29.0%
\$450,000 - \$599,999	5	4	25.0%	77	74	4.1%
\$600,000 - \$699,999	5	6	-16.7%	128	166	-22.9%
\$700,000 - \$799,999	23	8	187.5%	283	327	-13.5%
\$800,000 - \$899,999	19	25	-24.0%	436	529	-17.6%
\$900,000 - \$999,999	16	24	-33.3%	428	596	-28.2%
\$1,000,000 - \$1,499,999	51	52	-1.9%	1,007	1,327	-24.1%
\$1,500,000 - 1,999,999	19	20	-5.0%	459	522	-12.1%
\$2,000,000 - \$2,999,999	19	6	216.7%	248	320	-22.5%
\$3,000,000 and above	19	17	11.8%	236	276	-14.5%
All Single-Family Homes	180	164	9.8%	3,324	4,168	-20.2%



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: Condos

December 2023

OAHU, HAWAII

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

Condos	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	12	-16.7%	173	195	-11.3%
\$150,000 - \$299,999	34	53	-35.8%	672	927	-27.5%
\$300,000 - \$399,999	65	63	3.2%	915	1,129	-19.0%
\$400,000 - \$499,999	58	57	1.8%	1,004	1,219	-17.6%
\$500,000 - \$599,999	45	33	36.4%	914	1,050	-13.0%
\$600,000 - \$699,999	32	37	-13.5%	702	824	-14.8%
\$700,000 - \$999,999	56	55	1.8%	989	1,311	-24.6%
\$1,000,000 - \$1,499,999	28	27	3.7%	382	437	-12.6%
\$1,500,000 - \$1,999,999	10	19	-47.4%	175	192	-8.9%
\$2,000,000 and above	11	15	-26.7%	197	184	7.1%
All Condos	349	371	-5.9%	6,123	7,468	-18.0%



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.

Pending Sales by Price Range: Single-Family Homes

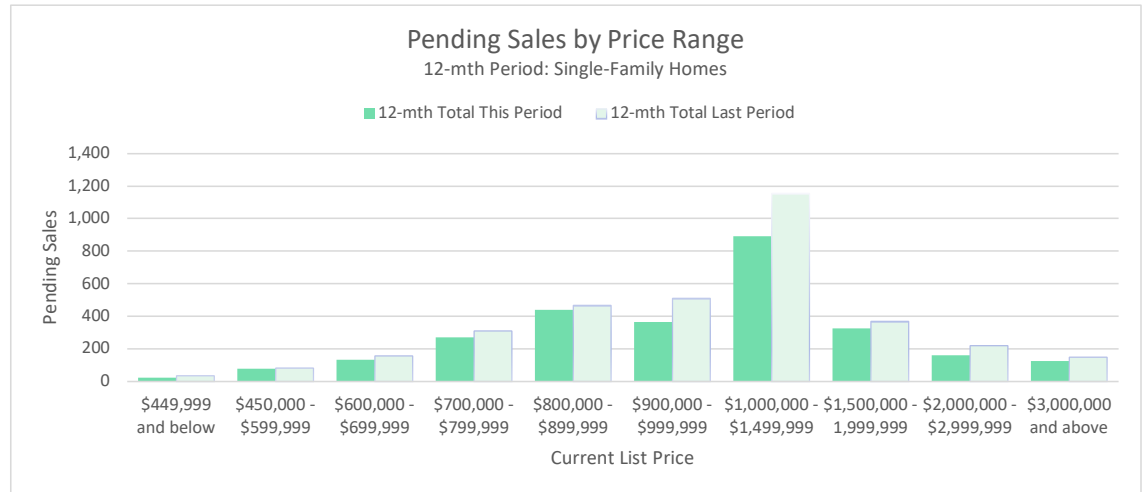
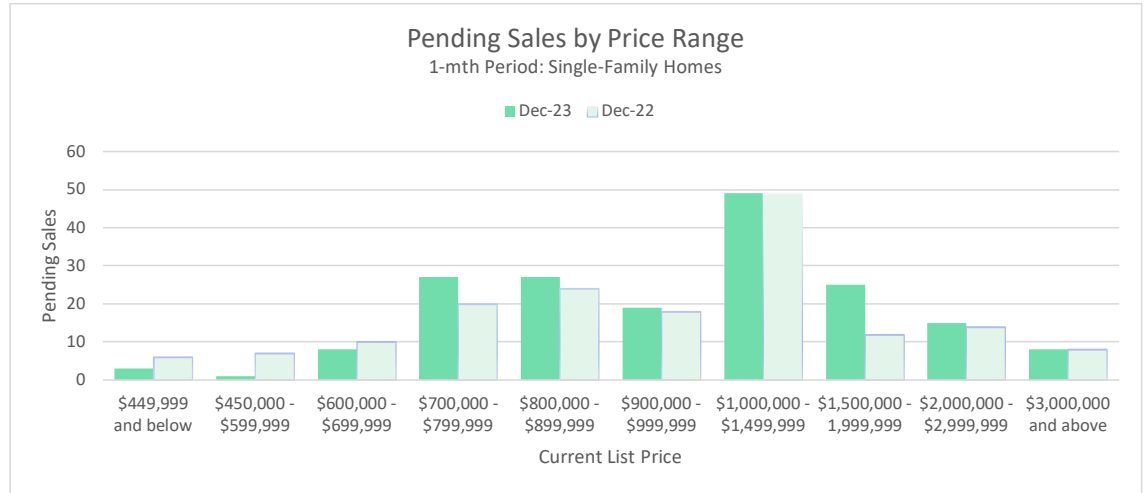
December 2023

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	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	6	-50.0%	22	32	-31.3%
\$450,000 - \$599,999	1	7	-85.7%	77	79	-2.5%
\$600,000 - \$699,999	8	10	-20.0%	132	156	-15.4%
\$700,000 - \$799,999	27	20	35.0%	268	307	-12.7%
\$800,000 - \$899,999	27	24	12.5%	437	467	-6.4%
\$900,000 - \$999,999	19	18	5.6%	364	508	-28.3%
\$1,000,000 - \$1,499,999	49	49	0.0%	890	1,155	-22.9%
\$1,500,000 - 1,999,999	25	12	108.3%	324	368	-12.0%
\$2,000,000 - \$2,999,999	15	14	7.1%	160	220	-27.3%
\$3,000,000 and above	8	8	0.0%	122	147	-17.0%
All Single-Family Homes	182	168	8.3%	2,796	3,439	-18.7%

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

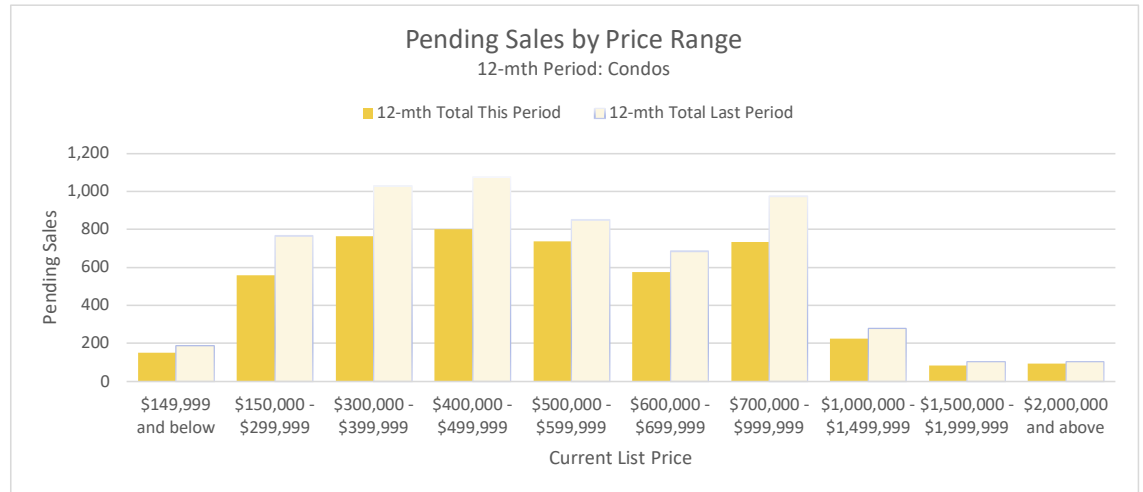
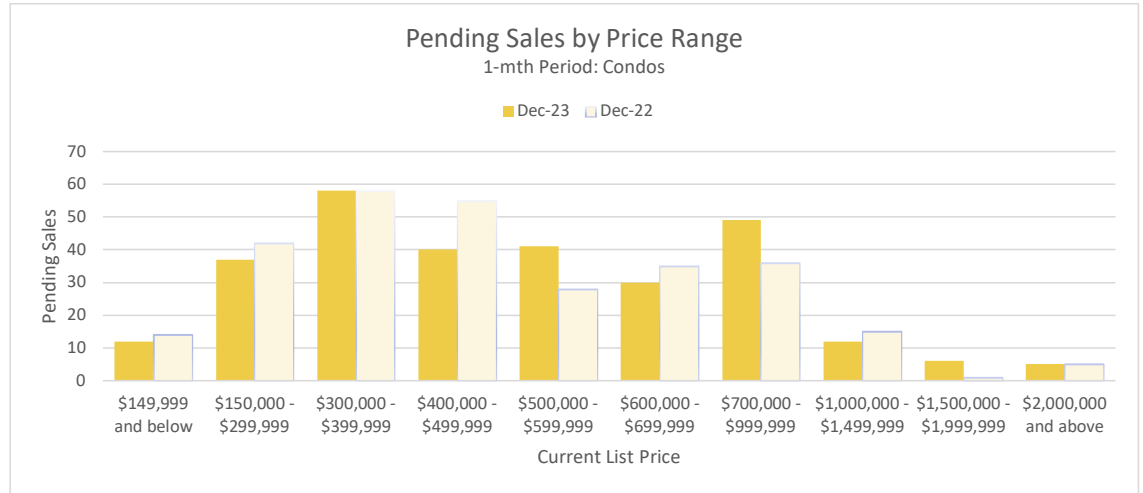
December 2023

OAHU, HAWAII

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

Condos	Dec-23	Dec-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	14	-14.3%	150	188	-20.2%
\$150,000 - \$299,999	37	42	-11.9%	559	767	-27.1%
\$300,000 - \$399,999	58	58	0.0%	762	1,028	-25.9%
\$400,000 - \$499,999	40	55	-27.3%	801	1,077	-25.6%
\$500,000 - \$599,999	41	28	46.4%	736	852	-13.6%
\$600,000 - \$699,999	30	35	-14.3%	575	685	-16.1%
\$700,000 - \$999,999	49	36	36.1%	732	974	-24.8%
\$1,000,000 - \$1,499,999	12	15	-20.0%	226	279	-19.0%
\$1,500,000 - \$1,999,999	6	1	500.0%	85	103	-17.5%
\$2,000,000 and above	5	5	0.0%	95	105	-9.5%
All Condos	290	289	0.3%	4,721	6,058	-22.1%

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.



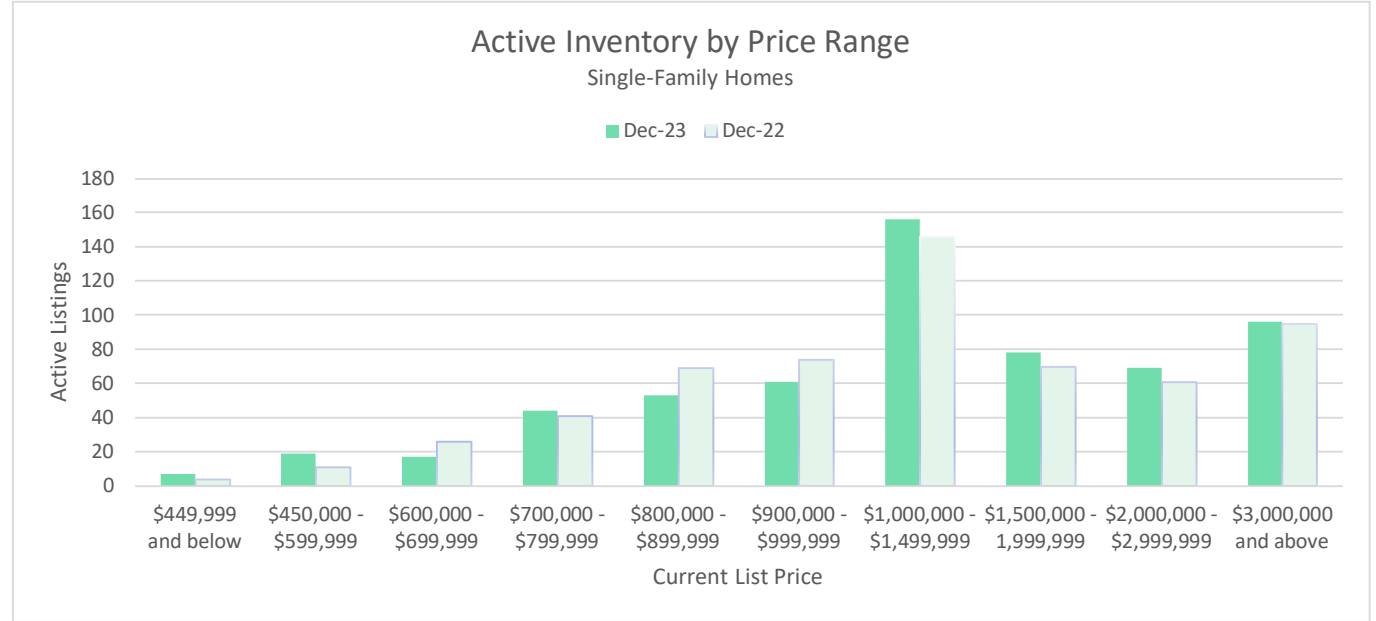
Active Inventory* by Price Range: Single-Family Homes

December 2023

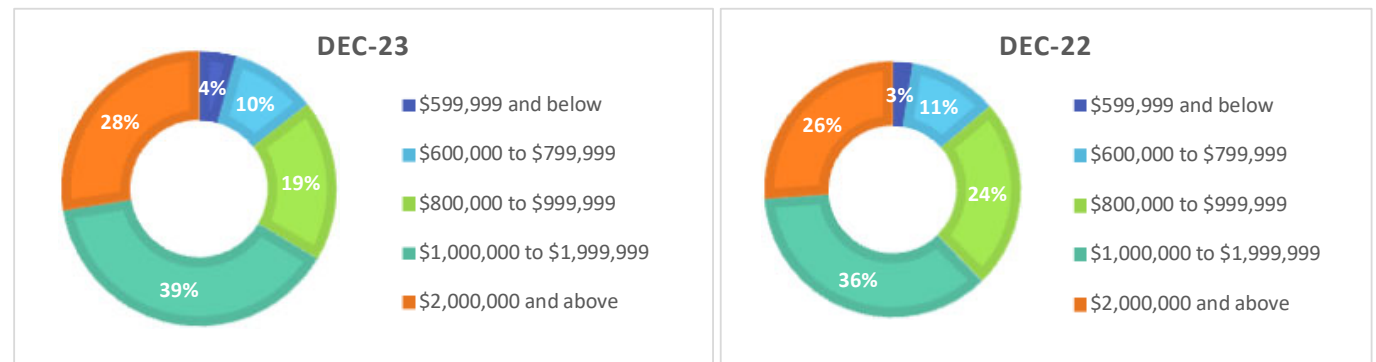
OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	YOY chg
\$449,999 and below	7	4	75.0%
\$450,000 - \$599,999	19	11	72.7%
\$600,000 - \$699,999	17	26	-34.6%
\$700,000 - \$799,999	44	41	7.3%
\$800,000 - \$899,999	53	69	-23.2%
\$900,000 - \$999,999	61	74	-17.6%
\$1,000,000 - \$1,499,999	156	146	6.8%
\$1,500,000 - 1,999,999	78	70	11.4%
\$2,000,000 - \$2,999,999	69	61	13.1%
\$3,000,000 and above	96	95	1.1%
All Single-Family Homes	600	597	0.5%



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.

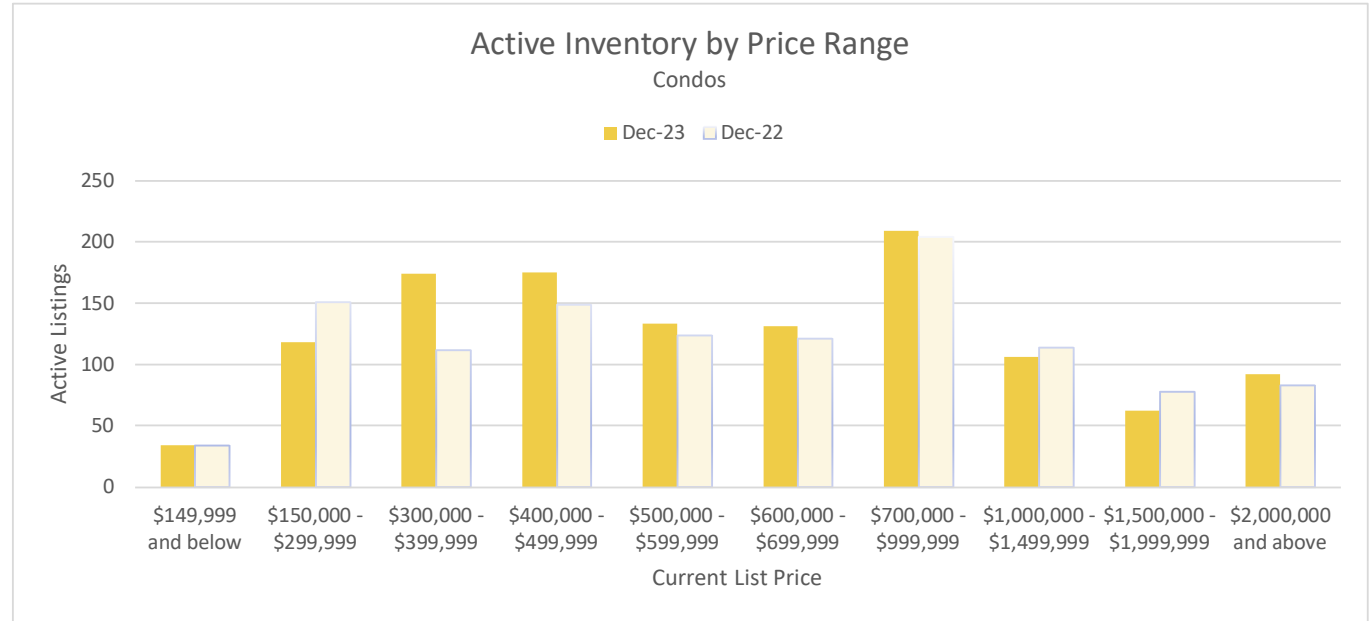
Active Inventory* by Price Range: Condos

December 2023

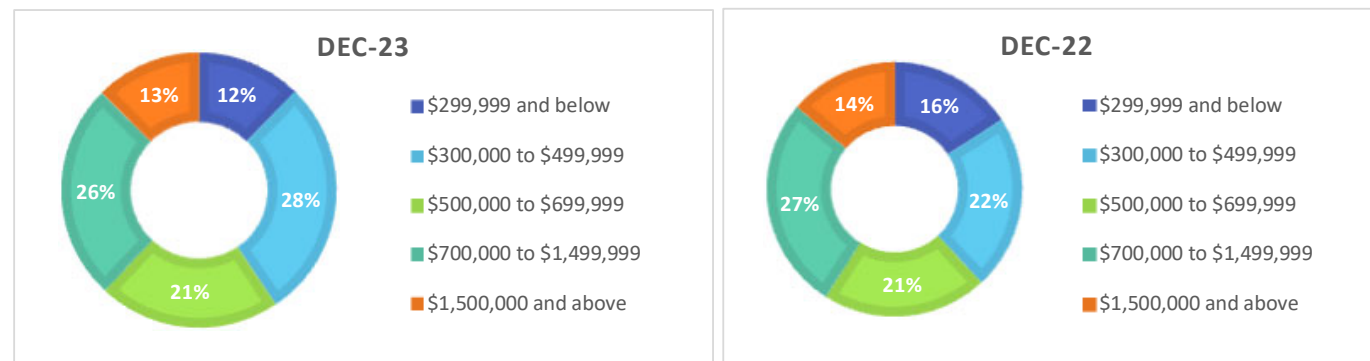
OAHU, HAWAII

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

Condos	Dec-23	Dec-22	YOY chg
\$149,999 and below	34	34	0.0%
\$150,000 - \$299,999	118	151	-21.9%
\$300,000 - \$399,999	174	112	55.4%
\$400,000 - \$499,999	175	149	17.4%
\$500,000 - \$599,999	133	124	7.3%
\$600,000 - \$699,999	131	121	8.3%
\$700,000 - \$999,999	209	204	2.5%
\$1,000,000 - \$1,499,999	106	114	-7.0%
\$1,500,000 - \$1,999,999	62	78	-20.5%
\$2,000,000 and above	92	83	10.8%
All Condos	1,234	1,170	5.5%



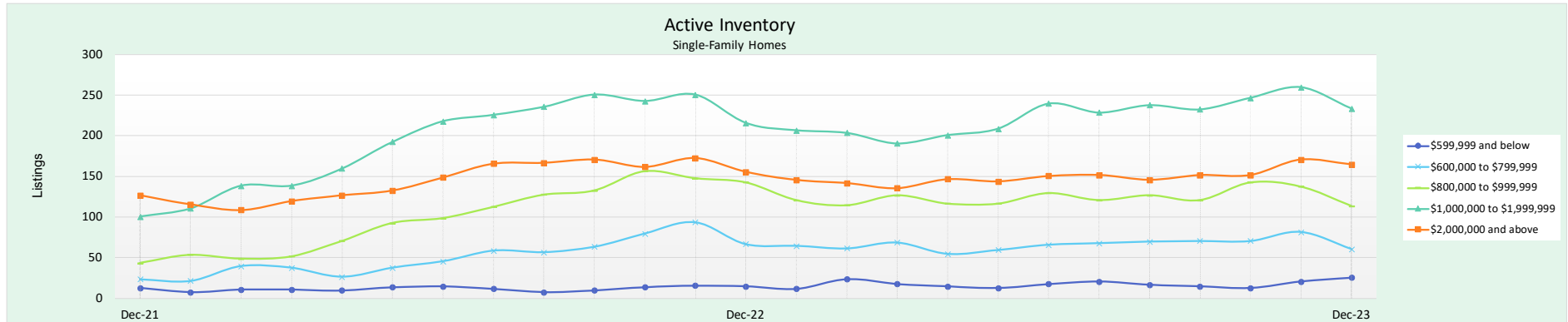
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



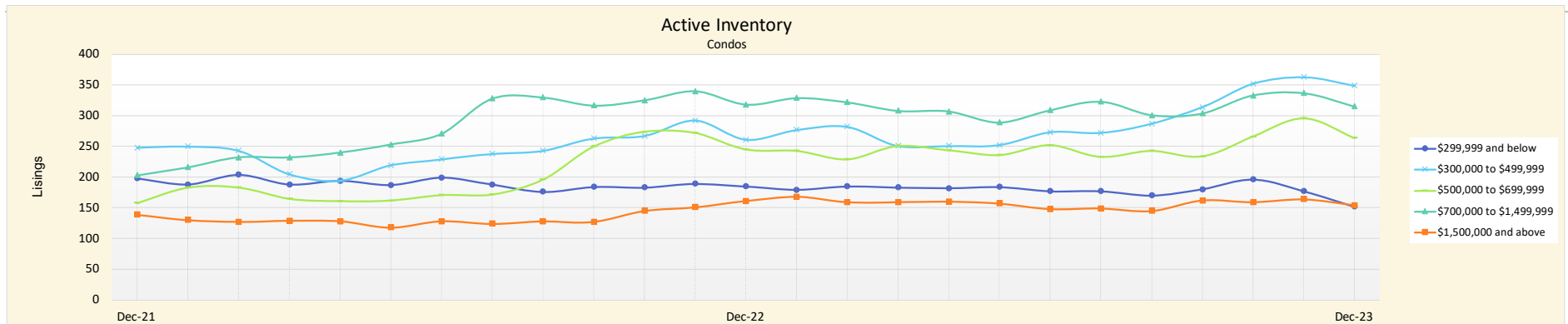
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

December 2023
OAHU, HAWAII



Single-Family Homes	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	S-23	O-23	N-23	D-23
\$599,999 and below	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26
\$600,000 to \$799,999	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61
\$800,000 to \$999,999	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114
\$1,000,000 to \$1,999,999	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234
\$2,000,000 and above	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165
Total	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535	543	605	591	598	592	626	672	600



Condos	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	S-23	O-23	N-23	D-23
\$299,999 and below	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152
\$300,000 to \$499,999	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349
\$500,000 to \$699,999	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264
\$700,000 to \$1,499,999	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315
\$1,500,000 and above	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154
Total	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	1,194	1,306	1,337	1,234

*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.

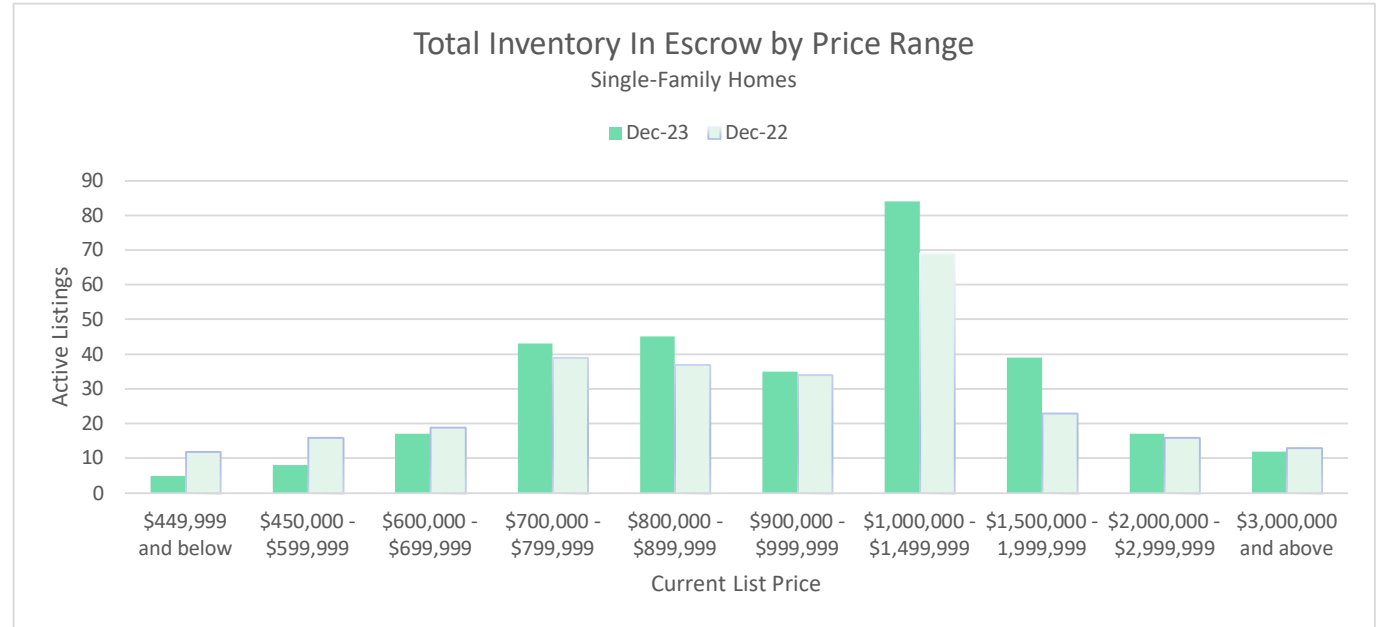
Total Inventory In Escrow* by Price Range: Single-Family Homes

December 2023

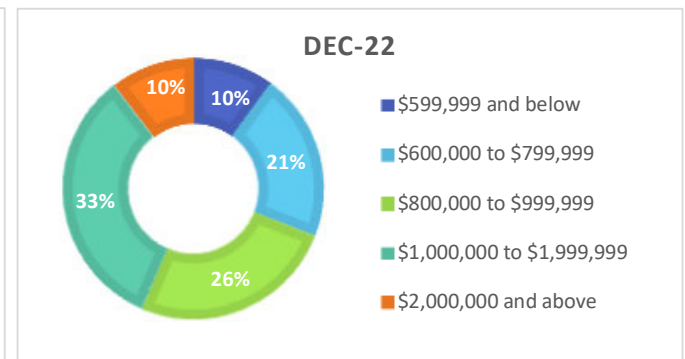
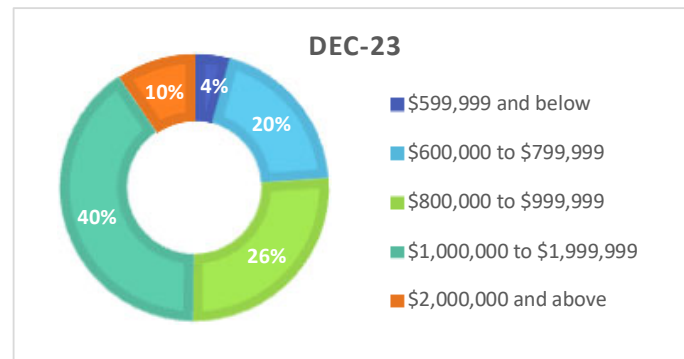
OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	YOY chg
\$449,999 and below	5	12	-58.3%
\$450,000 - \$599,999	8	16	-50.0%
\$600,000 - \$699,999	17	19	-10.5%
\$700,000 - \$799,999	43	39	10.3%
\$800,000 - \$899,999	45	37	21.6%
\$900,000 - \$999,999	35	34	2.9%
\$1,000,000 - \$1,499,999	84	69	21.7%
\$1,500,000 - 1,999,999	39	23	69.6%
\$2,000,000 - \$2,999,999	17	16	6.3%
\$3,000,000 and above	12	13	-7.7%
All Single-Family Homes	305	278	9.7%



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

December 2023

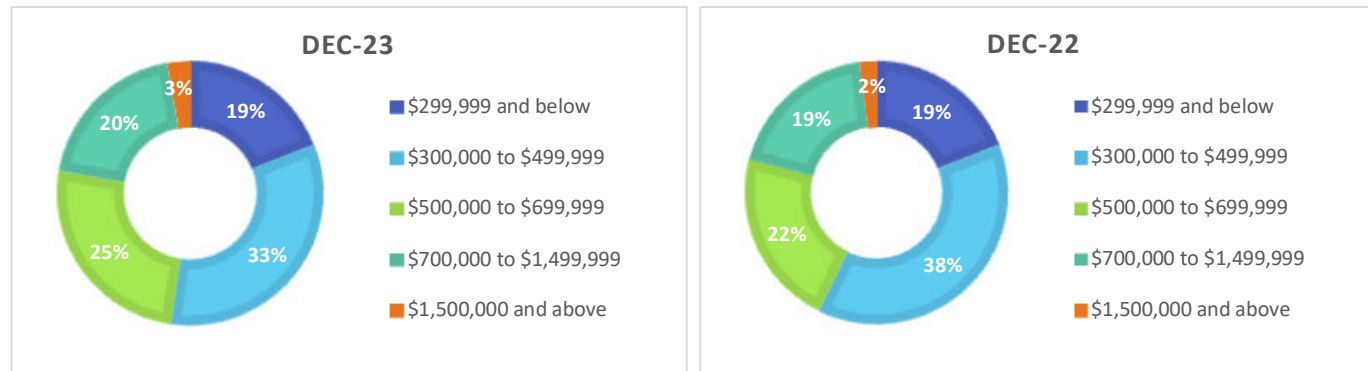
OAHU, HAWAII

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

Condos	Dec-23	Dec-22	YOY chg
\$149,999 and below	22	20	10.0%
\$150,000 - \$299,999	67	62	8.1%
\$300,000 - \$399,999	82	86	-4.7%
\$400,000 - \$499,999	74	78	-5.1%
\$500,000 - \$599,999	65	42	54.8%
\$600,000 - \$699,999	54	52	3.8%
\$700,000 - \$999,999	78	58	34.5%
\$1,000,000 - \$1,499,999	13	23	-43.5%
\$1,500,000 - \$1,999,999	7	3	133.3%
\$2,000,000 and above	6	6	0.0%
All Condos	468	430	8.8%



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.

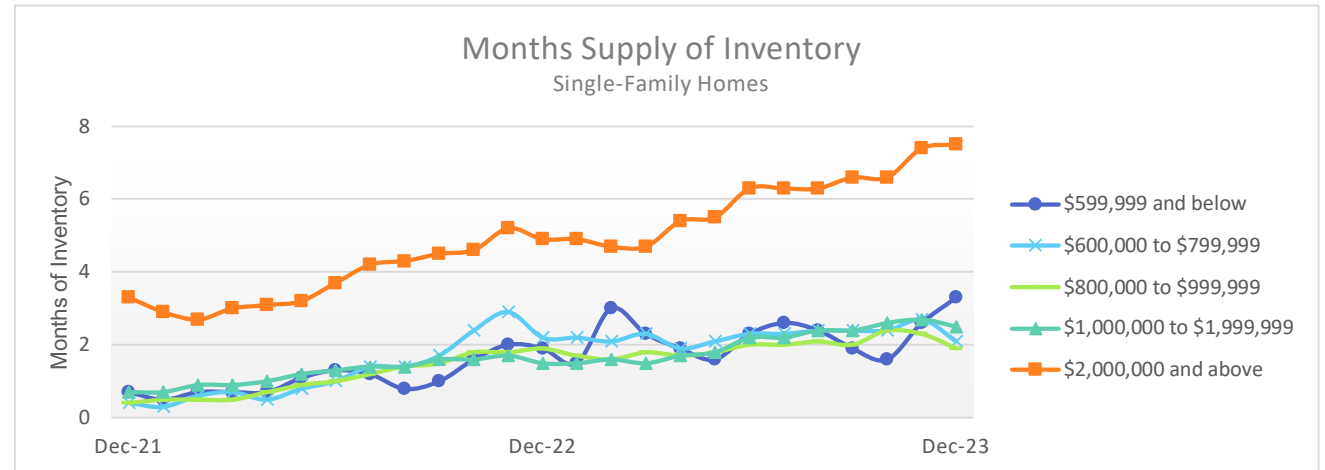
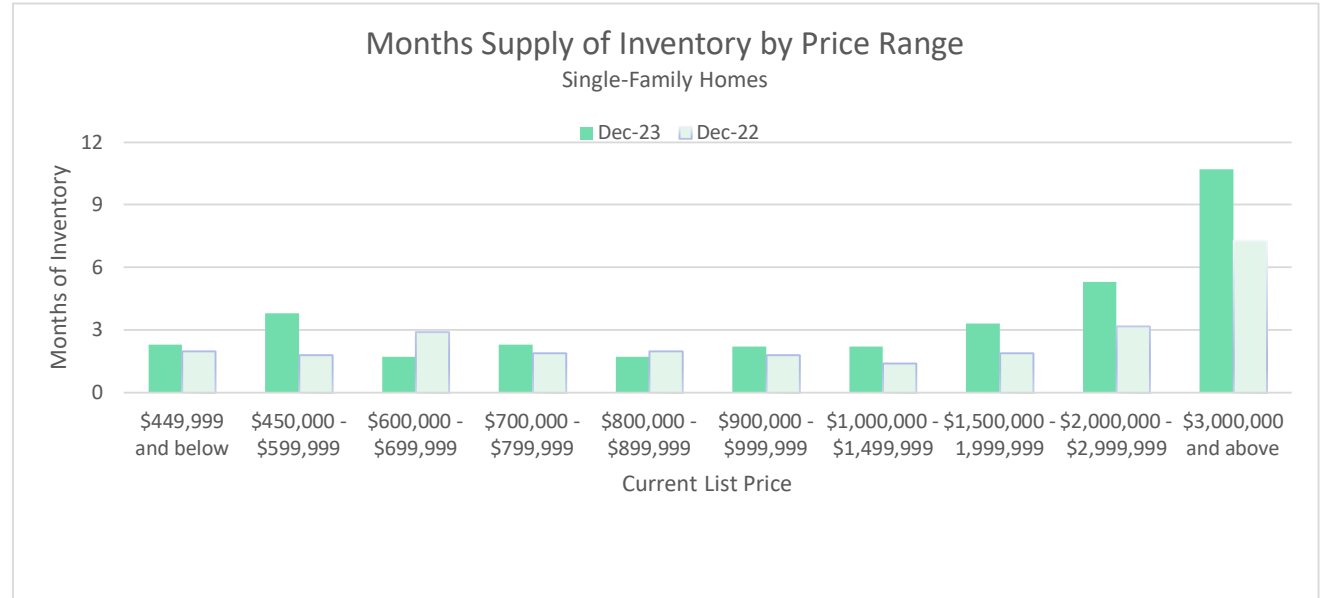
Months Supply of Active Inventory by Price Range: Single-Family Homes

December 2023

OAHU, HAWAII

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

Single-Family Homes	Dec-23	Dec-22	YOY chg
\$449,999 and below	2.3	2.0	15.0%
\$450,000 - \$599,999	3.8	1.8	111.1%
\$600,000 - \$699,999	1.7	2.9	-41.4%
\$700,000 - \$799,999	2.3	1.9	21.1%
\$800,000 - \$899,999	1.7	2.0	-15.0%
\$900,000 - \$999,999	2.2	1.8	22.2%
\$1,000,000 - \$1,499,999	2.2	1.4	57.1%
\$1,500,000 - 1,999,999	3.3	1.9	73.7%
\$2,000,000 - \$2,999,999	5.3	3.2	65.6%
\$3,000,000 and above	10.7	7.3	46.6%
All Single-Family Homes	2.8	2.1	33.3%



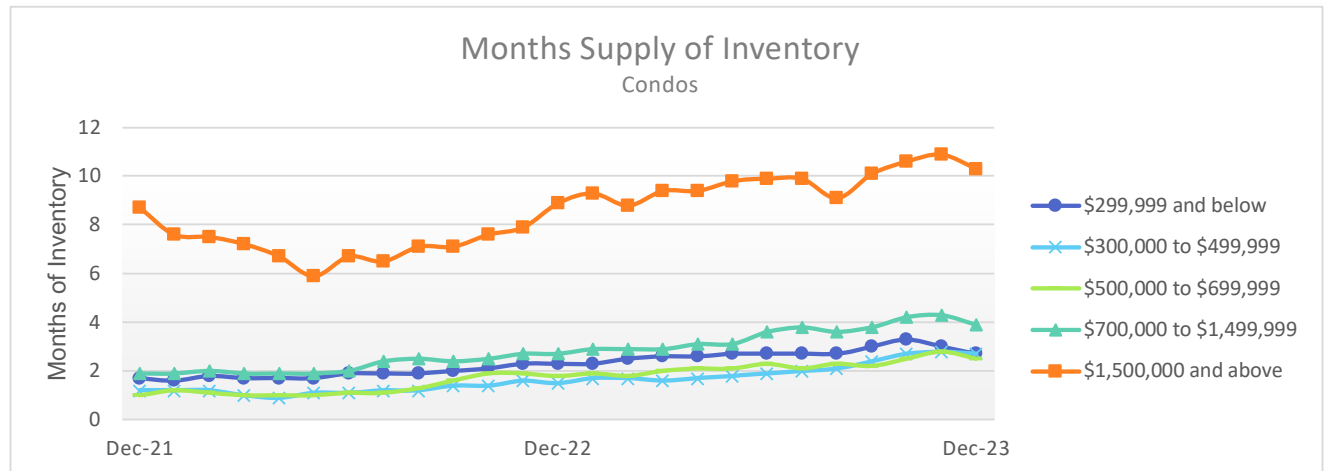
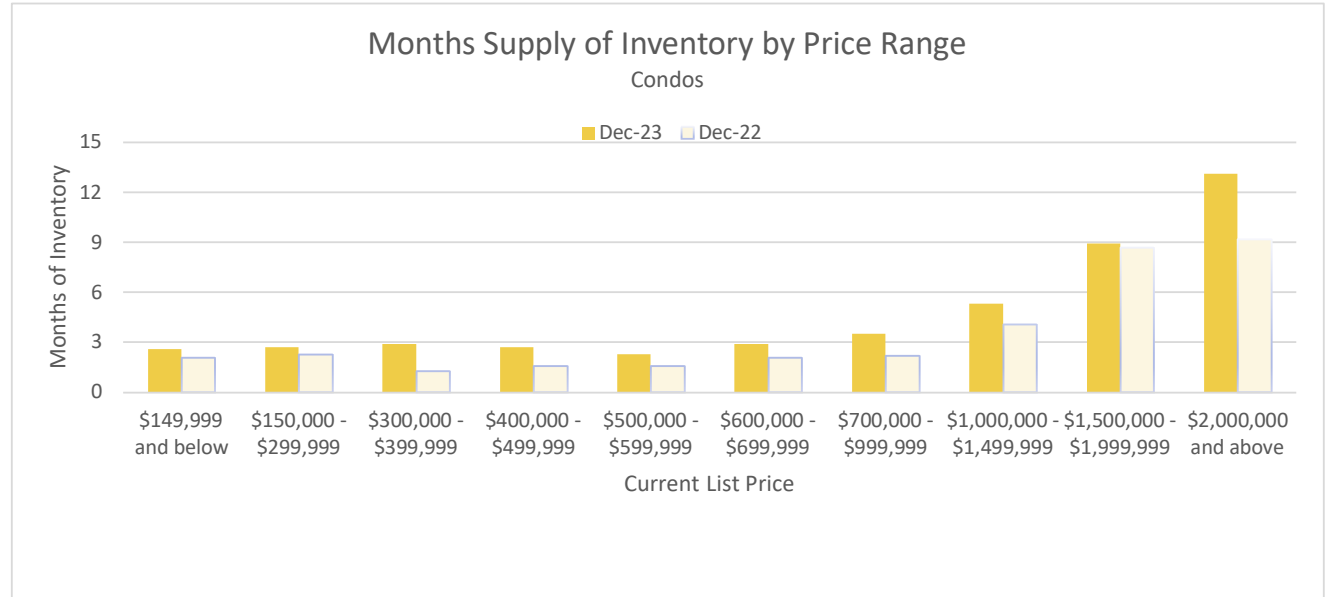
Months Supply of Active Inventory by Price Range: Condos

December 2023

OAHU, HAWAII

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

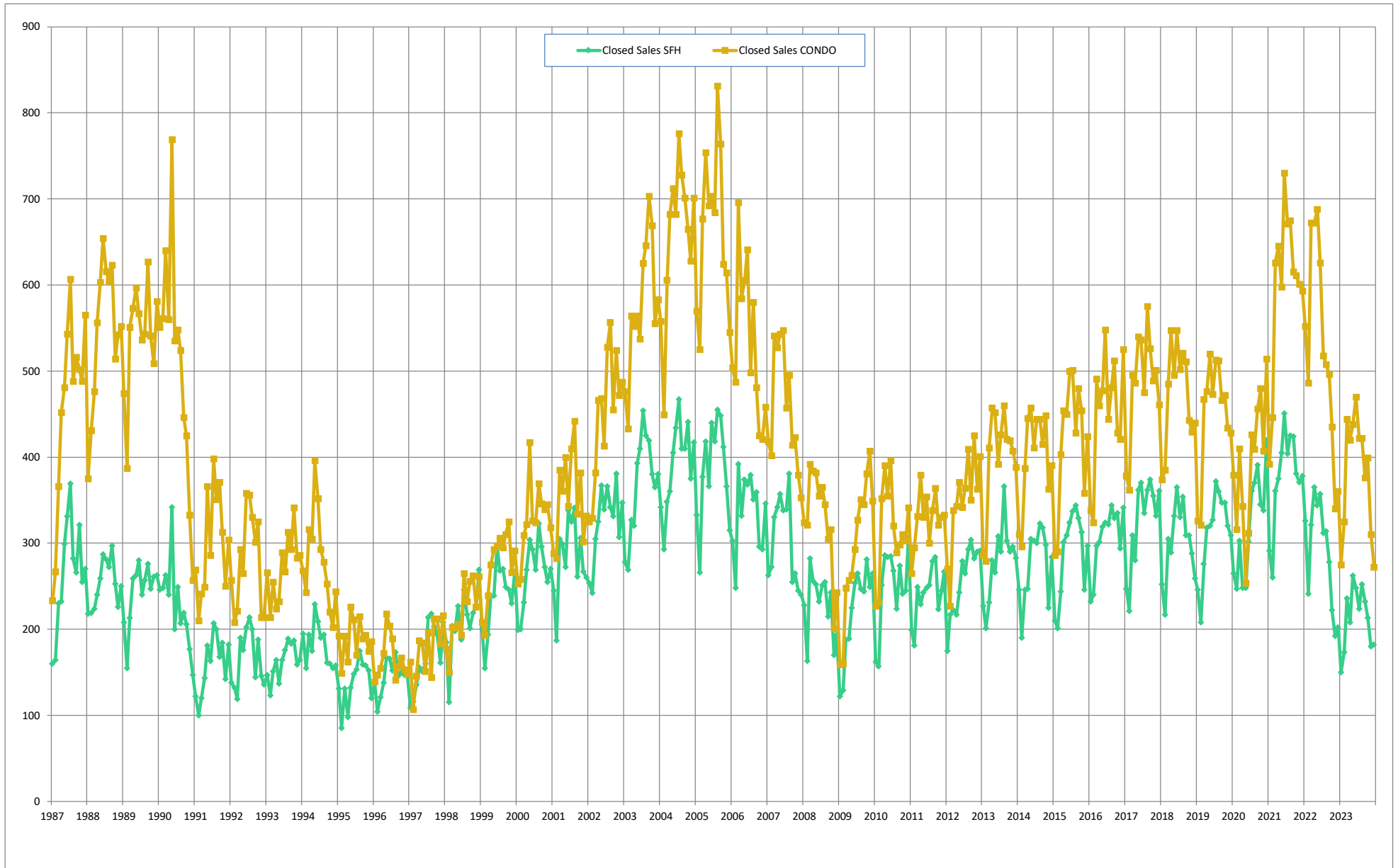
Condos	Dec-23	Dec-22	YOY chg
\$149,999 and below	2.6	2.1	23.8%
\$150,000 - \$299,999	2.7	2.3	17.4%
\$300,000 - \$399,999	2.9	1.3	123.1%
\$400,000 - \$499,999	2.7	1.6	68.8%
\$500,000 - \$599,999	2.3	1.6	43.8%
\$600,000 - \$699,999	2.9	2.1	38.1%
\$700,000 - \$999,999	3.5	2.2	59.1%
\$1,000,000 - \$1,499,999	5.3	4.1	29.3%
\$1,500,000 - \$1,999,999	8.9	8.7	2.3%
\$2,000,000 and above	13.1	9.2	42.4%
All Condos	3.2	2.2	45.5%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



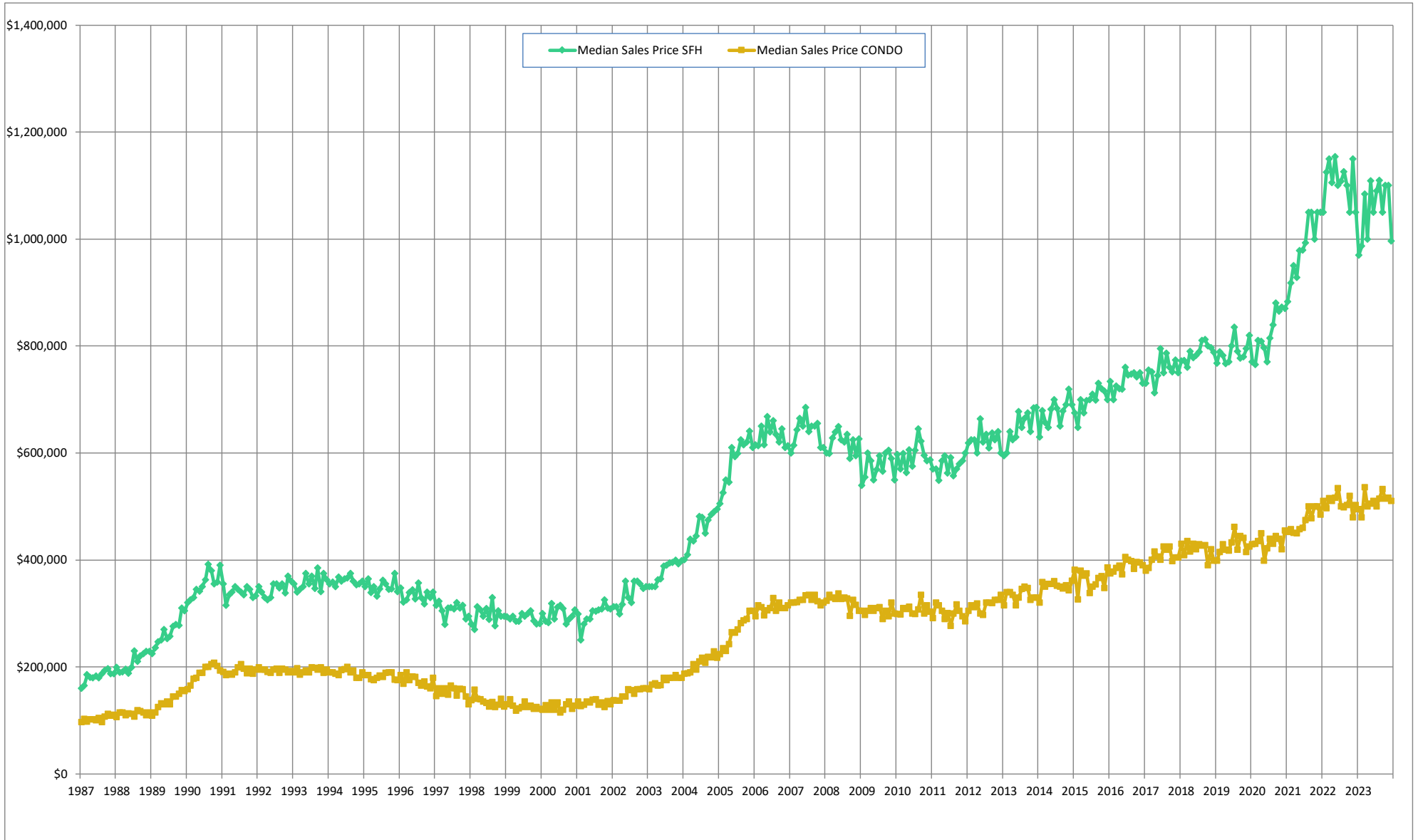
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2024. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.

Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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

©2024. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.