

Single-family home sales totaled 179, while condo sales reached 334—a modest gain of 3.5% and 2.8%, respectively. When combined with January sales, 2024 shows continued improvement over 2023, with total year-to-date sales up by 7.2% compared to the same period last year.

Both markets experienced year-over-year growth in median sales price. Single-family homes observed an 8.9% jump, reaching \$1,075,000, while condo sales increased 6.8% to \$512,500. Additionally, the median days on the market for single-family homes decreased by 17 days to 30 days from 47 days in February 2023. However, condos stayed on the market longer than last year, with a median of 39 days compared to 28 days.

Sales volume for single-family homes remained steady compared to last year, up just six sales. Homes priced \$1,000,000 and above made up nearly 60% of total sales this February, compared to 49% in February 2023, a 25.9% year-over-year increase. Conversely, single-family home sales below \$1,000,000 dipped by 18.2% year-over-year. In the condo market, the \$500,000 to \$699,999 price range experienced the most significant growth, with 96 sales compared to 67 in February 2023, an increase of 43.3% or 29 units. Meanwhile, condos priced between \$200,000 to \$499,999 declined by 17.9%, or 30 sales.

New listings improved from last year, with 295 in the single-family home market and 533 in the condo market in February, growing 26.6% and 15.1%, respectively. However, compared month-over-month, new listings for homes increased by only 3.5% and declined by 8.3% for condos. In the \$800,000 to \$899,999 range for single-family homes, new listings surged 88.0%, with 47 new listings compared to 25 last February, while the largest volume of new listings was in the \$1,000,000 to \$1,499,999 range with 100 newly-listed homes. In the condo market, the \$300,000 to \$499,999 range saw a 33.8% rise in new listings. Besides Hawai'i Kai and Kailua, all regions maintained or exceeded last year's new listing volumes. The Metro region experienced the largest increase, up 14.8%, with 333 new condo listings compared to 290 last year.

Compared to a year ago, active inventory levels increased by 9.5% for single-family homes and 17.9% for condos. Month-over-month, single-family home inventory decreased by 1.3%, while condo inventory increased slightly by 3.0%. By the end of February, there were 599 active single-family home listings and 1,388 active condo listings.

In February, 23% of single-family home sales closed above the original asking price, compared to 19% at the same time last year, and the median sales price to original list price ratio was 97.8%, up 1.8%. Similarly, the condo market also saw a slight increase in sales closing above the original asking price, with 18% of sales this February, compared to 15% in February 2023, and a nearly even median sales price to the original list price ratio of 97.9%.

Pending sales for single-family homes jumped 24.0% year-over-year and 22.3% month-over-month, with 269 contract signings in February. Condos ended the month with 390 contract signings, 2.3% lower than a year ago but slightly improved by 3.7% from last month. In the single-family market, there was a 40.7% year-over-year increase in contract signings in the \$800,000 to \$899,999 price range, with 38 properties going into escrow throughout the month compared to 27 in February 2023. For condos, pending sales activity varied across price points.



Oahu Monthly Housing Statistics

February 2024



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,075,000	+8.9%
Closed Sales	YoY %chg
179	+3.5%
Average Sales Price	YoY %chg
\$1,437,693	+0.7%

CONDOS

Median Sales Price	YoY %chg
\$512,500	+6.8%
Closed Sales	YoY %chg
334	+2.8%
Average Sales Price	YoY %chg
\$580,274	-2.0%

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

CONTENTS:

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

Monthly Indicators

OAHU, HAWAII

February 2024

Single-Family Homes					
Feb-24	Feb-23	YoY %chg	Jan-24	MoM %chg	
Closed Sales	179	173	3.5%	184	-2.7%
Median Sales Price	\$1,075,000	\$987,000	8.9%	\$1,021,016	5.3%
Average Sales Price	\$1,437,693	\$1,427,864	0.7%	\$1,323,172	8.7%
Median Days on Market	30	47	-36.2%	29	3.4%
Percent of Orig. List Price Received	97.8%	96.0%	1.9%	98.3%	-0.5%
New Listings	295	233	26.6%	285	3.5%
Pending Sales*	269	217	24.0%	220	22.3%
Active Inventory*	599	547	9.5%	607	-1.3%
Total Inventory in Escrow*	416	386	7.8%	334	24.6%
Months Supply of Active Inventory*	2.8	2.0	40.0%	2.8	0.0%

Condos					
Feb-24	Feb-23	YoY %chg	Jan-24	MoM %chg	
Closed Sales	334	325	2.8%	292	14.4%
Median Sales Price	\$512,500	\$480,000	6.8%	\$502,500	2.0%
Average Sales Price	\$580,274	\$592,131	-2.0%	\$593,630	-2.2%
Median Days on Market	39	28	39.3%	29	34.5%
Percent of Orig. List Price Received	97.9%	98.0%	-0.1%	97.5%	0.4%
New Listings	533	463	15.1%	581	-8.3%
Pending Sales*	390	399	-2.3%	376	3.7%
Active Inventory*	1,388	1,177	17.9%	1,348	3.0%
Total Inventory in Escrow*	586	592	-1.0%	532	10.2%
Months Supply of Active Inventory*	3.6	2.4	50.0%	3.5	2.9%

*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-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg	
Closed Sales	363	323	12.4%	567	-36.0%
Median Sales Price	\$1,055,000	\$980,000	7.7%	\$1,084,250	-2.7%
Average Sales Price	\$1,379,644	\$1,293,853	6.6%	\$1,364,912	1.1%
Median Days on Market	29	35	-17.1%	12	141.7%
Percent of Orig. List Price Received	98.1%	95.9%	2.3%	101.2%	-3.1%
New Listings	580	501	15.8%	687	-15.6%
Pending Sales*	489	484	1.0%	631	-22.5%

Condos					
YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg	
Closed Sales	626	600	4.3%	1,038	-39.7%
Median Sales Price	\$510,000	\$485,000	5.2%	\$500,000	2.0%
Average Sales Price	\$587,221	\$609,016	-3.6%	\$605,009	-2.9%
Median Days on Market	34	26	30.8%	14	142.9%
Percent of Orig. List Price Received	97.7%	98.1%	-0.4%	100.0%	-2.3%
New Listings	1,114	986	13.0%	1,405	-20.7%
Pending Sales*	766	777	-1.4%	1,217	-37.1%

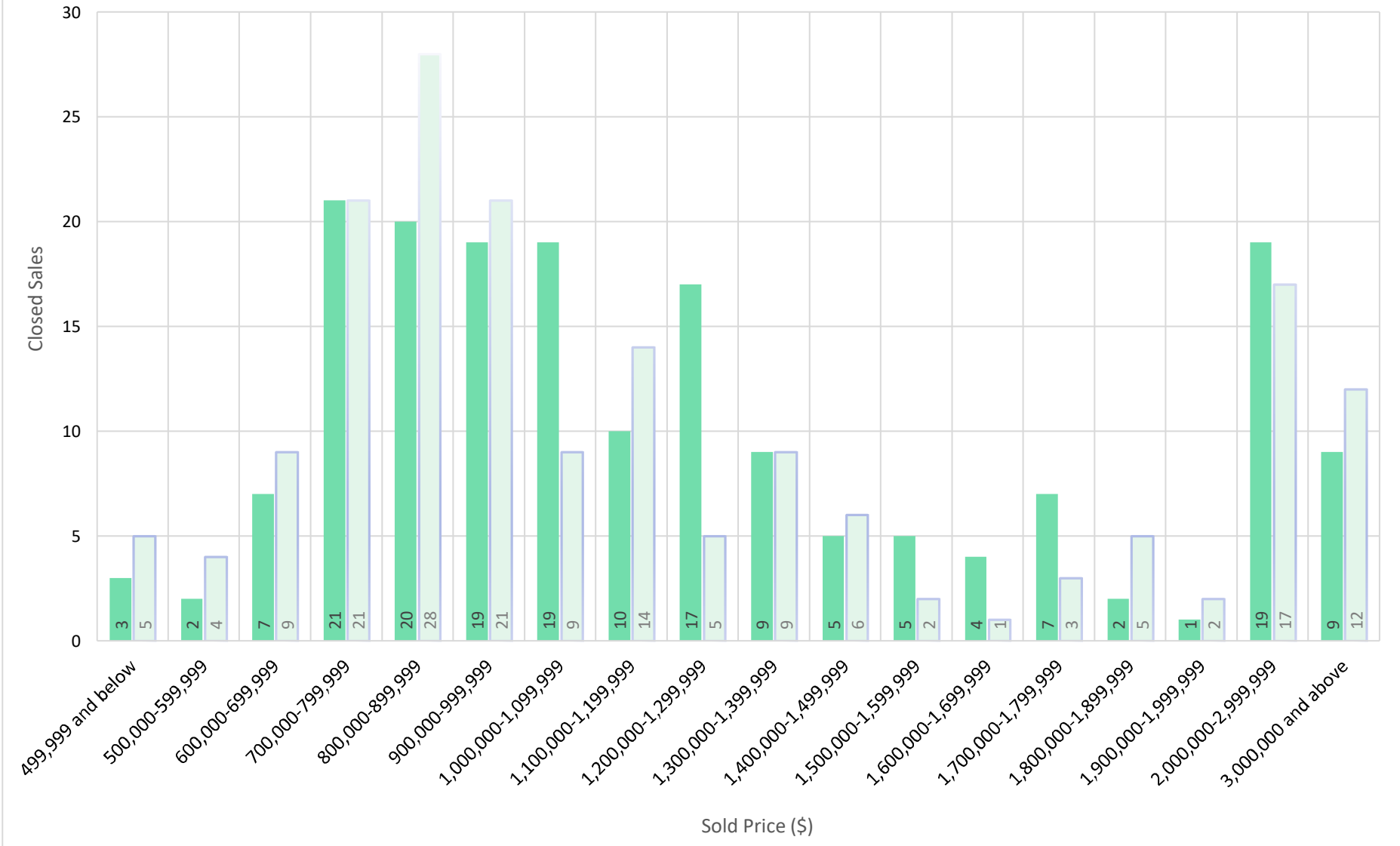
*see footnotes on pages 9-12 regarding methodology updates

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

February 2024 vs. February 2023

2024 2023



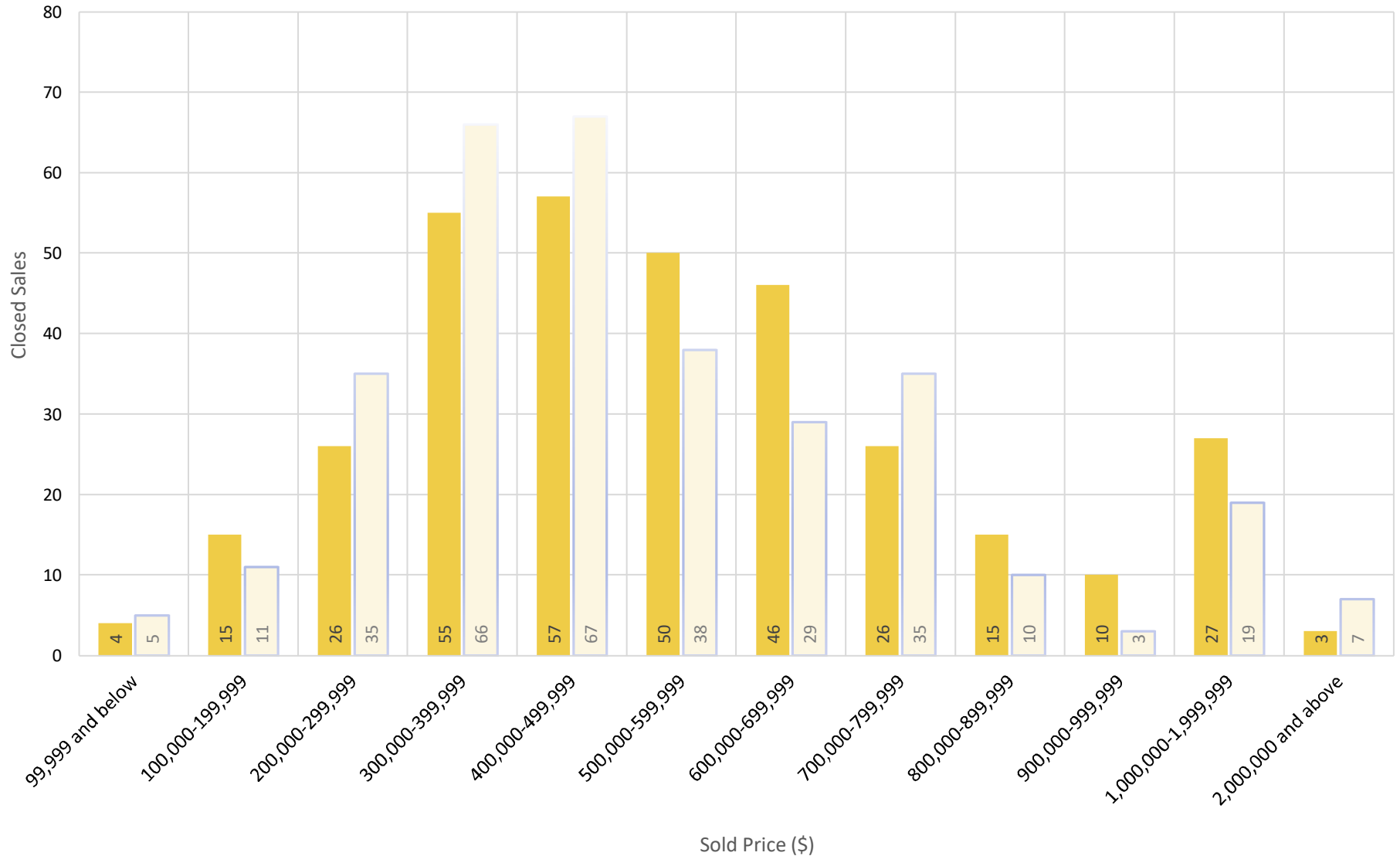
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Condos Sold

February 2024 vs. February 2023

■ 2024 ■ 2023



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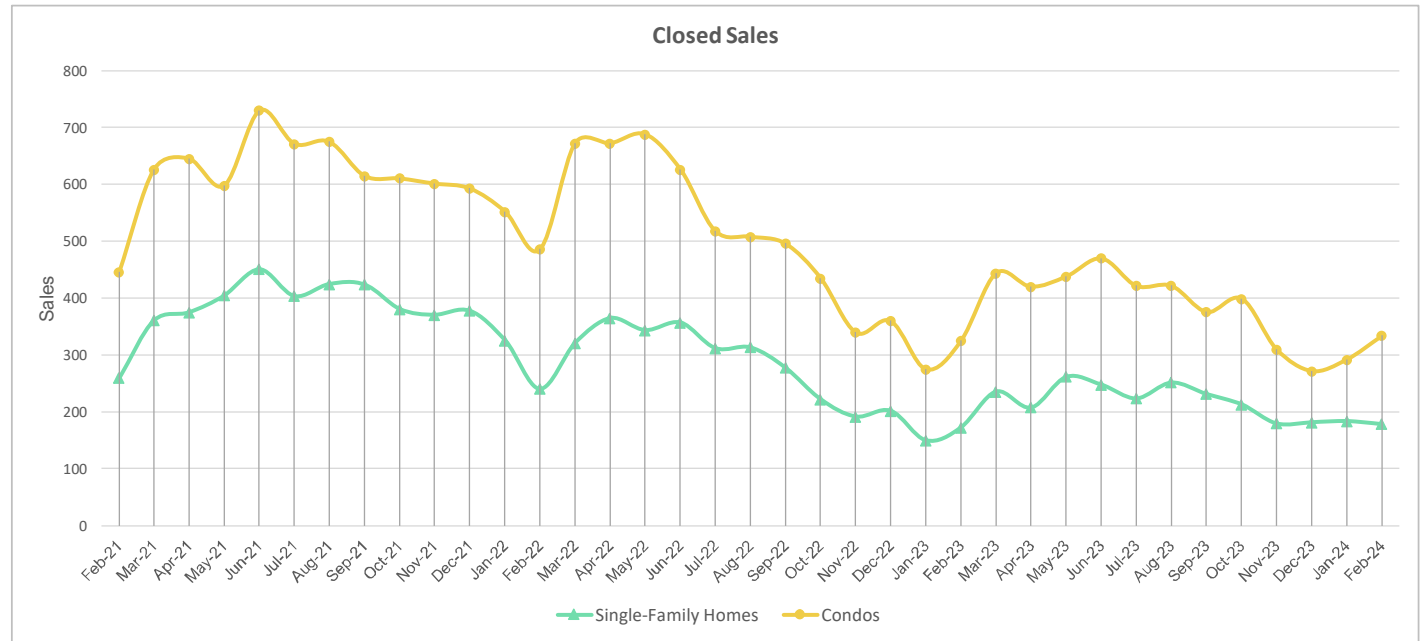
Closed Sales

February 2024

OAHU, HAWAII

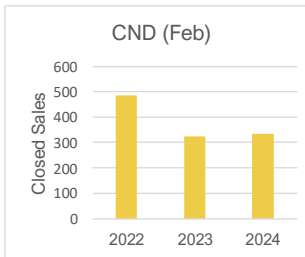
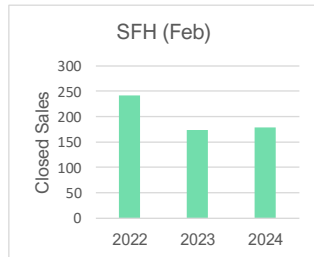
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Jan-24	184	292	476
Feb-24	179	334	513



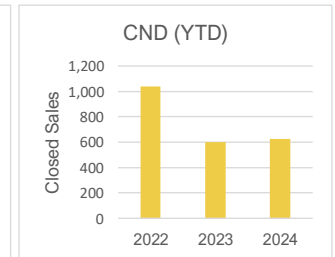
Monthly Closed Sales

February	SFH	YoY %chg	CND	YoY %chg
2022	241	-7.3%	486	9.0%
2023	173	-28.2%	325	-33.1%
2024	179	3.5%	334	2.8%



Year-to-Date Closed Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	567	2.9%	1,038	23.9%
2023	323	-43.0%	600	-42.2%
2024	363	12.4%	626	4.3%



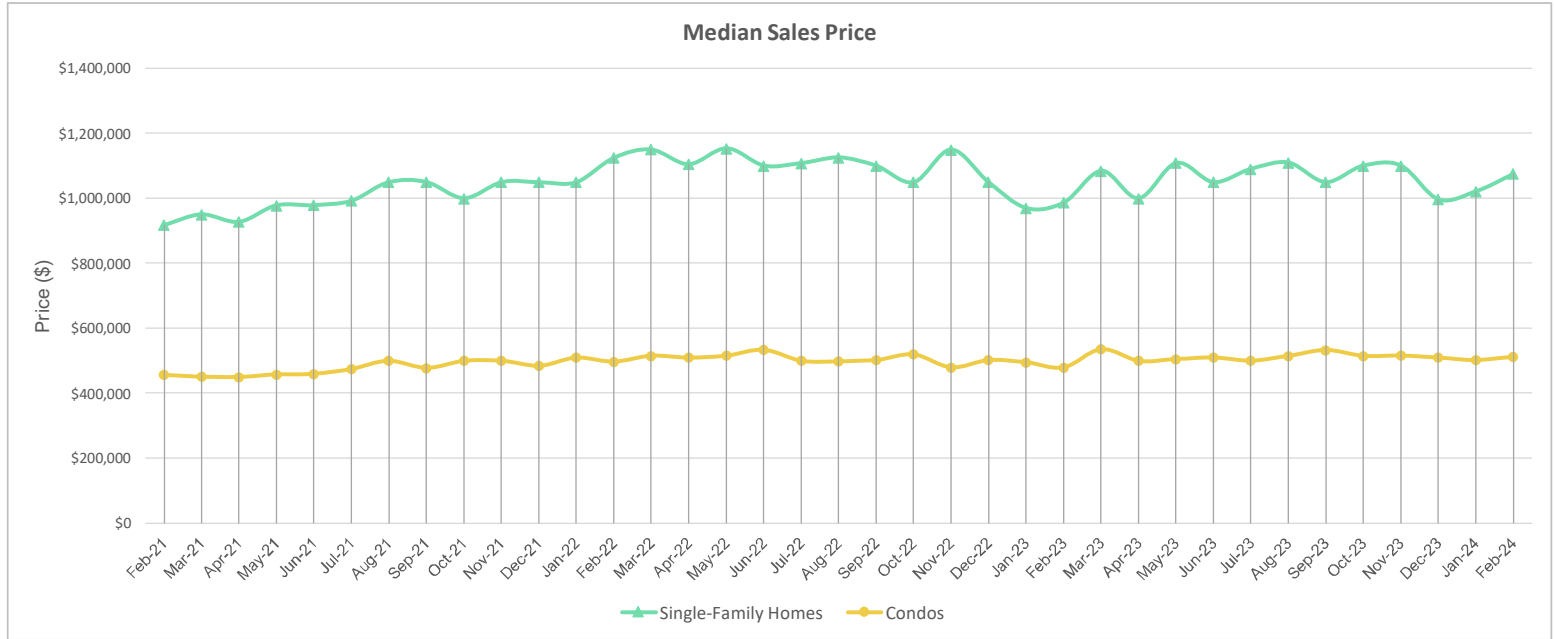
Median Sales Price

February 2024

OAHU, HAWAII

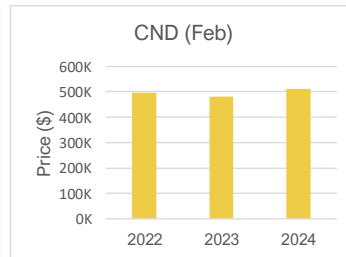
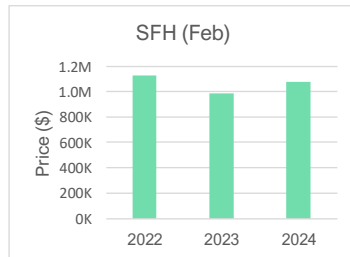
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jan-24	\$1,021,016	\$502,500
Feb-24	\$1,075,000	\$512,500



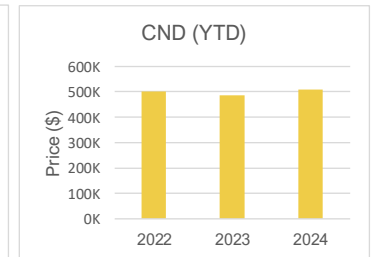
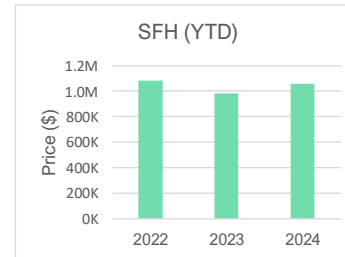
Monthly Median Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2022	\$1,125,000	22.6%	\$497,000	8.6%
2023	\$987,000	-12.3%	\$480,000	-3.4%
2024	\$1,075,000	8.9%	\$512,500	6.8%



Year-to-Date Median Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,084,250	21.1%	\$500,000	9.9%
2023	\$980,000	-9.6%	\$485,000	-3.0%
2024	\$1,055,000	7.7%	\$510,000	5.2%



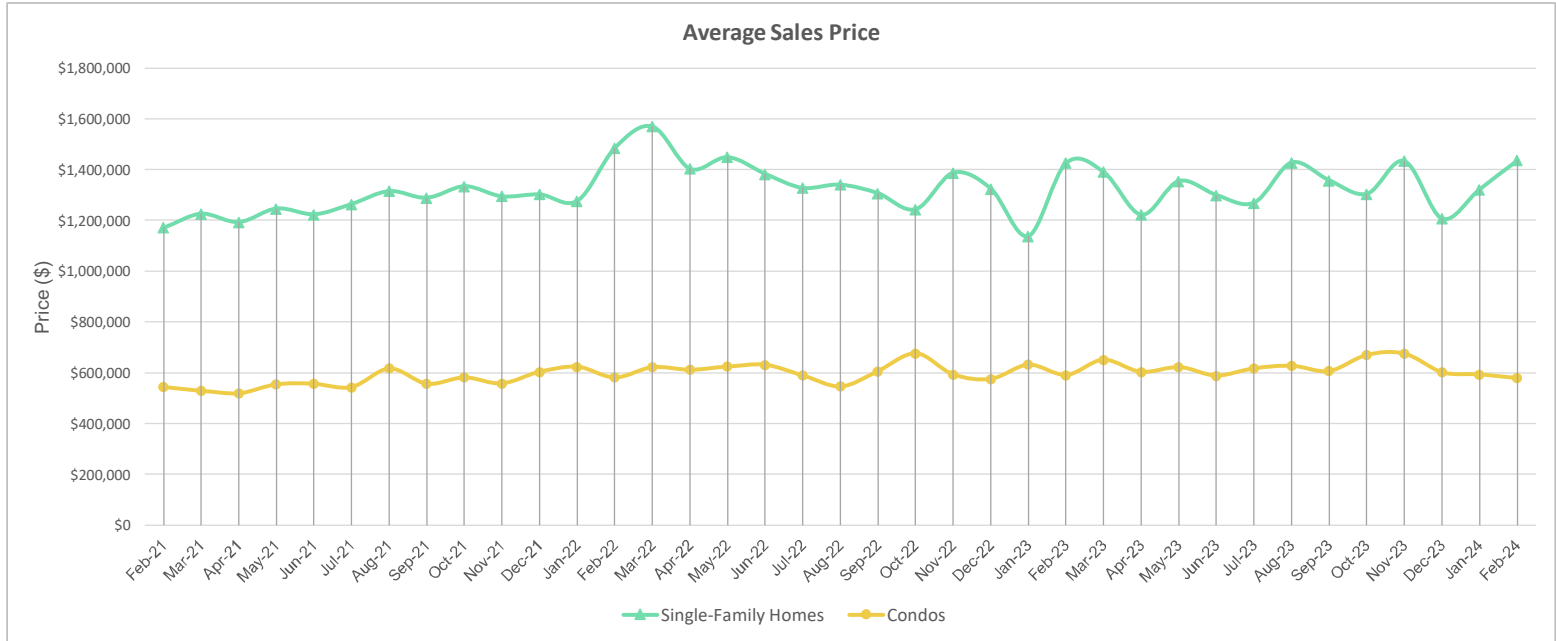
Average Sales Price

February 2024

OAHU, HAWAII

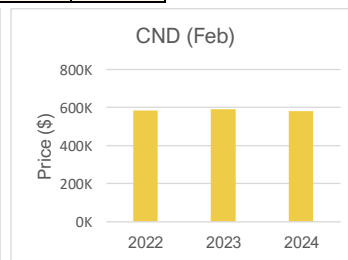
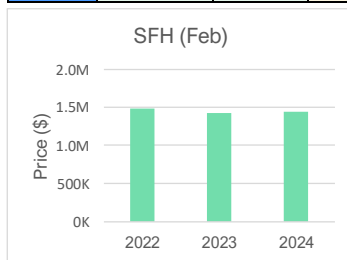
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jan-24	\$1,323,172	\$593,630
Feb-24	\$1,437,693	\$580,274



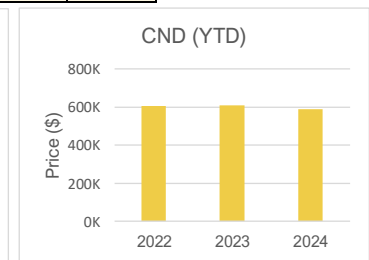
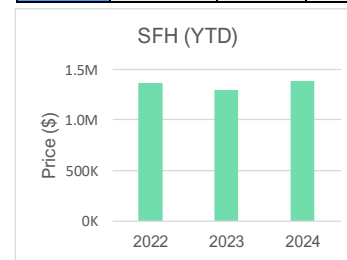
Monthly Average Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2022	\$1,486,088	26.7%	\$583,367	6.9%
2023	\$1,427,864	-3.9%	\$592,131	1.5%
2024	\$1,437,693	0.7%	\$580,274	-2.0%



Year-to-Date Average Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,364,912	23.3%	\$605,009	15.8%
2023	\$1,293,853	-5.2%	\$609,016	0.7%
2024	\$1,379,644	6.6%	\$587,221	-3.6%



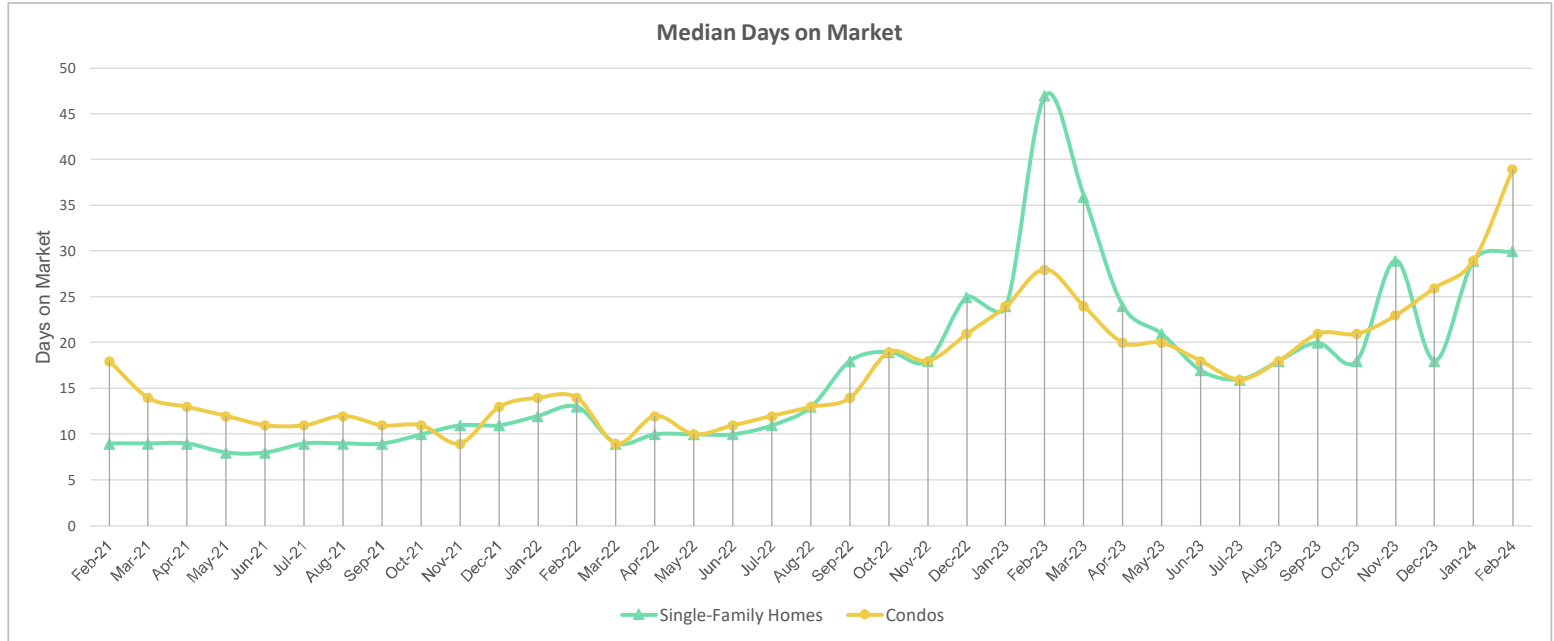
Median Days on Market

February 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Feb-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
Jan-24	29	29
Feb-24	30	39

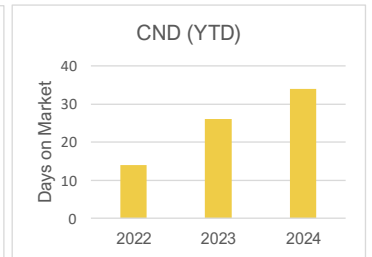
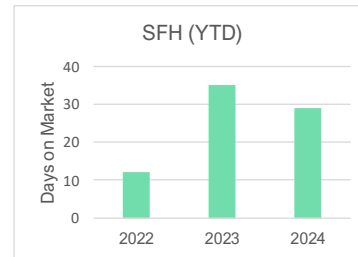
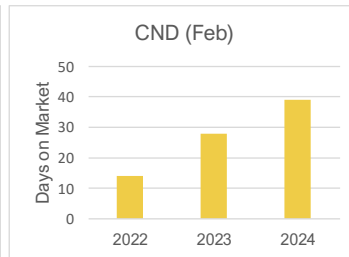
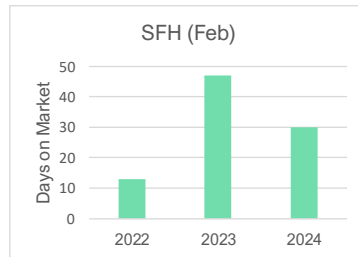


Monthly Median Days on Market

February	SFH	YoY %chg	CND	YoY %chg
2022	13	44.4%	14	-22.2%
2023	47	261.5%	28	100.0%
2024	30	-36.2%	39	39.3%

Year-to-Date Median Days on Market

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	12	33.3%	14	-17.6%
2023	35	191.7%	26	85.7%
2024	29	-17.1%	34	30.8%



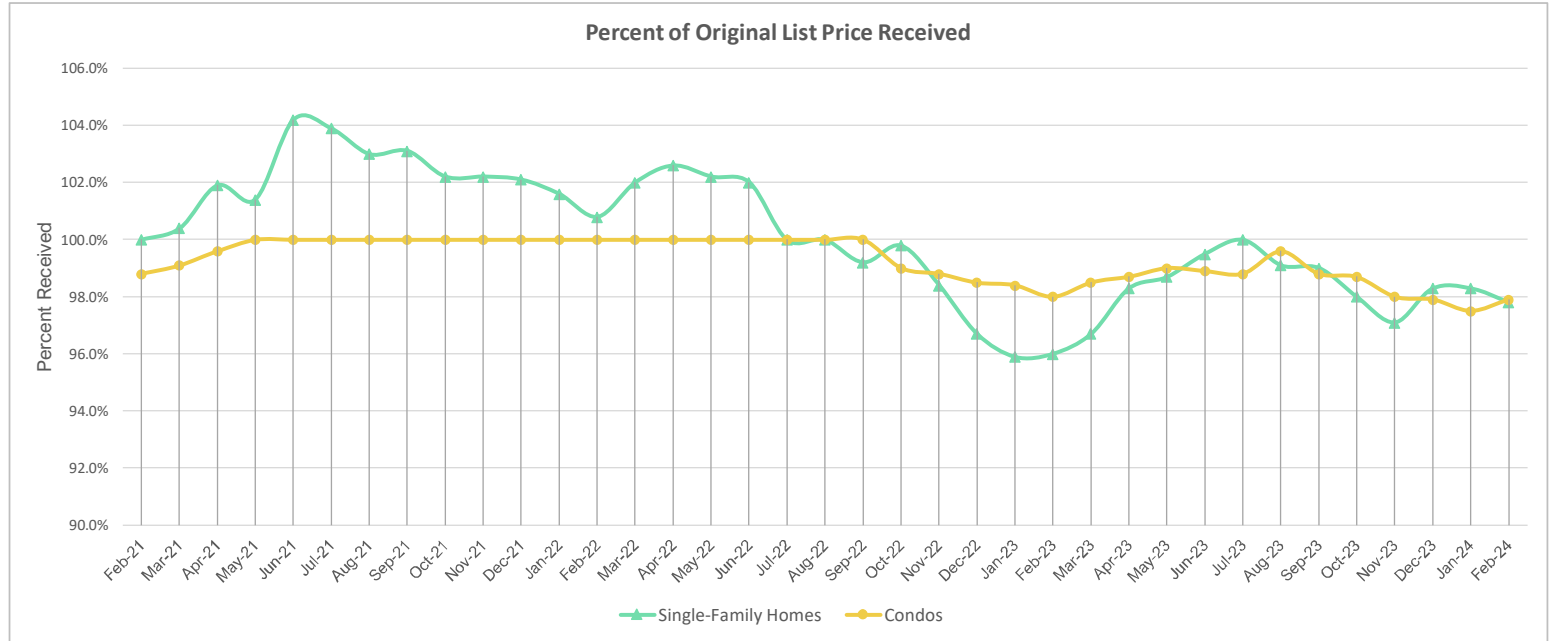
Percent of Original List Price Received

February 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Feb-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%
Jan-24	98.3%	97.5%
Feb-24	97.8%	97.9%

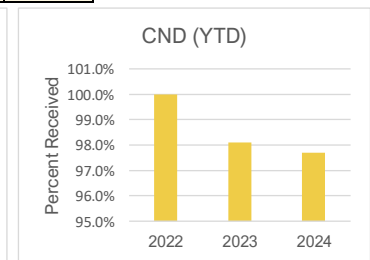
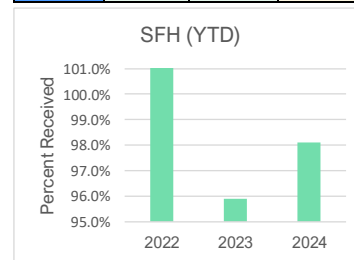
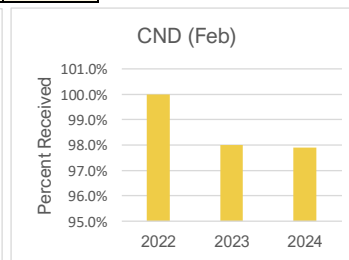
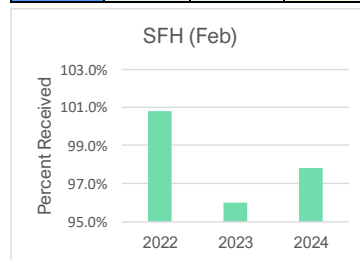


Monthly Percent of Original List Price Received

February	SFH	YoY %chg	CND	YoY %chg
2022	100.8%	0.8%	100.0%	1.2%
2023	96.0%	-4.8%	98.0%	-2.0%
2024	97.8%	1.9%	97.9%	-0.1%

Year-to-Date Percent of Original List Price Received

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	101.2%	0.9%	100.0%	1.2%
2023	95.9%	-5.2%	98.1%	-1.9%
2024	98.1%	2.3%	97.7%	-0.4%



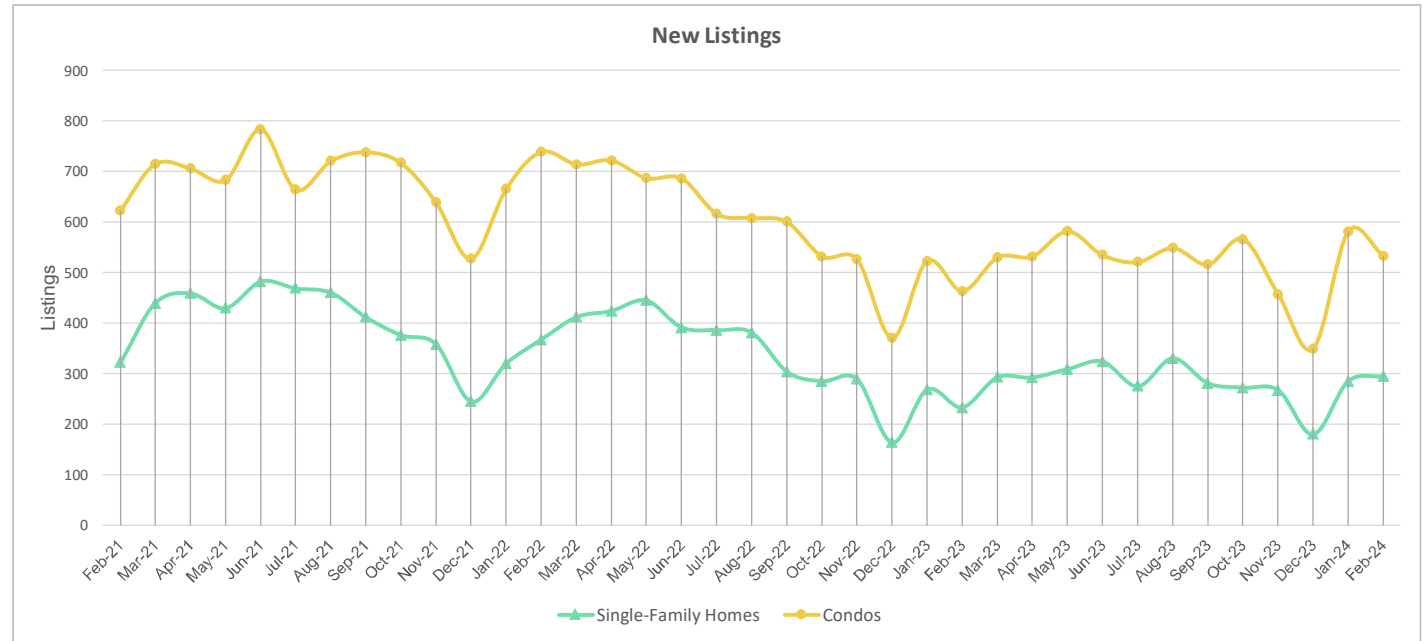
New Listings

February 2024

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-24	285	581	866
Feb-24	295	533	828

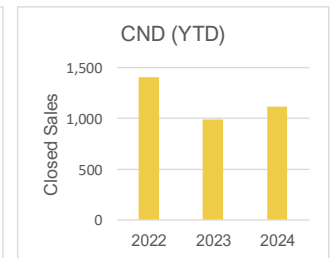
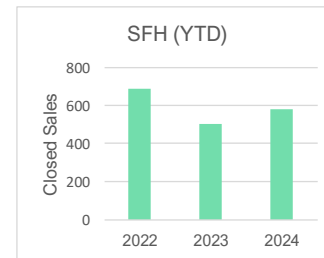
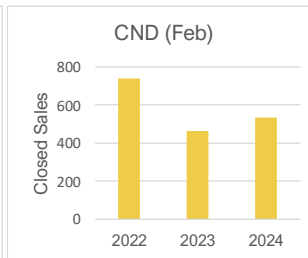
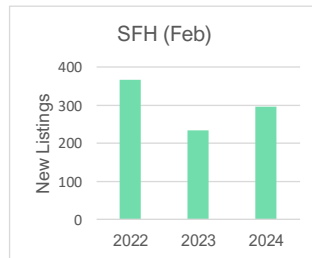


Monthly New Listings

February	SFH	YoY %chg	CND	YoY %chg
2022	367	14.0%	739	18.6%
2023	233	-36.5%	463	-37.3%
2024	295	26.6%	533	15.1%

Year-to-Date New Listings

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	687	0.0%	1,405	9.6%
2023	501	-27.1%	986	-29.8%
2024	580	15.8%	1,114	13.0%



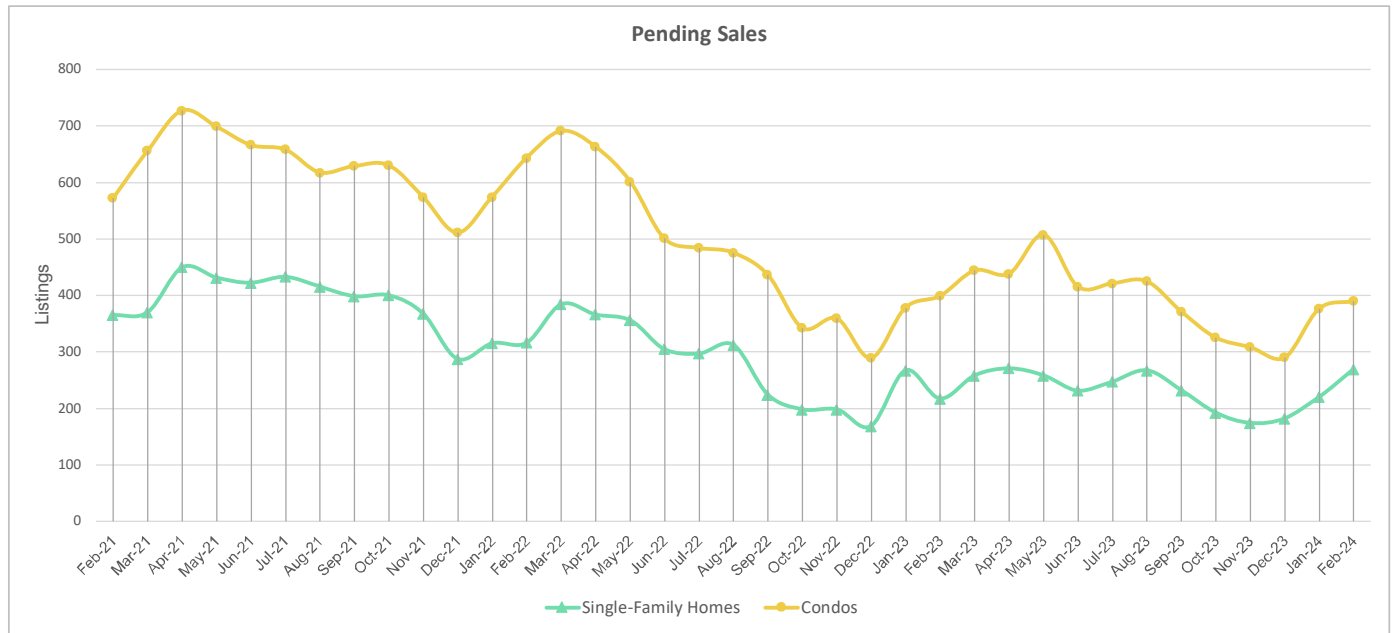
Pending Sales*

February 2024

OAHU, HAWAII

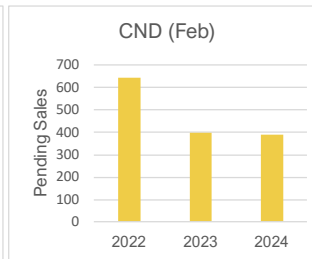
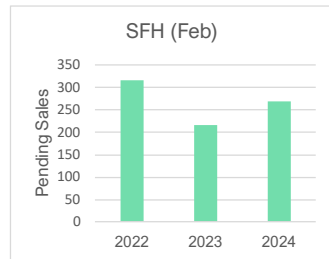
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-24	220	376	596
Feb-24	269	390	659



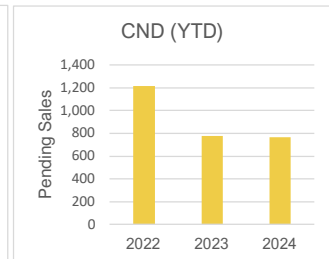
Monthly Pending Sales

February	SFH	YoY %chg	CND	YoY %chg
2022	316	-13.4%	643	12.4%
2023	217	-31.3%	399	-37.9%
2024	269	24.0%	390	-2.3%



Year-to-Date Pending Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	631	-9.1%	1,217	10.0%
2023	484	-23.3%	777	-36.2%
2024	489	1.0%	766	-1.4%



*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.

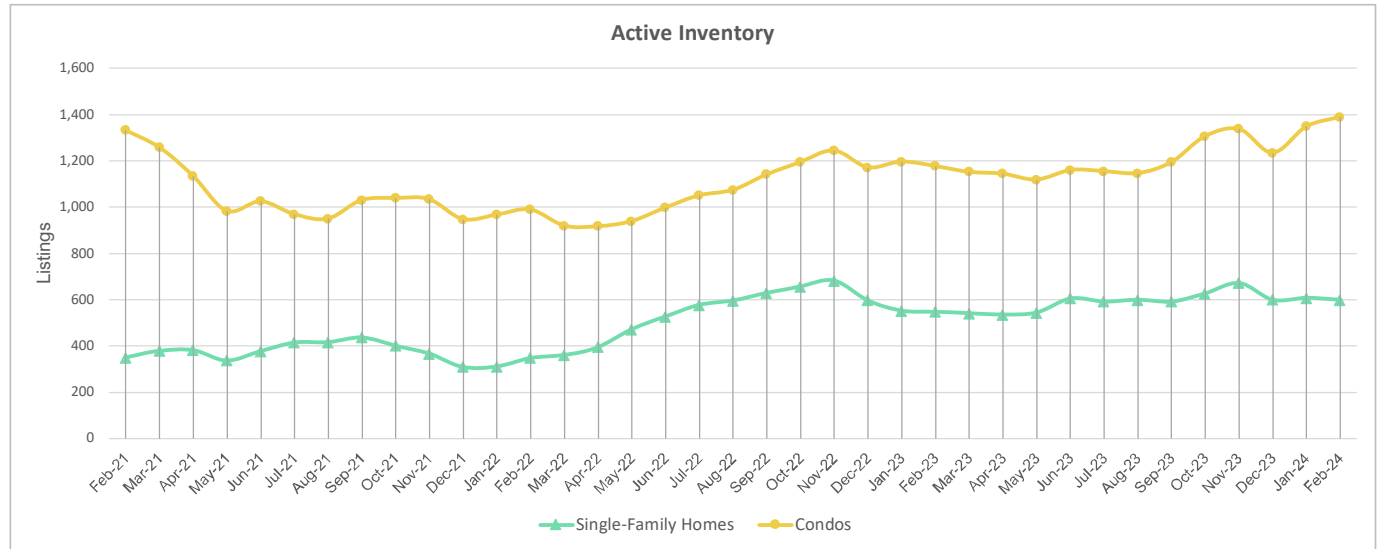
Active Inventory*

February 2024

OAHU, HAWAII

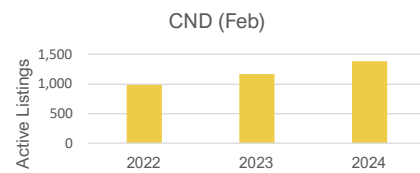
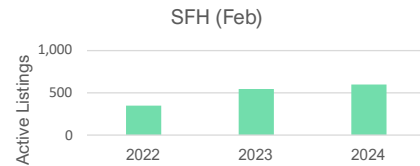
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-24	607	1,348	1,955
Feb-24	599	1,388	1,987

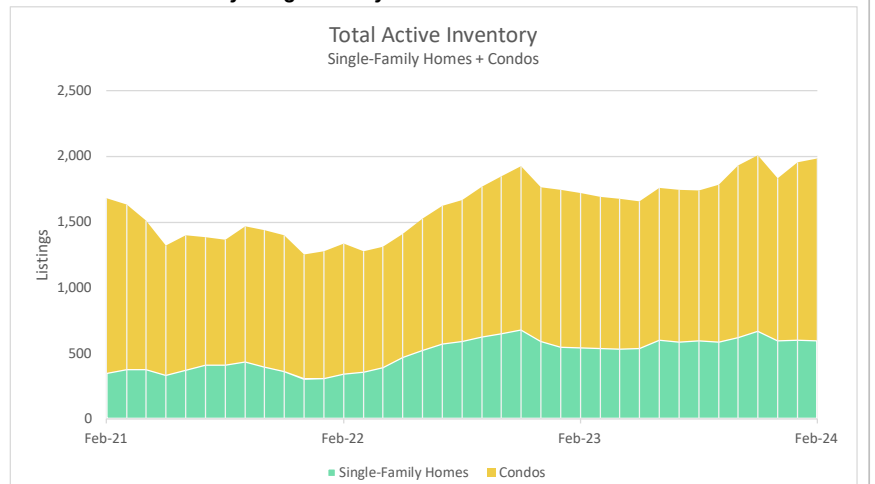


Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2022	348	-0.6%	989	-25.8%
2023	547	57.2%	1,177	19.0%
2024	599	9.5%	1,388	17.9%



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.

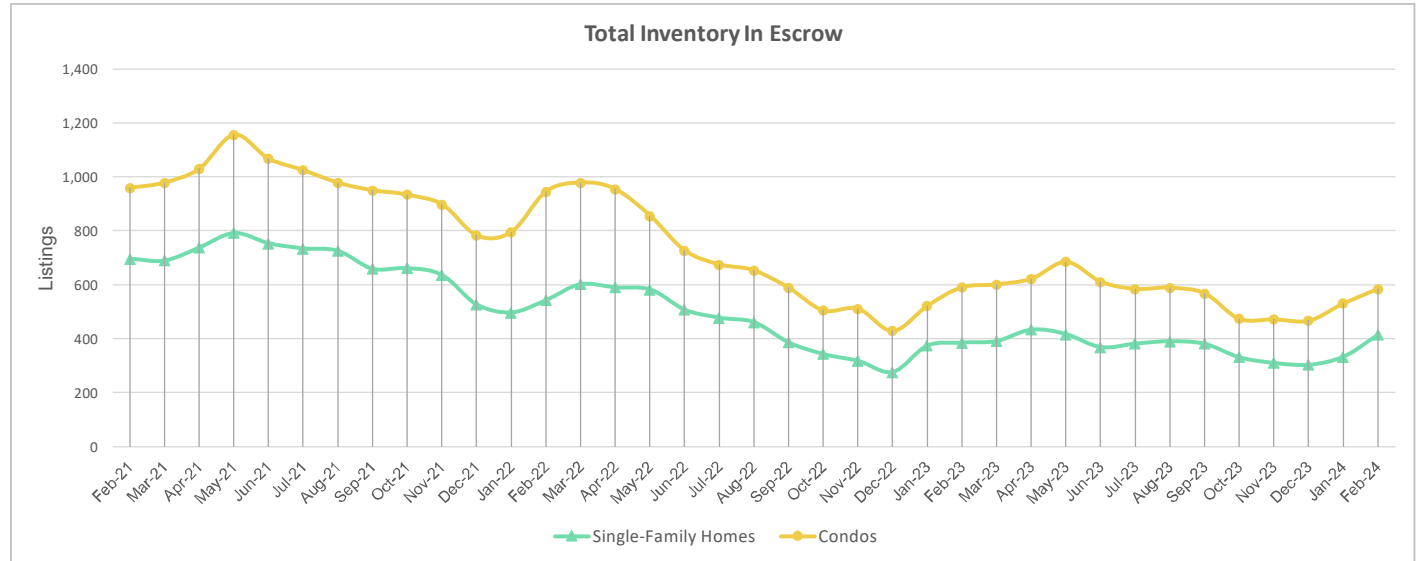
Total Inventory In Escrow*

February 2024

OAHU, HAWAII

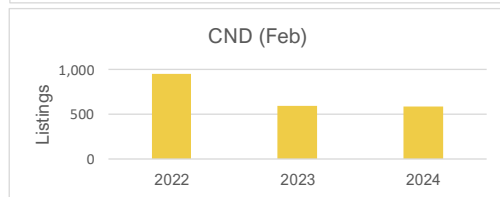
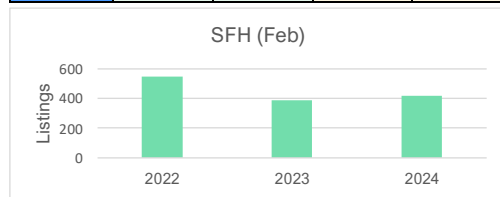
(The number of properties under contract at the end of the given month / combined listings in C and P status)

Mo/Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-24	334	532	866
Feb-24	416	586	1,002

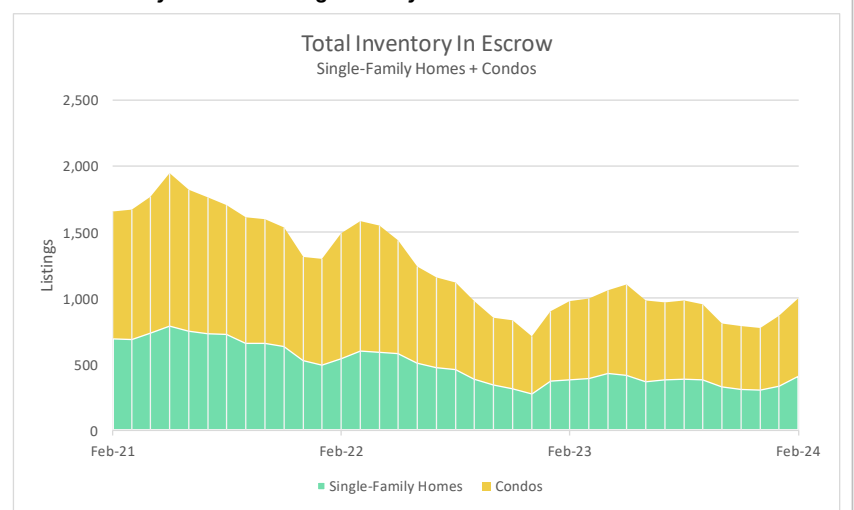


Total Inventory In Escrow

February	SFH	YoY %chg	CND	YoY %chg
2022	544	-22.0%	946	-1.5%
2023	386	-29.0%	592	-37.4%
2024	416	7.8%	586	-1.0%



Total Inventory In Escrow: Single-Family Homes + Condos



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

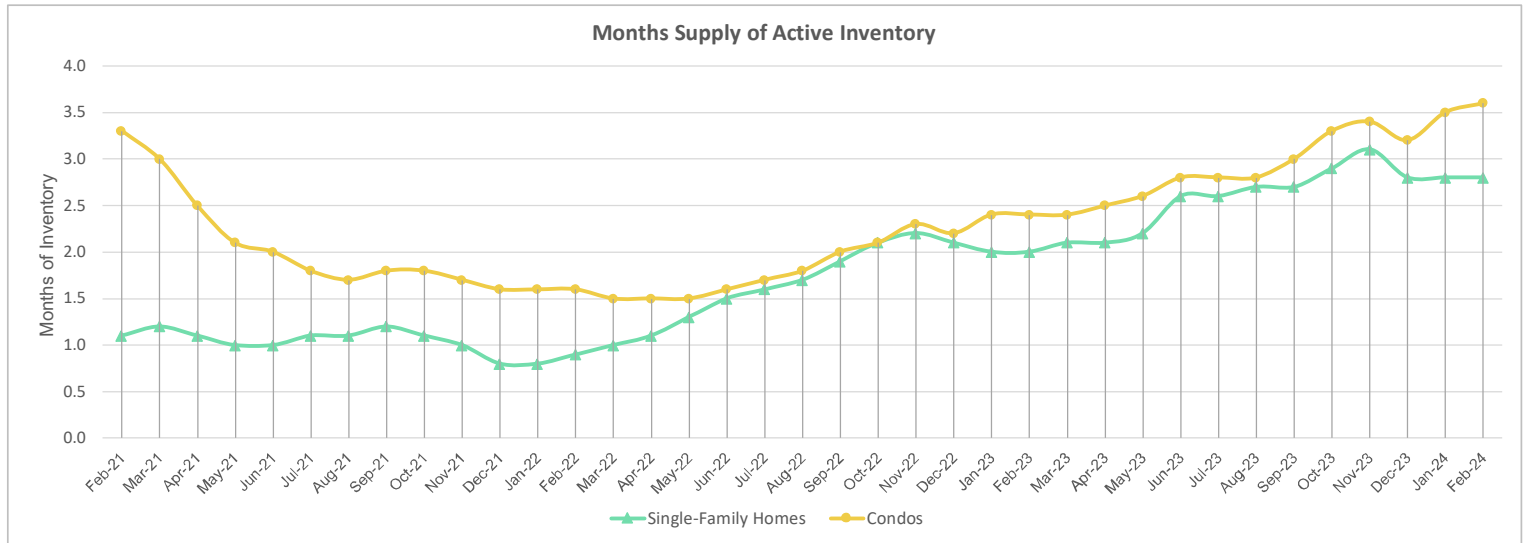
Months Supply of Active Inventory*

February 2024

OAHU, HAWAII

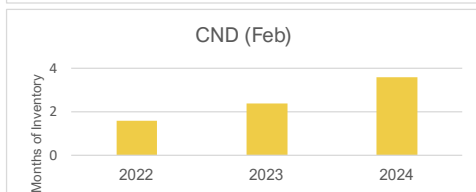
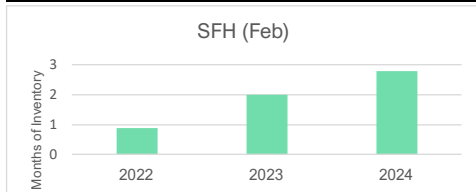
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Jan-24	2.8	3.5
Feb-24	2.8	3.6

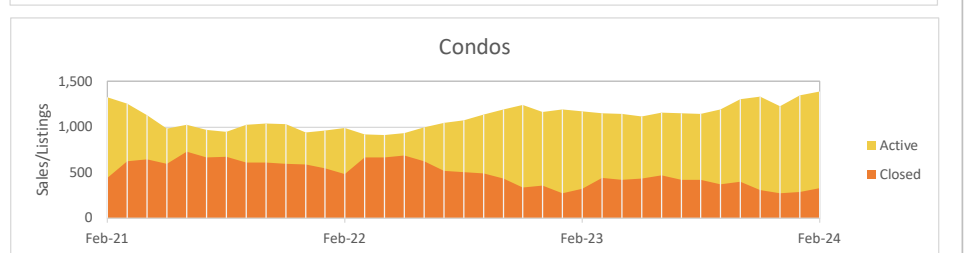
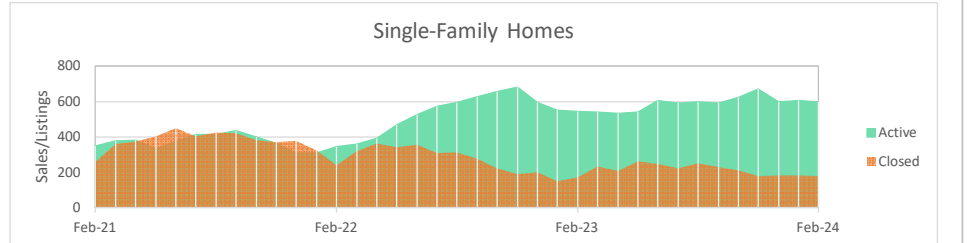


Months Supply of Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2022	0.9	-18.2%	1.6	-51.5%
2023	2.0	122.2%	2.4	50.0%
2024	2.8	40.0%	3.6	50.0%



Active Inventory vs. Closed Sales



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

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

Housing Supply Overview

February 2024

OAHU, HAWAII

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

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg
\$449,999 and below	2	3	-33.3%	37	34	8.8%	73.9%	102.6%	-28.0%	3	0	-	5	1	400.0%	6	3	100.0%	7	6	16.7%	3.0	1.5	100.0%
\$450,000 - \$599,999	3	6	-50.0%	99	77	28.6%	96.7%	91.9%	5.2%	10	10	0.0%	7	1	600.0%	19	21	-9.5%	15	7	114.3%	3.8	3.5	8.6%
\$600,000 - \$699,999	7	9	-22.2%	20	59	-66.1%	96.4%	97.1%	-0.7%	13	11	18.2%	11	12	-8.3%	23	24	-4.2%	16	22	-27.3%	2.3	2.7	-14.8%
\$700,000 - \$799,999	21	21	0.0%	28	75	-62.7%	97.2%	91.3%	6.5%	16	15	6.7%	19	18	5.6%	31	38	-18.4%	37	29	27.6%	1.6	1.8	-11.1%
\$800,000 - \$899,999	20	28	-28.6%	42	14	200.0%	98.3%	98.9%	-0.6%	47	25	88.0%	38	27	40.7%	69	66	4.5%	60	52	15.4%	2.2	1.9	15.8%
\$900,000 - \$999,999	19	21	-9.5%	32	60	-46.7%	98.4%	98.4%	0.0%	35	34	2.9%	32	33	-3.0%	65	49	32.7%	52	59	-11.9%	2.3	1.3	76.9%
\$1,000,000 - \$1,499,999	60	43	39.5%	26	52	-50.0%	98.0%	96.5%	1.6%	100	64	56.3%	85	75	13.3%	141	131	7.6%	129	122	5.7%	2.0	1.3	53.8%
\$1,500,000 - 1,999,999	19	13	46.2%	10	11	-9.1%	96.8%	97.5%	-0.7%	37	34	8.8%	38	22	72.7%	89	73	21.9%	55	40	37.5%	3.6	2.3	56.5%
\$2,000,000 - \$2,999,999	19	17	11.8%	15	56	-73.2%	100.0%	91.1%	9.8%	23	25	-8.0%	23	15	53.3%	61	57	7.0%	29	26	11.5%	4.1	3.2	28.1%
\$3,000,000 and above	9	12	-25.0%	112	35	220.0%	95.7%	91.5%	4.6%	11	15	-26.7%	11	13	-15.4%	95	85	11.8%	16	23	-30.4%	10.6	6.5	63.1%
All Single-Family Homes	179	173	3.5%	30	47	-36.2%	97.8%	96.0%	1.9%	295	233	26.6%	269	217	24.0%	599	547	9.5%	416	386	7.8%	2.8	2.0	40.0%

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg	Feb-24	Feb-23	%chg
\$149,999 and below	14	10	40.0%	32	21	52.4%	96.0%	95.2%	0.8%	13	20	-35.0%	14	16	-12.5%	38	41	-7.3%	21	26	-19.2%	2.9	2.9	0.0%
\$150,000 - \$299,999	31	41	-24.4%	45	28	60.7%	95.6%	97.5%	-1.9%	52	51	2.0%	42	42	0.0%	147	144	2.1%	73	61	19.7%	3.4	2.4	41.7%
\$300,000 - \$399,999	55	66	-16.7%	48	32	50.0%	97.0%	98.0%	-1.0%	100	67	49.3%	74	65	13.8%	212	123	72.4%	103	92	12.0%	3.5	1.6	118.8%
\$400,000 - \$499,999	57	67	-14.9%	34	27	25.9%	100.0%	99.0%	1.0%	106	87	21.8%	66	65	1.5%	219	159	37.7%	98	95	3.2%	3.4	1.8	88.9%
\$500,000 - \$599,999	50	38	31.6%	48	35	37.1%	98.2%	97.4%	0.8%	68	64	6.3%	55	60	-8.3%	147	107	37.4%	82	90	-8.9%	2.5	1.4	78.6%
\$600,000 - \$699,999	46	29	58.6%	32	31	3.2%	98.4%	98.4%	0.0%	55	43	27.9%	49	48	2.1%	119	122	-2.5%	69	71	-2.8%	2.5	2.3	8.7%
\$700,000 - \$999,999	51	48	6.3%	21	23	-8.7%	97.9%	98.4%	-0.5%	80	81	-1.2%	57	63	-9.5%	226	215	5.1%	92	97	-5.2%	3.7	2.5	48.0%
\$1,000,000 - \$1,499,999	23	14	64.3%	32	60	-46.7%	98.3%	95.9%	2.5%	28	25	12.0%	17	18	-5.6%	117	107	9.3%	28	33	-15.2%	5.9	4.5	31.1%
\$1,500,000 - \$1,999,999	4	5	-20.0%	28	54	-48.1%	99.5%	91.8%	8.4%	13	13	0.0%	9	14	-35.7%	64	72	-11.1%	10	17	-41.2%	9.1	9.0	1.1%
\$2,000,000 and above	3	7	-57.1%	90	52	73.1%	89.8%	100.0%	-10.2%	18	12	50.0%	7	8	-12.5%	99	87	13.8%	10	10	0.0%	14.1	9.7	45.4%
All Condos	334	325	2.8%	39	28	39.3%	97.9%	98.0%	-0.1%	533	463	15.1%	390	399	-2.3%	1,388	1,177	17.9%	586	592	-1.0%	3.6	2.4	50.0%

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

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Closed Sales by Price Range: Single-Family Homes

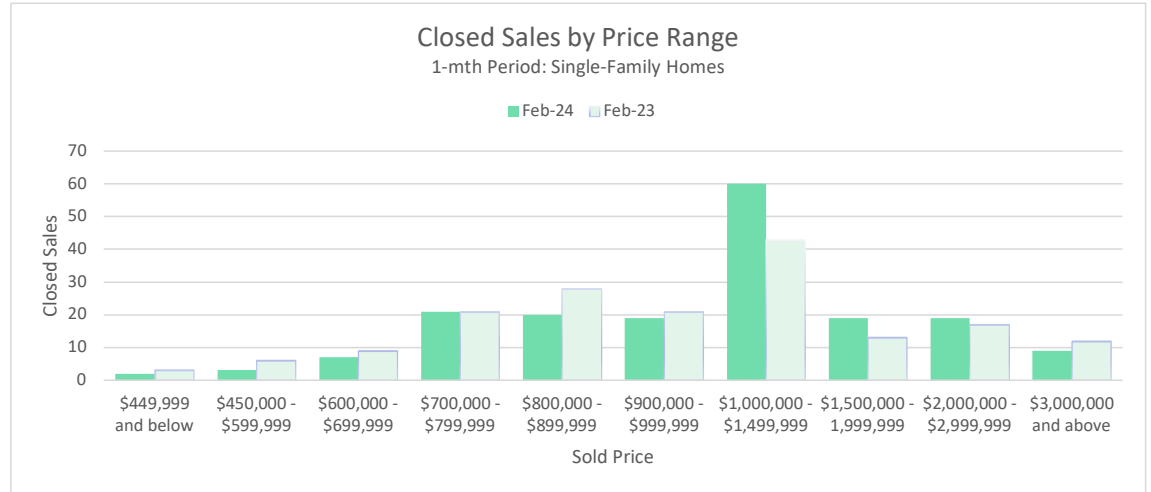
February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	3	-33.3%	28	28	0.0%
\$450,000 - \$599,999	3	6	-50.0%	63	69	-8.7%
\$600,000 - \$699,999	7	9	-22.2%	118	104	13.5%
\$700,000 - \$799,999	21	21	0.0%	231	247	-6.5%
\$800,000 - \$899,999	20	28	-28.6%	384	412	-6.8%
\$900,000 - \$999,999	19	21	-9.5%	332	448	-25.9%
\$1,000,000 - \$1,499,999	60	43	39.5%	859	1,170	-26.6%
\$1,500,000 - 1,999,999	19	13	46.2%	305	387	-21.2%
\$2,000,000 - \$2,999,999	19	17	11.8%	174	215	-19.1%
\$3,000,000 and above	9	12	-25.0%	106	150	-29.3%
All Single-Family Homes	179	173	3.5%	2,600	3,230	-19.5%

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.



Closed Sales by Price Range: Condos

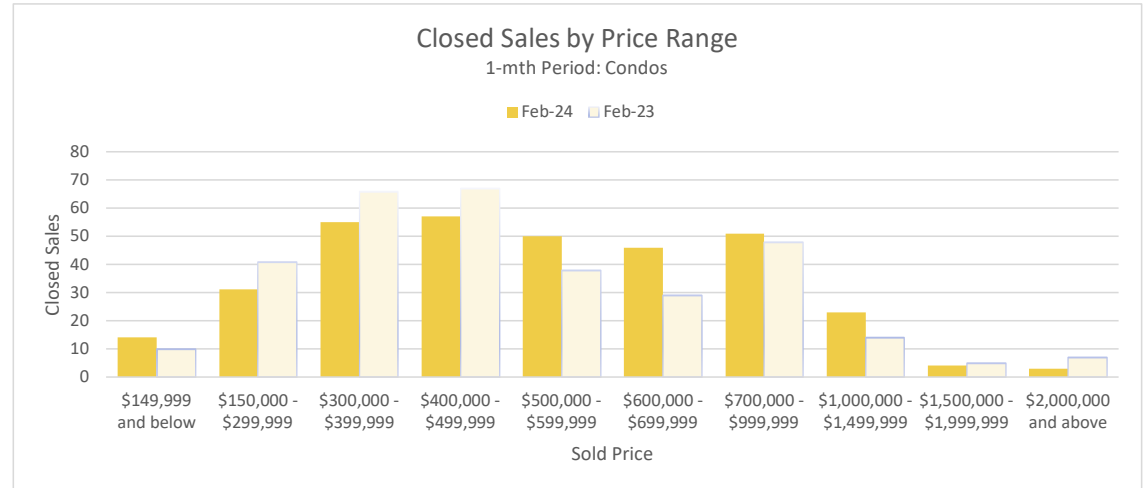
February 2024

OAHU, HAWAII

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

Condos	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	10	40.0%	159	168	-5.4%
\$150,000 - \$299,999	31	41	-24.4%	518	720	-28.1%
\$300,000 - \$399,999	55	66	-16.7%	725	948	-23.5%
\$400,000 - \$499,999	57	67	-14.9%	771	1,030	-25.1%
\$500,000 - \$599,999	50	38	31.6%	723	882	-18.0%
\$600,000 - \$699,999	46	29	58.6%	561	640	-12.3%
\$700,000 - \$999,999	51	48	6.3%	733	1,024	-28.4%
\$1,000,000 - \$1,499,999	23	14	64.3%	239	292	-18.2%
\$1,500,000 - \$1,999,999	4	5	-20.0%	89	101	-11.9%
\$2,000,000 and above	3	7	-57.1%	81	110	-26.4%
All Condos	334	325	2.8%	4,599	5,915	-22.2%

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



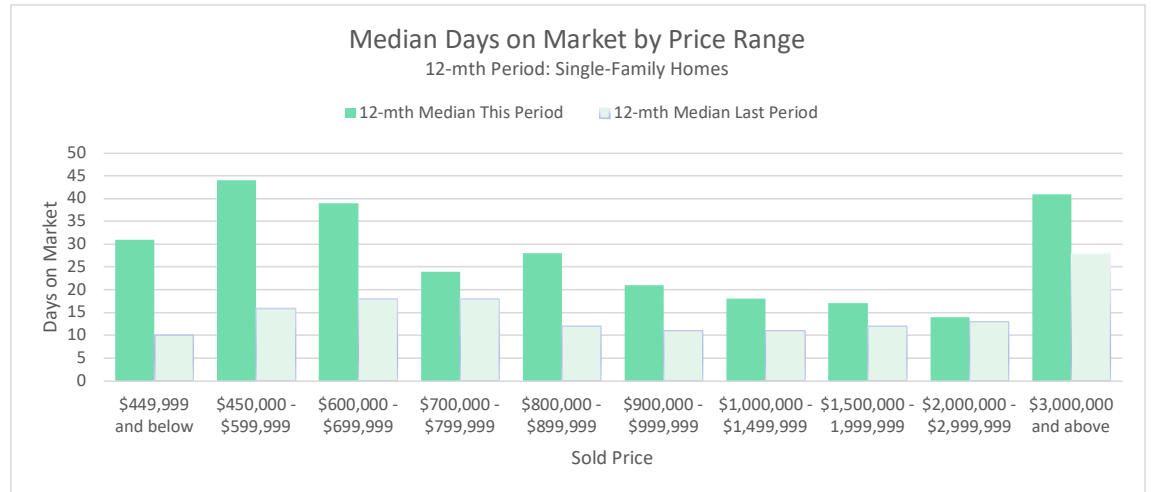
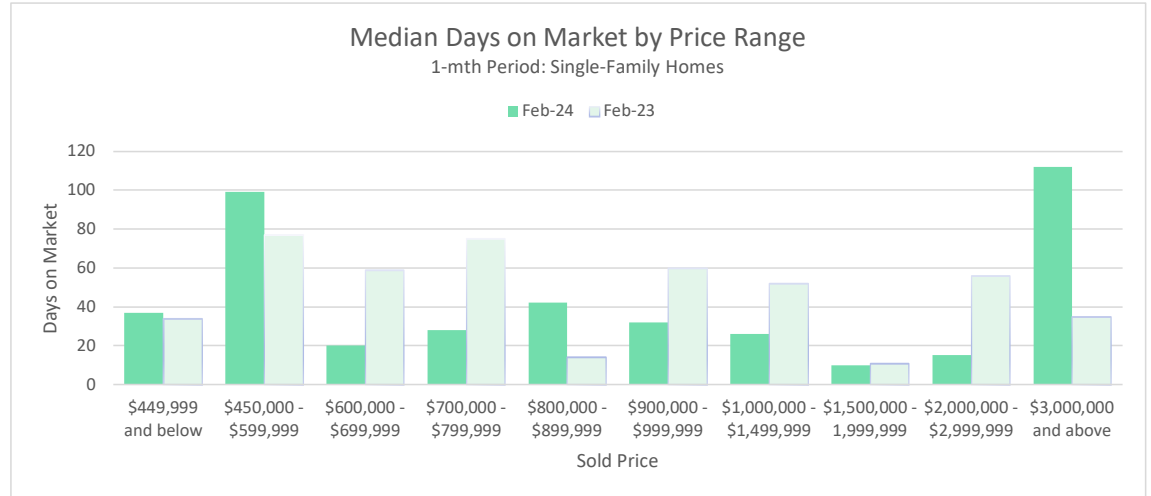
Median Days on Market by Price Range: Single-Family Homes

February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	37	34	8.8%	31	10	210.0%
\$450,000 - \$599,999	99	77	28.6%	44	16	175.0%
\$600,000 - \$699,999	20	59	-66.1%	39	18	116.7%
\$700,000 - \$799,999	28	75	-62.7%	24	18	33.3%
\$800,000 - \$899,999	42	14	200.0%	28	12	133.3%
\$900,000 - \$999,999	32	60	-46.7%	21	11	90.9%
\$1,000,000 - \$1,499,999	26	52	-50.0%	18	11	63.6%
\$1,500,000 - 1,999,999	10	11	-9.1%	17	12	41.7%
\$2,000,000 - \$2,999,999	15	56	-73.2%	14	13	7.7%
\$3,000,000 and above	112	35	220.0%	41	28	46.4%
All Single-Family Homes	30	47	-36.2%	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.

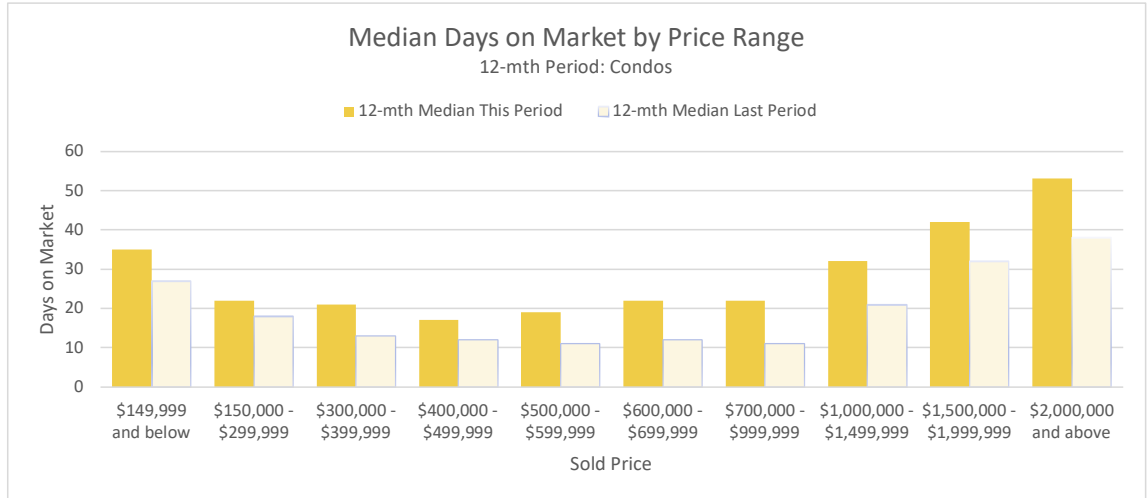
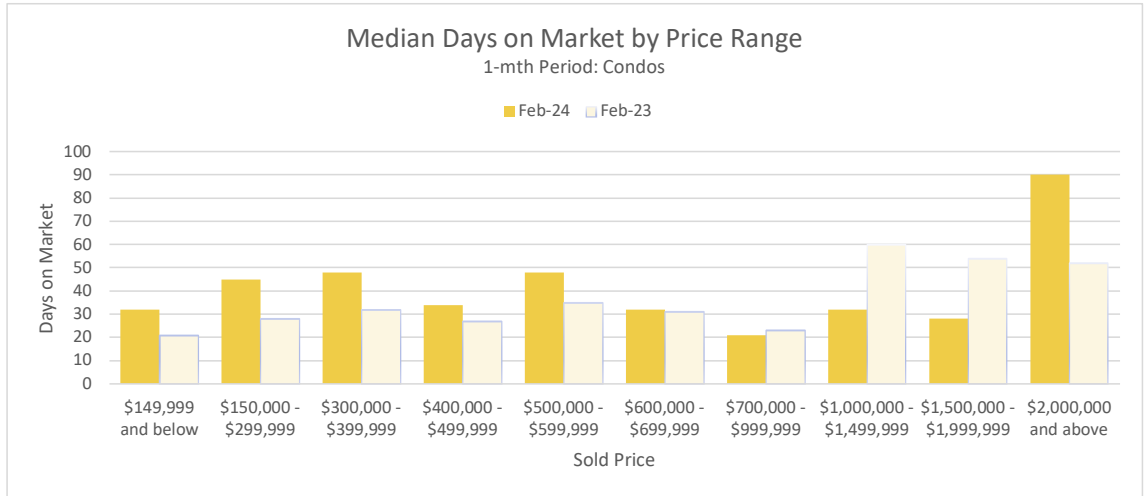
Median Days on Market by Price Range: Condos

February 2024

OAHU, HAWAII

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

Condos	Feb-24	Feb-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	32	21	52.4%	35	27	29.6%
\$150,000 - \$299,999	45	28	60.7%	22	18	22.2%
\$300,000 - \$399,999	48	32	50.0%	21	13	61.5%
\$400,000 - \$499,999	34	27	25.9%	17	12	41.7%
\$500,000 - \$599,999	48	35	37.1%	19	11	72.7%
\$600,000 - \$699,999	32	31	3.2%	22	12	83.3%
\$700,000 - \$999,999	21	23	-8.7%	22	11	100.0%
\$1,000,000 - \$1,499,999	32	60	-46.7%	32	21	52.4%
\$1,500,000 - \$1,999,999	28	54	-48.1%	42	32	31.3%
\$2,000,000 and above	90	52	73.1%	53	38	39.5%
All Condos	39	28	39.3%	21	13	61.5%



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

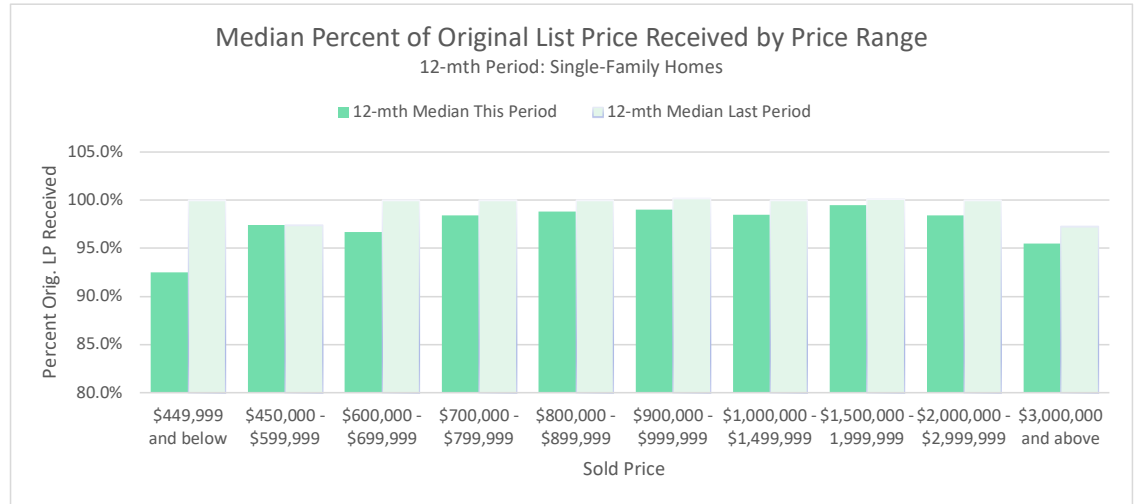
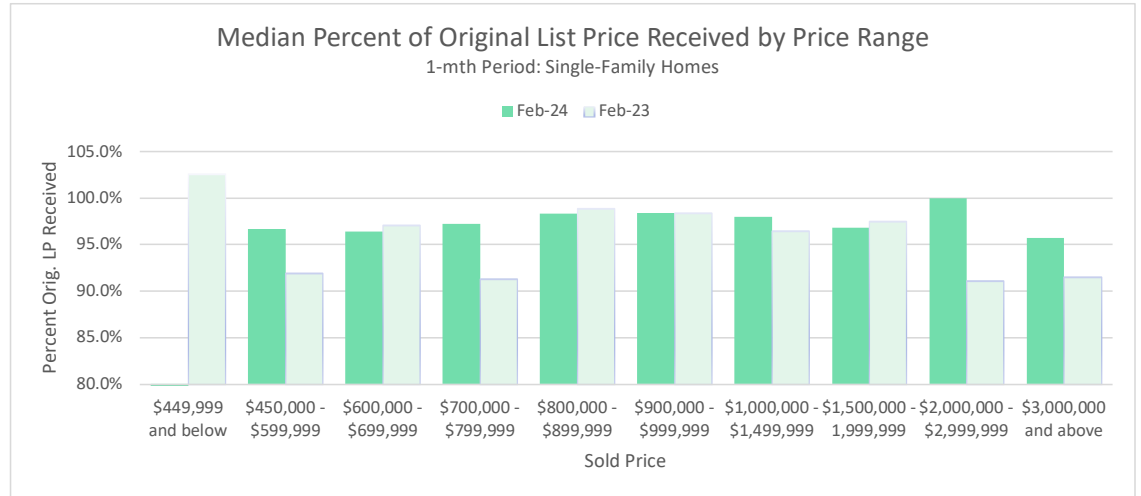
Median Percent of Original List Price Received by Price Range: Single-Family Homes

February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	73.9%	102.6%	-28.0%	92.5%	100.0%	-7.5%
\$450,000 - \$599,999	96.7%	91.9%	5.2%	97.4%	97.4%	0.0%
\$600,000 - \$699,999	96.4%	97.1%	-0.7%	96.7%	100.0%	-3.3%
\$700,000 - \$799,999	97.2%	91.3%	6.5%	98.4%	100.0%	-1.6%
\$800,000 - \$899,999	98.3%	98.9%	-0.6%	98.8%	100.0%	-1.2%
\$900,000 - \$999,999	98.4%	98.4%	0.0%	99.0%	100.2%	-1.2%
\$1,000,000 - \$1,499,999	98.0%	96.5%	1.6%	98.5%	100.0%	-1.5%
\$1,500,000 - 1,999,999	96.8%	97.5%	-0.7%	99.5%	100.1%	-0.6%
\$2,000,000 - \$2,999,999	100.0%	91.1%	9.8%	98.4%	100.0%	-1.6%
\$3,000,000 and above	95.7%	91.5%	4.6%	95.5%	97.3%	-1.8%
All Single-Family Homes	97.8%	96.0%	1.9%	98.4%	100.0%	-1.6%



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

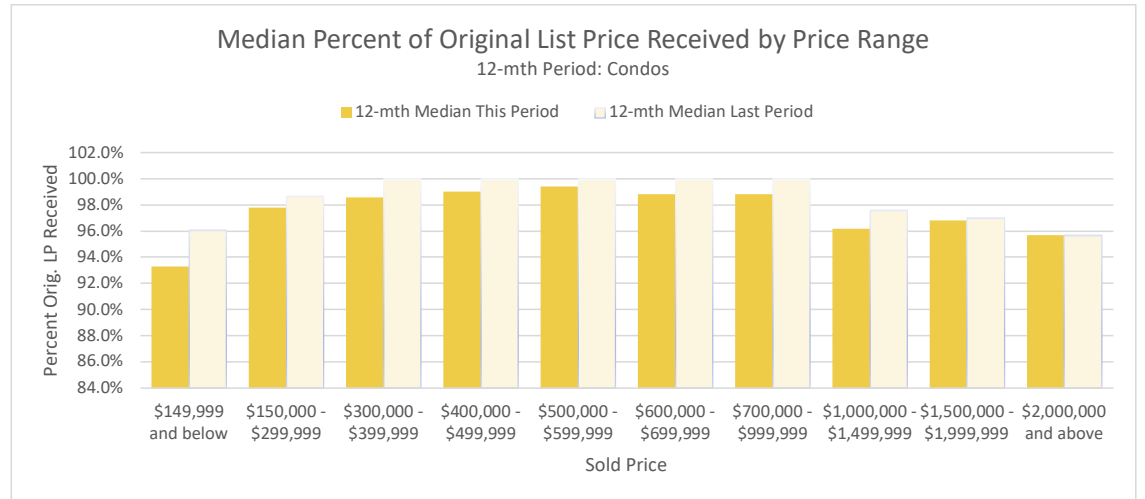
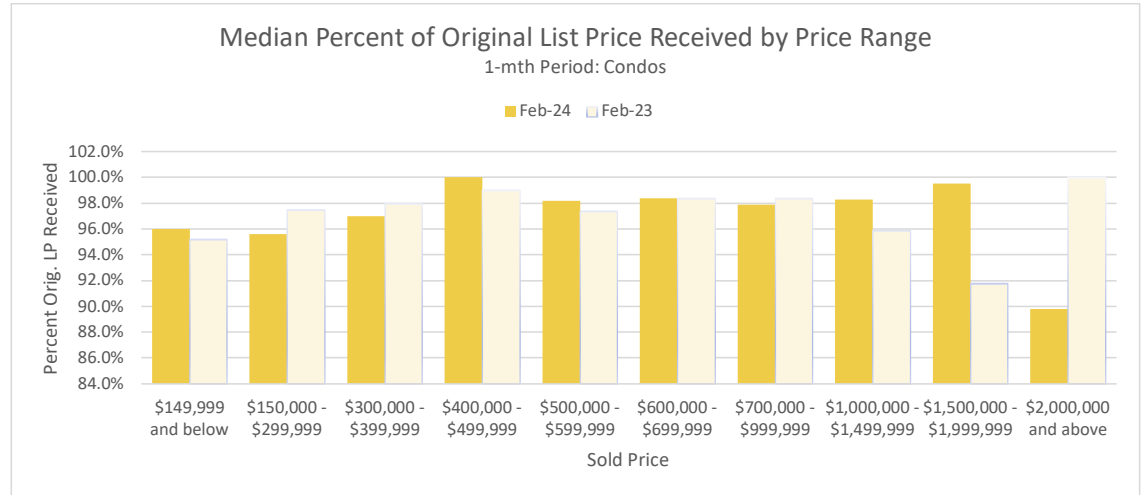
Median Percent of Original List Price Received by Price Range: Condos

February 2024

OAHU, HAWAII

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

Condos	Feb-24	Feb-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96.0%	95.2%	0.8%	93.3%	96.1%	-2.9%
\$150,000 - \$299,999	95.6%	97.5%	-1.9%	97.8%	98.7%	-0.9%
\$300,000 - \$399,999	97.0%	98.0%	-1.0%	98.6%	100.0%	-1.4%
\$400,000 - \$499,999	100.0%	99.0%	1.0%	99.0%	100.0%	-1.0%
\$500,000 - \$599,999	98.2%	97.4%	0.8%	99.4%	100.0%	-0.6%
\$600,000 - \$699,999	98.4%	98.4%	0.0%	98.8%	100.0%	-1.2%
\$700,000 - \$999,999	97.9%	98.4%	-0.5%	98.8%	100.0%	-1.2%
\$1,000,000 - \$1,499,999	98.3%	95.9%	2.5%	96.2%	97.6%	-1.4%
\$1,500,000 - \$1,999,999	99.5%	91.8%	8.4%	96.8%	97.0%	-0.2%
\$2,000,000 and above	89.8%	100.0%	-10.2%	95.7%	95.7%	0.0%
All Condos	97.9%	98.0%	-0.1%	98.5%	100.0%	-1.5%



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: Single-Family Homes

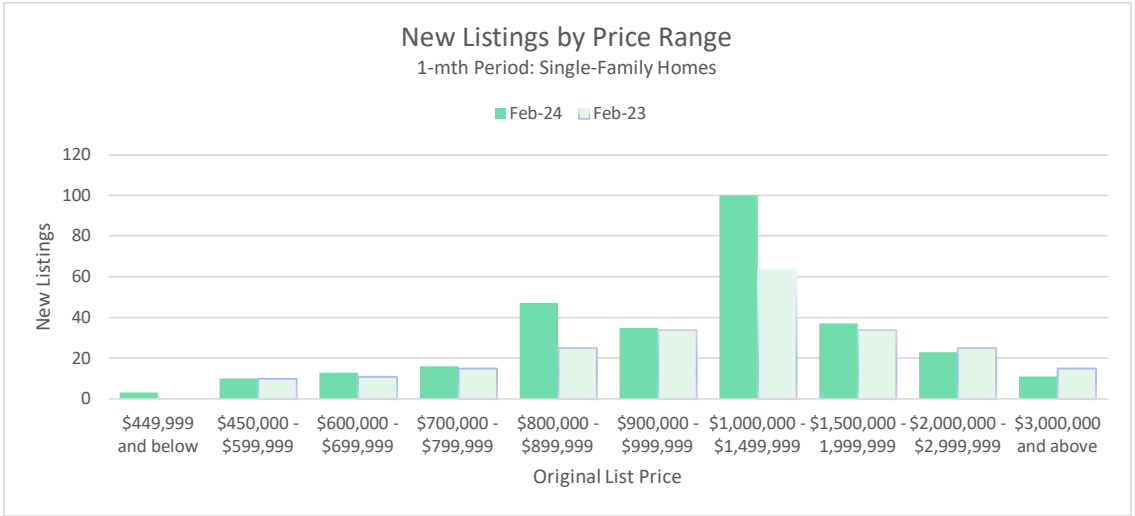
February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	0	-	27	27	0.0%
\$450,000 - \$599,999	10	10	0.0%	77	77	0.0%
\$600,000 - \$699,999	13	11	18.2%	135	163	-17.2%
\$700,000 - \$799,999	16	15	6.7%	280	298	-6.0%
\$800,000 - \$899,999	47	25	88.0%	461	506	-8.9%
\$900,000 - \$999,999	35	34	2.9%	437	566	-22.8%
\$1,000,000 - \$1,499,999	100	64	56.3%	1,030	1,250	-17.6%
\$1,500,000 - 1,999,999	37	34	8.8%	474	509	-6.9%
\$2,000,000 - \$2,999,999	23	25	-8.0%	252	308	-18.2%
\$3,000,000 and above	11	15	-26.7%	230	278	-17.3%
All Single-Family Homes	295	233	26.6%	3,403	3,982	-14.5%

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.



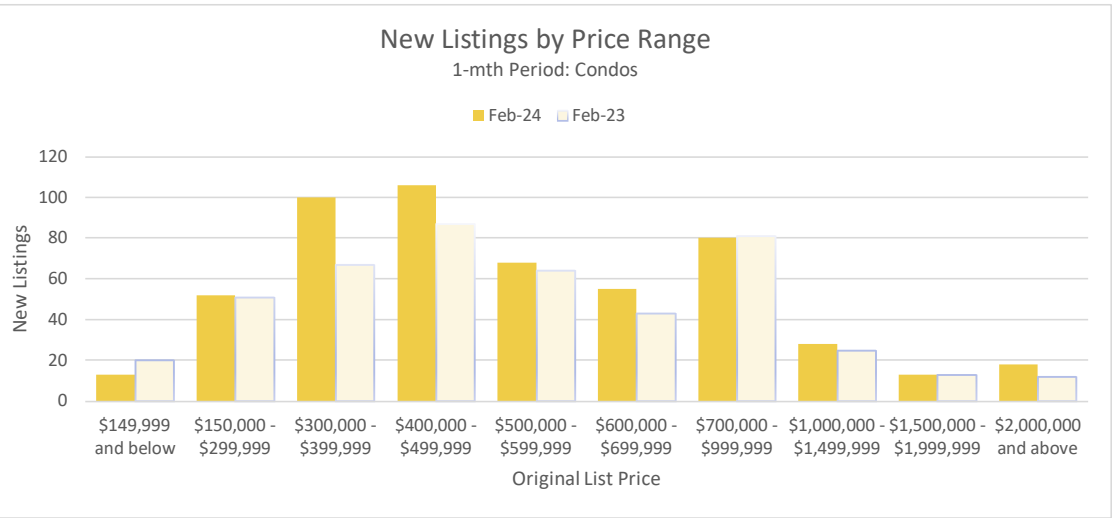
New Listings by Price Range: Condos

February 2024

OAHU, HAWAII

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

Condos	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	13	20	-35.0%	171	186	-8.1%
\$150,000 - \$299,999	52	51	2.0%	680	852	-20.2%
\$300,000 - \$399,999	100	67	49.3%	962	1,067	-9.8%
\$400,000 - \$499,999	106	87	21.8%	1,041	1,153	-9.7%
\$500,000 - \$599,999	68	64	6.3%	932	959	-2.8%
\$600,000 - \$699,999	55	43	27.9%	714	776	-8.0%
\$700,000 - \$999,999	80	81	-1.2%	988	1,265	-21.9%
\$1,000,000 - \$1,499,999	28	25	12.0%	396	413	-4.1%
\$1,500,000 - \$1,999,999	13	13	0.0%	169	190	-11.1%
\$2,000,000 and above	18	12	50.0%	198	188	5.3%
All Condos	533	463	15.1%	6,251	7,049	-11.3%



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

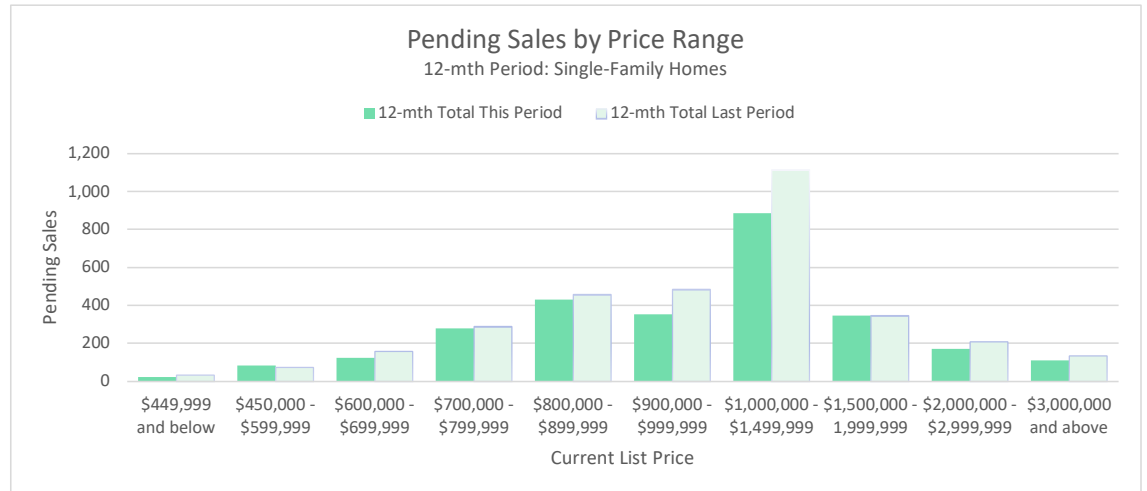
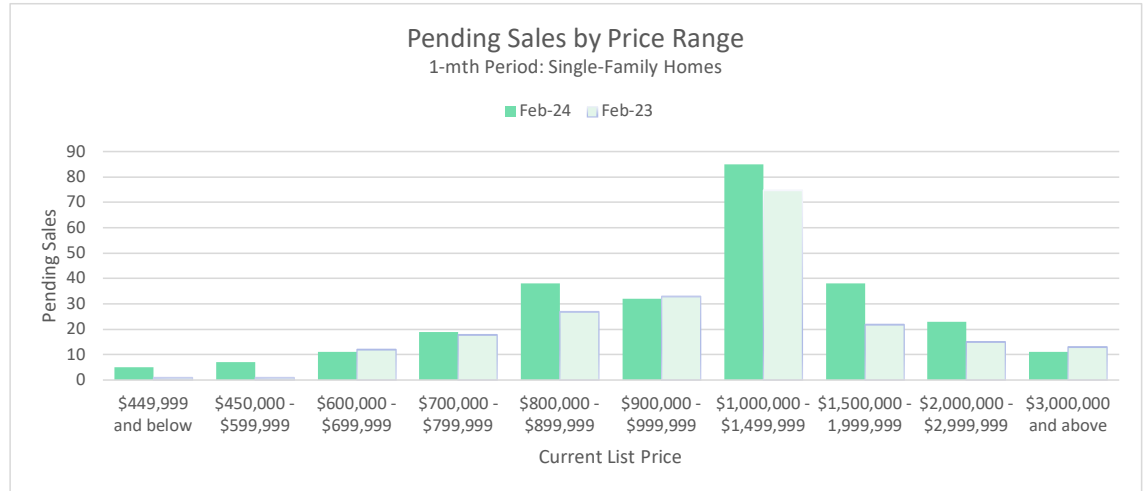
February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	5	1	400.0%	23	33	-30.3%
\$450,000 - \$599,999	7	1	600.0%	84	72	16.7%
\$600,000 - \$699,999	11	12	-8.3%	122	156	-21.8%
\$700,000 - \$799,999	19	18	5.6%	279	287	-2.8%
\$800,000 - \$899,999	38	27	40.7%	431	456	-5.5%
\$900,000 - \$999,999	32	33	-3.0%	352	484	-27.3%
\$1,000,000 - \$1,499,999	85	75	13.3%	886	1,115	-20.5%
\$1,500,000 - 1,999,999	38	22	72.7%	344	347	-0.9%
\$2,000,000 - \$2,999,999	23	15	53.3%	169	208	-18.8%
\$3,000,000 and above	11	13	-15.4%	111	134	-17.2%
All Single-Family Homes	269	217	24.0%	2,801	3,292	-14.9%

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



Pending Sales by Price Range: Condos

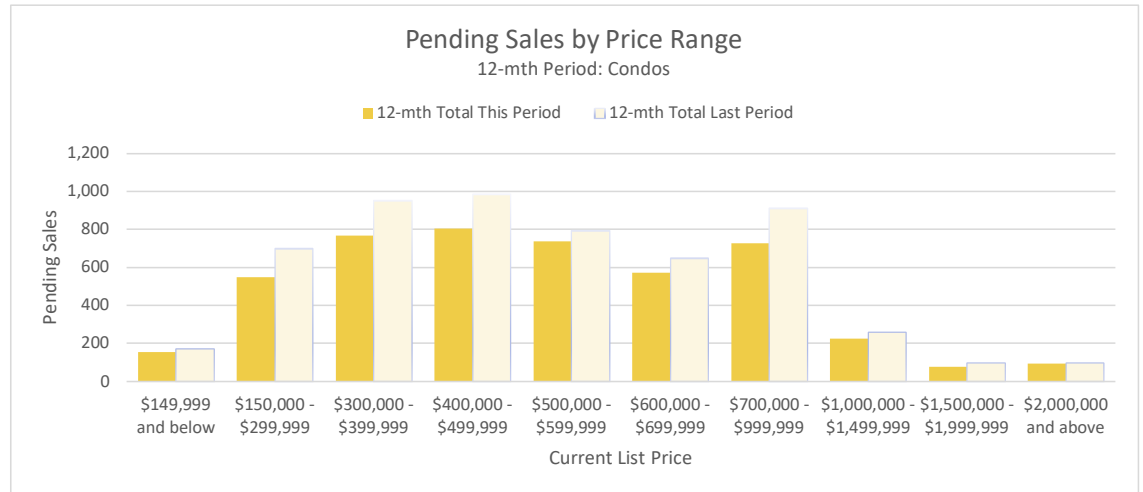
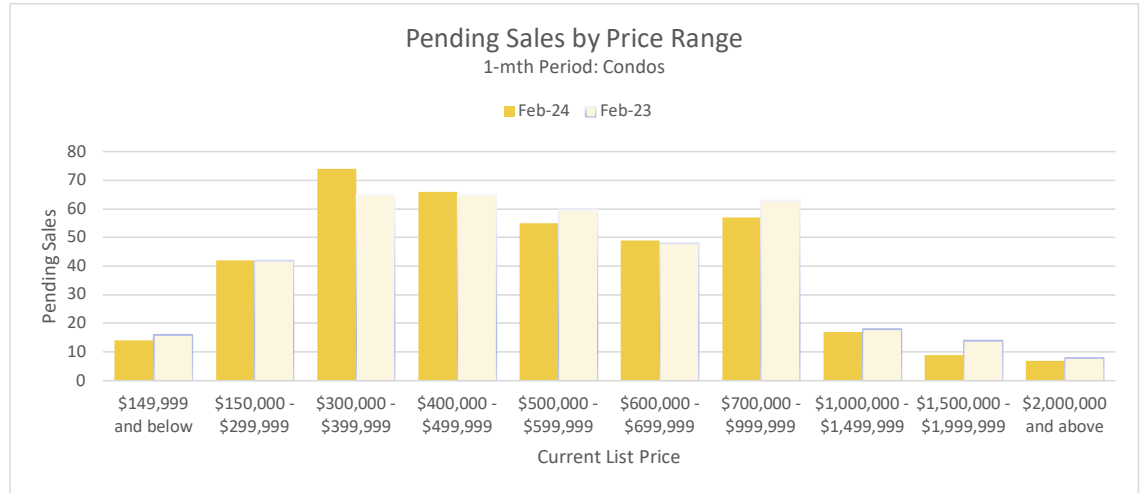
February 2024

OAHU, HAWAII

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

Condos	Feb-24	Feb-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	16	-12.5%	154	171	-9.9%
\$150,000 - \$299,999	42	42	0.0%	549	701	-21.7%
\$300,000 - \$399,999	74	65	13.8%	767	952	-19.4%
\$400,000 - \$499,999	66	65	1.5%	805	985	-18.3%
\$500,000 - \$599,999	55	60	-8.3%	738	793	-6.9%
\$600,000 - \$699,999	49	48	2.1%	573	649	-11.7%
\$700,000 - \$999,999	57	63	-9.5%	728	912	-20.2%
\$1,000,000 - \$1,499,999	17	18	-5.6%	225	259	-13.1%
\$1,500,000 - \$1,999,999	9	14	-35.7%	78	99	-21.2%
\$2,000,000 and above	7	8	-12.5%	93	97	-4.1%
All Condos	390	399	-2.3%	4,710	5,618	-16.2%

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.



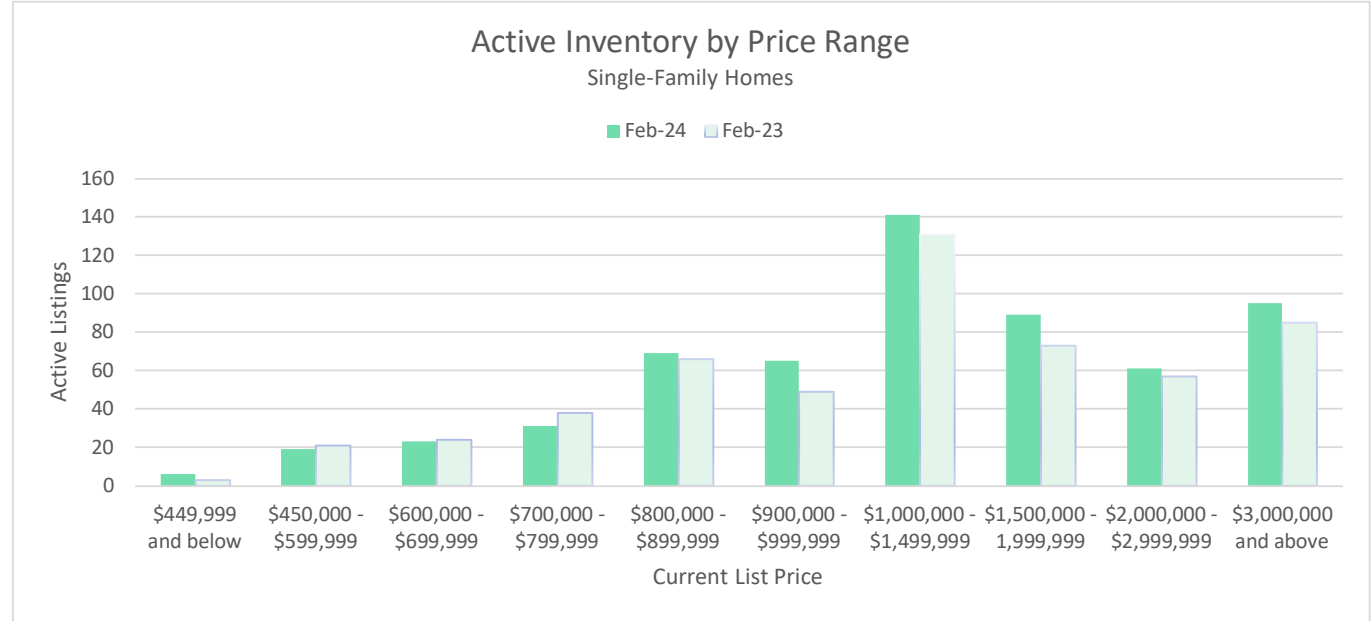
Active Inventory* by Price Range: Single-Family Homes

February 2024

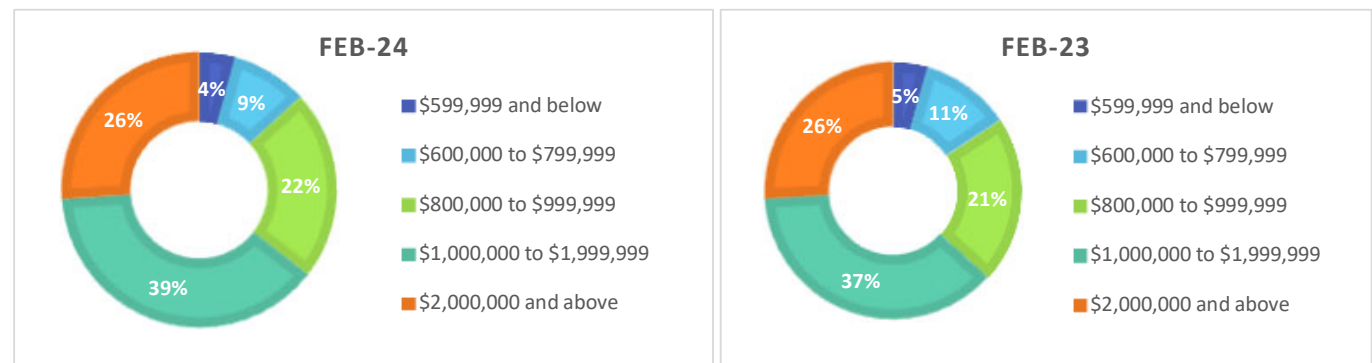
OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	YOY chg
\$449,999 and below	6	3	100.0%
\$450,000 - \$599,999	19	21	-9.5%
\$600,000 - \$699,999	23	24	-4.2%
\$700,000 - \$799,999	31	38	-18.4%
\$800,000 - \$899,999	69	66	4.5%
\$900,000 - \$999,999	65	49	32.7%
\$1,000,000 - \$1,499,999	141	131	7.6%
\$1,500,000 - 1,999,999	89	73	21.9%
\$2,000,000 - \$2,999,999	61	57	7.0%
\$3,000,000 and above	95	85	11.8%
All Single-Family Homes	599	547	9.5%



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.

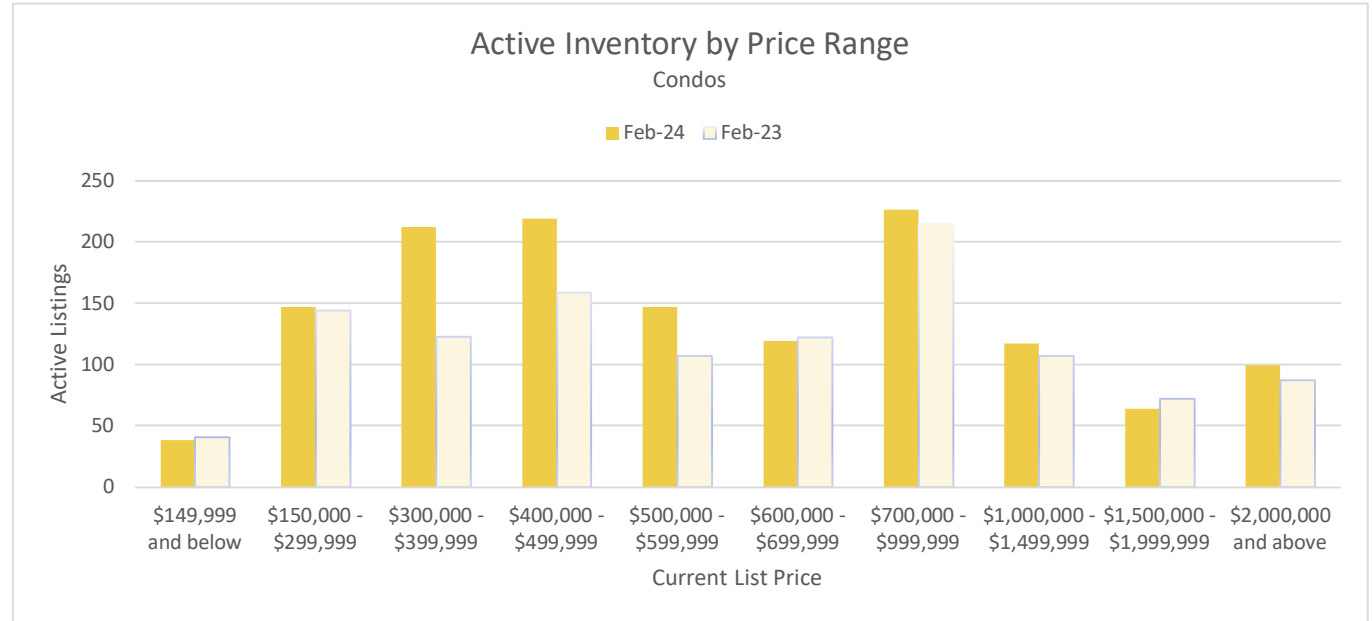
Active Inventory* by Price Range: Condos

February 2024

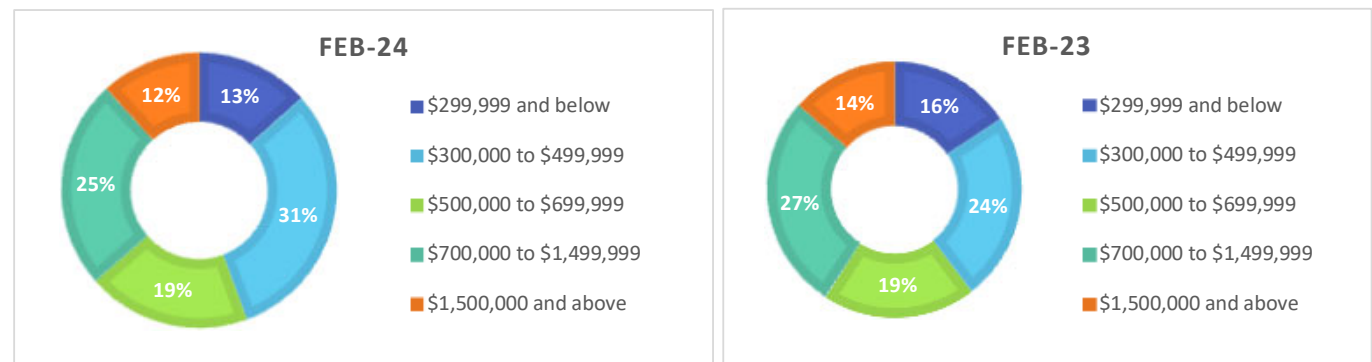
OAHU, HAWAII

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

Condos	Feb-24	Feb-23	YOY chg
\$149,999 and below	38	41	-7.3%
\$150,000 - \$299,999	147	144	2.1%
\$300,000 - \$399,999	212	123	72.4%
\$400,000 - \$499,999	219	159	37.7%
\$500,000 - \$599,999	147	107	37.4%
\$600,000 - \$699,999	119	122	-2.5%
\$700,000 - \$999,999	226	215	5.1%
\$1,000,000 - \$1,499,999	117	107	9.3%
\$1,500,000 - \$1,999,999	64	72	-11.1%
\$2,000,000 and above	99	87	13.8%
All Condos	1,388	1,177	17.9%



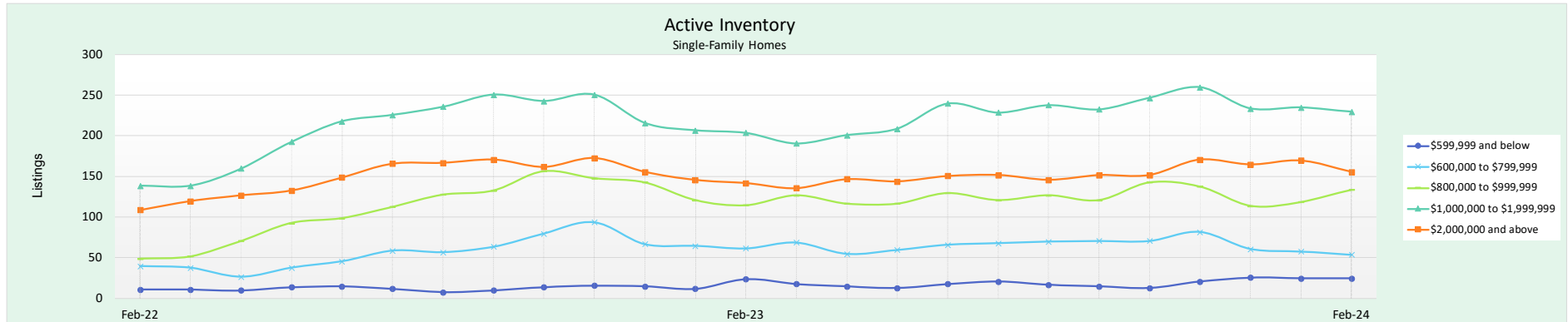
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



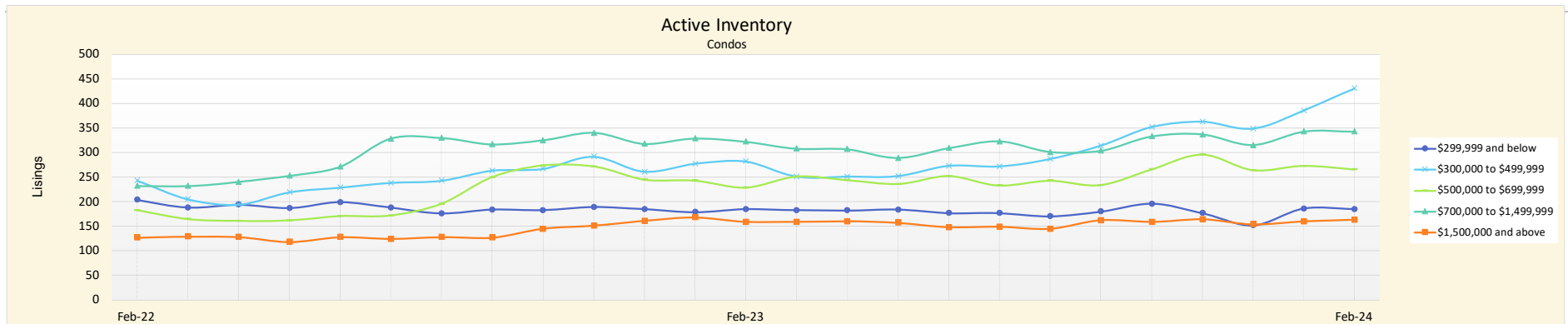
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

February 2024
OAHU, HAWAII



Single-Family Homes	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	J-24	F-24
\$599,999 and below	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26	25	25
\$600,000 to \$799,999	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61	58	54
\$800,000 to \$999,999	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114	119	134
\$1,000,000 to \$1,999,999	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234	235	230
\$2,000,000 and above	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165	170	156
Total	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535	543	605	591	598	592	626	672	600	607	599



Condos	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	J-24	F-24
\$299,999 and below	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152	186	185
\$300,000 to \$499,999	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349	386	431
\$500,000 to \$699,999	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264	273	266
\$700,000 to \$1,499,999	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315	343	343
\$1,500,000 and above	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154	160	163
Total	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	1,348	1,388

*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.

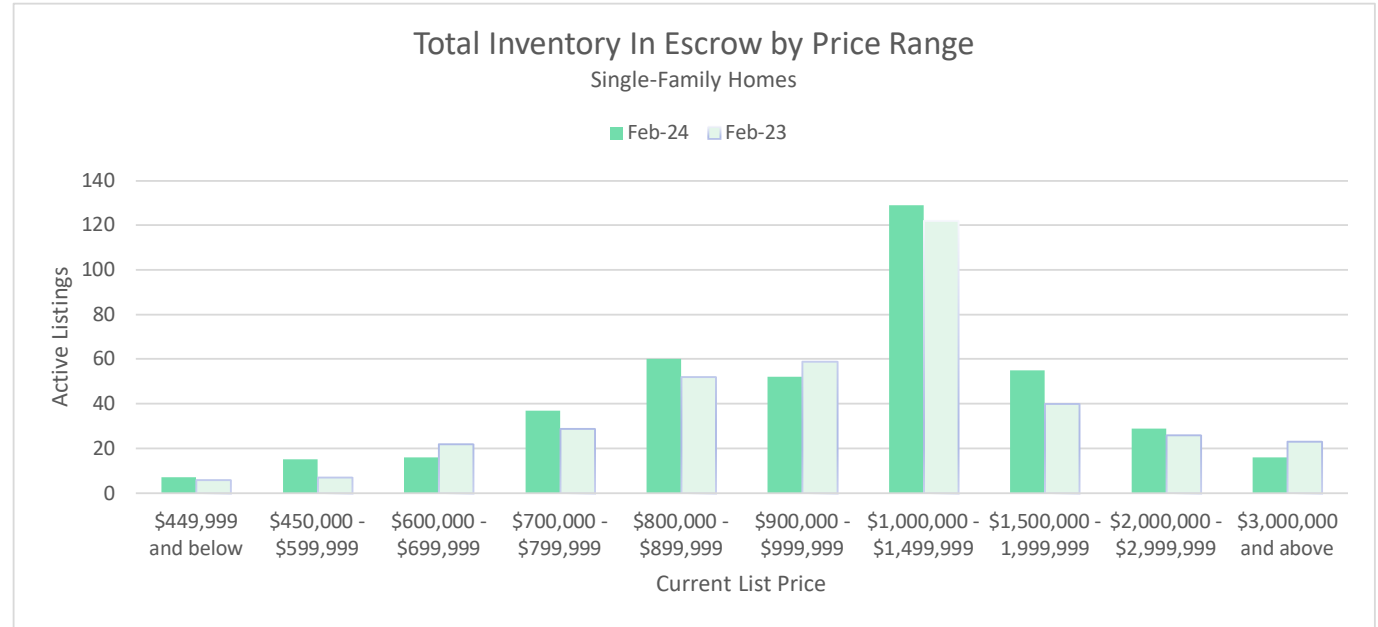
Total Inventory In Escrow* by Price Range: Single-Family Homes

February 2024

OAHU, HAWAII

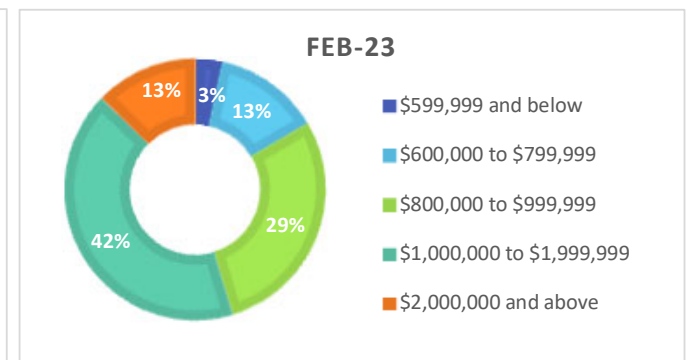
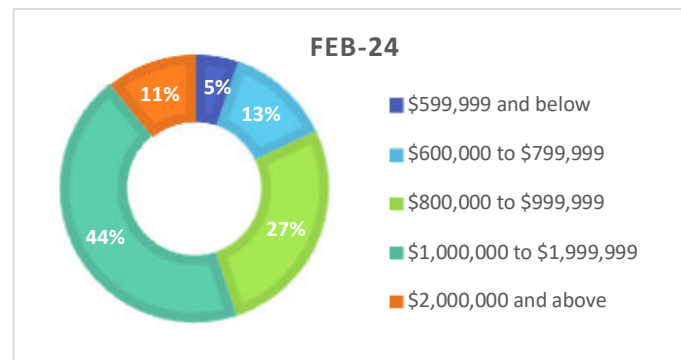
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Feb-24	Feb-23	YOY chg
\$449,999 and below	7	6	16.7%
\$450,000 - \$599,999	15	7	114.3%
\$600,000 - \$699,999	16	22	-27.3%
\$700,000 - \$799,999	37	29	27.6%
\$800,000 - \$899,999	60	52	15.4%
\$900,000 - \$999,999	52	59	-11.9%
\$1,000,000 - \$1,499,999	129	122	5.7%
\$1,500,000 - 1,999,999	55	40	37.5%
\$2,000,000 - \$2,999,999	29	26	11.5%
\$3,000,000 and above	16	23	-30.4%
All Single-Family Homes	416	386	7.8%



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.

Total Inventory In Escrow* by Price Range: Condos

February 2024

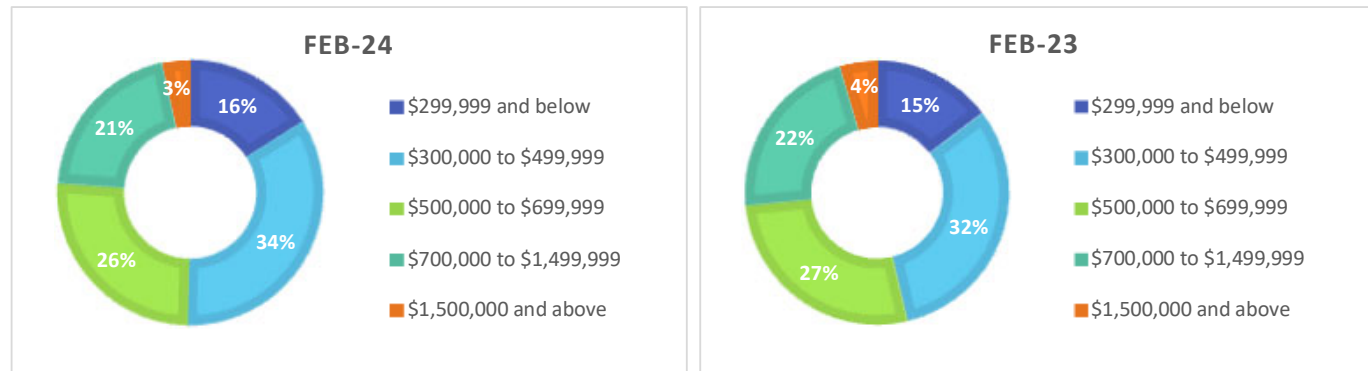
OAHU, HAWAII

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

Condos	Feb-24	Feb-23	YOY chg
\$149,999 and below	21	26	-19.2%
\$150,000 - \$299,999	73	61	19.7%
\$300,000 - \$399,999	103	92	12.0%
\$400,000 - \$499,999	98	95	3.2%
\$500,000 - \$599,999	82	90	-8.9%
\$600,000 - \$699,999	69	71	-2.8%
\$700,000 - \$999,999	92	97	-5.2%
\$1,000,000 - \$1,499,999	28	33	-15.2%
\$1,500,000 - \$1,999,999	10	17	-41.2%
\$2,000,000 and above	10	10	0.0%
All Condos	586	592	-1.0%



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



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

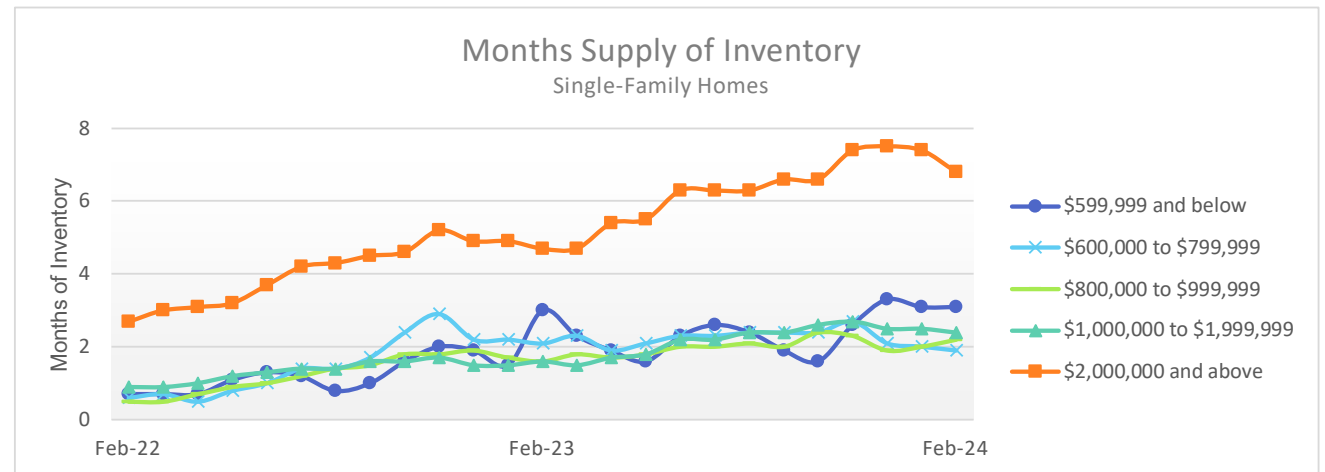
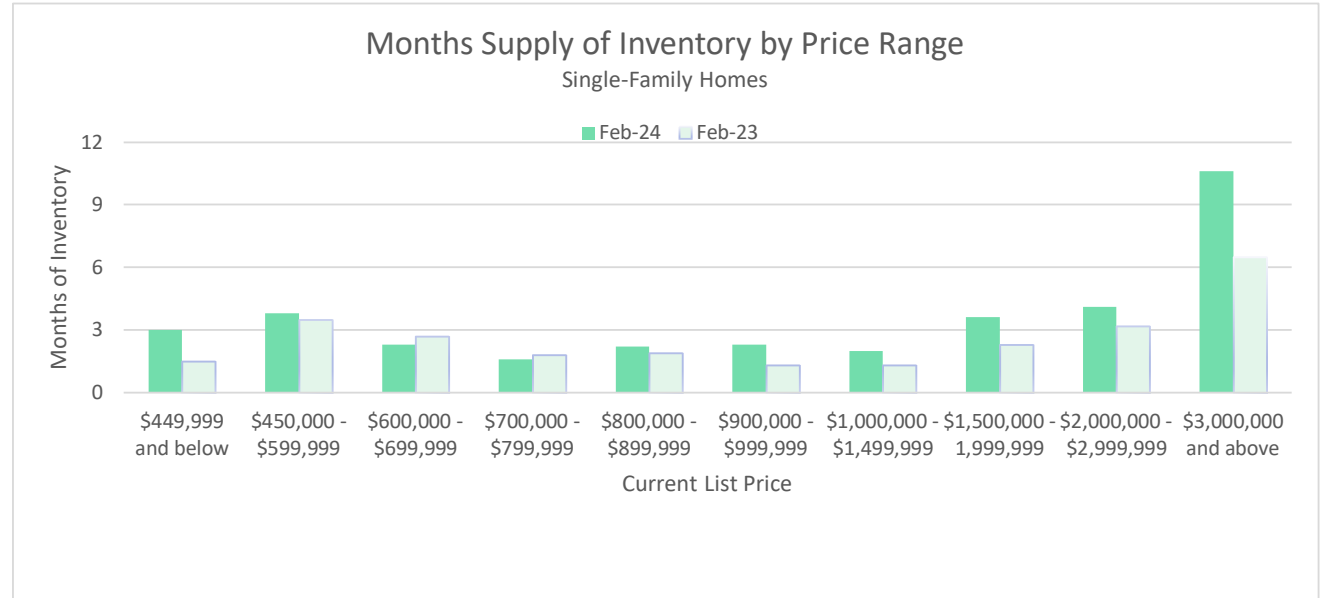
Months Supply of Active Inventory by Price Range: Single-Family Homes

February 2024

OAHU, HAWAII

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

Single-Family Homes	Feb-24	Feb-23	YOY chg
\$449,999 and below	3.0	1.5	100.0%
\$450,000 - \$599,999	3.8	3.5	8.6%
\$600,000 - \$699,999	2.3	2.7	-14.8%
\$700,000 - \$799,999	1.6	1.8	-11.1%
\$800,000 - \$899,999	2.2	1.9	15.8%
\$900,000 - \$999,999	2.3	1.3	76.9%
\$1,000,000 - \$1,499,999	2.0	1.3	53.8%
\$1,500,000 - 1,999,999	3.6	2.3	56.5%
\$2,000,000 - \$2,999,999	4.1	3.2	28.1%
\$3,000,000 and above	10.6	6.5	63.1%
All Single-Family Homes	2.8	2.0	40.0%



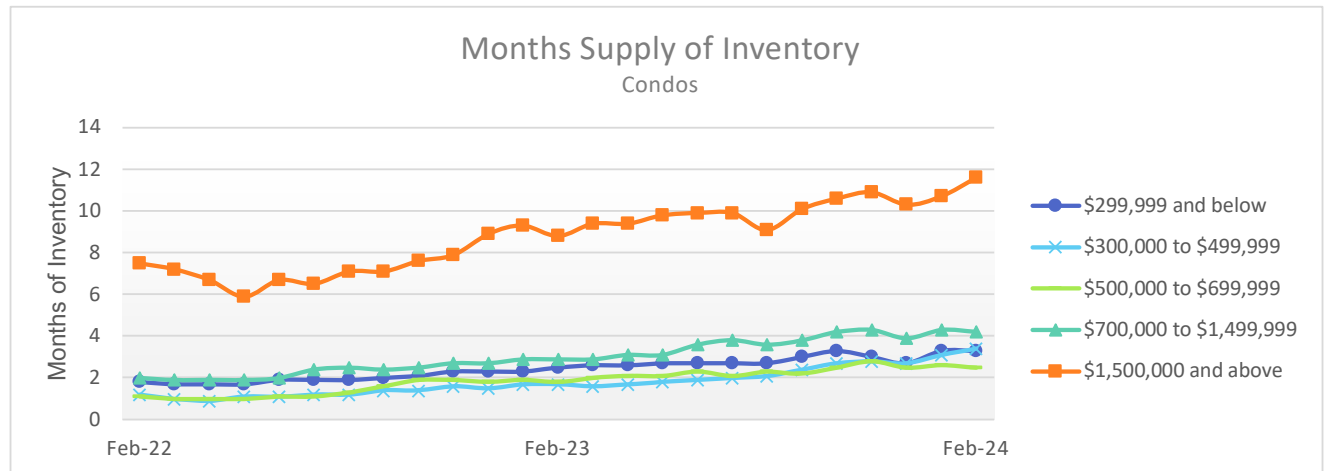
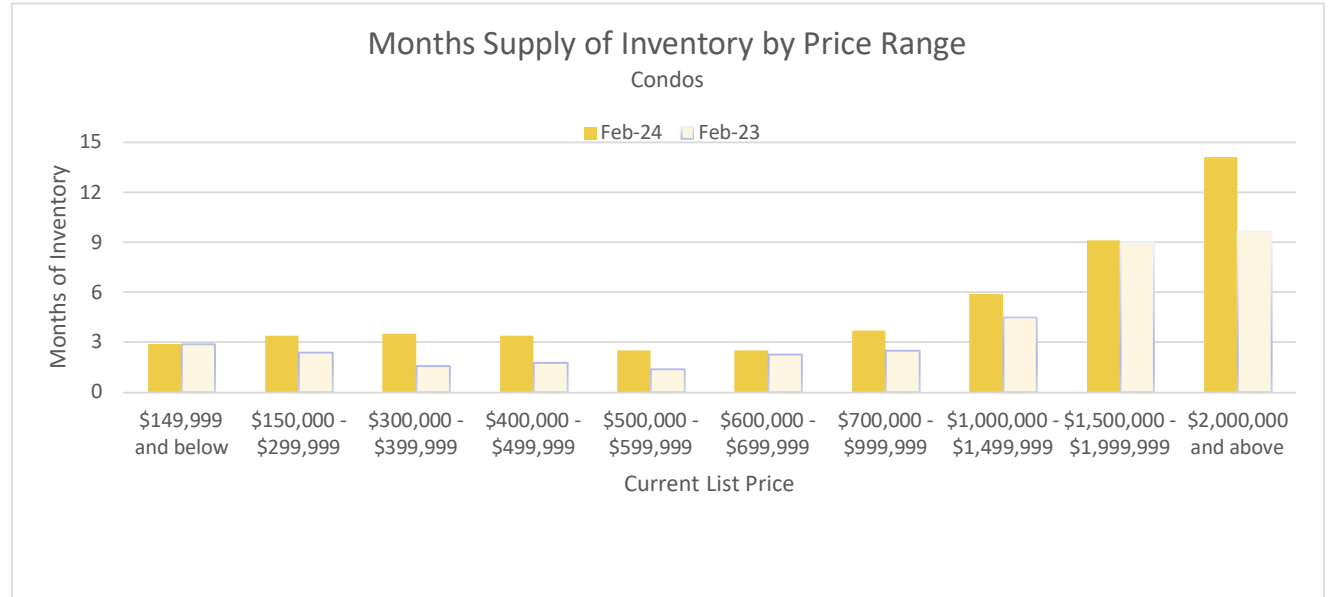
Months Supply of Active Inventory by Price Range: Condos

February 2024

OAHU, HAWAII

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

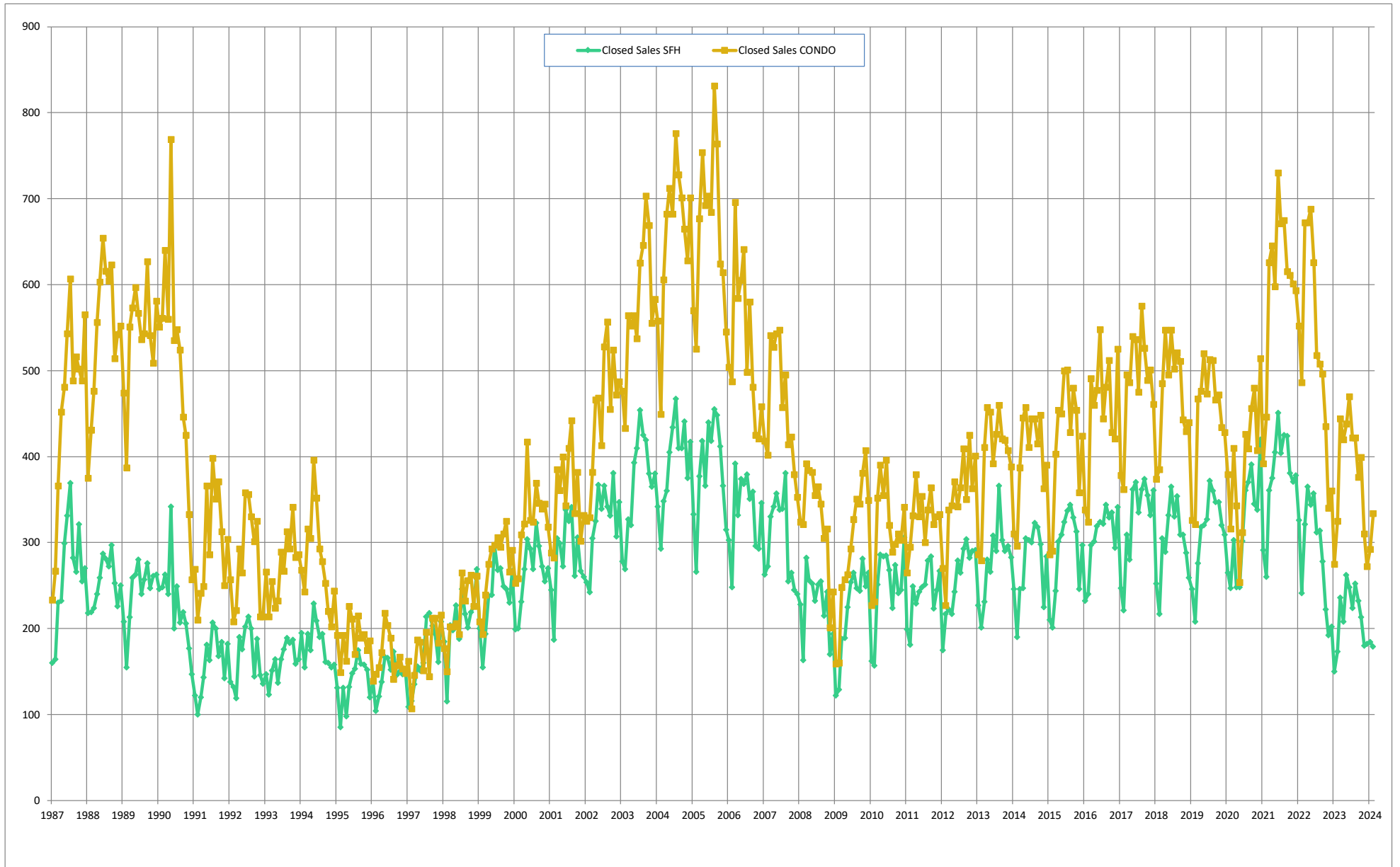
Condos	Feb-24	Feb-23	YOY chg
\$149,999 and below	2.9	2.9	0.0%
\$150,000 - \$299,999	3.4	2.4	41.7%
\$300,000 - \$399,999	3.5	1.6	118.8%
\$400,000 - \$499,999	3.4	1.8	88.9%
\$500,000 - \$599,999	2.5	1.4	78.6%
\$600,000 - \$699,999	2.5	2.3	8.7%
\$700,000 - \$999,999	3.7	2.5	48.0%
\$1,000,000 - \$1,499,999	5.9	4.5	31.1%
\$1,500,000 - \$1,999,999	9.1	9.0	1.1%
\$2,000,000 and above	14.1	9.7	45.4%
All Condos	3.6	2.4	50.0%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



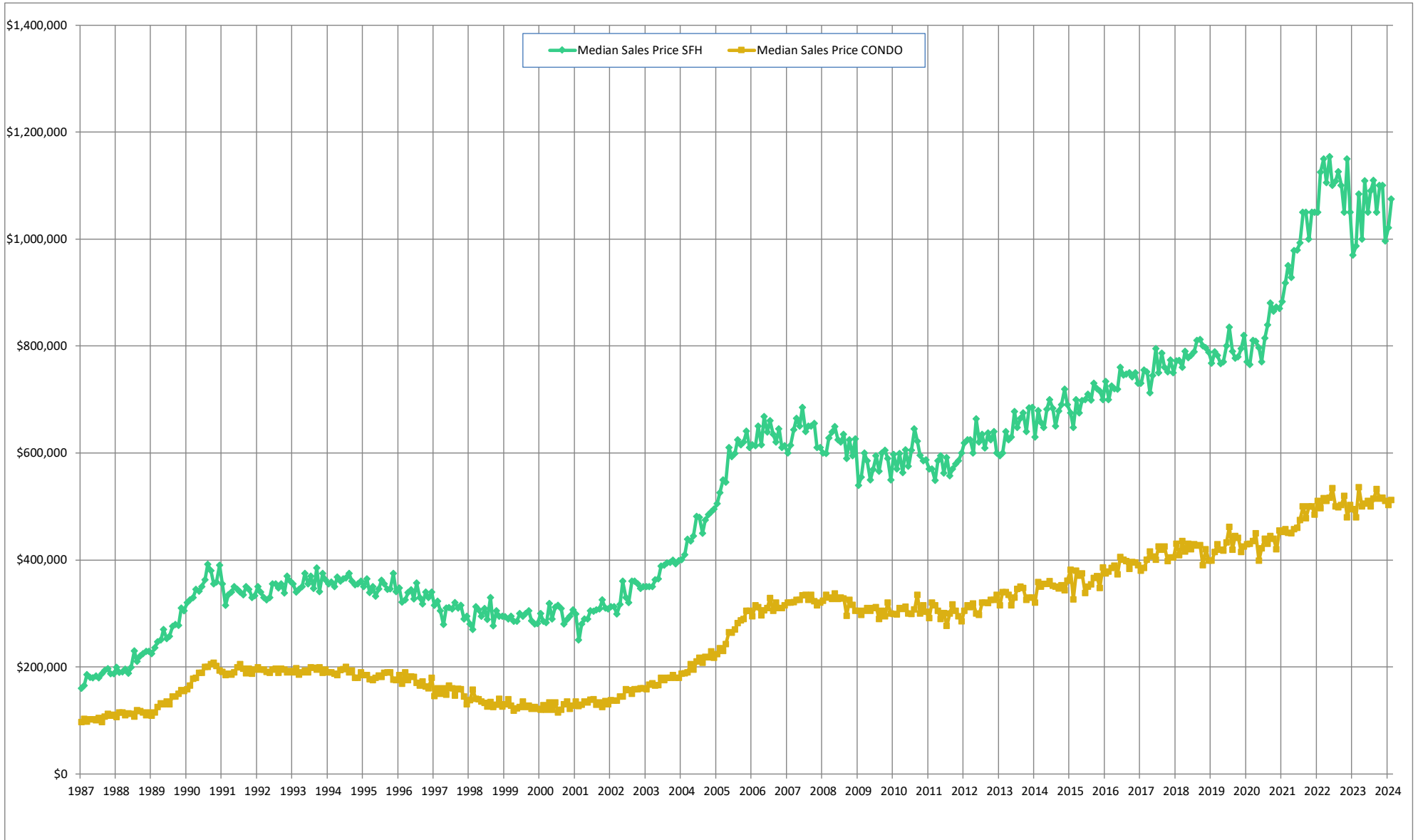
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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

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