

Single-family home sales in May fell 5.0% year-over-year and month-over-month, while condo sales increased 9.1% year-over-year and 10.9% from the previous month.

Median sales prices for both single-family homes and condos saw a slight decline compared to May 2023. Single-family homes ended the month with a median price of \$1,085,000, reflecting a 2.2% decrease year-over-year, while the condo median price of \$495,000 marks 2% dip year-over-year. However, year-to-date median prices for single-family homes and condos experienced a modest increase of 2.4% and 1.0%, respectively.

When it comes to affordability, single-family home sales in the \$899,999 and below range accounted for 28% of sales for the month of May. In this price range, buyers closed on properties in multiple regions, from Leeward and 'Ewa neighborhoods to Central O'ahu, Pearl City, Kaneohe and the Metro Honolulu area.

Meanwhile, condo sales in the \$300,000 to \$399,999 range surged by 43.6%, reaching 89 units and representing the largest share of sales at 18.7%. This contributed to the lower median sales price for condos this May. Additionally, another factor contributing to the decrease in median prices for condos was smaller-sized units seeing the largest increase in sales, particularly studios and one-bedroom condos.

Buyers in the single-family home market acted decisively, with properties spending a median of 14 days on the market—entering contract a week quicker than last year. Conversely, condos took slightly longer to sell compared to a year ago, though they moved faster month-over-month, with a median of 25 days in May.

New listing activity continued to grow year over year, with 345 single-family home listings and 658 condo listings, an 11.7% and 13.1% uptick, respectively. Listings for single-family homes priced at \$1,400,000 and above rose by 39.6% year over year, totaling 134 compared to 96 new listings. Additionally, condos in the \$300,000 to \$599,999 range comprised the largest share of new listings, accounting for 45% or 296 units.

Active inventory for single-family homes and condos continued to rise in May, with single-family home inventory up by 3.6% and condo inventory by 4.8% from the previous month. Year-over-year, single-family home inventory increased by 17.9%, while condo inventory surged by 47.7%. By the end of May, single-family homes priced at \$899,999 and below represented 24% of active listings, totaling 152—a 16% increase, mainly in the Leeward, 'Ewa Plain, and Metro regions. Condo inventory totaled 1,651 units by the end of the month, with several regions, including Central, Diamond Head, Kailua, Kaneohe, North Shore and Pearl City, showing more than double the number of active listings compared to the same time last year.

Compared to May 2023, single-family home contract signings remained steady, while condo signings slumped 16.8%. May concluded with 260 pending sales for single-family homes and 422 for condos. Single-family homes listed in the \$800,000 to \$999,999 price range continued to account for a fair share of pending sales for the month, representing 27.7% or 72 contract signings in May.



# Oahu Monthly Housing Statistics

May 2024



## SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,085,000	-2.2%
Closed Sales	YoY %chg
249	-5.0%
Average Sales Price	YoY %chg
\$1,419,039	+4.7%

## CONDOS

Median Sales Price	YoY %chg
\$495,000	-2.0%
Closed Sales	YoY %chg
478	+9.1%
Average Sales Price	YoY %chg
\$592,964	-4.9%

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

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# Monthly Indicators

OAHU, HAWAII

## May 2024

	Single-Family Homes					Condos				
	May-24	May-23	YoY %chg	Apr-24	MoM %chg	May-24	May-23	YoY %chg	Apr-24	MoM %chg
<b>Closed Sales</b>	249	262	-5.0%	262	-5.0%	478	438	9.1%	431	10.9%
<b>Median Sales Price</b>	\$1,085,000	\$1,109,000	-2.2%	\$1,100,000	-1.4%	\$495,000	\$505,000	-2.0%	\$528,000	-6.3%
<b>Average Sales Price</b>	\$1,419,039	\$1,355,804	4.7%	\$1,408,991	0.7%	\$592,964	\$623,748	-4.9%	\$617,664	-4.0%
<b>Median Days on Market</b>	14	21	-33.3%	17	-17.6%	25	20	25.0%	29	-13.8%
<b>Percent of Orig. List Price Received</b>	100.0%	98.7%	1.3%	99.0%	1.0%	98.3%	99.0%	-0.7%	97.8%	0.5%
<b>New Listings</b>	345	309	11.7%	349	-1.1%	658	582	13.1%	656	0.3%
<b>Pending Sales*</b>	260	258	0.8%	269	-3.3%	422	507	-16.8%	443	-4.7%
<b>Active Inventory*</b>	640	543	17.9%	618	3.6%	1,651	1,118	47.7%	1,576	4.8%
<b>Total Inventory in Escrow*</b>	440	418	5.3%	445	-1.1%	593	686	-13.6%	647	-8.3%
<b>Months Supply of Active Inventory*</b>	2.9	2.2	31.8%	2.8	3.6%	4.4	2.6	69.2%	4.2	4.8%

\*see footnotes on pages 9-12 regarding methodology updates

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

## Year-to-Date

	Single-Family Homes					Condos				
	YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg	YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg
<b>Closed Sales</b>	1,104	1,029	7.3%	1,597	-30.9%	1,879	1,902	-1.2%	3,070	-38.8%
<b>Median Sales Price</b>	\$1,074,500	\$1,049,500	2.4%	\$1,115,000	-3.6%	\$505,000	\$500,000	1.0%	\$510,000	-1.0%
<b>Average Sales Price</b>	\$1,394,398	\$1,319,079	5.7%	\$1,440,993	-3.2%	\$594,246	\$621,029	-4.3%	\$617,660	-3.8%
<b>Median Days on Market</b>	21	27	-22.2%	10	110.0%	30	23	30.4%	11	172.7%
<b>Percent of Orig. List Price Received</b>	98.8%	97.6%	1.2%	101.8%	-2.9%	98.0%	98.5%	-0.5%	100.0%	-2.0%
<b>New Listings</b>	1,565	1,395	12.2%	1,968	-20.5%	3,075	2,630	16.9%	3,528	-12.8%
<b>Pending Sales*</b>	1,298	1,271	2.1%	1,737	-25.3%	2,070	2,166	-4.4%	3,172	-34.7%

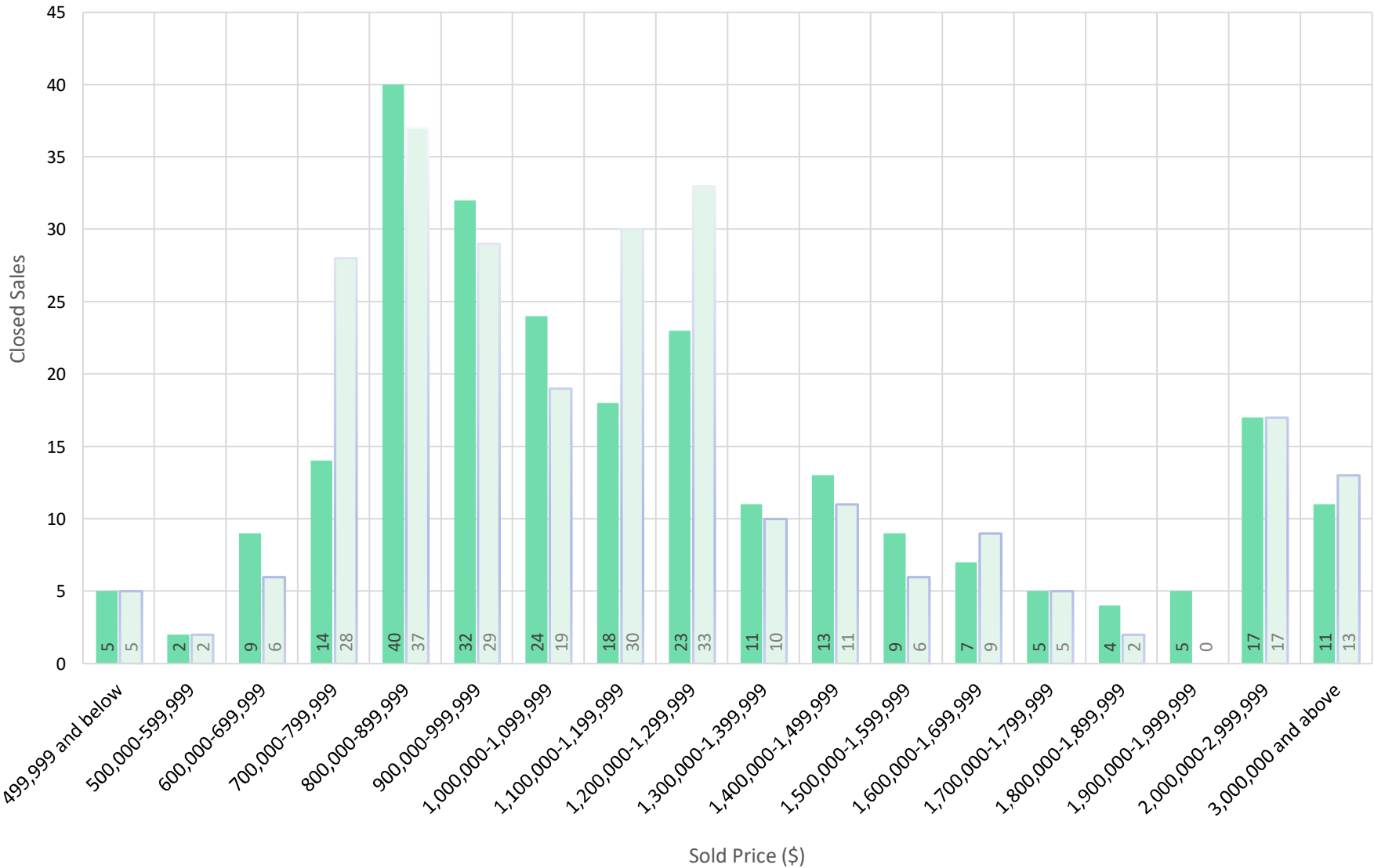
\*see footnotes on pages 9-12 regarding methodology updates

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

## Single-Family Homes Sold

May 2024 vs. May 2023

2024 2023



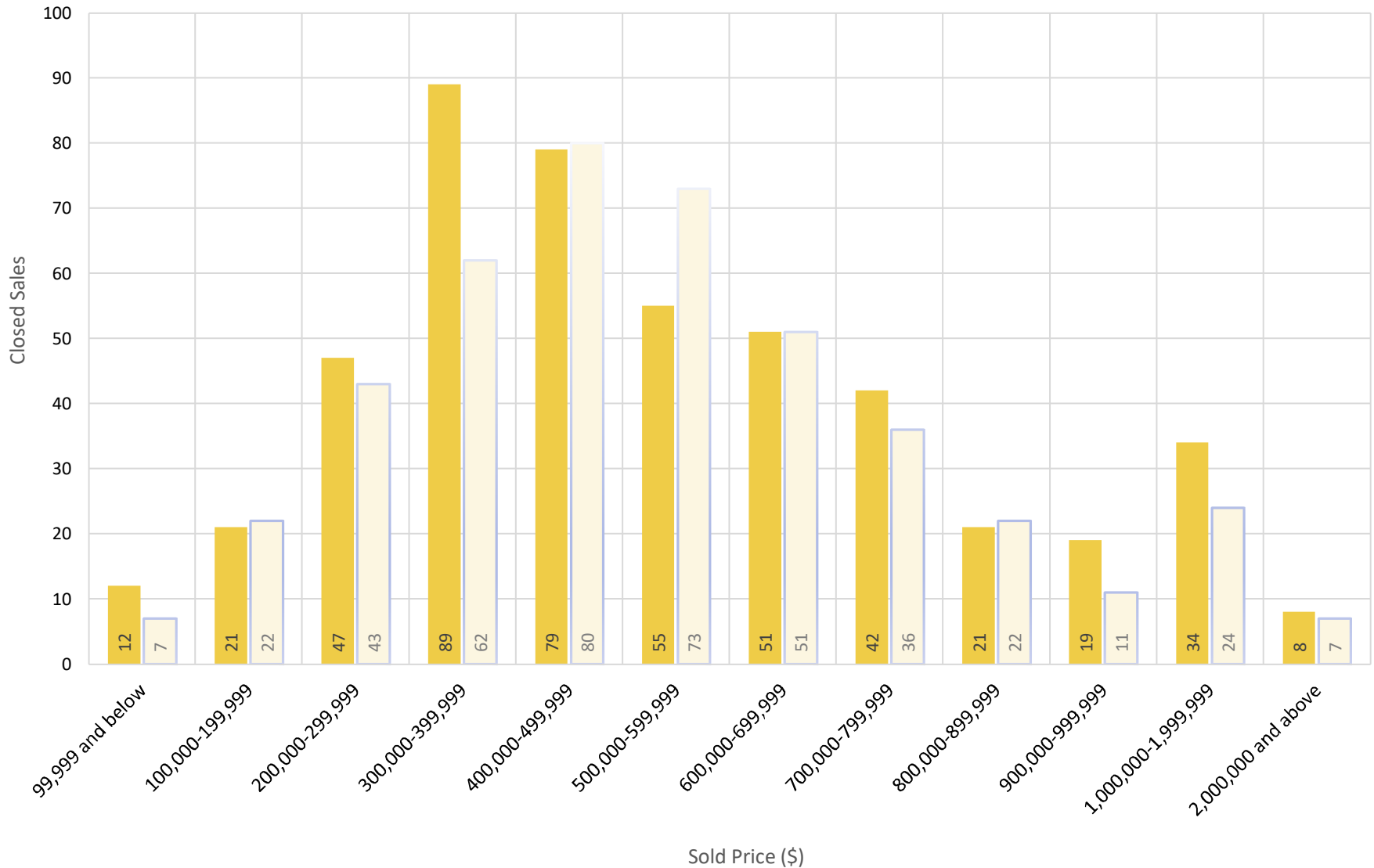
**SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.**

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## Condos Sold

### May 2024 vs. May 2023

■ 2024 ■ 2023



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

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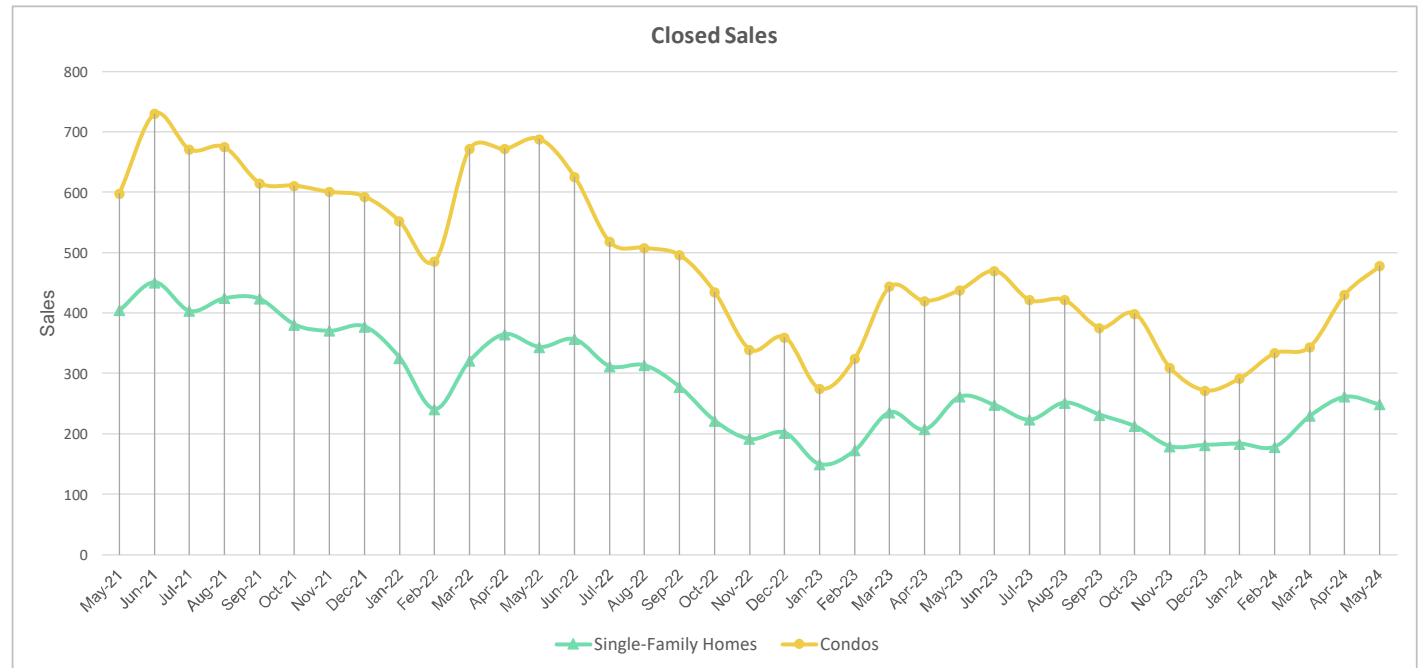
# Closed Sales

May 2024

OAHU, HAWAII

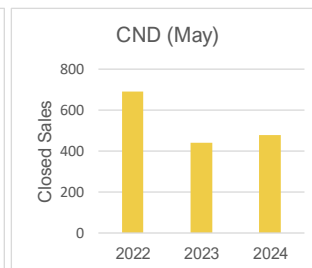
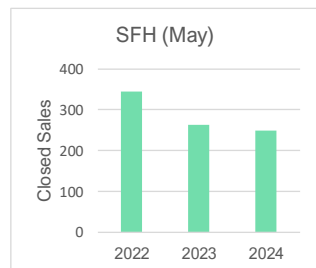
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Mar-24	230	344	574
Apr-24	262	431	693
<b>May-24</b>	<b>249</b>	<b>478</b>	<b>727</b>



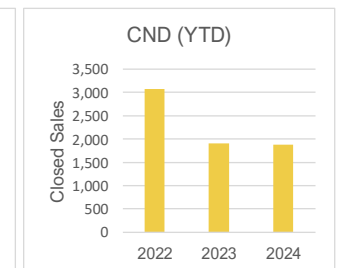
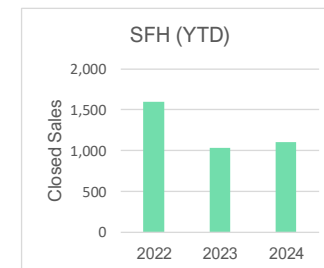
### Monthly Closed Sales

May	SFH	YoY %chg	CND	YoY %chg
2022	344	-15.1%	688	15.1%
2023	262	-23.8%	438	-36.3%
<b>2024</b>	<b>249</b>	<b>-5.0%</b>	<b>478</b>	<b>9.1%</b>



### Year-to-Date Closed Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	1,597	-5.6%	3,070	13.4%
2023	1,029	-35.6%	1,902	-38.0%
<b>2024</b>	<b>1,104</b>	<b>7.3%</b>	<b>1,879</b>	<b>-1.2%</b>



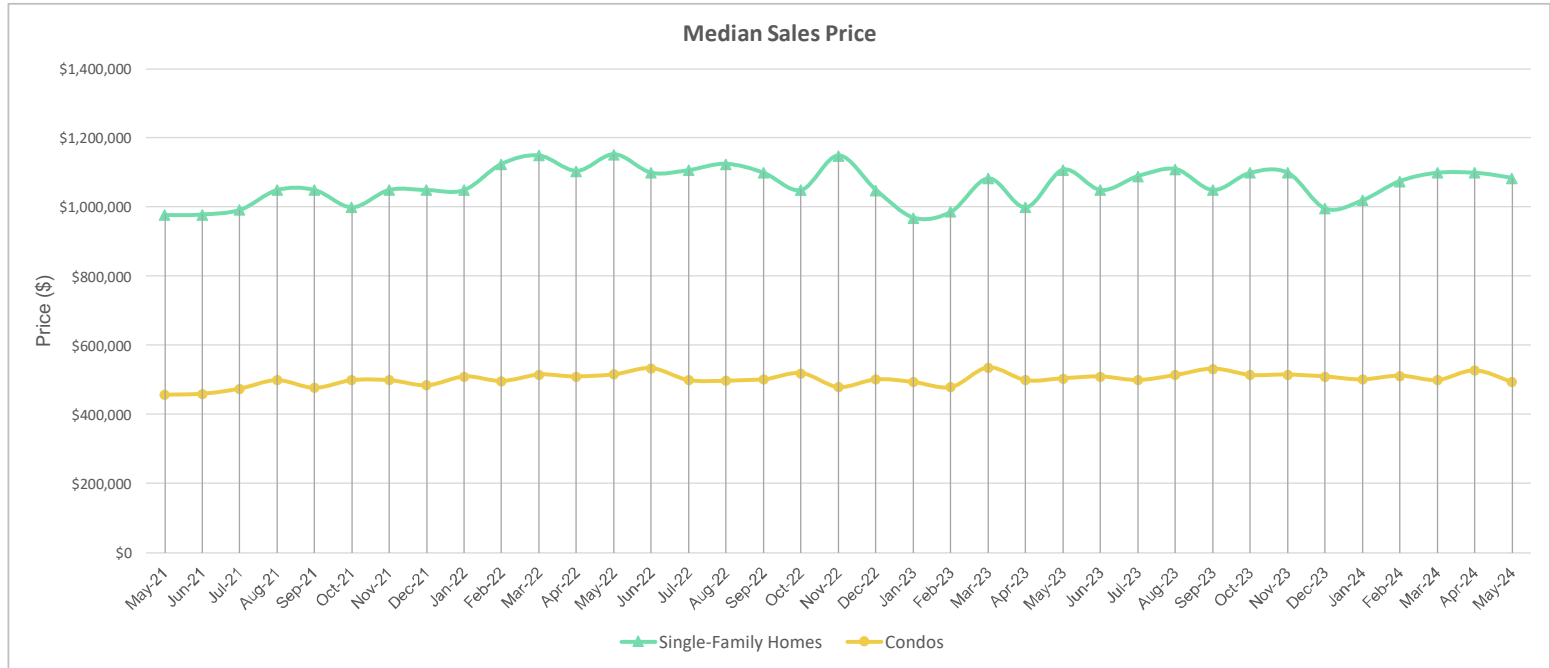
# Median Sales Price

May 2024

OAHU, HAWAII

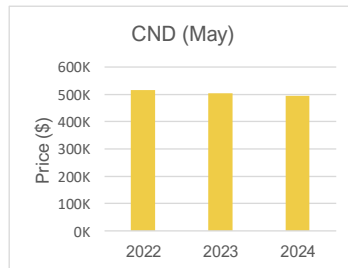
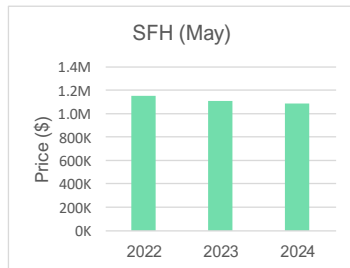
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-24	\$1,100,000	\$500,000
Apr-24	\$1,100,000	\$528,000
<b>May-24</b>	<b>\$1,085,000</b>	<b>\$495,000</b>



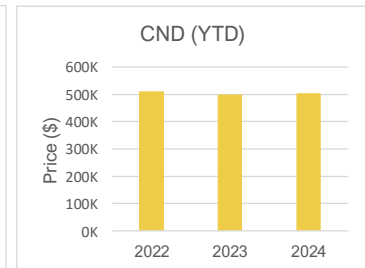
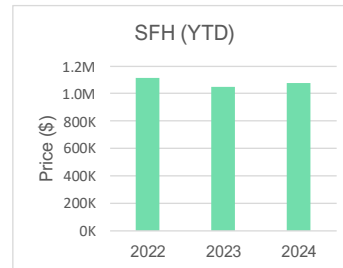
### Monthly Median Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2022	\$1,153,500	17.9%	\$516,500	12.8%
2023	\$1,109,000	-3.9%	\$505,000	-2.2%
<b>2024</b>	<b>\$1,085,000</b>	<b>-2.2%</b>	<b>\$495,000</b>	<b>-2.0%</b>



### Year-to-Date Median Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,115,000	19.3%	\$510,000	12.3%
2023	\$1,049,500	-5.9%	\$500,000	-2.0%
<b>2024</b>	<b>\$1,074,500</b>	<b>2.4%</b>	<b>\$505,000</b>	<b>1.0%</b>



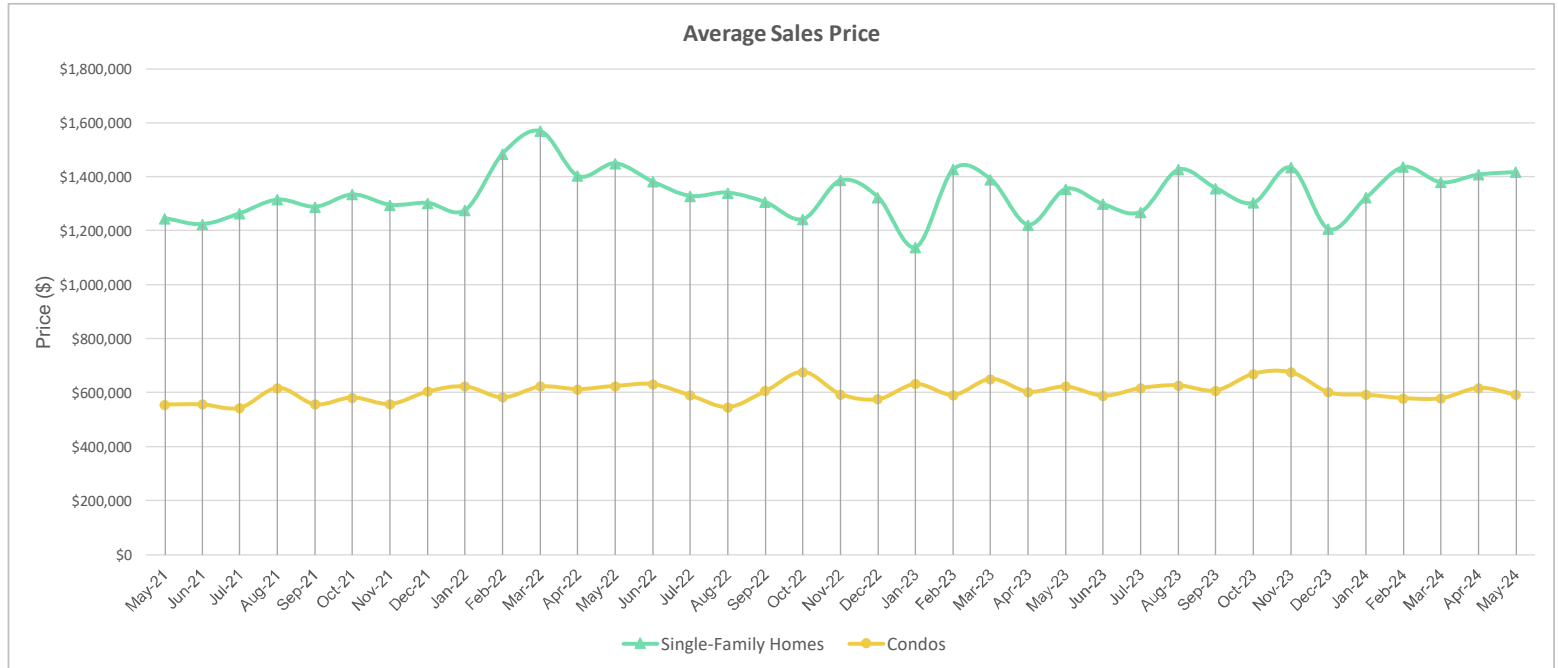
# Average Sales Price

May 2024

OAHU, HAWAII

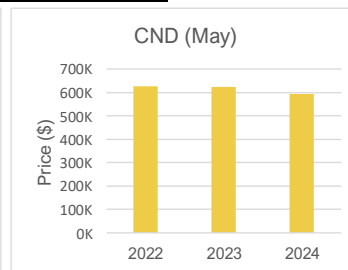
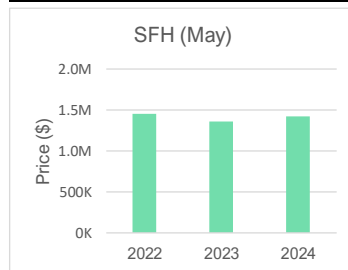
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-24	\$1,380,838	\$579,500
Apr-24	\$1,408,991	\$617,664
<b>May-24</b>	<b>\$1,419,039</b>	<b>\$592,964</b>



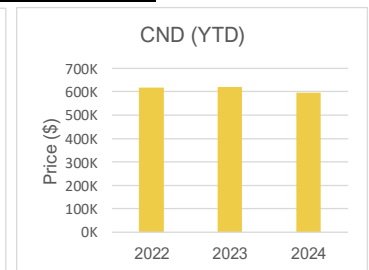
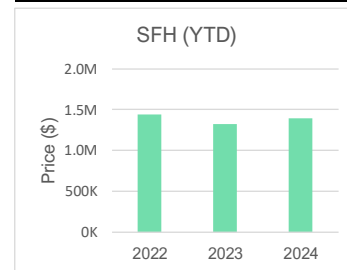
### Monthly Average Sales Price

Month	SFH	YoY %chg	CND	YoY %chg
May 2022	\$1,450,008	16.3%	\$625,327	12.5%
May 2023	\$1,355,804	-6.5%	\$623,748	-0.3%
<b>May 2024</b>	<b>\$1,419,039</b>	<b>4.7%</b>	<b>\$592,964</b>	<b>-4.9%</b>



### Year-to-Date Average Sales Price

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,440,993	21.6%	\$617,660	16.3%
2023	\$1,319,079	-8.5%	\$621,029	0.5%
<b>2024</b>	<b>\$1,394,398</b>	<b>5.7%</b>	<b>\$594,246</b>	<b>-4.3%</b>





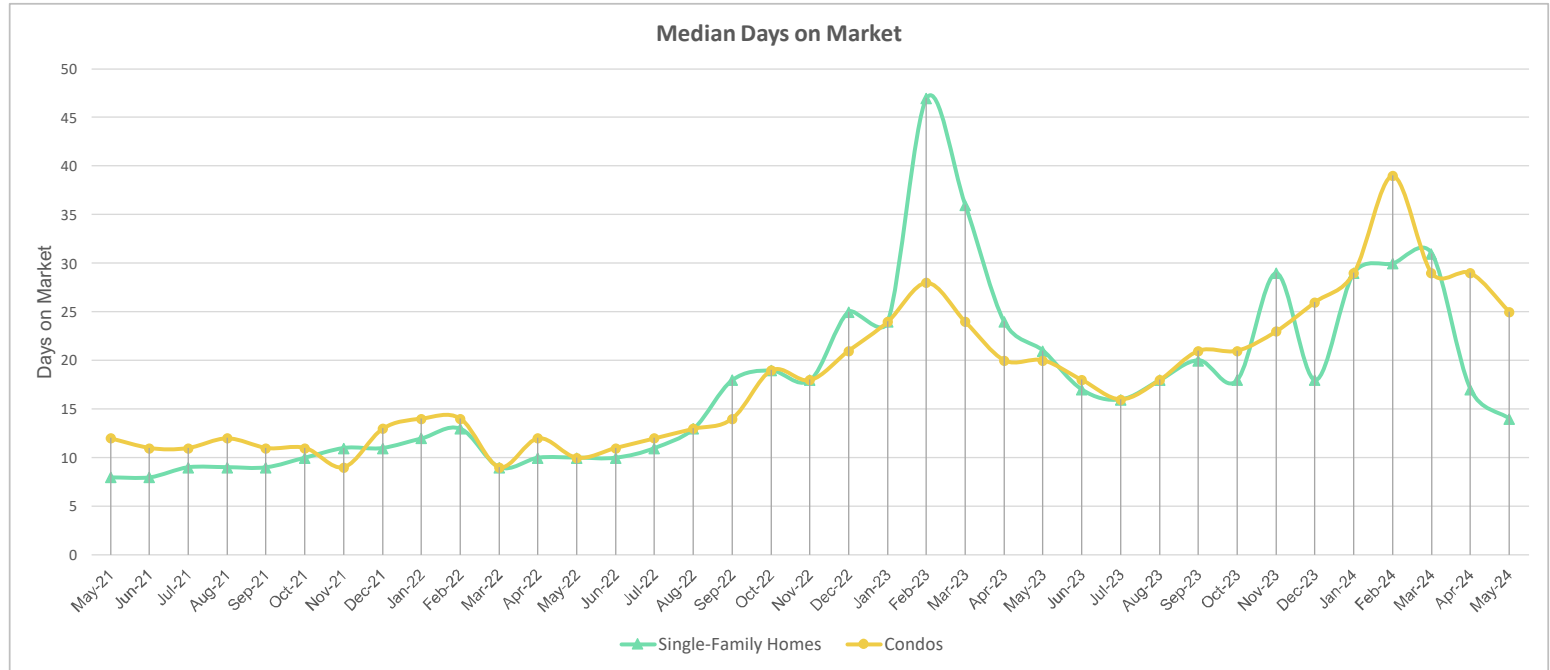
# Median Days on Market

May 2024

OAHU, HAWAII

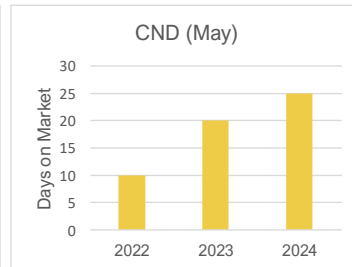
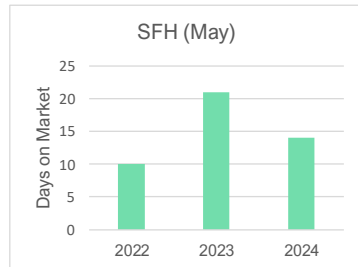
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Mar-24	31	29
Apr-24	17	29
May-24	14	25



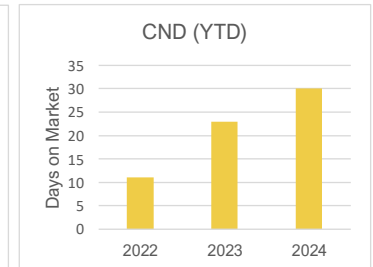
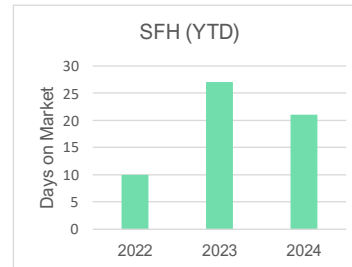
Monthly Median Days on Market

May	SFH	YoY %chg	CND	YoY %chg
2022	10	25.0%	10	-16.7%
2023	21	110.0%	20	100.0%
2024	14	-33.3%	25	25.0%



Year-to-Date Median Days on Market

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	10	11.1%	11	-21.4%
2023	27	170.0%	23	109.1%
2024	21	-22.2%	30	30.4%



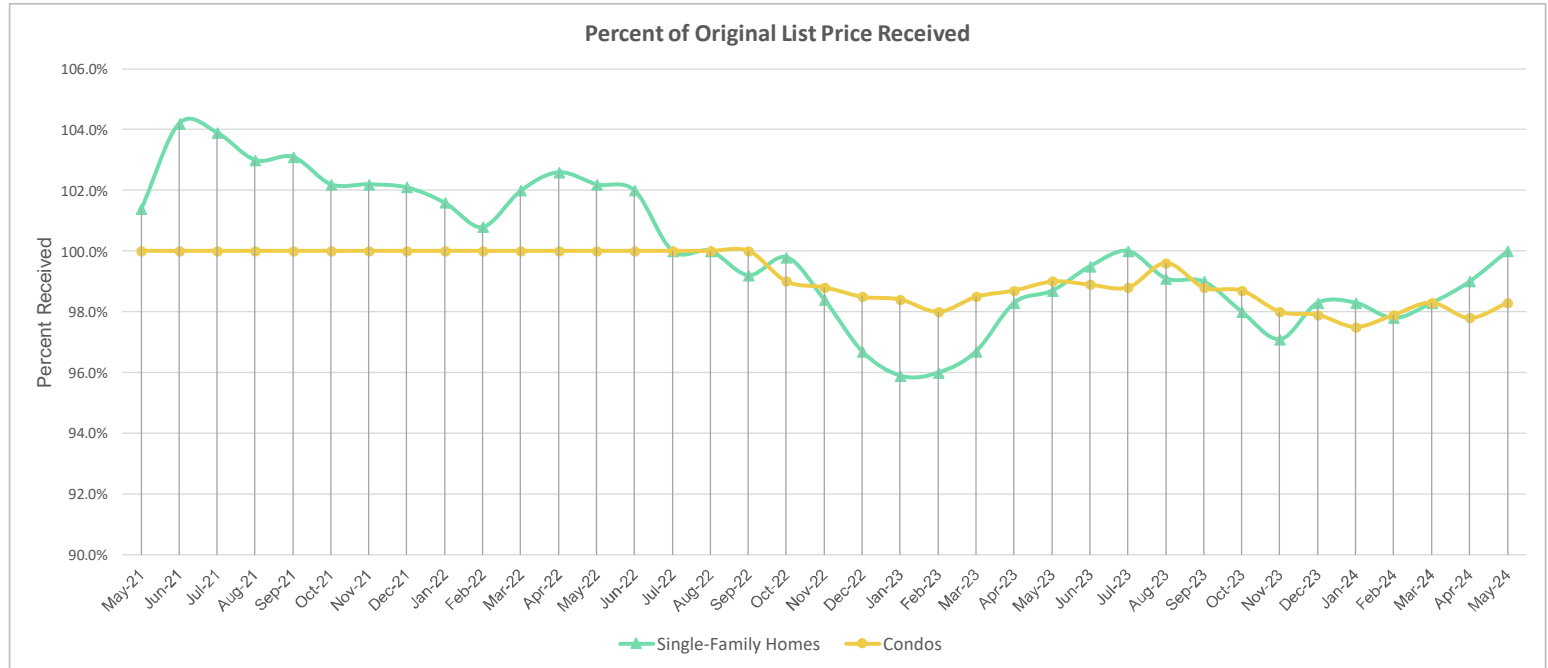
# Percent of Original List Price Received

May 2024

OAHU, HAWAII

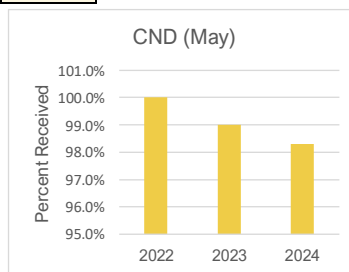
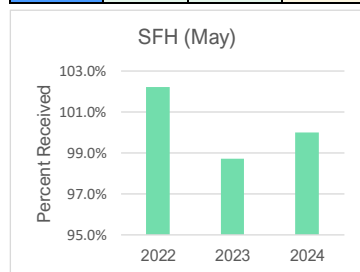
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Mar-24	98.3%	98.3%
Apr-24	99.0%	97.8%
<b>May-24</b>	<b>100.0%</b>	<b>98.3%</b>



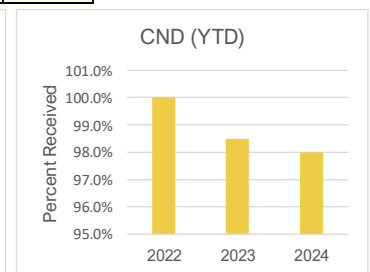
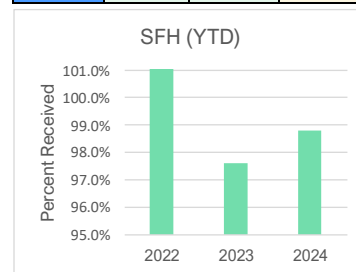
Monthly Percent of Original List Price Received

Month	SFH	YoY %chg	CND	YoY %chg
May 2022	102.2%	0.8%	100.0%	0.0%
May 2023	98.7%	-3.4%	99.0%	-1.0%
May 2024	100.0%	1.3%	98.3%	-0.7%



Year-to-Date Percent of Original List Price Received

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
May 2022	101.8%	0.9%	100.0%	0.8%
May 2023	97.6%	-4.1%	98.5%	-1.5%
May 2024	98.8%	1.2%	98.0%	-0.5%



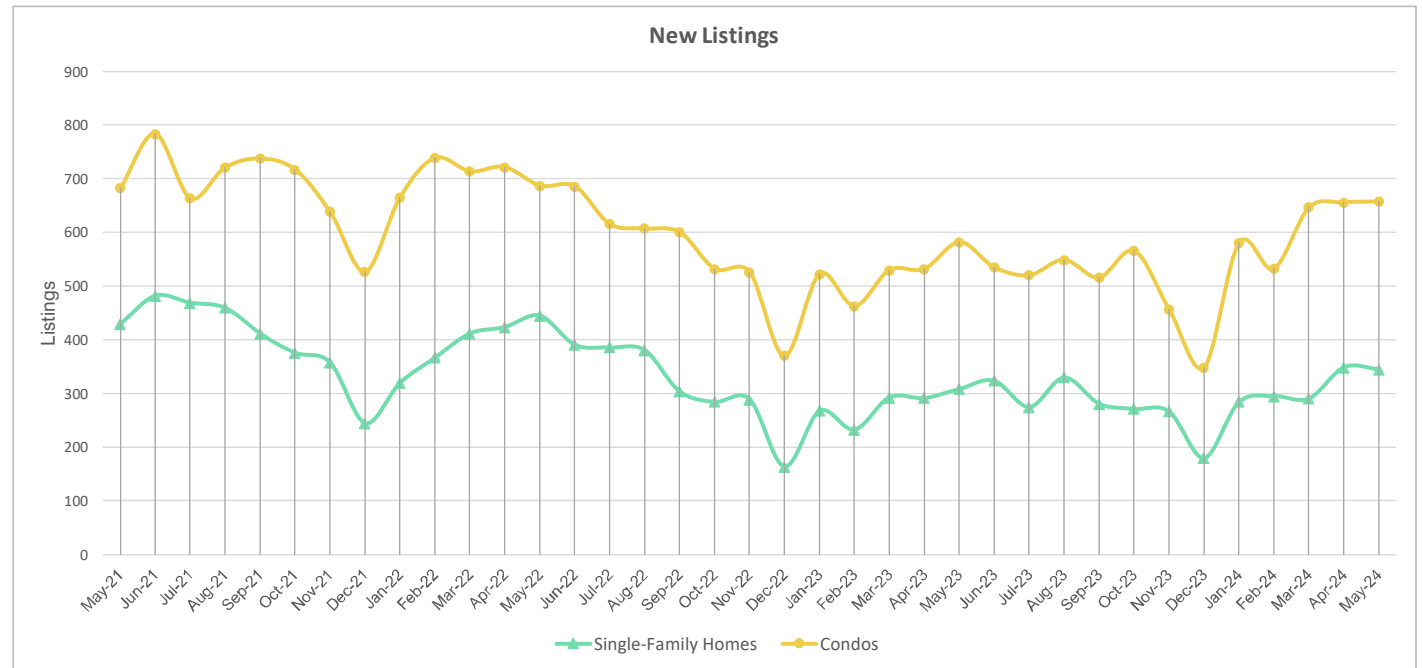
# New Listings

May 2024

OAHU, HAWAII

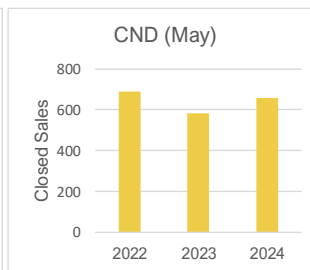
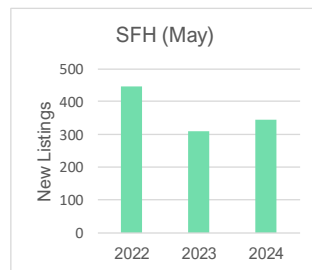
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Mar-24	291	647	938
Apr-24	349	656	1,005
<b>May-24</b>	<b>345</b>	<b>658</b>	<b>1,003</b>



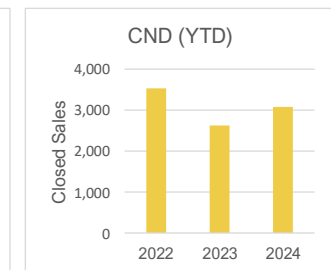
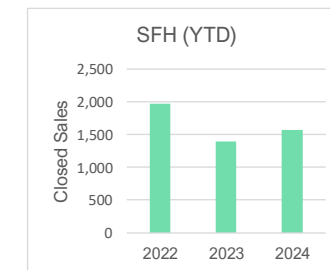
### Monthly New Listings

May	SFH	YoY %chg	CND	YoY %chg
2022	445	3.5%	687	0.6%
2023	309	-30.6%	582	-15.3%
<b>2024</b>	<b>345</b>	<b>11.7%</b>	<b>658</b>	<b>13.1%</b>



### Year-to-Date New Listings

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	1,968	-2.3%	3,528	4.2%
2023	1,395	-29.1%	2,630	-25.5%
<b>2024</b>	<b>1,565</b>	<b>12.2%</b>	<b>3,075</b>	<b>16.9%</b>



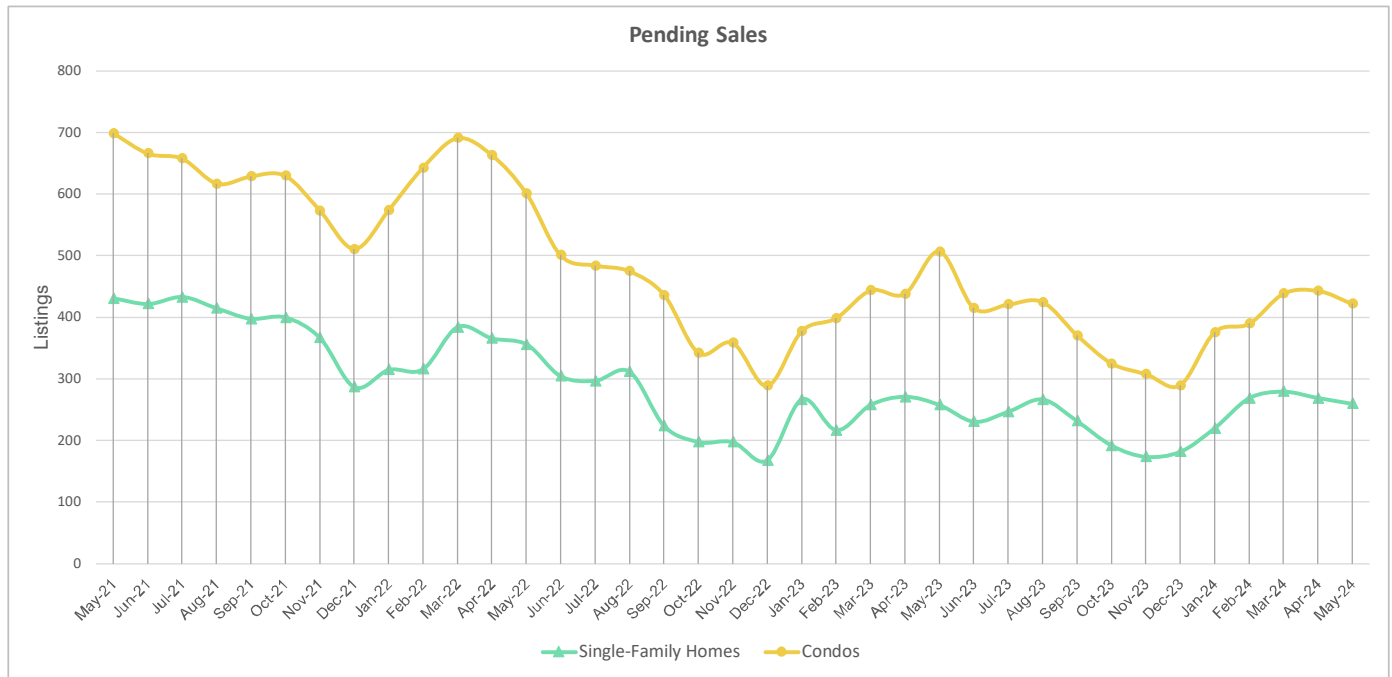
# Pending Sales\*

## May 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
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
Mar-24	280	439	719
Apr-24	269	443	712
<b>May-24</b>	<b>260</b>	<b>422</b>	<b>682</b>

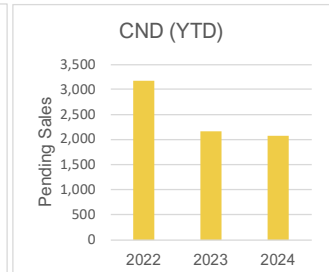
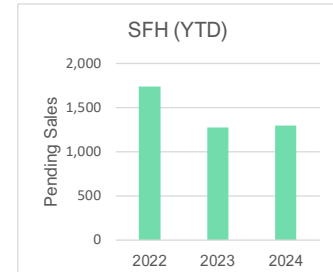
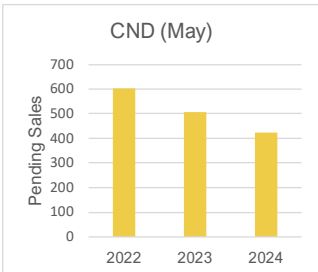
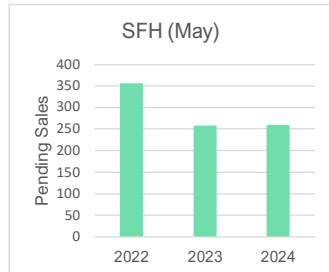


### Monthly Pending Sales

Month	SFH	YoY %chg	CND	YoY %chg
2022	356	-17.4%	601	-14.0%
2023	258	-27.5%	507	-15.6%
<b>2024</b>	<b>260</b>	<b>0.8%</b>	<b>422</b>	<b>-16.8%</b>

### Year-to-Date Pending Sales

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	1,737	-10.7%	3,172	-0.5%
2023	1,271	-26.8%	2,166	-31.7%
<b>2024</b>	<b>1,298</b>	<b>2.1%</b>	<b>2,070</b>	<b>-4.4%</b>



\*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.

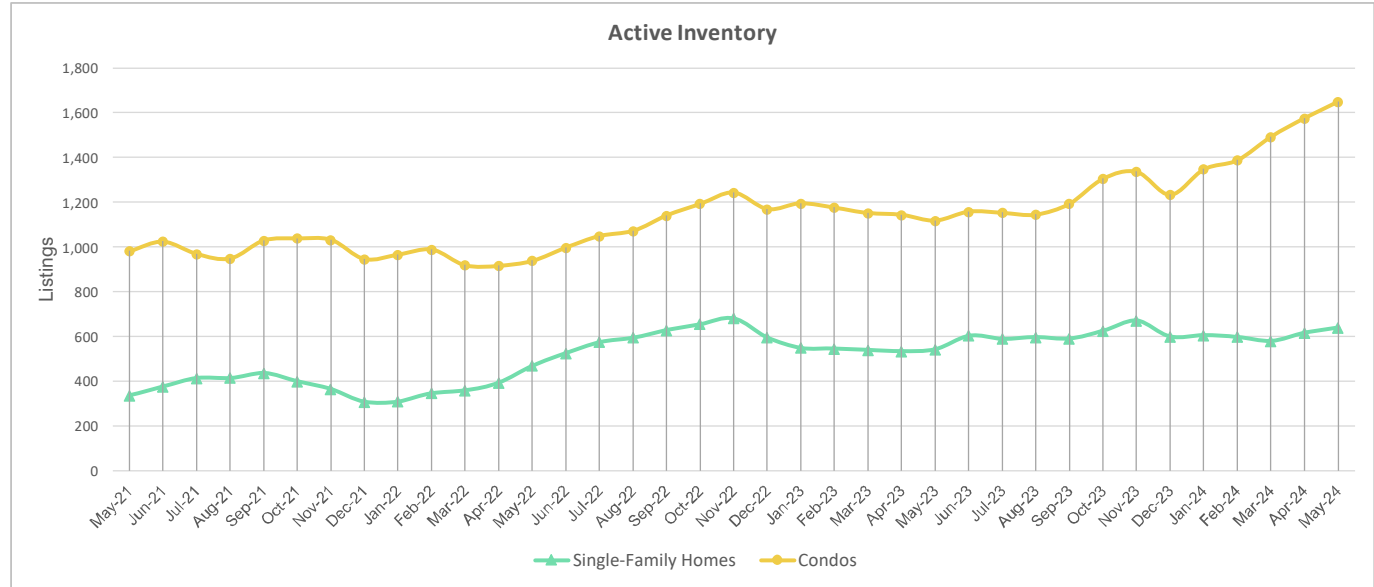
# Active Inventory\*

May 2024

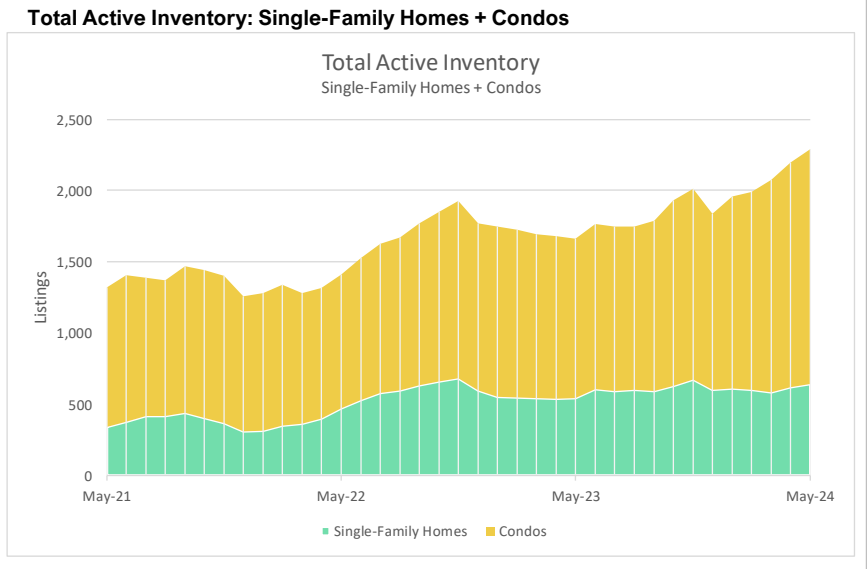
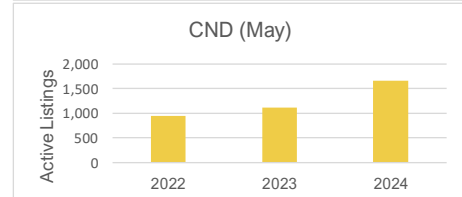
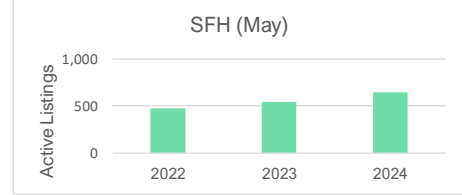
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Mar-24	581	1,493	2,074
Apr-24	618	1,576	2,194
<b>May-24</b>	<b>640</b>	<b>1,651</b>	<b>2,291</b>



Active Inventory				
Mo	SFH	YoY %chg	CND	YoY %chg
May 2022	471	39.8%	939	-4.5%
May 2023	543	15.3%	1,118	19.1%
May 2024	640	17.9%	1,651	47.7%



\*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.

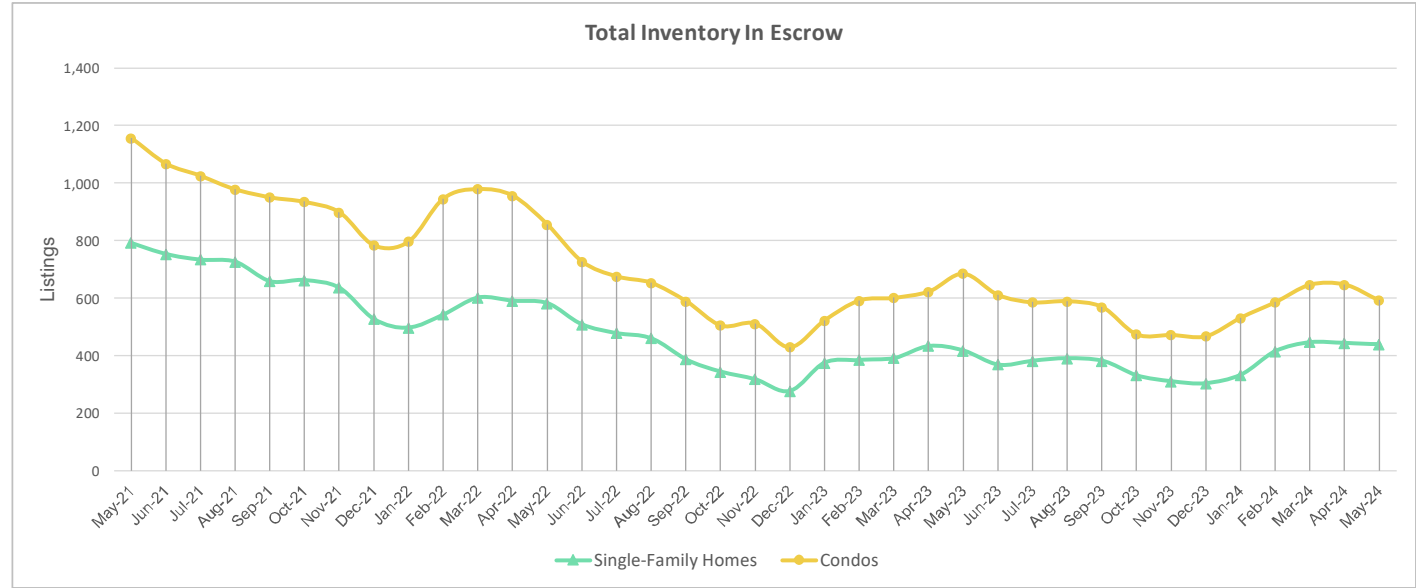
# Total Inventory In Escrow\*

May 2024

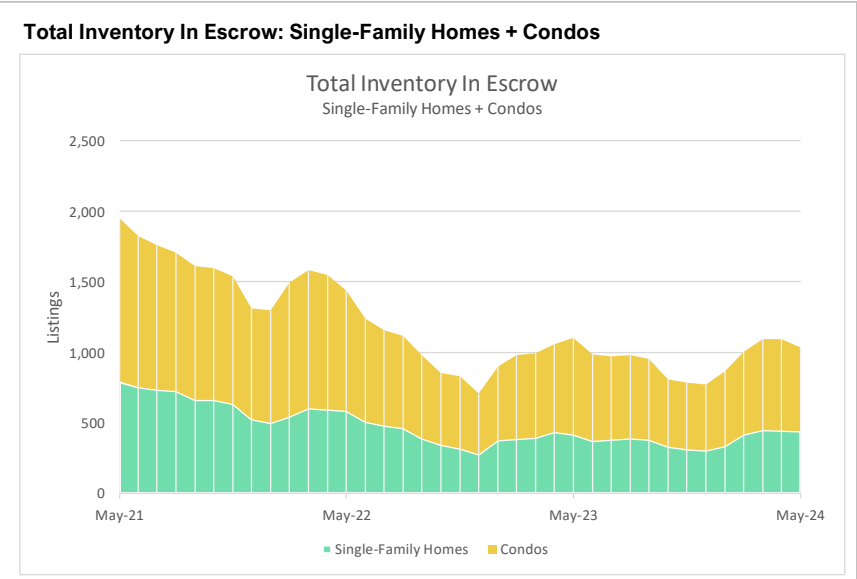
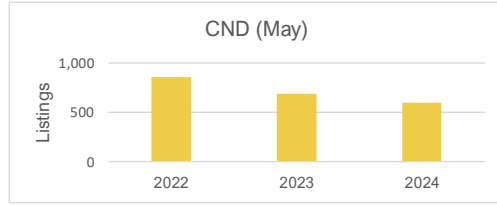
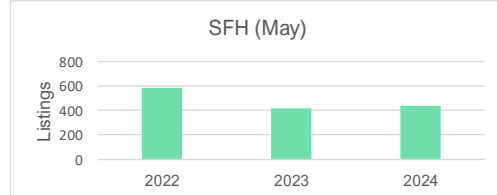
OAHU, HAWAII

(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
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
Mar-24	448	647	1,095
Apr-24	445	647	1,092
<b>May-24</b>	<b>440</b>	<b>593</b>	<b>1,033</b>



Month	SFH	YoY %chg	CND	YoY %chg
2022	583	-26.5%	856	-26.0%
2023	418	-28.3%	686	-19.9%
<b>2024</b>	<b>440</b>	<b>5.3%</b>	<b>593</b>	<b>-13.6%</b>



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

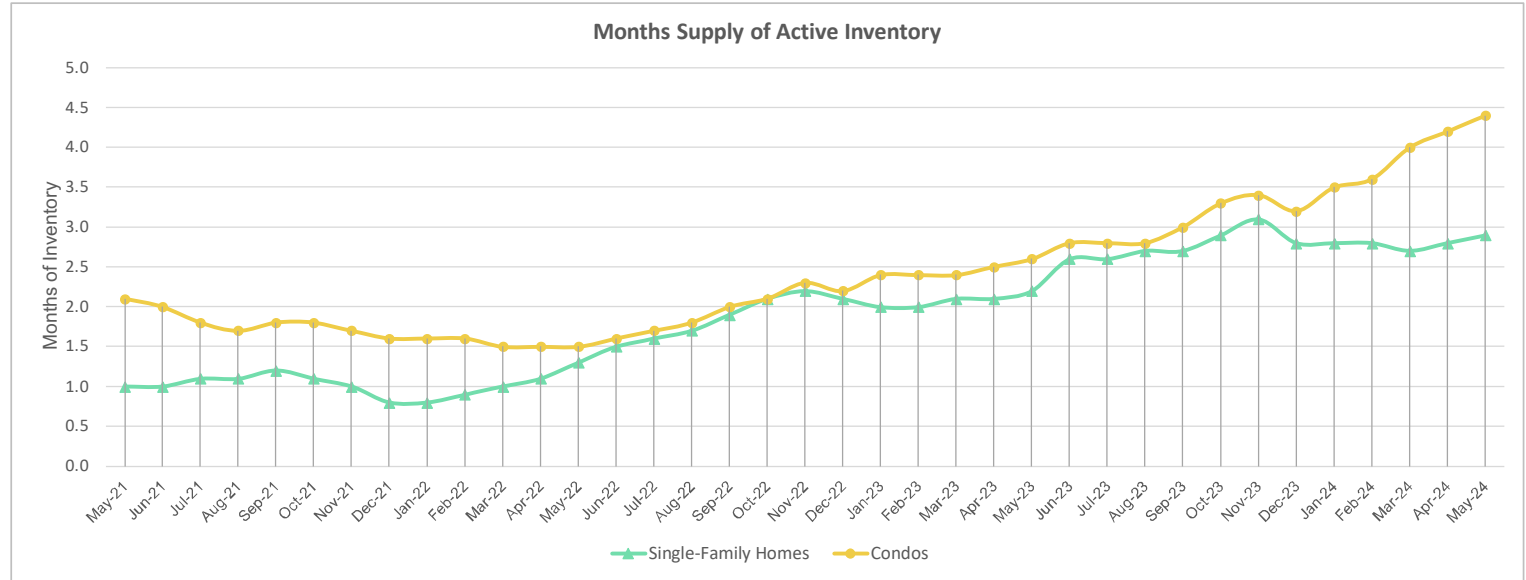
# Months Supply of Active Inventory\*

## May 2024

OAHU, HAWAII

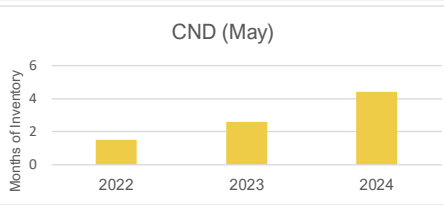
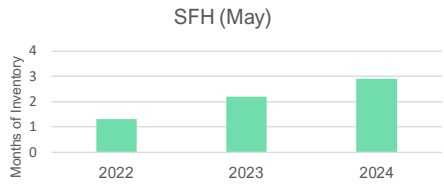
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Mar-24	2.7	4.0
Apr-24	2.8	4.2
<b>May-24</b>	<b>2.9</b>	<b>4.4</b>

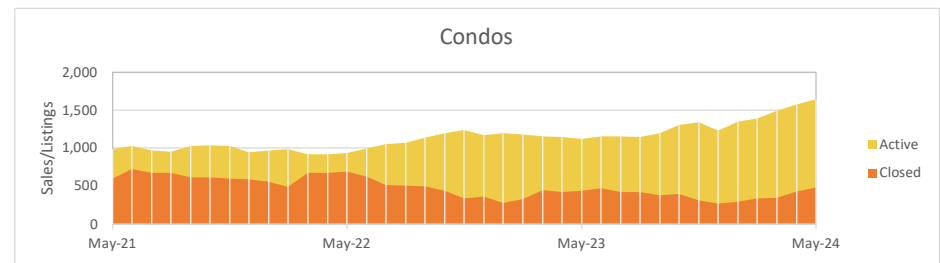
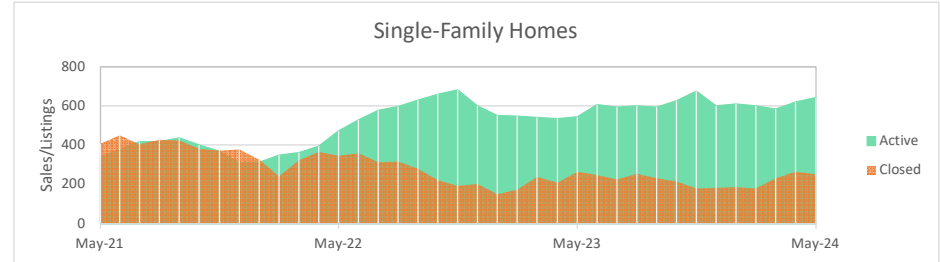


Months Supply of Active Inventory

May	SFH	YoY %chg	CND	YoY %chg
2022	1.3	30.0%	1.5	-28.6%
2023	2.2	69.2%	2.6	73.3%
<b>2024</b>	<b>2.9</b>	<b>31.8%</b>	<b>4.4</b>	<b>69.2%</b>



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

May 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		
	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg
\$449,999 and below	3	4	-25.0%	97	237	-59.1%	93.3%	62.8%	48.6%	1	0	-	3	2	50.0%	4	4	0.0%	8	5	60.0%	1.3	2.0	-35.0%
\$450,000 - \$599,999	4	3	33.3%	11	35	-68.6%	100.9%	100.5%	0.4%	7	5	40.0%	9	5	80.0%	21	9	133.3%	18	13	38.5%	4.2	1.5	180.0%
\$600,000 - \$699,999	9	6	50.0%	21	67	-68.7%	98.6%	93.7%	5.2%	10	9	11.1%	13	10	30.0%	19	22	-13.6%	19	17	11.8%	1.9	2.4	-20.8%
\$700,000 - \$799,999	14	28	-50.0%	19	21	-9.5%	100.0%	99.7%	0.3%	28	28	0.0%	16	22	-27.3%	52	38	36.8%	32	38	-15.8%	2.7	1.9	42.1%
\$800,000 - \$899,999	40	37	8.1%	17	22	-22.7%	99.9%	100.0%	-0.1%	36	45	-20.0%	38	46	-17.4%	56	58	-3.4%	60	77	-22.1%	1.8	1.8	0.0%
\$900,000 - \$999,999	32	29	10.3%	22	25	-12.0%	100.0%	97.3%	2.8%	39	44	-11.4%	34	38	-10.5%	47	59	-20.3%	49	50	-2.0%	1.7	1.8	-5.6%
\$1,000,000 - \$1,499,999	89	103	-13.6%	11	18	-38.9%	100.0%	99.5%	0.5%	111	95	16.8%	95	77	23.4%	154	129	19.4%	167	120	39.2%	2.2	1.5	46.7%
\$1,500,000 - 1,999,999	30	22	36.4%	11	22	-50.0%	100.0%	99.1%	0.9%	55	45	22.2%	21	36	-41.7%	115	80	43.8%	39	55	-29.1%	4.1	3.0	36.7%
\$2,000,000 - \$2,999,999	17	17	0.0%	28	14	100.0%	96.8%	97.7%	-0.9%	34	17	100.0%	16	15	6.7%	75	51	47.1%	27	26	3.8%	5.0	3.2	56.3%
\$3,000,000 and above	11	13	-15.4%	59	53	11.3%	92.1%	95.5%	-3.6%	24	21	14.3%	15	7	114.3%	97	93	4.3%	21	17	23.5%	10.8	10.3	4.9%
<b>All Single-Family Homes</b>	<b>249</b>	<b>262</b>	<b>-5.0%</b>	<b>14</b>	<b>21</b>	<b>-33.3%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>1.3%</b>	<b>345</b>	<b>309</b>	<b>11.7%</b>	<b>260</b>	<b>258</b>	<b>0.8%</b>	<b>640</b>	<b>543</b>	<b>17.9%</b>	<b>440</b>	<b>418</b>	<b>5.3%</b>	<b>2.9</b>	<b>2.2</b>	<b>31.8%</b>

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		
	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg	May-24	May-23	%chg
\$149,999 and below	23	17	35.3%	21	11	90.9%	96.7%	100.0%	-3.3%	16	18	-11.1%	9	16	-43.8%	41	47	-12.8%	17	23	-26.1%	3.2	3.4	-5.9%
\$150,000 - \$299,999	57	55	3.6%	32	20	60.0%	95.8%	97.5%	-1.7%	61	74	-17.6%	45	69	-34.8%	176	137	28.5%	58	90	-35.6%	4.0	2.6	53.8%
\$300,000 - \$399,999	89	62	43.5%	41	16	156.3%	97.7%	100.0%	-2.3%	93	90	3.3%	76	75	1.3%	245	117	109.4%	99	103	-3.9%	4.0	1.7	135.3%
\$400,000 - \$499,999	79	80	-1.3%	18	17	5.9%	99.4%	100.0%	-0.6%	110	87	26.4%	68	79	-13.9%	272	135	101.5%	93	110	-15.5%	4.3	1.8	138.9%
\$500,000 - \$599,999	55	73	-24.7%	23	15	53.3%	98.3%	99.8%	-1.5%	93	96	-3.1%	53	75	-29.3%	210	126	66.7%	85	98	-13.3%	3.8	2.0	90.0%
\$600,000 - \$699,999	51	51	0.0%	17	18	-5.6%	99.3%	99.3%	0.0%	72	63	14.3%	46	68	-32.4%	133	110	20.9%	67	92	-27.2%	2.9	2.2	31.8%
\$700,000 - \$999,999	82	69	18.8%	20	36	-44.4%	99.5%	98.6%	0.9%	115	88	30.7%	72	83	-13.3%	244	177	37.9%	102	111	-8.1%	3.9	2.5	56.0%
\$1,000,000 - \$1,499,999	27	15	80.0%	12	24	-50.0%	97.7%	96.0%	1.8%	60	35	71.4%	35	25	40.0%	152	112	35.7%	45	34	32.4%	7.6	5.3	43.4%
\$1,500,000 - \$1,999,999	7	9	-22.2%	33	43	-23.3%	97.1%	96.9%	0.2%	21	11	90.9%	13	9	44.4%	83	59	40.7%	18	11	63.6%	11.9	7.4	60.8%
\$2,000,000 and above	8	7	14.3%	95	147	-35.4%	96.9%	95.4%	1.6%	17	20	-15.0%	5	8	-37.5%	95	98	-3.1%	9	14	-35.7%	13.6	12.3	10.6%
<b>All Condos</b>	<b>478</b>	<b>438</b>	<b>9.1%</b>	<b>25</b>	<b>20</b>	<b>25.0%</b>	<b>98.3%</b>	<b>99.0%</b>	<b>-0.7%</b>	<b>658</b>	<b>582</b>	<b>13.1%</b>	<b>422</b>	<b>507</b>	<b>-16.8%</b>	<b>1,651</b>	<b>1,118</b>	<b>47.7%</b>	<b>593</b>	<b>686</b>	<b>-13.6%</b>	<b>4.4</b>	<b>2.6</b>	<b>69.2%</b>

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

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# Closed Sales by Price Range: Single-Family Homes

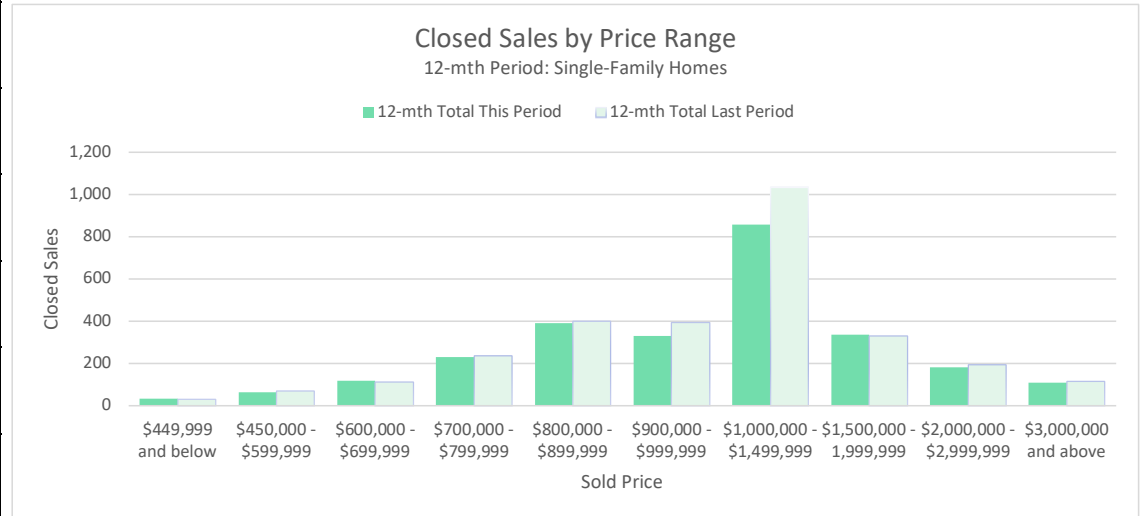
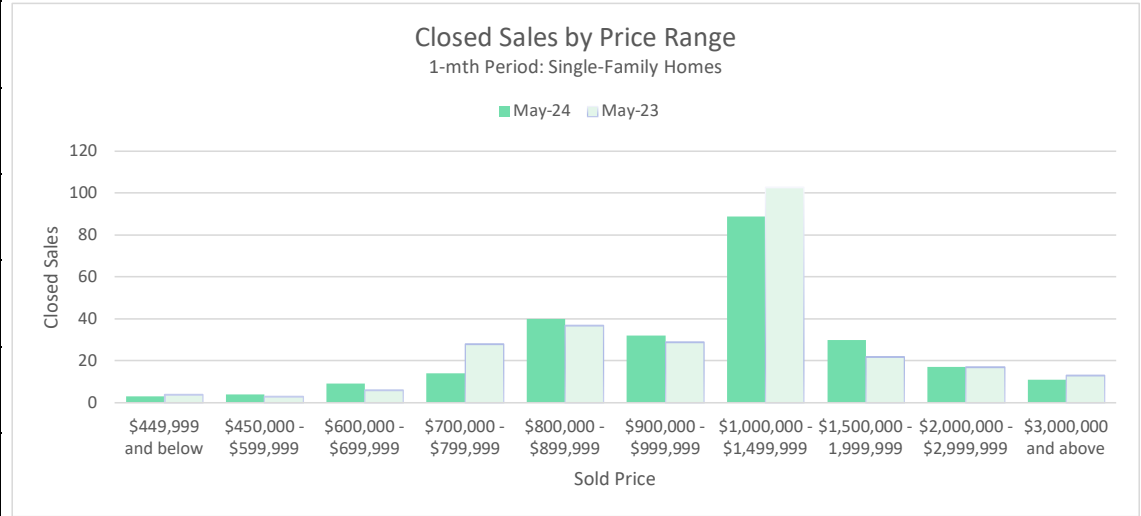
## May 2024

OAHU, HAWAII

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

Single-Family Homes	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	4	-25.0%	31	28	10.7%
\$450,000 - \$599,999	4	3	33.3%	62	67	-7.5%
\$600,000 - \$699,999	9	6	50.0%	116	110	5.5%
\$700,000 - \$799,999	14	28	-50.0%	229	236	-3.0%
\$800,000 - \$899,999	40	37	8.1%	389	399	-2.5%
\$900,000 - \$999,999	32	29	10.3%	328	394	-16.8%
\$1,000,000 - \$1,499,999	89	103	-13.6%	857	1,037	-17.4%
\$1,500,000 - 1,999,999	30	22	36.4%	335	329	1.8%
\$2,000,000 - \$2,999,999	17	17	0.0%	180	193	-6.7%
\$3,000,000 and above	11	13	-15.4%	108	113	-4.4%
<b>All Single-Family Homes</b>	<b>249</b>	<b>262</b>	<b>-5.0%</b>	<b>2,635</b>	<b>2,906</b>	<b>-9.3%</b>

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

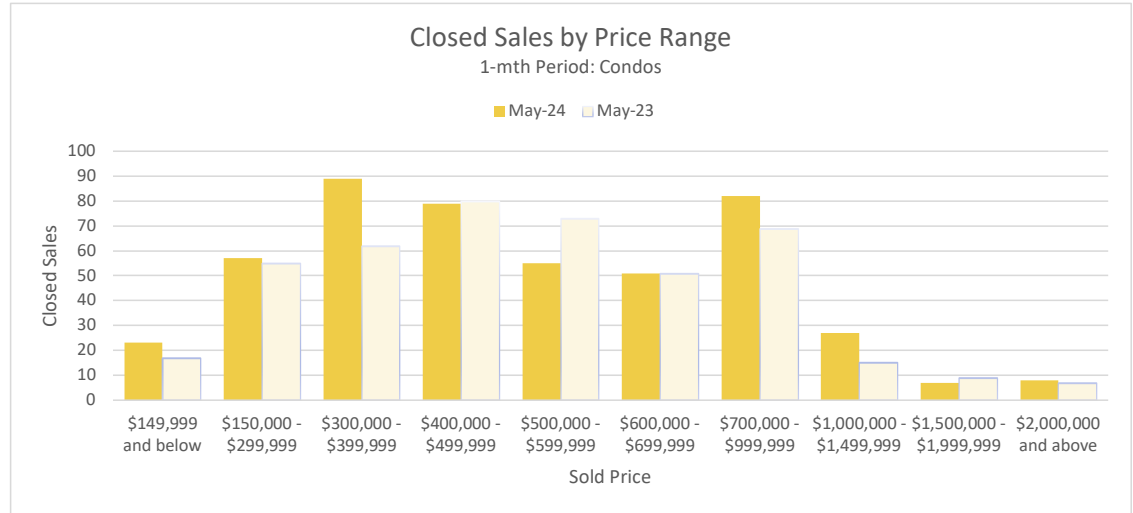
May 2024

OAHU, HAWAII

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

Condos	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	23	17	35.3%	154	168	-8.3%
\$150,000 - \$299,999	57	55	3.6%	525	635	-17.3%
\$300,000 - \$399,999	89	62	43.5%	732	832	-12.0%
\$400,000 - \$499,999	79	80	-1.3%	764	900	-15.1%
\$500,000 - \$599,999	55	73	-24.7%	676	768	-12.0%
\$600,000 - \$699,999	51	51	0.0%	551	588	-6.3%
\$700,000 - \$999,999	82	69	18.8%	747	849	-12.0%
\$1,000,000 - \$1,499,999	27	15	80.0%	241	255	-5.5%
\$1,500,000 - \$1,999,999	7	9	-22.2%	79	95	-16.8%
\$2,000,000 and above	8	7	14.3%	81	95	-14.7%
<b>All Condos</b>	<b>478</b>	<b>438</b>	<b>9.1%</b>	<b>4,550</b>	<b>5,185</b>	<b>-12.2%</b>

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.



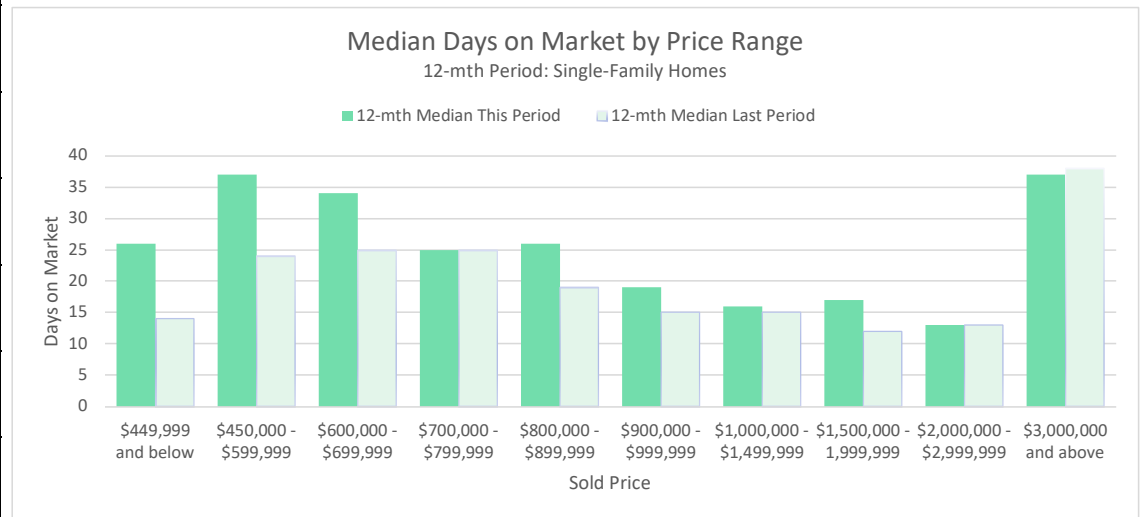
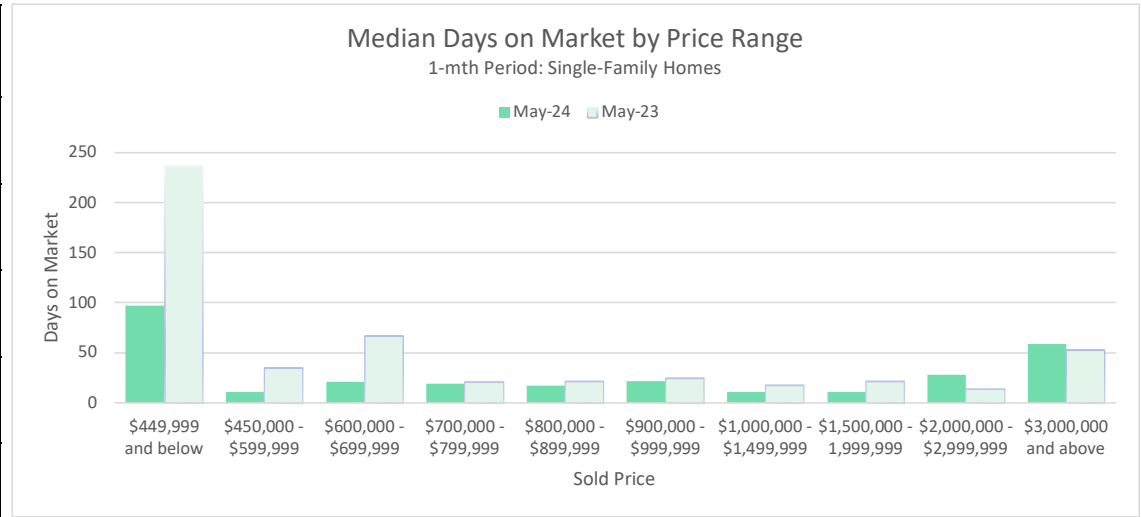
# Median Days on Market by Price Range: Single-Family Homes

May 2024

OAHU, HAWAII

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

Single-Family Homes	May-24	May-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	97	237	-59.1%	26	14	85.7%
\$450,000 - \$599,999	11	35	-68.6%	37	24	54.2%
\$600,000 - \$699,999	21	67	-68.7%	34	25	36.0%
\$700,000 - \$799,999	19	21	-9.5%	25	25	0.0%
\$800,000 - \$899,999	17	22	-22.7%	26	19	36.8%
\$900,000 - \$999,999	22	25	-12.0%	19	15	26.7%
\$1,000,000 - \$1,499,999	11	18	-38.9%	16	15	6.7%
\$1,500,000 - 1,999,999	11	22	-50.0%	17	12	41.7%
\$2,000,000 - \$2,999,999	28	14	100.0%	13	13	0.0%
\$3,000,000 and above	59	53	11.3%	37	38	-2.6%
<b>All Single-Family Homes</b>	<b>14</b>	<b>21</b>	<b>-33.3%</b>	<b>20</b>	<b>16</b>	<b>25.0%</b>



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.

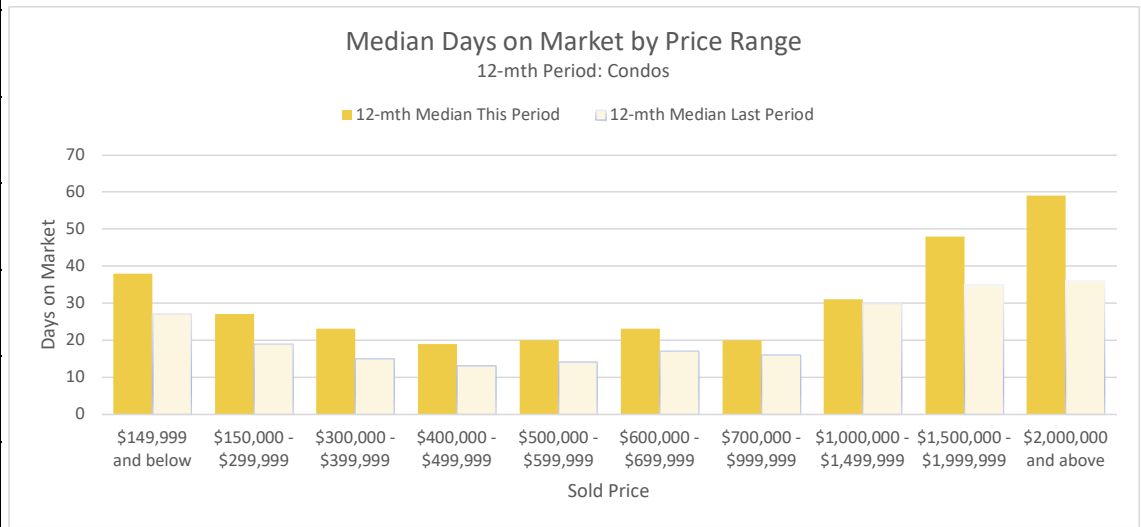
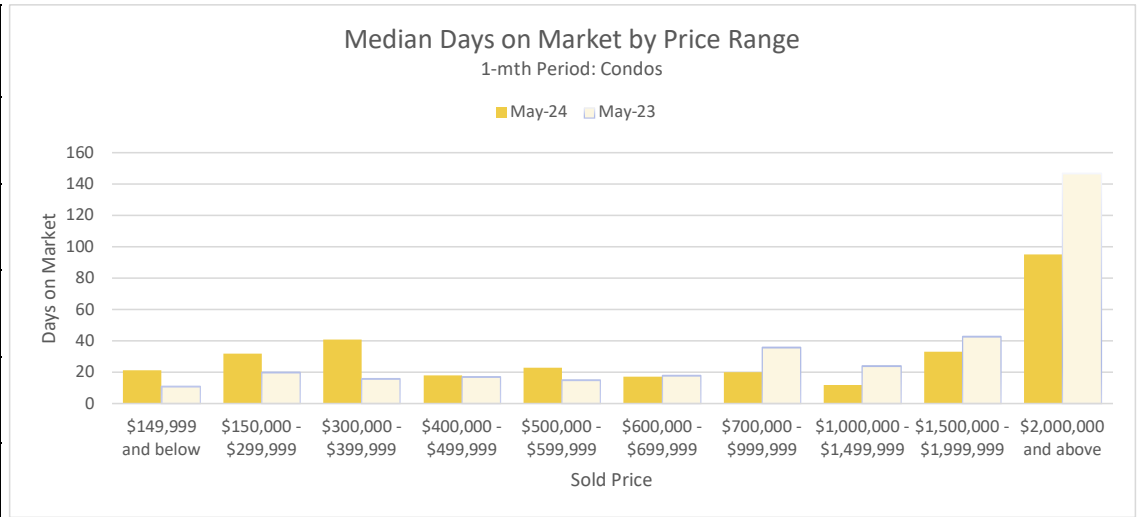
# Median Days on Market by Price Range: Condos

May 2024

OAHU, HAWAII

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

Condos	May-24	May-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	21	11	90.9%	38	27	40.7%
\$150,000 - \$299,999	32	20	60.0%	27	19	42.1%
\$300,000 - \$399,999	41	16	156.3%	23	15	53.3%
\$400,000 - \$499,999	18	17	5.9%	19	13	46.2%
\$500,000 - \$599,999	23	15	53.3%	20	14	42.9%
\$600,000 - \$699,999	17	18	-5.6%	23	17	35.3%
\$700,000 - \$999,999	20	36	-44.4%	20	16	25.0%
\$1,000,000 - \$1,499,999	12	24	-50.0%	31	30	3.3%
\$1,500,000 - \$1,999,999	33	43	-23.3%	48	35	37.1%
\$2,000,000 and above	95	147	-35.4%	59	36	63.9%
<b>All Condos</b>	<b>25</b>	<b>20</b>	<b>25.0%</b>	<b>23</b>	<b>16</b>	<b>43.8%</b>



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

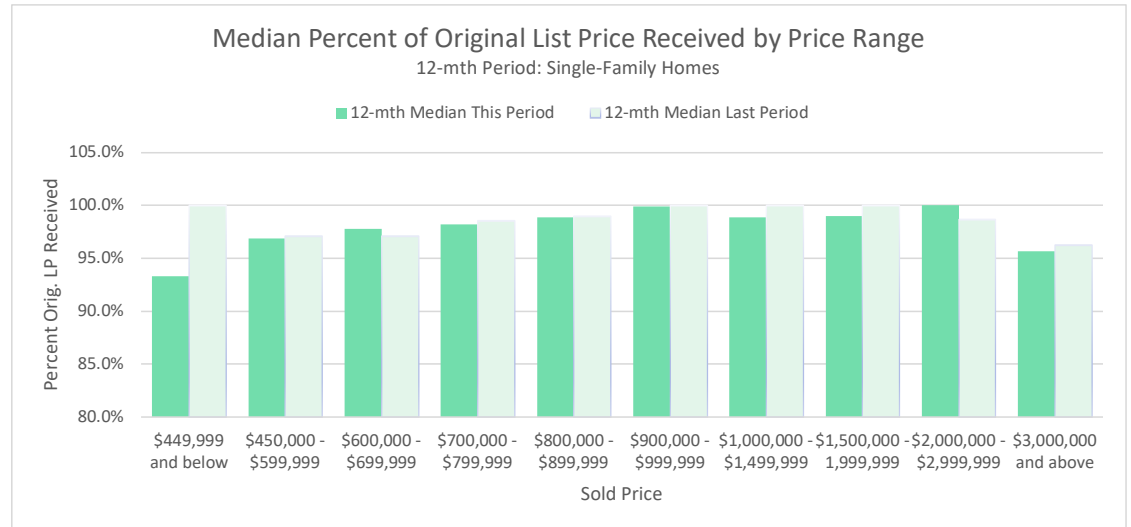
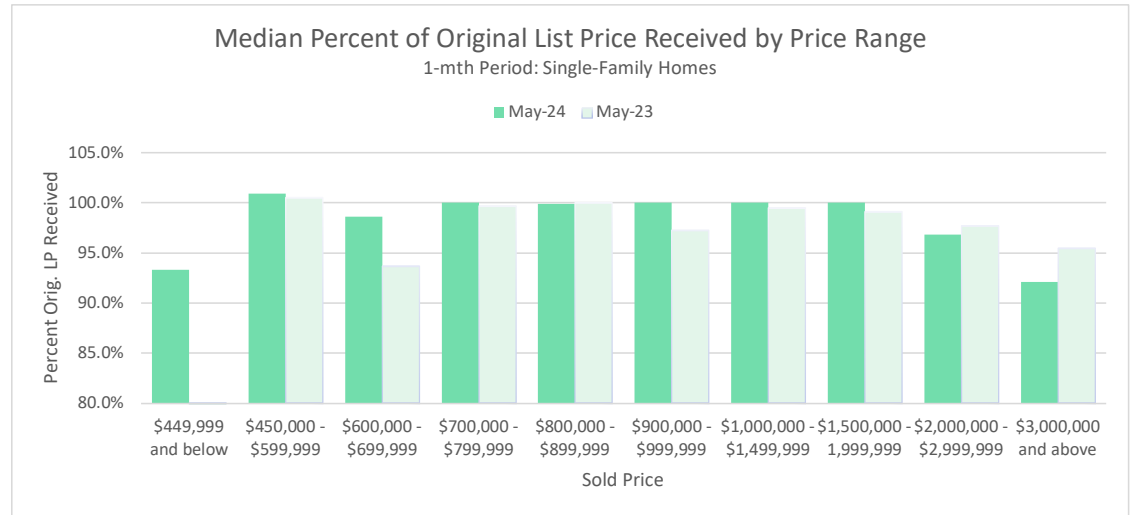
May 2024

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	May-24	May-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	93.3%	62.8%	48.6%	93.3%	100.0%	-6.7%
\$450,000 - \$599,999	100.9%	100.5%	0.4%	96.9%	97.1%	-0.2%
\$600,000 - \$699,999	98.6%	93.7%	5.2%	97.8%	97.1%	0.7%
\$700,000 - \$799,999	100.0%	99.7%	0.3%	98.2%	98.6%	-0.4%
\$800,000 - \$899,999	99.9%	100.0%	-0.1%	98.9%	99.0%	-0.1%
\$900,000 - \$999,999	100.0%	97.3%	2.8%	99.9%	100.0%	-0.1%
\$1,000,000 - \$1,499,999	100.0%	99.5%	0.5%	98.9%	100.0%	-1.1%
\$1,500,000 - 1,999,999	100.0%	99.1%	0.9%	99.0%	100.0%	-1.0%
\$2,000,000 - \$2,999,999	96.8%	97.7%	-0.9%	100.0%	98.7%	1.3%
\$3,000,000 and above	92.1%	95.5%	-3.6%	95.7%	96.3%	-0.6%
<b>All Single-Family Homes</b>	<b>100.0%</b>	<b>98.7%</b>	<b>1.3%</b>	<b>98.7%</b>	<b>99.8%</b>	<b>-1.1%</b>

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.



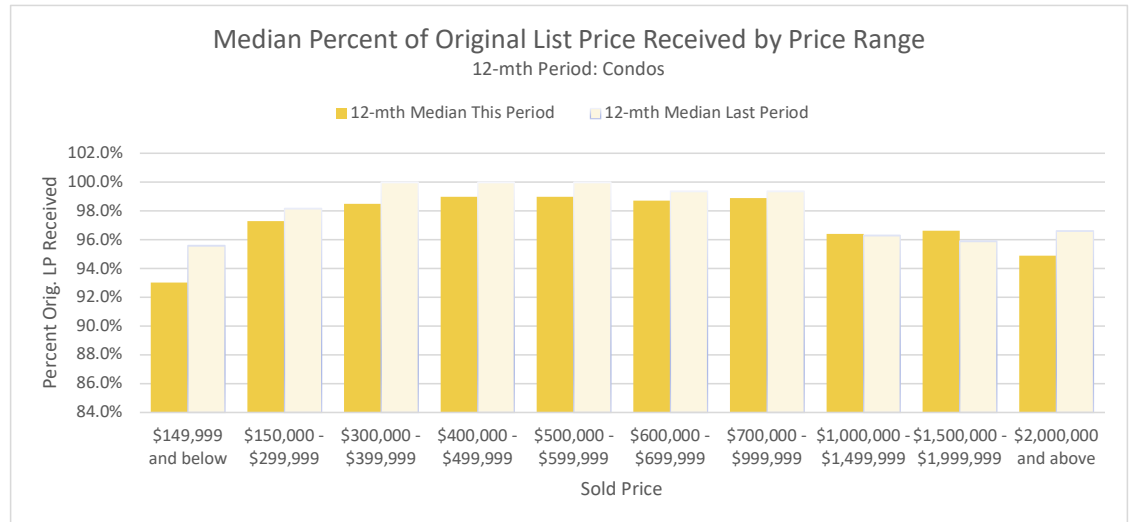
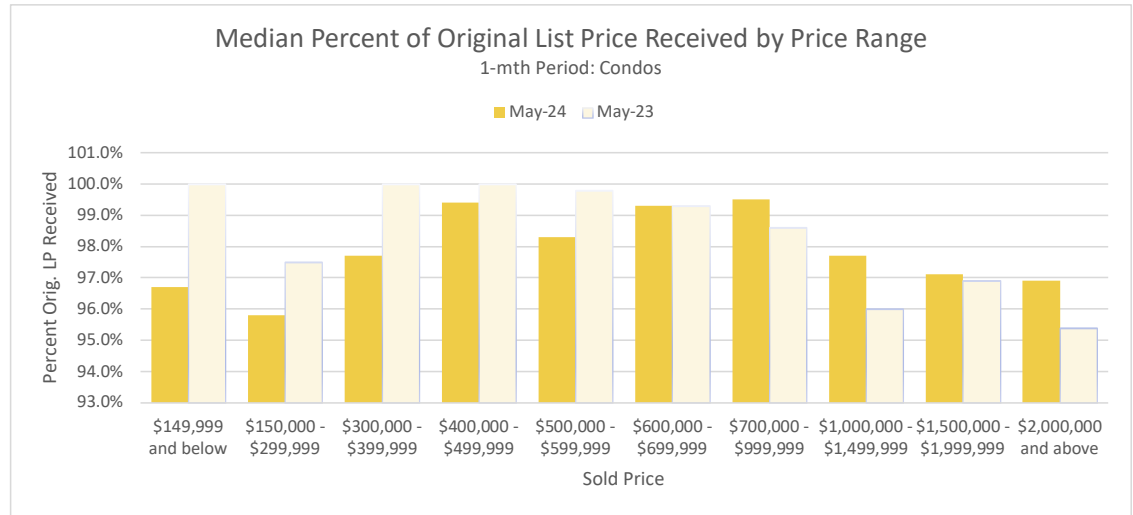
# Median Percent of Original List Price Received by Price Range: Condos

May 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	May-24	May-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96.7%	100.0%	-3.3%	93.0%	95.6%	-2.7%
\$150,000 - \$299,999	95.8%	97.5%	-1.7%	97.3%	98.2%	-0.9%
\$300,000 - \$399,999	97.7%	100.0%	-2.3%	98.5%	100.0%	-1.5%
\$400,000 - \$499,999	99.4%	100.0%	-0.6%	99.0%	100.0%	-1.0%
\$500,000 - \$599,999	98.3%	99.8%	-1.5%	99.0%	100.0%	-1.0%
\$600,000 - \$699,999	99.3%	99.3%	0.0%	98.7%	99.4%	-0.7%
\$700,000 - \$999,999	99.5%	98.6%	0.9%	98.9%	99.4%	-0.5%
\$1,000,000 - \$1,499,999	97.7%	96.0%	1.8%	96.4%	96.3%	0.1%
\$1,500,000 - \$1,999,999	97.1%	96.9%	0.2%	96.6%	95.9%	0.7%
\$2,000,000 and above	96.9%	95.4%	1.6%	94.9%	96.6%	-1.8%
<b>All Condos</b>	<b>98.3%</b>	<b>99.0%</b>	<b>-0.7%</b>	<b>98.4%</b>	<b>99.4%</b>	<b>-1.0%</b>



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.

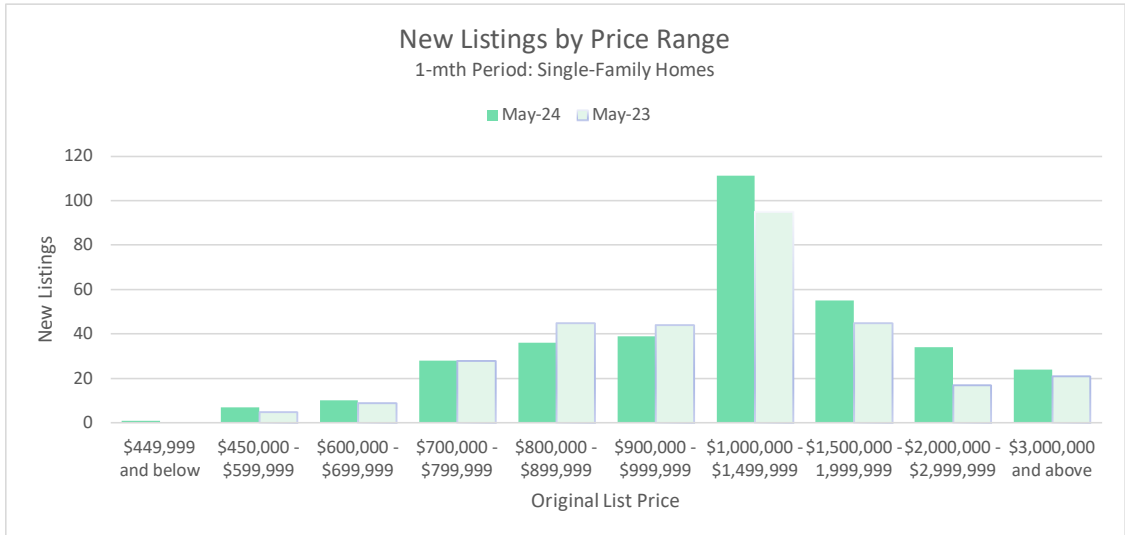
# New Listings by Price Range: Single-Family Homes

May 2024

OAHU, HAWAII

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

Single-Family Homes	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	0	-	34	17	100.0%
\$450,000 - \$599,999	7	5	40.0%	91	71	28.2%
\$600,000 - \$699,999	10	9	11.1%	132	139	-5.0%
\$700,000 - \$799,999	28	28	0.0%	275	280	-1.8%
\$800,000 - \$899,999	36	45	-20.0%	438	479	-8.6%
\$900,000 - \$999,999	39	44	-11.4%	422	478	-11.7%
\$1,000,000 - \$1,499,999	111	95	16.8%	1,093	1,122	-2.6%
\$1,500,000 - 1,999,999	55	45	22.2%	483	486	-0.6%
\$2,000,000 - \$2,999,999	34	17	100.0%	289	274	5.5%
\$3,000,000 and above	24	21	14.3%	237	249	-4.8%
<b>All Single-Family Homes</b>	<b>345</b>	<b>309</b>	<b>11.7%</b>	<b>3,494</b>	<b>3,595</b>	<b>-2.8%</b>



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.

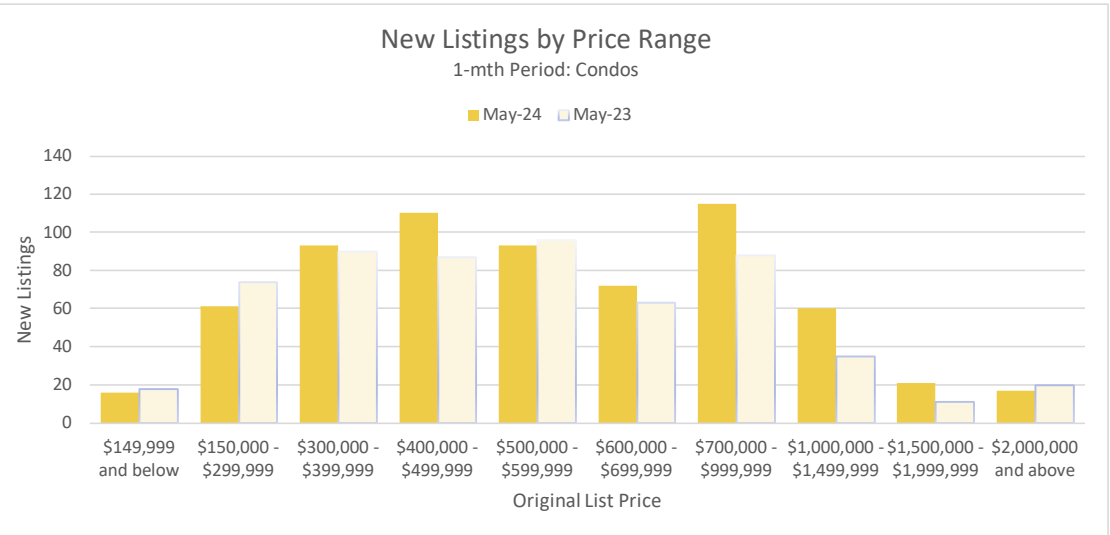
# New Listings by Price Range: Condos

May 2024

OAHU, HAWAII

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

Condos	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	18	-11.1%	167	191	-12.6%
\$150,000 - \$299,999	61	74	-17.6%	681	767	-11.2%
\$300,000 - \$399,999	93	90	3.3%	1,018	989	2.9%
\$400,000 - \$499,999	110	87	26.4%	1,112	1,064	4.5%
\$500,000 - \$599,999	93	96	-3.1%	957	918	4.2%
\$600,000 - \$699,999	72	63	14.3%	737	734	0.4%
\$700,000 - \$999,999	115	88	30.7%	1,073	1,108	-3.2%
\$1,000,000 - \$1,499,999	60	35	71.4%	447	395	13.2%
\$1,500,000 - \$1,999,999	21	11	90.9%	185	195	-5.1%
\$2,000,000 and above	17	20	-15.0%	191	209	-8.6%
<b>All Condos</b>	<b>658</b>	<b>582</b>	<b>13.1%</b>	<b>6,568</b>	<b>6,570</b>	<b>0.0%</b>



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

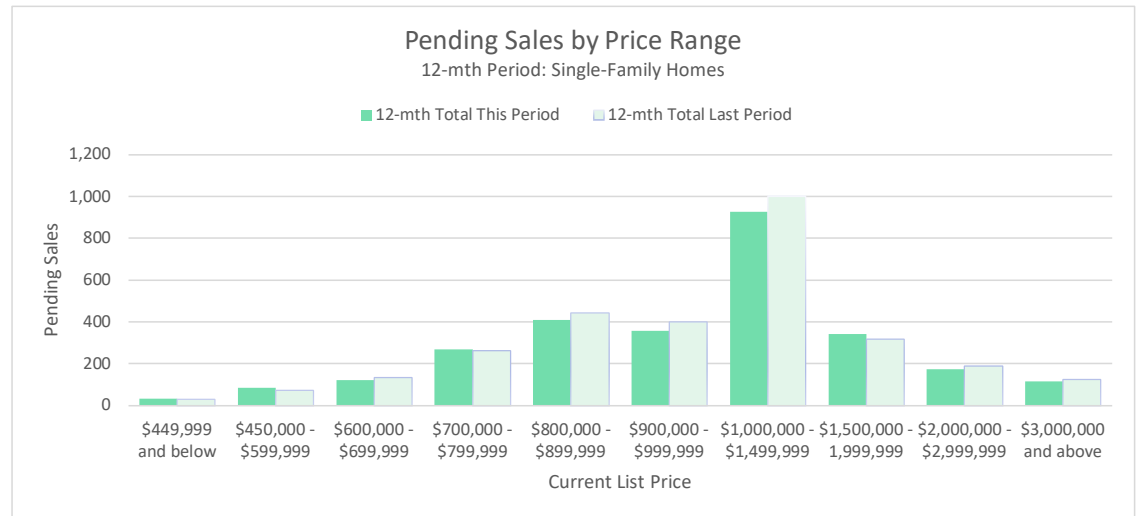
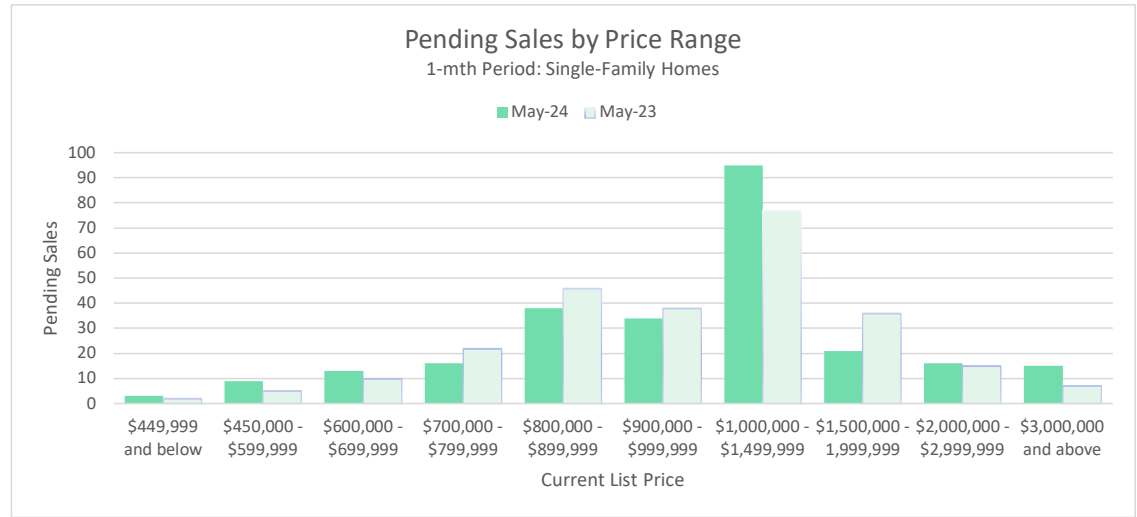
## May 2024

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	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	2	50.0%	33	29	13.8%
\$450,000 - \$599,999	9	5	80.0%	84	71	18.3%
\$600,000 - \$699,999	13	10	30.0%	120	134	-10.4%
\$700,000 - \$799,999	16	22	-27.3%	268	263	1.9%
\$800,000 - \$899,999	38	46	-17.4%	408	444	-8.1%
\$900,000 - \$999,999	34	38	-10.5%	356	399	-10.8%
\$1,000,000 - \$1,499,999	95	77	23.4%	925	1,004	-7.9%
\$1,500,000 - 1,999,999	21	36	-41.7%	340	318	6.9%
\$2,000,000 - \$2,999,999	16	15	6.7%	174	188	-7.4%
\$3,000,000 and above	15	7	114.3%	115	123	-6.5%
<b>All Single-Family Homes</b>	<b>260</b>	<b>258</b>	<b>0.8%</b>	<b>2,823</b>	<b>2,973</b>	<b>-5.0%</b>

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

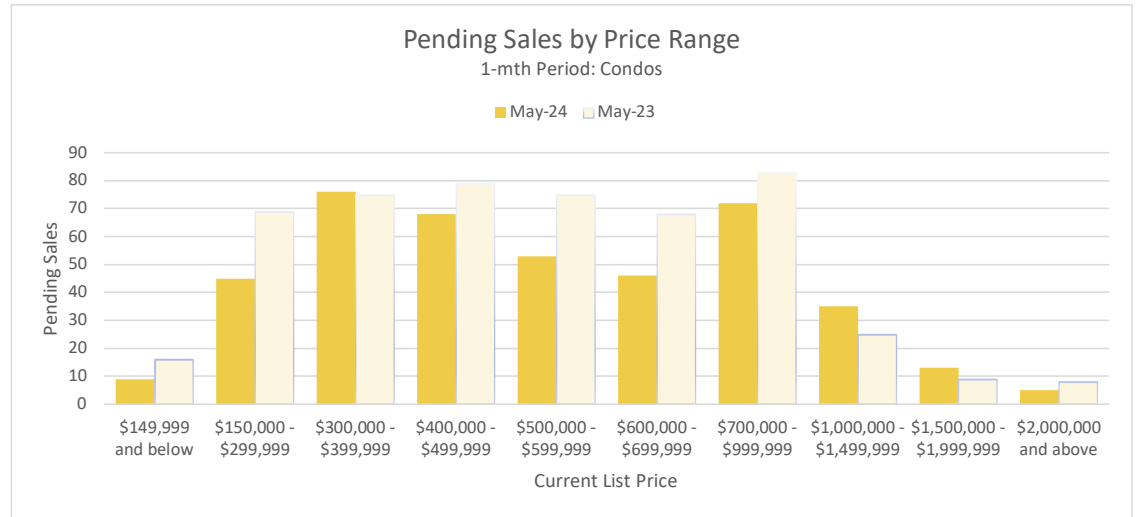
May 2024

OAHU, HAWAII

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

Condos	May-24	May-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	16	-43.8%	155	162	-4.3%
\$150,000 - \$299,999	45	69	-34.8%	515	614	-16.1%
\$300,000 - \$399,999	76	75	1.3%	764	872	-12.4%
\$400,000 - \$499,999	68	79	-13.9%	786	887	-11.4%
\$500,000 - \$599,999	53	75	-29.3%	713	714	-0.1%
\$600,000 - \$699,999	46	68	-32.4%	552	597	-7.5%
\$700,000 - \$999,999	72	83	-13.3%	744	784	-5.1%
\$1,000,000 - \$1,499,999	35	25	40.0%	234	233	0.4%
\$1,500,000 - \$1,999,999	13	9	44.4%	79	96	-17.7%
\$2,000,000 and above	5	8	-37.5%	83	93	-10.8%
<b>All Condos</b>	<b>422</b>	<b>507</b>	<b>-16.8%</b>	<b>4,625</b>	<b>5,052</b>	<b>-8.5%</b>

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.



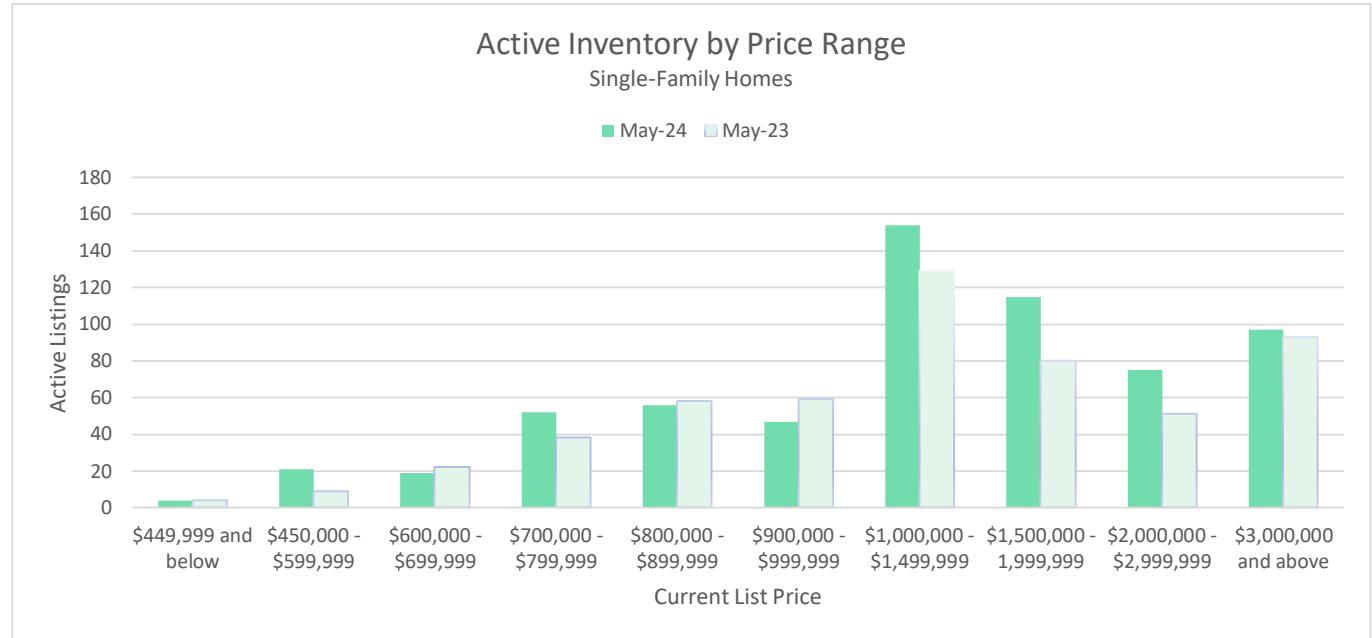
# Active Inventory\* by Price Range: Single-Family Homes

May 2024

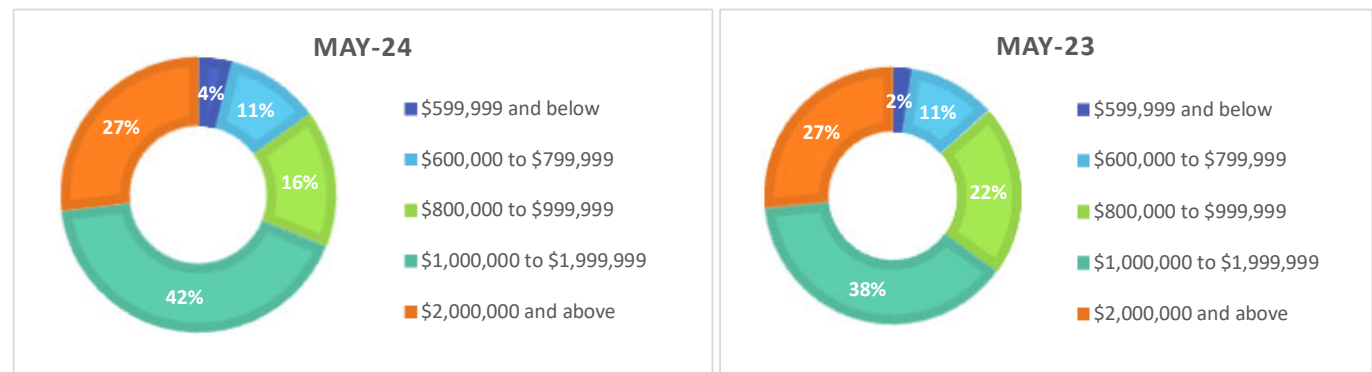
OAHU, HAWAII

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

Single-Family Homes	May-24	May-23	YOY chg
\$449,999 and below	4	4	0.0%
\$450,000 - \$599,999	21	9	133.3%
\$600,000 - \$699,999	19	22	-13.6%
\$700,000 - \$799,999	52	38	36.8%
\$800,000 - \$899,999	56	58	-3.4%
\$900,000 - \$999,999	47	59	-20.3%
\$1,000,000 - \$1,499,999	154	129	19.4%
\$1,500,000 - 1,999,999	115	80	43.8%
\$2,000,000 - \$2,999,999	75	51	47.1%
\$3,000,000 and above	97	93	4.3%
<b>All Single-Family Homes</b>	<b>640</b>	<b>543</b>	<b>17.9%</b>



**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.

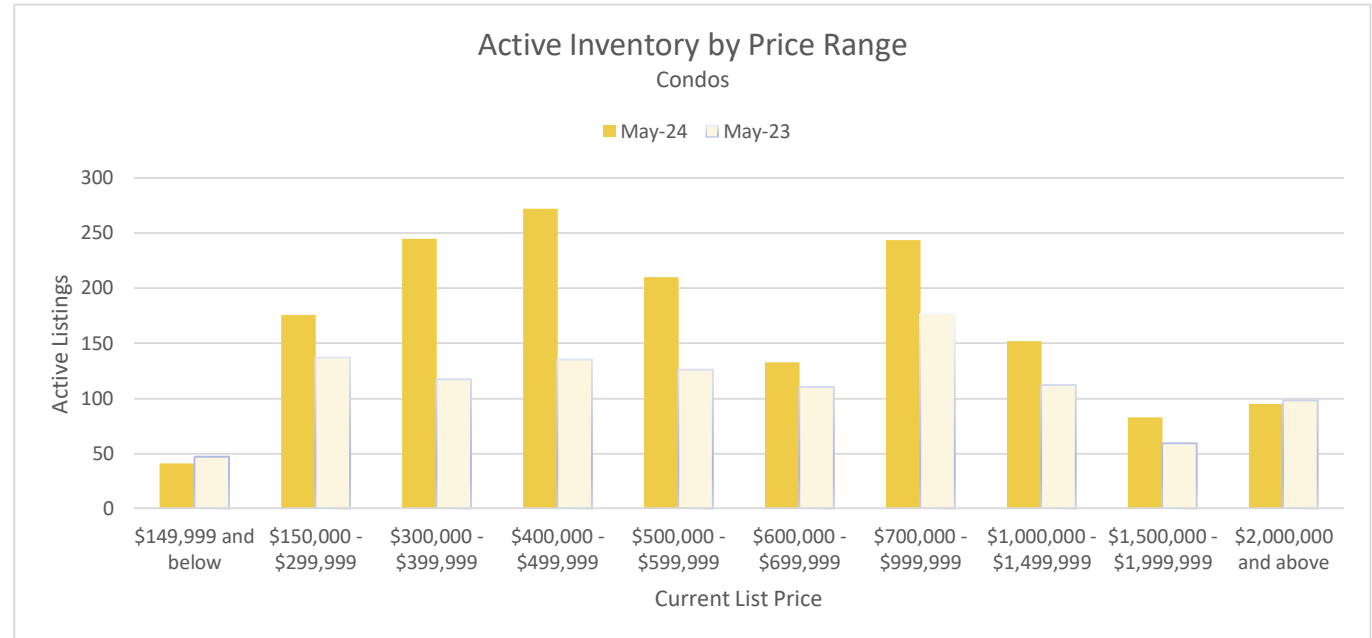
# Active Inventory\* by Price Range: Condos

May 2024

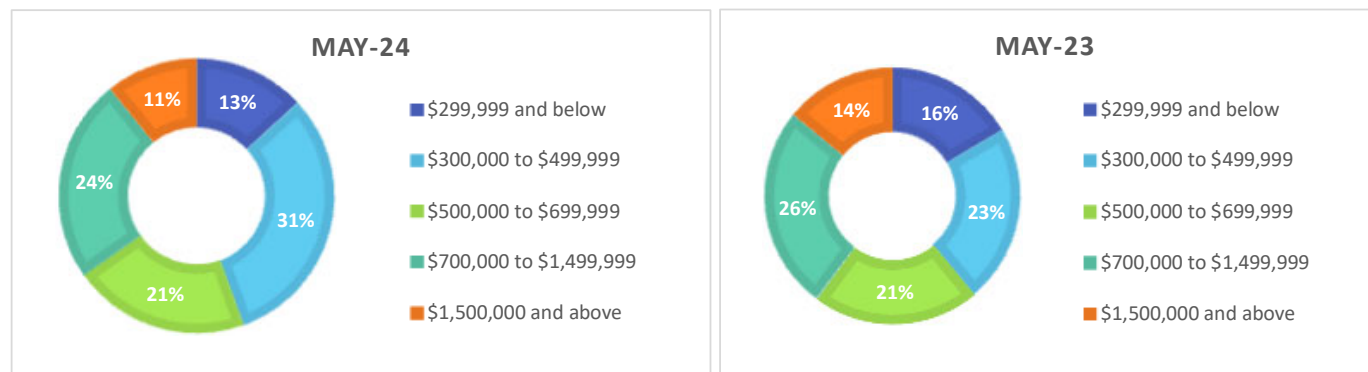
OAHU, HAWAII

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

Condos	May-24	May-23	YOY chg
\$149,999 and below	41	47	-12.8%
\$150,000 - \$299,999	176	137	28.5%
\$300,000 - \$399,999	245	117	109.4%
\$400,000 - \$499,999	272	135	101.5%
\$500,000 - \$599,999	210	126	66.7%
\$600,000 - \$699,999	133	110	20.9%
\$700,000 - \$999,999	244	177	37.9%
\$1,000,000 - \$1,499,999	152	112	35.7%
\$1,500,000 - \$1,999,999	83	59	40.7%
\$2,000,000 and above	95	98	-3.1%
<b>All Condos</b>	<b>1,651</b>	<b>1,118</b>	<b>47.7%</b>



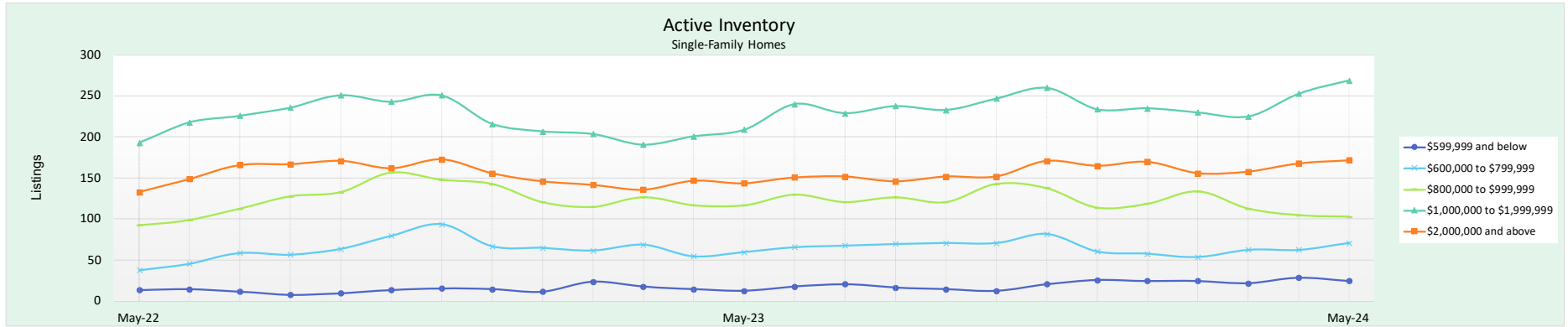
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



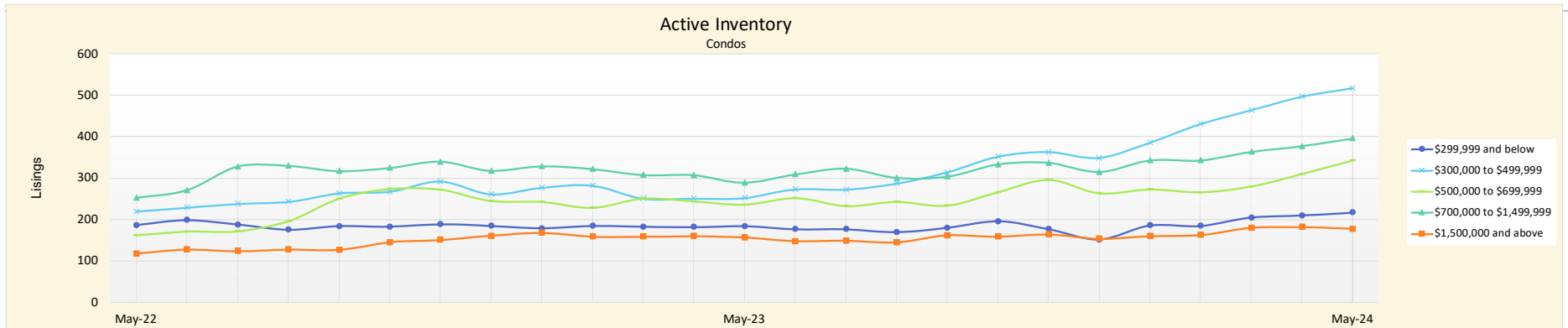
\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

# Active Inventory\*: Single-Family Homes and Condos

May 2024  
OAHU, HAWAII



Single-Family Homes	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	M-24	A-24	M-24
\$599,999 and below	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25
\$600,000 to \$799,999	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71
\$800,000 to \$999,999	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103
\$1,000,000 to \$1,999,999	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269
\$2,000,000 and above	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172
<b>Total</b>	<b>471</b>	<b>527</b>	<b>576</b>	<b>596</b>	<b>629</b>	<b>656</b>	<b>682</b>	<b>597</b>	<b>551</b>	<b>547</b>	<b>541</b>	<b>535</b>	<b>543</b>	<b>605</b>	<b>591</b>	<b>598</b>	<b>592</b>	<b>626</b>	<b>672</b>	<b>600</b>	<b>607</b>	<b>599</b>	<b>581</b>	<b>618</b>	<b>640</b>



Condos	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	M-24	A-24	M-24
\$299,999 and below	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217
\$300,000 to \$499,999	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517
\$500,000 to \$699,999	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343
\$700,000 to \$1,499,999	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396
\$1,500,000 and above	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178
<b>Total</b>	<b>939</b>	<b>998</b>	<b>1,050</b>	<b>1,073</b>	<b>1,141</b>	<b>1,194</b>	<b>1,244</b>	<b>1,170</b>	<b>1,196</b>	<b>1,177</b>	<b>1,152</b>	<b>1,144</b>	<b>1,118</b>	<b>1,159</b>	<b>1,154</b>	<b>1,146</b>	<b>1,194</b>	<b>1,306</b>	<b>1,337</b>	<b>1,234</b>	<b>1,348</b>	<b>1,388</b>	<b>1,493</b>	<b>1,576</b>	<b>1,651</b>

\*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.

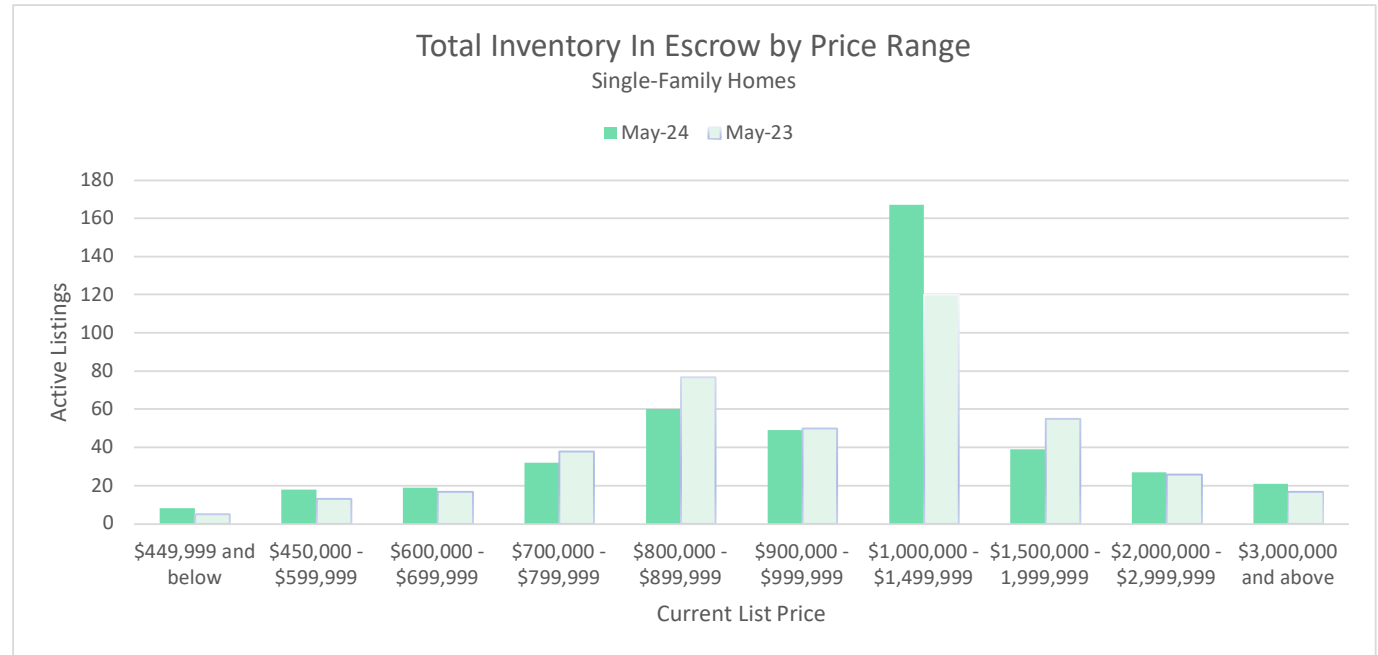
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

May 2024

OAHU, HAWAII

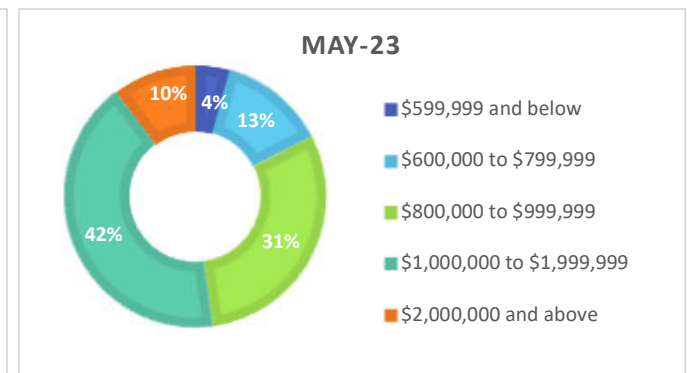
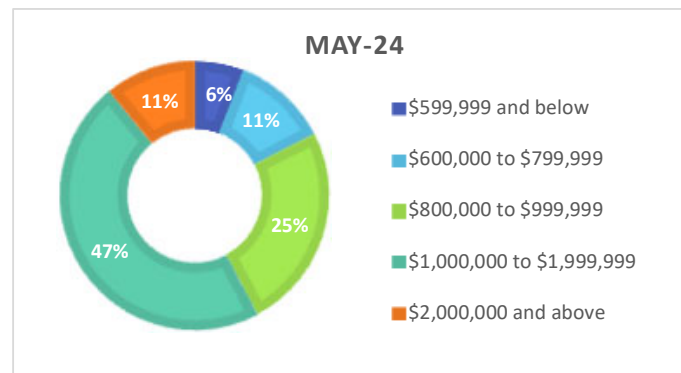
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	May-24	May-23	YOY chg
\$449,999 and below	8	5	60.0%
\$450,000 - \$599,999	18	13	38.5%
\$600,000 - \$699,999	19	17	11.8%
\$700,000 - \$799,999	32	38	-15.8%
\$800,000 - \$899,999	60	77	-22.1%
\$900,000 - \$999,999	49	50	-2.0%
\$1,000,000 - \$1,499,999	167	120	39.2%
\$1,500,000 - 1,999,999	39	55	-29.1%
\$2,000,000 - \$2,999,999	27	26	3.8%
\$3,000,000 and above	21	17	23.5%
<b>All Single-Family Homes</b>	<b>440</b>	<b>418</b>	<b>5.3%</b>



## 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

May 2024

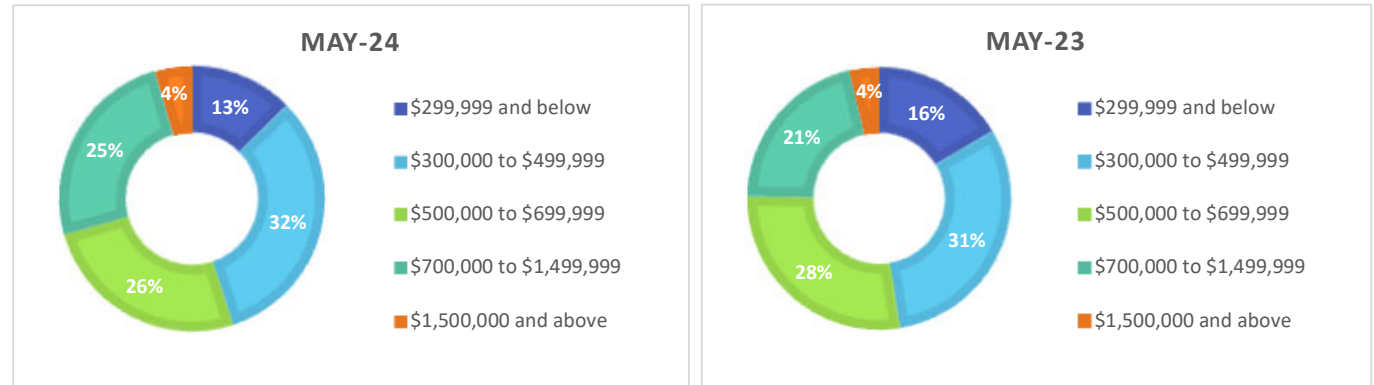
OAHU, HAWAII

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

Condos	May-24	May-23	YOY chg
\$149,999 and below	17	23	-26.1%
\$150,000 - \$299,999	58	90	-35.6%
\$300,000 - \$399,999	99	103	-3.9%
\$400,000 - \$499,999	93	110	-15.5%
\$500,000 - \$599,999	85	98	-13.3%
\$600,000 - \$699,999	67	92	-27.2%
\$700,000 - \$999,999	102	111	-8.1%
\$1,000,000 - \$1,499,999	45	34	32.4%
\$1,500,000 - \$1,999,999	18	11	63.6%
\$2,000,000 and above	9	14	-35.7%
<b>All Condos</b>	<b>593</b>	<b>686</b>	<b>-13.6%</b>



**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.

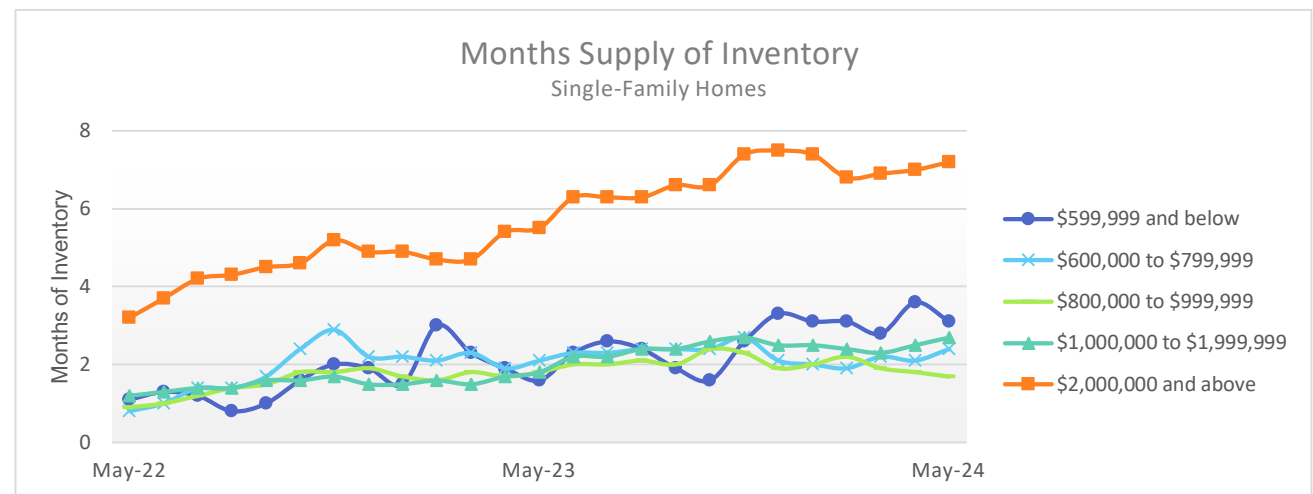
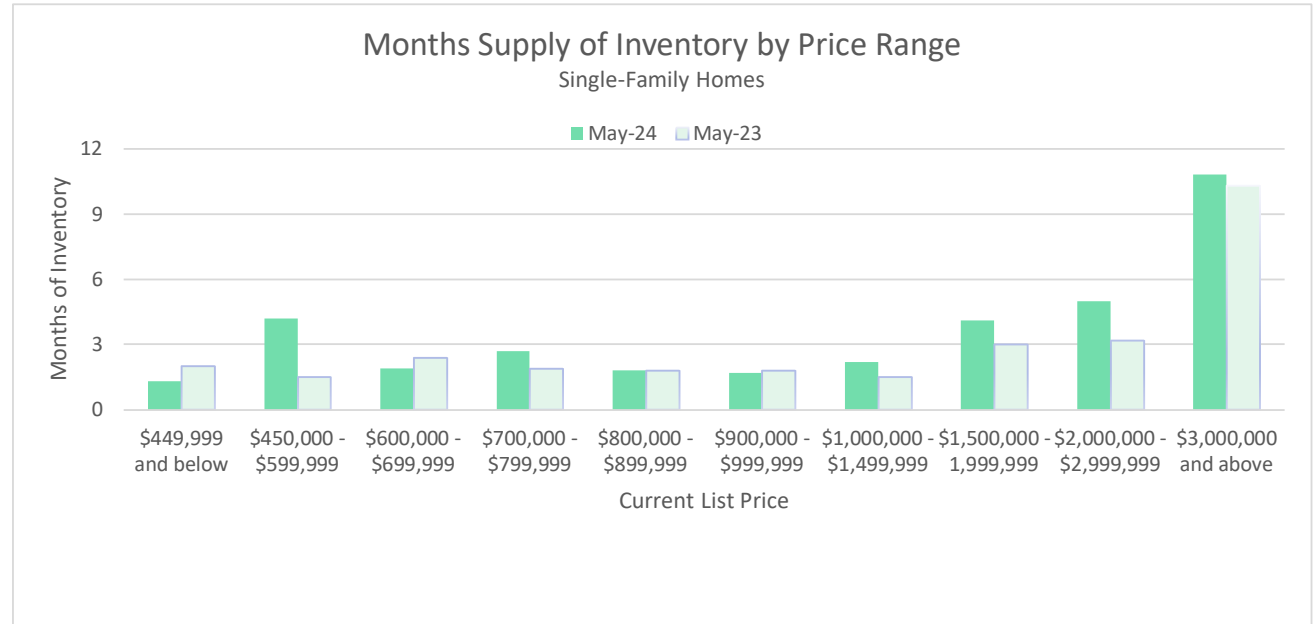
# Months Supply of Active Inventory by Price Range: Single-Family Homes

May 2024

OAHU, HAWAII

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

Single-Family Homes	May-24	May-23	YOY chg
\$449,999 and below	1.3	2.0	-35.0%
\$450,000 - \$599,999	4.2	1.5	180.0%
\$600,000 - \$699,999	1.9	2.4	-20.8%
\$700,000 - \$799,999	2.7	1.9	42.1%
\$800,000 - \$899,999	1.8	1.8	0.0%
\$900,000 - \$999,999	1.7	1.8	-5.6%
\$1,000,000 - \$1,499,999	2.2	1.5	46.7%
\$1,500,000 - 1,999,999	4.1	3.0	36.7%
\$2,000,000 - \$2,999,999	5.0	3.2	56.3%
\$3,000,000 and above	10.8	10.3	4.9%
<b>All Single-Family Homes</b>	<b>2.9</b>	<b>2.2</b>	<b>31.8%</b>





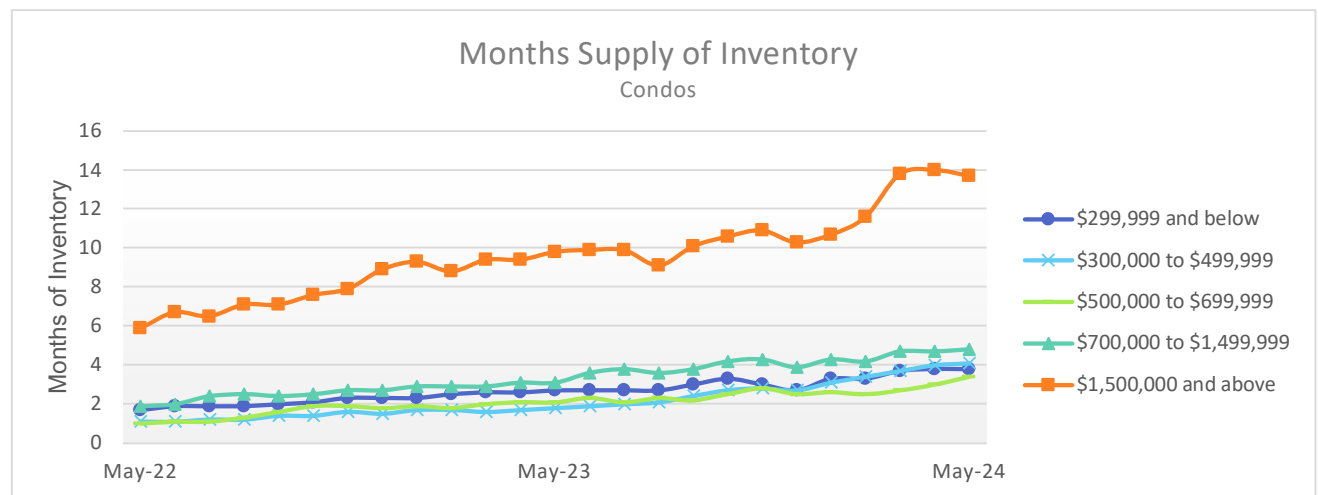
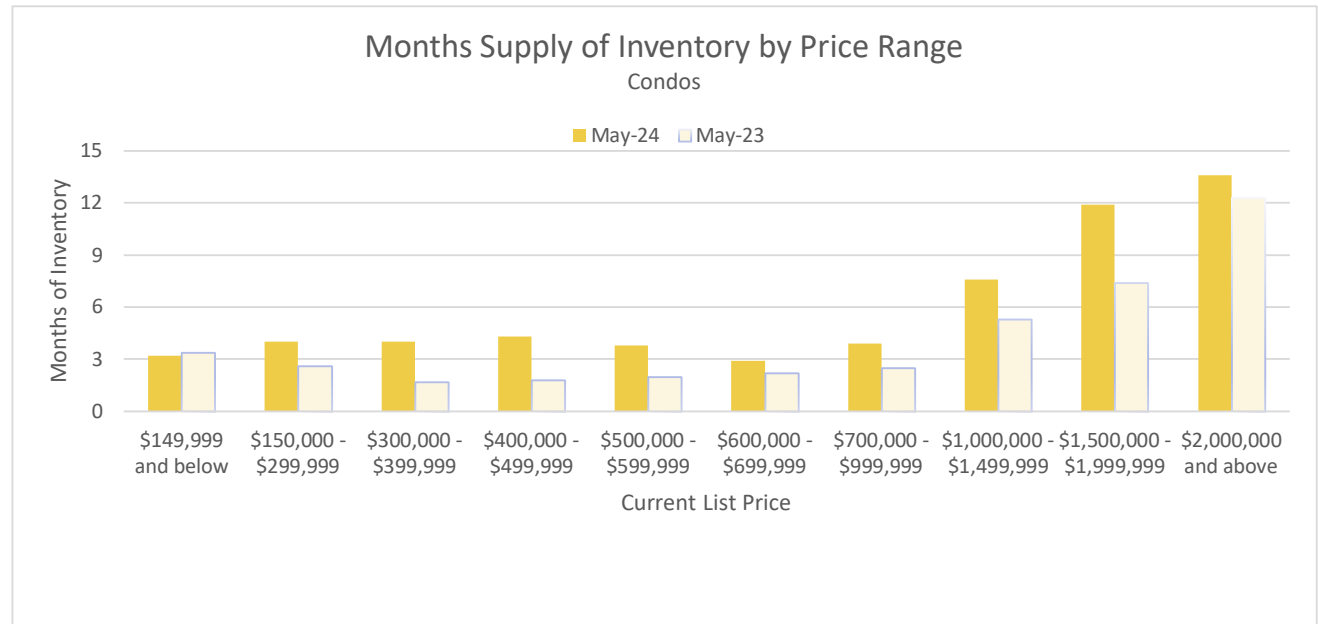
# Months Supply of Active Inventory by Price Range: Condos

May 2024

OAHU, HAWAII

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

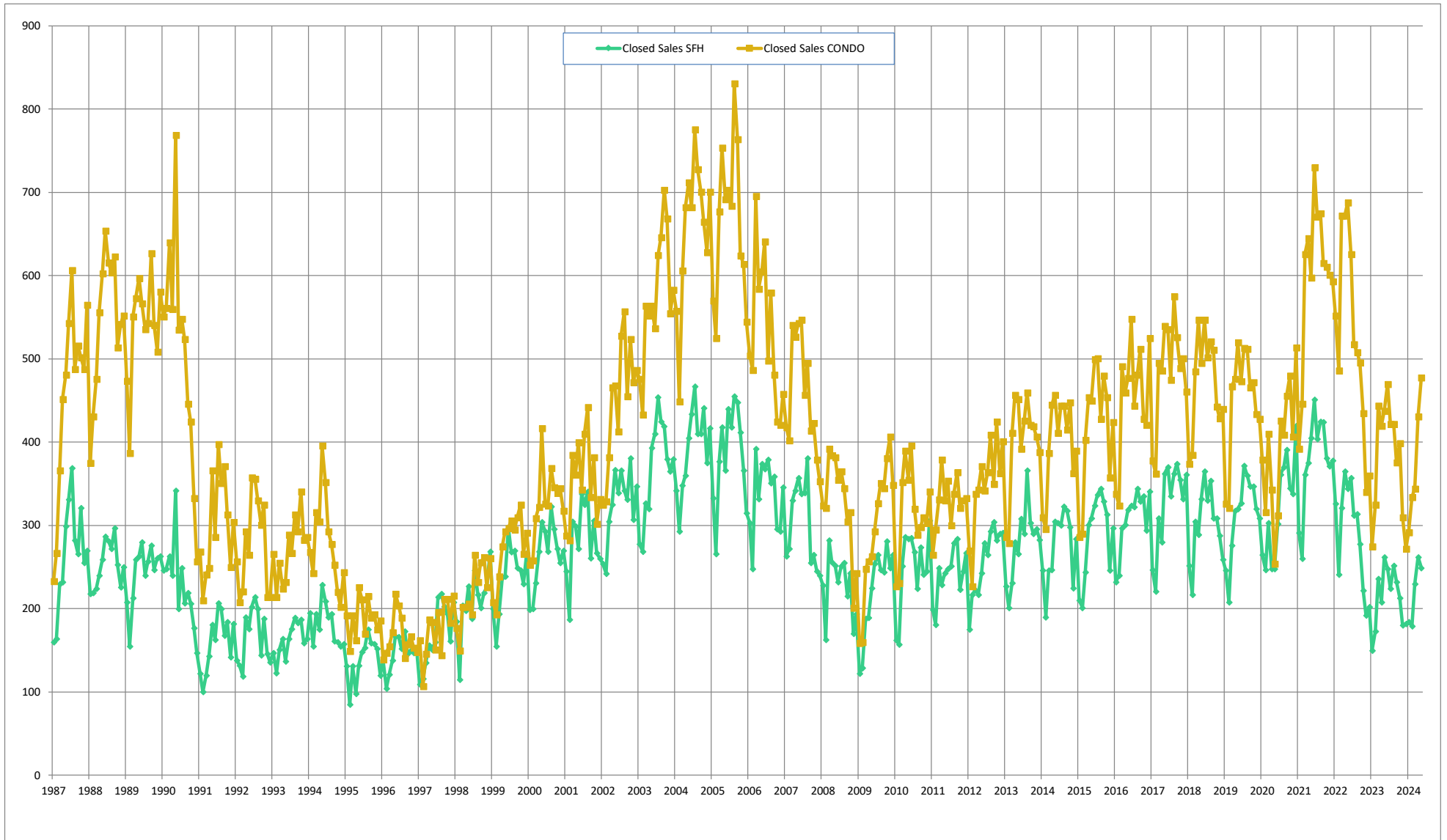
Condos	May-24	May-23	YOY chg
\$149,999 and below	3.2	3.4	-5.9%
\$150,000 - \$299,999	4.0	2.6	53.8%
\$300,000 - \$399,999	4.0	1.7	135.3%
\$400,000 - \$499,999	4.3	1.8	138.9%
\$500,000 - \$599,999	3.8	2.0	90.0%
\$600,000 - \$699,999	2.9	2.2	31.8%
\$700,000 - \$999,999	3.9	2.5	56.0%
\$1,000,000 - \$1,499,999	7.6	5.3	43.4%
\$1,500,000 - \$1,999,999	11.9	7.4	60.8%
\$2,000,000 and above	13.6	12.3	10.6%
<b>All Condos</b>	<b>4.4</b>	<b>2.6</b>	<b>69.2%</b>



# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



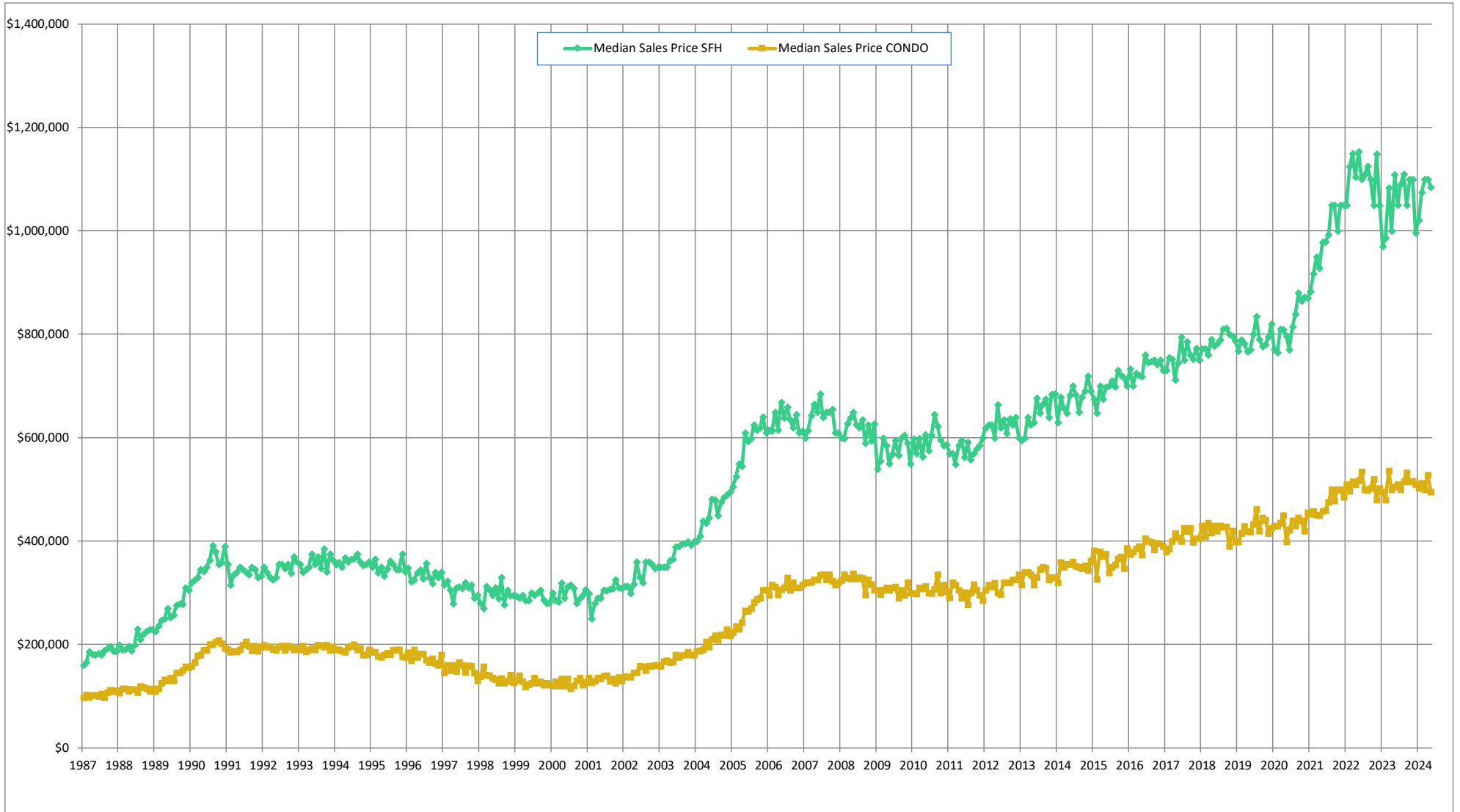
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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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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