

Single-family home sales rose 22.7%, while condo sales ticked up 6.2% compared to this time last year. Month-to-month, the new year started much like 2023 ended, with minimal upticks in sales of single-family homes at 1.1% and condos at 7.4%.

Median sales prices in January 2024 closely resembled year-end figures in late 2023. Single-family home prices reached \$1,021,016, up 2.5% month-to-month but down 2.8% from the year-end median of \$1,050,000. In January, the median condo price was \$502,500, a 1.5% dip month-over-month and a 1.2% drop from the year-end median of \$508,500. Year-over-year, single-family home prices grew by 5.3%, while condo prices saw a modest 1.5% increase.

Properties stayed on the market slightly longer than they did a year ago but still moved into escrow in less than a month. Both markets marked median days on market of 29 days, compared to 24 days in January 2023.

Both markets experienced an uptick in new listings. Single-family home listings grew 6.3% year-over-year, with 285 new properties for sale. Sellers added 581 new condo listings to the market, an 11.1% year-over-year increase. By January's end, active inventory levels for single-family homes rose 10.2%, and condos increased 12.7% year-over-year. However, compared to January 2020, just before the pandemic, active inventory levels remained down 25%.

Sales volume for single-family homes increased across all price points, with the most substantial surge observed in homes priced at \$1,300,000 or higher where sales more than doubled. In January 2024, sales in this range skyrocketed by 113.3%, with more than 70% of sales in this category coming from the Kailua, Diamond Head, Metro, and Hawai'i Kai regions. Condos in the more affordable price range of \$300,000 to \$499,999 recorded the highest sales volume, while sales in the outer price bands of \$199,999 and below and \$900,000 and above significantly declined, at 52.4% and 33.3%, respectively.

Contract signings for single-family homes dropped most in the \$800,000 to \$999,999 range, with only 56 pending sales compared to 84 last year, down 33.3%. In the upper price range of \$1,200,000 and above, there were 92 pending sales, a 16.4% drop. Condos in the \$200,000 to \$399,999 range saw a 14.7% year-over-year decrease in contract signings, while the \$400,000 to \$599,999 range experienced a moderate 8.4% increase in contract signings.

Year-over-year, transactions closing above the original asking price remained consistent for single-family homes but decreased for condos. In January 2024, 23% of single-family sales closed above asking, compared to 25% of sales in January 2023. Roughly 17% of condo sales closed above asking, compared to 21% of sales this past year.



# Oahu Monthly Housing Statistics

## January 2024



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,021,016	+5.3%
Closed Sales	YoY %chg
184	+22.7%
Average Sales Price	YoY %chg
\$1,323,172	+16.1%

### CONDOS

Median Sales Price	YoY %chg
\$502,500	+1.5%
Closed Sales	YoY %chg
292	+6.2%
Average Sales Price	YoY %chg
\$593,630	-6.3%

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

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# Monthly Indicators

OAHU, HAWAII

## January 2024

Single-Family Homes					
Jan-24	Jan-23	YoY %chg	Dec-23	MoM %chg	
<b>Closed Sales</b>	184	150	22.7%	182	1.1%
<b>Median Sales Price</b>	\$1,021,016	\$970,000	5.3%	\$996,500	2.5%
<b>Average Sales Price</b>	\$1,323,172	\$1,139,294	16.1%	\$1,207,793	9.6%
<b>Median Days on Market</b>	29	24	20.8%	18	61.1%
<b>Percent of Orig. List Price Received</b>	98.3%	95.9%	2.5%	98.3%	0.0%
<b>New Listings</b>	285	268	6.3%	180	58.3%
<b>Pending Sales*</b>	220	267	-17.6%	182	20.9%
<b>Active Inventory*</b>	607	551	10.2%	600	1.2%
<b>Total Inventory in Escrow*</b>	334	376	-11.2%	305	9.5%
<b>Months Supply of Active Inventory*</b>	2.8	2.0	40.0%	2.8	0.0%

Condos					
Jan-24	Jan-23	YoY %chg	Dec-23	MoM %chg	
<b>Closed Sales</b>	292	275	6.2%	272	7.4%
<b>Median Sales Price</b>	\$502,500	\$495,000	1.5%	\$510,000	-1.5%
<b>Average Sales Price</b>	\$593,630	\$633,441	-6.3%	\$602,535	-1.5%
<b>Median Days on Market</b>	29	24	20.8%	26	11.5%
<b>Percent of Orig. List Price Received</b>	97.5%	98.4%	-0.9%	97.9%	-0.4%
<b>New Listings</b>	581	523	11.1%	349	66.5%
<b>Pending Sales*</b>	376	378	-0.5%	290	29.7%
<b>Active Inventory*</b>	1,348	1,196	12.7%	1,234	9.2%
<b>Total Inventory in Escrow*</b>	532	523	1.7%	468	13.7%
<b>Months Supply of Active Inventory*</b>	3.5	2.4	45.8%	3.2	9.4%

\*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	
<b>Closed Sales</b>	184	150	22.7%	326	-43.6%
<b>Median Sales Price</b>	\$1,021,016	\$970,000	5.3%	\$1,050,000	-2.8%
<b>Average Sales Price</b>	\$1,323,172	\$1,139,294	16.1%	\$1,277,309	3.6%
<b>Median Days on Market</b>	29	24	20.8%	12	141.7%
<b>Percent of Orig. List Price Received</b>	98.3%	95.9%	2.5%	101.6%	-3.2%
<b>New Listings</b>	285	268	6.3%	320	-10.9%
<b>Pending Sales*</b>	220	267	-17.6%	315	-30.2%

Condos					
YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg	
<b>Closed Sales</b>	292	275	6.2%	552	-47.1%
<b>Median Sales Price</b>	\$502,500	\$495,000	1.5%	\$510,000	-1.5%
<b>Average Sales Price</b>	\$593,630	\$633,441	-6.3%	\$623,928	-4.9%
<b>Median Days on Market</b>	29	24	20.8%	14	107.1%
<b>Percent of Orig. List Price Received</b>	97.5%	98.4%	-0.9%	100.0%	-2.5%
<b>New Listings</b>	581	523	11.1%	666	-12.8%
<b>Pending Sales*</b>	376	378	-0.5%	574	-34.5%

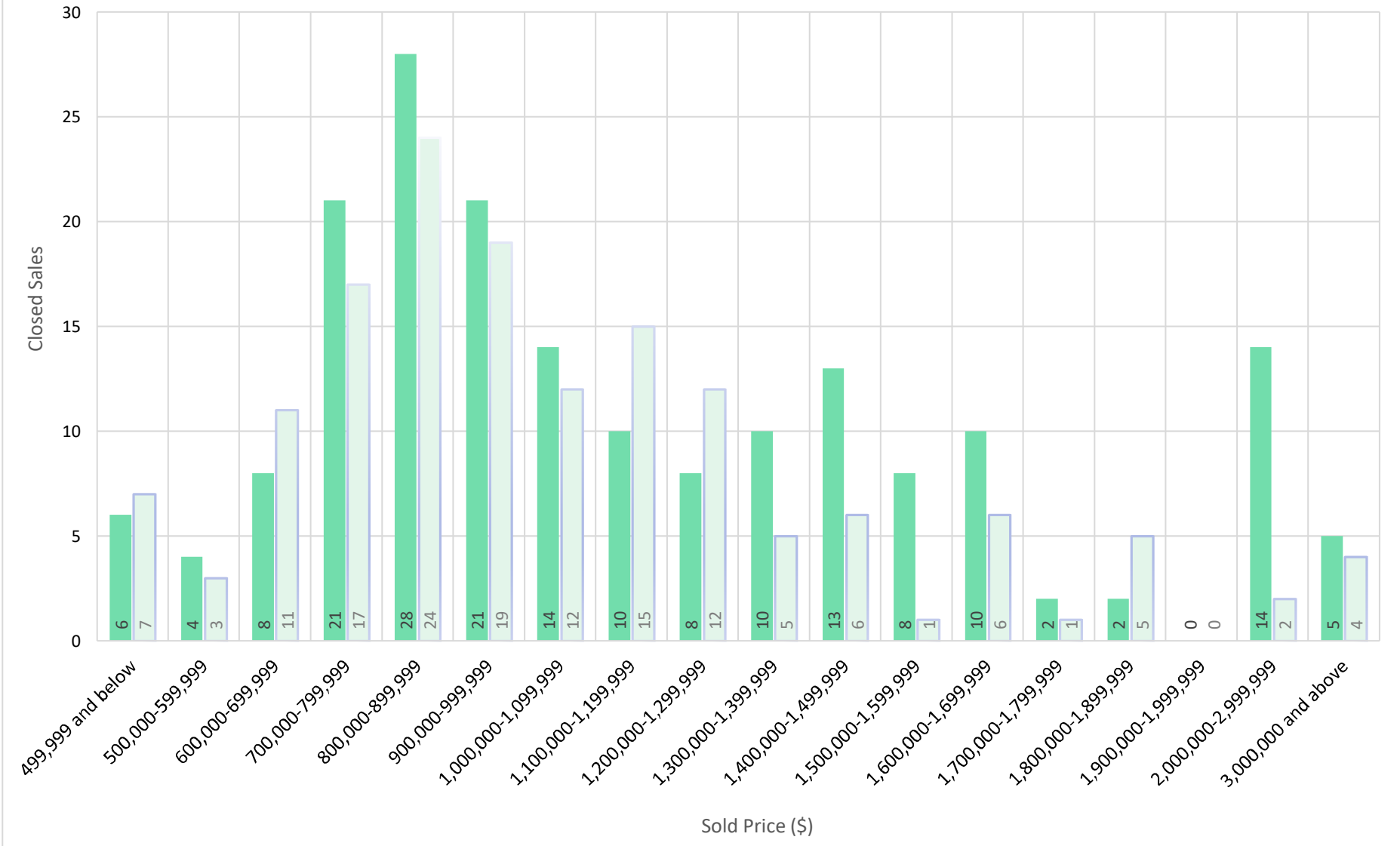
\*see footnotes on pages 9-12 regarding methodology updates

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

# Single-Family Homes Sold

January 2024 vs. January 2023

2024 2023



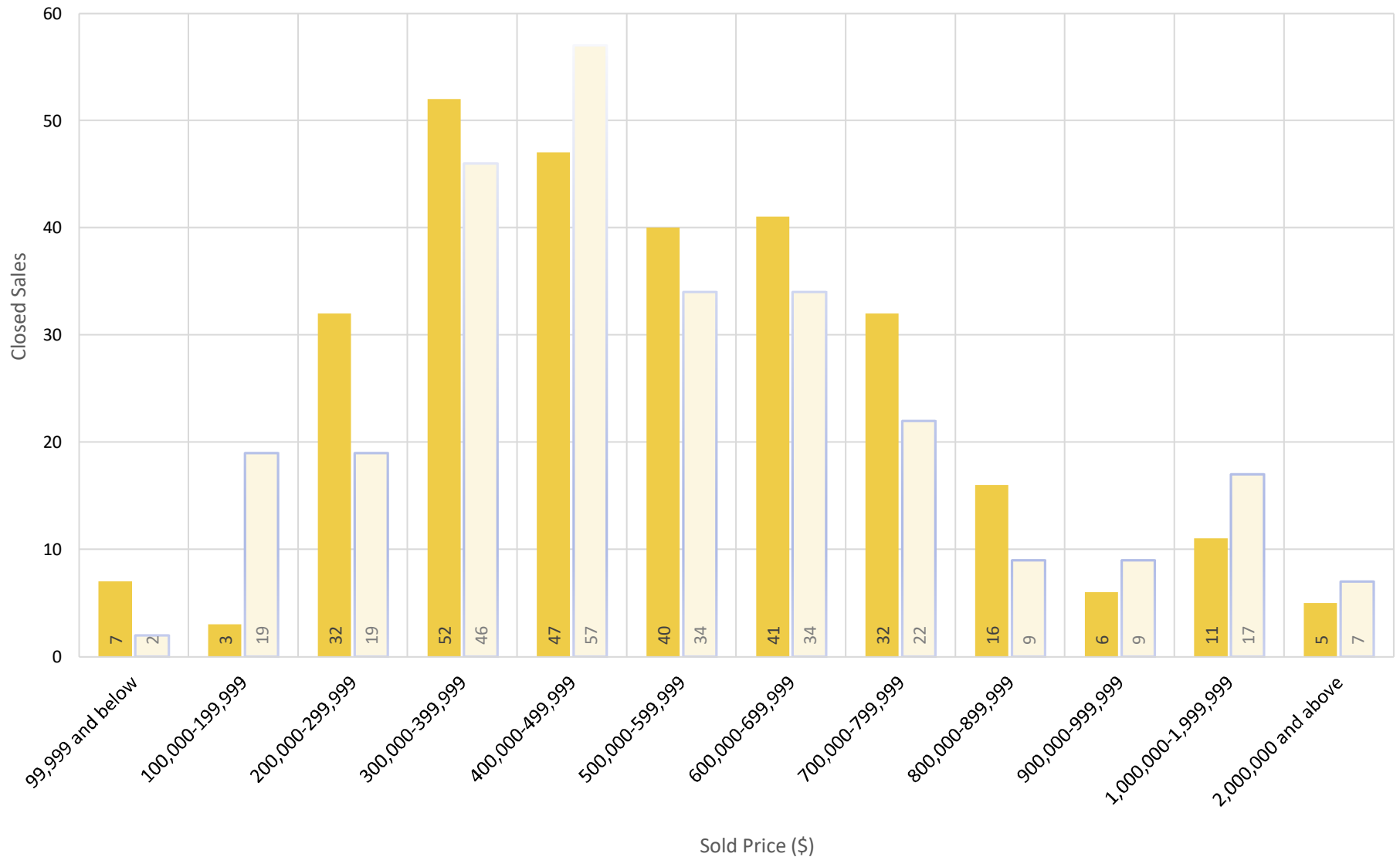
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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## Condos Sold

January 2024 vs. January 2023

2024 2023



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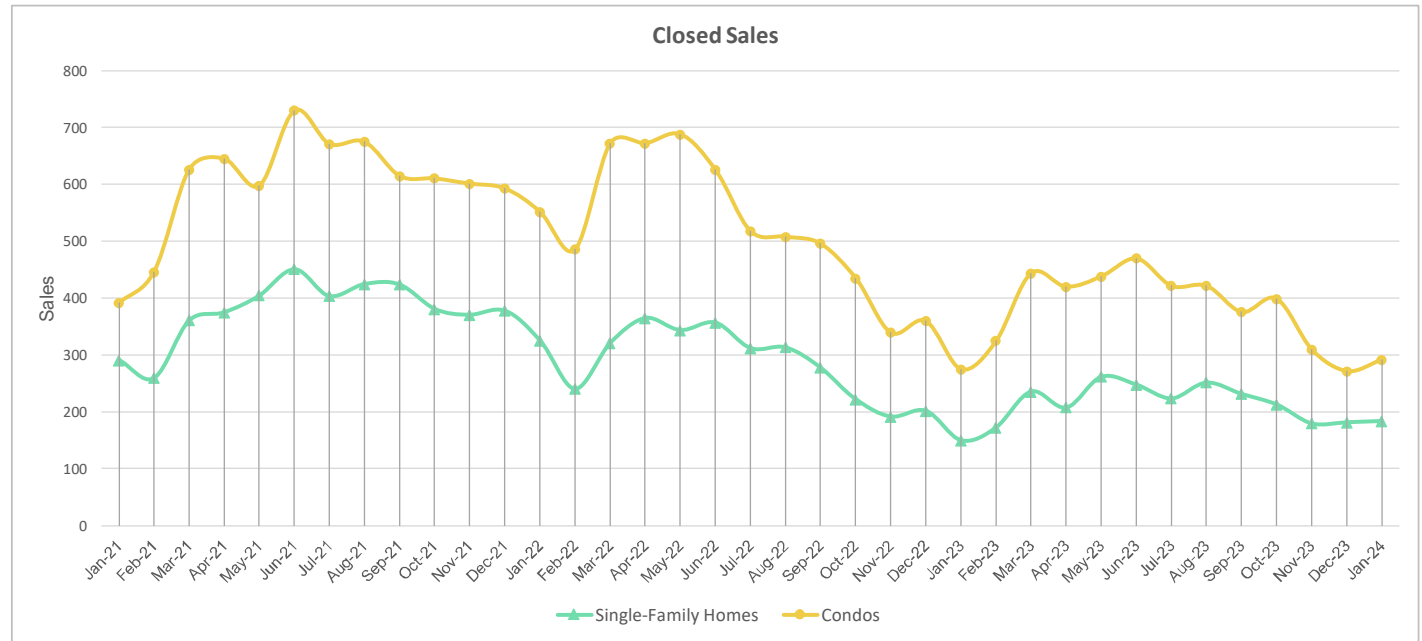
# Closed Sales

## January 2024

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
Jan-21	291	392	683
Feb-21	260	446	706
Mar-21	361	626	987
Apr-21	375	645	1,020
May-21	405	598	1,003
Jun-21	451	730	1,181
Jul-21	404	671	1,075
Aug-21	425	675	1,100
Sep-21	424	615	1,039
Oct-21	381	611	992
Nov-21	371	601	972
Dec-21	378	593	971
Jan-22	326	552	878
Feb-22	241	486	727
Mar-22	321	672	993
Apr-22	365	672	1,037
May-22	344	688	1,032
Jun-22	357	626	983
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
<b>Jan-24</b>	<b>184</b>	<b>292</b>	<b>476</b>

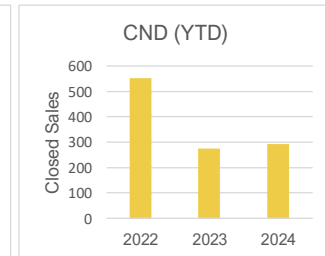
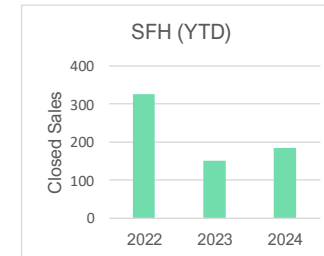
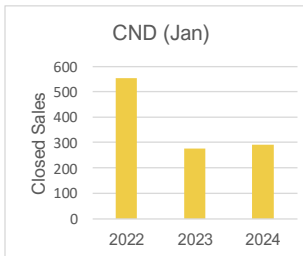
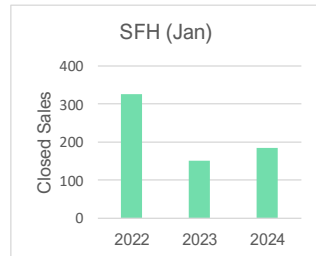


### Monthly Closed Sales

January	SFH	YoY %chg	CND	YoY %chg
2022	326	12.0%	552	40.8%
2023	150	-54.0%	275	-50.2%
<b>2024</b>	<b>184</b>	<b>22.7%</b>	<b>292</b>	<b>6.2%</b>

### Year-to-Date Closed Sales

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	326	12.0%	552	40.8%
2023	150	-54.0%	275	-50.2%
<b>2024</b>	<b>184</b>	<b>22.7%</b>	<b>292</b>	<b>6.2%</b>



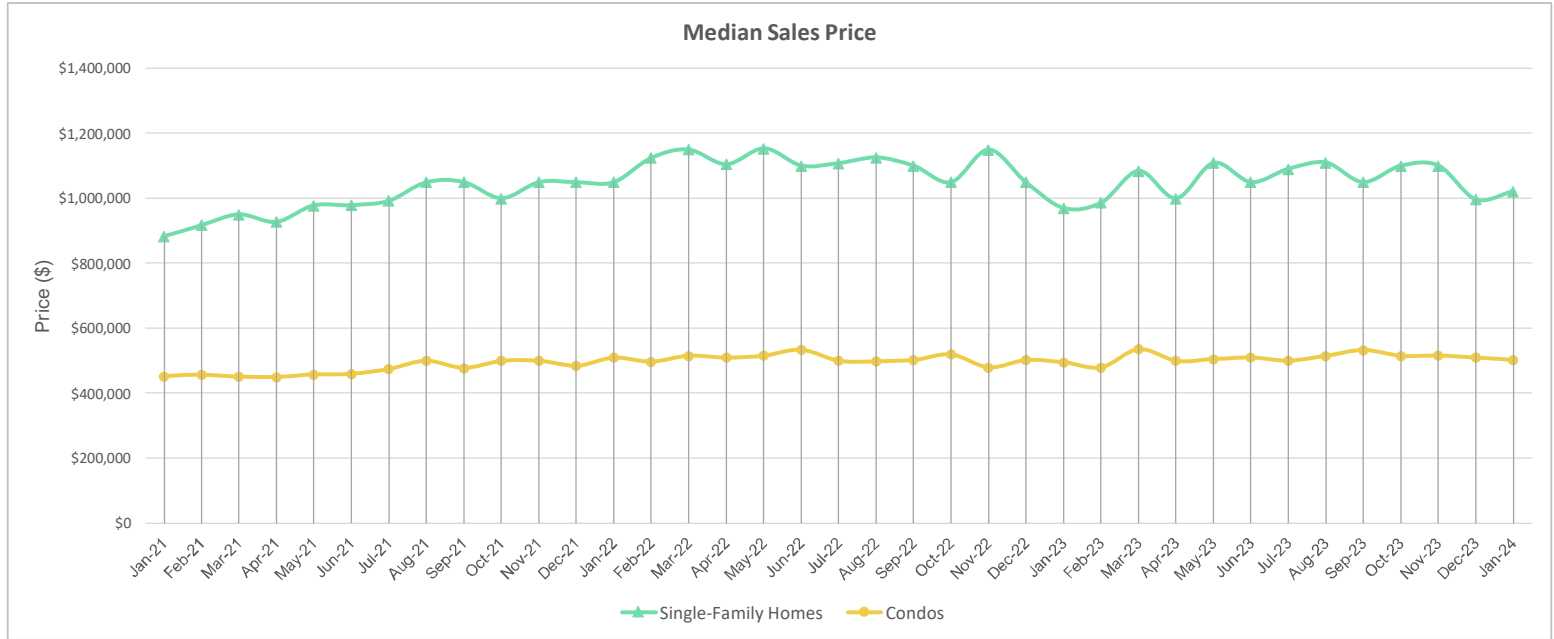
# Median Sales Price

January 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Jan-21	\$883,000	\$452,000
Feb-21	\$917,500	\$457,500
Mar-21	\$950,000	\$451,000
Apr-21	\$928,000	\$450,000
May-21	\$978,000	\$457,750
Jun-21	\$979,000	\$460,000
Jul-21	\$992,500	\$475,000
Aug-21	\$1,050,000	\$500,000
Sep-21	\$1,050,000	\$478,000
Oct-21	\$1,000,000	\$500,000
Nov-21	\$1,050,000	\$500,000
Dec-21	\$1,050,000	\$485,000
Jan-22	\$1,050,000	\$510,000
Feb-22	\$1,125,000	\$497,000
Mar-22	\$1,150,000	\$515,500
Apr-22	\$1,105,000	\$510,000
May-22	\$1,153,500	\$516,500
Jun-22	\$1,100,000	\$534,000
Jul-22	\$1,107,944	\$500,000
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000
Jun-23	\$1,050,000	\$510,000
Jul-23	\$1,090,000	\$500,000
Aug-23	\$1,110,000	\$515,000
Sep-23	\$1,050,000	\$532,500
Oct-23	\$1,100,000	\$515,000
Nov-23	\$1,100,055	\$516,179
Dec-23	\$996,500	\$510,000
Jan-24	\$1,021,016	\$502,500

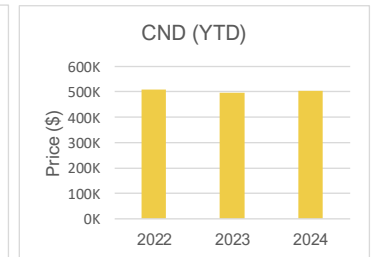
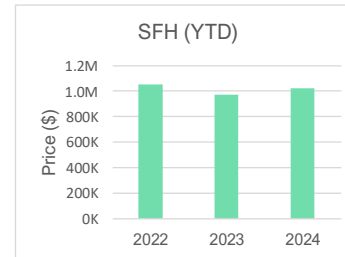
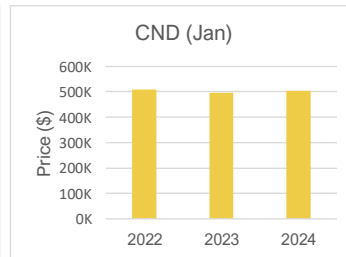
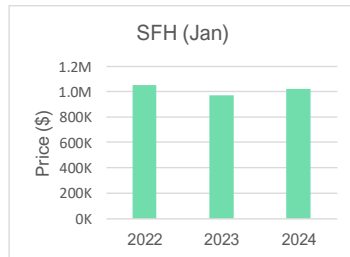


### Monthly Median Sales Price

January	SFH	YoY %chg	CND	YoY %chg
2022	\$1,050,000	18.9%	\$510,000	12.8%
2023	\$970,000	-7.6%	\$495,000	-2.9%
2024	\$1,021,016	5.3%	\$502,500	1.5%

### Year-to-Date Median Sales Price

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,050,000	18.9%	\$510,000	12.8%
2023	\$970,000	-7.6%	\$495,000	-2.9%
2024	\$1,021,016	5.3%	\$502,500	1.5%





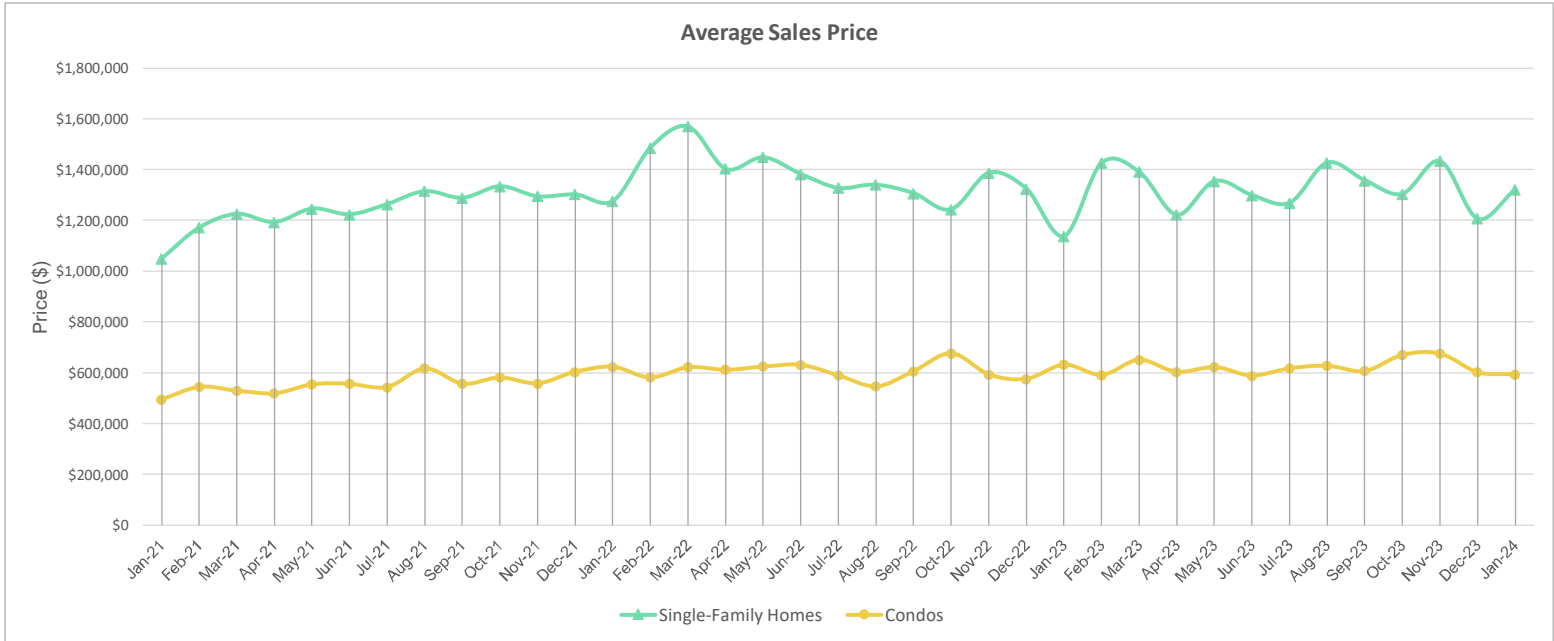
# Average Sales Price

## January 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Jan-21	\$1,050,263	\$496,296
Feb-21	\$1,172,804	\$545,629
Mar-21	\$1,226,827	\$530,257
Apr-21	\$1,194,150	\$520,192
May-21	\$1,246,611	\$555,798
Jun-21	\$1,225,011	\$557,302
Jul-21	\$1,265,382	\$544,064
Aug-21	\$1,316,681	\$618,612
Sep-21	\$1,289,510	\$558,002
Oct-21	\$1,335,171	\$582,509
Nov-21	\$1,296,551	\$559,007
Dec-21	\$1,303,481	\$604,749
Jan-22	\$1,277,309	\$623,928
Feb-22	\$1,486,088	\$583,367
Mar-22	\$1,570,668	\$623,684
Apr-22	\$1,404,481	\$613,189
May-22	\$1,450,008	\$625,327
Jun-22	\$1,382,559	\$631,822
Jul-22	\$1,329,023	\$590,934
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748
Jun-23	\$1,300,456	\$589,597
Jul-23	\$1,270,421	\$617,683
Aug-23	\$1,427,996	\$628,127
Sep-23	\$1,357,981	\$608,222
Oct-23	\$1,304,757	\$670,805
Nov-23	\$1,434,999	\$676,625
Dec-23	\$1,207,793	\$602,535
<b>Jan-24</b>	<b>\$1,323,172</b>	<b>\$593,630</b>

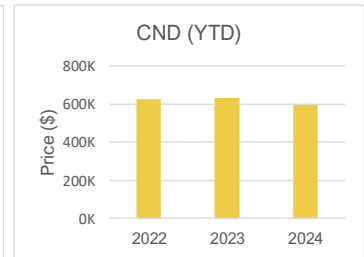
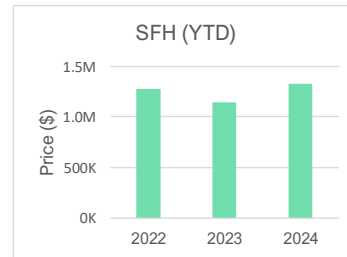
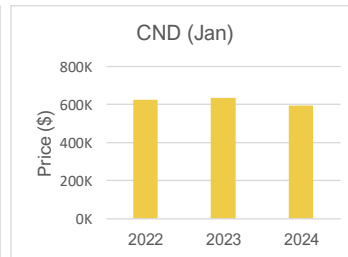
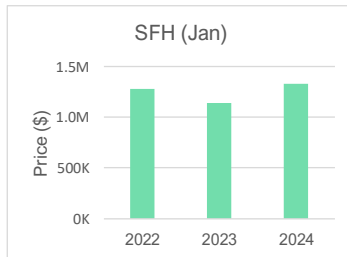


### Monthly Average Sales Price

January	SFH	YoY %chg	CND	YoY %chg
2022	\$1,277,309	21.6%	\$623,928	25.7%
2023	\$1,139,294	-10.8%	\$633,441	1.5%
<b>2024</b>	<b>\$1,323,172</b>	<b>16.1%</b>	<b>\$593,630</b>	<b>-6.3%</b>

### Year-to-Date Average Sales Price

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,277,309	21.6%	\$623,928	25.7%
2023	\$1,139,294	-10.8%	\$633,441	1.5%
<b>2024</b>	<b>\$1,323,172</b>	<b>16.1%</b>	<b>\$593,630</b>	<b>-6.3%</b>





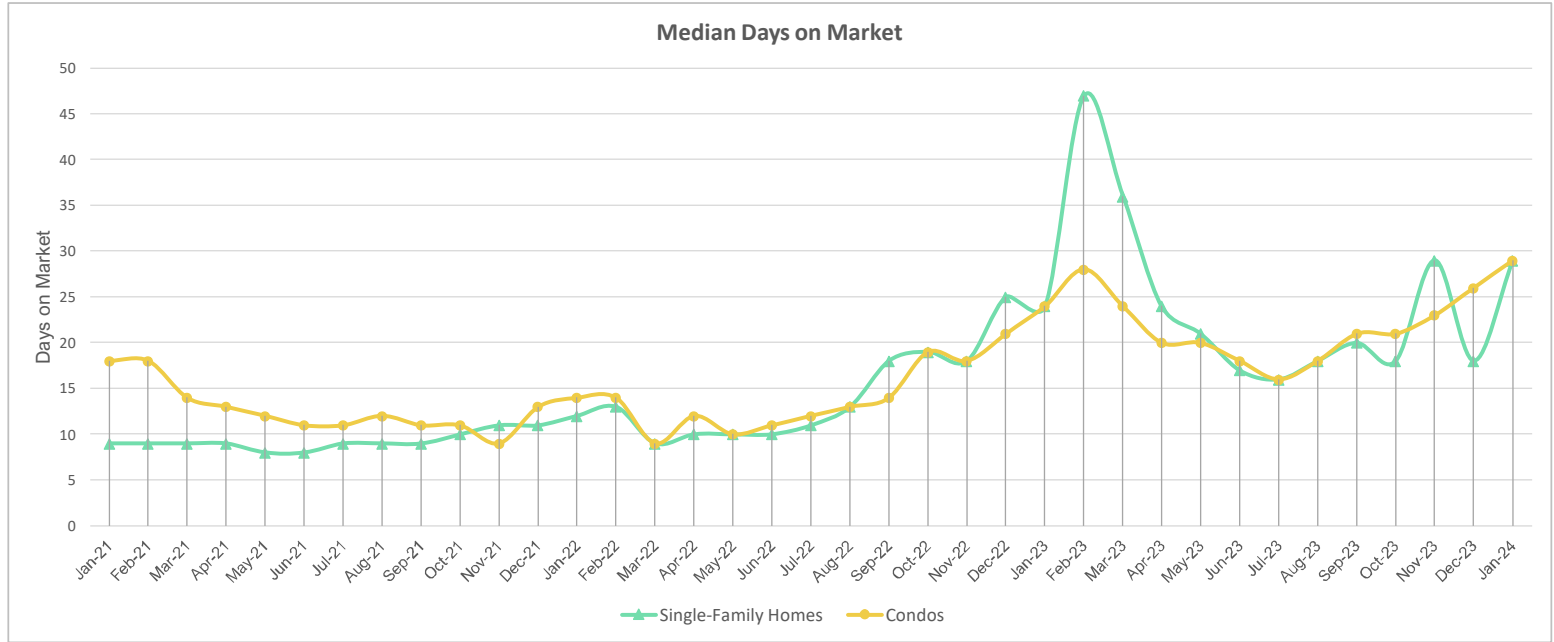
# Median Days on Market

## January 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
Jan-21	9	18
Feb-21	9	18
Mar-21	9	14
Apr-21	9	13
May-21	8	12
Jun-21	8	11
Jul-21	9	11
Aug-21	9	12
Sep-21	9	11
Oct-21	10	11
Nov-21	11	9
Dec-21	11	13
Jan-22	12	14
Feb-22	13	14
Mar-22	9	9
Apr-22	10	12
May-22	10	10
Jun-22	10	11
Jul-22	11	12
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16
Aug-23	18	18
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26
Jan-24	29	29

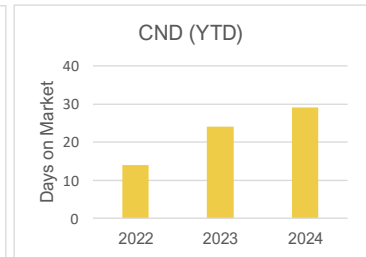
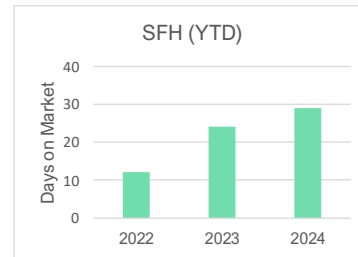
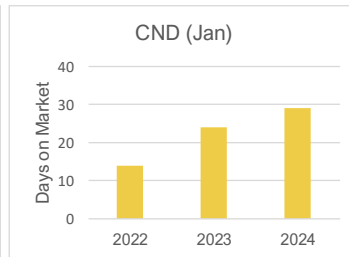
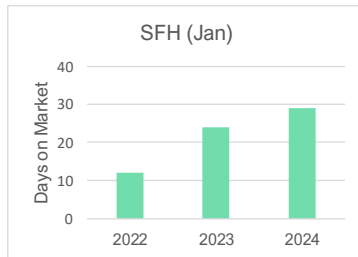


### Monthly Median Days on Market

January	SFH	YoY %chg	CND	YoY %chg
2022	12	33.3%	14	-22.2%
2023	24	100.0%	24	71.4%
2024	29	20.8%	29	20.8%

### Year-to-Date Median Days on Market

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	12	33.3%	14	-22.2%
2023	24	100.0%	24	71.4%
2024	29	20.8%	29	20.8%



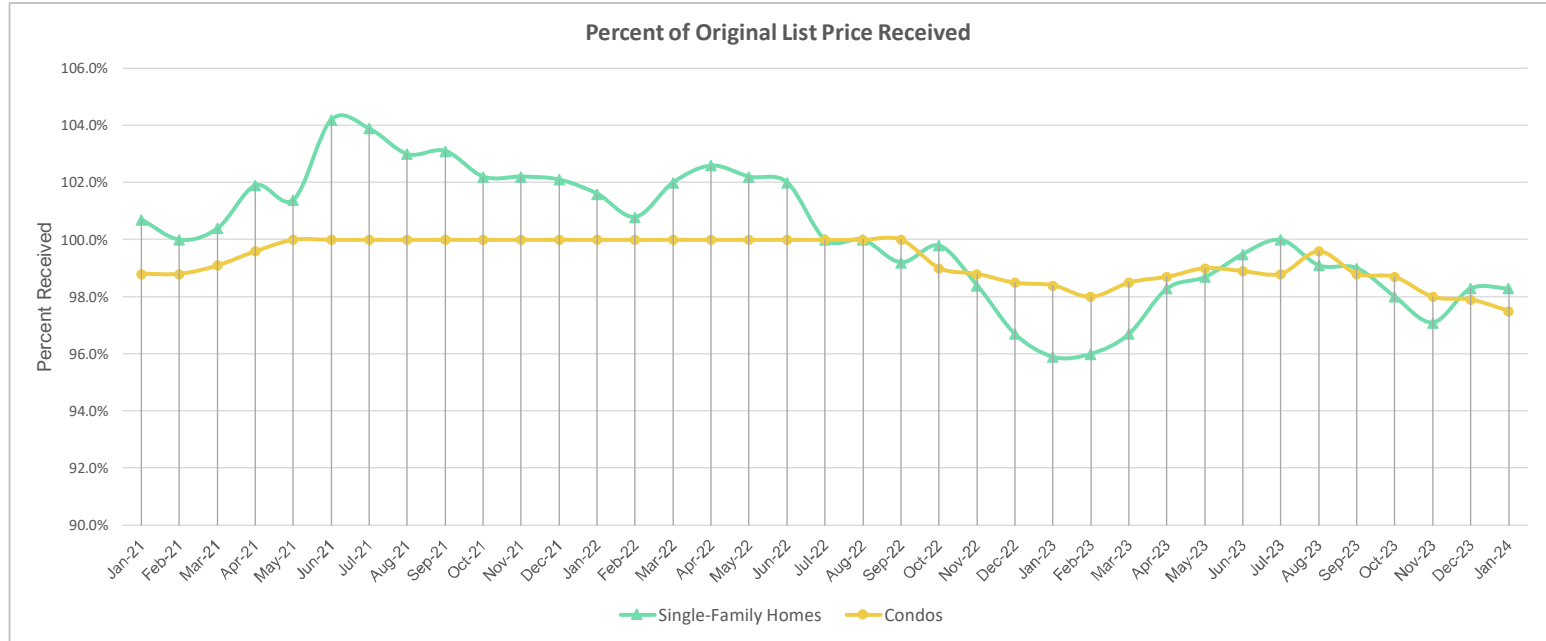
# Percent of Original List Price Received

January 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
Jan-21	100.7%	98.8%
Feb-21	100.0%	98.8%
Mar-21	100.4%	99.1%
Apr-21	101.9%	99.6%
May-21	101.4%	100.0%
Jun-21	104.2%	100.0%
Jul-21	103.9%	100.0%
Aug-21	103.0%	100.0%
Sep-21	103.1%	100.0%
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%
Jan-22	101.6%	100.0%
Feb-22	100.8%	100.0%
Mar-22	102.0%	100.0%
Apr-22	102.6%	100.0%
May-22	102.2%	100.0%
Jun-22	102.0%	100.0%
Jul-22	100.0%	100.0%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%
<b>Jan-24</b>	<b>98.3%</b>	<b>97.5%</b>

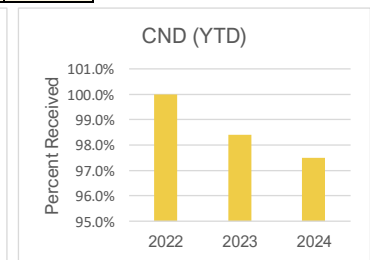
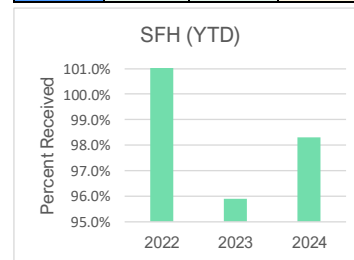
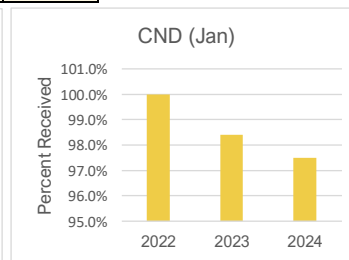
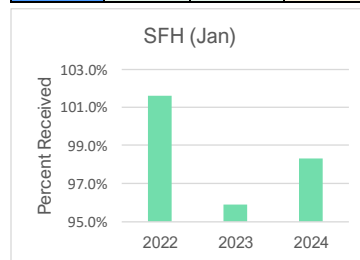


### Monthly Percent of Original List Price Received

January	SFH	YoY %chg	CND	YoY %chg
2022	101.6%	0.9%	100.0%	1.2%
2023	95.9%	-5.6%	98.4%	-1.6%
<b>2024</b>	<b>98.3%</b>	<b>2.5%</b>	<b>97.5%</b>	<b>-0.9%</b>

### Year-to-Date Percent of Original List Price Received

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	101.6%	0.9%	100.0%	1.2%
2023	95.9%	-5.6%	98.4%	-1.6%
<b>2024</b>	<b>98.3%</b>	<b>2.5%</b>	<b>97.5%</b>	<b>-0.9%</b>



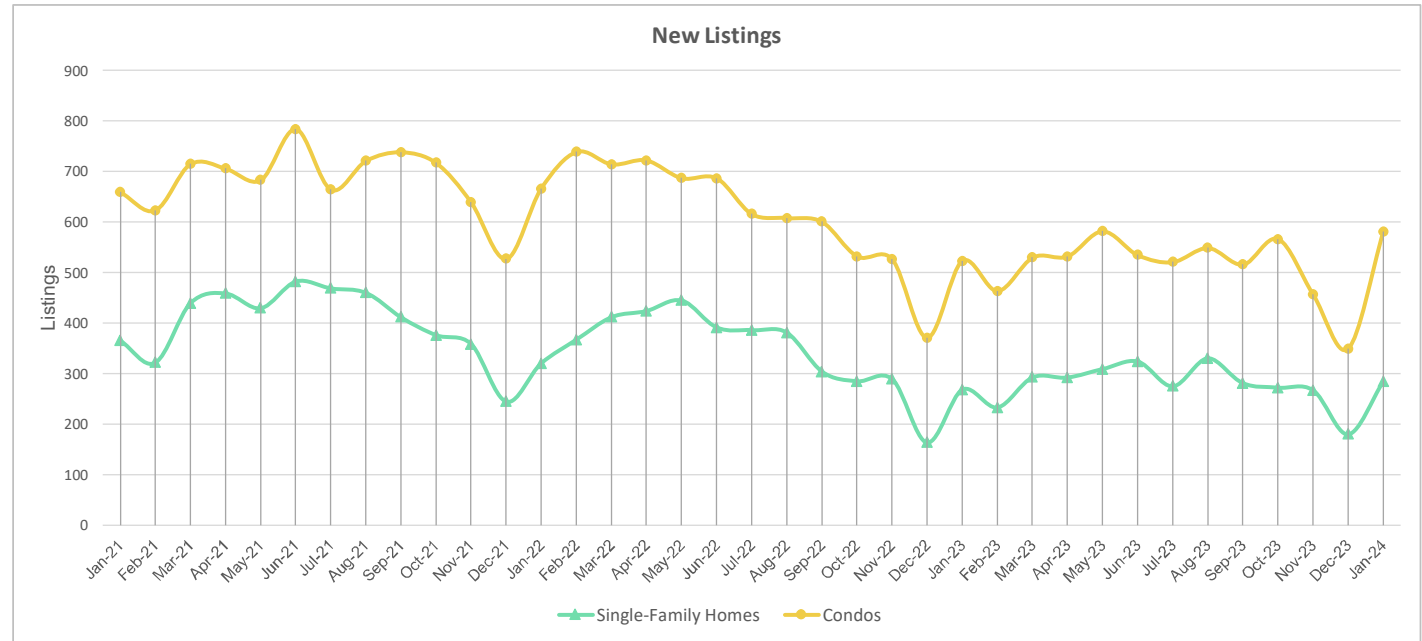
# New Listings

## January 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
Jan-21	365	659	1,024
Feb-21	322	623	945
Mar-21	439	715	1,154
Apr-21	459	706	1,165
May-21	430	683	1,113
Jun-21	482	784	1,266
Jul-21	469	664	1,133
Aug-21	460	721	1,181
Sep-21	412	738	1,150
Oct-21	376	717	1,093
Nov-21	358	639	997
Dec-21	245	527	772
Jan-22	320	666	986
Feb-22	367	739	1,106
Mar-22	412	714	1,126
Apr-22	424	722	1,146
May-22	445	687	1,132
Jun-22	391	686	1,077
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
<b>Jan-24</b>	<b>285</b>	<b>581</b>	<b>866</b>

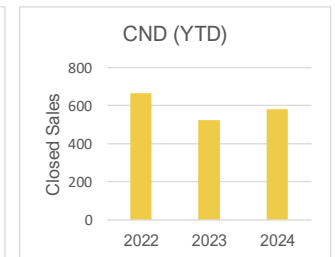
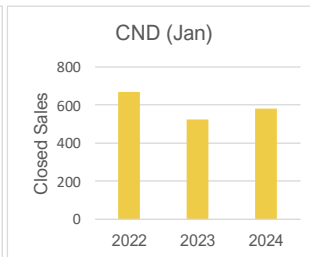
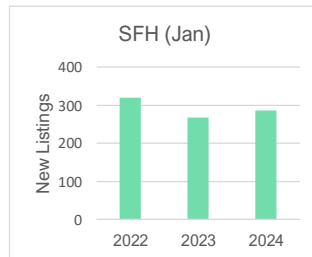


### Monthly New Listings

January	SFH	YoY %chg	CND	YoY %chg
2022	320	-12.3%	666	1.1%
2023	268	-16.3%	523	-21.5%
<b>2024</b>	<b>285</b>	<b>6.3%</b>	<b>581</b>	<b>11.1%</b>

### Year-to-Date New Listings

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	320	-12.3%	666	1.1%
2023	268	-16.3%	523	-21.5%
<b>2024</b>	<b>285</b>	<b>6.3%</b>	<b>581</b>	<b>11.1%</b>



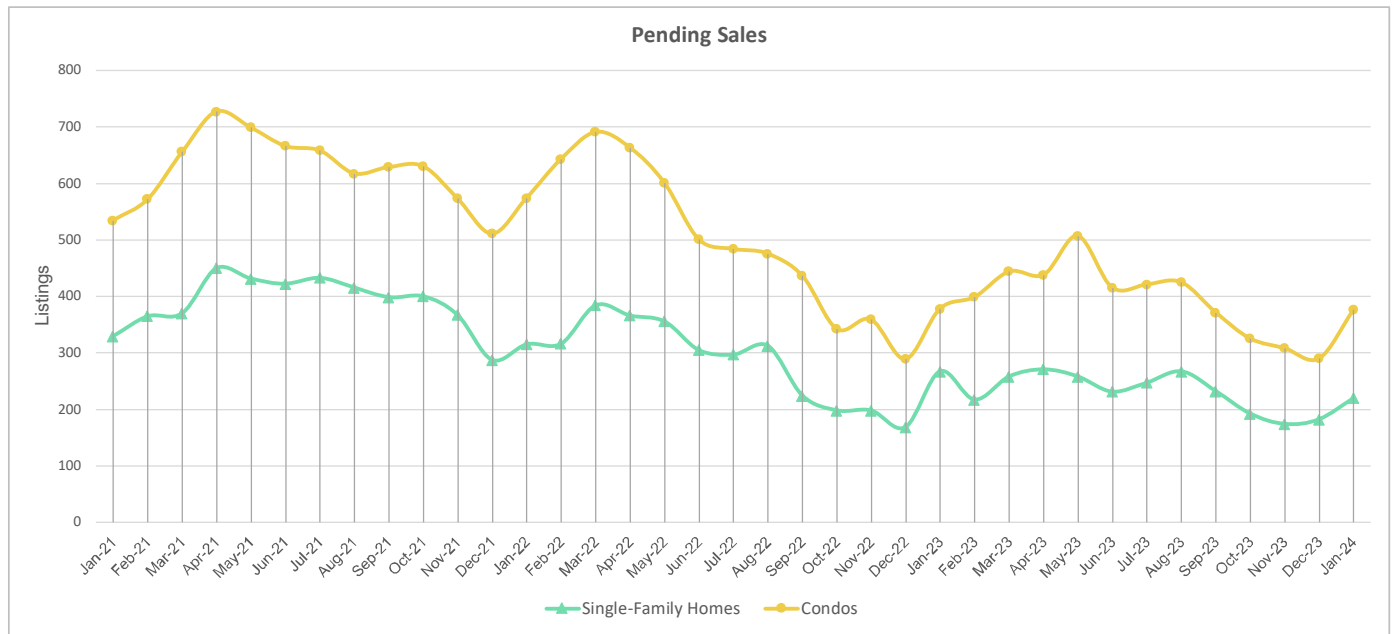
# Pending Sales\*

January 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
Jan-21	329	534	863
Feb-21	365	572	937
Mar-21	370	656	1,026
Apr-21	450	727	1,177
May-21	431	699	1,130
Jun-21	422	666	1,088
Jul-21	433	658	1,091
Aug-21	415	617	1,032
Sep-21	398	629	1,027
Oct-21	400	630	1,030
Nov-21	367	573	940
Dec-21	287	511	798
Jan-22	315	574	889
Feb-22	316	643	959
Mar-22	384	691	1,075
Apr-22	366	663	1,029
May-22	356	601	957
Jun-22	305	501	806
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596

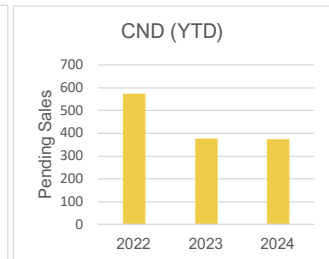
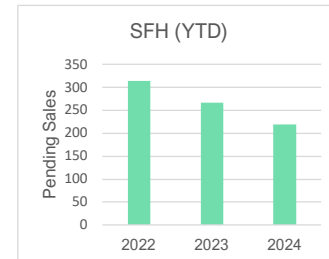
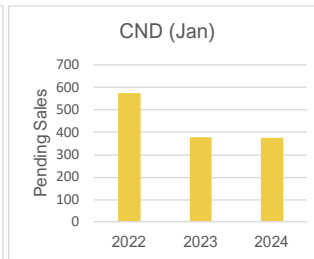
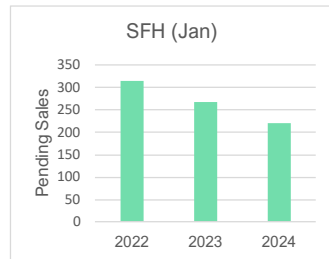


### Monthly Pending Sales

January	SFH	YoY %chg	CND	YoY %chg
2022	315	-4.3%	574	7.5%
2023	267	-15.2%	378	-34.1%
2024	220	-17.6%	376	-0.5%

### Year-to-Date Pending Sales

January	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	315	-4.3%	574	7.5%
2023	267	-15.2%	378	-34.1%
2024	220	-17.6%	376	-0.5%



\*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.

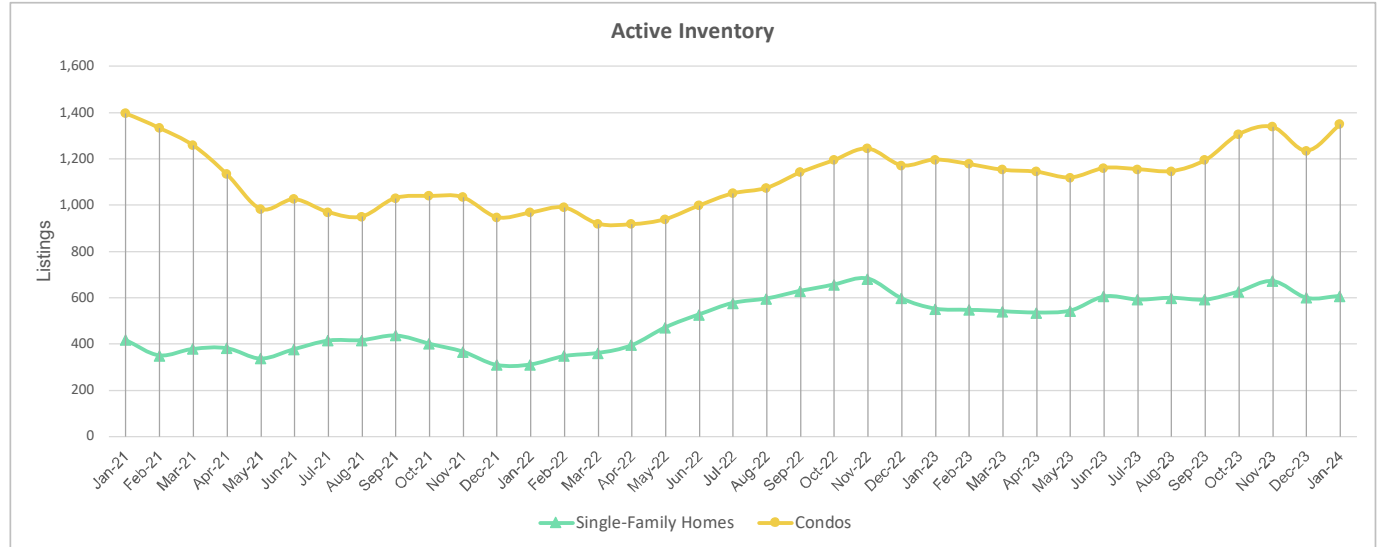
# Active Inventory\*

January 2024

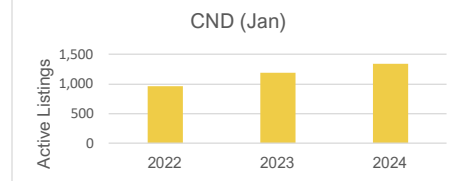
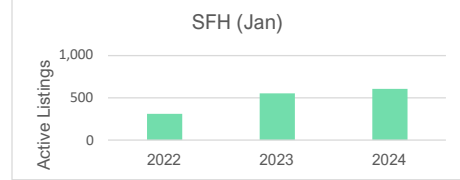
OAHU, HAWAII

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

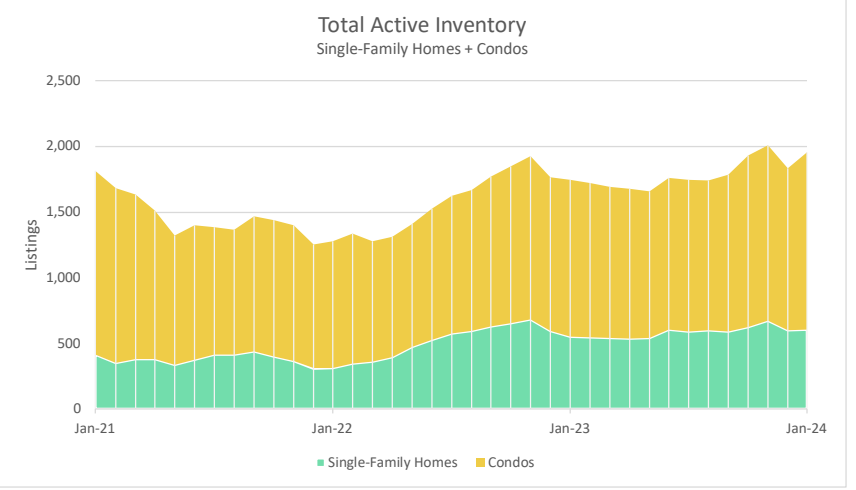
Mo/Yr	Single-Family Homes	Condos	Total
Jan-21	417	1,396	1,813
Feb-21	350	1,332	1,682
Mar-21	379	1,257	1,636
Apr-21	381	1,133	1,514
May-21	337	983	1,320
Jun-21	377	1,025	1,402
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745
Aug-23	598	1,146	1,744
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834
<b>Jan-24</b>	<b>607</b>	<b>1,348</b>	<b>1,955</b>



January	SFH	YoY %chg	CND	YoY %chg
2022	311	-25.4%	967	-30.7%
2023	551	77.2%	1,196	23.7%
<b>2024</b>	<b>607</b>	<b>10.2%</b>	<b>1,348</b>	<b>12.7%</b>



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.

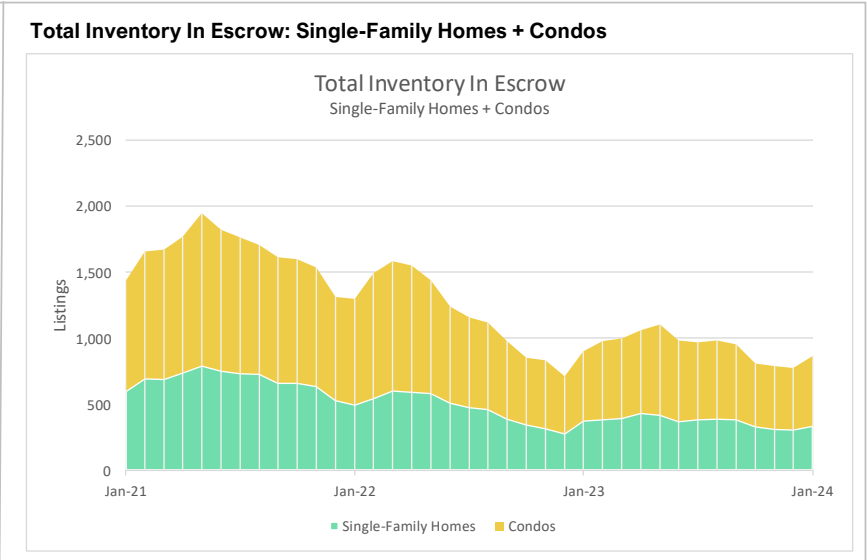
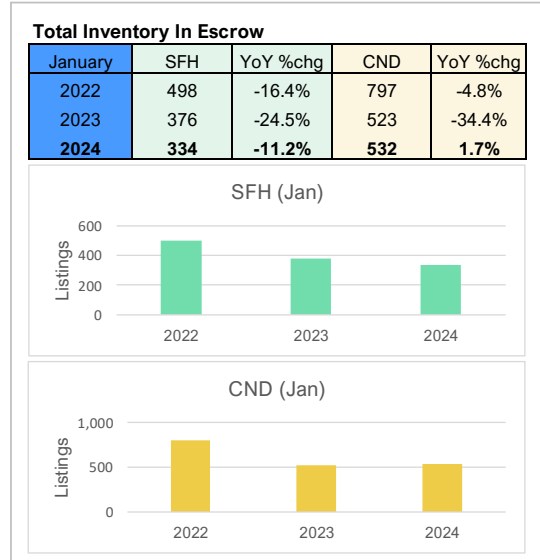
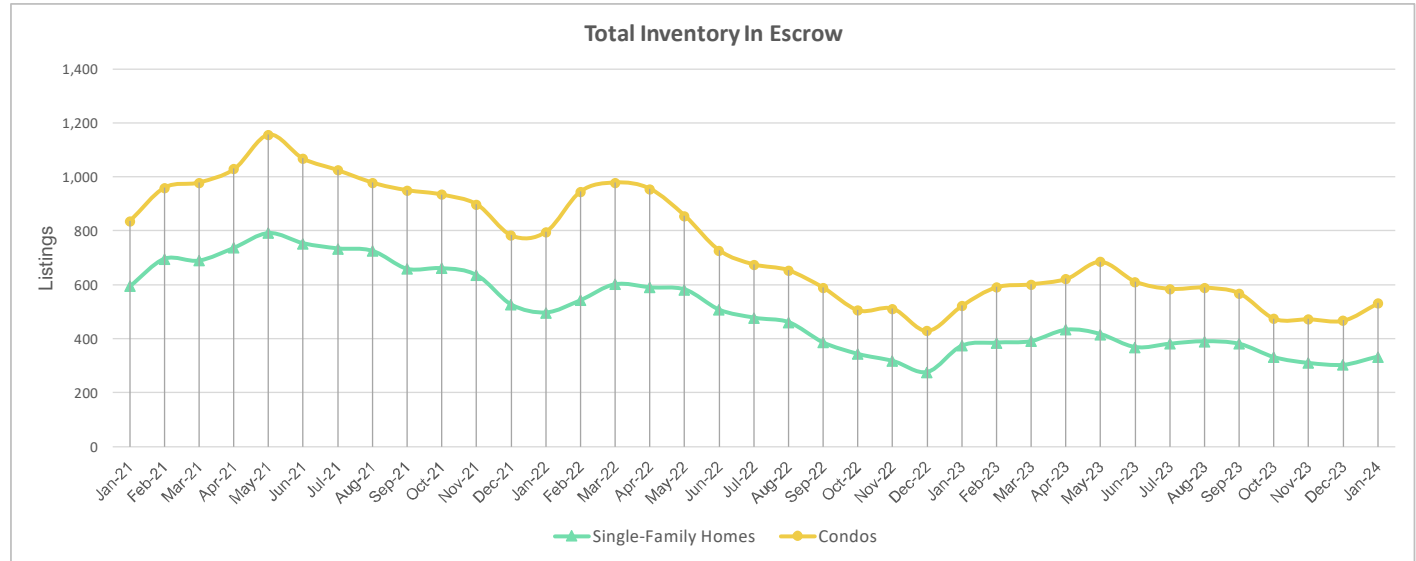
# Total Inventory In Escrow\*

January 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
Jan-21	596	837	1,433
Feb-21	697	960	1,657
Mar-21	691	979	1,670
Apr-21	739	1,030	1,769
May-21	793	1,157	1,950
Jun-21	754	1,068	1,822
Jul-21	735	1,026	1,761
Aug-21	727	979	1,706
Sep-21	660	951	1,611
Oct-21	663	935	1,598
Nov-21	637	899	1,536
Dec-21	528	784	1,312
Jan-22	498	797	1,295
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
<b>Jan-24</b>	<b>334</b>	<b>532</b>	<b>866</b>



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

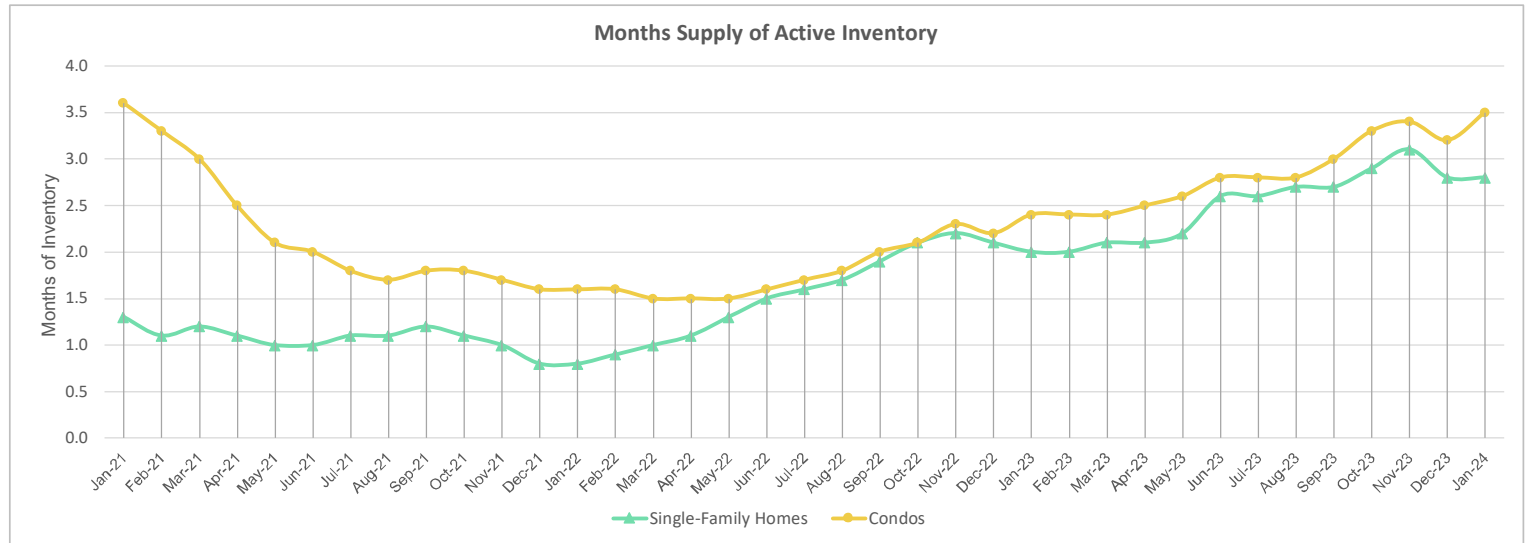
# Months Supply of Active Inventory\*

January 2024

OAHU, HAWAII

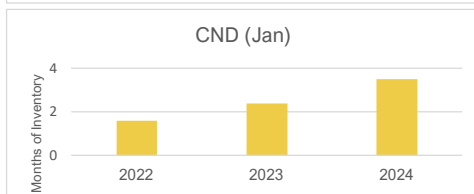
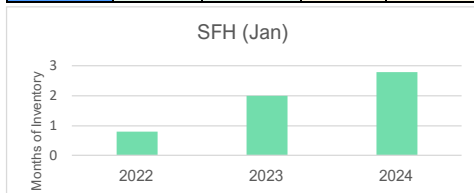
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Jan-21	1.3	3.6
Feb-21	1.1	3.3
Mar-21	1.2	3.0
Apr-21	1.1	2.5
May-21	1.0	2.1
Jun-21	1.0	2.0
Jul-21	1.1	1.8
Aug-21	1.1	1.7
Sep-21	1.2	1.8
Oct-21	1.1	1.8
Nov-21	1.0	1.7
Dec-21	0.8	1.6
Jan-22	0.8	1.6
Feb-22	0.9	1.6
Mar-22	1.0	1.5
Apr-22	1.1	1.5
May-22	1.3	1.5
Jun-22	1.5	1.6
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5

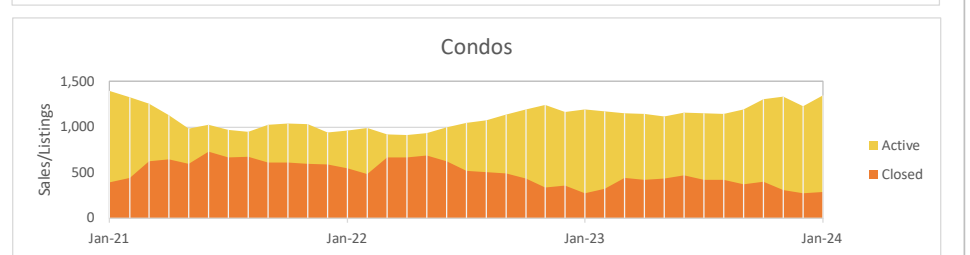
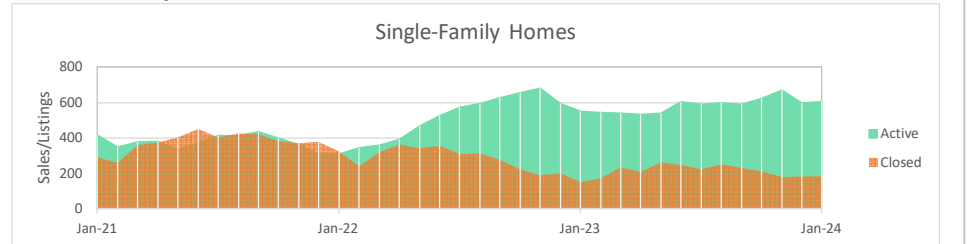


## Months Supply of Active Inventory

January	SFH	YoY %chg	CND	YoY %chg
2022	0.8	-38.5%	1.6	-55.6%
2023	2.0	150.0%	2.4	50.0%
2024	2.8	40.0%	3.5	45.8%



## 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

January 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		
	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg
\$449,999 and below	5	6	-16.7%	21	13	61.5%	96.9%	91.7%	5.7%	3	1	200.0%	1	4	-75.0%	8	4	100.0%	3	9	-66.7%	4.0	2.0	100.0%
\$450,000 - \$599,999	5	4	25.0%	44	6	633.3%	81.8%	97.7%	-16.3%	7	7	0.0%	9	8	12.5%	17	8	112.5%	13	17	-23.5%	2.8	1.3	115.4%
\$600,000 - \$699,999	8	11	-27.3%	84	17	394.1%	96.0%	100.0%	-4.0%	15	10	50.0%	5	14	-64.3%	23	24	-4.2%	9	22	-59.1%	2.3	2.7	-14.8%
\$700,000 - \$799,999	21	17	23.5%	37	38	-2.6%	97.5%	94.3%	3.4%	17	21	-19.0%	26	16	62.5%	35	41	-14.6%	46	31	48.4%	1.8	2.1	-14.3%
\$800,000 - \$899,999	28	24	16.7%	37	33	12.1%	97.6%	96.5%	1.1%	37	34	8.8%	26	43	-39.5%	57	63	-9.5%	45	55	-18.2%	1.7	1.9	-10.5%
\$900,000 - \$999,999	21	19	10.5%	25	33	-24.2%	99.0%	95.4%	3.8%	42	34	23.5%	30	41	-26.8%	62	58	6.9%	46	54	-14.8%	2.2	1.5	46.7%
\$1,000,000 - \$1,499,999	55	50	10.0%	19	16	18.8%	99.0%	97.2%	1.9%	75	88	-14.8%	69	83	-16.9%	144	141	2.1%	98	102	-3.9%	2.1	1.4	50.0%
\$1,500,000 - 1,999,999	22	13	69.2%	46	22	109.1%	97.7%	94.2%	3.7%	45	33	36.4%	30	26	15.4%	91	66	37.9%	37	33	12.1%	3.6	1.9	89.5%
\$2,000,000 - \$2,999,999	14	2	600.0%	12	10	20.0%	100.0%	99.1%	0.9%	24	18	33.3%	16	15	6.7%	70	53	32.1%	22	27	-18.5%	5.0	2.9	72.4%
\$3,000,000 and above	5	4	25.0%	6	161	-96.3%	99.0%	81.7%	21.2%	20	22	-9.1%	8	17	-52.9%	100	93	7.5%	15	26	-42.3%	11.1	7.2	54.2%
<b>All Single-Family Homes</b>	<b>184</b>	<b>150</b>	<b>22.7%</b>	<b>29</b>	<b>24</b>	<b>20.8%</b>	<b>98.3%</b>	<b>95.9%</b>	<b>2.5%</b>	<b>285</b>	<b>268</b>	<b>6.3%</b>	<b>220</b>	<b>267</b>	<b>-17.6%</b>	<b>607</b>	<b>551</b>	<b>10.2%</b>	<b>334</b>	<b>376</b>	<b>-11.2%</b>	<b>2.8</b>	<b>2.0</b>	<b>40.0%</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		
	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg	Jan-24	Jan-23	%chg
\$149,999 and below	9	8	12.5%	33	29	13.8%	94.2%	94.5%	-0.3%	18	13	38.5%	13	7	85.7%	41	39	5.1%	24	20	20.0%	3.2	2.6	23.1%
\$150,000 - \$299,999	33	32	3.1%	41	19	115.8%	96.2%	98.2%	-2.0%	58	51	13.7%	31	41	-24.4%	145	140	3.6%	58	64	-9.4%	3.3	2.3	43.5%
\$300,000 - \$399,999	52	46	13.0%	38	20	90.0%	97.1%	98.9%	-1.8%	102	88	15.9%	65	69	-5.8%	198	123	61.0%	94	101	-6.9%	3.2	1.5	113.3%
\$400,000 - \$499,999	47	57	-17.5%	22	20	10.0%	97.8%	100.0%	-2.2%	101	83	21.7%	70	67	4.5%	188	154	22.1%	94	90	4.4%	2.9	1.8	61.1%
\$500,000 - \$599,999	40	34	17.6%	30	34	-11.8%	99.1%	99.2%	-0.1%	75	61	23.0%	59	52	13.5%	142	117	21.4%	79	63	25.4%	2.4	1.6	50.0%
\$600,000 - \$699,999	41	34	20.6%	28	44	-36.4%	98.5%	97.1%	1.4%	58	58	0.0%	46	49	-6.1%	131	126	4.0%	61	63	-3.2%	2.9	2.3	26.1%
\$700,000 - \$999,999	54	40	35.0%	17	28	-39.3%	97.9%	98.0%	-0.1%	95	95	0.0%	59	57	3.5%	224	215	4.2%	79	77	2.6%	3.7	2.4	54.2%
\$1,000,000 - \$1,499,999	6	15	-60.0%	53	24	120.8%	96.6%	96.6%	0.0%	42	31	35.5%	23	23	0.0%	119	114	4.4%	30	31	-3.2%	6.3	4.4	43.2%
\$1,500,000 - \$1,999,999	5	2	150.0%	34	321	-89.4%	96.8%	91.9%	5.3%	14	20	-30.0%	5	7	-28.6%	64	77	-16.9%	7	7	0.0%	8.0	8.6	-7.0%
\$2,000,000 and above	5	7	-28.6%	78	15	420.0%	90.7%	100.0%	-9.3%	18	23	-21.7%	5	6	-16.7%	96	91	5.5%	6	7	-14.3%	13.7	10.1	35.6%
<b>All Condos</b>	<b>292</b>	<b>275</b>	<b>6.2%</b>	<b>29</b>	<b>24</b>	<b>20.8%</b>	<b>97.5%</b>	<b>98.4%</b>	<b>-0.9%</b>	<b>581</b>	<b>523</b>	<b>11.1%</b>	<b>376</b>	<b>378</b>	<b>-0.5%</b>	<b>1,348</b>	<b>1,196</b>	<b>12.7%</b>	<b>532</b>	<b>523</b>	<b>1.7%</b>	<b>3.5</b>	<b>2.4</b>	<b>45.8%</b>

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

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# Closed Sales by Price Range: Single-Family Homes

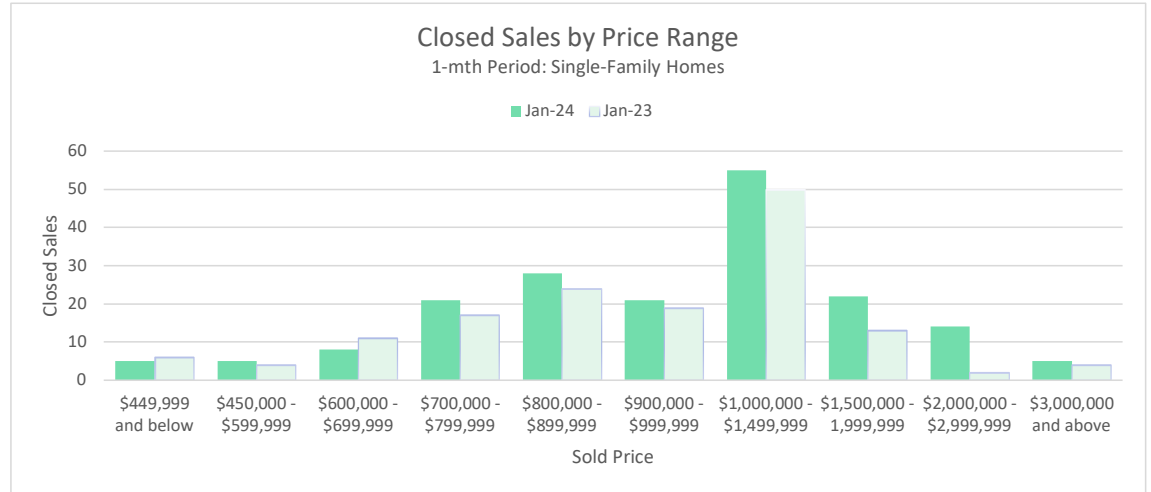
January 2024

OAHU, HAWAII

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

Single-Family Homes	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	5	6	-16.7%	29	25	16.0%
\$450,000 - \$599,999	5	4	25.0%	66	70	-5.7%
\$600,000 - \$699,999	8	11	-27.3%	120	103	16.5%
\$700,000 - \$799,999	21	17	23.5%	231	241	-4.1%
\$800,000 - \$899,999	28	24	16.7%	392	412	-4.9%
\$900,000 - \$999,999	21	19	10.5%	334	463	-27.9%
\$1,000,000 - \$1,499,999	55	50	10.0%	842	1,211	-30.5%
\$1,500,000 - 1,999,999	22	13	69.2%	299	409	-26.9%
\$2,000,000 - \$2,999,999	14	2	600.0%	172	210	-18.1%
\$3,000,000 and above	5	4	25.0%	109	154	-29.2%
<b>All Single-Family Homes</b>	<b>184</b>	<b>150</b>	<b>22.7%</b>	<b>2,594</b>	<b>3,298</b>	<b>-21.3%</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

January 2024

OAHU, HAWAII

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

Condos	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	8	12.5%	155	179	-13.4%
\$150,000 - \$299,999	33	32	3.1%	528	748	-29.4%
\$300,000 - \$399,999	52	46	13.0%	736	955	-22.9%
\$400,000 - \$499,999	47	57	-17.5%	781	1,045	-25.3%
\$500,000 - \$599,999	40	34	17.6%	711	903	-21.3%
\$600,000 - \$699,999	41	34	20.6%	544	669	-18.7%
\$700,000 - \$999,999	54	40	35.0%	730	1,055	-30.8%
\$1,000,000 - \$1,499,999	6	15	-60.0%	230	308	-25.3%
\$1,500,000 - \$1,999,999	5	2	150.0%	90	104	-13.5%
\$2,000,000 and above	5	7	-28.6%	85	110	-22.7%
<b>All Condos</b>	<b>292</b>	<b>275</b>	<b>6.2%</b>	<b>4,590</b>	<b>6,076</b>	<b>-24.5%</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.



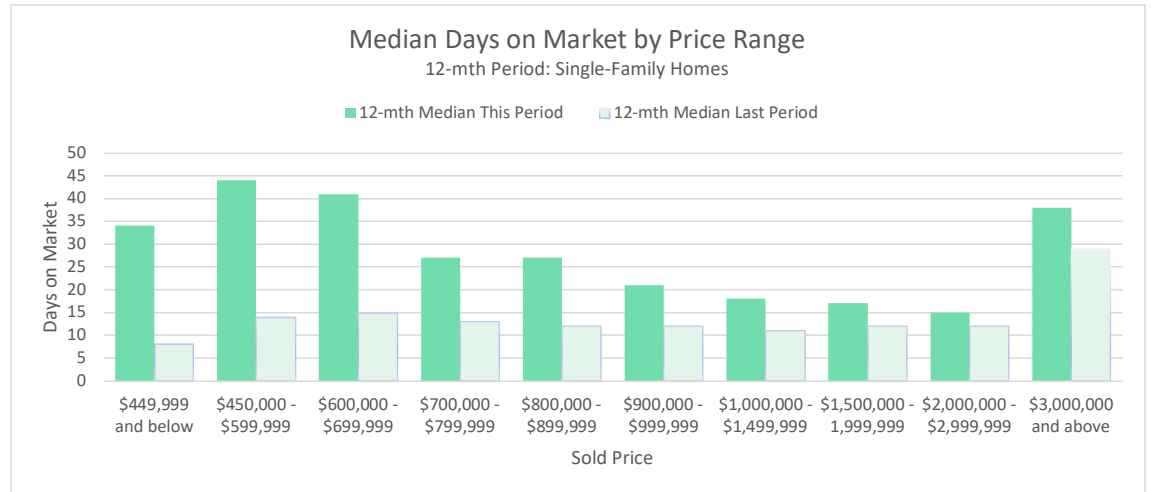
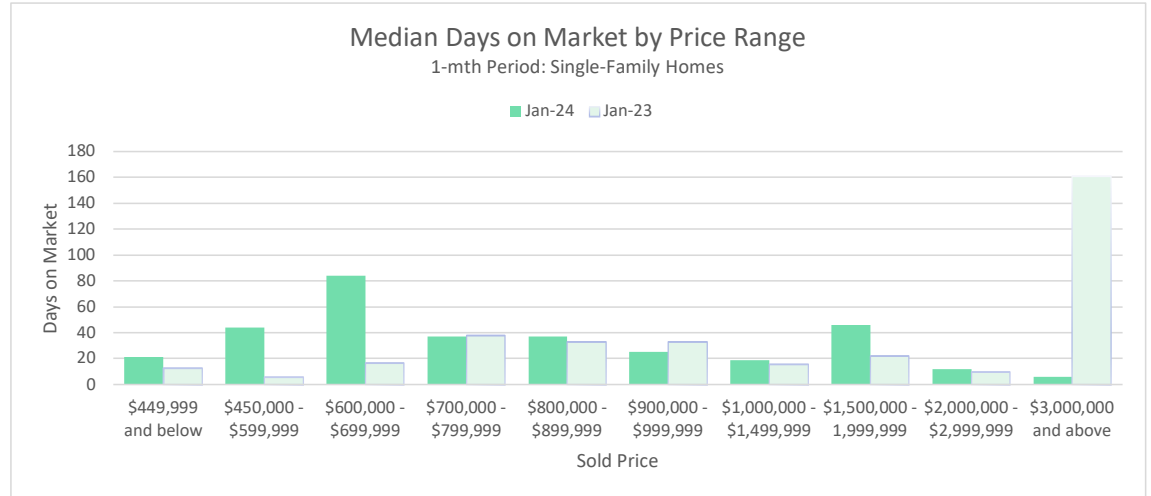
# Median Days on Market by Price Range: Single-Family Homes

January 2024

OAHU, HAWAII

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

Single-Family Homes	Jan-24	Jan-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	21	13	61.5%	34	8	325.0%
\$450,000 - \$599,999	44	6	633.3%	44	14	214.3%
\$600,000 - \$699,999	84	17	394.1%	41	15	173.3%
\$700,000 - \$799,999	37	38	-2.6%	27	13	107.7%
\$800,000 - \$899,999	37	33	12.1%	27	12	125.0%
\$900,000 - \$999,999	25	33	-24.2%	21	12	75.0%
\$1,000,000 - \$1,499,999	19	16	18.8%	18	11	63.6%
\$1,500,000 - 1,999,999	46	22	109.1%	17	12	41.7%
\$2,000,000 - \$2,999,999	12	10	20.0%	15	12	25.0%
\$3,000,000 and above	6	161	-96.3%	38	29	31.0%
<b>All Single-Family Homes</b>	<b>29</b>	<b>24</b>	<b>20.8%</b>	<b>22</b>	<b>12</b>	<b>83.3%</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.

# Median Days on Market by Price Range: Condos

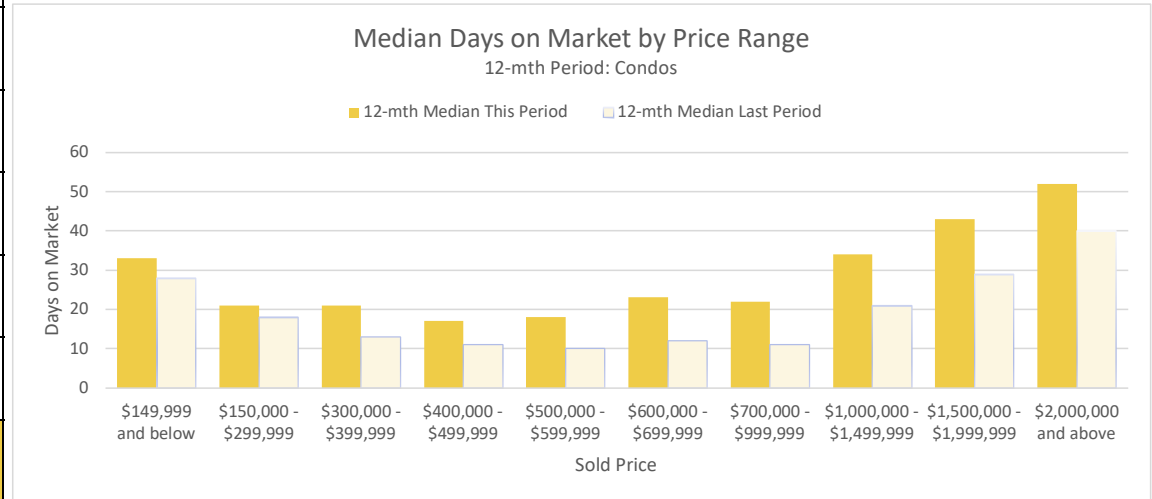
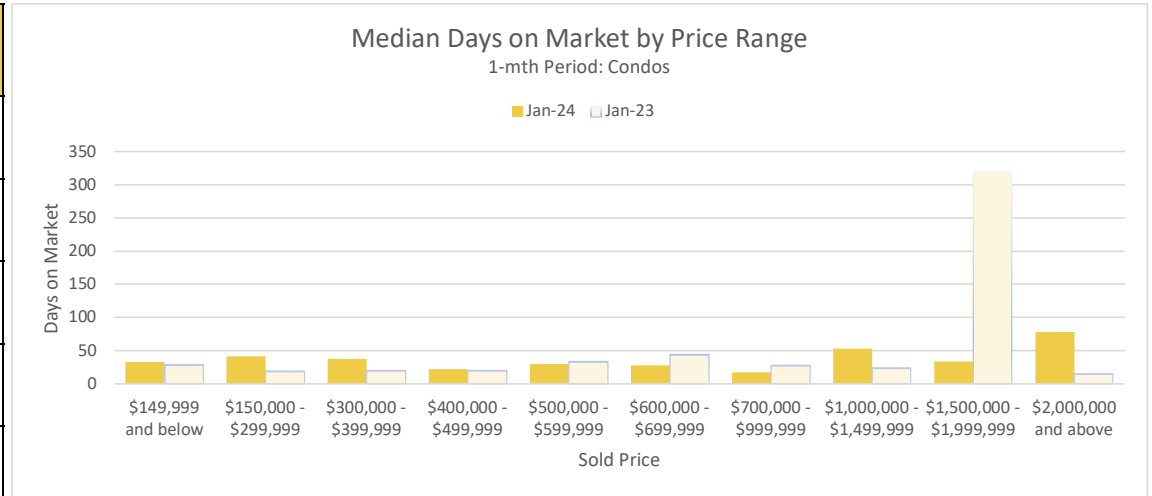
January 2024

OAHU, HAWAII

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

Condos	Jan-24	Jan-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	33	29	13.8%	33	28	17.9%
\$150,000 - \$299,999	41	19	115.8%	21	18	16.7%
\$300,000 - \$399,999	38	20	90.0%	21	13	61.5%
\$400,000 - \$499,999	22	20	10.0%	17	11	54.5%
\$500,000 - \$599,999	30	34	-11.8%	18	10	80.0%
\$600,000 - \$699,999	28	44	-36.4%	23	12	91.7%
\$700,000 - \$999,999	17	28	-39.3%	22	11	100.0%
\$1,000,000 - \$1,499,999	53	24	120.8%	34	21	61.9%
\$1,500,000 - \$1,999,999	34	321	-89.4%	43	29	48.3%
\$2,000,000 and above	78	15	420.0%	52	40	30.0%
<b>All Condos</b>	<b>29</b>	<b>24</b>	<b>20.8%</b>	<b>21</b>	<b>13</b>	<b>61.5%</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.



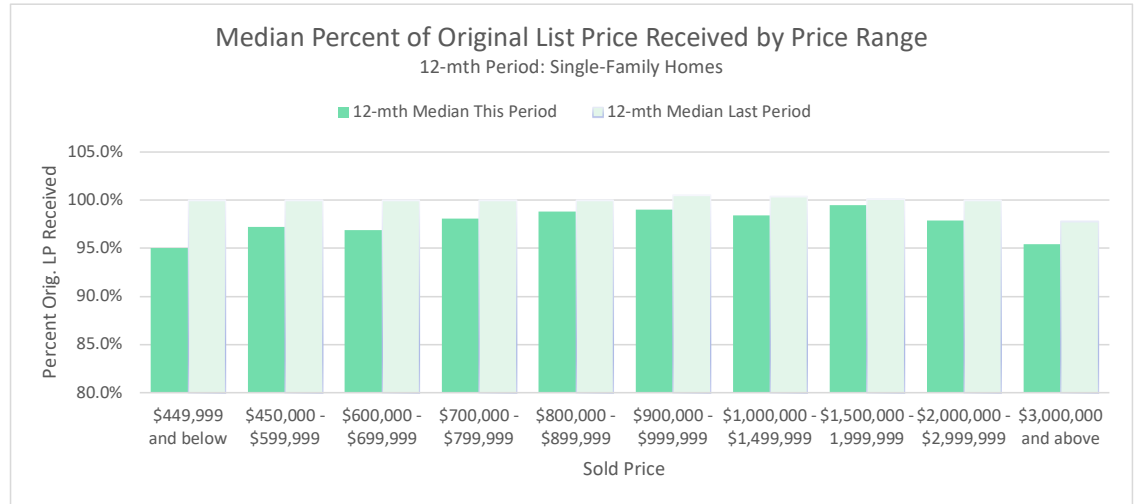
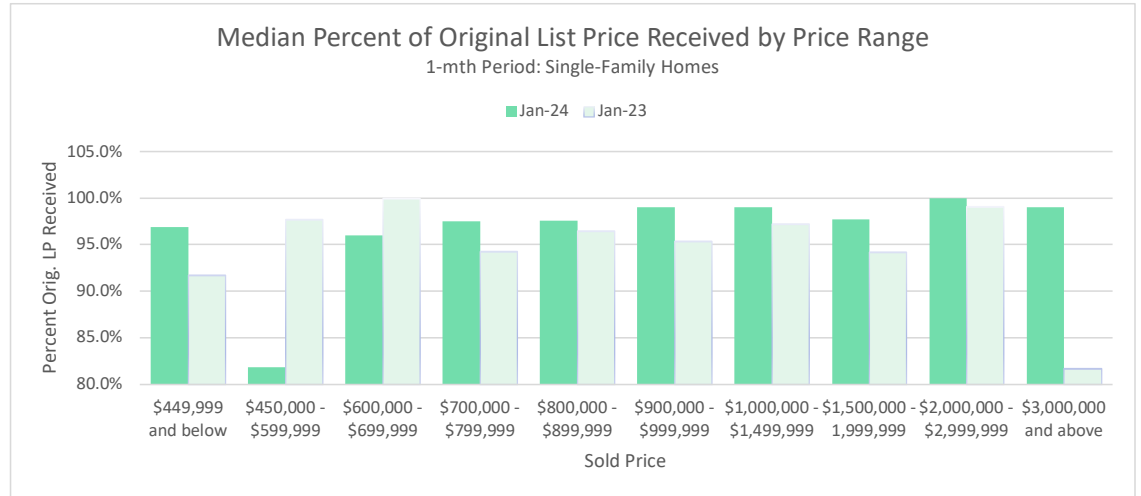
# Median Percent of Original List Price Received by Price Range: Single-Family Homes

January 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	Jan-24	Jan-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	96.9%	91.7%	5.7%	95.0%	100.0%	-5.0%
\$450,000 - \$599,999	81.8%	97.7%	-16.3%	97.2%	100.0%	-2.8%
\$600,000 - \$699,999	96.0%	100.0%	-4.0%	96.9%	100.0%	-3.1%
\$700,000 - \$799,999	97.5%	94.3%	3.4%	98.1%	100.0%	-1.9%
\$800,000 - \$899,999	97.6%	96.5%	1.1%	98.8%	100.0%	-1.2%
\$900,000 - \$999,999	99.0%	95.4%	3.8%	99.0%	100.5%	-1.5%
\$1,000,000 - \$1,499,999	99.0%	97.2%	1.9%	98.4%	100.4%	-2.0%
\$1,500,000 - 1,999,999	97.7%	94.2%	3.7%	99.5%	100.1%	-0.6%
\$2,000,000 - \$2,999,999	100.0%	99.1%	0.9%	97.9%	100.0%	-2.1%
\$3,000,000 and above	99.0%	81.7%	21.2%	95.4%	97.8%	-2.5%
<b>All Single-Family Homes</b>	<b>98.3%</b>	<b>95.9%</b>	<b>2.5%</b>	<b>98.3%</b>	<b>100.0%</b>	<b>-1.7%</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.

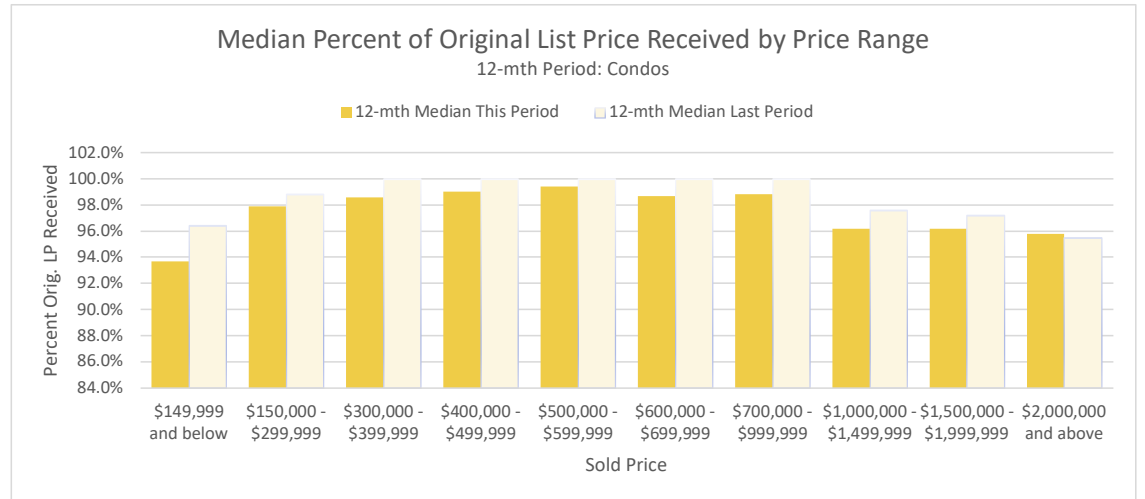
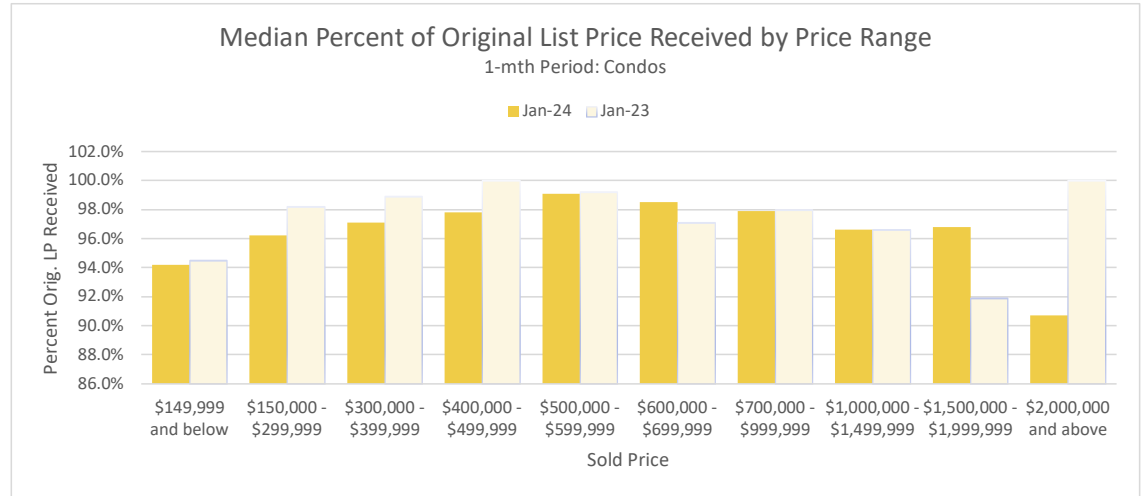
# Median Percent of Original List Price Received by Price Range: Condos

January 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	Jan-24	Jan-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	94.2%	94.5%	-0.3%	93.7%	96.4%	-2.8%
\$150,000 - \$299,999	96.2%	98.2%	-2.0%	97.9%	98.8%	-0.9%
\$300,000 - \$399,999	97.1%	98.9%	-1.8%	98.6%	100.0%	-1.4%
\$400,000 - \$499,999	97.8%	100.0%	-2.2%	99.0%	100.0%	-1.0%
\$500,000 - \$599,999	99.1%	99.2%	-0.1%	99.4%	100.0%	-0.6%
\$600,000 - \$699,999	98.5%	97.1%	1.4%	98.7%	100.0%	-1.3%
\$700,000 - \$999,999	97.9%	98.0%	-0.1%	98.8%	100.0%	-1.2%
\$1,000,000 - \$1,499,999	96.6%	96.6%	0.0%	96.2%	97.6%	-1.4%
\$1,500,000 - \$1,999,999	96.8%	91.9%	5.3%	96.2%	97.2%	-1.0%
\$2,000,000 and above	90.7%	100.0%	-9.3%	95.8%	95.5%	0.3%
<b>All Condos</b>	<b>97.5%</b>	<b>98.4%</b>	<b>-0.9%</b>	<b>98.5%</b>	<b>100.0%</b>	<b>-1.5%</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.



# New Listings by Price Range: Single-Family Homes

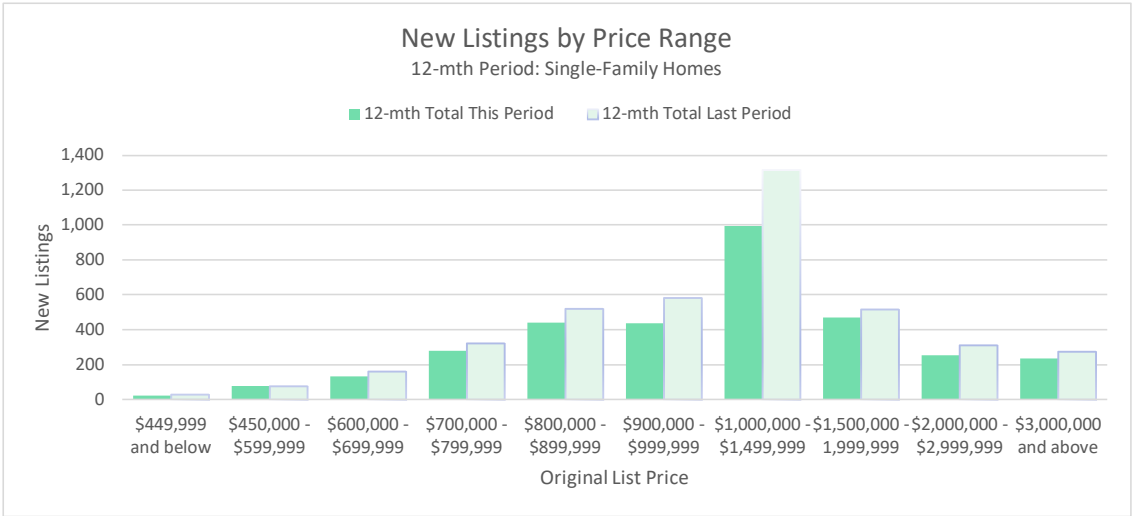
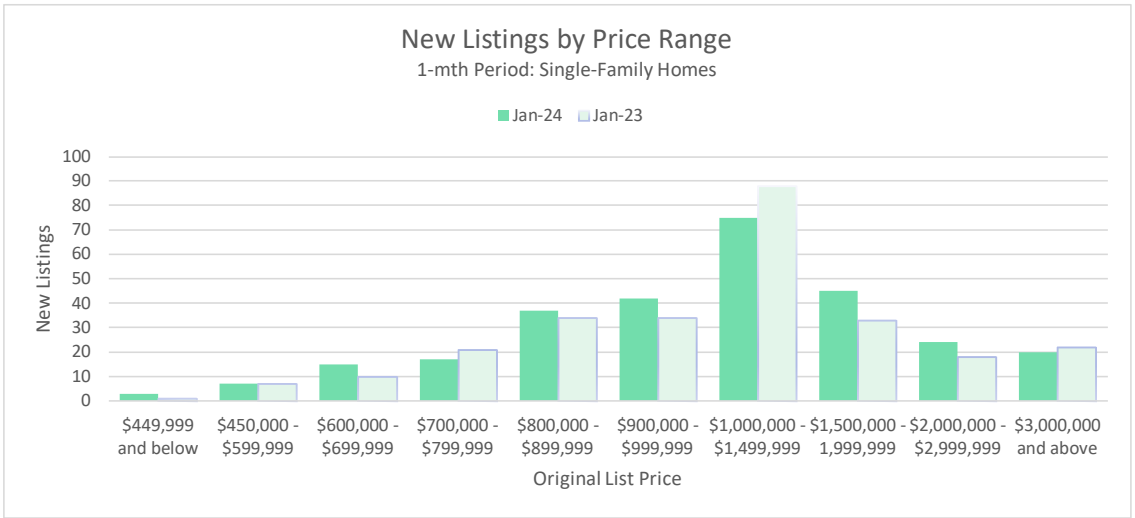
January 2024

OAHU, HAWAII

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

Single-Family Homes	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	1	200.0%	24	29	-17.2%
\$450,000 - \$599,999	7	7	0.0%	77	76	1.3%
\$600,000 - \$699,999	15	10	50.0%	133	160	-16.9%
\$700,000 - \$799,999	17	21	-19.0%	279	322	-13.4%
\$800,000 - \$899,999	37	34	8.8%	439	522	-15.9%
\$900,000 - \$999,999	42	34	23.5%	436	582	-25.1%
\$1,000,000 - \$1,499,999	75	88	-14.8%	994	1,318	-24.6%
\$1,500,000 - 1,999,999	45	33	36.4%	471	517	-8.9%
\$2,000,000 - \$2,999,999	24	18	33.3%	254	313	-18.8%
\$3,000,000 and above	20	22	-9.1%	234	277	-15.5%
<b>All Single-Family Homes</b>	<b>285</b>	<b>268</b>	<b>6.3%</b>	<b>3,341</b>	<b>4,116</b>	<b>-18.8%</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

January 2024

OAHU, HAWAII

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

Condos	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	18	13	38.5%	178	185	-3.8%
\$150,000 - \$299,999	58	51	13.7%	679	899	-24.5%
\$300,000 - \$399,999	102	88	15.9%	929	1,110	-16.3%
\$400,000 - \$499,999	101	83	21.7%	1,022	1,193	-14.3%
\$500,000 - \$599,999	75	61	23.0%	928	997	-6.9%
\$600,000 - \$699,999	58	58	0.0%	702	815	-13.9%
\$700,000 - \$999,999	95	95	0.0%	989	1,307	-24.3%
\$1,000,000 - \$1,499,999	42	31	35.5%	393	427	-8.0%
\$1,500,000 - \$1,999,999	14	20	-30.0%	169	198	-14.6%
\$2,000,000 and above	18	23	-21.7%	192	194	-1.0%
<b>All Condos</b>	<b>581</b>	<b>523</b>	<b>11.1%</b>	<b>6,181</b>	<b>7,325</b>	<b>-15.6%</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

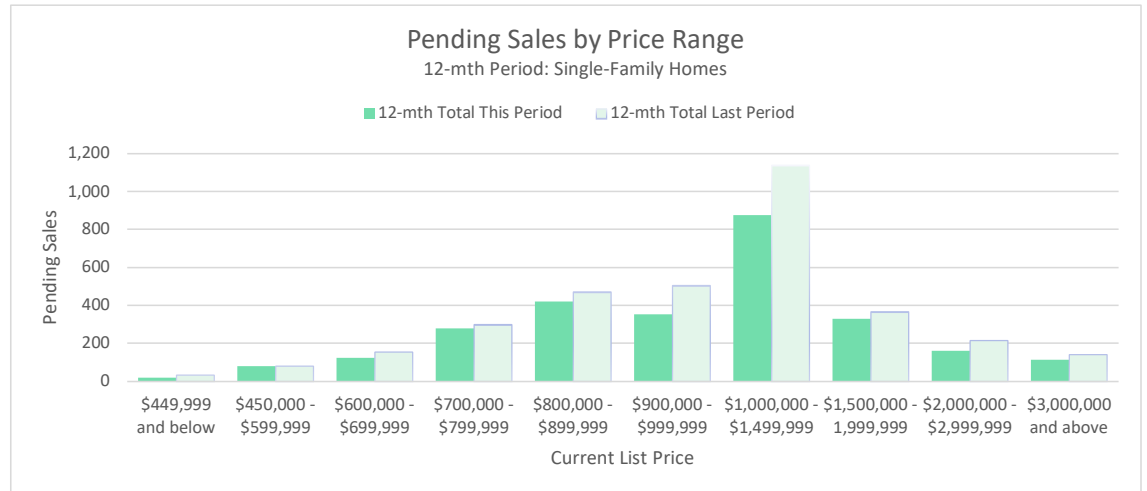
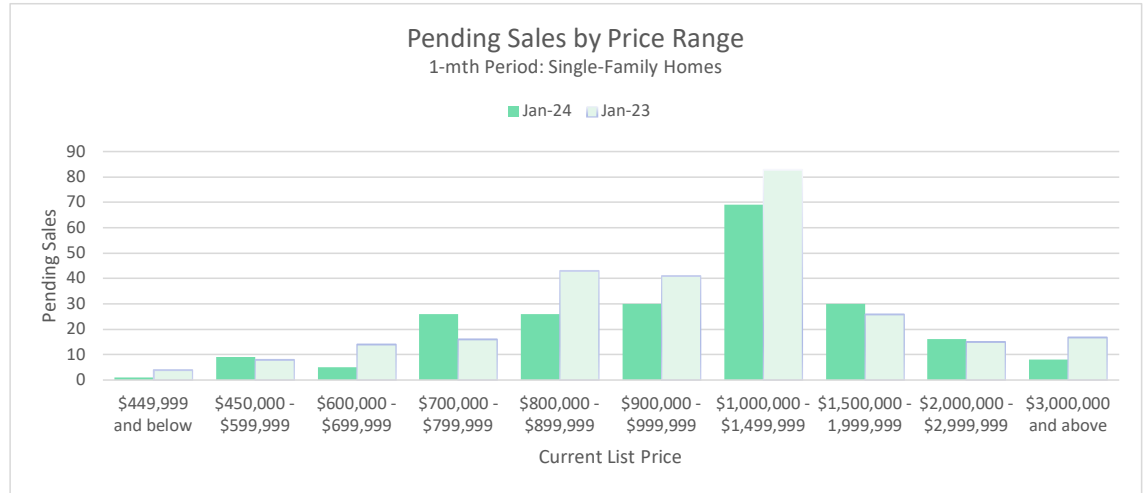
## January 2024

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	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	4	-75.0%	19	32	-40.6%
\$450,000 - \$599,999	9	8	12.5%	78	78	0.0%
\$600,000 - \$699,999	5	14	-64.3%	123	153	-19.6%
\$700,000 - \$799,999	26	16	62.5%	278	297	-6.4%
\$800,000 - \$899,999	26	43	-39.5%	420	469	-10.4%
\$900,000 - \$999,999	30	41	-26.8%	353	504	-30.0%
\$1,000,000 - \$1,499,999	69	83	-16.9%	876	1,138	-23.0%
\$1,500,000 - 1,999,999	30	26	15.4%	328	366	-10.4%
\$2,000,000 - \$2,999,999	16	15	6.7%	161	215	-25.1%
\$3,000,000 and above	8	17	-52.9%	113	139	-18.7%
<b>All Single-Family Homes</b>	<b>220</b>	<b>267</b>	<b>-17.6%</b>	<b>2,749</b>	<b>3,391</b>	<b>-18.9%</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

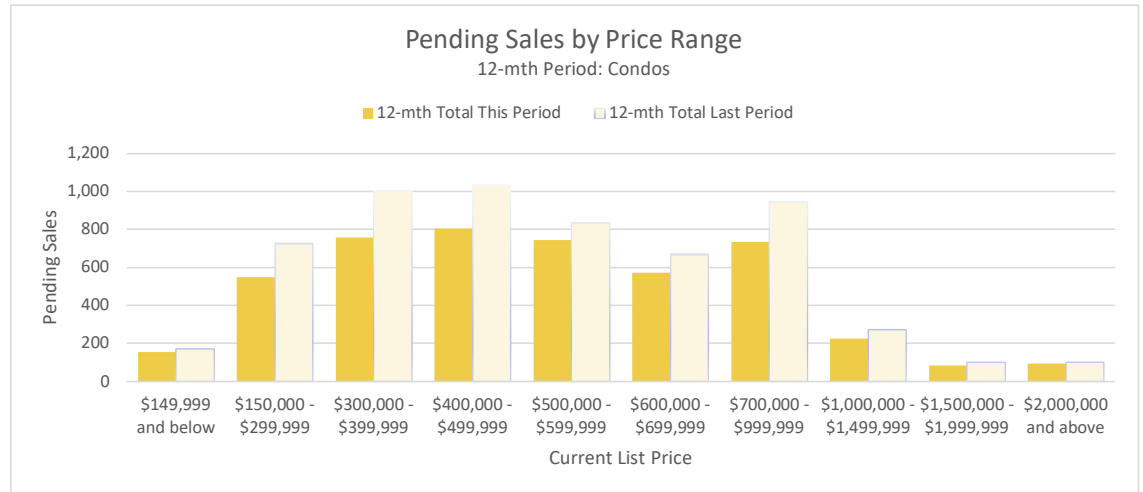
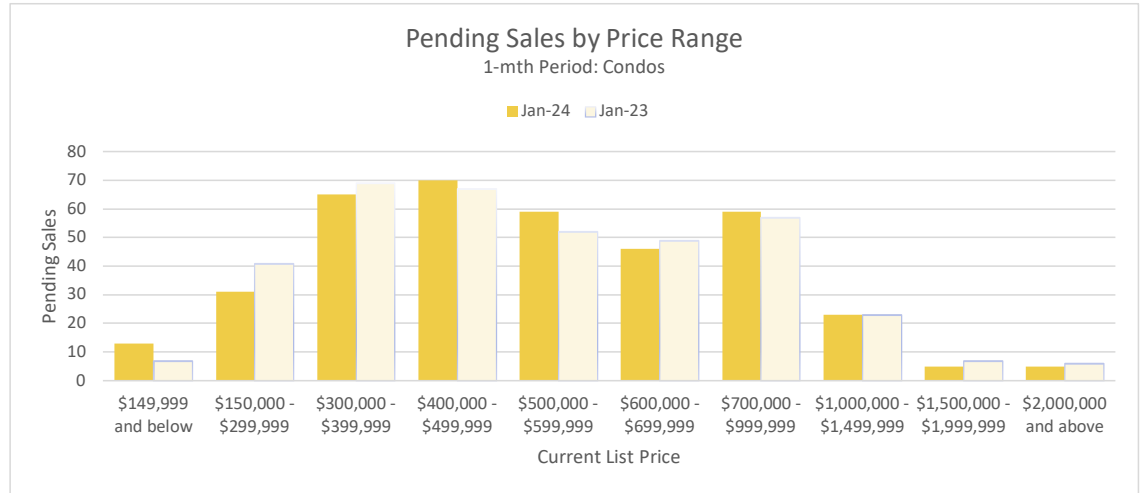
January 2024

OAHU, HAWAII

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

Condos	Jan-24	Jan-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	13	7	85.7%	156	172	-9.3%
\$150,000 - \$299,999	31	41	-24.4%	549	728	-24.6%
\$300,000 - \$399,999	65	69	-5.8%	758	1,003	-24.4%
\$400,000 - \$499,999	70	67	4.5%	804	1,036	-22.4%
\$500,000 - \$599,999	59	52	13.5%	743	835	-11.0%
\$600,000 - \$699,999	46	49	-6.1%	572	670	-14.6%
\$700,000 - \$999,999	59	57	3.5%	734	946	-22.4%
\$1,000,000 - \$1,499,999	23	23	0.0%	226	271	-16.6%
\$1,500,000 - \$1,999,999	5	7	-28.6%	83	100	-17.0%
\$2,000,000 and above	5	6	-16.7%	94	101	-6.9%
<b>All Condos</b>	<b>376</b>	<b>378</b>	<b>-0.5%</b>	<b>4,719</b>	<b>5,862</b>	<b>-19.5%</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.



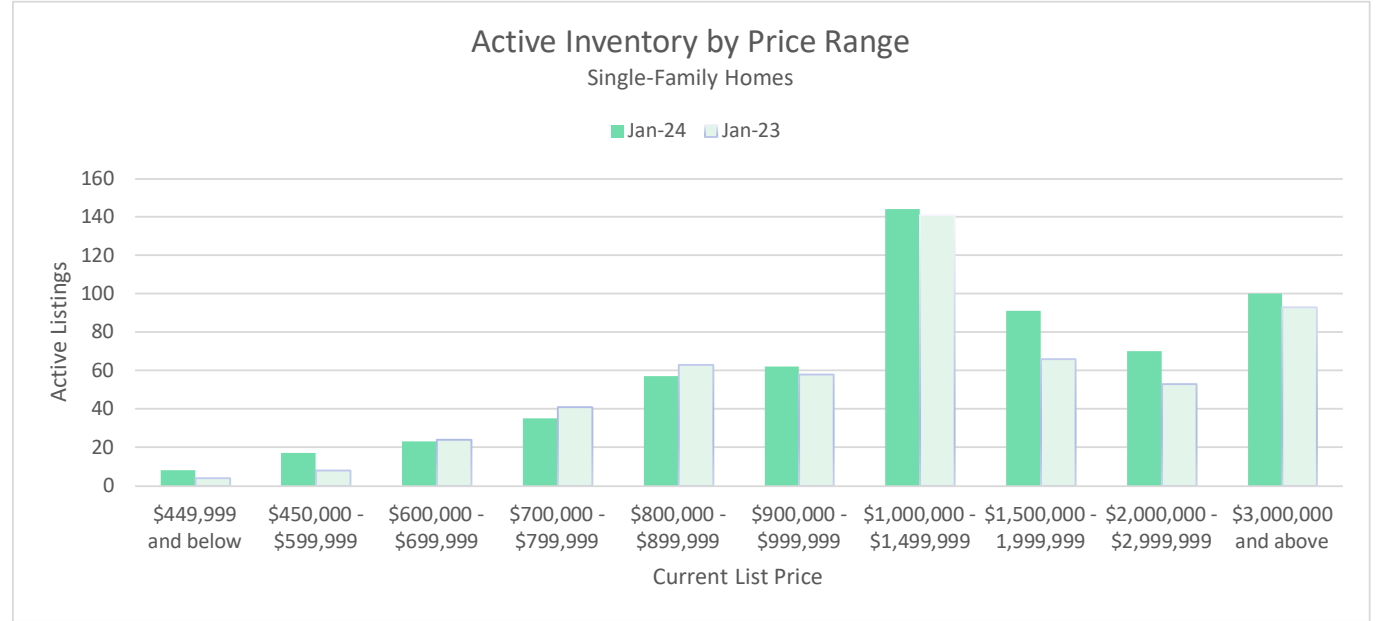
# Active Inventory\* by Price Range: Single-Family Homes

January 2024

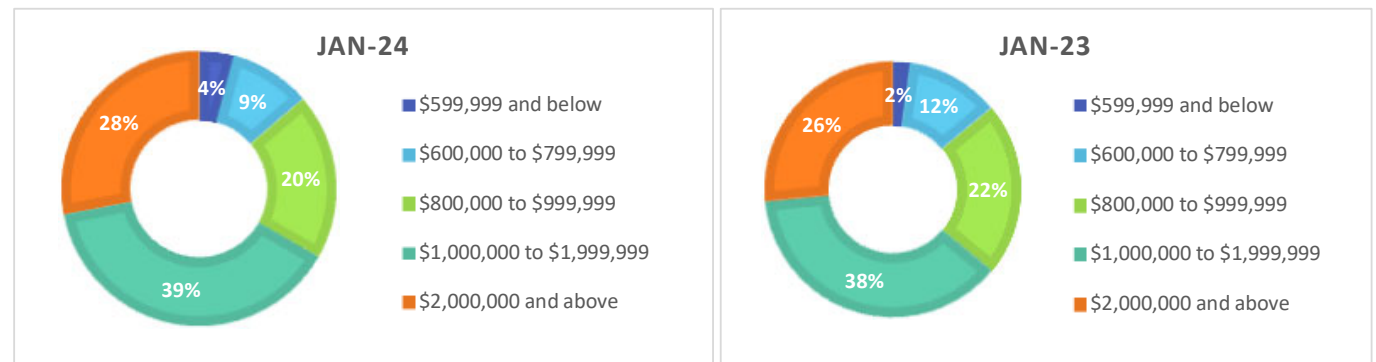
OAHU, HAWAII

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

Single-Family Homes	Jan-24	Jan-23	YOY chg
\$449,999 and below	8	4	100.0%
\$450,000 - \$599,999	17	8	112.5%
\$600,000 - \$699,999	23	24	-4.2%
\$700,000 - \$799,999	35	41	-14.6%
\$800,000 - \$899,999	57	63	-9.5%
\$900,000 - \$999,999	62	58	6.9%
\$1,000,000 - \$1,499,999	144	141	2.1%
\$1,500,000 - 1,999,999	91	66	37.9%
\$2,000,000 - \$2,999,999	70	53	32.1%
\$3,000,000 and above	100	93	7.5%
<b>All Single-Family Homes</b>	<b>607</b>	<b>551</b>	<b>10.2%</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.

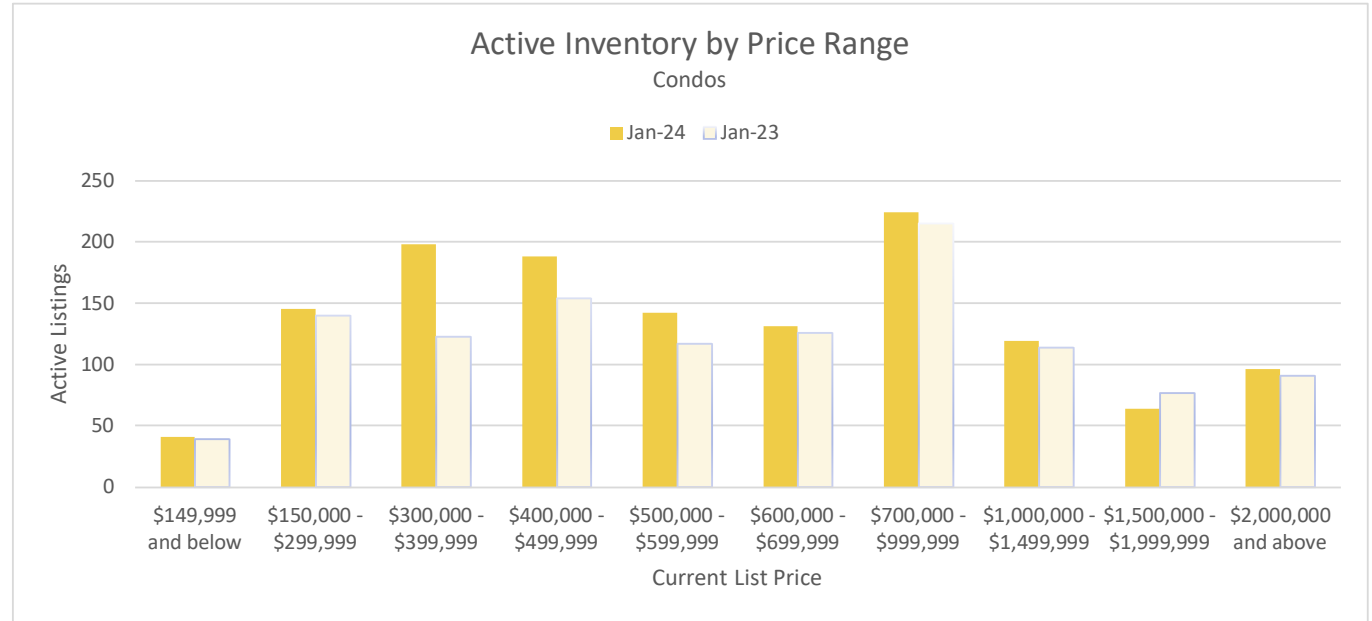
# Active Inventory\* by Price Range: Condos

January 2024

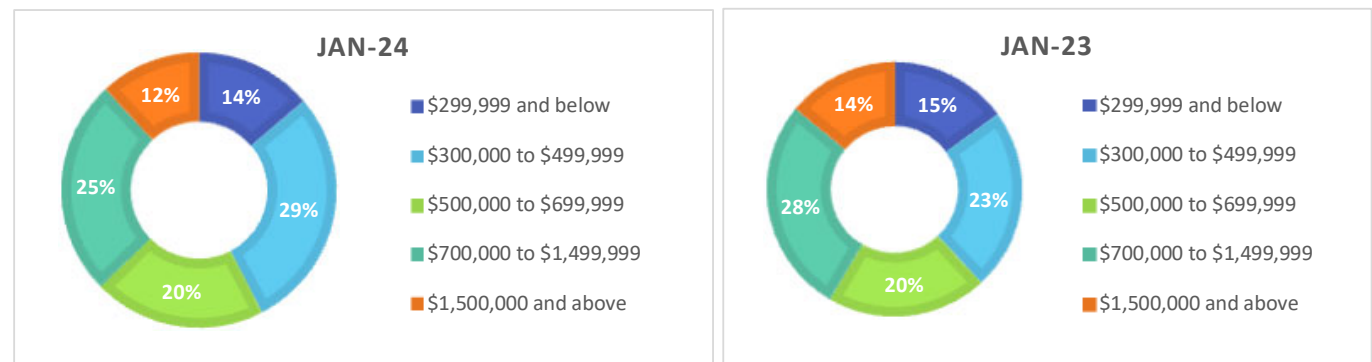
OAHU, HAWAII

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

Condos	Jan-24	Jan-23	YOY chg
\$149,999 and below	41	39	5.1%
\$150,000 - \$299,999	145	140	3.6%
\$300,000 - \$399,999	198	123	61.0%
\$400,000 - \$499,999	188	154	22.1%
\$500,000 - \$599,999	142	117	21.4%
\$600,000 - \$699,999	131	126	4.0%
\$700,000 - \$999,999	224	215	4.2%
\$1,000,000 - \$1,499,999	119	114	4.4%
\$1,500,000 - \$1,999,999	64	77	-16.9%
\$2,000,000 and above	96	91	5.5%
<b>All Condos</b>	<b>1,348</b>	<b>1,196</b>	<b>12.7%</b>



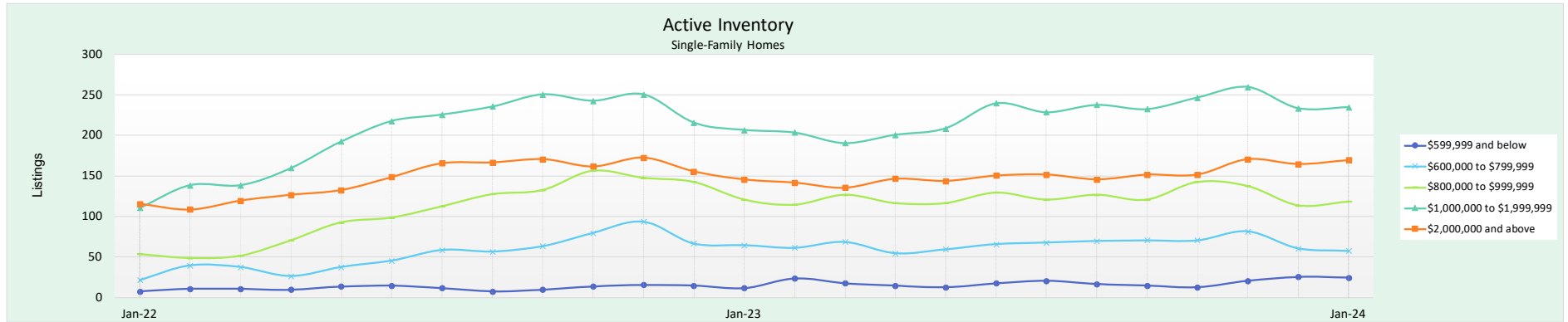
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



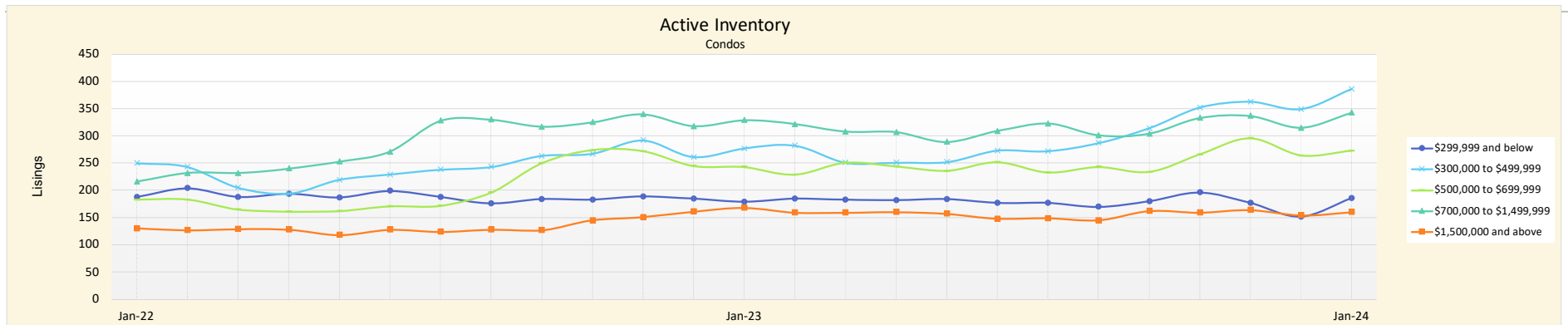
\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

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

January 2024  
OAHU, HAWAII



Single-Family Homes	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24
\$599,999 and below	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26	25
\$600,000 to \$799,999	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61	58
\$800,000 to \$999,999	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114	119
\$1,000,000 to \$1,999,999	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234	235
\$2,000,000 and above	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165	170
<b>Total</b>	<b>311</b>	<b>348</b>	<b>360</b>	<b>395</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>



Condos	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24
\$299,999 and below	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152	186
\$300,000 to \$499,999	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349	386
\$500,000 to \$699,999	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264	273
\$700,000 to \$1,499,999	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315	343
\$1,500,000 and above	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154	160
<b>Total</b>	<b>967</b>	<b>989</b>	<b>919</b>	<b>917</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>

\*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.



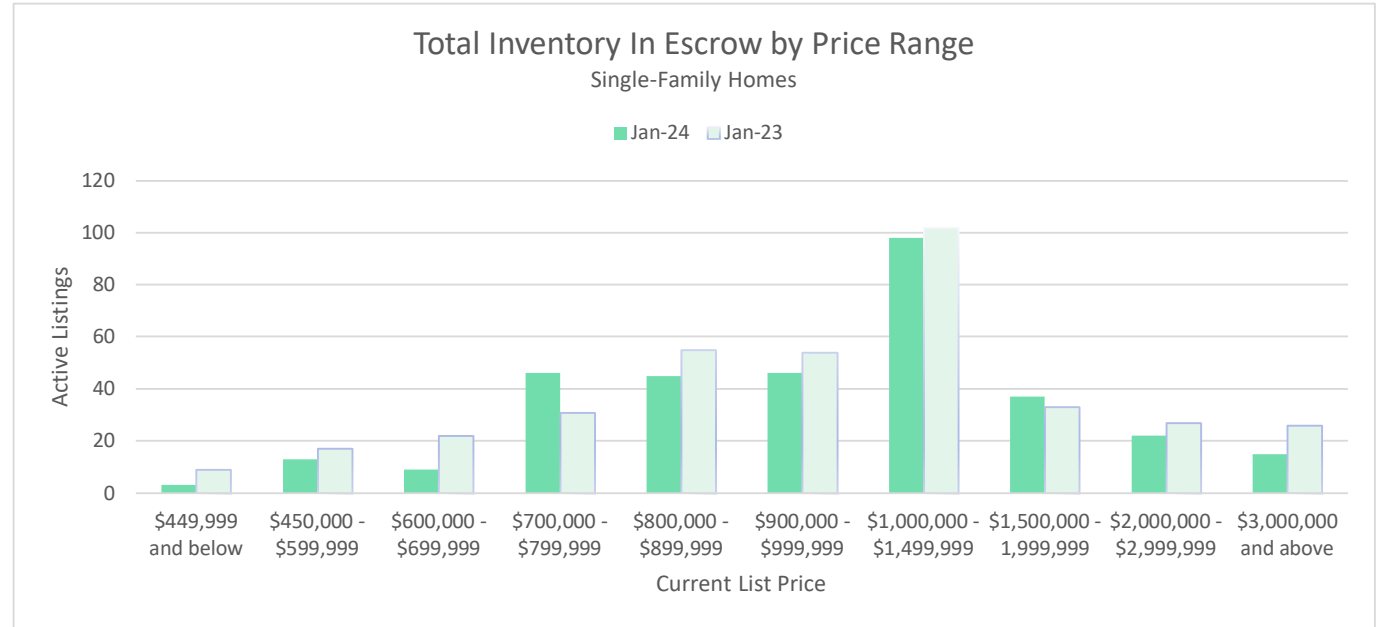
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

January 2024

OAHU, HAWAII

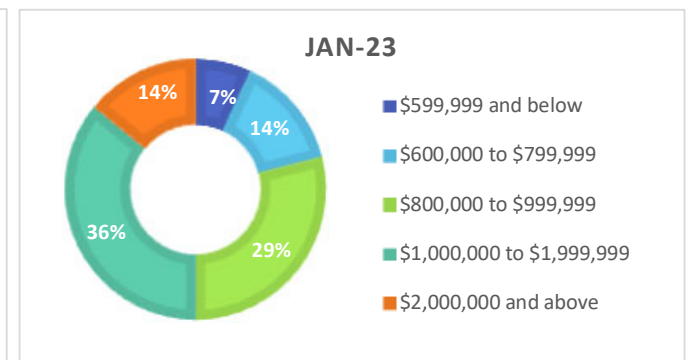
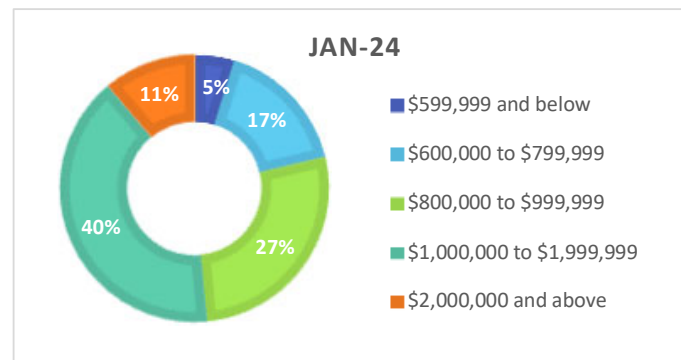
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Jan-24	Jan-23	YOY chg
\$449,999 and below	3	9	-66.7%
\$450,000 - \$599,999	13	17	-23.5%
\$600,000 - \$699,999	9	22	-59.1%
\$700,000 - \$799,999	46	31	48.4%
\$800,000 - \$899,999	45	55	-18.2%
\$900,000 - \$999,999	46	54	-14.8%
\$1,000,000 - \$1,499,999	98	102	-3.9%
\$1,500,000 - 1,999,999	37	33	12.1%
\$2,000,000 - \$2,999,999	22	27	-18.5%
\$3,000,000 and above	15	26	-42.3%
<b>All Single-Family Homes</b>	<b>334</b>	<b>376</b>	<b>-11.2%</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.

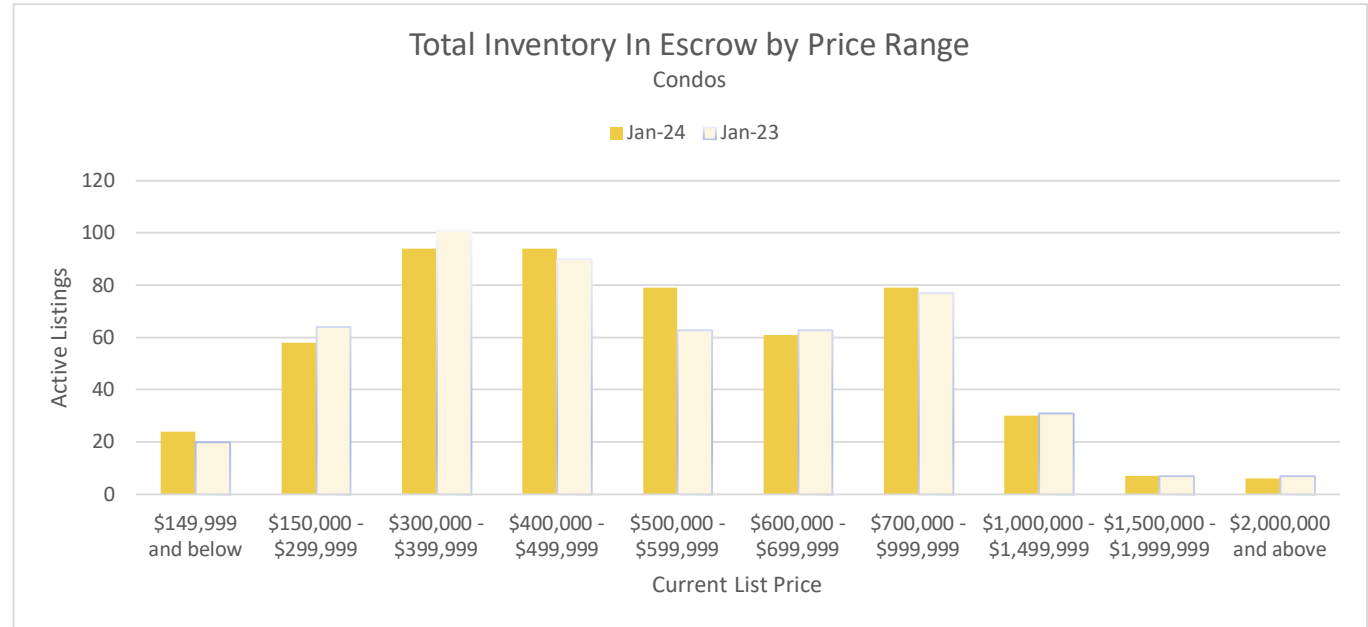
# Total Inventory In Escrow\* by Price Range: Condos

January 2024

OAHU, HAWAII

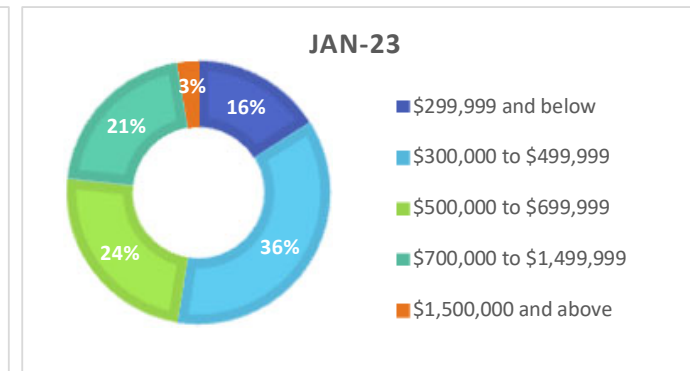
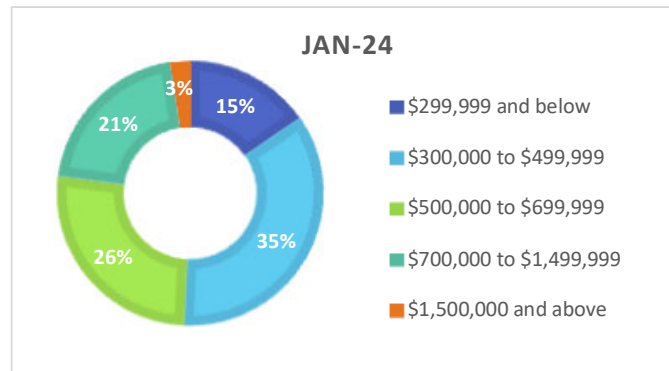
(The number of properties in an escrow status at the end of a given month)

Condos	Jan-24	Jan-23	YOY chg
\$149,999 and below	24	20	20.0%
\$150,000 - \$299,999	58	64	-9.4%
\$300,000 - \$399,999	94	101	-6.9%
\$400,000 - \$499,999	94	90	4.4%
\$500,000 - \$599,999	79	63	25.4%
\$600,000 - \$699,999	61	63	-3.2%
\$700,000 - \$999,999	79	77	2.6%
\$1,000,000 - \$1,499,999	30	31	-3.2%
\$1,500,000 - \$1,999,999	7	7	0.0%
\$2,000,000 and above	6	7	-14.3%
<b>All Condos</b>	<b>532</b>	<b>523</b>	<b>1.7%</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.

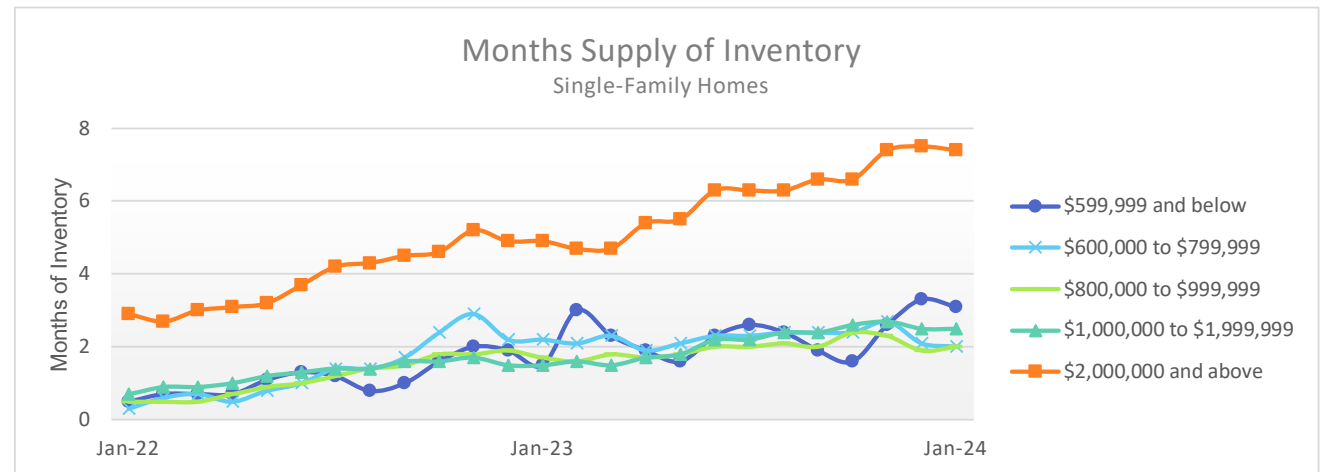
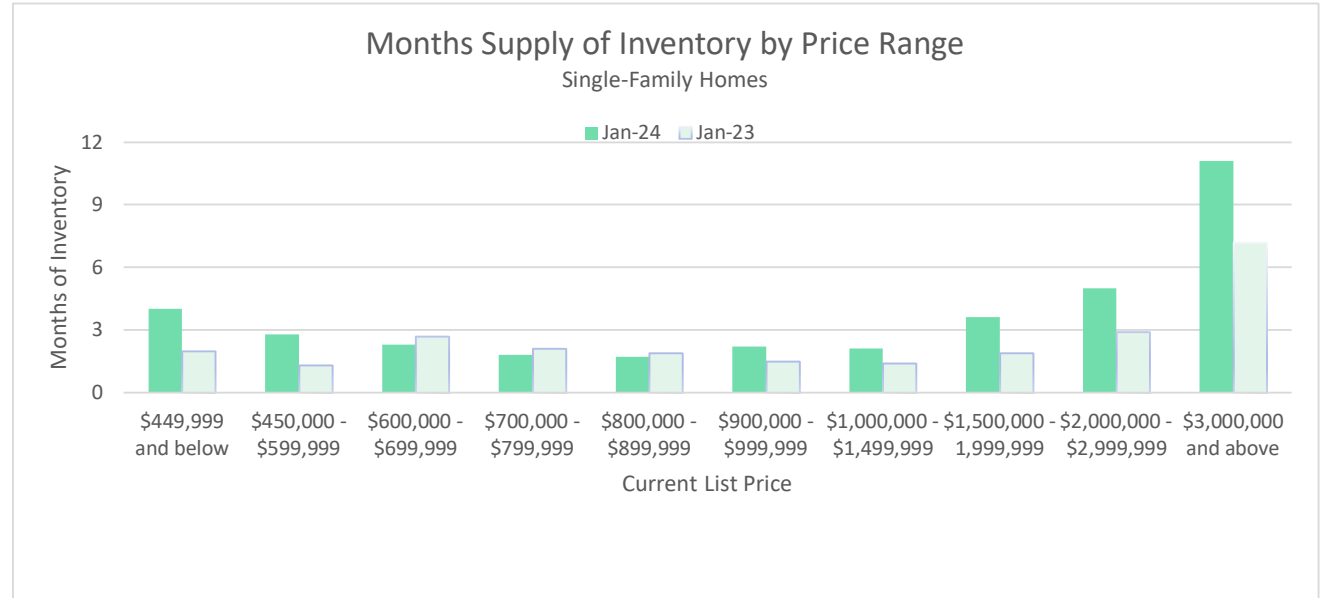
# Months Supply of Active Inventory by Price Range: Single-Family Homes

January 2024

OAHU, HAWAII

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

Single-Family Homes	Jan-24	Jan-23	YOY chg
\$449,999 and below	4.0	2.0	100.0%
\$450,000 - \$599,999	2.8	1.3	115.4%
\$600,000 - \$699,999	2.3	2.7	-14.8%
\$700,000 - \$799,999	1.8	2.1	-14.3%
\$800,000 - \$899,999	1.7	1.9	-10.5%
\$900,000 - \$999,999	2.2	1.5	46.7%
\$1,000,000 - \$1,499,999	2.1	1.4	50.0%
\$1,500,000 - 1,999,999	3.6	1.9	89.5%
\$2,000,000 - \$2,999,999	5.0	2.9	72.4%
\$3,000,000 and above	11.1	7.2	54.2%
<b>All Single-Family Homes</b>	<b>2.8</b>	<b>2.0</b>	<b>40.0%</b>



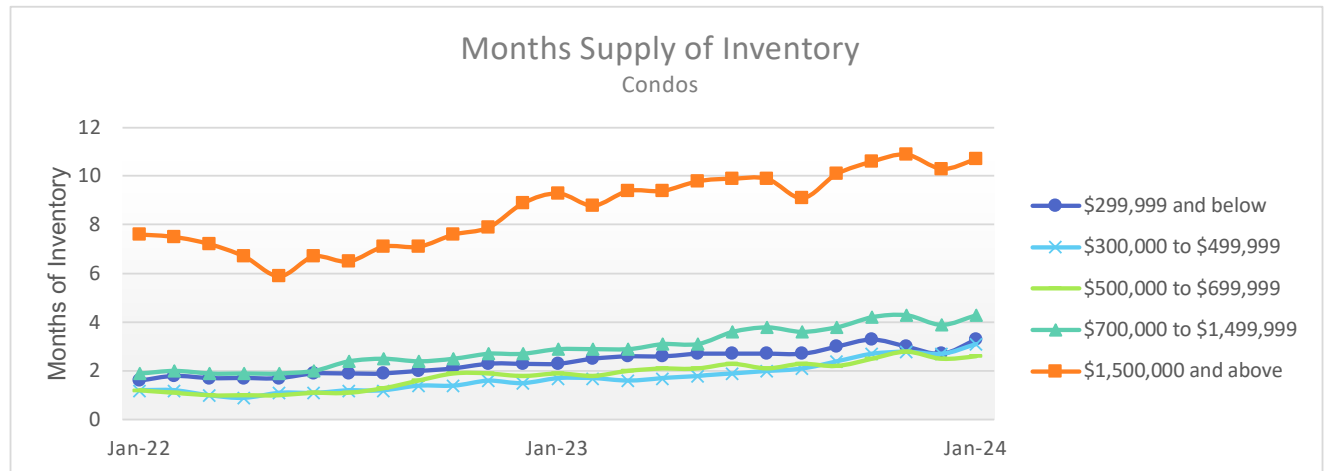
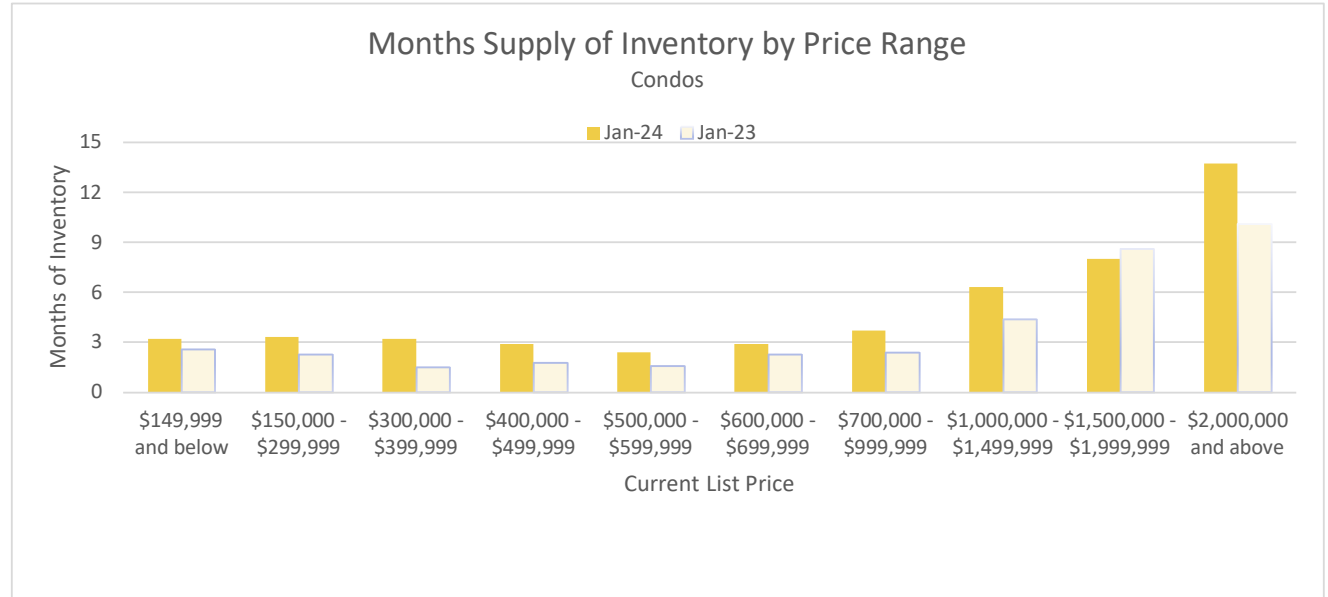
# Months Supply of Active Inventory by Price Range: Condos

January 2024

OAHU, HAWAII

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

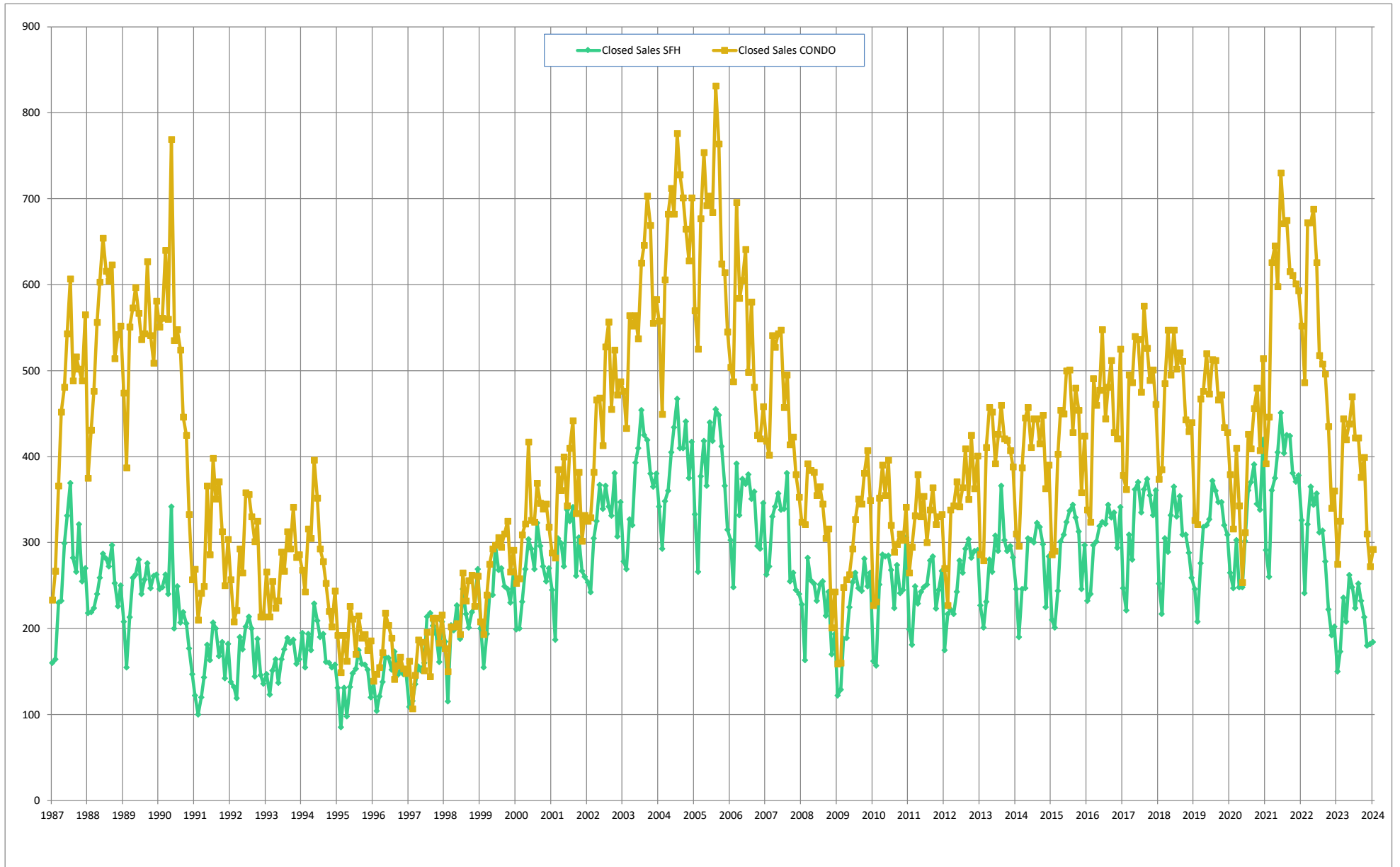
Condos	Jan-24	Jan-23	YOY chg
\$149,999 and below	3.2	2.6	23.1%
\$150,000 - \$299,999	3.3	2.3	43.5%
\$300,000 - \$399,999	3.2	1.5	113.3%
\$400,000 - \$499,999	2.9	1.8	61.1%
\$500,000 - \$599,999	2.4	1.6	50.0%
\$600,000 - \$699,999	2.9	2.3	26.1%
\$700,000 - \$999,999	3.7	2.4	54.2%
\$1,000,000 - \$1,499,999	6.3	4.4	43.2%
\$1,500,000 - \$1,999,999	8.0	8.6	-7.0%
\$2,000,000 and above	13.7	10.1	35.6%
<b>All Condos</b>	<b>3.5</b>	<b>2.4</b>	<b>45.8%</b>



# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



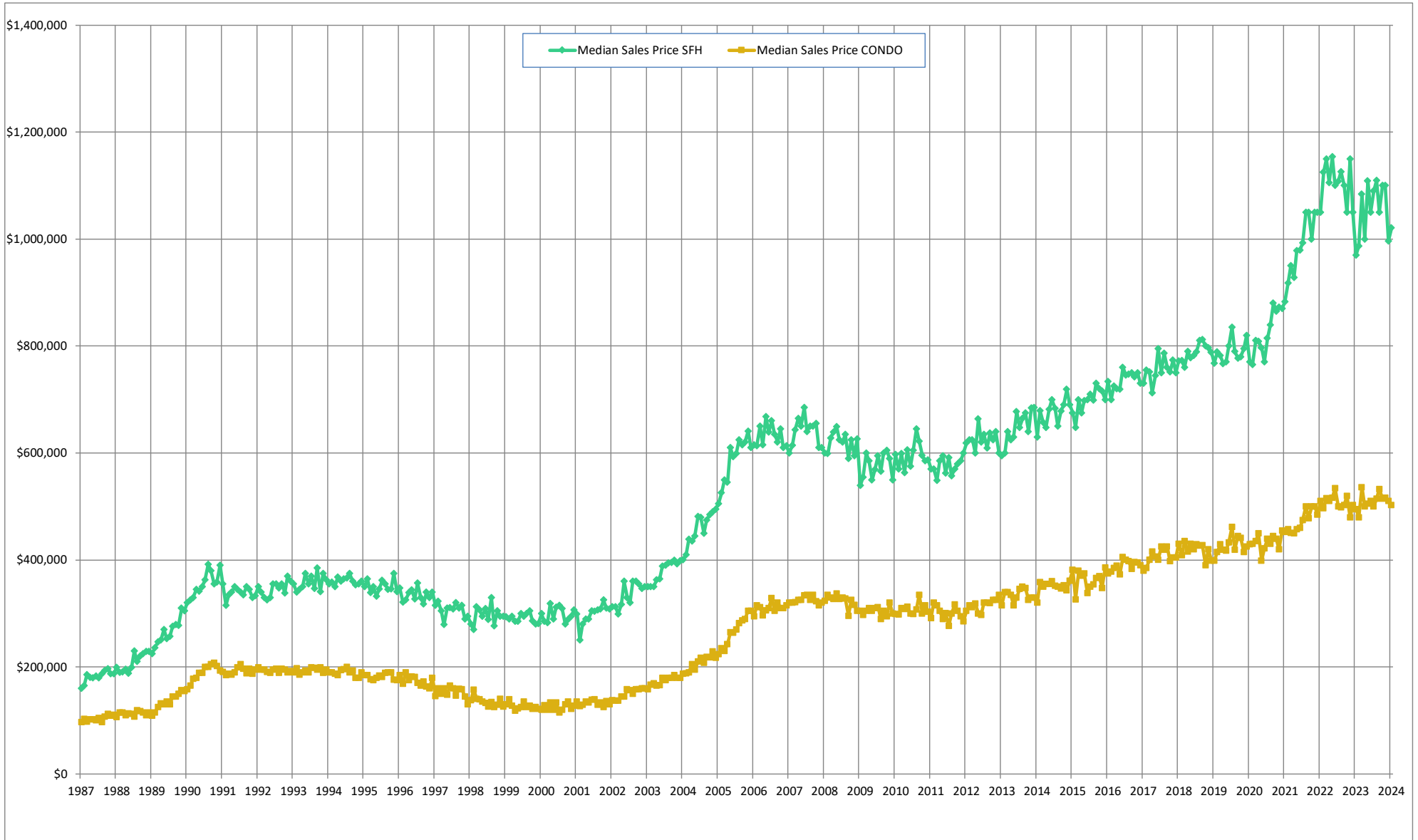
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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