

Executive Summary

December 2024

O'ahu's housing market closed 2024 with positive momentum, as both single-family home and condo sales experienced year-over-year growth. Single-family home sales rose 25.3%, while condo sales grew 18.8% in December compared to the previous year.

Median sales prices saw modest increases. Single-family homes reached a median price of \$1,054,500, reflecting a 5.8% increase from December 2023. Condos reached a new record median price of \$540,000, a 5.9% rise from one year ago, and a fractional increase over the previous record of \$536,000 set in March 2023.

Seller activity was on the rise throughout the year, with new listings for single-family homes up 12.2% and condo listings rising 29.2% in December. Additionally, there was a 6.6% increase in contract signings for single-family homes and 6.9% for condos.

2024 Year-End Stats

In 2024, O'ahu's housing market showed a mix of positive growth and persistent affordability concerns:

- **Total sales** increased by 1.7% from the previous year, driven primarily by a 9.1% rise in single-family home transactions, although condo sales saw a slight decline of 2.5%.
- **Median sales prices** for single-family homes rose 4.8% to \$1,100,000, while condos saw a modest 1.3% increase to \$515,000.
- **New listings** for single-family homes and condos grew by 13% and 18.9%, respectively, reflecting increased seller confidence despite affordability pressures.
- **Active inventory** levels were higher than a year ago, with 675 single-family home listings, a 12.5% year-over-year increase, and 1,928 condo listings, up 56.2% from the previous year.

A significant portion of the market's activity in 2024 was driven by single-family homes priced at \$999,999 and below, which accounted for about 40% of total sales. Meanwhile, the higher-end market, with homes priced at \$1 million and above, saw a 19.2% increase in sales. Condo sales also saw growth in the \$500,000 and above range, surpassing sales at lower price points.

In 2024, 29% of single-family home sales closed above the asking price, consistent with 2023, while the share of condos exceeding the asking price dropped to 16%, down from 21% in 2023. Additionally, average monthly condo fees saw significant increases over the last two years. Annual sales statistics from 2022 and 2024 indicate average monthly condo fees climbing 28% for studios and 17% to 23% for 1-bedroom, 2-bedroom, and 3+ bedroom units.

Oahu Monthly Housing Statistics

December 2024



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,054,500	+5.8%
Closed Sales	YoY %chg
228	+25.3%
Average Sales Price	YoY %chg
\$1,236,689	+2.4%

CONDOS

Median Sales Price	YoY %chg
\$540,000	+5.9%
Closed Sales	YoY %chg
323	+18.8%
Average Sales Price	YoY %chg
\$639,866	+6.2%

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

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Monthly Indicators

OAHU, HAWAII

December 2024

	Single-Family Homes						Condos				
	Dec-24	Dec-23	YoY %chg	Nov-24	MoM %chg		Dec-24	Dec-23	YoY %chg	Nov-24	MoM %chg
Closed Sales	228	182	25.3%	203	12.3%		323	272	18.8%	341	-5.3%
Median Sales Price	\$1,054,500	\$996,500	5.8%	\$1,115,000	-5.4%		\$540,000	\$510,000	5.9%	\$530,000	1.9%
Average Sales Price	\$1,236,689	\$1,207,793	2.4%	\$1,351,976	-8.5%		\$639,866	\$602,535	6.2%	\$635,715	0.7%
Median Days on Market	20	18	11.1%	24	-16.7%		36	26	38.5%	32	12.5%
Percent of Orig. List Price Received	99.2%	98.3%	0.9%	97.8%	1.4%		97.2%	97.9%	-0.7%	98.0%	-0.8%
New Listings	202	180	12.2%	297	-32.0%		451	349	29.2%	598	-24.6%
Pending Sales*	194	182	6.6%	234	-17.1%		310	290	6.9%	328	-5.5%
Active Inventory*	675	600	12.5%	749	-9.9%		1,928	1,234	56.2%	2,049	-5.9%
Total Inventory in Escrow*	338	305	10.8%	405	-16.5%		462	468	-1.3%	488	-5.3%
Months Supply of Active Inventory*	2.9	2.8	3.6%	3.3	-12.1%		5.2	3.2	62.5%	5.6	-7.1%

*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
Closed Sales	2,793	2,560	9.1%	3,474	-19.6%		4,459	4,573	-2.5%	6,353	-29.8%
Median Sales Price	\$1,100,000	\$1,050,000	4.8%	\$1,105,000	-0.5%		\$515,000	\$508,500	1.3%	\$510,000	1.0%
Average Sales Price	\$1,347,176	\$1,326,664	1.5%	\$1,381,088	-2.5%		\$616,895	\$623,257	-1.0%	\$610,446	1.1%
Median Days on Market	19	22	-13.6%	12	58.3%		30	21	42.9%	12	150.0%
Percent of Orig. List Price Received	99.0%	98.3%	0.7%	100.0%	-1.0%		98.0%	98.6%	-0.6%	100.0%	-2.0%
New Listings	3,756	3,324	13.0%	4,168	-9.9%		7,279	6,123	18.9%	7,468	-2.5%
Pending Sales*	2,990	2,796	6.9%	3,439	-13.1%		4,601	4,721	-2.5%	6,058	-24.1%

*see footnotes on pages 9-12 regarding methodology updates

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

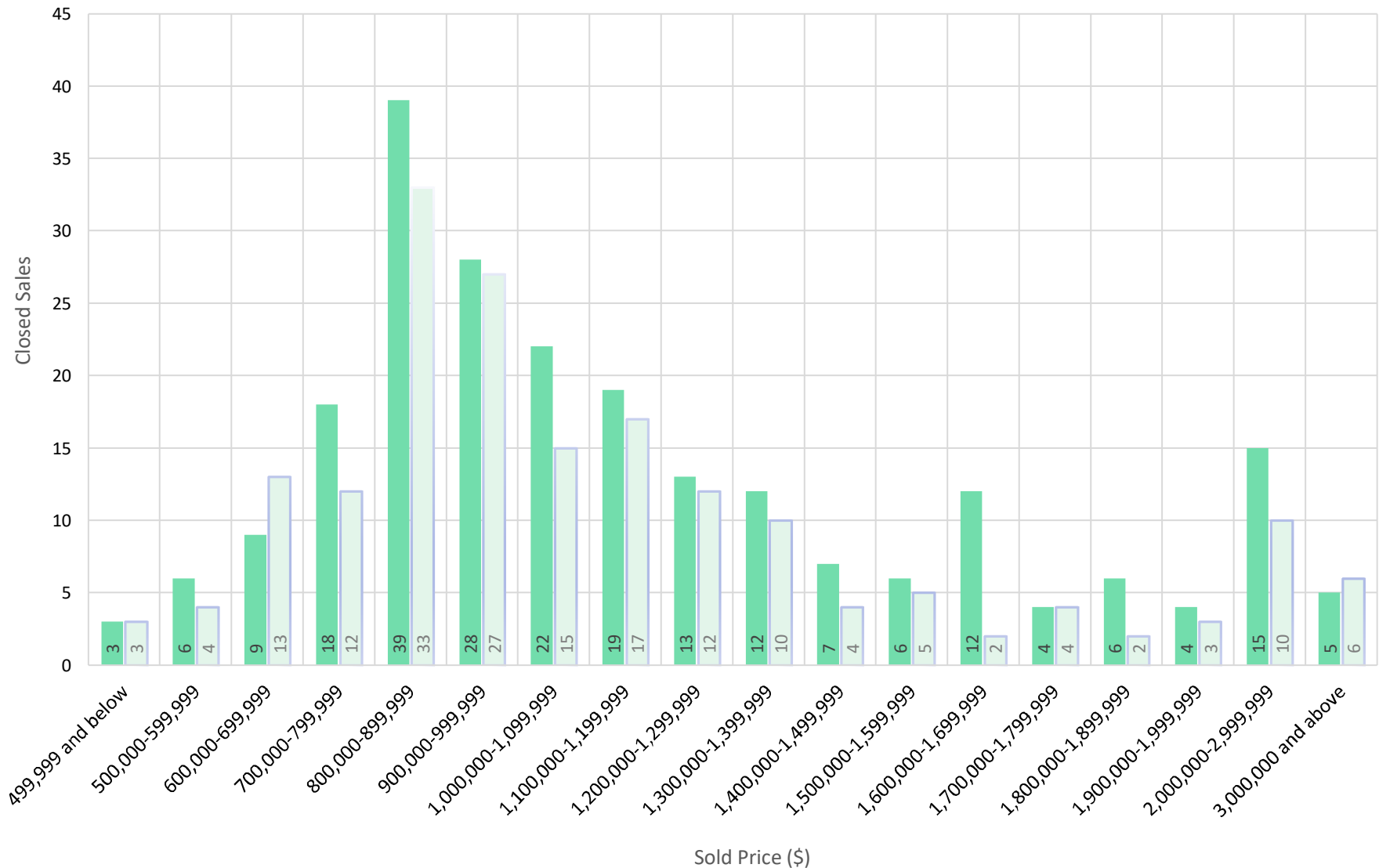
2-yr % chg = percent change comparing the current YTD time period to the same YTD time period two years ago.

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

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Single-Family Homes Sold December 2024 vs. December 2023

2024 2023

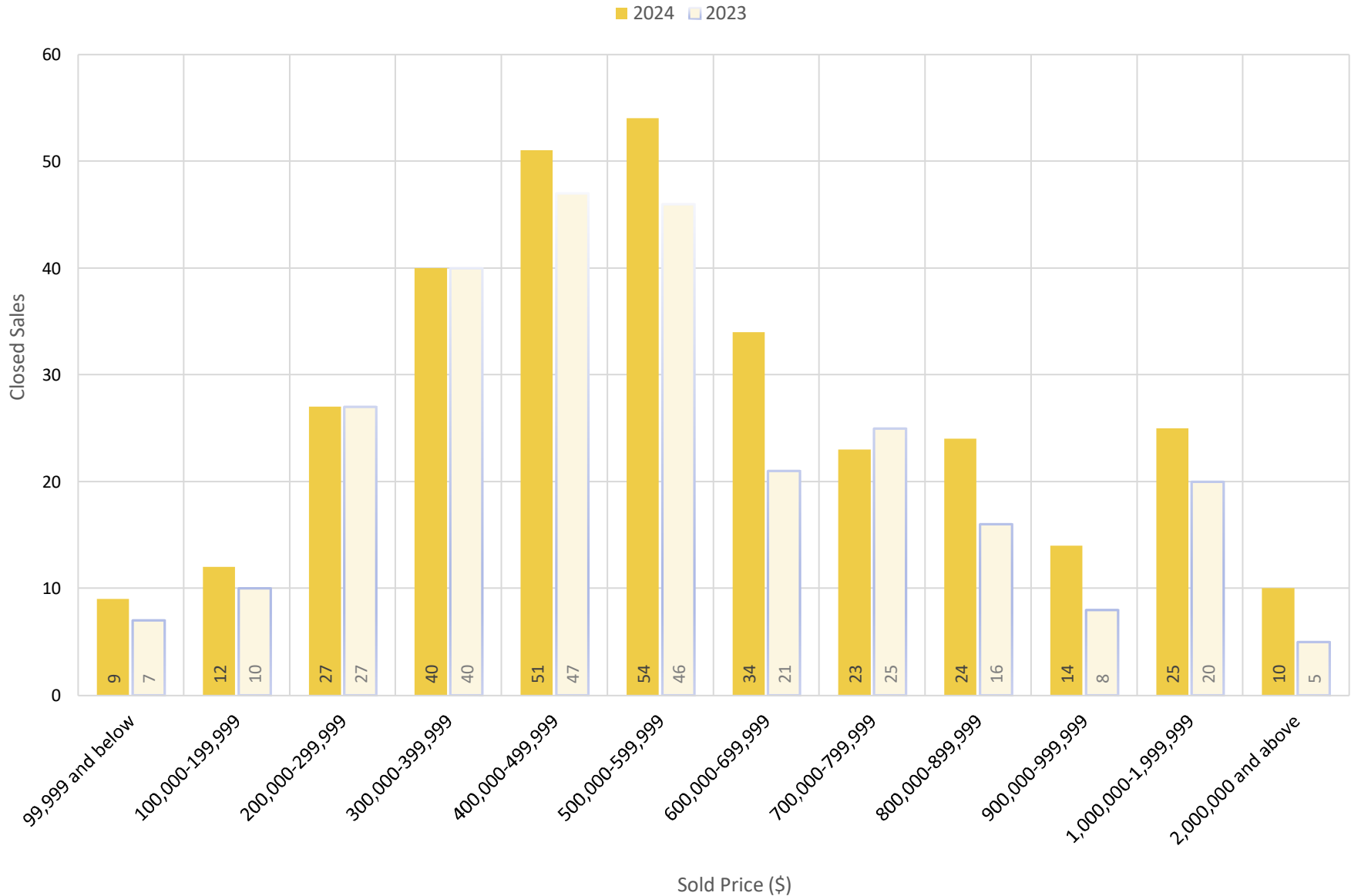


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Condos Sold

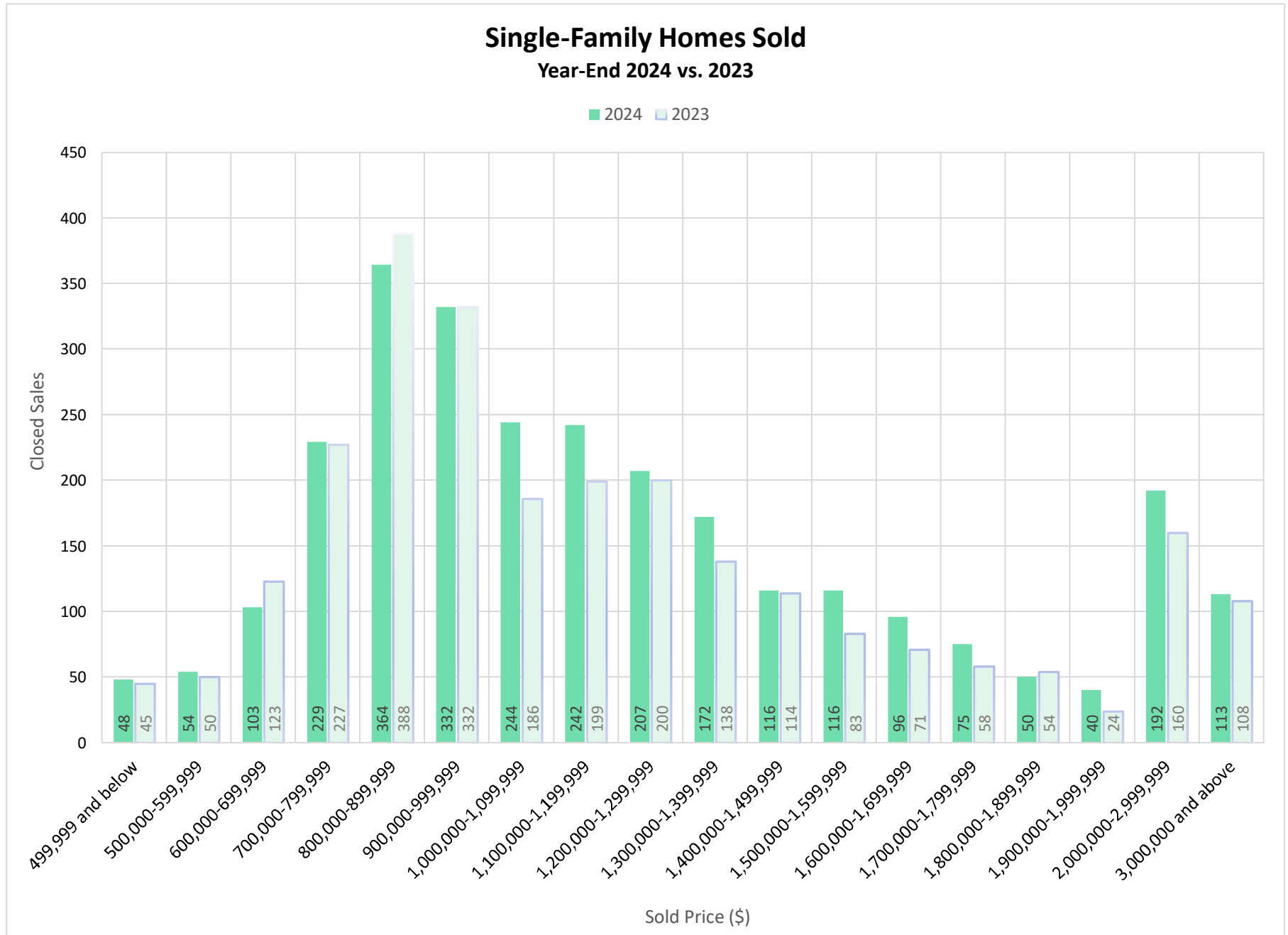
December 2024 vs. December 2023



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

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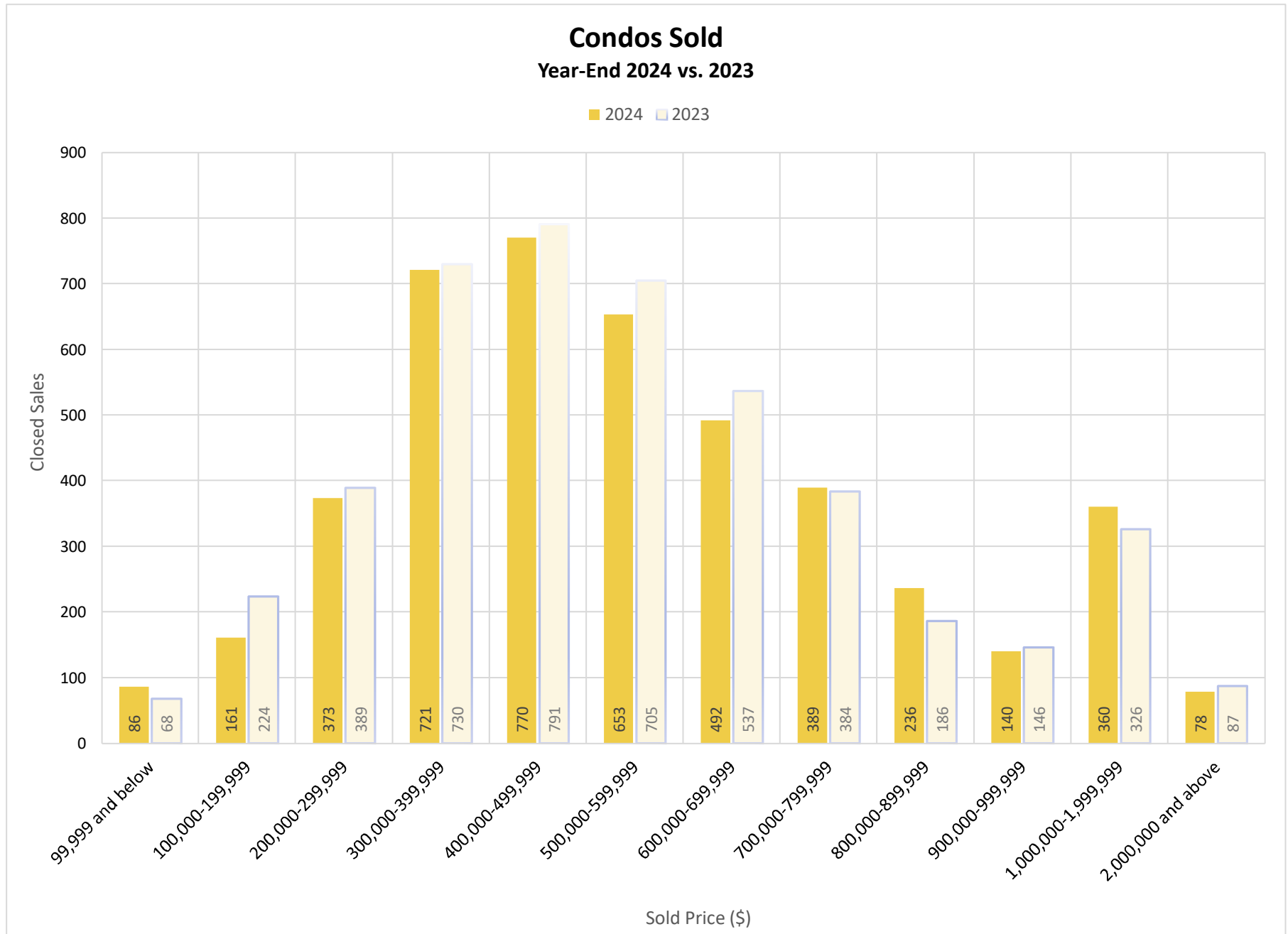
Sales counts reflect combined monthly "snapshots" of the reported MLS data from Jan 1 through Dec 31.



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

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Sales counts reflect combined monthly "snapshots" of the reported MLS data from Jan 1 through Dec 31.



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Closed Sales

December 2024

OAHU, HAWAII

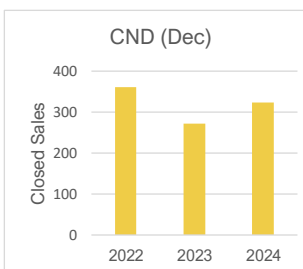
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
May-24	249	478	727
Jun-24	258	355	613
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	261	405	666
Nov-24	203	341	544
Dec-24	228	323	551



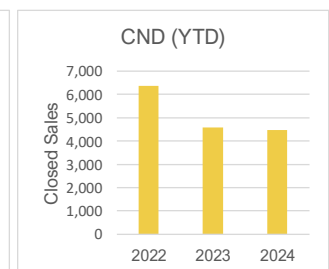
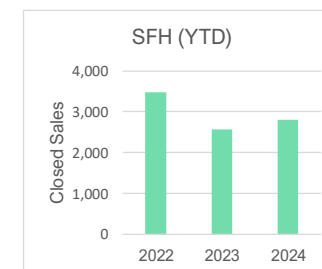
Monthly Closed Sales

December	SFH	YoY %chg	CND	YoY %chg
2022	202	-46.6%	360	-39.3%
2023	182	-9.9%	272	-24.4%
2024	228	25.3%	323	18.8%



Year-to-Date Closed Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	3,474	-23.2%	6,353	-11.8%
2023	2,560	-26.3%	4,573	-28.0%
2024	2,793	9.1%	4,459	-2.5%



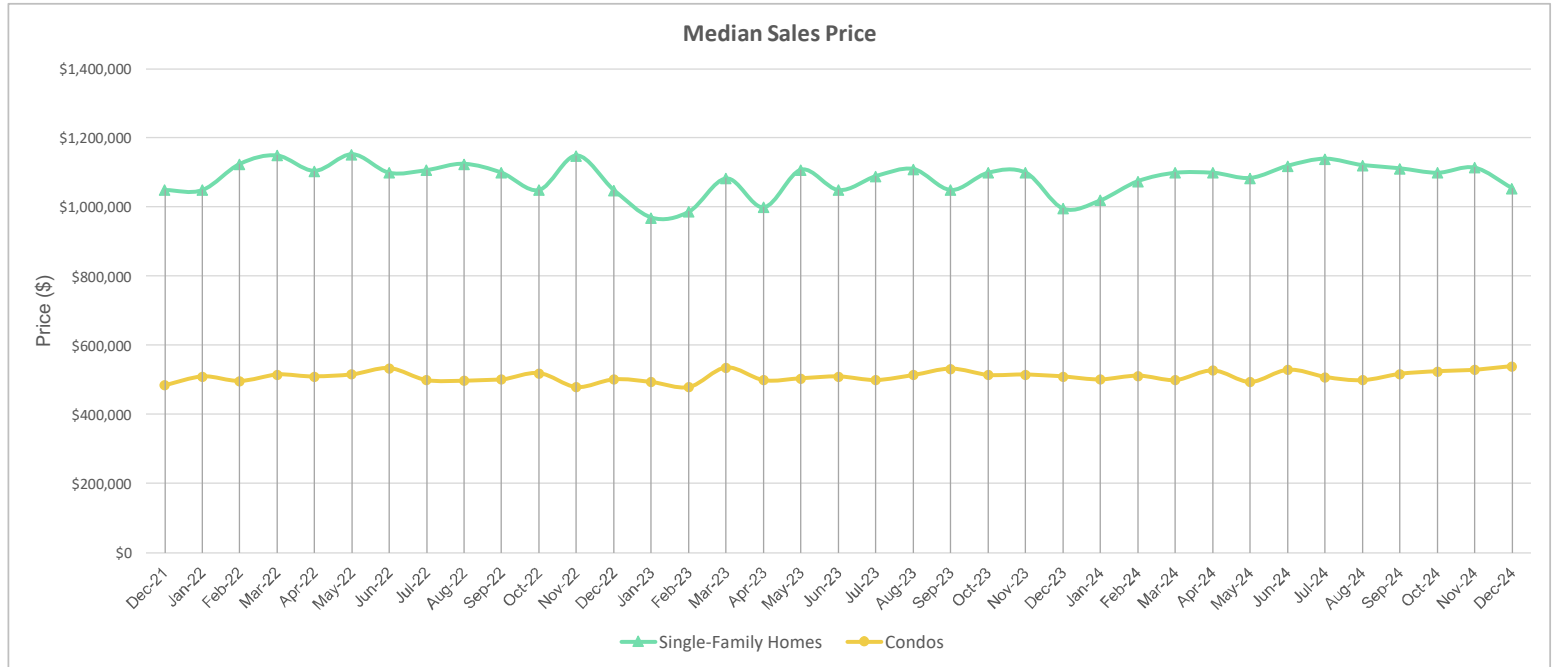
Median Sales Price

December 2024

OAHU, HAWAII

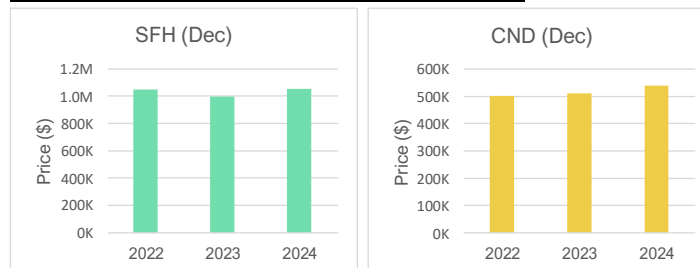
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
May-24	\$1,085,000	\$495,000
Jun-24	\$1,120,000	\$530,000
Jul-24	\$1,140,000	\$509,000
Aug-24	\$1,122,000	\$500,000
Sep-24	\$1,112,722	\$517,500
Oct-24	\$1,100,000	\$525,000
Nov-24	\$1,115,000	\$530,000
Dec-24	\$1,054,500	\$540,000



Monthly Median Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2022	\$1,049,500	0.0%	\$502,500	3.6%
2023	\$996,500	-5.1%	\$510,000	1.5%
2024	\$1,054,500	5.8%	\$540,000	5.9%



Year-to-Date Median Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,105,000	11.6%	\$510,000	7.4%
2023	\$1,050,000	-5.0%	\$508,500	-0.3%
2024	\$1,100,000	4.8%	\$515,000	1.3%



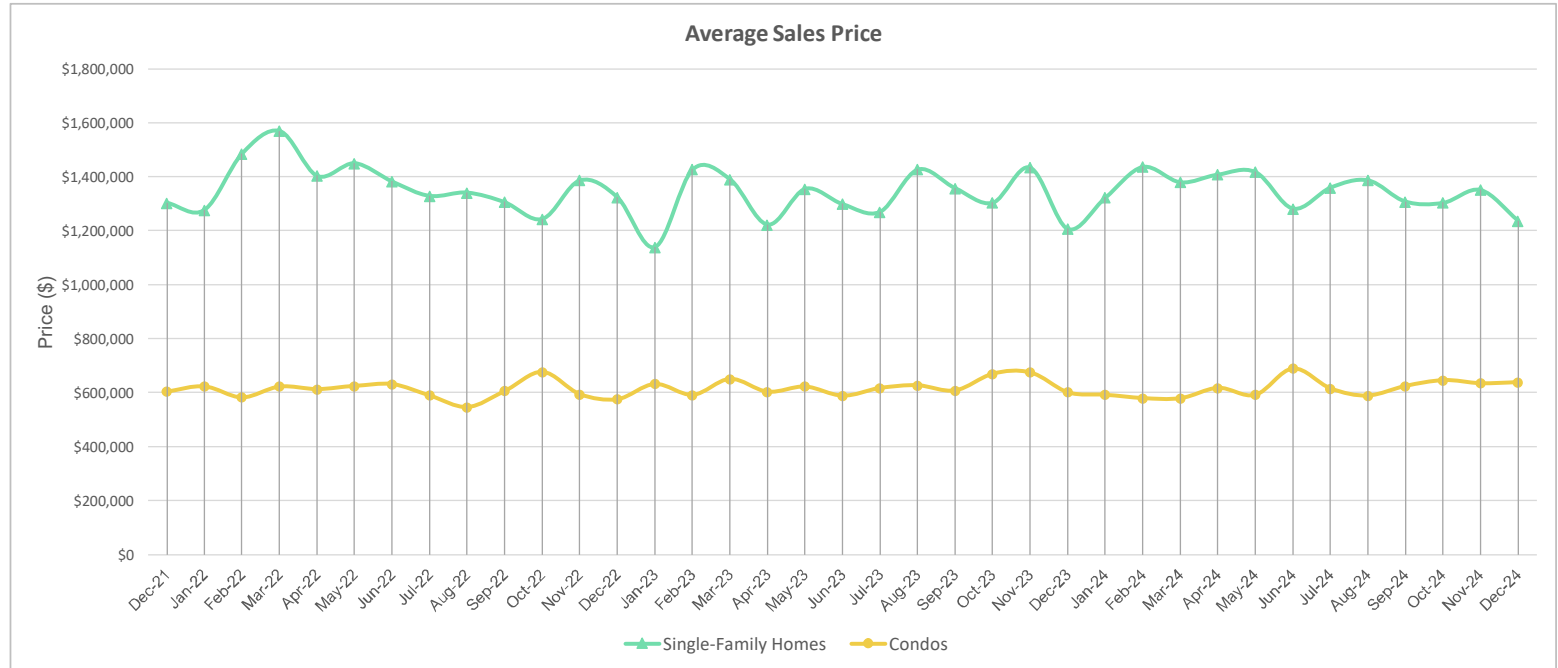
Average Sales Price

December 2024

OAHU, HAWAII

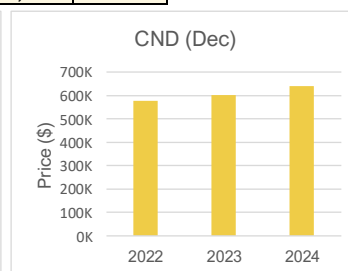
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
May-24	\$1,419,039	\$592,964
Jun-24	\$1,282,503	\$690,803
Jul-24	\$1,360,415	\$616,302
Aug-24	\$1,387,740	\$590,171
Sep-24	\$1,307,833	\$625,154
Oct-24	\$1,304,557	\$647,091
Nov-24	\$1,351,976	\$635,715
Dec-24	\$1,236,689	\$639,866



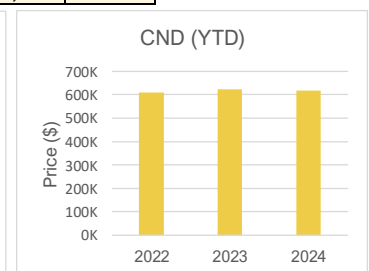
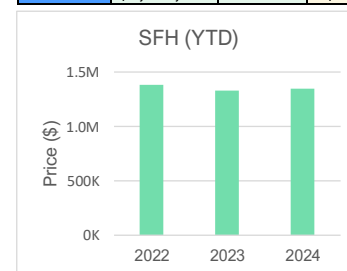
Monthly Average Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2022	\$1,325,156	1.7%	\$576,689	-4.6%
2023	\$1,207,793	-8.9%	\$602,535	4.5%
2024	\$1,236,689	2.4%	\$639,866	6.2%



Year-to-Date Average Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,381,088	10.5%	\$610,446	9.4%
2023	\$1,326,664	-3.9%	\$623,257	2.1%
2024	\$1,347,176	1.5%	\$616,895	-1.0%



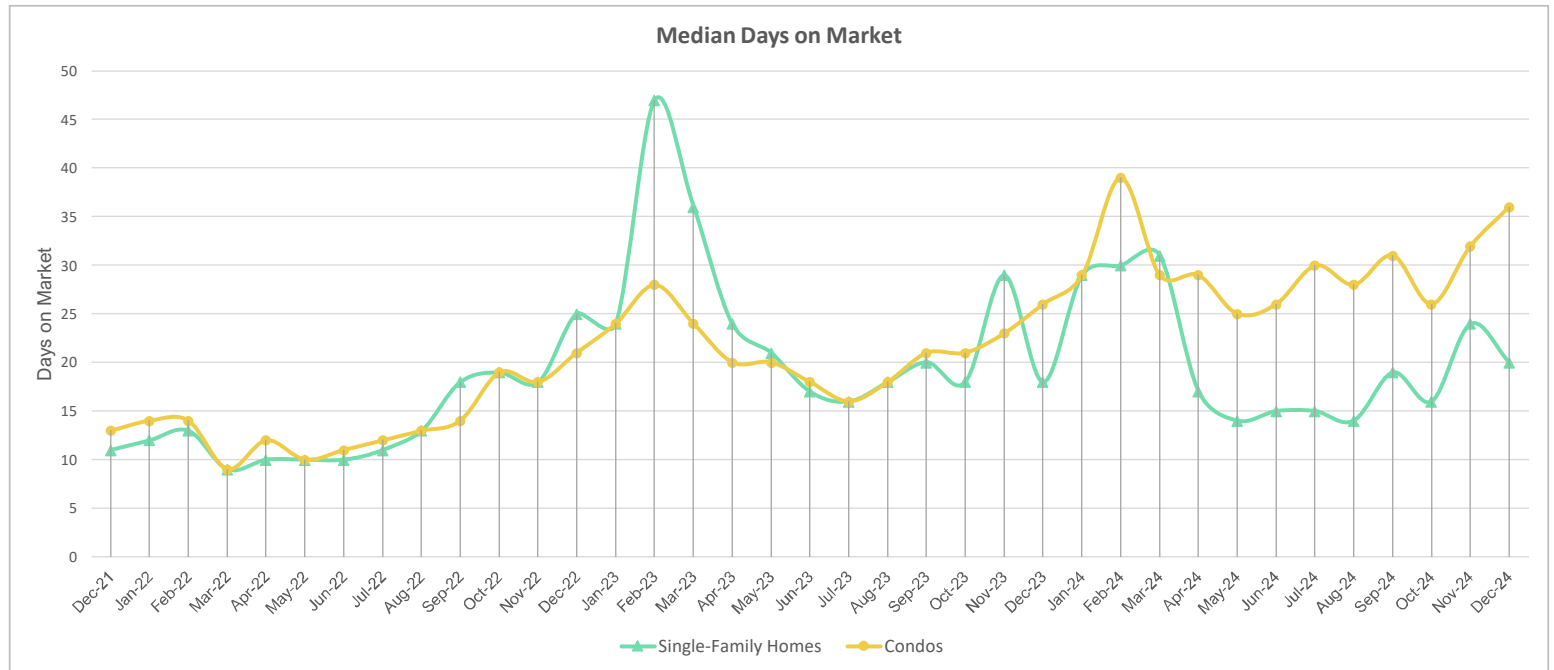
Median Days on Market

December 2024

OAHU, HAWAII

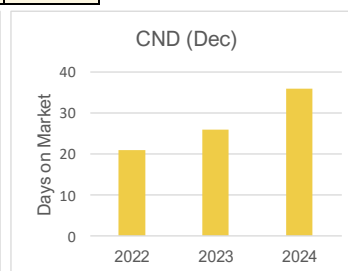
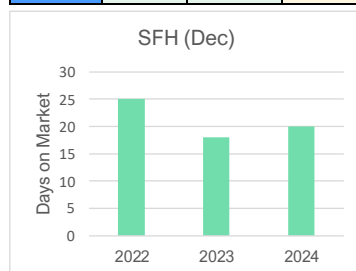
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jun-24	15	26
Jul-24	15	30
Aug-24	14	28
Sep-24	19	31
Oct-24	16	26
Nov-24	24	32
Dec-24	20	36



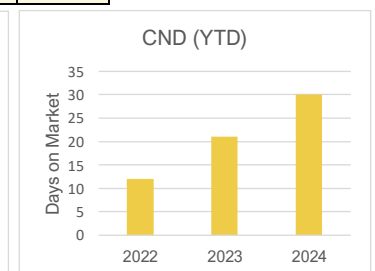
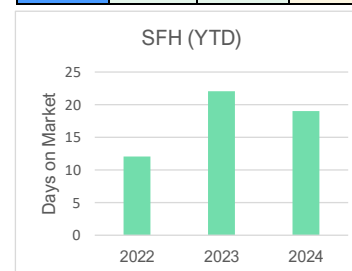
Monthly Median Days on Market

December	SFH	YoY %chg	CND	YoY %chg
2022	25	127.3%	21	61.5%
2023	18	-28.0%	26	23.8%
2024	20	11.1%	36	38.5%



Year-to-Date Median Days on Market

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	12	33.3%	12	0.0%
2023	22	83.3%	21	75.0%
2024	19	-13.6%	30	42.9%



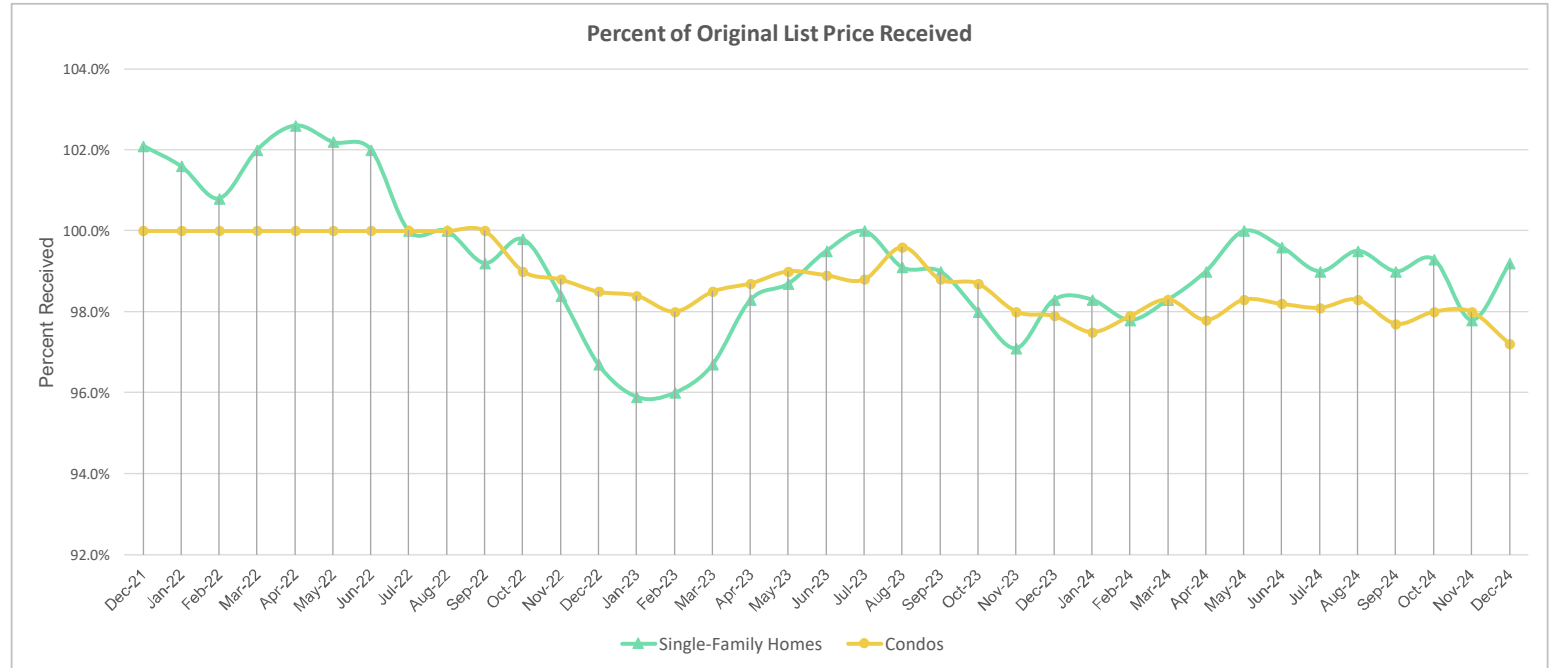
Percent of Original List Price Received

December 2024

OAHU, HAWAII

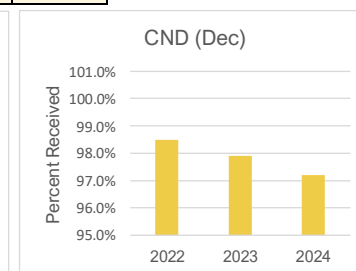
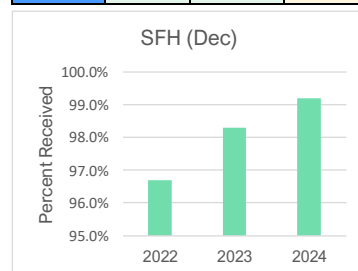
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
May-24	100.0%	98.3%
Jun-24	99.6%	98.2%
Jul-24	99.0%	98.1%
Aug-24	99.5%	98.3%
Sep-24	99.0%	97.7%
Oct-24	99.3%	98.0%
Nov-24	97.8%	98.0%
Dec-24	99.2%	97.2%



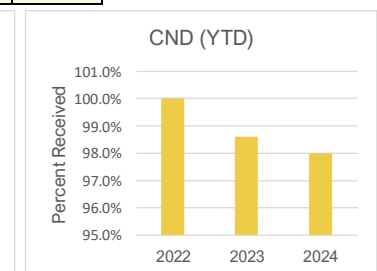
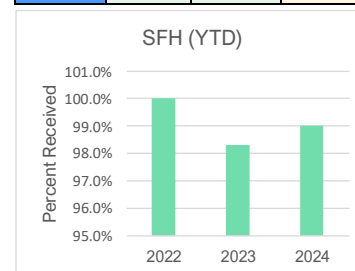
Monthly Percent of Original List Price Received

December	SFH	YoY %chg	CND	YoY %chg
2022	96.7%	-5.3%	98.5%	-1.5%
2023	98.3%	1.7%	97.9%	-0.6%
2024	99.2%	0.9%	97.2%	-0.7%



Year-to-Date Percent of Original List Price Received

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	100.0%	-2.0%	100.0%	0.0%
2023	98.3%	-1.7%	98.6%	-1.4%
2024	99.0%	0.7%	98.0%	-0.6%



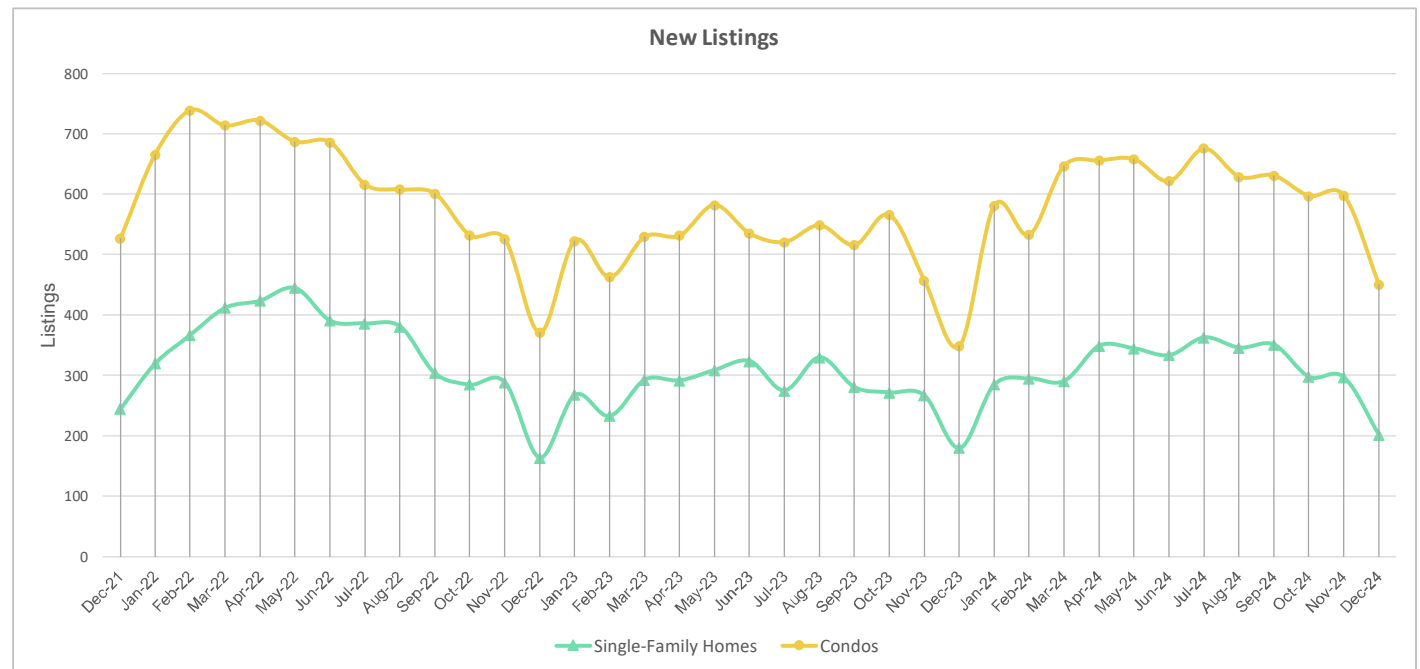
New Listings

December 2024

OAHU, HAWAII

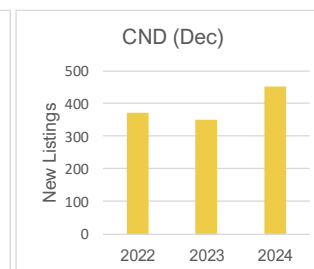
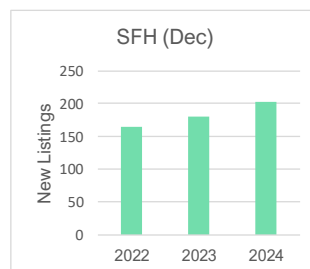
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
May-24	345	658	1,003
Jun-24	334	622	956
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	298	597	895
Nov-24	297	598	895
Dec-24	202	451	653



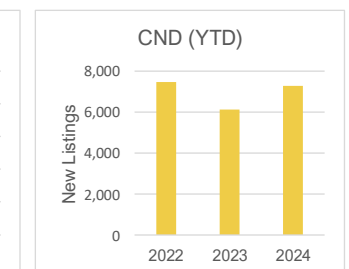
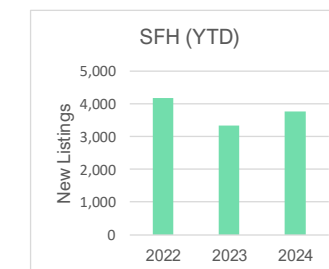
Monthly New Listings

December	SFH	YoY %chg	CND	YoY %chg
2022	164	-33.1%	371	-29.6%
2023	180	9.8%	349	-5.9%
2024	202	12.2%	451	29.2%



Year-to-Date New Listings

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	4,168	-13.5%	7,468	-8.7%
2023	3,324	-20.2%	6,123	-18.0%
2024	3,756	13.0%	7,279	18.9%



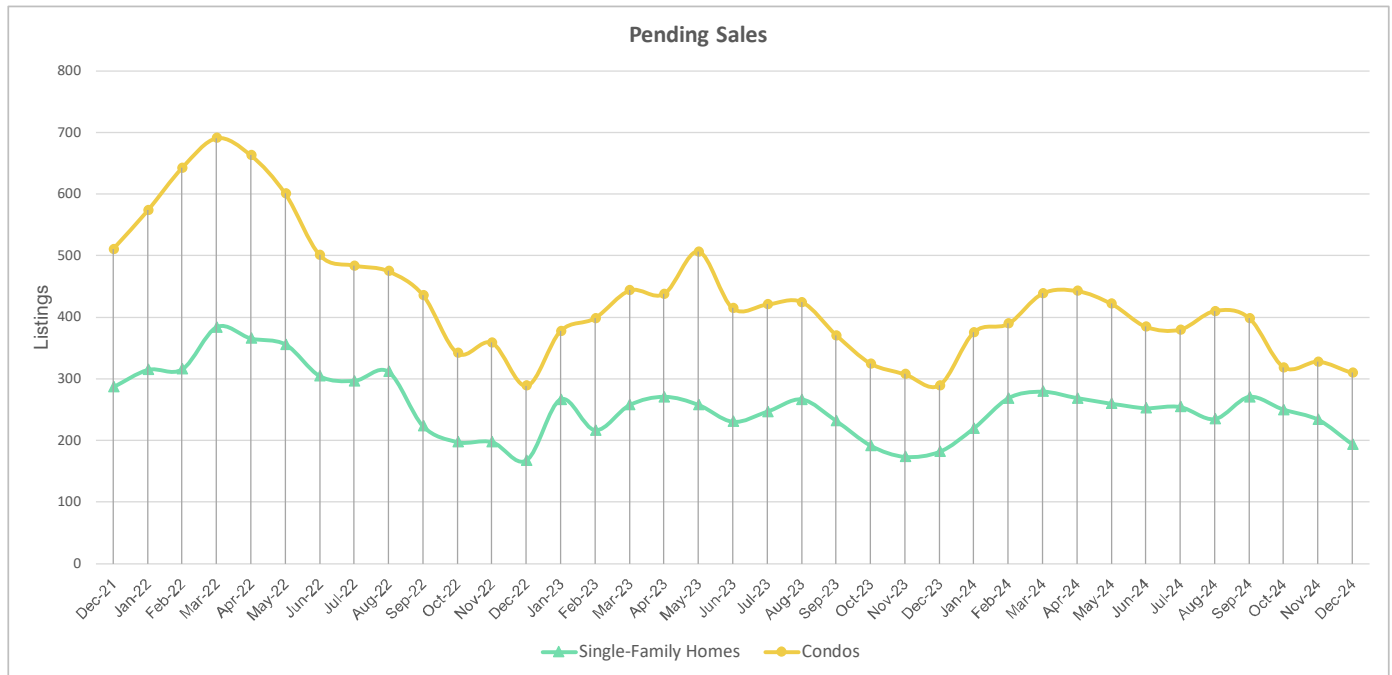
Pending Sales*

December 2024

OAHU, HAWAII

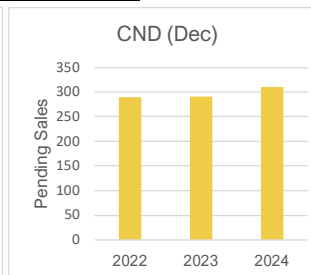
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	250	319	569
Nov-24	234	328	562
Dec-24	194	310	504



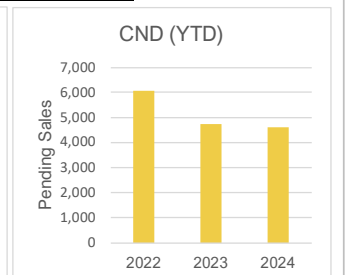
Monthly Pending Sales

December	SFH	YoY %chg	CND	YoY %chg
2022	168	-41.5%	289	-43.4%
2023	182	8.3%	290	0.3%
2024	194	6.6%	310	6.9%



Year-to-Date Pending Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	3,439	-26.3%	6,058	-18.9%
2023	2,796	-18.7%	4,721	-22.1%
2024	2,990	6.9%	4,601	-2.5%



*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.

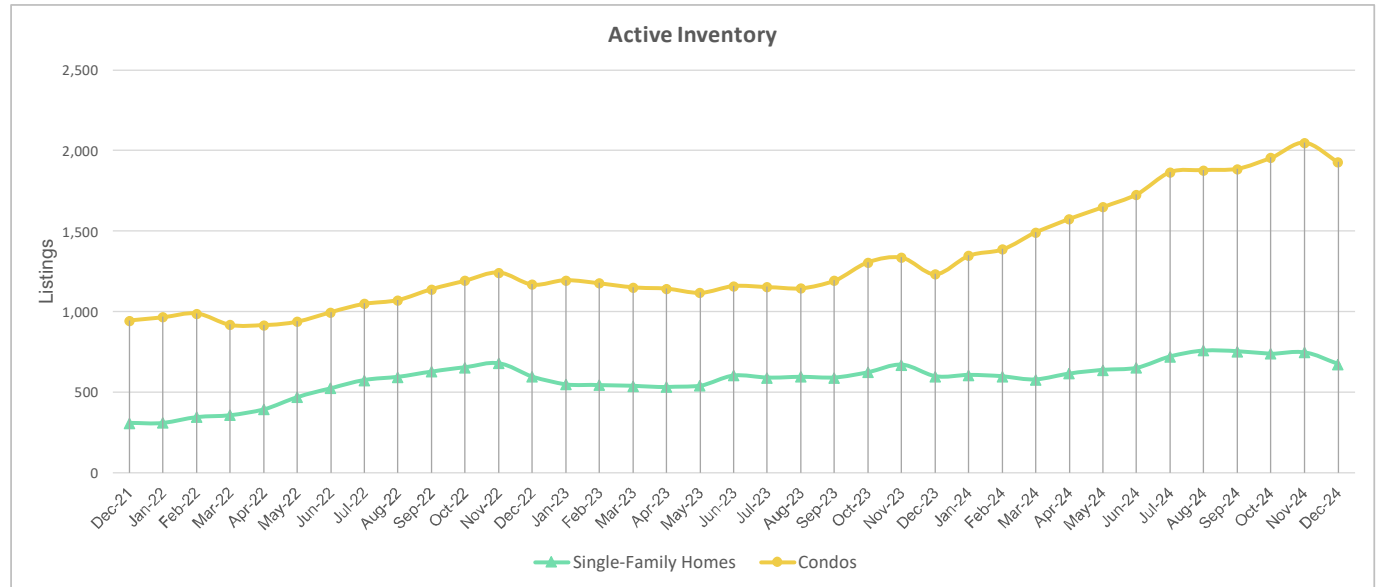
Active Inventory*

December 2024

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

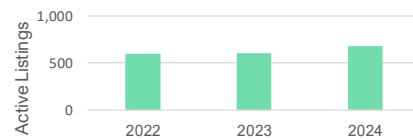
Mo/Yr	Single-Family Homes	Condos	Total
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
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
May-24	640	1,651	2,291
Jun-24	653	1,729	2,382
Jul-24	722	1,867	2,589
Aug-24	760	1,879	2,639
Sep-24	755	1,887	2,642
Oct-24	741	1,957	2,698
Nov-24	749	2,049	2,798
Dec-24	675	1,928	2,603



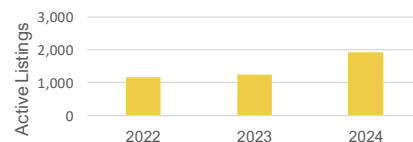
Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2022	597	93.2%	1,170	23.7%
2023	600	0.5%	1,234	5.5%
2024	675	12.5%	1,928	56.2%

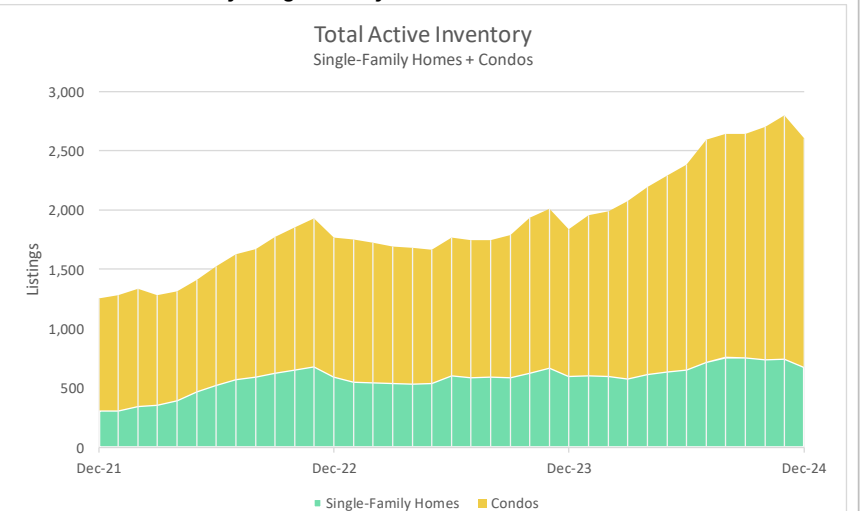
SFH (Dec)



CND (Dec)



Total Active Inventory: Single-Family Homes + Condos



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

Total Inventory In Escrow*

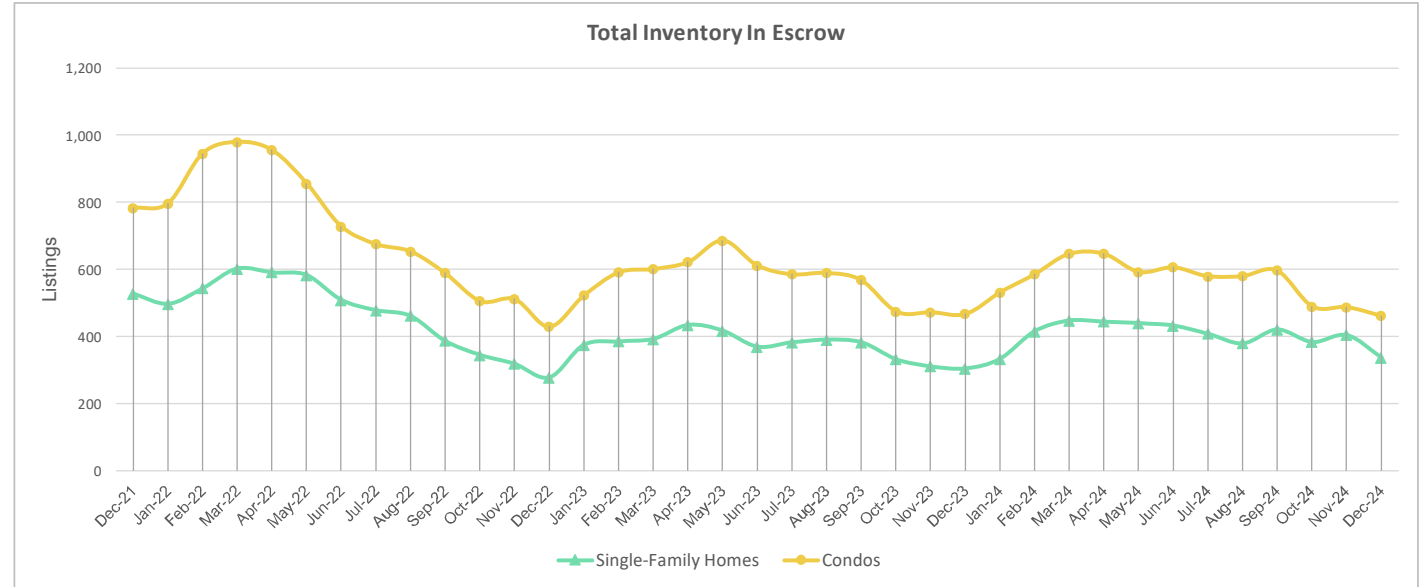
December 2024

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
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
May-24	440	593	1,033
Jun-24	433	607	1,040
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	384	490	874
Nov-24	405	488	893
Dec-24	338	462	800

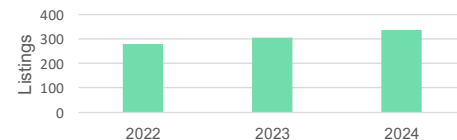
*New indicator added to reports as of 2021, including applicable historical data.



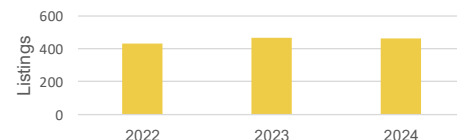
Total Inventory In Escrow

December	SFH	YoY %chg	CND	YoY %chg
2022	278	-47.3%	430	-45.2%
2023	305	9.7%	468	8.8%
2024	338	10.8%	462	-1.3%

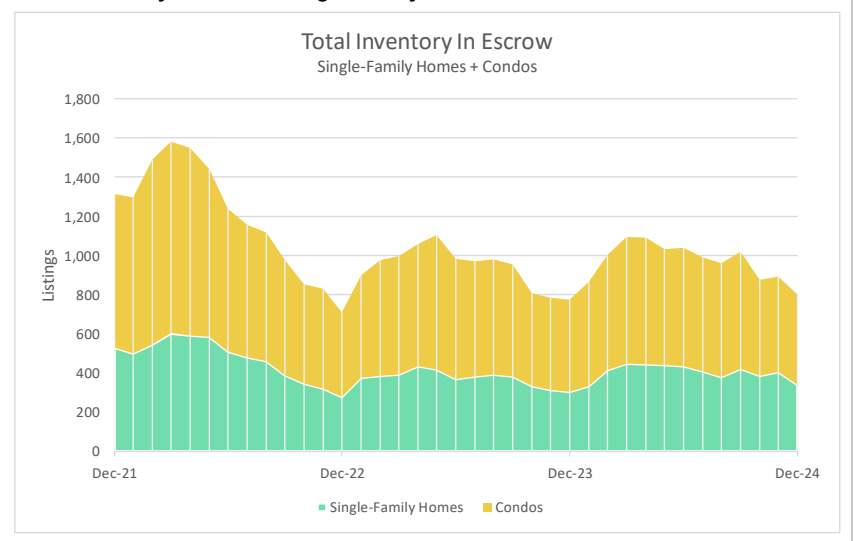
SFH (Dec)



CND (Dec)



Total Inventory In Escrow: Single-Family Homes + Condos



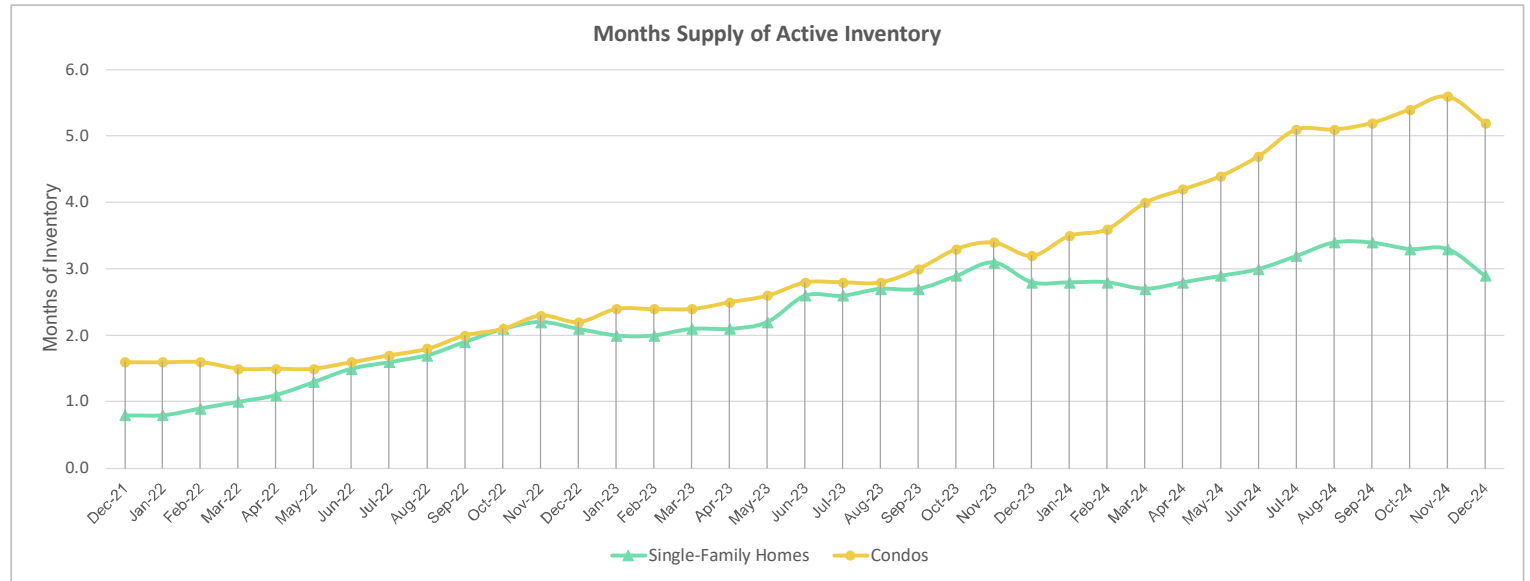
Months Supply of Active Inventory*

December 2024

OAHU, HAWAII

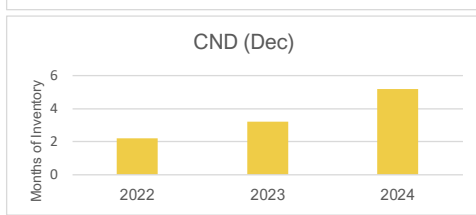
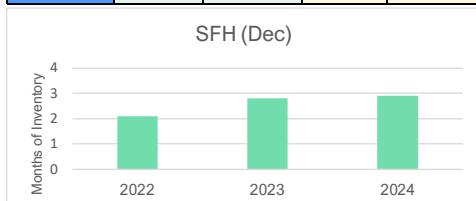
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
May-24	2.9	4.4
Jun-24	3.0	4.7
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	3.3	5.4
Nov-24	3.3	5.6
Dec-24	2.9	5.2

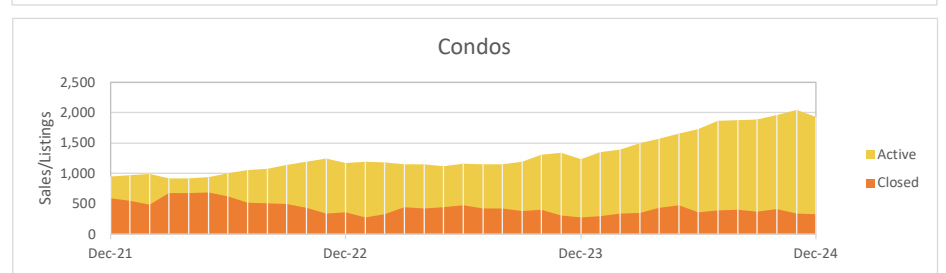
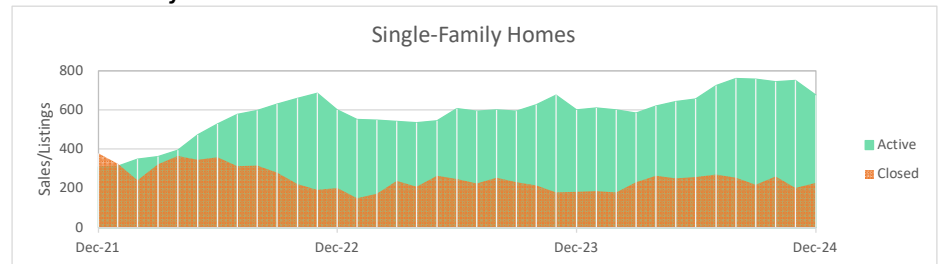


Months Supply of Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2022	2.1	162.5%	2.2	37.5%
2023	2.8	33.3%	3.2	45.5%
2024	2.9	3.6%	5.2	62.5%



Active Inventory vs. Closed Sales



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

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

Housing Supply Overview

December 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		
	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg
\$449,999 and below	2	2	0.0%	10	32	-68.8%	100.8%	56.0%	80.0%	4	4	0.0%	2	3	-33.3%	8	7	14.3%	9	5	80.0%	4.0	2.3	73.9%
\$450,000 - \$599,999	7	5	40.0%	7	18	-61.1%	100.0%	98.5%	1.5%	10	5	100.0%	10	1	900.0%	24	19	26.3%	23	8	187.5%	4.0	3.8	5.3%
\$600,000 - \$699,999	9	13	-30.8%	36	34	5.9%	100.0%	97.1%	3.0%	14	5	180.0%	11	8	37.5%	37	17	117.6%	18	17	5.9%	4.1	1.7	141.2%
\$700,000 - \$799,999	18	12	50.0%	53	12	341.7%	97.3%	98.7%	-1.4%	14	23	-39.1%	12	27	-55.6%	38	44	-13.6%	25	43	-41.9%	2.0	2.3	-13.0%
\$800,000 - \$899,999	39	33	18.2%	16	22	-27.3%	100.0%	96.4%	3.7%	19	19	0.0%	29	27	7.4%	55	53	3.8%	44	45	-2.2%	1.8	1.7	5.9%
\$900,000 - \$999,999	28	27	3.7%	41	9	355.6%	98.5%	100.2%	-1.7%	24	16	50.0%	23	19	21.1%	56	61	-8.2%	36	35	2.9%	2.0	2.2	-9.1%
\$1,000,000 - \$1,499,999	73	58	25.9%	21	18	16.7%	99.1%	98.2%	0.9%	63	51	23.5%	71	49	44.9%	171	156	9.6%	106	84	26.2%	2.1	2.2	-4.5%
\$1,500,000 - 1,999,999	32	16	100.0%	13	13	0.0%	99.6%	97.1%	2.6%	27	19	42.1%	19	25	-24.0%	106	78	35.9%	37	39	-5.1%	3.4	3.3	3.0%
\$2,000,000 - \$2,999,999	15	10	50.0%	10	21	-52.4%	99.6%	96.7%	3.0%	8	19	-57.9%	12	15	-20.0%	61	69	-11.6%	23	17	35.3%	3.8	5.3	-28.3%
\$3,000,000 and above	5	6	-16.7%	10	82	-87.8%	100.0%	93.8%	6.6%	19	19	0.0%	5	8	-37.5%	119	96	24.0%	17	12	41.7%	13.2	10.7	23.4%
All Single-Family Homes	228	182	25.3%	20	18	11.1%	99.2%	98.3%	0.9%	202	180	12.2%	194	182	6.6%	675	600	12.5%	338	305	10.8%	2.9	2.8	3.6%

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg	Dec-24	Dec-23	%chg
\$149,999 and below	12	11	9.1%	20	33	-39.4%	94.5%	94.4%	0.1%	14	10	40.0%	6	12	-50.0%	55	34	61.8%	16	22	-27.3%	4.6	2.6	76.9%
\$150,000 - \$299,999	36	33	9.1%	37	31	19.4%	95.7%	97.8%	-2.1%	46	34	35.3%	41	37	10.8%	237	118	100.8%	60	67	-10.4%	5.9	2.7	118.5%
\$300,000 - \$399,999	40	40	0.0%	39	27	44.4%	95.9%	97.5%	-1.6%	63	65	-3.1%	47	58	-19.0%	274	174	57.5%	78	82	-4.9%	4.6	2.9	58.6%
\$400,000 - \$499,999	51	47	8.5%	46	22	109.1%	96.6%	98.8%	-2.2%	71	58	22.4%	57	40	42.5%	283	175	61.7%	79	74	6.8%	4.4	2.7	63.0%
\$500,000 - \$599,999	54	46	17.4%	36	16	125.0%	98.2%	98.3%	-0.1%	63	45	40.0%	37	41	-9.8%	245	133	84.2%	55	65	-15.4%	4.5	2.3	95.7%
\$600,000 - \$699,999	34	21	61.9%	26	46	-43.5%	99.1%	98.0%	1.1%	44	32	37.5%	36	30	20.0%	167	131	27.5%	53	54	-1.9%	4.1	2.9	41.4%
\$700,000 - \$999,999	61	49	24.5%	39	23	69.6%	98.2%	98.3%	-0.1%	79	56	41.1%	53	49	8.2%	288	209	37.8%	79	78	1.3%	4.5	3.5	28.6%
\$1,000,000 - \$1,499,999	19	16	18.8%	43	37	16.2%	94.6%	96.5%	-2.0%	26	28	-7.1%	21	12	75.0%	155	106	46.2%	27	13	107.7%	7.0	5.3	32.1%
\$1,500,000 - \$1,999,999	6	4	50.0%	57	78	-26.9%	95.6%	96.6%	-1.0%	13	10	30.0%	4	6	-33.3%	89	62	43.5%	5	7	-28.6%	11.1	8.9	24.7%
\$2,000,000 and above	10	5	100.0%	24	15	60.0%	96.2%	93.0%	3.4%	32	11	190.9%	8	5	60.0%	135	92	46.7%	10	6	66.7%	19.3	13.1	47.3%
All Condos	323	272	18.8%	36	26	38.5%	97.2%	97.9%	-0.7%	451	349	29.2%	310	290	6.9%	1,928	1,234	56.2%	462	468	-1.3%	5.2	3.2	62.5%

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

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Closed Sales by Price Range: Single-Family Homes

December 2024

OAHU, HAWAII

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

Single-Family Homes	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	2	0.0%	27	30	-10.0%
\$450,000 - \$599,999	7	5	40.0%	75	65	15.4%
\$600,000 - \$699,999	9	13	-30.8%	103	123	-16.3%
\$700,000 - \$799,999	18	12	50.0%	229	227	0.9%
\$800,000 - \$899,999	39	33	18.2%	364	388	-6.2%
\$900,000 - \$999,999	28	27	3.7%	332	332	0.0%
\$1,000,000 - \$1,499,999	73	58	25.9%	981	837	17.2%
\$1,500,000 - 1,999,999	32	16	100.0%	377	290	30.0%
\$2,000,000 - \$2,999,999	15	10	50.0%	192	160	20.0%
\$3,000,000 and above	5	6	-16.7%	113	108	4.6%
All Single-Family Homes	228	182	25.3%	2,793	2,560	9.1%

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



Closed Sales by Price Range: Condos

December 2024

OAHU, HAWAII

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

Condos	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	11	9.1%	145	154	-5.8%
\$150,000 - \$299,999	36	33	9.1%	475	527	-9.9%
\$300,000 - \$399,999	40	40	0.0%	721	730	-1.2%
\$400,000 - \$499,999	51	47	8.5%	770	791	-2.7%
\$500,000 - \$599,999	54	46	17.4%	653	705	-7.4%
\$600,000 - \$699,999	34	21	61.9%	492	537	-8.4%
\$700,000 - \$999,999	61	49	24.5%	765	716	6.8%
\$1,000,000 - \$1,499,999	19	16	18.8%	263	239	10.0%
\$1,500,000 - \$1,999,999	6	4	50.0%	97	87	11.5%
\$2,000,000 and above	10	5	100.0%	78	87	-10.3%
All Condos	323	272	18.8%	4,459	4,573	-2.5%

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



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

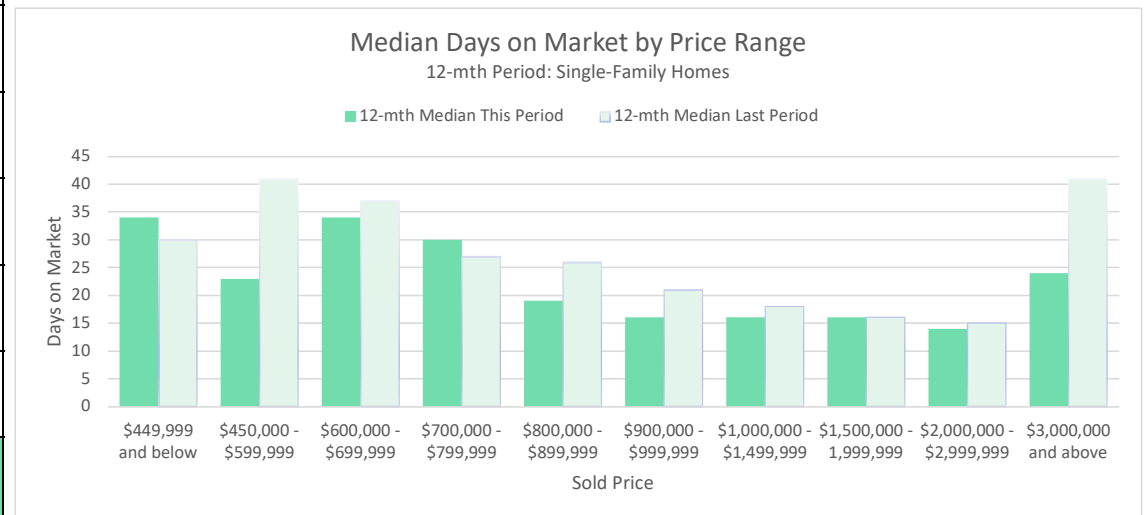
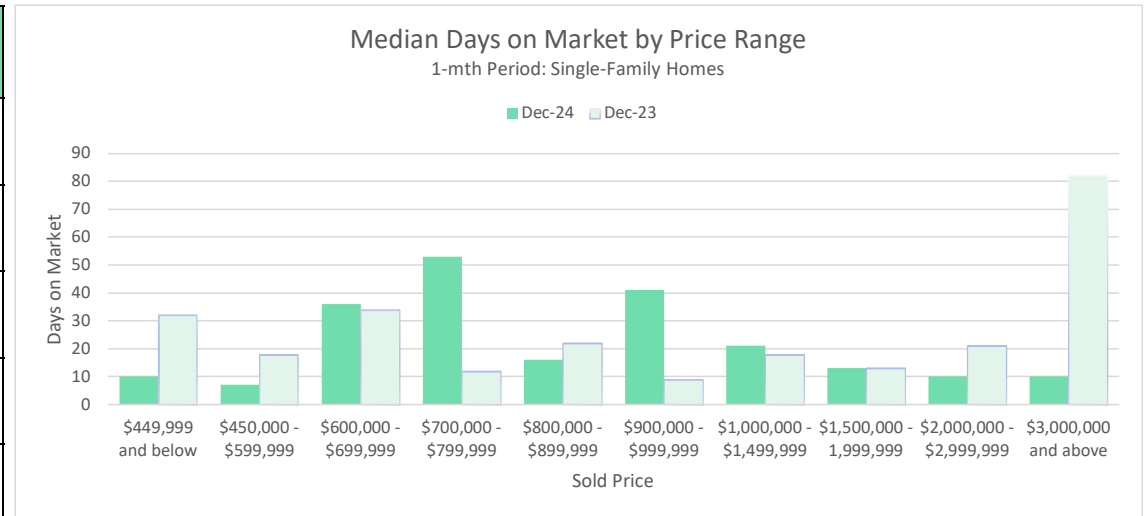
December 2024

OAHU, HAWAII

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

Single-Family Homes	Dec-24	Dec-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	10	32	-68.8%	34	30	13.3%
\$450,000 - \$599,999	7	18	-61.1%	23	41	-43.9%
\$600,000 - \$699,999	36	34	5.9%	34	37	-8.1%
\$700,000 - \$799,999	53	12	341.7%	30	27	11.1%
\$800,000 - \$899,999	16	22	-27.3%	19	26	-26.9%
\$900,000 - \$999,999	41	9	355.6%	16	21	-23.8%
\$1,000,000 - \$1,499,999	21	18	16.7%	16	18	-11.1%
\$1,500,000 - 1,999,999	13	13	0.0%	16	16	0.0%
\$2,000,000 - \$2,999,999	10	21	-52.4%	14	15	-6.7%
\$3,000,000 and above	10	82	-87.8%	24	41	-41.5%
All Single-Family Homes	20	18	11.1%	19	22	-13.6%

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



Median Days on Market by Price Range: Condos

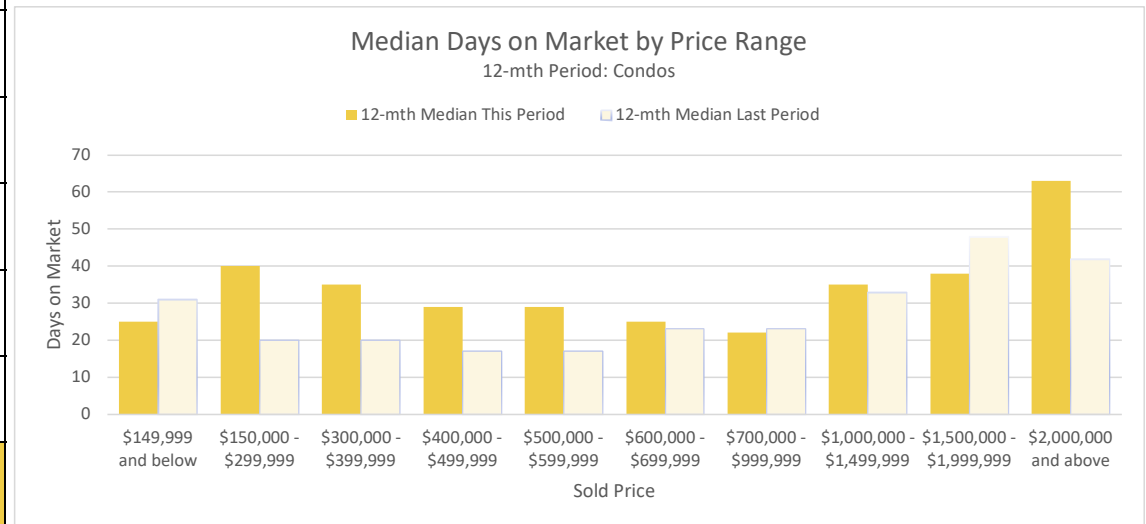
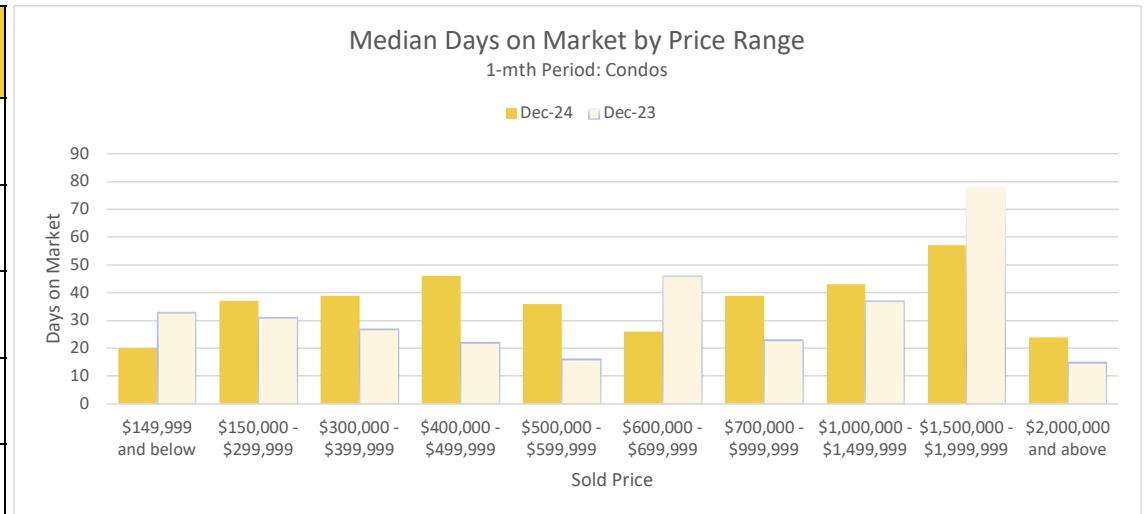
December 2024

OAHU, HAWAII

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

Condos	Dec-24	Dec-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	20	33	-39.4%	25	31	-19.4%
\$150,000 - \$299,999	37	31	19.4%	40	20	100.0%
\$300,000 - \$399,999	39	27	44.4%	35	20	75.0%
\$400,000 - \$499,999	46	22	109.1%	29	17	70.6%
\$500,000 - \$599,999	36	16	125.0%	29	17	70.6%
\$600,000 - \$699,999	26	46	-43.5%	25	23	8.7%
\$700,000 - \$999,999	39	23	69.6%	22	23	-4.3%
\$1,000,000 - \$1,499,999	43	37	16.2%	35	33	6.1%
\$1,500,000 - \$1,999,999	57	78	-26.9%	38	48	-20.8%
\$2,000,000 and above	24	15	60.0%	63	42	50.0%
All Condos	36	26	38.5%	30	21	42.9%

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



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

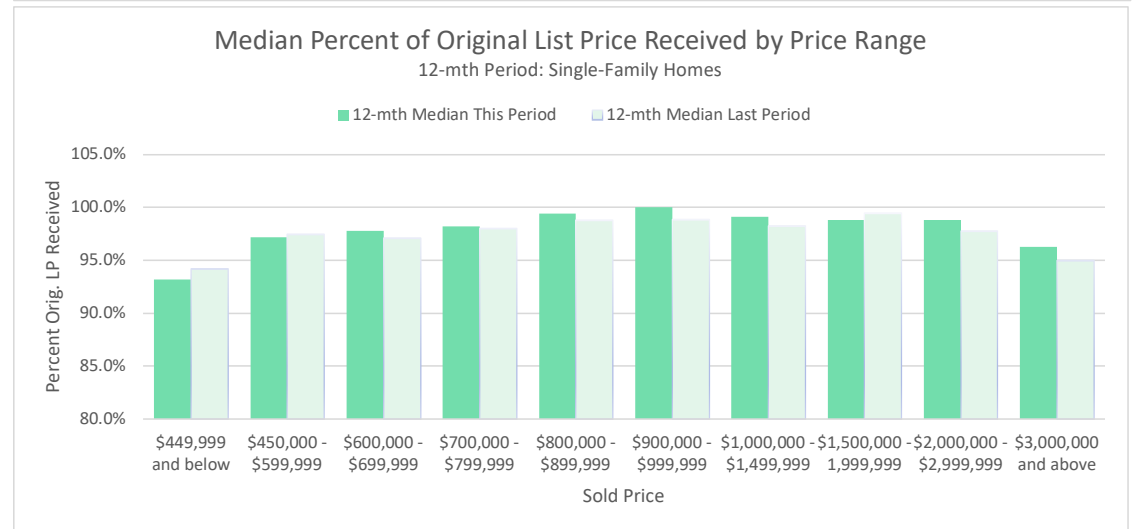
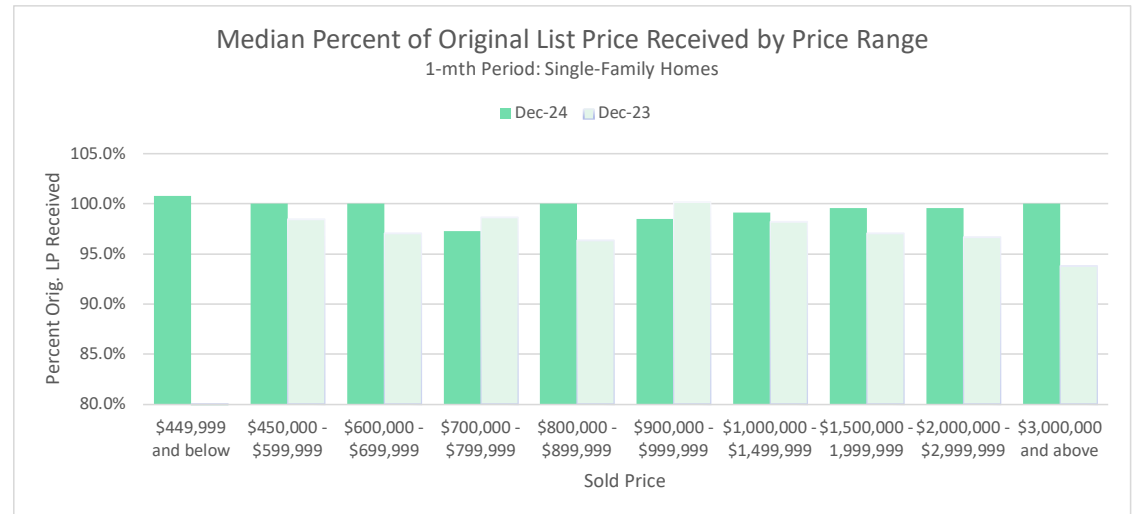
December 2024

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	Dec-24	Dec-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	100.8%	56.0%	80.0%	93.2%	94.2%	-1.1%
\$450,000 - \$599,999	100.0%	98.5%	1.5%	97.2%	97.5%	-0.3%
\$600,000 - \$699,999	100.0%	97.1%	3.0%	97.8%	97.1%	0.7%
\$700,000 - \$799,999	97.3%	98.7%	-1.4%	98.2%	98.0%	0.2%
\$800,000 - \$899,999	100.0%	96.4%	3.7%	99.4%	98.8%	0.6%
\$900,000 - \$999,999	98.5%	100.2%	-1.7%	100.0%	98.9%	1.1%
\$1,000,000 - \$1,499,999	99.1%	98.2%	0.9%	99.1%	98.3%	0.8%
\$1,500,000 - 1,999,999	99.6%	97.1%	2.6%	98.8%	99.5%	-0.7%
\$2,000,000 - \$2,999,999	99.6%	96.7%	3.0%	98.8%	97.8%	1.0%
\$3,000,000 and above	100.0%	93.8%	6.6%	96.3%	95.0%	1.4%
All Single-Family Homes	99.2%	98.3%	0.9%	99.0%	98.3%	0.7%

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



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

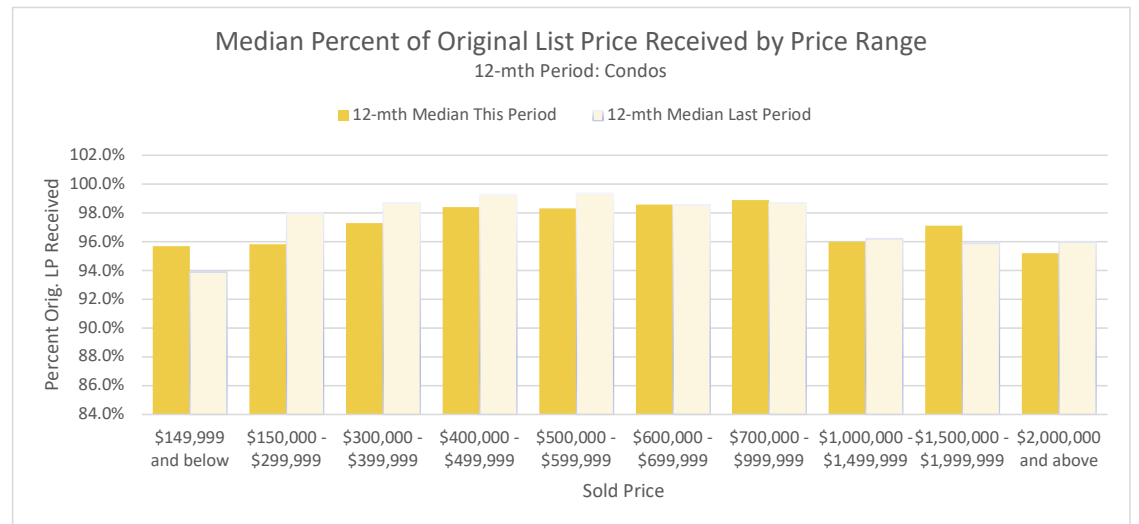
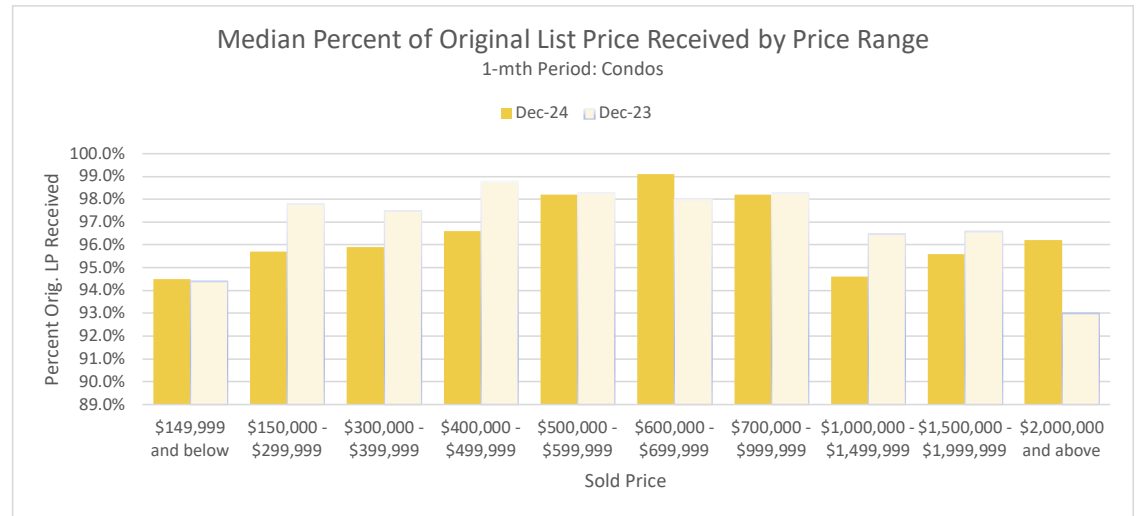
December 2024

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	Dec-24	Dec-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	94.5%	94.4%	0.1%	95.7%	93.9%	1.9%
\$150,000 - \$299,999	95.7%	97.8%	-2.1%	95.8%	98.0%	-2.2%
\$300,000 - \$399,999	95.9%	97.5%	-1.6%	97.3%	98.7%	-1.4%
\$400,000 - \$499,999	96.6%	98.8%	-2.2%	98.4%	99.3%	-0.9%
\$500,000 - \$599,999	98.2%	98.3%	-0.1%	98.3%	99.4%	-1.1%
\$600,000 - \$699,999	99.1%	98.0%	1.1%	98.6%	98.6%	0.0%
\$700,000 - \$999,999	98.2%	98.3%	-0.1%	98.9%	98.7%	0.2%
\$1,000,000 - \$1,499,999	94.6%	96.5%	-2.0%	96.0%	96.2%	-0.2%
\$1,500,000 - \$1,999,999	95.6%	96.6%	-1.0%	97.1%	95.9%	1.3%
\$2,000,000 and above	96.2%	93.0%	3.4%	95.2%	96.0%	-0.8%
All Condos	97.2%	97.9%	-0.7%	98.0%	98.6%	-0.6%

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



New Listings by Price Range: Single-Family Homes

December 2024

OAHU, HAWAII

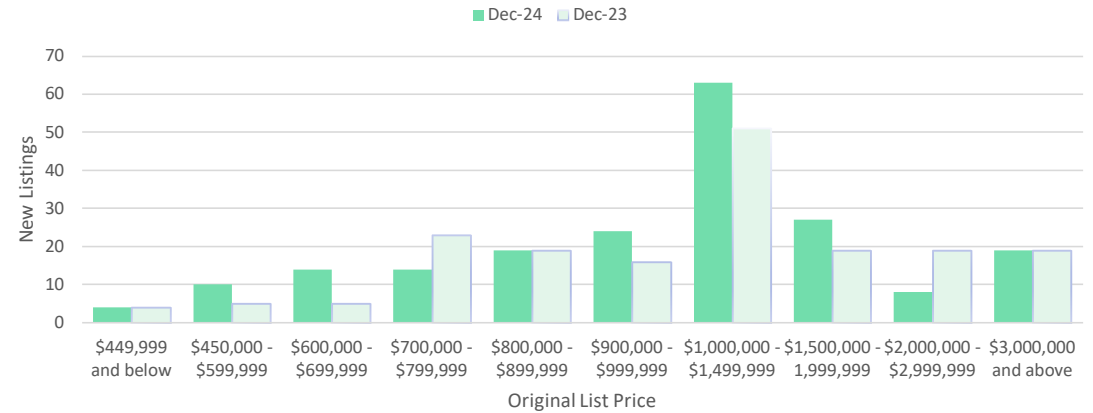
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	4	0.0%	30	22	36.4%
\$450,000 - \$599,999	10	5	100.0%	108	77	40.3%
\$600,000 - \$699,999	14	5	180.0%	155	128	21.1%
\$700,000 - \$799,999	14	23	-39.1%	242	283	-14.5%
\$800,000 - \$899,999	19	19	0.0%	421	436	-3.4%
\$900,000 - \$999,999	24	16	50.0%	450	428	5.1%
\$1,000,000 - \$1,499,999	63	51	23.5%	1,243	1,007	23.4%
\$1,500,000 - 1,999,999	27	19	42.1%	542	459	18.1%
\$2,000,000 - \$2,999,999	8	19	-57.9%	297	248	19.8%
\$3,000,000 and above	19	19	0.0%	268	236	13.6%
All Single-Family Homes	202	180	12.2%	3,756	3,324	13.0%

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

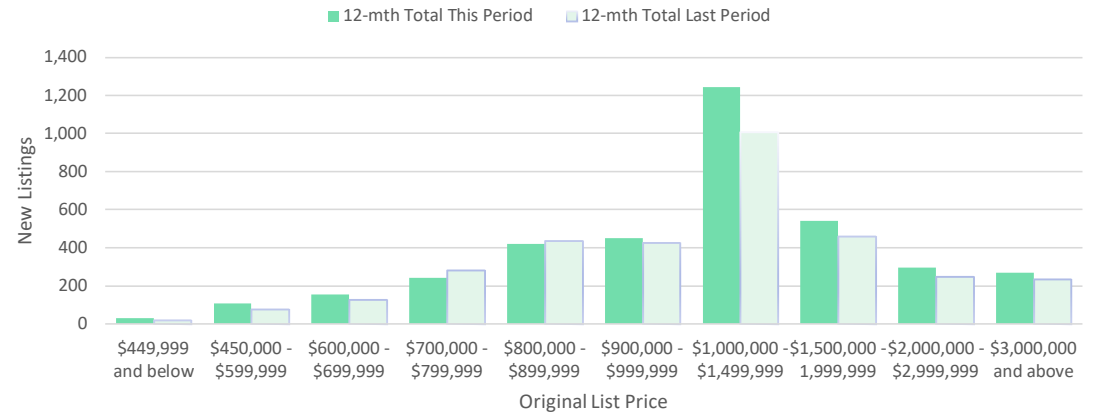
New Listings by Price Range

1-mth Period: Single-Family Homes



New Listings by Price Range

12-mth Period: Single-Family Homes



New Listings by Price Range: Condos

December 2024

OAHU, HAWAII

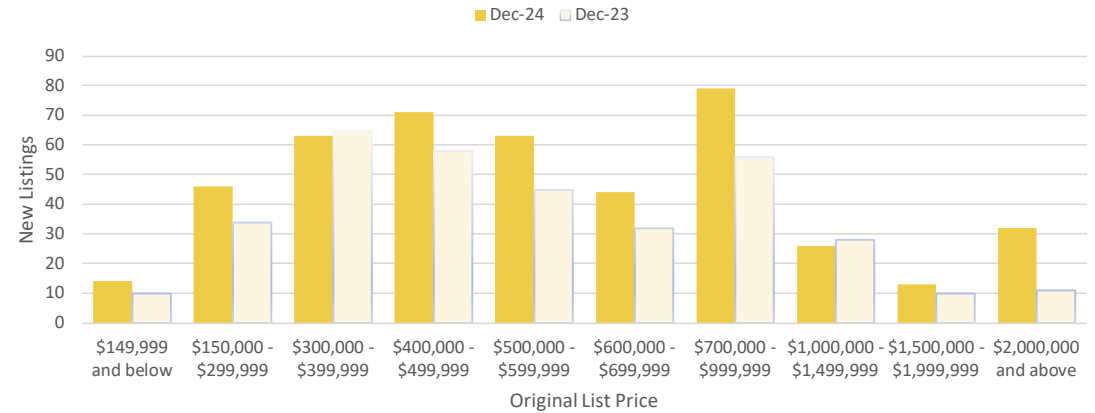
(A count of properties that have been newly listed on the market in a given month)

Condos	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	10	40.0%	186	173	7.5%
\$150,000 - \$299,999	46	34	35.3%	713	672	6.1%
\$300,000 - \$399,999	63	65	-3.1%	1,131	915	23.6%
\$400,000 - \$499,999	71	58	22.4%	1,244	1,004	23.9%
\$500,000 - \$599,999	63	45	40.0%	1,040	914	13.8%
\$600,000 - \$699,999	44	32	37.5%	769	702	9.5%
\$700,000 - \$999,999	79	56	41.1%	1,229	989	24.3%
\$1,000,000 - \$1,499,999	26	28	-7.1%	497	382	30.1%
\$1,500,000 - \$1,999,999	13	10	30.0%	220	175	25.7%
\$2,000,000 and above	32	11	190.9%	250	197	26.9%
All Condos	451	349	29.2%	7,279	6,123	18.9%

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

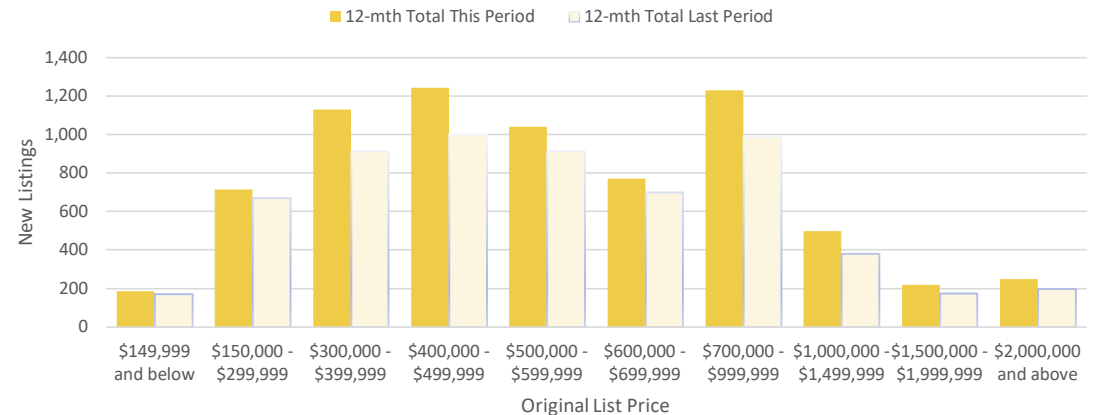
New Listings by Price Range

1-mth Period: Condos



New Listings by Price Range

12-mth Period: Condos



Pending Sales by Price Range: Single-Family Homes

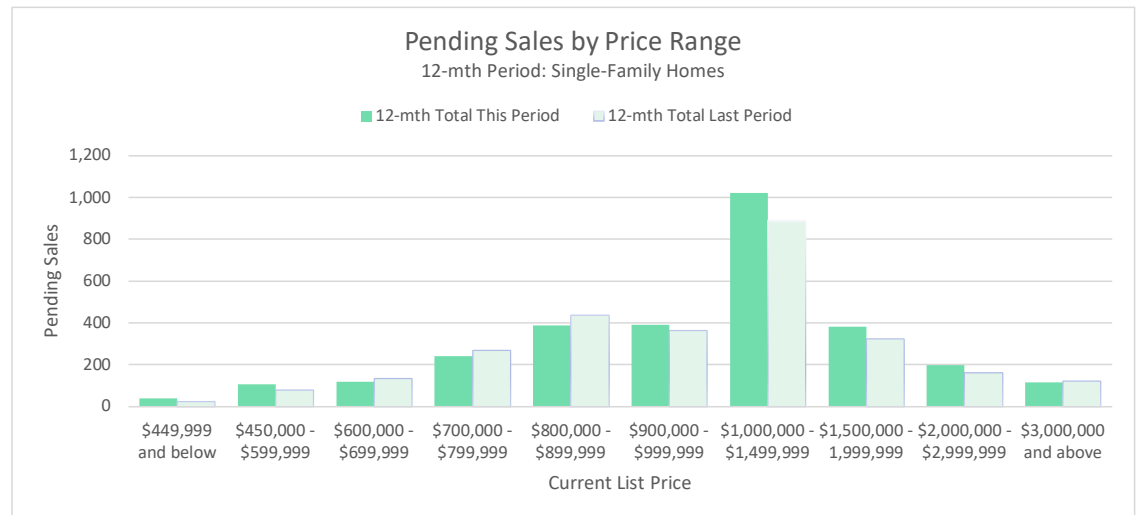
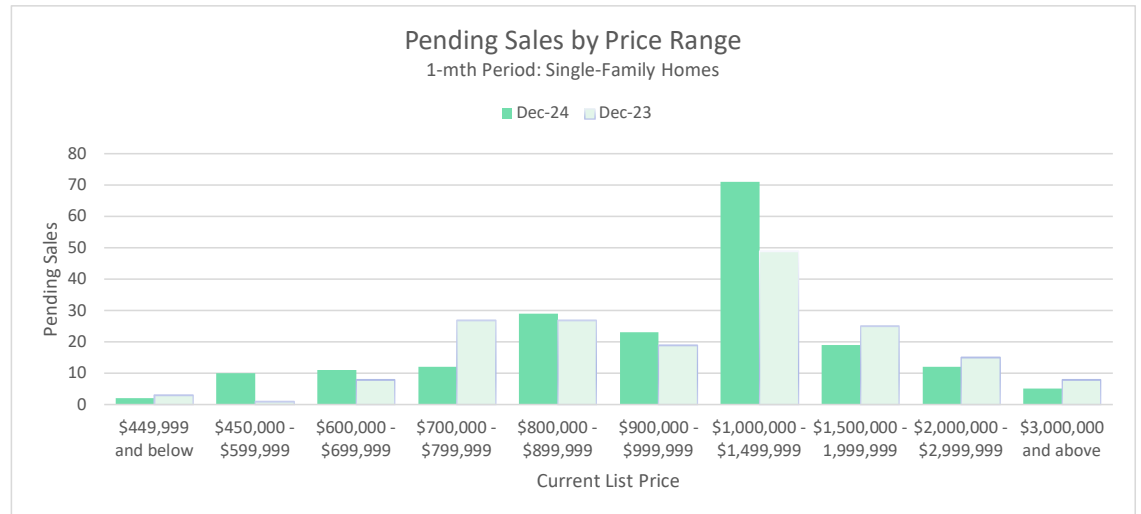
December 2024

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	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	3	-33.3%	37	22	68.2%
\$450,000 - \$599,999	10	1	900.0%	105	77	36.4%
\$600,000 - \$699,999	11	8	37.5%	118	132	-10.6%
\$700,000 - \$799,999	12	27	-55.6%	239	268	-10.8%
\$800,000 - \$899,999	29	27	7.4%	388	437	-11.2%
\$900,000 - \$999,999	23	19	21.1%	390	364	7.1%
\$1,000,000 - \$1,499,999	71	49	44.9%	1,020	890	14.6%
\$1,500,000 - 1,999,999	19	25	-24.0%	380	324	17.3%
\$2,000,000 - \$2,999,999	12	15	-20.0%	199	160	24.4%
\$3,000,000 and above	5	8	-37.5%	114	122	-6.6%
All Single-Family Homes	194	182	6.6%	2,990	2,796	6.9%

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



Pending Sales by Price Range: Condos

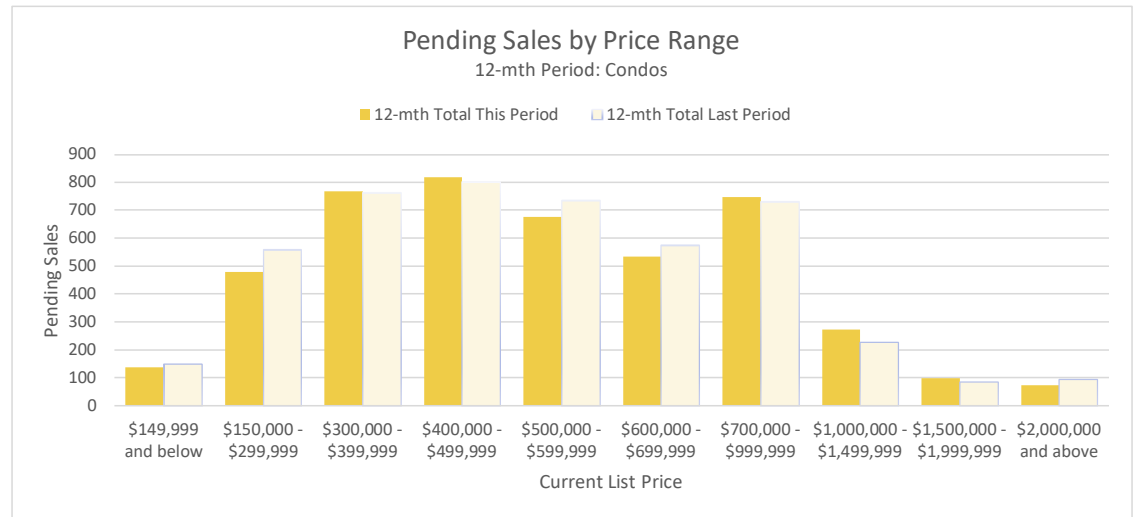
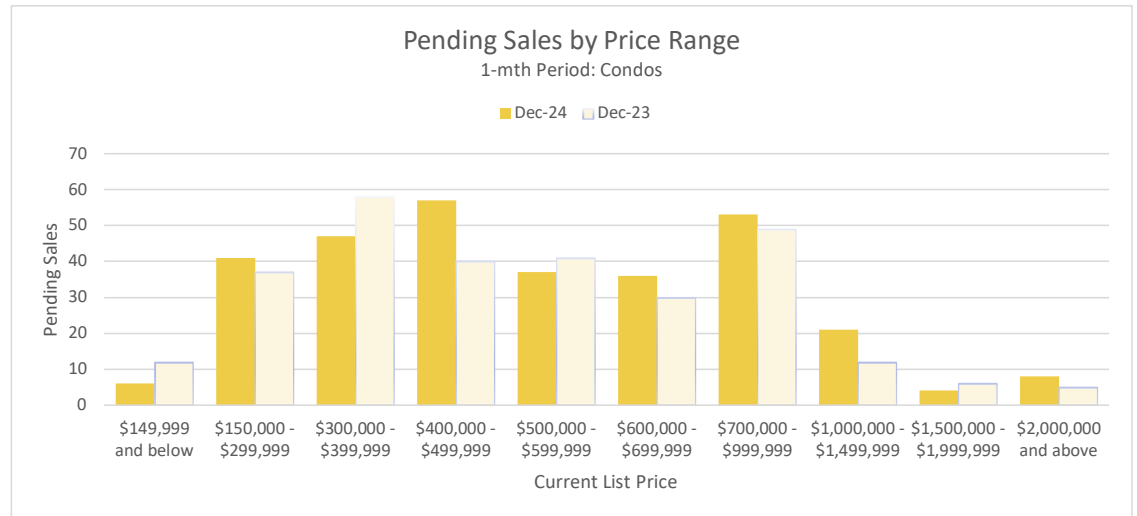
December 2024

OAHU, HAWAII

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

Condos	Dec-24	Dec-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	6	12	-50.0%	137	150	-8.7%
\$150,000 - \$299,999	41	37	10.8%	478	559	-14.5%
\$300,000 - \$399,999	47	58	-19.0%	767	762	0.7%
\$400,000 - \$499,999	57	40	42.5%	817	801	2.0%
\$500,000 - \$599,999	37	41	-9.8%	676	736	-8.2%
\$600,000 - \$699,999	36	30	20.0%	534	575	-7.1%
\$700,000 - \$999,999	53	49	8.2%	746	732	1.9%
\$1,000,000 - \$1,499,999	21	12	75.0%	273	226	20.8%
\$1,500,000 - \$1,999,999	4	6	-33.3%	99	85	16.5%
\$2,000,000 and above	8	5	60.0%	74	95	-22.1%
All Condos	310	290	6.9%	4,601	4,721	-2.5%

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



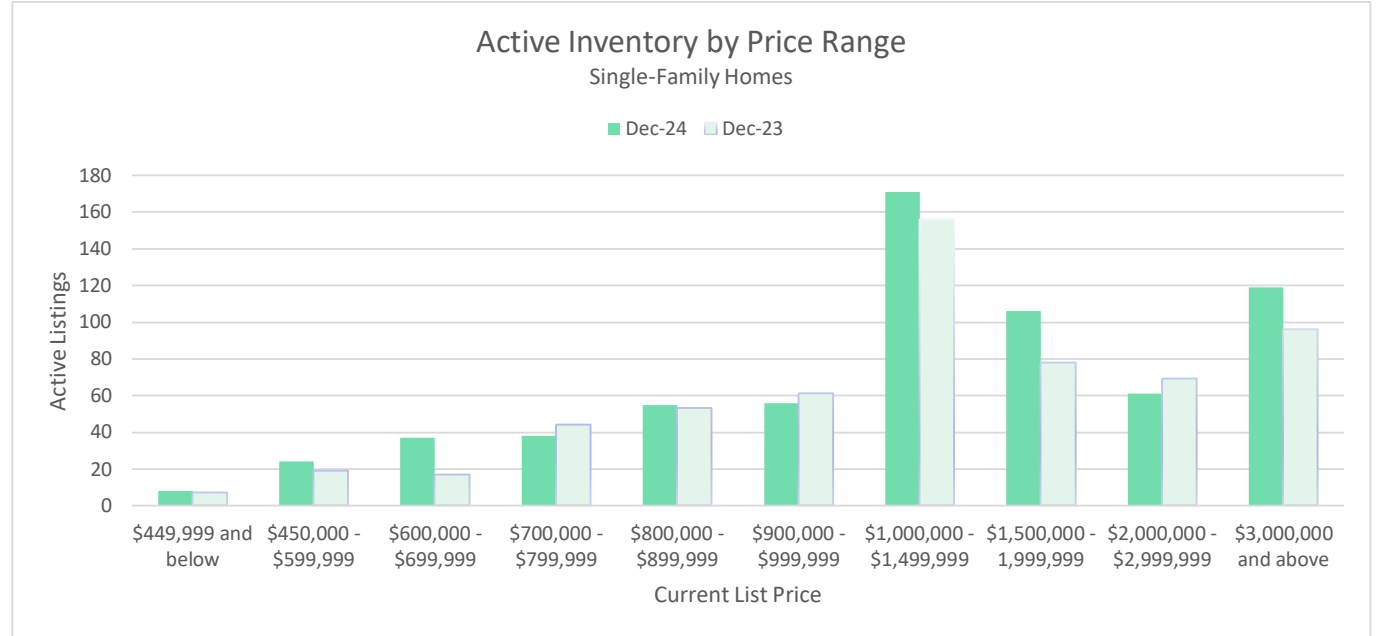
Active Inventory* by Price Range: Single-Family Homes

December 2024

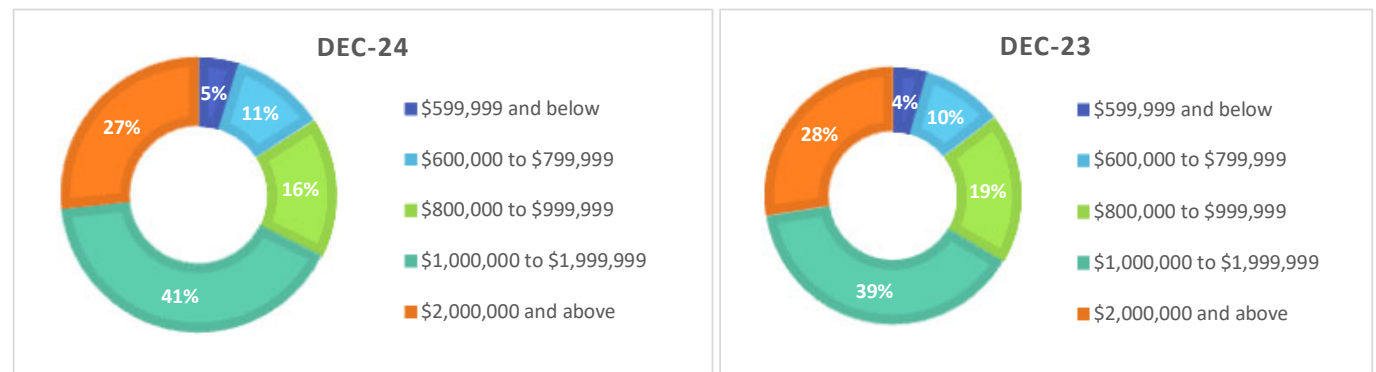
OAHU, HAWAII

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

Single-Family Homes	Dec-24	Dec-23	YOY chg
\$449,999 and below	8	7	14.3%
\$450,000 - \$599,999	24	19	26.3%
\$600,000 - \$699,999	37	17	117.6%
\$700,000 - \$799,999	38	44	-13.6%
\$800,000 - \$899,999	55	53	3.8%
\$900,000 - \$999,999	56	61	-8.2%
\$1,000,000 - \$1,499,999	171	156	9.6%
\$1,500,000 - 1,999,999	106	78	35.9%
\$2,000,000 - \$2,999,999	61	69	-11.6%
\$3,000,000 and above	119	96	24.0%
All Single-Family Homes	675	600	12.5%



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



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

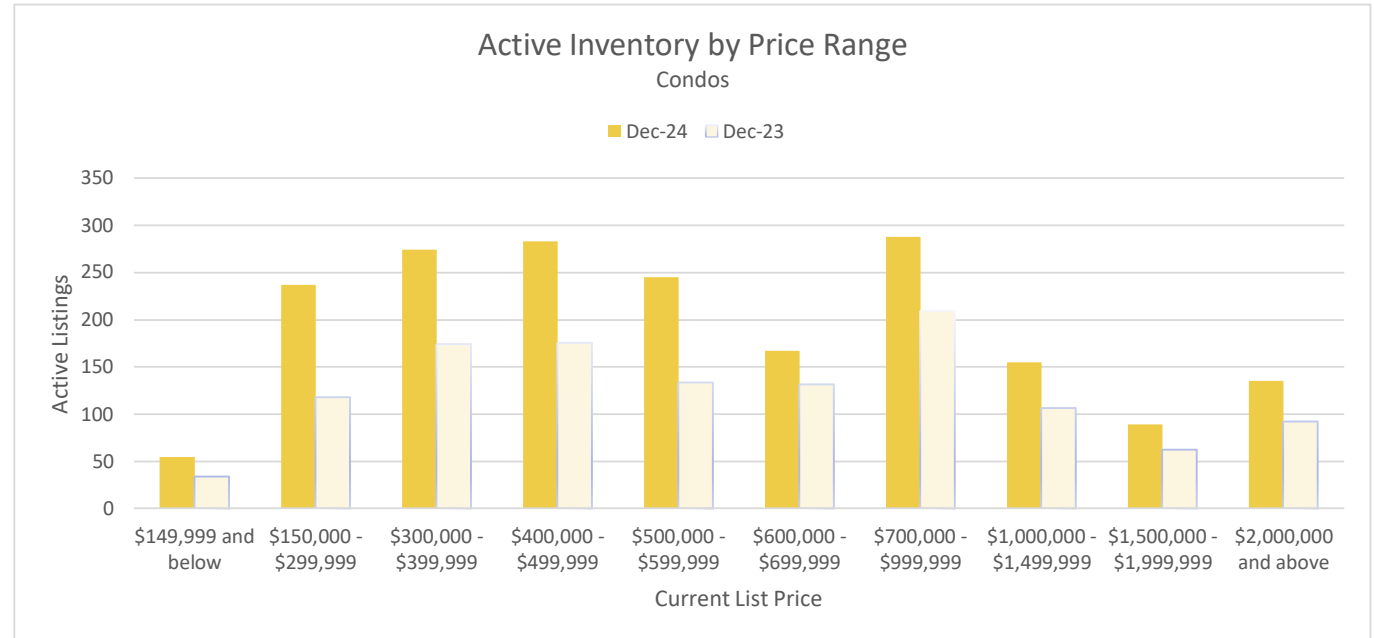
Active Inventory* by Price Range: Condos

December 2024

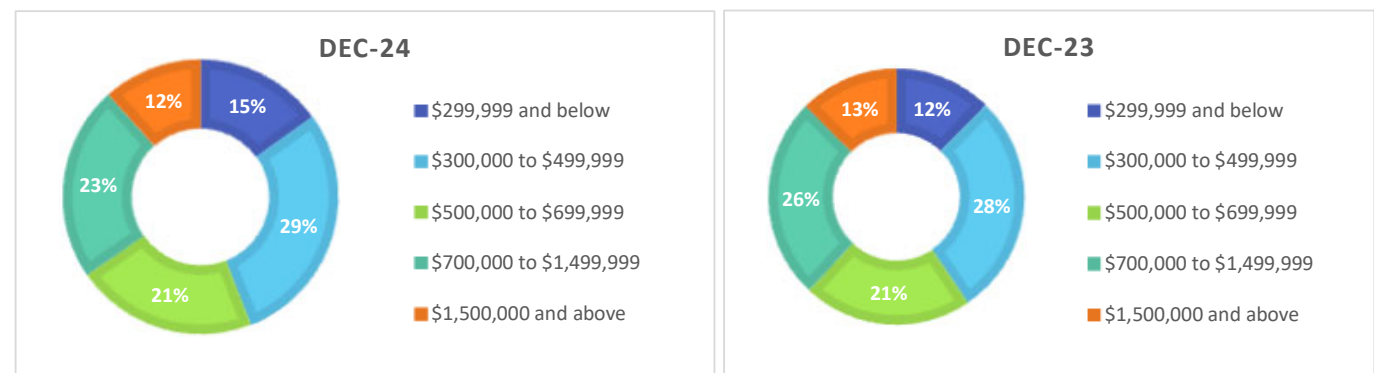
OAHU, HAWAII

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

Condos	Dec-24	Dec-23	YOY chg
\$149,999 and below	55	34	61.8%
\$150,000 - \$299,999	237	118	100.8%
\$300,000 - \$399,999	274	174	57.5%
\$400,000 - \$499,999	283	175	61.7%
\$500,000 - \$599,999	245	133	84.2%
\$600,000 - \$699,999	167	131	27.5%
\$700,000 - \$999,999	288	209	37.8%
\$1,000,000 - \$1,499,999	155	106	46.2%
\$1,500,000 - \$1,999,999	89	62	43.5%
\$2,000,000 and above	135	92	46.7%
All Condos	1,928	1,234	56.2%



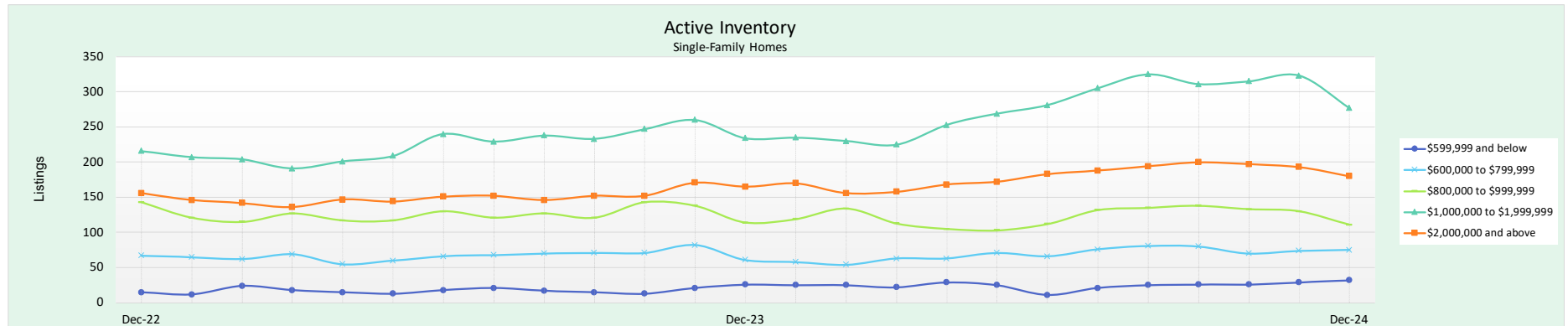
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



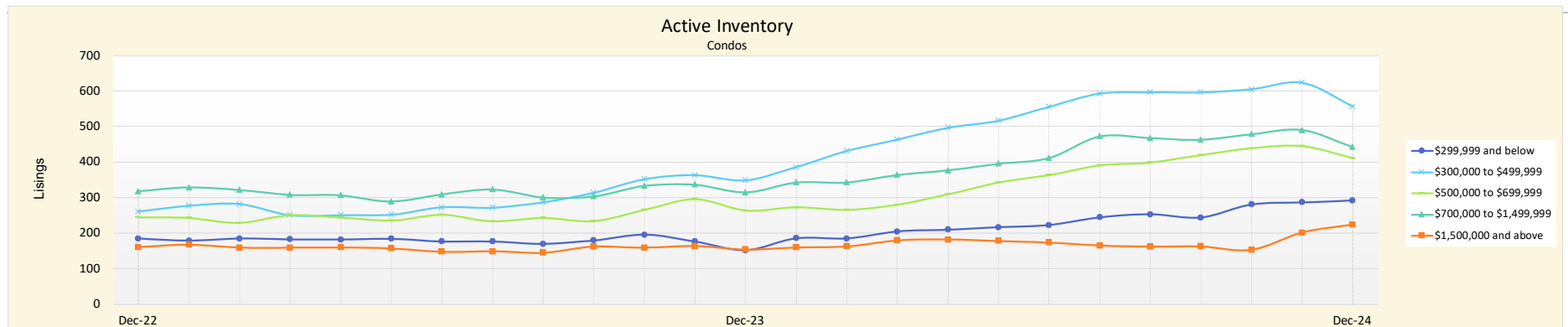
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

December 2024
OAHU, HAWAII



Single-Family Homes	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	J-24	J-24	A-24	S-24	O-24	N-24	D-24
\$599,999 and below	15	12	24	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32
\$600,000 to \$799,999	67	65	62	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70	74	75
\$800,000 to \$999,999	143	121	115	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111
\$1,000,000 to \$1,999,999	216	207	204	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277
\$2,000,000 and above	156	146	142	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180
Total	597	551	547	541	535	543	605	591	598	592	626	672	600	607	599	581	618	640	653	722	760	755	741	749	675



Condos	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	J-24	J-24	A-24	S-24	O-24	N-24	D-24
\$299,999 and below	185	179	185	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292
\$300,000 to \$499,999	261	277	282	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557
\$500,000 to \$699,999	245	243	229	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412
\$700,000 to \$1,499,999	318	329	322	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443
\$1,500,000 and above	161	168	159	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224
Total	1,170	1,196	1,177	1,152	1,144	1,118	1,159	1,154	1,146	1,194	1,306	1,337	1,234	1,348	1,388	1,493	1,576	1,651	1,729	1,867	1,879	1,887	1,957	2,049	1,928

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

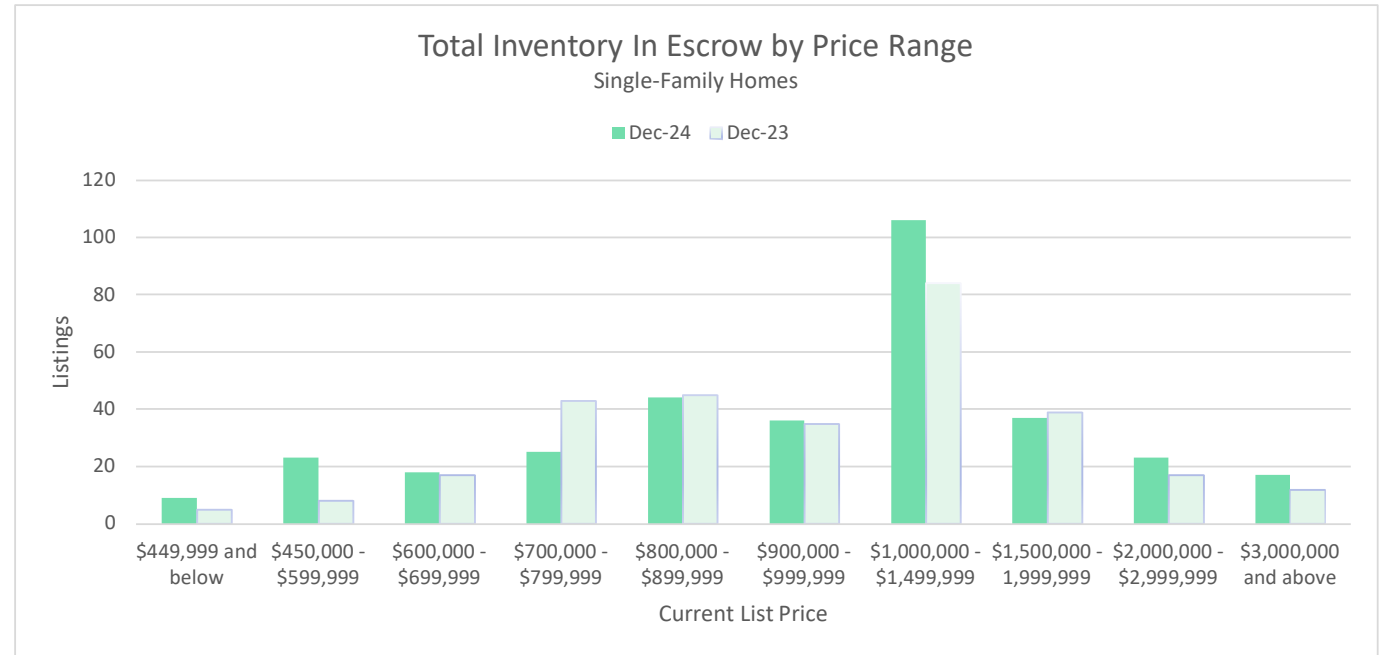
Total Inventory In Escrow* by Price Range: Single-Family Homes

December 2024

OAHU, HAWAII

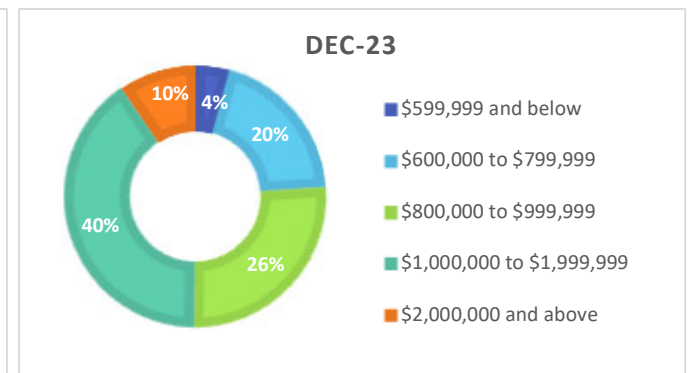
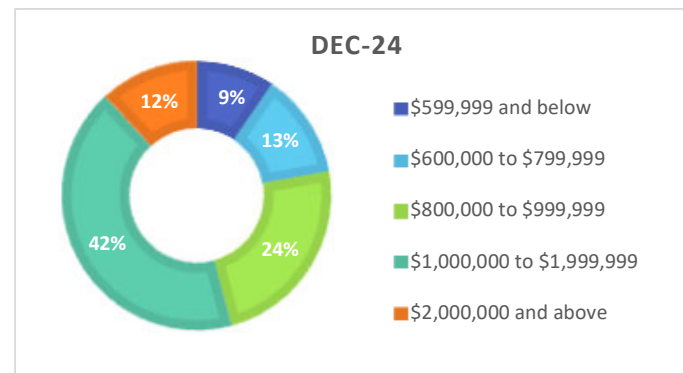
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Dec-24	Dec-23	YOY chg
\$449,999 and below	9	5	80.0%
\$450,000 - \$599,999	23	8	187.5%
\$600,000 - \$699,999	18	17	5.9%
\$700,000 - \$799,999	25	43	-41.9%
\$800,000 - \$899,999	44	45	-2.2%
\$900,000 - \$999,999	36	35	2.9%
\$1,000,000 - \$1,499,999	106	84	26.2%
\$1,500,000 - 1,999,999	37	39	-5.1%
\$2,000,000 - \$2,999,999	23	17	35.3%
\$3,000,000 and above	17	12	41.7%
All Single-Family Homes	338	305	10.8%



Total Inventory In Escrow - Percent Share by Price Range

(portion of total inventory in escrow represented by a given price range)



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

Total Inventory In Escrow* by Price Range: Condos

December 2024

OAHU, HAWAII

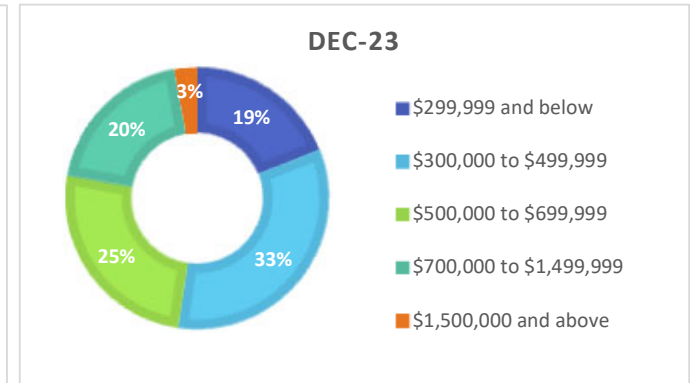
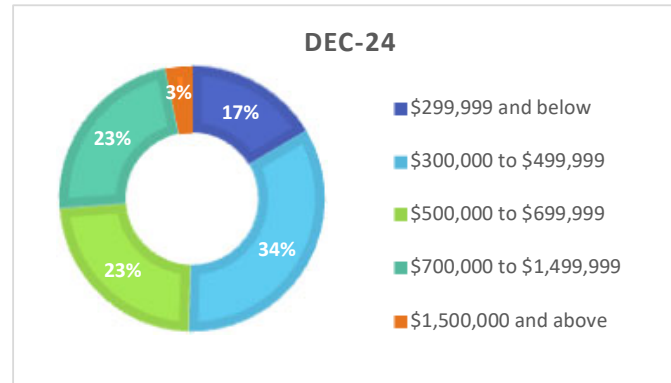
(The number of properties in an escrow status at the end of a given month)

Condos	Dec-24	Dec-23	YOY chg
\$149,999 and below	16	22	-27.3%
\$150,000 - \$299,999	60	67	-10.4%
\$300,000 - \$399,999	78	82	-4.9%
\$400,000 - \$499,999	79	74	6.8%
\$500,000 - \$599,999	55	65	-15.4%
\$600,000 - \$699,999	53	54	-1.9%
\$700,000 - \$999,999	79	78	1.3%
\$1,000,000 - \$1,499,999	27	13	107.7%
\$1,500,000 - \$1,999,999	5	7	-28.6%
\$2,000,000 and above	10	6	66.7%
All Condos	462	468	-1.3%



Total Inventory In Escrow - Percent Share by Price Range

(portion of total inventory in escrow represented by a given price range)



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

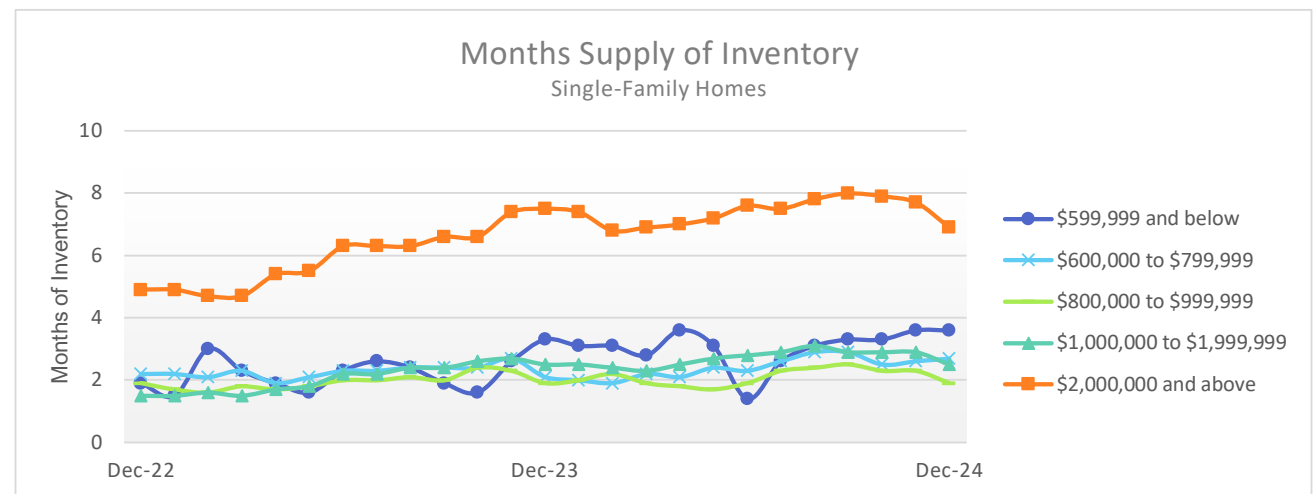
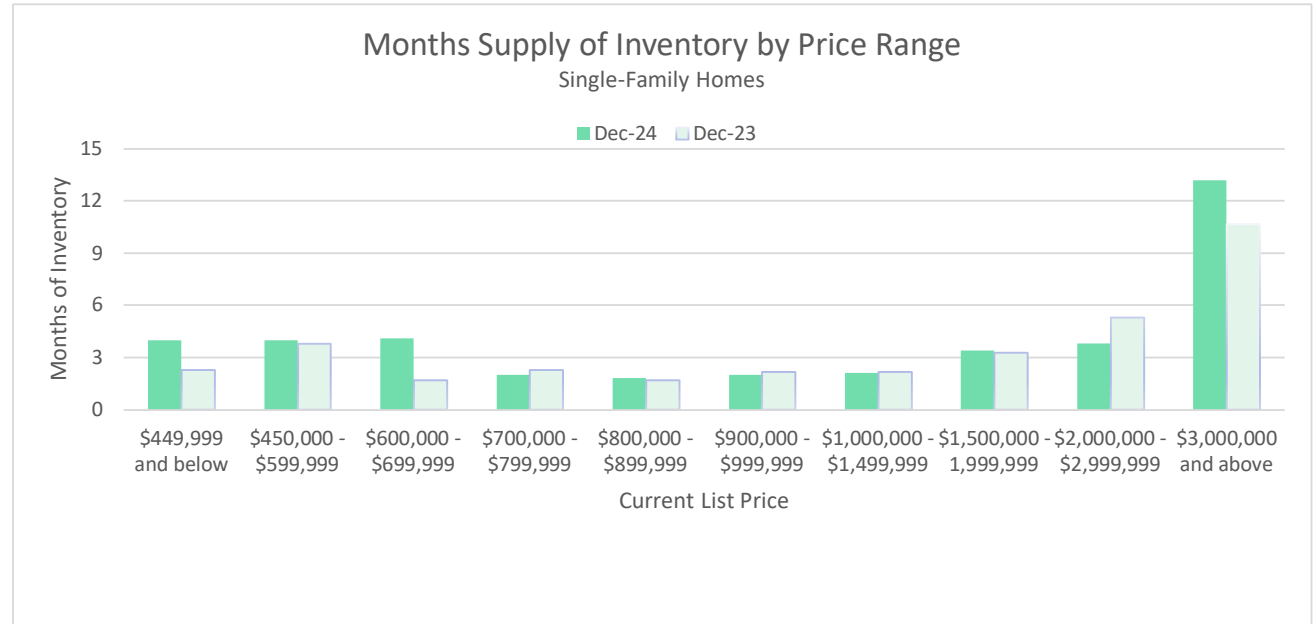
Months Supply of Active Inventory by Price Range: Single-Family Homes

December 2024

OAHU, HAWAII

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

Single-Family Homes	Dec-24	Dec-23	YOY chg
\$449,999 and below	4.0	2.3	73.9%
\$450,000 - \$599,999	4.0	3.8	5.3%
\$600,000 - \$699,999	4.1	1.7	141.2%
\$700,000 - \$799,999	2.0	2.3	-13.0%
\$800,000 - \$899,999	1.8	1.7	5.9%
\$900,000 - \$999,999	2.0	2.2	-9.1%
\$1,000,000 - \$1,499,999	2.1	2.2	-4.5%
\$1,500,000 - 1,999,999	3.4	3.3	3.0%
\$2,000,000 - \$2,999,999	3.8	5.3	-28.3%
\$3,000,000 and above	13.2	10.7	23.4%
All Single-Family Homes	2.9	2.8	3.6%



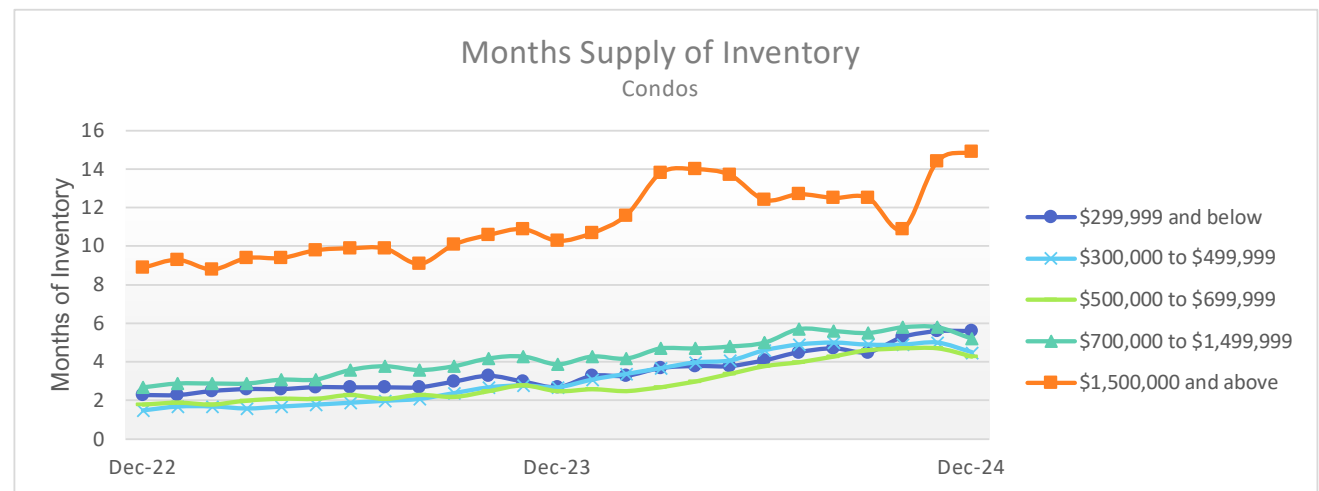
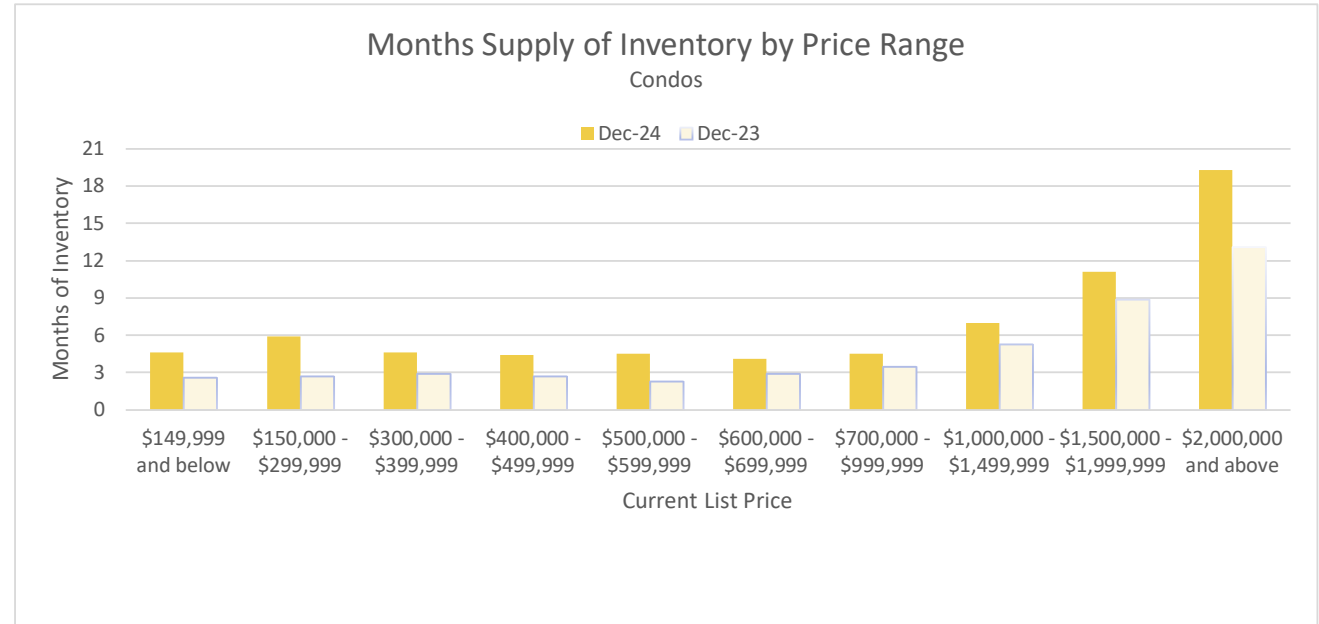
Months Supply of Active Inventory by Price Range: Condos

December 2024

OAHU, HAWAII

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

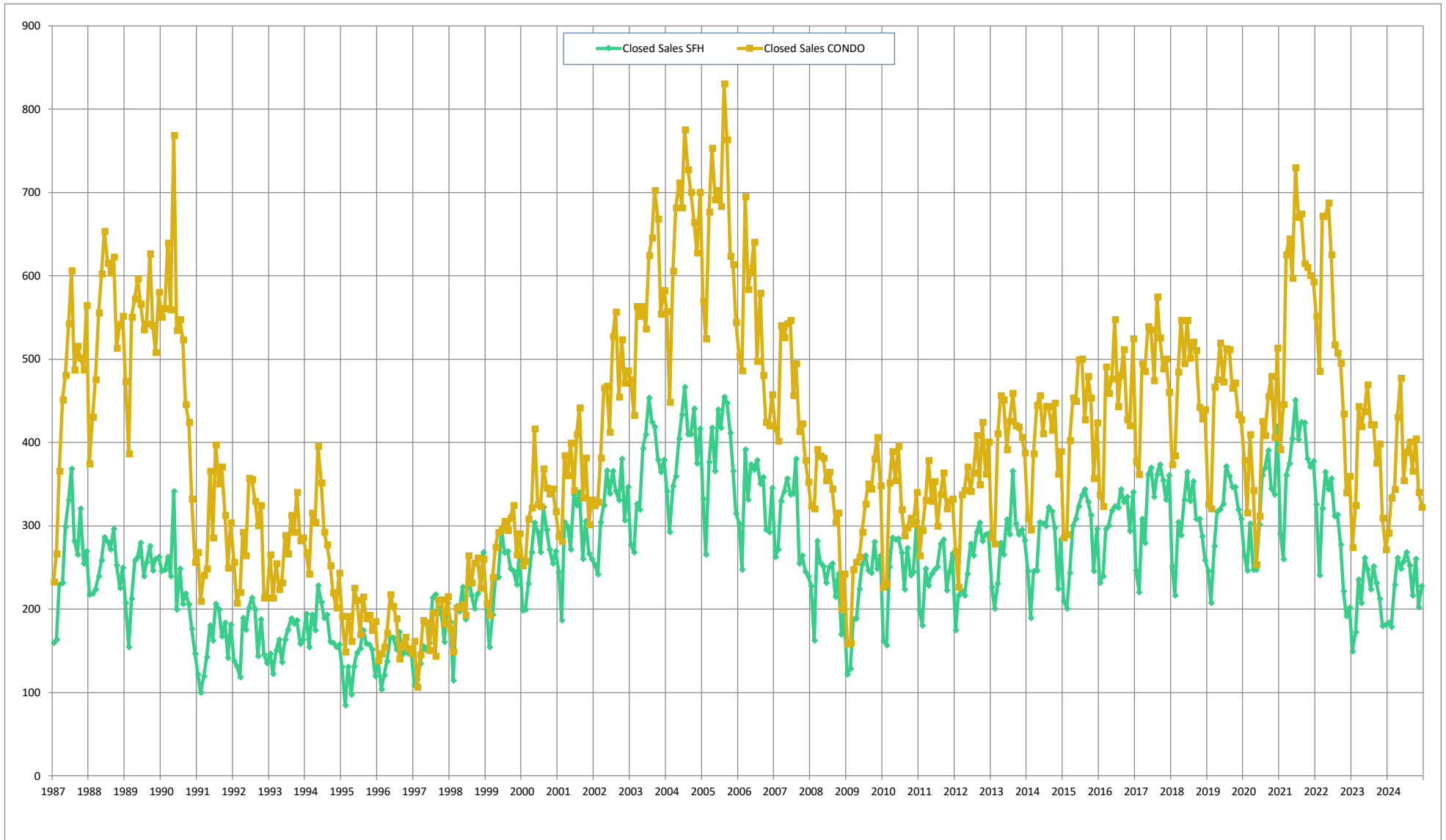
Condos	Dec-24	Dec-23	YOY chg
\$149,999 and below	4.6	2.6	76.9%
\$150,000 - \$299,999	5.9	2.7	118.5%
\$300,000 - \$399,999	4.6	2.9	58.6%
\$400,000 - \$499,999	4.4	2.7	63.0%
\$500,000 - \$599,999	4.5	2.3	95.7%
\$600,000 - \$699,999	4.1	2.9	41.4%
\$700,000 - \$999,999	4.5	3.5	28.6%
\$1,000,000 - \$1,499,999	7.0	5.3	32.1%
\$1,500,000 - \$1,999,999	11.1	8.9	24.7%
\$2,000,000 and above	19.3	13.1	47.3%
All Condos	5.2	3.2	62.5%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



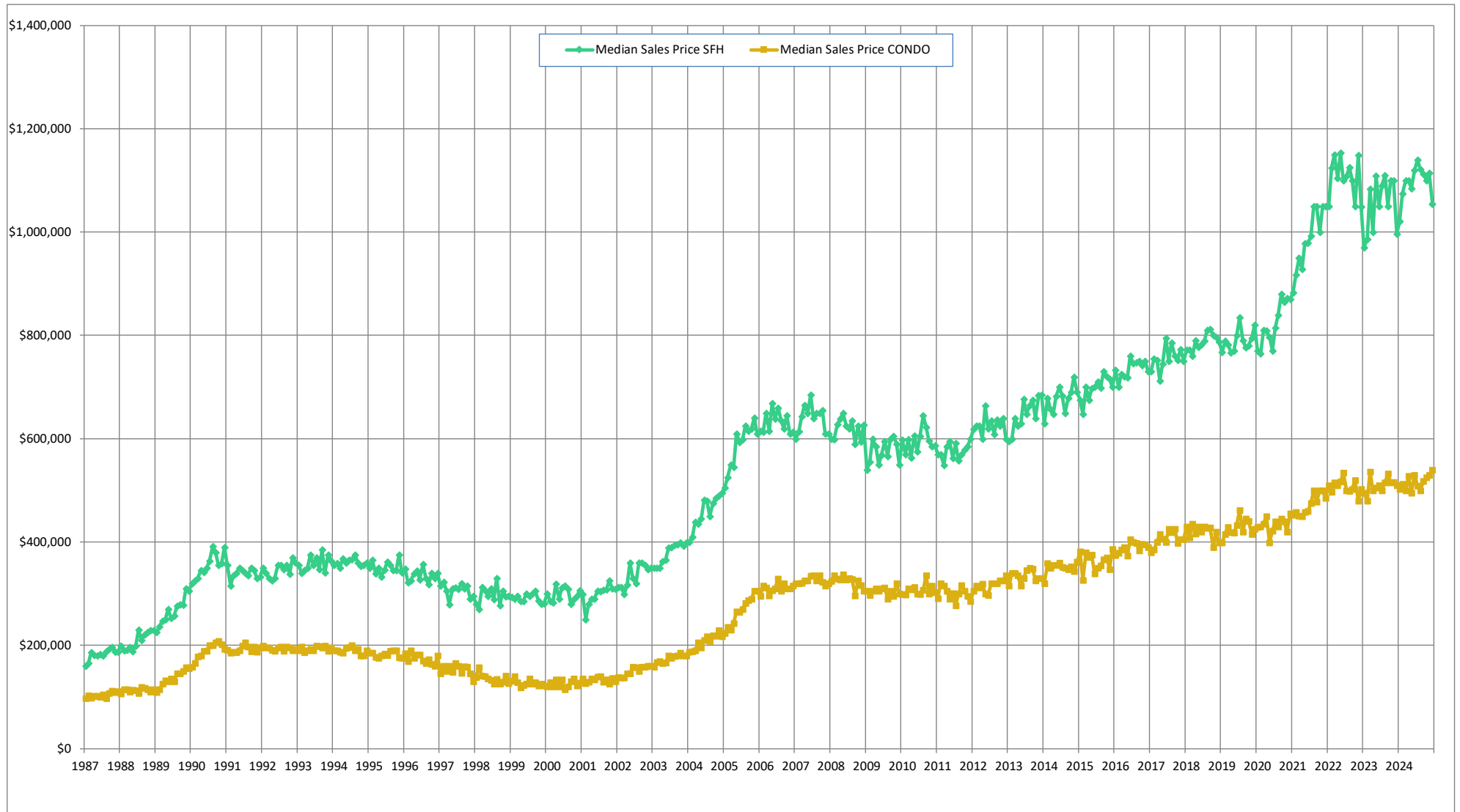
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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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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