

O'ahu's housing market experienced mixed trends in February. The median single-family home price reached a new record while overall sales volume for single-family homes and condos declined.

The median price for single-family homes reached a record high of \$1,185,000, a 10.2% increase from February 2024, surpassing the previous record of \$1,153,500 set in May 2022. However, unlike previous record-setting periods driven by heightened buyer competition, recent activity suggests a more balanced market. The median percent of original list price received was 98.0% this February, compared to 102.2% when the previous record was set, indicating that fewer homes are selling above asking. In contrast, the condo median price declined 3.6% year-over-year to \$494,000, down from \$512,500 last February.

February's record-high median for single-family homes was driven by a smaller sales sample and a shift in sales distribution. The \$1.1 million to \$1.39 million price range made up 27% of sales this February, up from 21% last year, while transactions in the \$899,999 and below range declined to 22%, down from 30% a year ago.

Homes continued to move at different paces across both markets. Single-family homes remained on the market for a median of 23 days, down from 30 days a year ago, while condos took longer to sell, with the median days on market increasing to 48 from 39.

New listings followed opposite trends, with single-family home listings declining 4.7% to 281, while condo listings rose 20.3% to 641. More condos entered the market across all price points, with nearly 50% of new listings priced between \$300,000 and \$599,999. Active inventory remained high, with single-family home inventory rising 21.5% year-over-year and condo inventory increasing 55.6%. Compared to January, single-family home inventory dipped slightly by 1%, while condo inventory grew 3.4%.

Buyer demand also varied, with pending sales down 13.4% for single-family homes and 2.3% for condos year-over-year. However, compared to January, contract signings increased, rising 11.5% month-over-month for single-family homes and 6.7% for condos, showing continued buyer interest despite shifting market conditions.



Oahu Monthly Housing Statistics

February 2025



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,185,000	+10.2%
Closed Sales	YoY %chg
167	-6.7%
Average Sales Price	YoY %chg
\$1,400,996	-2.6%

CONDOS

Median Sales Price	YoY %chg
\$494,000	-3.6%
Closed Sales	YoY %chg
293	-12.3%
Average Sales Price	YoY %chg
\$610,108	+5.1%

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

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Monthly Indicators

OAHU, HAWAII

February 2025

	Single-Family Homes						Condos				
	Feb-25	Feb-24	YoY %chg	Jan-25	MoM %chg		Feb-25	Feb-24	YoY %chg	Jan-25	MoM %chg
Closed Sales	167	179	-6.7%	196	-14.8%		293	334	-12.3%	312	-6.1%
Median Sales Price	\$1,185,000	\$1,075,000	10.2%	\$1,120,000	5.8%		\$494,000	\$512,500	-3.6%	\$539,500	-8.4%
Average Sales Price	\$1,400,996	\$1,437,693	-2.6%	\$1,344,122	4.2%		\$610,108	\$580,274	5.1%	\$654,915	-6.8%
Median Days on Market	23	30	-23.3%	25	-8.0%		48	39	23.1%	39	23.1%
Percent of Orig. List Price Received	98.0%	97.8%	0.2%	97.9%	0.1%		96.5%	97.9%	-1.4%	97.0%	-0.5%
New Listings	281	295	-4.7%	336	-16.4%		641	533	20.3%	739	-13.3%
Pending Sales*	233	269	-13.4%	209	11.5%		381	390	-2.3%	357	6.7%
Active Inventory*	728	599	21.5%	734	-0.8%		2,160	1,388	55.6%	2,088	3.4%
Total Inventory in Escrow*	385	416	-7.5%	335	14.9%		573	586	-2.2%	500	14.6%
Months Supply of Active Inventory*	3.1	2.8	10.7%	3.1	0.0%		5.8	3.6	61.1%	5.6	3.6%

*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-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg		YTD-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg
Closed Sales	363	363	0.0%	323	12.4%		605	626	-3.4%	600	0.8%
Median Sales Price	\$1,150,000	\$1,055,000	9.0%	\$980,000	17.3%		\$513,125	\$510,000	0.6%	\$485,000	5.8%
Average Sales Price	\$1,369,436	\$1,379,644	-0.7%	\$1,293,853	5.8%		\$633,268	\$587,221	7.8%	\$609,016	4.0%
Median Days on Market	25	29	-13.8%	35	-28.6%		46	34	35.3%	26	76.9%
Percent of Orig. List Price Received	97.9%	98.1%	-0.2%	95.9%	2.1%		96.7%	97.7%	-1.0%	98.1%	-1.4%
New Listings	617	580	6.4%	501	23.2%		1,380	1,114	23.9%	986	40.0%
Pending Sales*	442	489	-9.6%	484	-8.7%		738	766	-3.7%	777	-5.0%

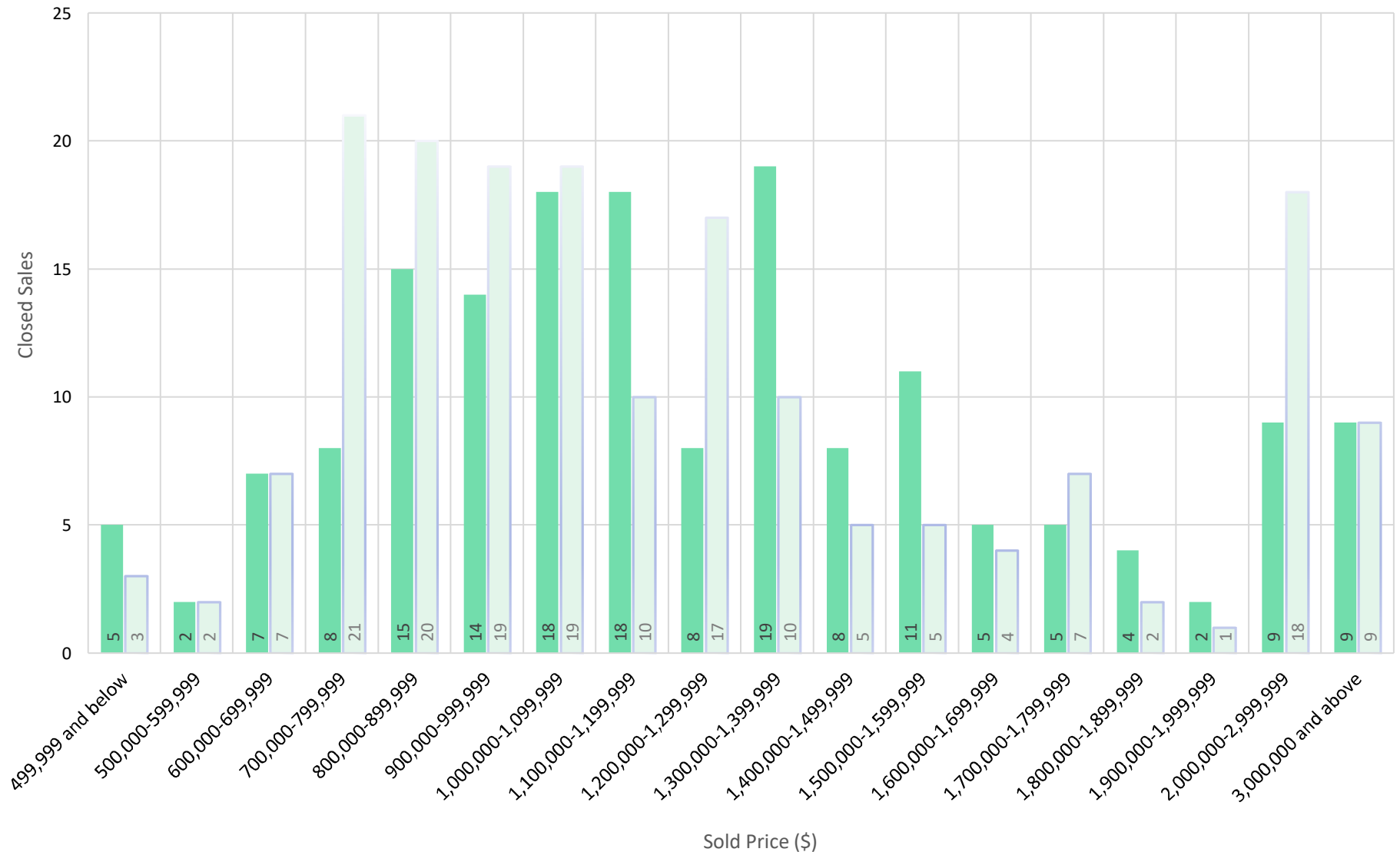
*see footnotes on pages 9-12 regarding methodology updates

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

Single-Family Homes Sold

February 2025 vs. February 2024

■ 2025 ■ 2024



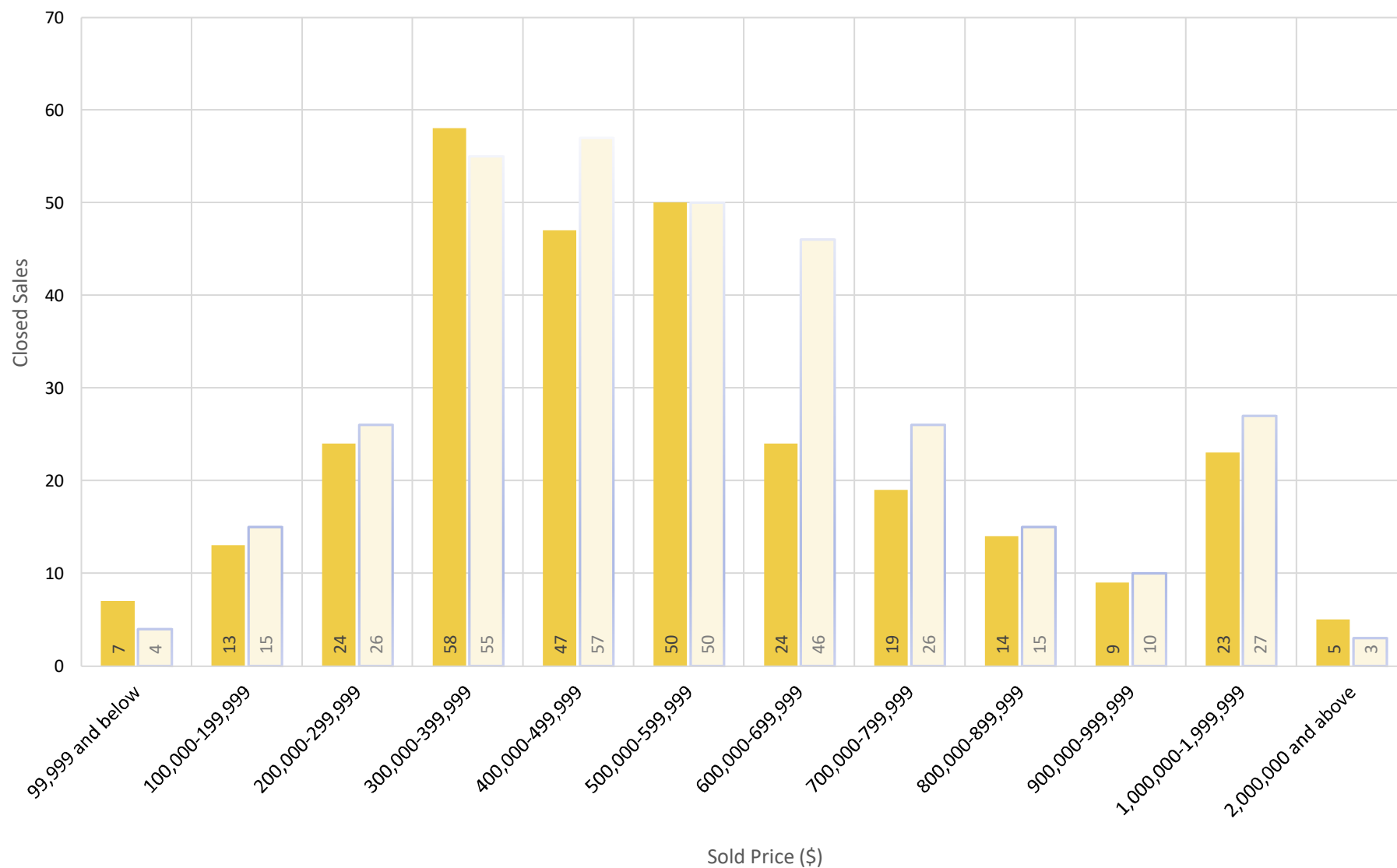
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold

February 2025 vs. February 2024

■ 2025 ■ 2024



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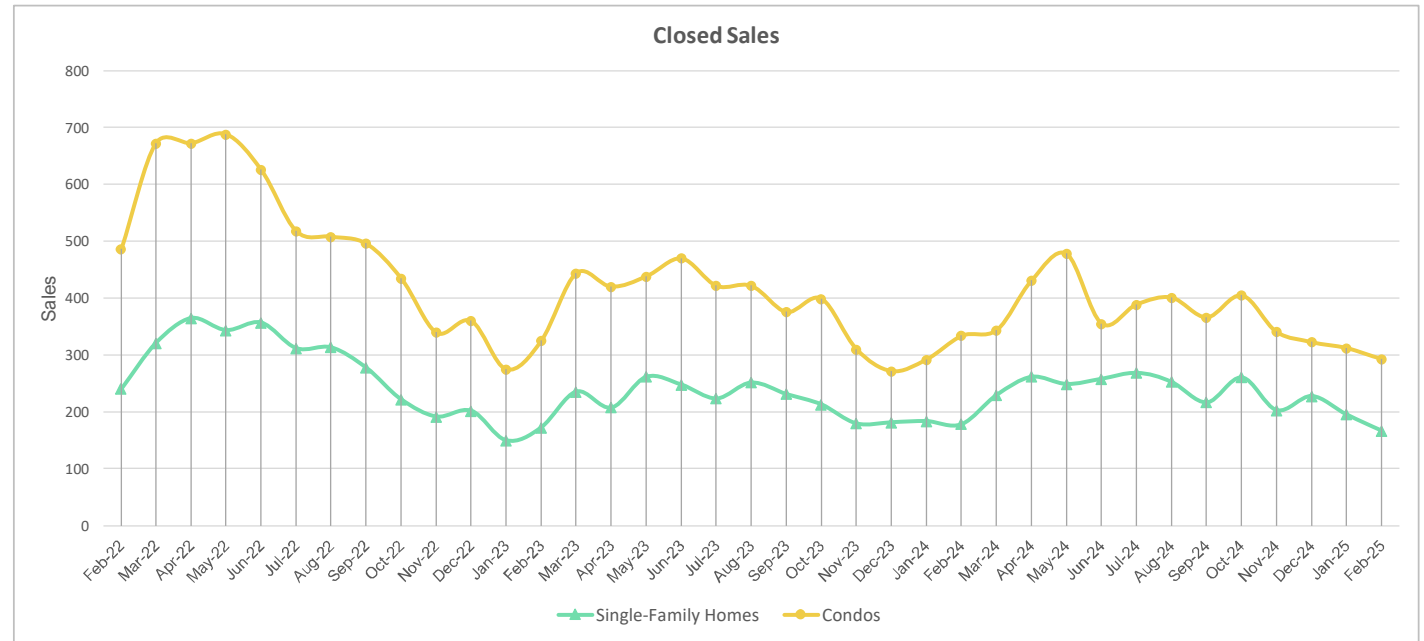
Closed Sales

February 2025

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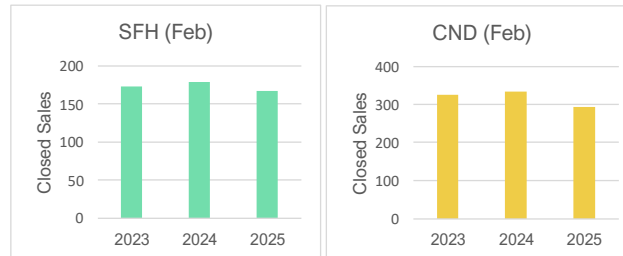
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Jan-25	196	312	508
Feb-25	167	293	460



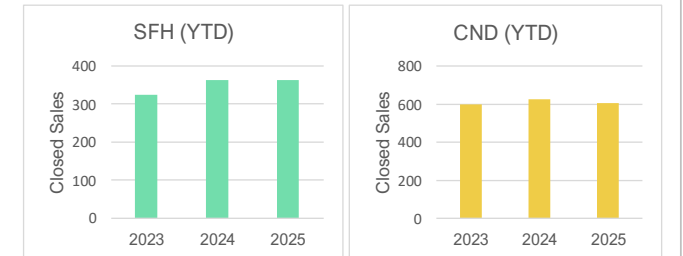
Monthly Closed Sales

February	SFH	YoY %chg	CND	YoY %chg
2023	173	-28.2%	325	-33.1%
2024	179	3.5%	334	2.8%
2025	167	-6.7%	293	-12.3%



Year-to-Date Closed Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	323	-43.0%	600	-42.2%
2024	363	12.4%	626	4.3%
2025	363	0.0%	605	-3.4%



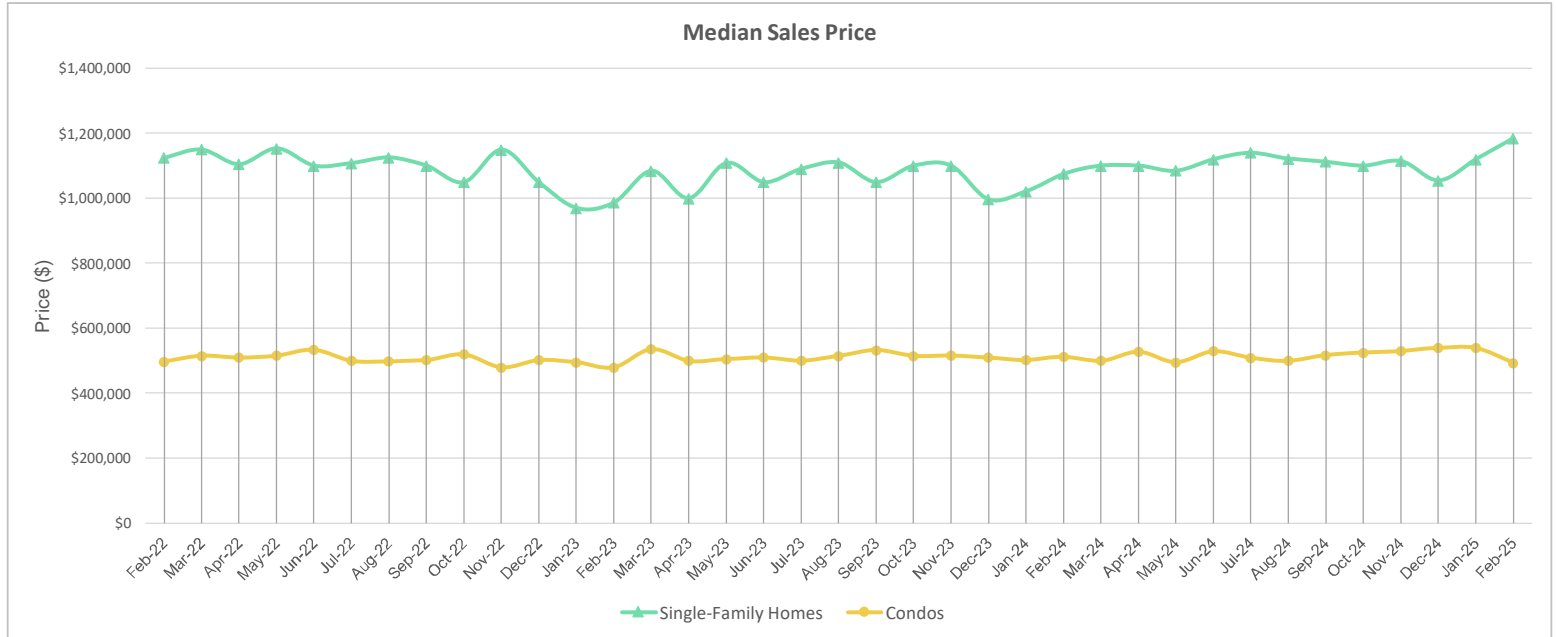
Median Sales Price

February 2025

OAHU, HAWAII

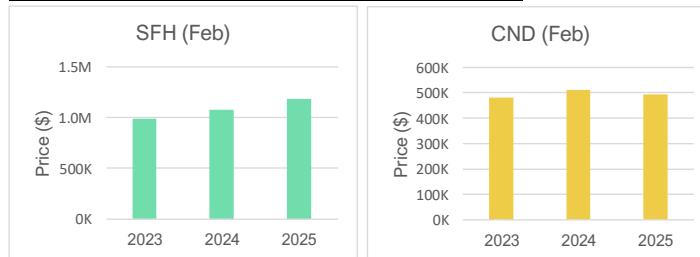
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jan-25	\$1,120,000	\$539,500
Feb-25	\$1,185,000	\$494,000



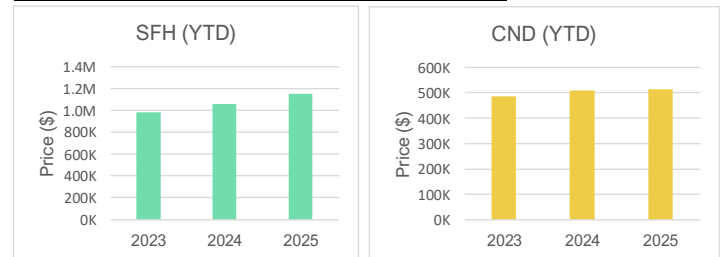
Monthly Median Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2023	\$987,000	-12.3%	\$480,000	-3.4%
2024	\$1,075,000	8.9%	\$512,500	6.8%
2025	\$1,185,000	10.2%	\$494,000	-3.6%



Year-to-Date Median Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$980,000	-9.6%	\$485,000	-3.0%
2024	\$1,055,000	7.7%	\$510,000	5.2%
2025	\$1,150,000	9.0%	\$513,125	0.6%



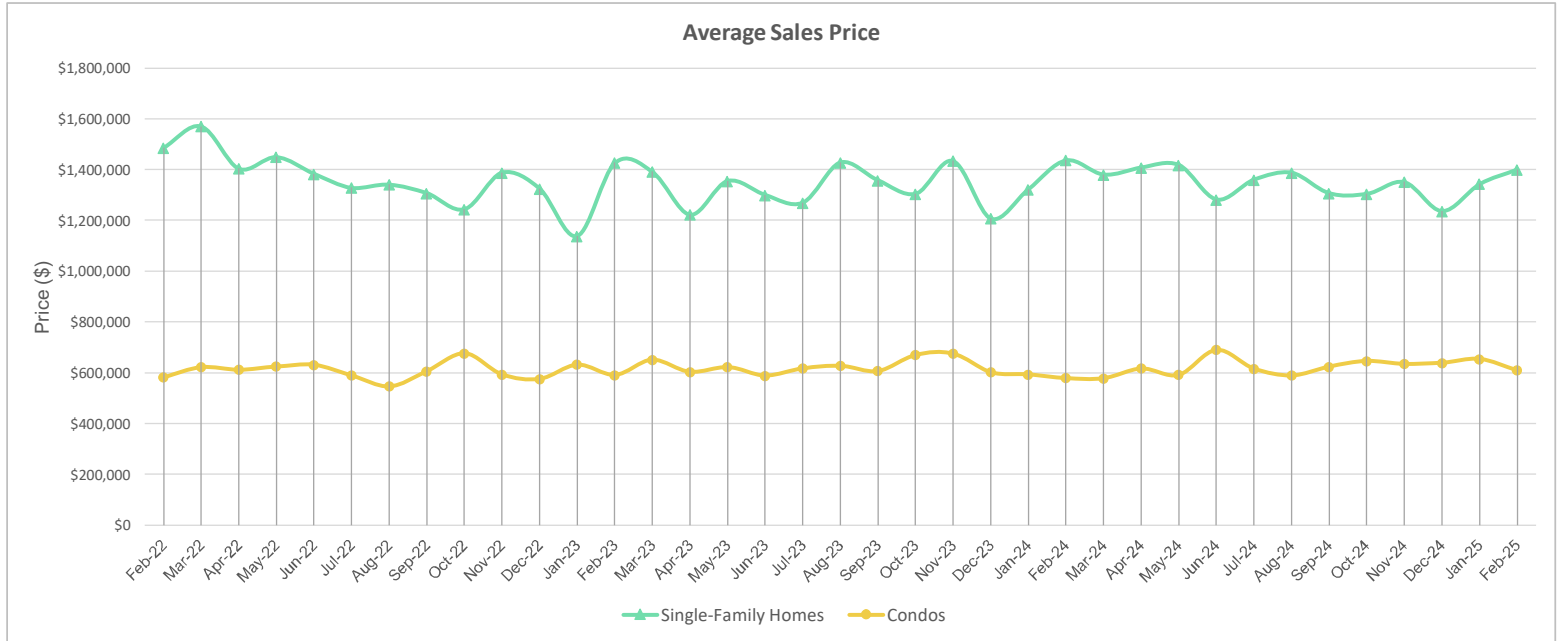
Average Sales Price

February 2025

OAHU, HAWAII

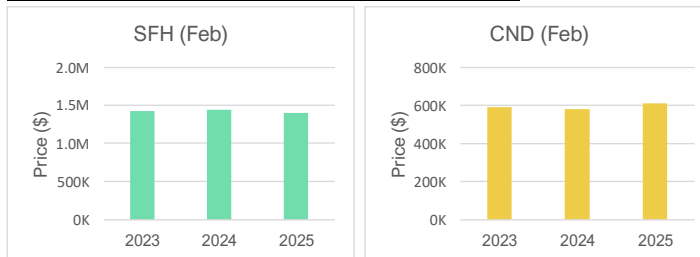
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jan-25	\$1,344,122	\$654,915
Feb-25	\$1,400,996	\$610,108



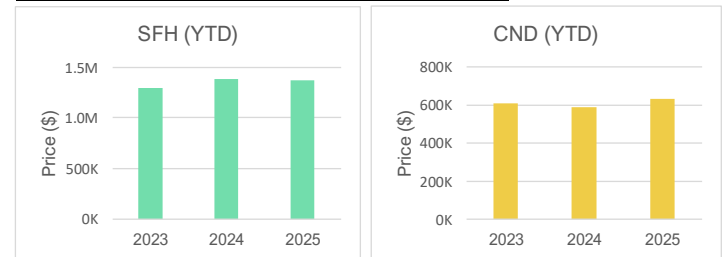
Monthly Average Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2023	\$1,427,864	-3.9%	\$592,131	1.5%
2024	\$1,437,693	0.7%	\$580,274	-2.0%
2025	\$1,400,996	-2.6%	\$610,108	5.1%



Year-to-Date Average Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,293,853	-5.2%	\$609,016	0.7%
2024	\$1,379,644	6.6%	\$587,221	-3.6%
2025	\$1,369,436	-0.7%	\$633,268	7.8%



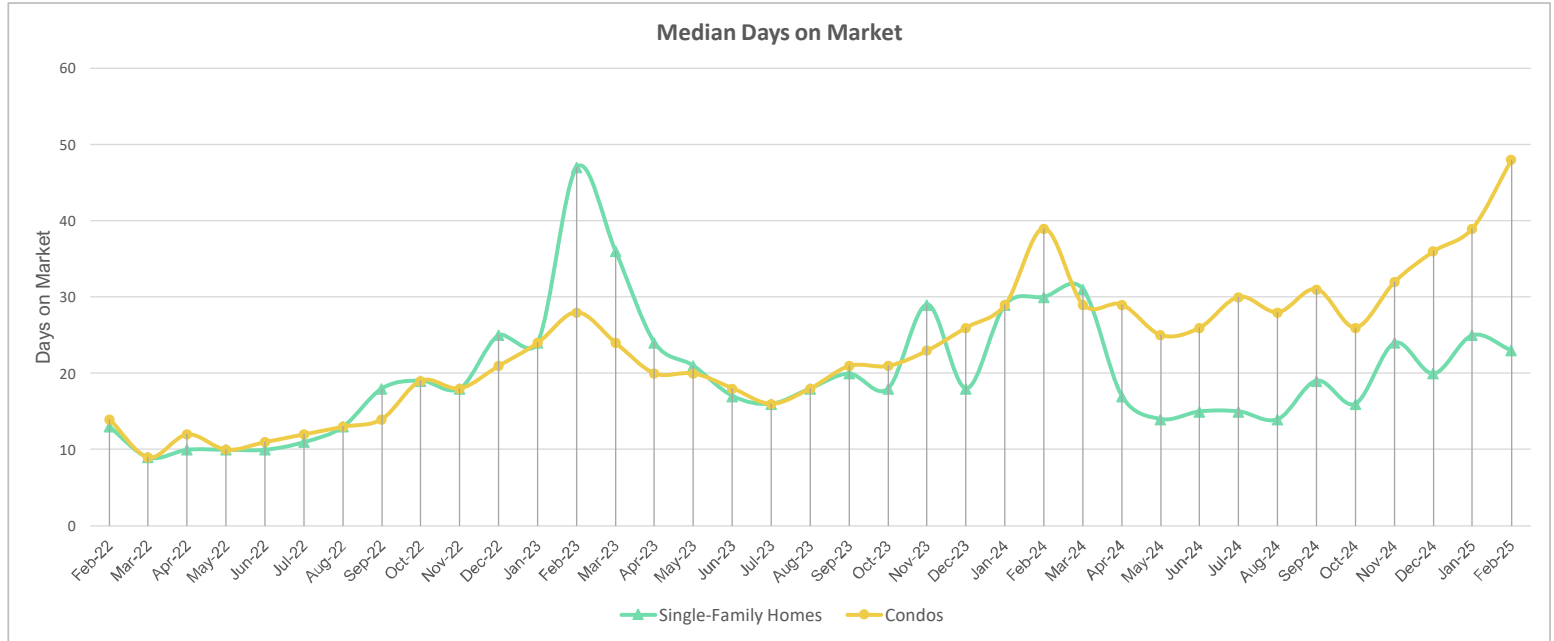
Median Days on Market

February 2025

OAHU, HAWAII

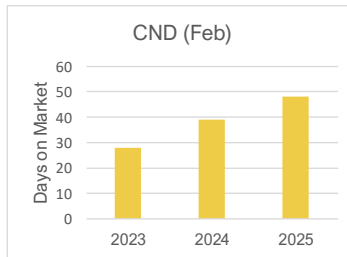
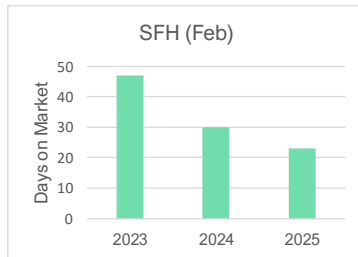
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Feb-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
Jan-25	25	39
Feb-25	23	48



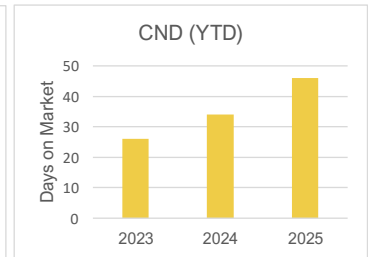
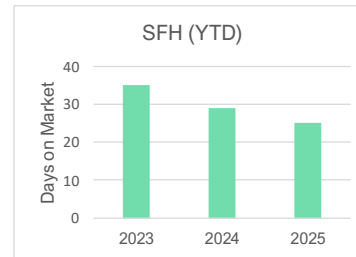
Monthly Median Days on Market

February	SFH	YoY %chg	CND	YoY %chg
2023	47	261.5%	28	100.0%
2024	30	-36.2%	39	39.3%
2025	23	-23.3%	48	23.1%



Year-to-Date Median Days on Market

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	35	191.7%	26	85.7%
2024	29	-17.1%	34	30.8%
2025	25	-13.8%	46	35.3%



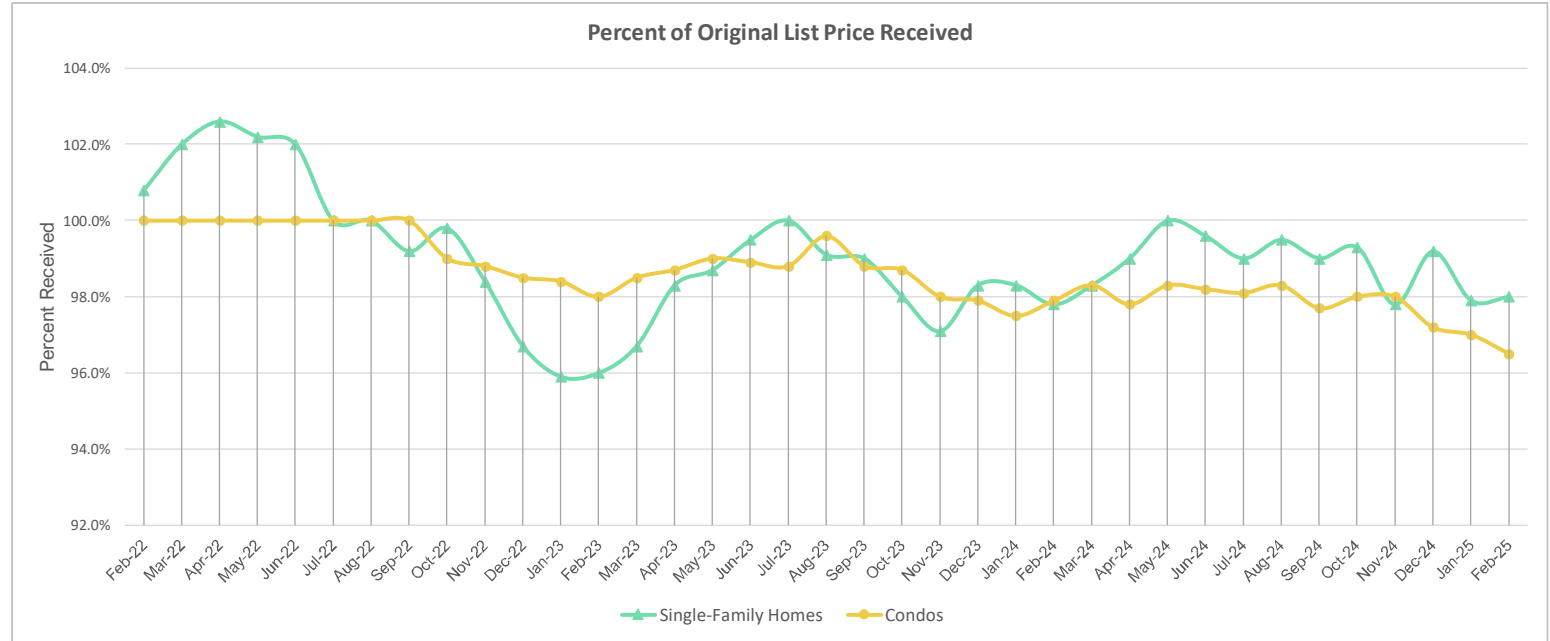
Percent of Original List Price Received

February 2025

OAHU, HAWAII

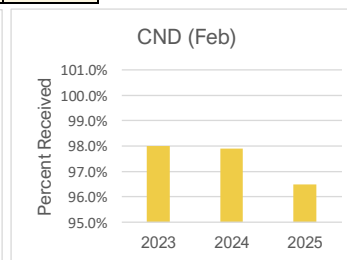
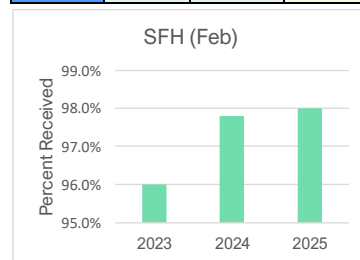
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Feb-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%
Jan-25	97.9%	97.0%
Feb-25	98.0%	96.5%



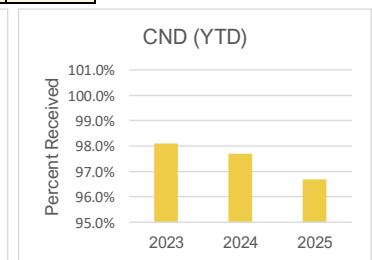
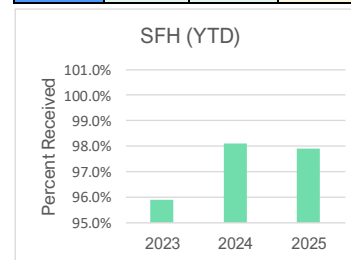
Monthly Percent of Original List Price Received

February	SFH	YoY %chg	CND	YoY %chg
2023	96.0%	-4.8%	98.0%	-2.0%
2024	97.8%	1.9%	97.9%	-0.1%
2025	98.0%	0.2%	96.5%	-1.4%



Year-to-Date Percent of Original List Price Received

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	95.9%	-5.2%	98.1%	-1.9%
2024	98.1%	2.3%	97.7%	-0.4%
2025	97.9%	-0.2%	96.7%	-1.0%



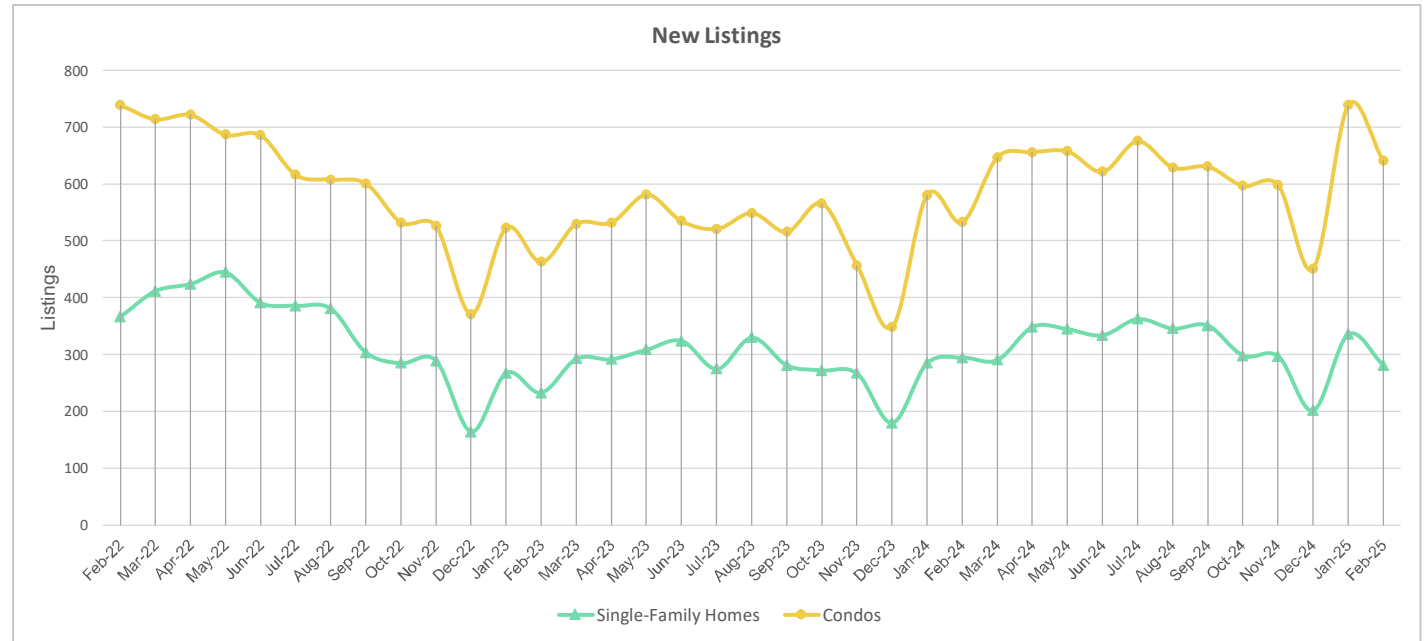
New Listings

February 2025

OAHU, HAWAII

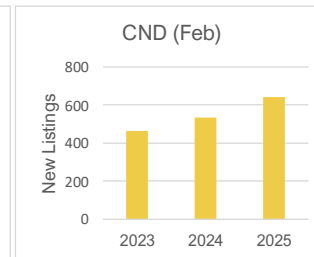
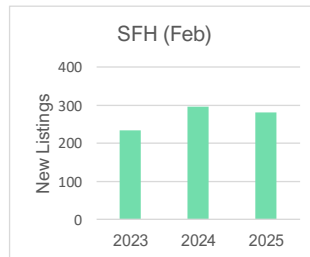
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-25	336	739	1,075
Feb-25	281	641	922



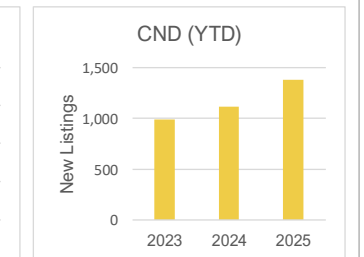
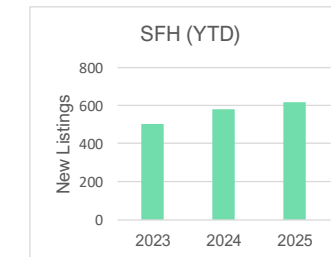
Monthly New Listings

February	SFH	YoY %chg	CND	YoY %chg
2023	233	-36.5%	463	-37.3%
2024	295	26.6%	533	15.1%
2025	281	-4.7%	641	20.3%



Year-to-Date New Listings

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	501	-27.1%	986	-29.8%
2024	580	15.8%	1,114	13.0%
2025	617	6.4%	1,380	23.9%



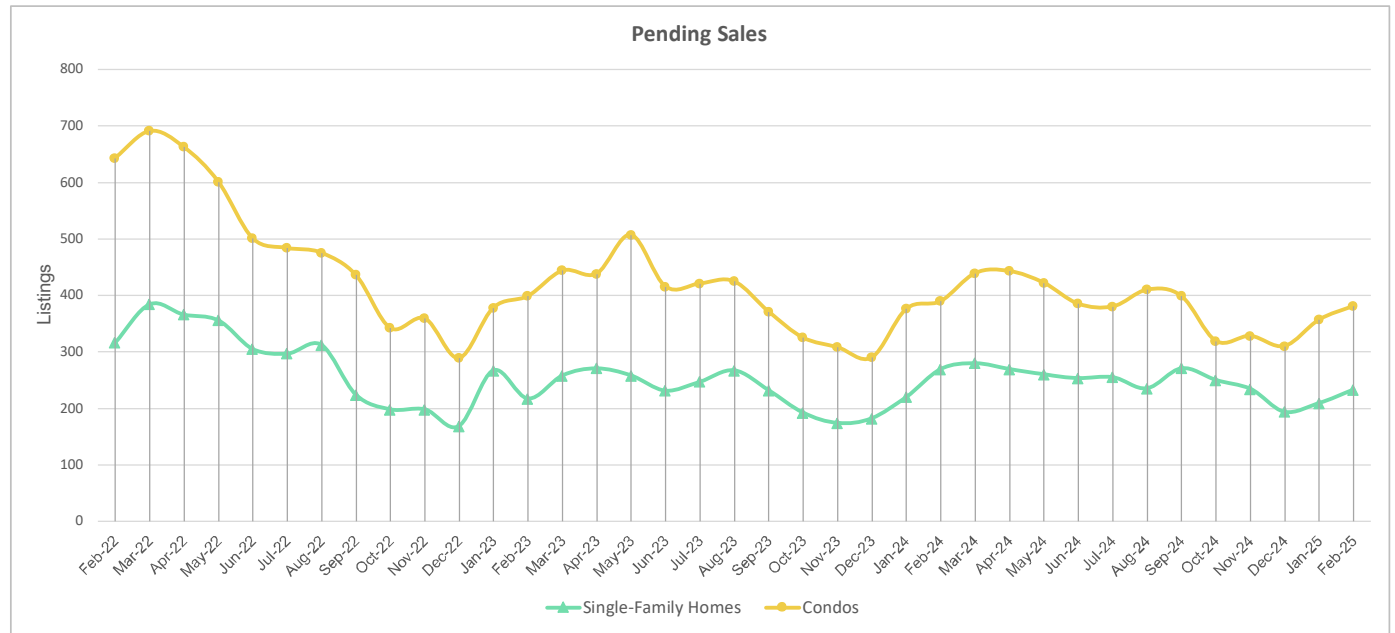
Pending Sales*

February 2025

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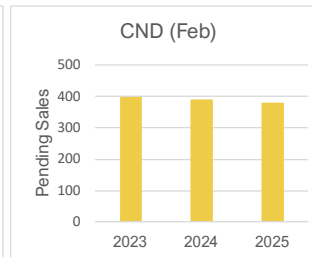
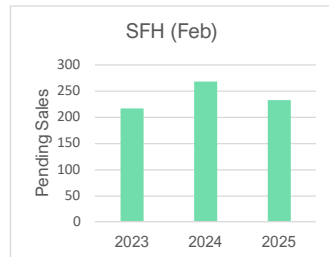
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Feb-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
Jan-25	209	357	566
Feb-25	233	381	614



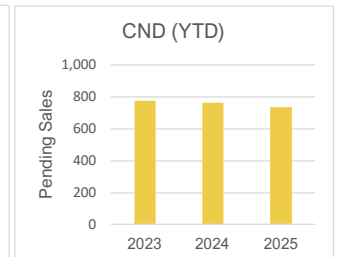
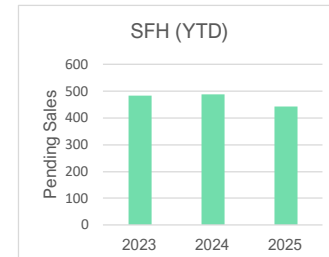
Monthly Pending Sales

February	SFH	YoY %chg	CND	YoY %chg
2023	217	-31.3%	399	-37.9%
2024	269	24.0%	390	-2.3%
2025	233	-13.4%	381	-2.3%



Year-to-Date Pending Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	484	-23.3%	777	-36.2%
2024	489	1.0%	766	-1.4%
2025	442	-9.6%	738	-3.7%



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

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

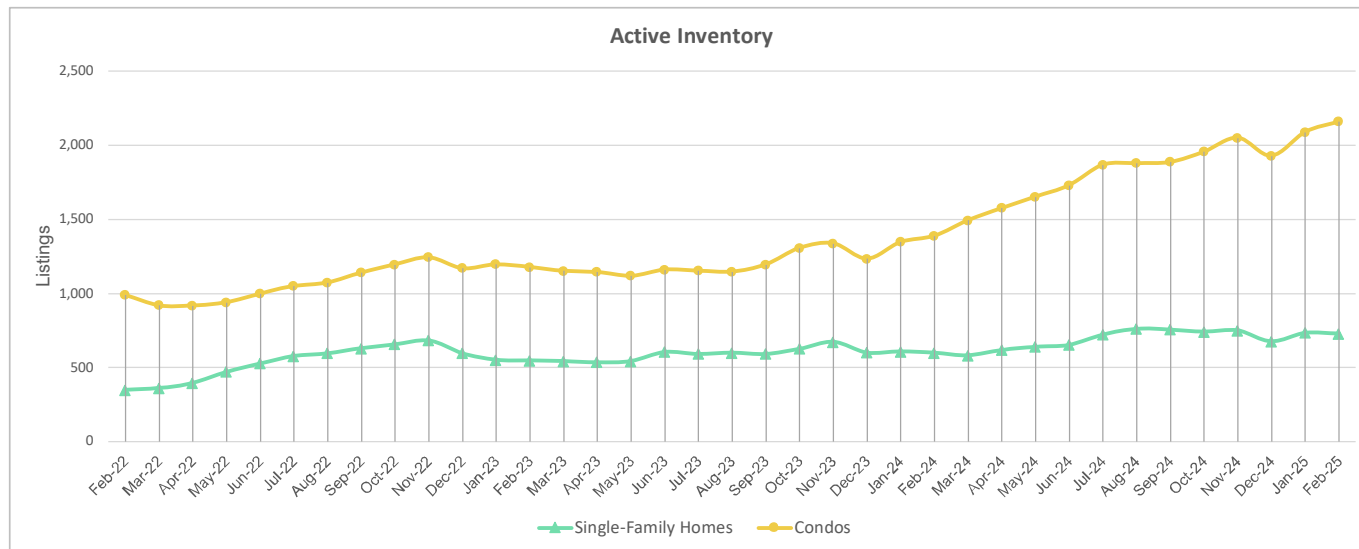
Active Inventory*

February 2025

OAHU, HAWAII

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

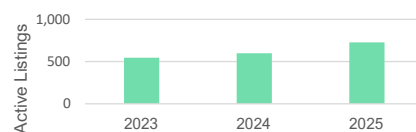
Mo/Yr	Single-Family Homes	Condos	Total
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
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
Jan-25	734	2,088	2,822
Feb-25	728	2,160	2,888



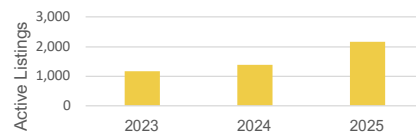
Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2023	547	57.2%	1,177	19.0%
2024	599	9.5%	1,388	17.9%
2025	728	21.5%	2,160	55.6%

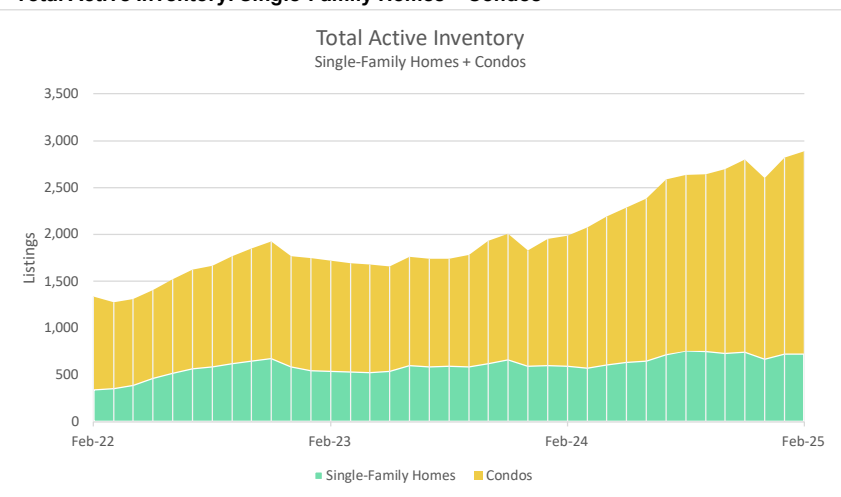
SFH (Feb)



CND (Feb)



Total Active Inventory: Single-Family Homes + Condos



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

Total Inventory In Escrow*

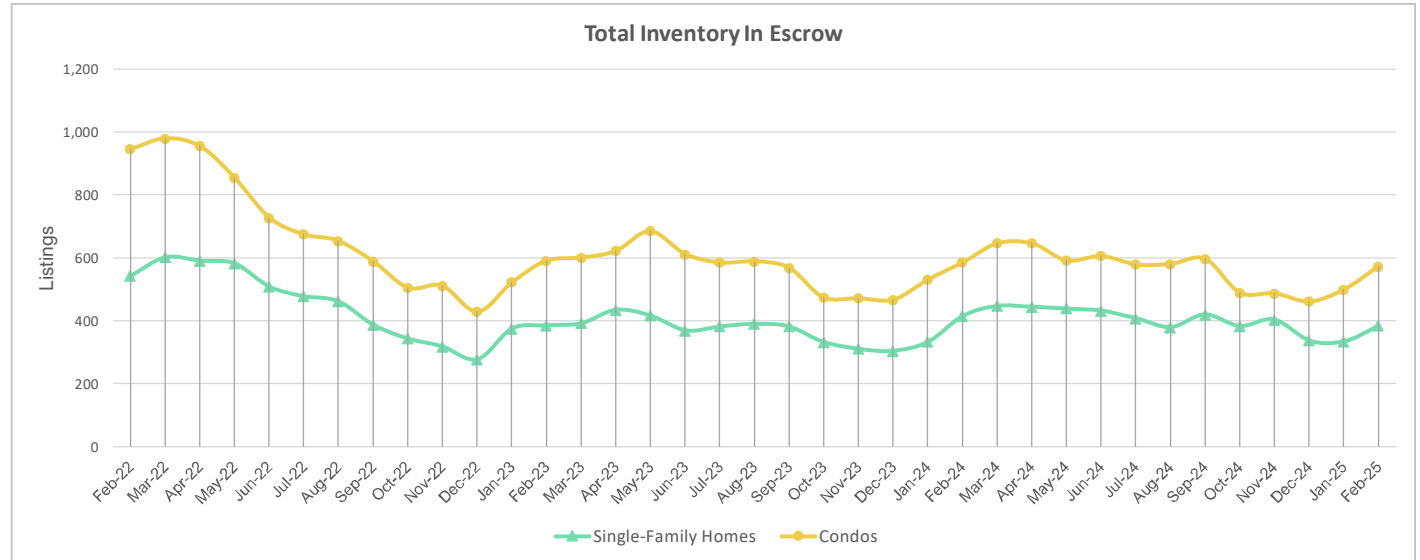
February 2025

OAHU, HAWAII

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

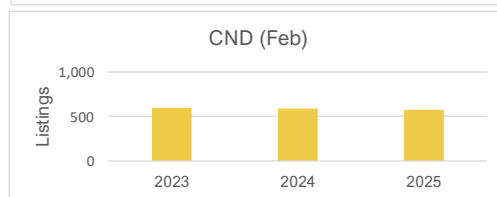
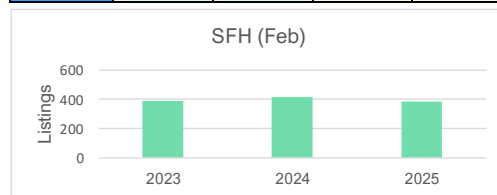
Mo/Yr	Single-Family Homes	Condos	Total
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	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
Jan-25	335	500	835
Feb-25	385	573	958

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

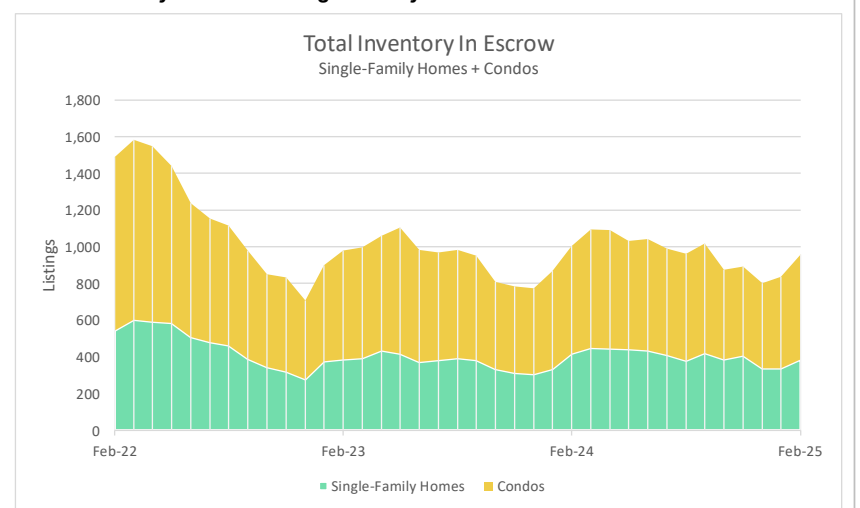


Total Inventory In Escrow

February	SFH	YoY %chg	CND	YoY %chg
2023	386	-29.0%	592	-37.4%
2024	416	7.8%	586	-1.0%
2025	385	-7.5%	573	-2.2%



Total Inventory In Escrow: Single-Family Homes + Condos



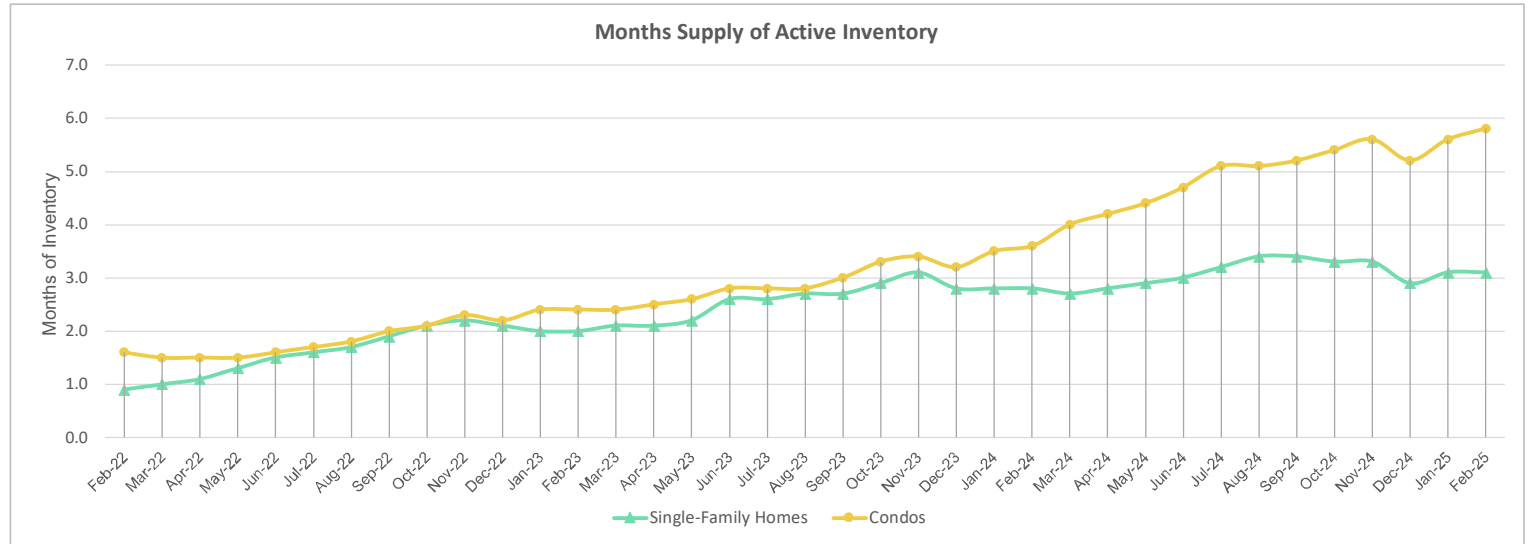
Months Supply of Active Inventory*

February 2025

OAHU, HAWAII

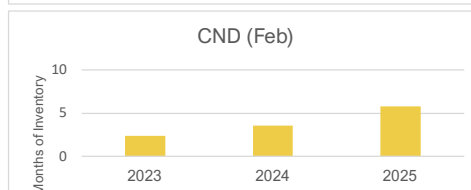
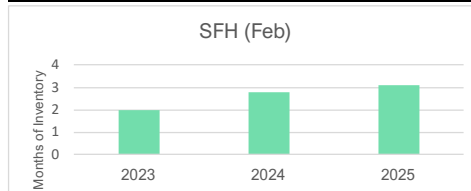
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Jan-25	3.1	5.6
Feb-25	3.1	5.8

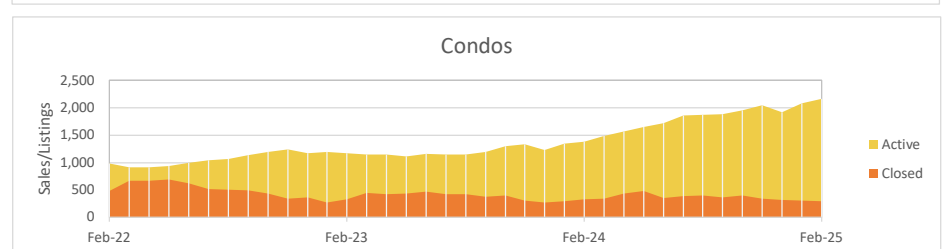
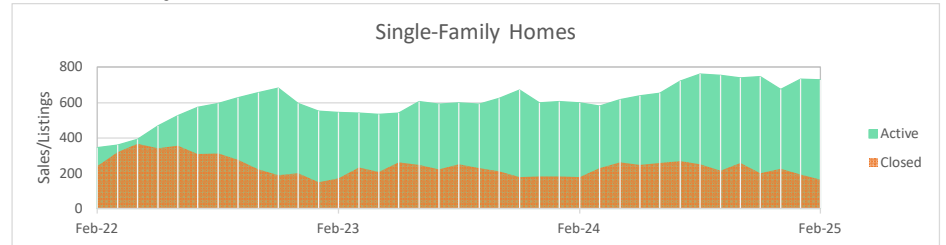


Months Supply of Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2023	2.0	122.2%	2.4	50.0%
2024	2.8	40.0%	3.6	50.0%
2025	3.1	10.7%	5.8	61.1%



Active Inventory vs. Closed Sales



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

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

Housing Supply Overview

February 2025

OAHU, HAWAII

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

	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		
Single-Family Homes	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg
\$449,999 and below	4	2	100.0%	20	37	-45.9%	88.9%	73.9%	20.3%	3	3	0.0%	2	5	-60.0%	11	6	83.3%	10	7	42.9%	5.5	3.0	83.3%
\$450,000 - \$599,999	3	3	0.0%	6	99	-93.9%	96.4%	96.7%	-0.3%	3	10	-70.0%	4	7	-42.9%	25	19	31.6%	15	15	0.0%	4.2	3.8	10.5%
\$600,000 - \$699,999	7	7	0.0%	28	20	40.0%	93.3%	96.4%	-3.2%	11	13	-15.4%	11	11	0.0%	41	23	78.3%	16	16	0.0%	4.6	2.3	100.0%
\$700,000 - \$799,999	8	21	-61.9%	35	28	25.0%	94.8%	97.2%	-2.5%	24	16	50.0%	17	19	-10.5%	57	31	83.9%	31	37	-16.2%	3.4	1.6	112.5%
\$800,000 - \$899,999	15	20	-25.0%	19	42	-54.8%	100.0%	98.3%	1.7%	28	47	-40.4%	20	38	-47.4%	72	69	4.3%	30	60	-50.0%	2.4	2.2	9.1%
\$900,000 - \$999,999	14	19	-26.3%	18	32	-43.8%	100.0%	98.4%	1.6%	23	35	-34.3%	26	32	-18.8%	65	65	0.0%	44	52	-15.4%	2.4	2.3	4.3%
\$1,000,000 - \$1,499,999	71	61	16.4%	27	26	3.8%	98.5%	98.2%	0.3%	100	100	0.0%	88	85	3.5%	192	141	36.2%	132	129	2.3%	2.3	2.0	15.0%
\$1,500,000 - 1,999,999	27	19	42.1%	21	10	110.0%	100.0%	96.8%	3.3%	32	37	-13.5%	37	38	-2.6%	80	89	-10.1%	55	55	0.0%	2.5	3.6	-30.6%
\$2,000,000 - \$2,999,999	9	18	-50.0%	58	15	286.7%	93.5%	99.0%	-5.6%	30	23	30.4%	17	23	-26.1%	73	61	19.7%	23	29	-20.7%	4.6	4.4	4.5%
\$3,000,000 and above	9	9	0.0%	49	112	-56.3%	95.9%	95.7%	0.2%	27	11	145.5%	11	11	0.0%	112	95	17.9%	29	16	81.3%	11.2	10.6	5.7%
All Single-Family Homes	167	179	-6.7%	23	30	-23.3%	98.0%	97.8%	0.2%	281	295	-4.7%	233	269	-13.4%	728	599	21.5%	385	416	-7.5%	3.1	2.8	10.7%

	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		
Condos	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg	Feb-25	Feb-24	%chg
\$149,999 and below	9	14	-35.7%	27	32	-15.6%	92.8%	96.0%	-3.3%	14	13	7.7%	19	14	35.7%	51	38	34.2%	30	21	42.9%	4.3	2.9	48.3%
\$150,000 - \$299,999	35	31	12.9%	49	45	8.9%	94.0%	95.6%	-1.7%	51	52	-1.9%	40	42	-4.8%	257	147	74.8%	66	73	-9.6%	6.4	3.4	88.2%
\$300,000 - \$399,999	58	55	5.5%	56	48	16.7%	94.7%	97.0%	-2.4%	97	100	-3.0%	62	74	-16.2%	308	212	45.3%	95	103	-7.8%	5.1	3.5	45.7%
\$400,000 - \$499,999	47	57	-17.5%	37	34	8.8%	97.1%	100.0%	-2.9%	122	106	15.1%	65	66	-1.5%	343	219	56.6%	90	98	-8.2%	5.4	3.4	58.8%
\$500,000 - \$599,999	50	50	0.0%	64	48	33.3%	98.1%	98.2%	-0.1%	96	68	41.2%	60	55	9.1%	272	147	85.0%	81	82	-1.2%	5.0	2.5	100.0%
\$600,000 - \$699,999	24	46	-47.8%	51	32	59.4%	97.5%	98.4%	-0.9%	64	55	16.4%	41	49	-16.3%	194	119	63.0%	65	69	-5.8%	5.0	2.5	100.0%
\$700,000 - \$999,999	42	51	-17.6%	30	21	42.9%	97.3%	97.9%	-0.6%	119	80	48.8%	53	57	-7.0%	354	226	56.6%	89	92	-3.3%	5.5	3.7	48.6%
\$1,000,000 - \$1,499,999	20	23	-13.0%	47	32	46.9%	96.4%	98.3%	-1.9%	40	28	42.9%	23	17	35.3%	160	117	36.8%	33	28	17.9%	7.0	5.9	18.6%
\$1,500,000 - \$1,999,999	3	4	-25.0%	93	28	232.1%	93.4%	99.5%	-6.1%	16	13	23.1%	10	9	11.1%	83	64	29.7%	13	10	30.0%	10.4	9.1	14.3%
\$2,000,000 and above	5	3	66.7%	112	90	24.4%	91.7%	89.8%	2.1%	22	18	22.2%	8	7	14.3%	138	99	39.4%	11	10	10.0%	19.7	14.1	39.7%
All Condos	293	334	-12.3%	48	39	23.1%	96.5%	97.9%	-1.4%	641	533	20.3%	381	390	-2.3%	2,160	1,388	55.6%	573	586	-2.2%	5.8	3.6	61.1%

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

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Closed Sales by Price Range: Single-Family Homes

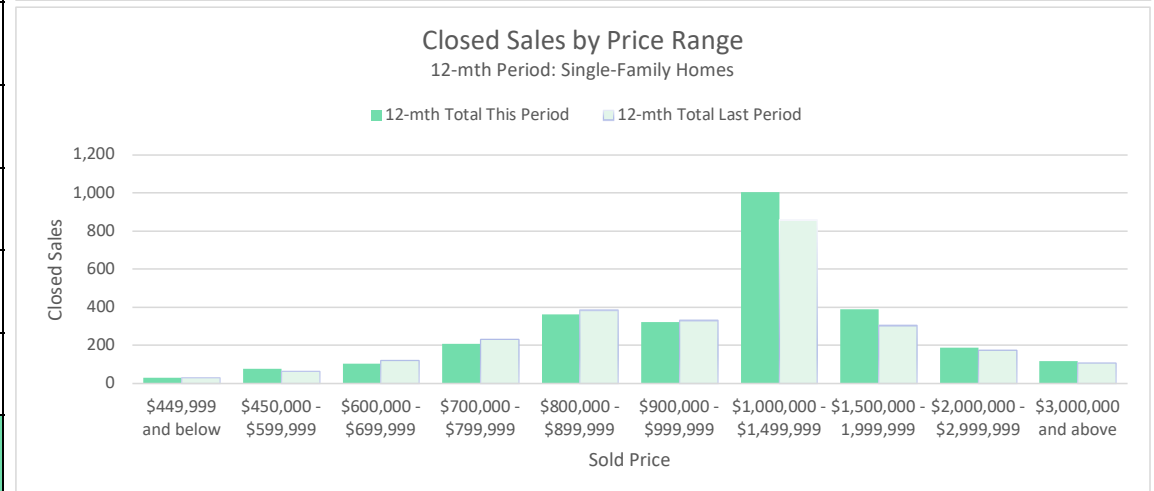
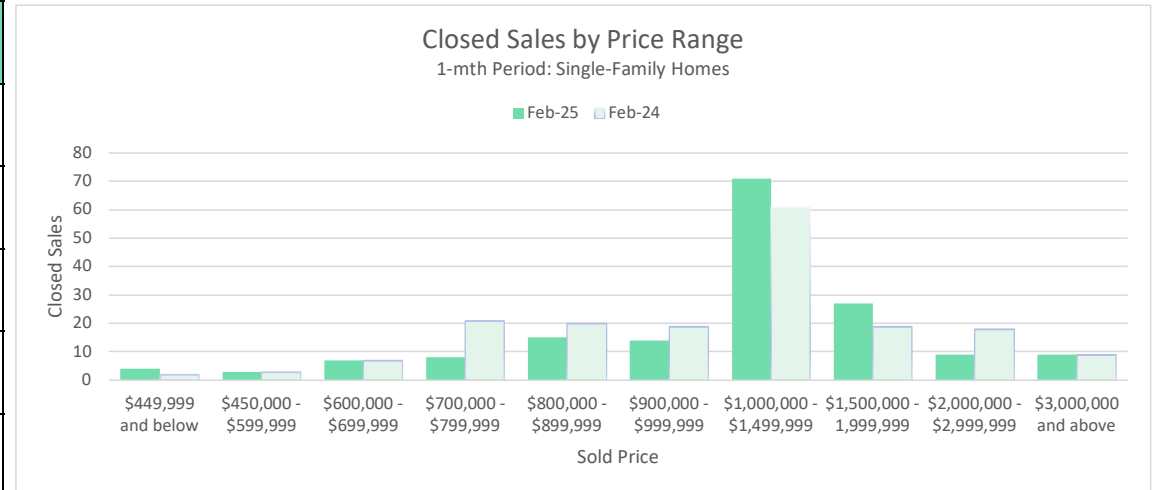
February 2025

OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	2	100.0%	28	28	0.0%
\$450,000 - \$599,999	3	3	0.0%	75	63	19.0%
\$600,000 - \$699,999	7	7	0.0%	103	118	-12.7%
\$700,000 - \$799,999	8	21	-61.9%	206	231	-10.8%
\$800,000 - \$899,999	15	20	-25.0%	362	384	-5.7%
\$900,000 - \$999,999	14	19	-26.3%	322	332	-3.0%
\$1,000,000 - \$1,499,999	71	61	16.4%	1,005	860	16.9%
\$1,500,000 - 1,999,999	27	19	42.1%	389	305	27.5%
\$2,000,000 - \$2,999,999	9	18	-50.0%	187	173	8.1%
\$3,000,000 and above	9	9	0.0%	116	106	9.4%
All Single-Family Homes	167	179	-6.7%	2,793	2,600	7.4%

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



Closed Sales by Price Range: Condos

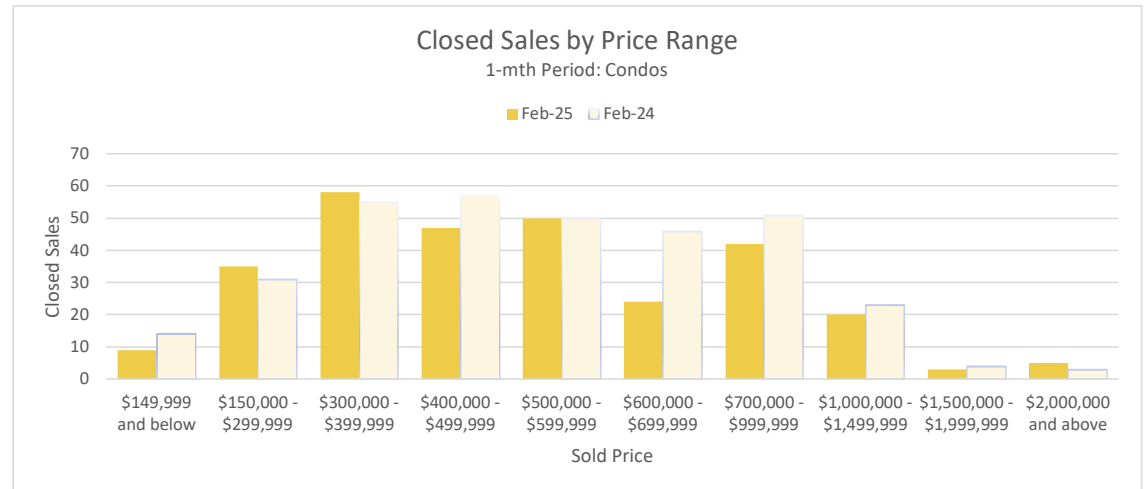
February 2025

OAHU, HAWAII

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

Condos	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	14	-35.7%	141	159	-11.3%
\$150,000 - \$299,999	35	31	12.9%	484	518	-6.6%
\$300,000 - \$399,999	58	55	5.5%	714	725	-1.5%
\$400,000 - \$499,999	47	57	-17.5%	764	771	-0.9%
\$500,000 - \$599,999	50	50	0.0%	651	723	-10.0%
\$600,000 - \$699,999	24	46	-47.8%	462	561	-17.6%
\$700,000 - \$999,999	42	51	-17.6%	766	733	4.5%
\$1,000,000 - \$1,499,999	20	23	-13.0%	273	239	14.2%
\$1,500,000 - \$1,999,999	3	4	-25.0%	98	89	10.1%
\$2,000,000 and above	5	3	66.7%	85	81	4.9%
All Condos	293	334	-12.3%	4,438	4,599	-3.5%

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

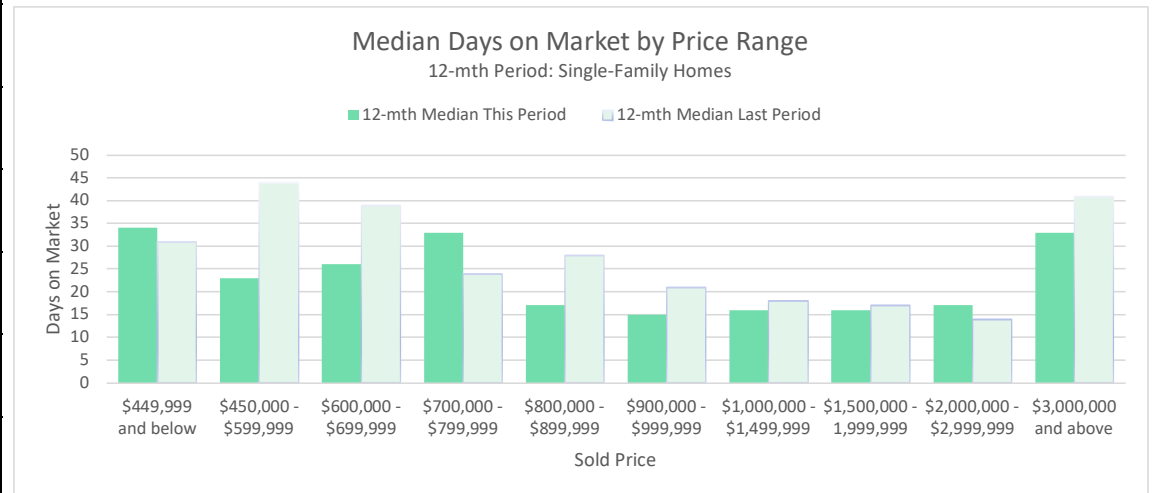
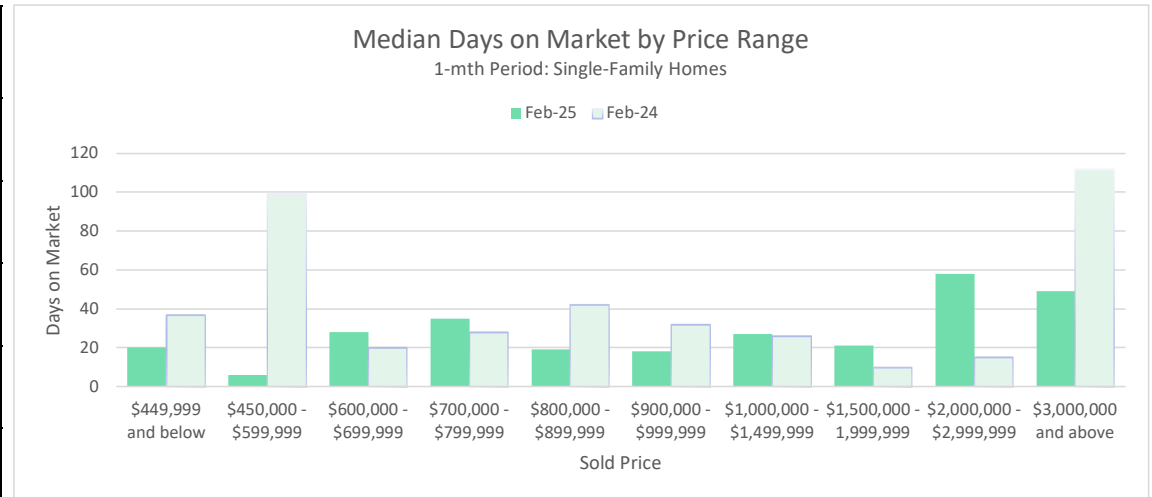
February 2025

OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	20	37	-45.9%	34	31	9.7%
\$450,000 - \$599,999	6	99	-93.9%	23	44	-47.7%
\$600,000 - \$699,999	28	20	40.0%	26	39	-33.3%
\$700,000 - \$799,999	35	28	25.0%	33	24	37.5%
\$800,000 - \$899,999	19	42	-54.8%	17	28	-39.3%
\$900,000 - \$999,999	18	32	-43.8%	15	21	-28.6%
\$1,000,000 - \$1,499,999	27	26	3.8%	16	18	-11.1%
\$1,500,000 - 1,999,999	21	10	110.0%	16	17	-5.9%
\$2,000,000 - \$2,999,999	58	15	286.7%	17	14	21.4%
\$3,000,000 and above	49	112	-56.3%	33	41	-19.5%
All Single-Family Homes	23	30	-23.3%	18	21	-14.3%

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



Median Days on Market by Price Range: Condos

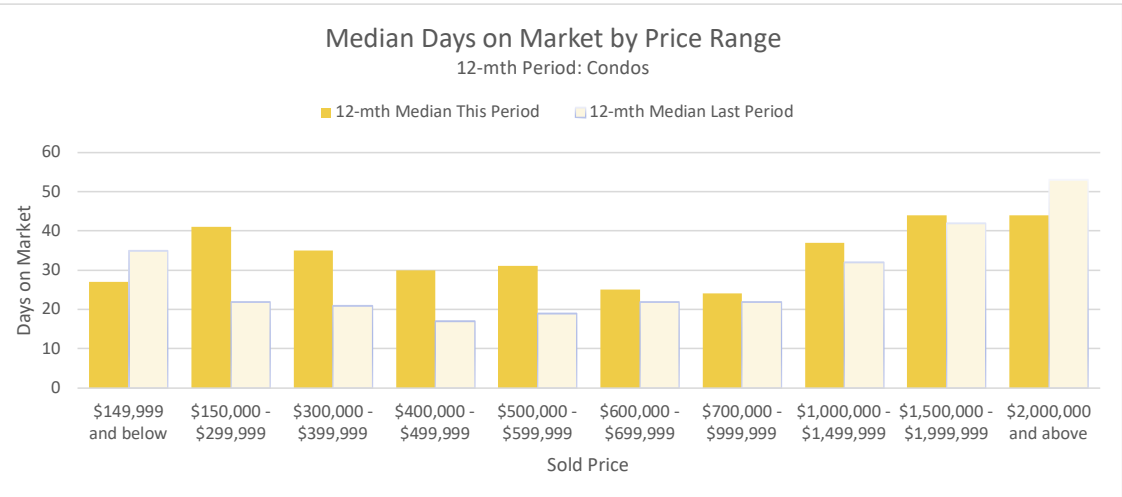
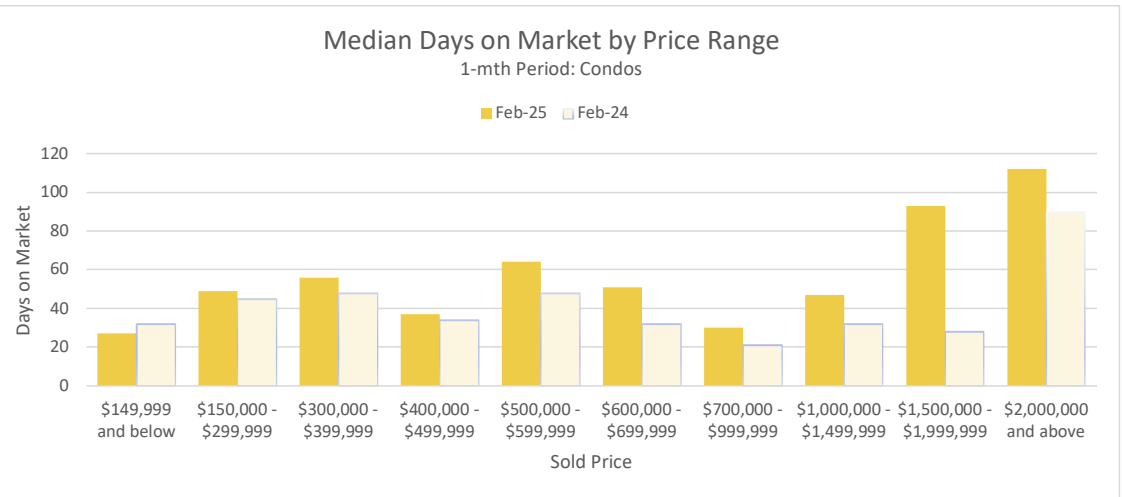
February 2025

OAHU, HAWAII

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

Condos	Feb-25	Feb-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	27	32	-15.6%	27	35	-22.9%
\$150,000 - \$299,999	49	45	8.9%	41	22	86.4%
\$300,000 - \$399,999	56	48	16.7%	35	21	66.7%
\$400,000 - \$499,999	37	34	8.8%	30	17	76.5%
\$500,000 - \$599,999	64	48	33.3%	31	19	63.2%
\$600,000 - \$699,999	51	32	59.4%	25	22	13.6%
\$700,000 - \$999,999	30	21	42.9%	24	22	9.1%
\$1,000,000 - \$1,499,999	47	32	46.9%	37	32	15.6%
\$1,500,000 - \$1,999,999	93	28	232.1%	44	42	4.8%
\$2,000,000 and above	112	90	24.4%	44	53	-17.0%
All Condos	48	39	23.1%	31	21	47.6%

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



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

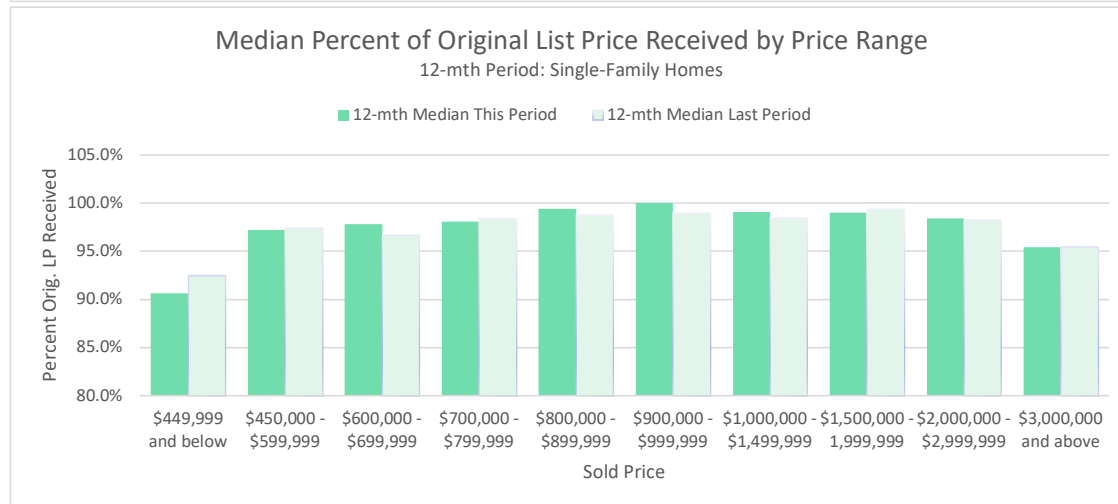
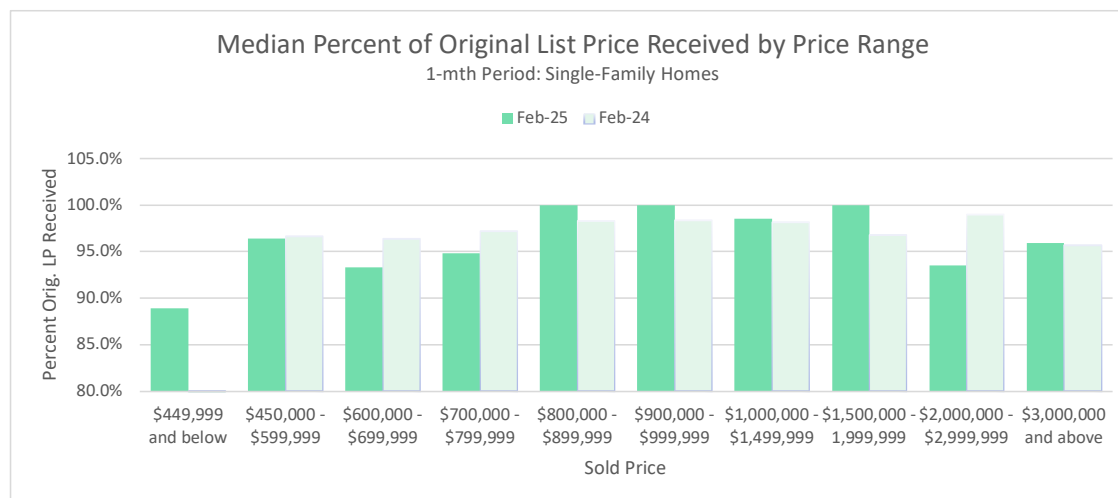
February 2025

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

Single-Family Homes	Feb-25	Feb-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	88.9%	73.9%	20.3%	90.6%	92.5%	-2.1%
\$450,000 - \$599,999	96.4%	96.7%	-0.3%	97.2%	97.4%	-0.2%
\$600,000 - \$699,999	93.3%	96.4%	-3.2%	97.8%	96.7%	1.1%
\$700,000 - \$799,999	94.8%	97.2%	-2.5%	98.1%	98.4%	-0.3%
\$800,000 - \$899,999	100.0%	98.3%	1.7%	99.4%	98.8%	0.6%
\$900,000 - \$999,999	100.0%	98.4%	1.6%	100.0%	99.0%	1.0%
\$1,000,000 - \$1,499,999	98.5%	98.2%	0.3%	99.1%	98.5%	0.6%
\$1,500,000 - 1,999,999	100.0%	96.8%	3.3%	99.0%	99.5%	-0.5%
\$2,000,000 - \$2,999,999	93.5%	99.0%	-5.6%	98.4%	98.3%	0.1%
\$3,000,000 and above	95.9%	95.7%	0.2%	95.4%	95.5%	-0.1%
All Single-Family Homes	98.0%	97.8%	0.2%	99.0%	98.4%	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.



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

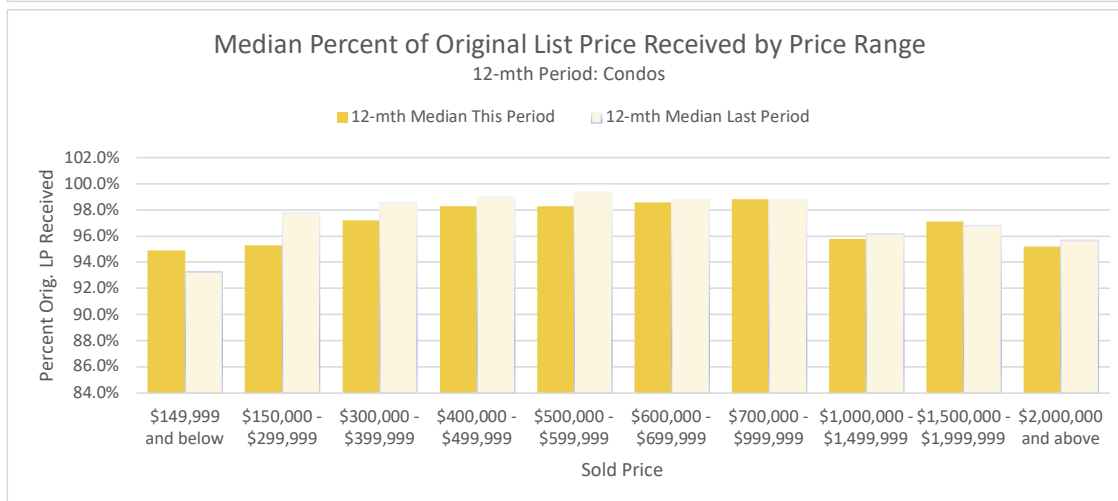
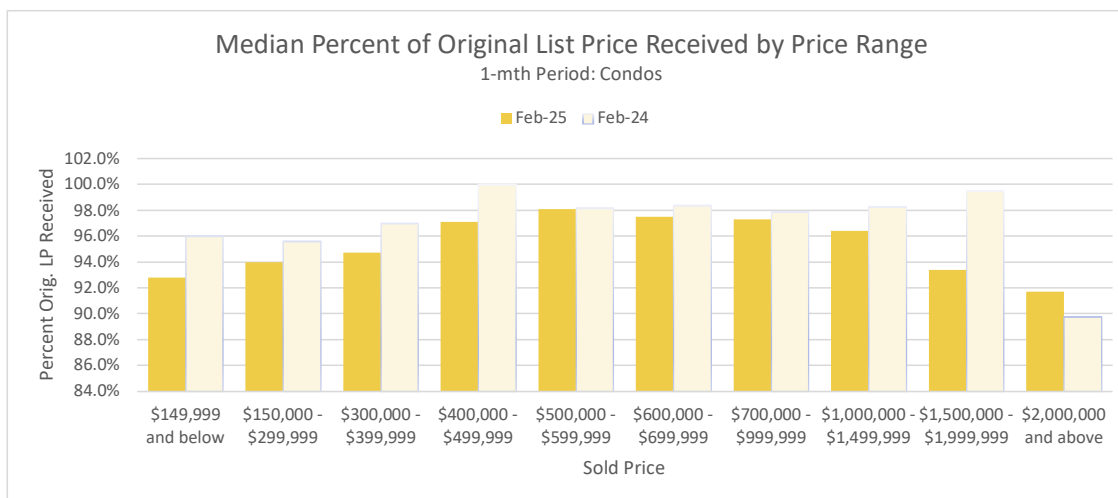
February 2025

OAHU, HAWAII

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

Condos	Feb-25	Feb-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	92.8%	96.0%	-3.3%	94.9%	93.3%	1.7%
\$150,000 - \$299,999	94.0%	95.6%	-1.7%	95.3%	97.8%	-2.6%
\$300,000 - \$399,999	94.7%	97.0%	-2.4%	97.2%	98.6%	-1.4%
\$400,000 - \$499,999	97.1%	100.0%	-2.9%	98.3%	99.0%	-0.7%
\$500,000 - \$599,999	98.1%	98.2%	-0.1%	98.3%	99.4%	-1.1%
\$600,000 - \$699,999	97.5%	98.4%	-0.9%	98.6%	98.8%	-0.2%
\$700,000 - \$999,999	97.3%	97.9%	-0.6%	98.8%	98.8%	0.0%
\$1,000,000 - \$1,499,999	96.4%	98.3%	-1.9%	95.8%	96.2%	-0.4%
\$1,500,000 - \$1,999,999	93.4%	99.5%	-6.1%	97.1%	96.8%	0.3%
\$2,000,000 and above	91.7%	89.8%	2.1%	95.2%	95.7%	-0.5%
All Condos	96.5%	97.9%	-1.4%	97.9%	98.5%	-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

February 2025

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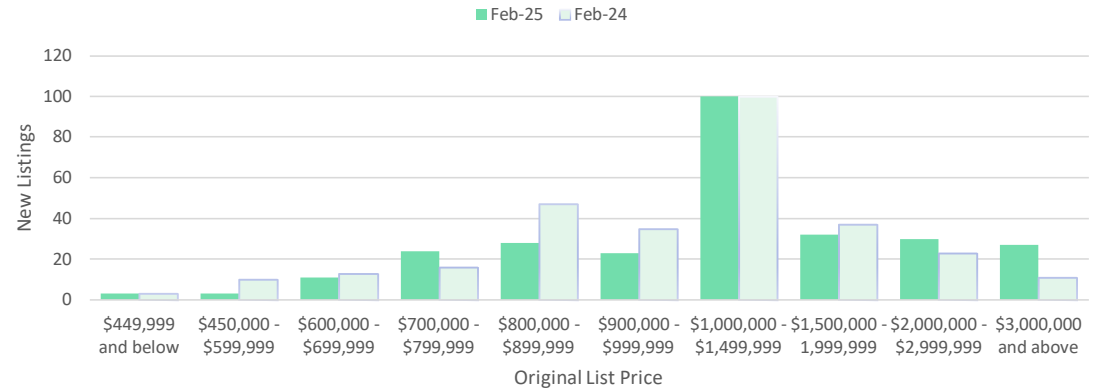
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	3	0.0%	30	27	11.1%
\$450,000 - \$599,999	3	10	-70.0%	104	77	35.1%
\$600,000 - \$699,999	11	13	-15.4%	151	135	11.9%
\$700,000 - \$799,999	24	16	50.0%	262	280	-6.4%
\$800,000 - \$899,999	28	47	-40.4%	400	461	-13.2%
\$900,000 - \$999,999	23	35	-34.3%	434	437	-0.7%
\$1,000,000 - \$1,499,999	100	100	0.0%	1,283	1,030	24.6%
\$1,500,000 - 1,999,999	32	37	-13.5%	541	474	14.1%
\$2,000,000 - \$2,999,999	30	23	30.4%	298	252	18.3%
\$3,000,000 and above	27	11	145.5%	290	230	26.1%
All Single-Family Homes	281	295	-4.7%	3,793	3,403	11.5%

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

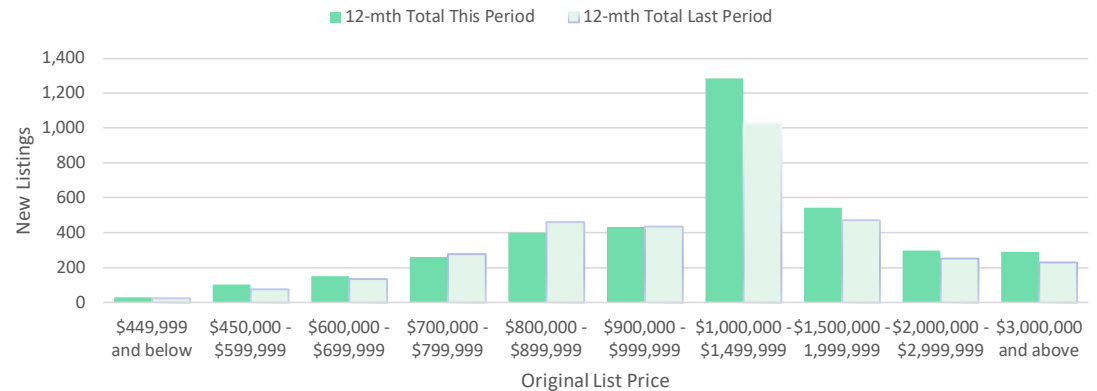
New Listings by Price Range

1-mth Period: Single-Family Homes



New Listings by Price Range

12-mth Period: Single-Family Homes



New Listings by Price Range: Condos

February 2025

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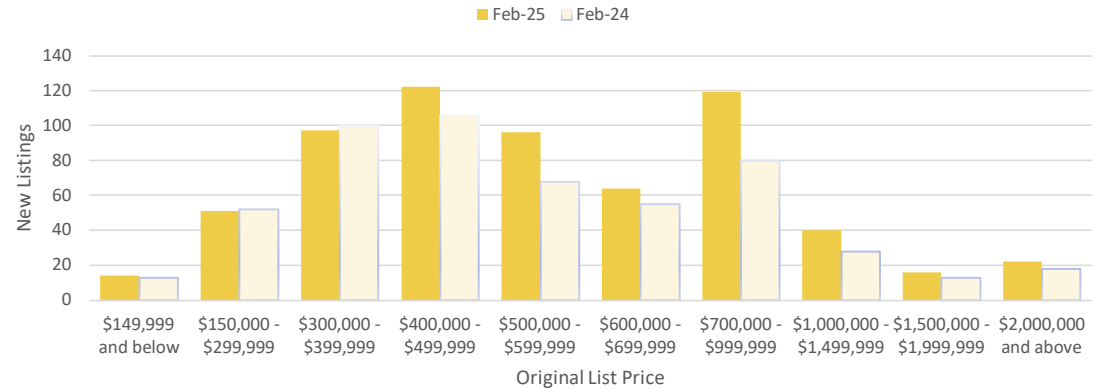
(A count of properties that have been newly listed on the market in a given month)

Condos	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	13	7.7%	188	171	9.9%
\$150,000 - \$299,999	51	52	-1.9%	738	680	8.5%
\$300,000 - \$399,999	97	100	-3.0%	1,133	962	17.8%
\$400,000 - \$499,999	122	106	15.1%	1,284	1,041	23.3%
\$500,000 - \$599,999	96	68	41.2%	1,104	932	18.5%
\$600,000 - \$699,999	64	55	16.4%	788	714	10.4%
\$700,000 - \$999,999	119	80	48.8%	1,310	988	32.6%
\$1,000,000 - \$1,499,999	40	28	42.9%	515	396	30.1%
\$1,500,000 - \$1,999,999	16	13	23.1%	225	169	33.1%
\$2,000,000 and above	22	18	22.2%	260	198	31.3%
All Condos	641	533	20.3%	7,545	6,251	20.7%

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.

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

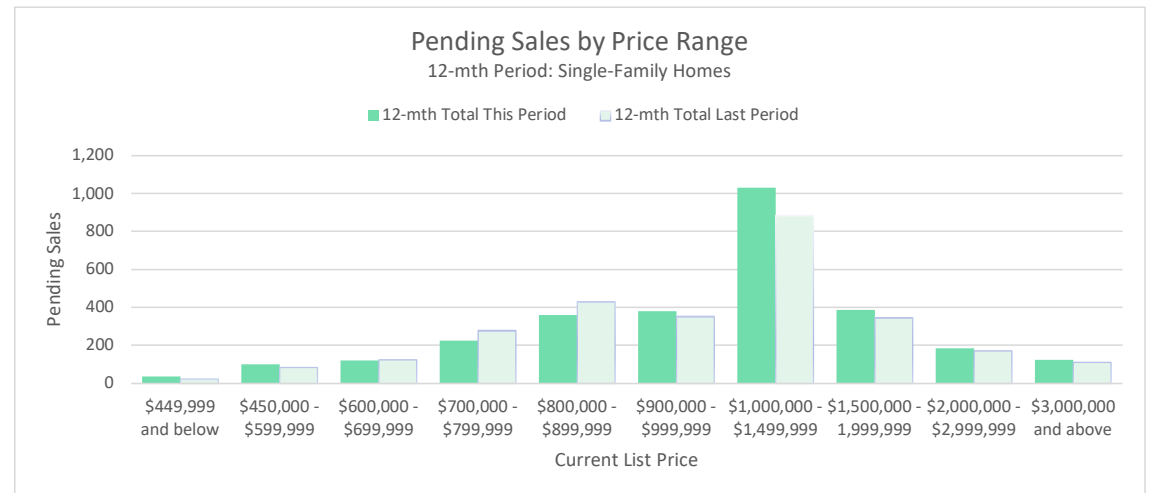
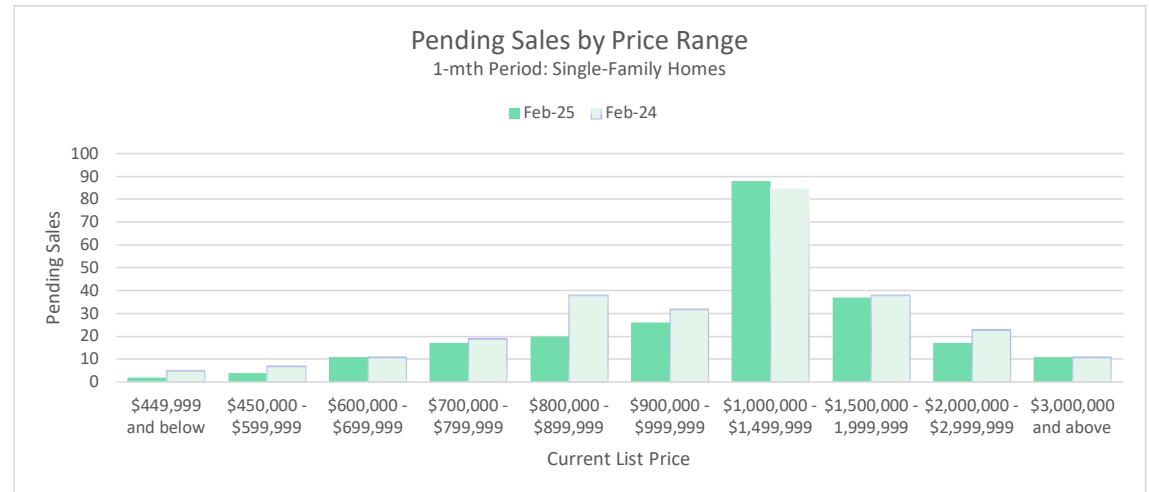
February 2025

OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	5	-60.0%	37	23	60.9%
\$450,000 - \$599,999	4	7	-42.9%	99	84	17.9%
\$600,000 - \$699,999	11	11	0.0%	119	122	-2.5%
\$700,000 - \$799,999	17	19	-10.5%	225	279	-19.4%
\$800,000 - \$899,999	20	38	-47.4%	360	431	-16.5%
\$900,000 - \$999,999	26	32	-18.8%	379	352	7.7%
\$1,000,000 - \$1,499,999	88	85	3.5%	1,030	886	16.3%
\$1,500,000 - 1,999,999	37	38	-2.6%	385	344	11.9%
\$2,000,000 - \$2,999,999	17	23	-26.1%	185	169	9.5%
\$3,000,000 and above	11	11	0.0%	124	111	11.7%
All Single-Family Homes	233	269	-13.4%	2,943	2,801	5.1%

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.



Pending Sales by Price Range: Condos

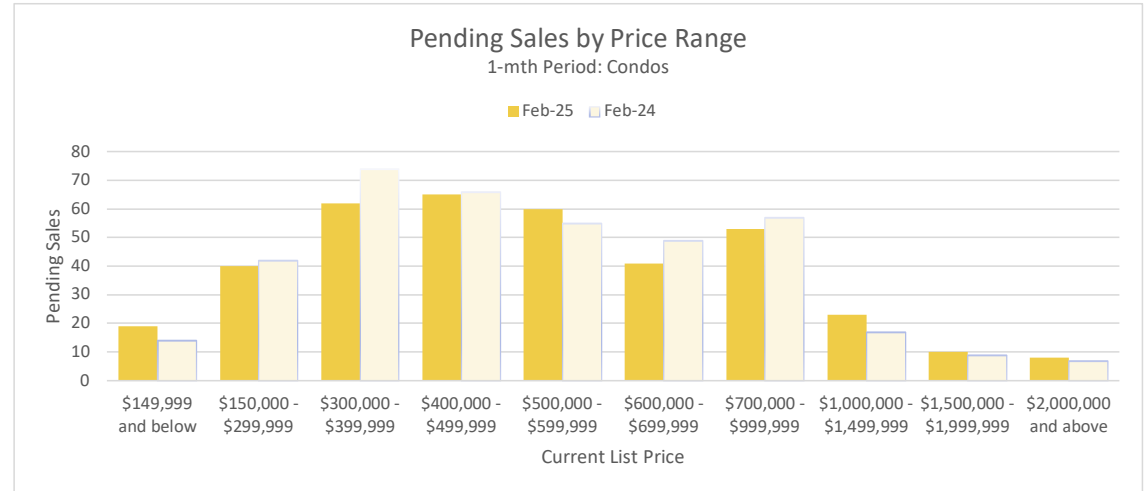
February 2025

OAHU, HAWAII

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

Condos	Feb-25	Feb-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	19	14	35.7%	141	154	-8.4%
\$150,000 - \$299,999	40	42	-4.8%	486	549	-11.5%
\$300,000 - \$399,999	62	74	-16.2%	762	767	-0.7%
\$400,000 - \$499,999	65	66	-1.5%	794	805	-1.4%
\$500,000 - \$599,999	60	55	9.1%	674	738	-8.7%
\$600,000 - \$699,999	41	49	-16.3%	514	573	-10.3%
\$700,000 - \$999,999	53	57	-7.0%	744	728	2.2%
\$1,000,000 - \$1,499,999	23	17	35.3%	280	225	24.4%
\$1,500,000 - \$1,999,999	10	9	11.1%	101	78	29.5%
\$2,000,000 and above	8	7	14.3%	77	93	-17.2%
All Condos	381	390	-2.3%	4,573	4,710	-2.9%

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.



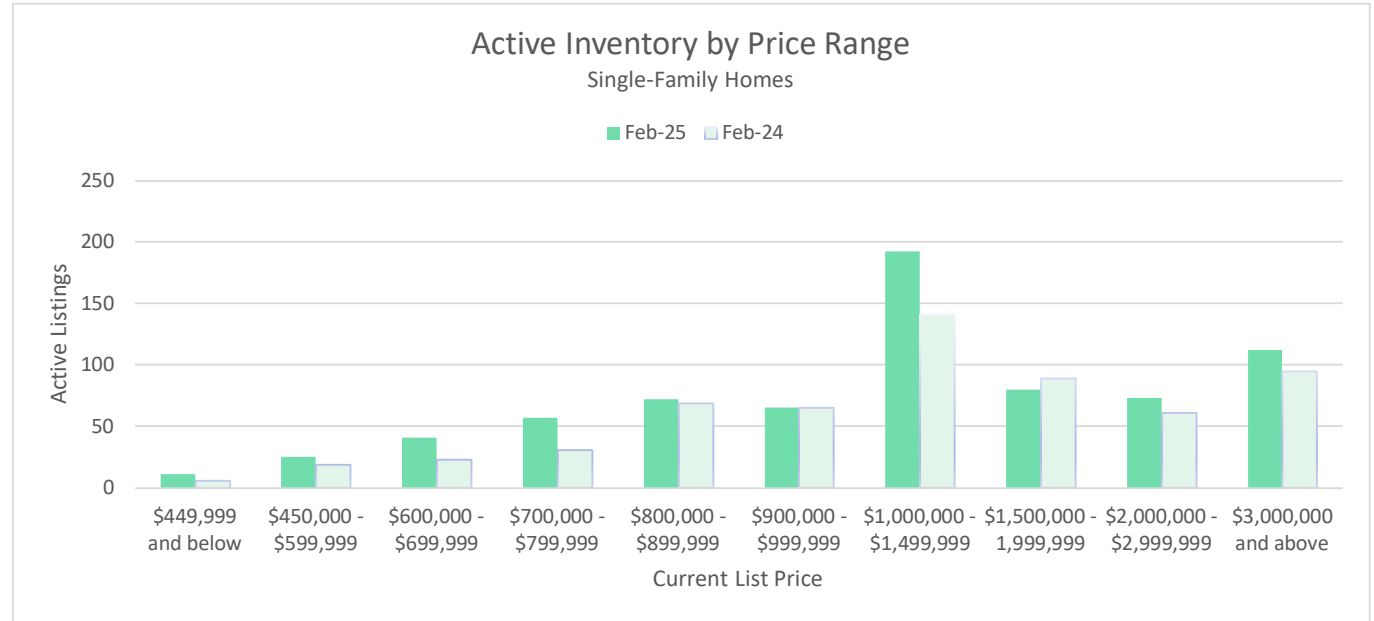
Active Inventory* by Price Range: Single-Family Homes

February 2025

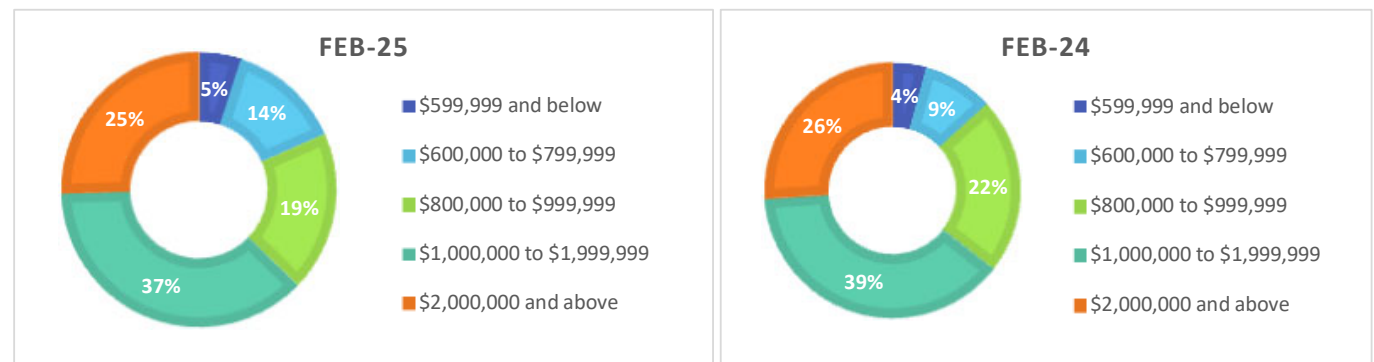
OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	YOY chg
\$449,999 and below	11	6	83.3%
\$450,000 - \$599,999	25	19	31.6%
\$600,000 - \$699,999	41	23	78.3%
\$700,000 - \$799,999	57	31	83.9%
\$800,000 - \$899,999	72	69	4.3%
\$900,000 - \$999,999	65	65	0.0%
\$1,000,000 - \$1,499,999	192	141	36.2%
\$1,500,000 - 1,999,999	80	89	-10.1%
\$2,000,000 - \$2,999,999	73	61	19.7%
\$3,000,000 and above	112	95	17.9%
All Single-Family Homes	728	599	21.5%



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



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

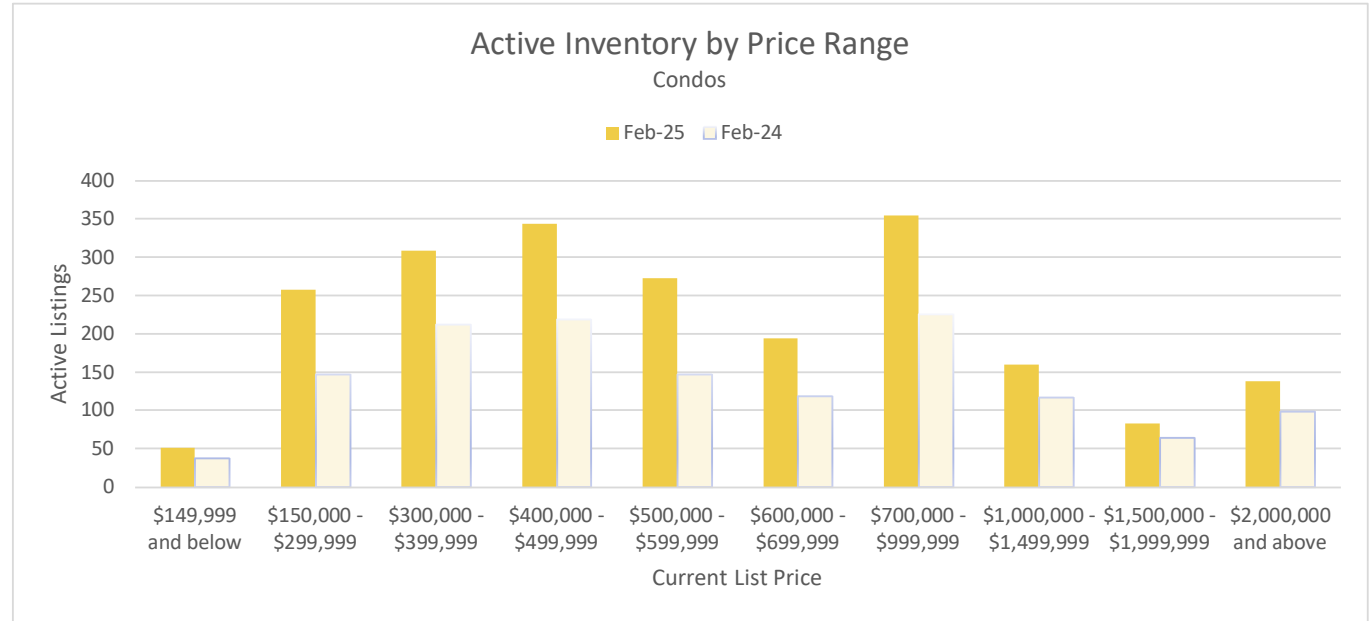
Active Inventory* by Price Range: Condos

February 2025

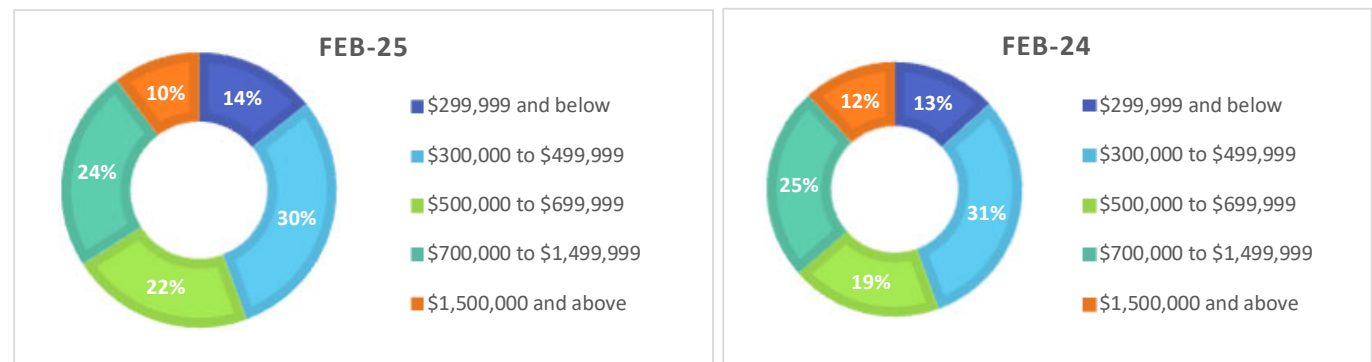
OAHU, HAWAII

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

Condos	Feb-25	Feb-24	YOY chg
\$149,999 and below	51	38	34.2%
\$150,000 - \$299,999	257	147	74.8%
\$300,000 - \$399,999	308	212	45.3%
\$400,000 - \$499,999	343	219	56.6%
\$500,000 - \$599,999	272	147	85.0%
\$600,000 - \$699,999	194	119	63.0%
\$700,000 - \$999,999	354	226	56.6%
\$1,000,000 - \$1,499,999	160	117	36.8%
\$1,500,000 - \$1,999,999	83	64	29.7%
\$2,000,000 and above	138	99	39.4%
All Condos	2,160	1,388	55.6%



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

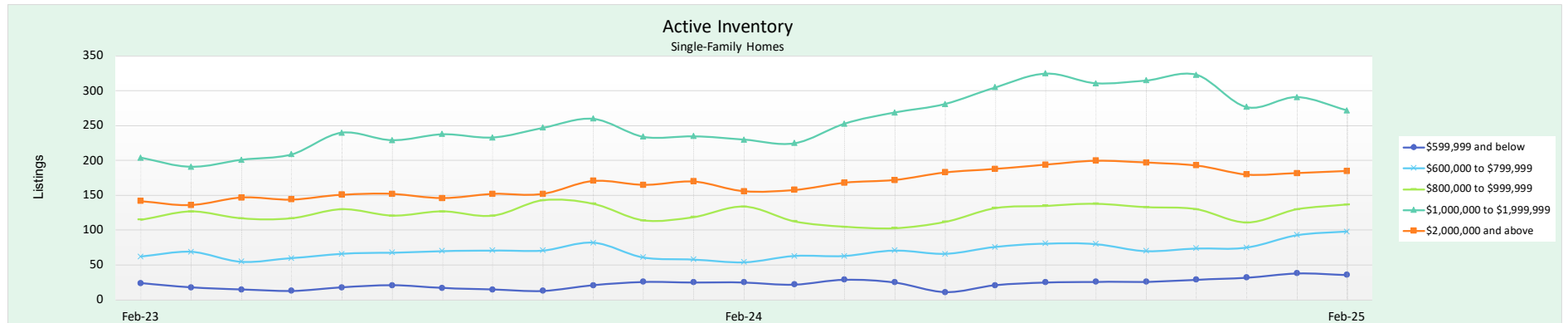


*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

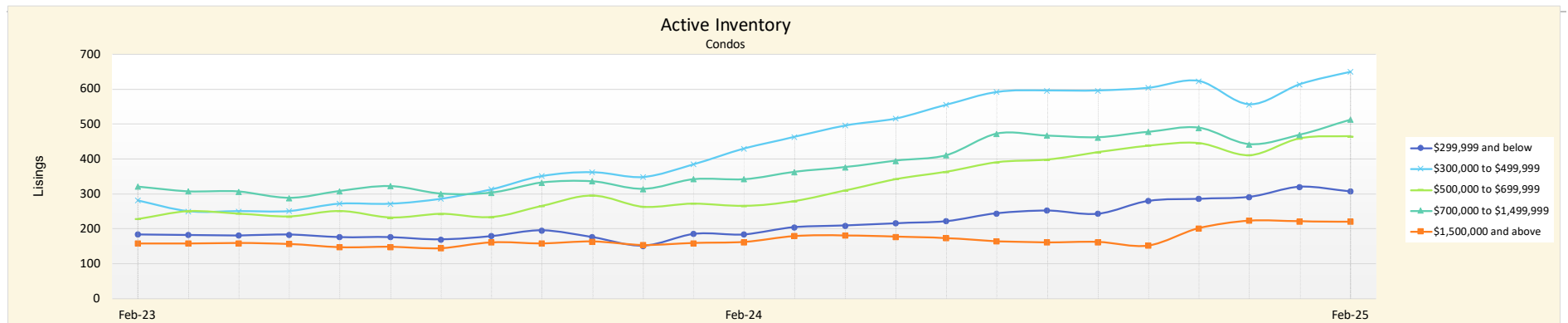
Active Inventory*: Single-Family Homes and Condos

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Single-Family Homes	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	J-25	F-25
\$599,999 and below	24	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36
\$600,000 to \$799,999	62	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70	74	75	93	98
\$800,000 to \$999,999	115	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137
\$1,000,000 to \$1,999,999	204	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272
\$2,000,000 and above	142	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185
Total	547	541	535	543	605	591	598	592	626	672	600	607	599	581	618	640	653	722	760	755	741	749	675	734	728



Condos	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	J-25	F-25
\$299,999 and below	185	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308
\$300,000 to \$499,999	282	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651
\$500,000 to \$699,999	229	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466
\$700,000 to \$1,499,999	322	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514
\$1,500,000 and above	159	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221
Total	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	2,088	2,160

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

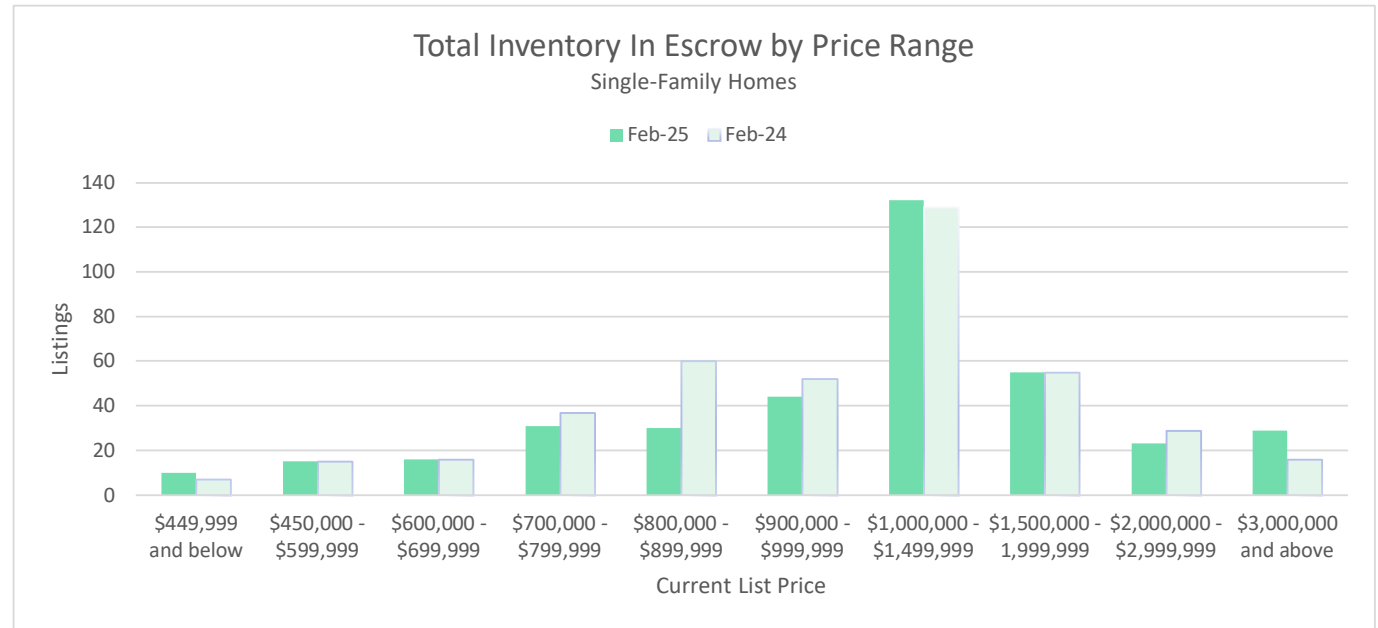
Total Inventory In Escrow* by Price Range: Single-Family Homes

February 2025

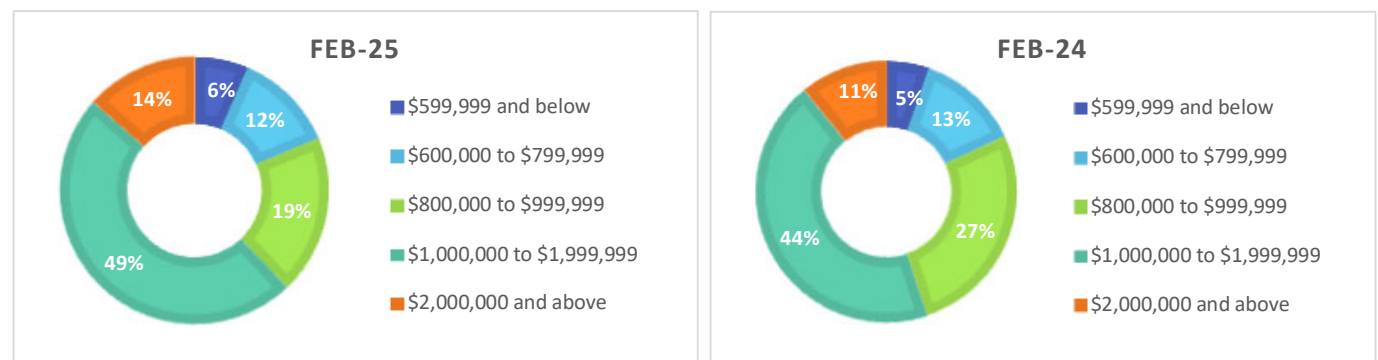
OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	YOY chg
\$449,999 and below	10	7	42.9%
\$450,000 - \$599,999	15	15	0.0%
\$600,000 - \$699,999	16	16	0.0%
\$700,000 - \$799,999	31	37	-16.2%
\$800,000 - \$899,999	30	60	-50.0%
\$900,000 - \$999,999	44	52	-15.4%
\$1,000,000 - \$1,499,999	132	129	2.3%
\$1,500,000 - 1,999,999	55	55	0.0%
\$2,000,000 - \$2,999,999	23	29	-20.7%
\$3,000,000 and above	29	16	81.3%
All Single-Family Homes	385	416	-7.5%



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



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

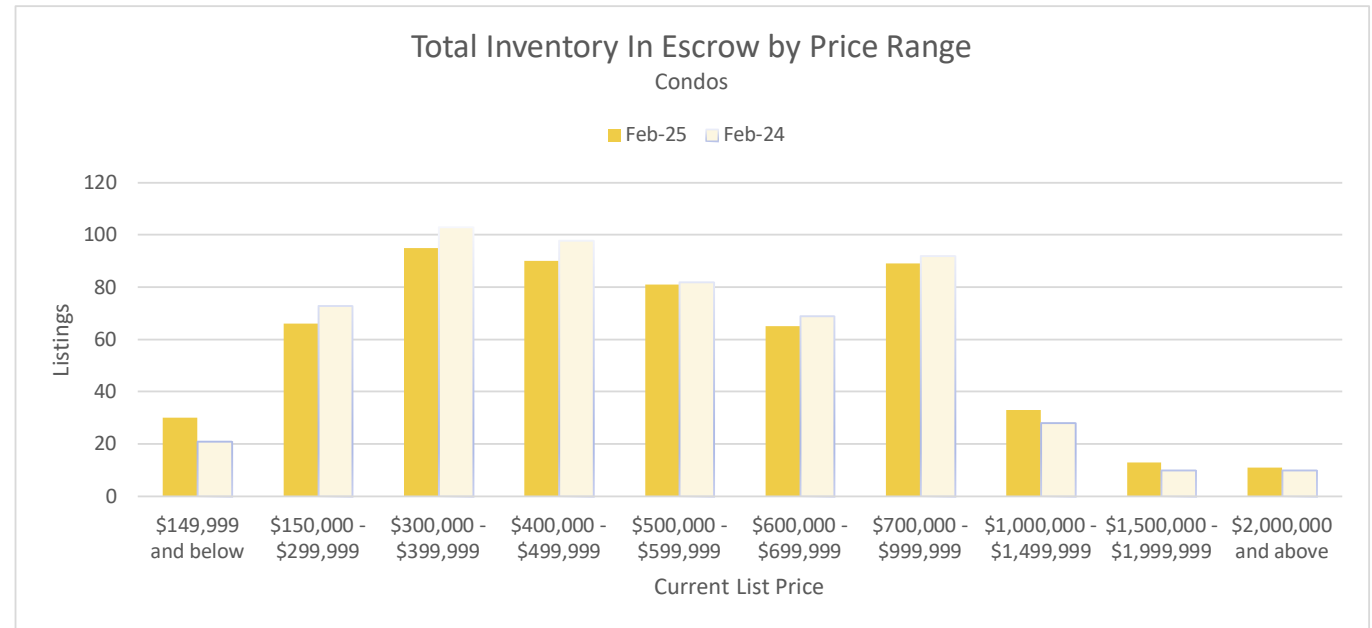
Total Inventory In Escrow* by Price Range: Condos

February 2025

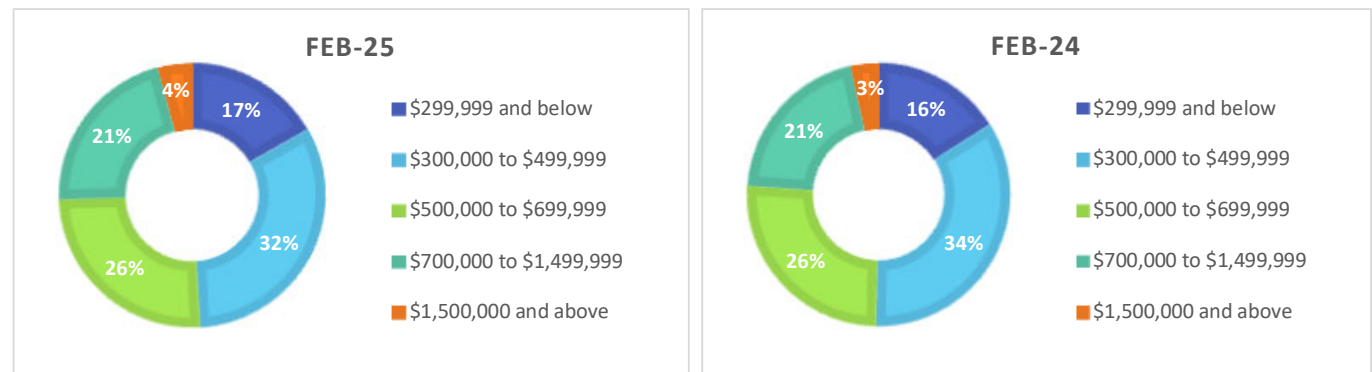
OAHU, HAWAII

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

Condos	Feb-25	Feb-24	YOY chg
\$149,999 and below	30	21	42.9%
\$150,000 - \$299,999	66	73	-9.6%
\$300,000 - \$399,999	95	103	-7.8%
\$400,000 - \$499,999	90	98	-8.2%
\$500,000 - \$599,999	81	82	-1.2%
\$600,000 - \$699,999	65	69	-5.8%
\$700,000 - \$999,999	89	92	-3.3%
\$1,000,000 - \$1,499,999	33	28	17.9%
\$1,500,000 - \$1,999,999	13	10	30.0%
\$2,000,000 and above	11	10	10.0%
All Condos	573	586	-2.2%



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



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

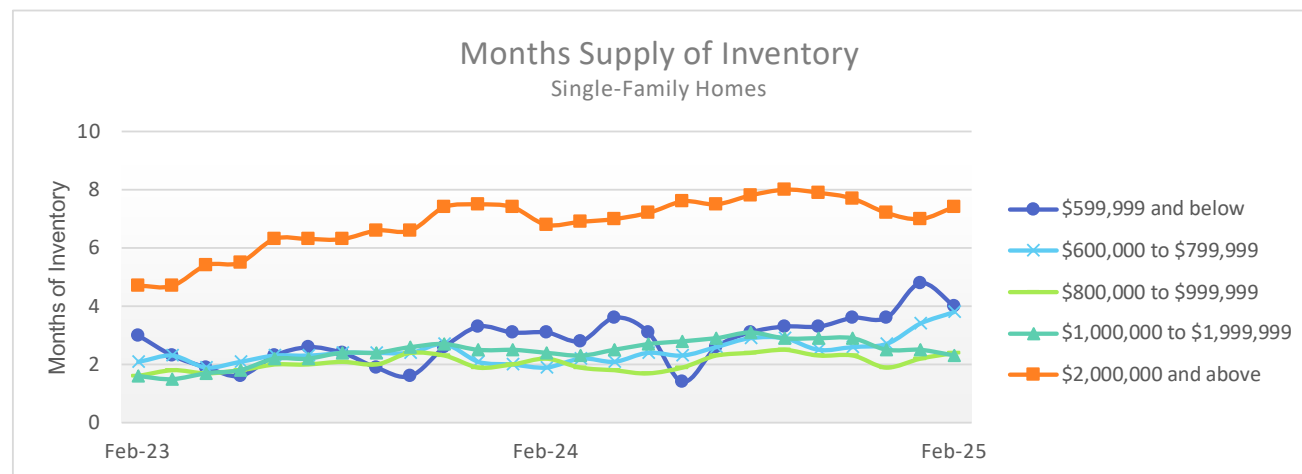
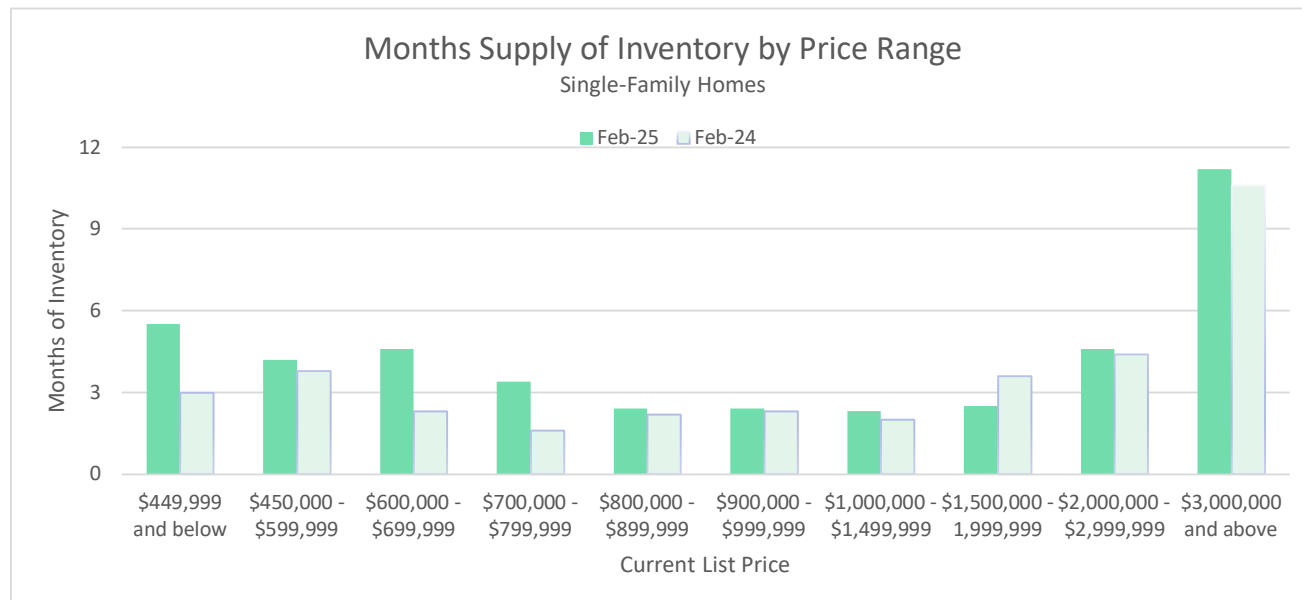
Months Supply of Active Inventory by Price Range: Single-Family Homes

February 2025

OAHU, HAWAII

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

Single-Family Homes	Feb-25	Feb-24	YOY chg
\$449,999 and below	5.5	3.0	83.3%
\$450,000 - \$599,999	4.2	3.8	10.5%
\$600,000 - \$699,999	4.6	2.3	100.0%
\$700,000 - \$799,999	3.4	1.6	112.5%
\$800,000 - \$899,999	2.4	2.2	9.1%
\$900,000 - \$999,999	2.4	2.3	4.3%
\$1,000,000 - \$1,499,999	2.3	2.0	15.0%
\$1,500,000 - 1,999,999	2.5	3.6	-30.6%
\$2,000,000 - \$2,999,999	4.6	4.4	4.5%
\$3,000,000 and above	11.2	10.6	5.7%
All Single-Family Homes	3.1	2.8	10.7%



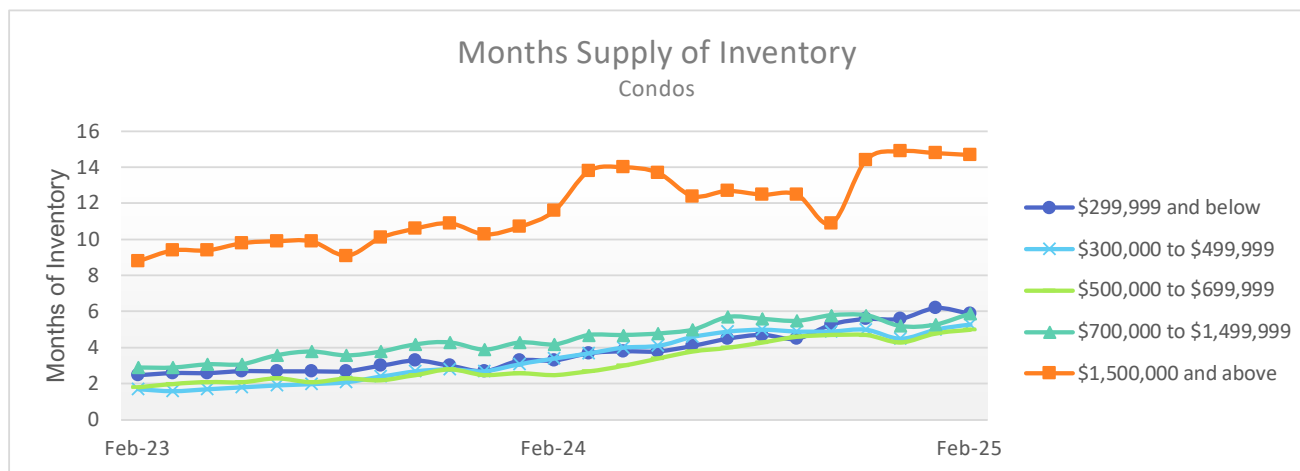
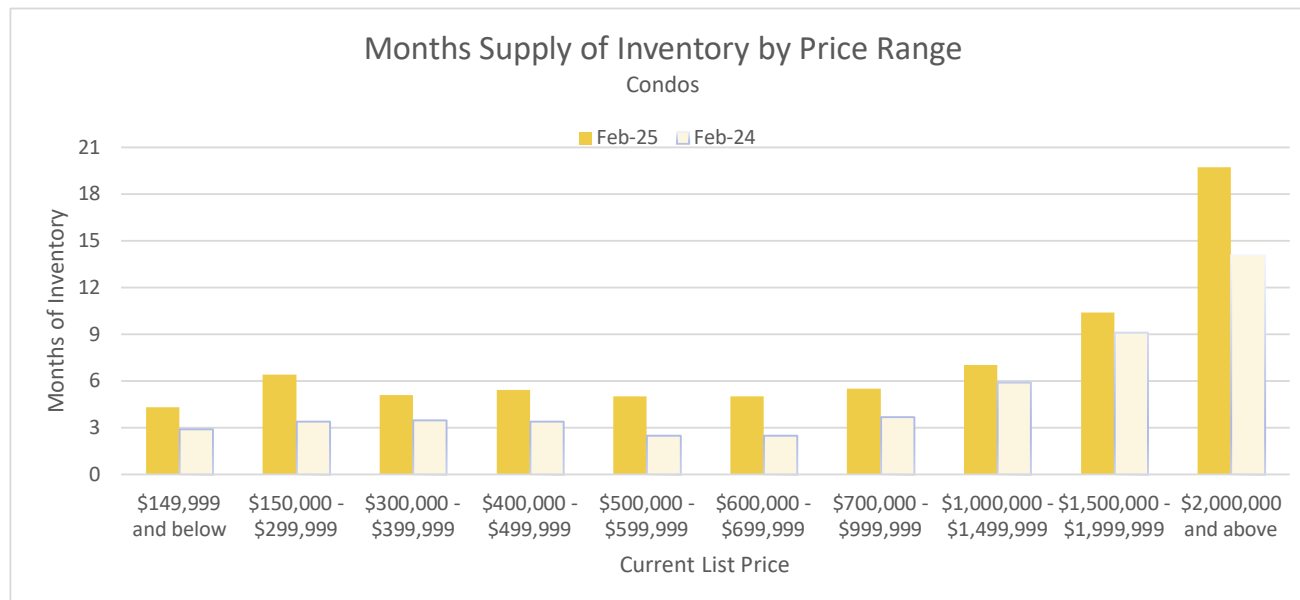
Months Supply of Active Inventory by Price Range: Condos

February 2025

OAHU, HAWAII

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

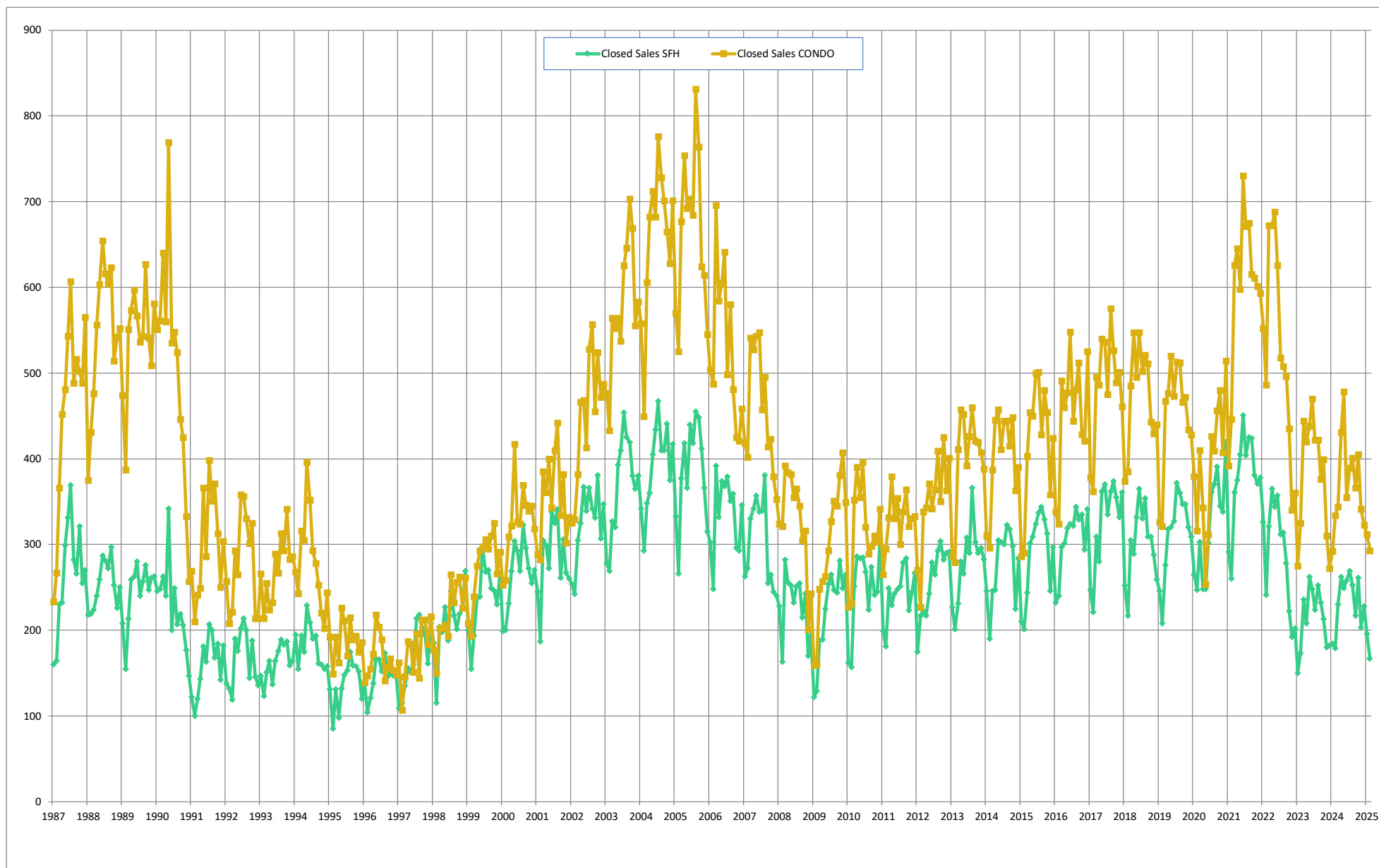
Condos	Feb-25	Feb-24	YOY chg
\$149,999 and below	4.3	2.9	48.3%
\$150,000 - \$299,999	6.4	3.4	88.2%
\$300,000 - \$399,999	5.1	3.5	45.7%
\$400,000 - \$499,999	5.4	3.4	58.8%
\$500,000 - \$599,999	5.0	2.5	100.0%
\$600,000 - \$699,999	5.0	2.5	100.0%
\$700,000 - \$999,999	5.5	3.7	48.6%
\$1,000,000 - \$1,499,999	7.0	5.9	18.6%
\$1,500,000 - \$1,999,999	10.4	9.1	14.3%
\$2,000,000 and above	19.7	14.1	39.7%
All Condos	5.8	3.6	61.1%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



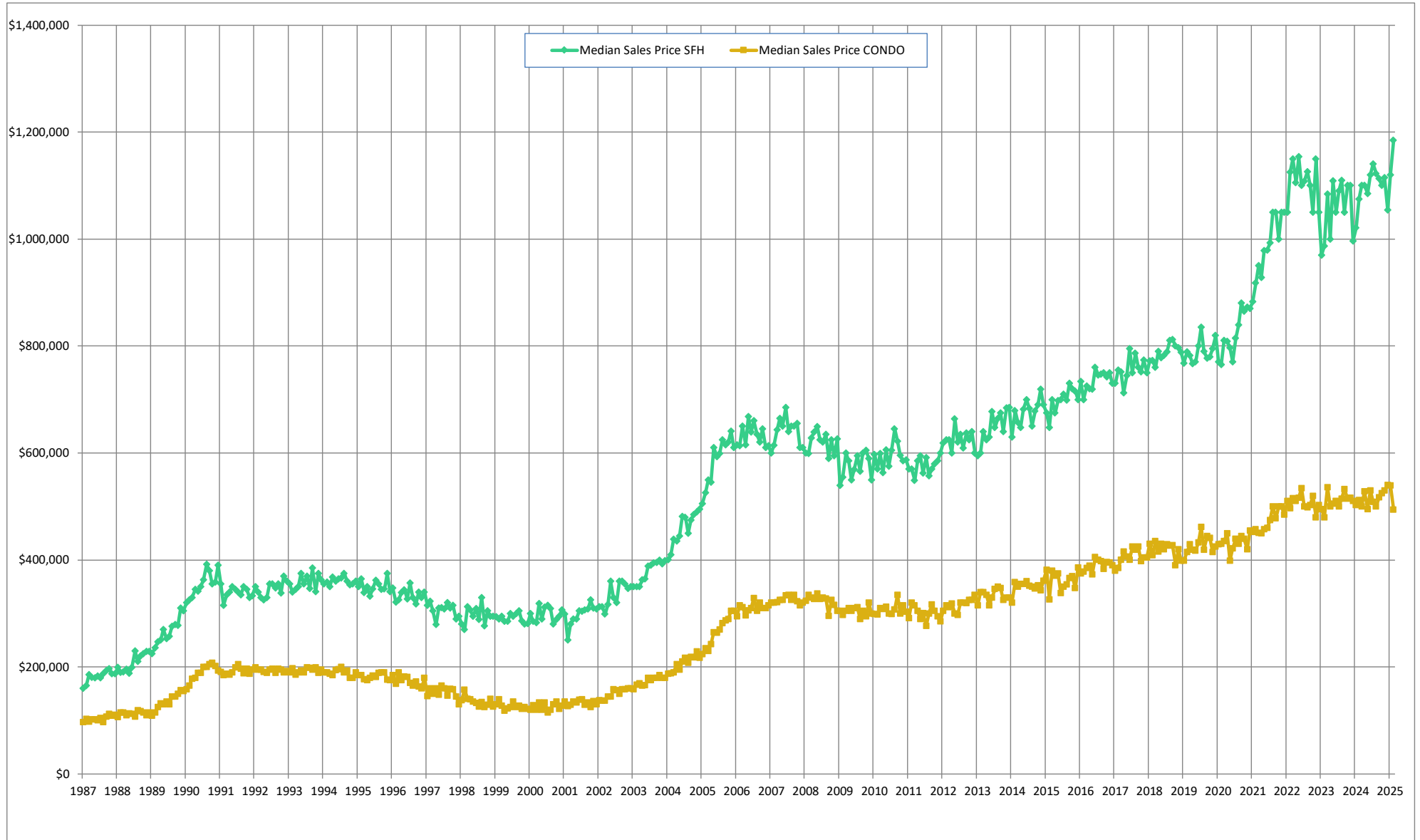
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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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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