



Executive Summary

The sales volume of O'ahu homes improved month-over-month, rising 26.0% for single-family homes and 4.3% for condos in May. However, closed sales declined 23.8% for single-family homes and 36.3% for condos compared to the same time last year.

The median sales price for a single-family home (\$1,109,000) was 3.9% below the current record set in May 2022 (\$1,153,500). Similarly, on the condo side, the median sales price dipped modestly by about 2.2% from \$516,500 in May 2022 to \$505,000 in May 2023.

Single-family homes and condos spent two times longer on the market than last year at 21 and 20 days, respectively, compared to 10 days in 2022. More single-family home sales closed at the full asking price or more than in the past seven months. However, this figure changes year-over-year, as approximately 45% of these sales in May received the full asking price or more, compared to about 75% of sales in May 2022. The same is true for condos, as roughly 45% of condo sales closed for the full asking price or more compared to 65% of sales in May 2022.

Single-family homes in the \$700,000 to \$1,299,999 price range accounted for the majority of closed sales in May, at 67%. The 'Ewa Plain recorded the largest share of single-family home sales at 25.6% (or 67 sales), representing the area's most significant sales volume so far in 2023. Active inventory in the \$700,000 to \$899,999 price range experienced the largest increase in May. While active inventory increased in most neighborhoods, the Leeward region marked the most significant uptick, rising 55.6% to 70 active listings.

Meanwhile, condos in the \$700,000 and up price range experienced a 48.5% drop in sales year-over-year. The Kailua region was the only area to see an increase in condo sales volume, with 18 sales this May compared to 13 sales in May 2022. Most price points for condos recorded an increase in active inventory, with a 39% uptick in the more affordable \$400,000 to \$699,999 price range.



Oahu Monthly Housing Statistics

May 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,109,000	-3.9%
Closed Sales	YoY %chg
262	-23.8%
Average Sales Price	YoY %chg
\$1,355,804	-6.5%

CONDOS

Median Sales Price	YoY %chg
\$505,000	-2.2%
Closed Sales	YoY %chg
438	-36.3%
Average Sales Price	YoY %chg
\$623,748	-0.3%

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

CONTENTS:

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

Monthly Indicators

OAHU, HAWAII

May 2023

Single-Family Homes					
May-23	May-22	YoY %chg	Apr-23	MoM %chg	
Closed Sales	262	344	-23.8%	208	26.0%
Median Sales Price	\$1,109,000	\$1,153,500	-3.9%	\$999,995	10.9%
Average Sales Price	\$1,355,804	\$1,450,008	-6.5%	\$1,223,383	10.8%
Median Days on Market	21	10	110.0%	24	-12.5%
Percent of Orig. List Price Received	98.7%	102.2%	-3.4%	98.3%	0.4%
New Listings	309	445	-30.6%	292	5.8%
Pending Sales*	258	356	-27.5%	271	-4.8%
Active Inventory*	543	471	15.3%	535	1.5%
Total Inventory in Escrow*	418	583	-28.3%	435	-3.9%
Months Supply of Active Inventory*	2.2	1.3	69.2%	2.1	4.8%

Condos					
May-23	May-22	YoY %chg	Apr-23	MoM %chg	
Closed Sales	438	688	-36.3%	420	4.3%
Median Sales Price	\$505,000	\$516,500	-2.2%	\$500,000	1.0%
Average Sales Price	\$623,748	\$625,327	-0.3%	\$603,795	3.3%
Median Days on Market	20	10	100.0%	20	0.0%
Percent of Orig. List Price Received	99.0%	100.0%	-1.0%	98.7%	0.3%
New Listings	582	687	-15.3%	532	9.4%
Pending Sales*	507	601	-15.6%	438	15.8%
Active Inventory*	1,118	939	19.1%	1,144	-2.3%
Total Inventory in Escrow*	686	856	-19.9%	623	10.1%
Months Supply of Active Inventory*	2.6	1.5	73.3%	2.5	4.0%

*see footnotes on pages 9-12 regarding methodology updates

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

Year-to-Date

Single-Family Homes					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	1,029	1,597	-35.6%	1,692	-39.2%
Median Sales Price	\$1,049,500	\$1,115,000	-5.9%	\$935,000	12.2%
Average Sales Price	\$1,319,079	\$1,440,993	-8.5%	\$1,184,790	11.3%
Median Days on Market	27	10	170.0%	9	200.0%
Percent of Orig. List Price Received	97.6%	101.8%	-4.1%	100.9%	-3.3%
New Listings	1,395	1,968	-29.1%	2,015	-30.8%
Pending Sales*	1,271	1,737	-26.8%	1,945	-34.7%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	1,902	3,070	-38.0%	2,707	-29.7%
Median Sales Price	\$500,000	\$510,000	-2.0%	\$454,000	10.1%
Average Sales Price	\$621,029	\$617,660	0.5%	\$531,091	16.9%
Median Days on Market	23	11	109.1%	14	64.3%
Percent of Orig. List Price Received	98.5%	100.0%	-1.5%	99.2%	-0.7%
New Listings	2,630	3,528	-25.5%	3,386	-22.3%
Pending Sales*	2,166	3,172	-31.7%	3,188	-32.1%

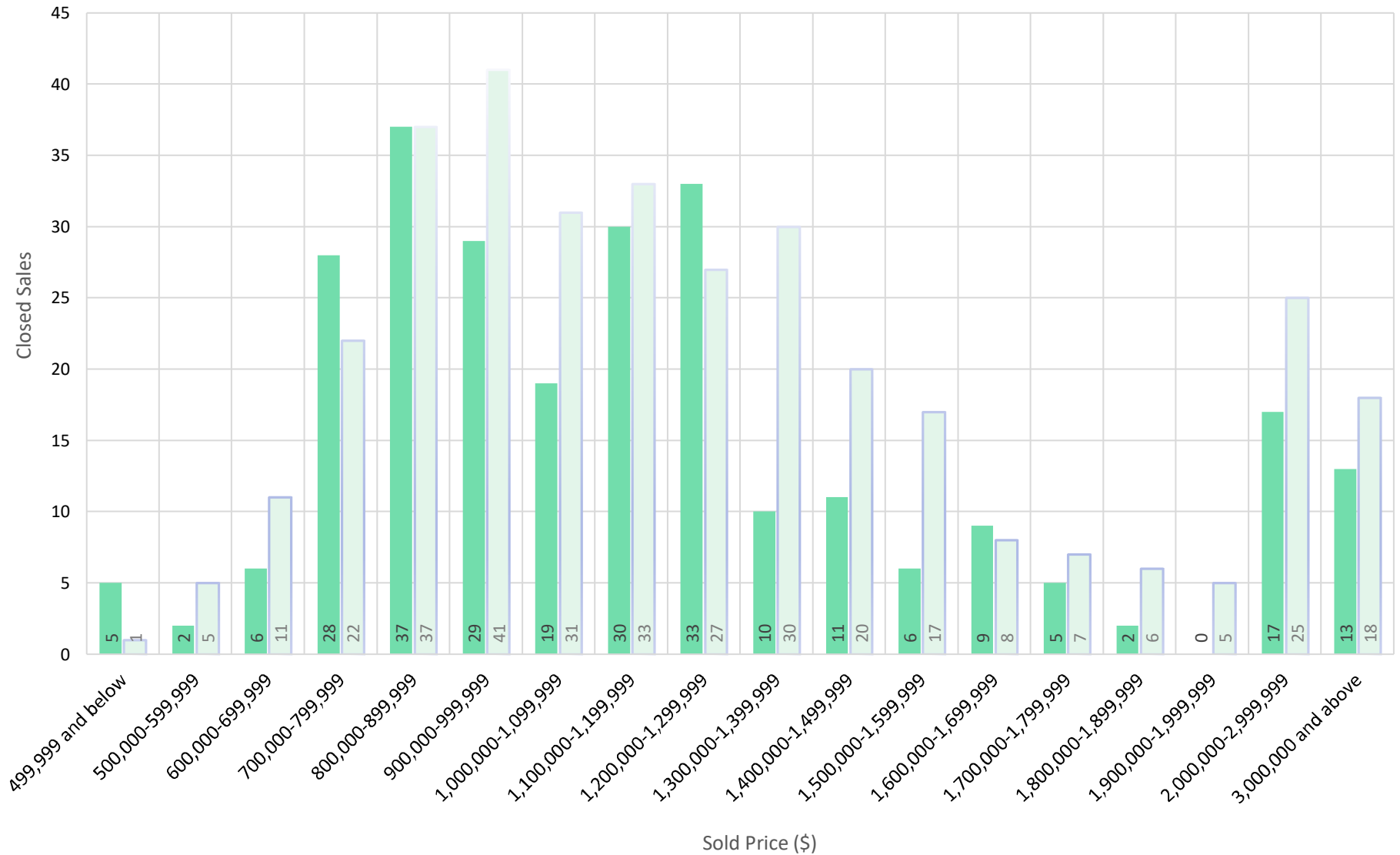
*see footnotes on pages 9-12 regarding methodology updates

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

Single-Family Homes Sold

May 2023 vs. May 2022

2023 2022

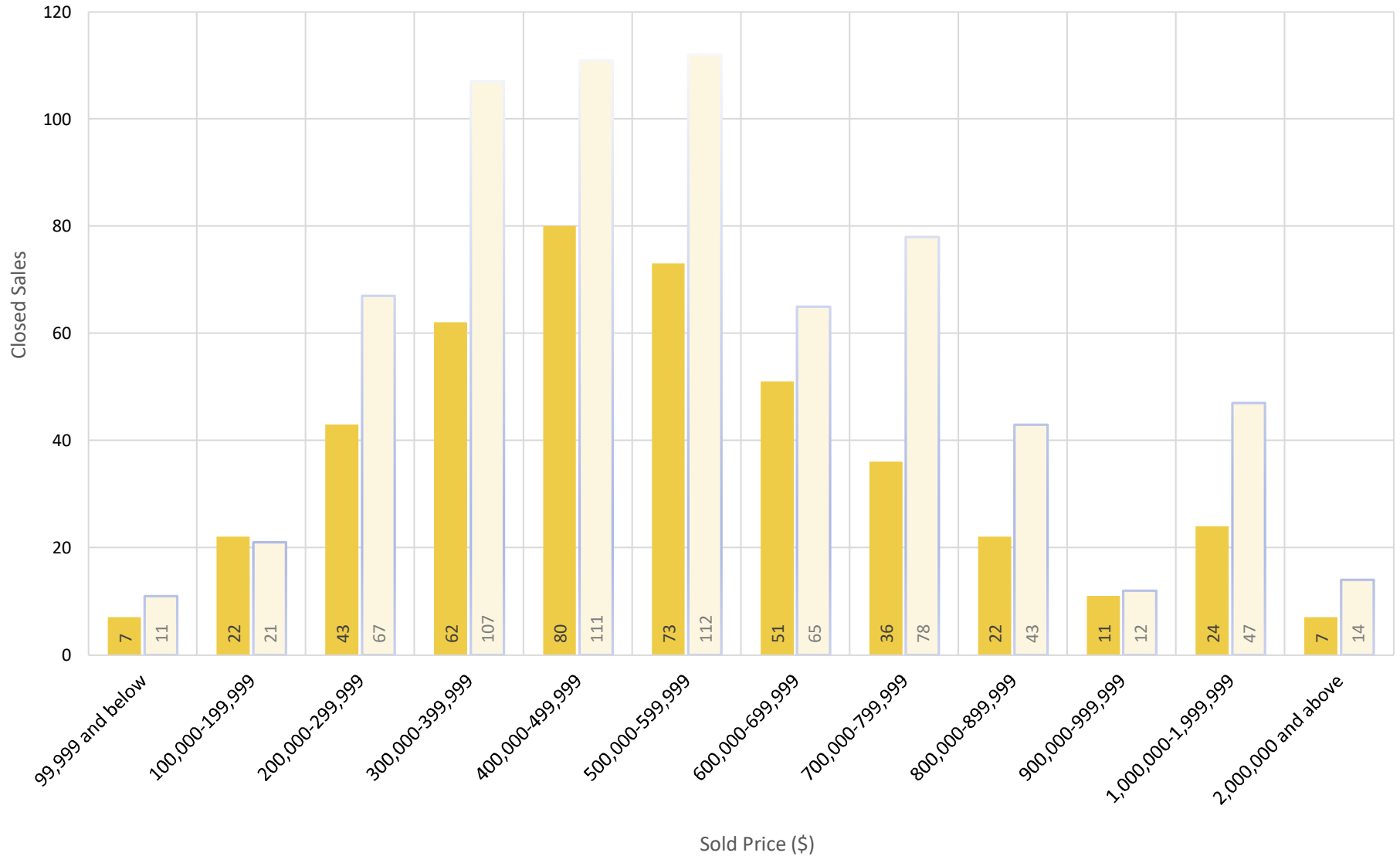


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2023. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold May 2023 vs. May 2022

■ 2023 ■ 2022



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

©2023. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.

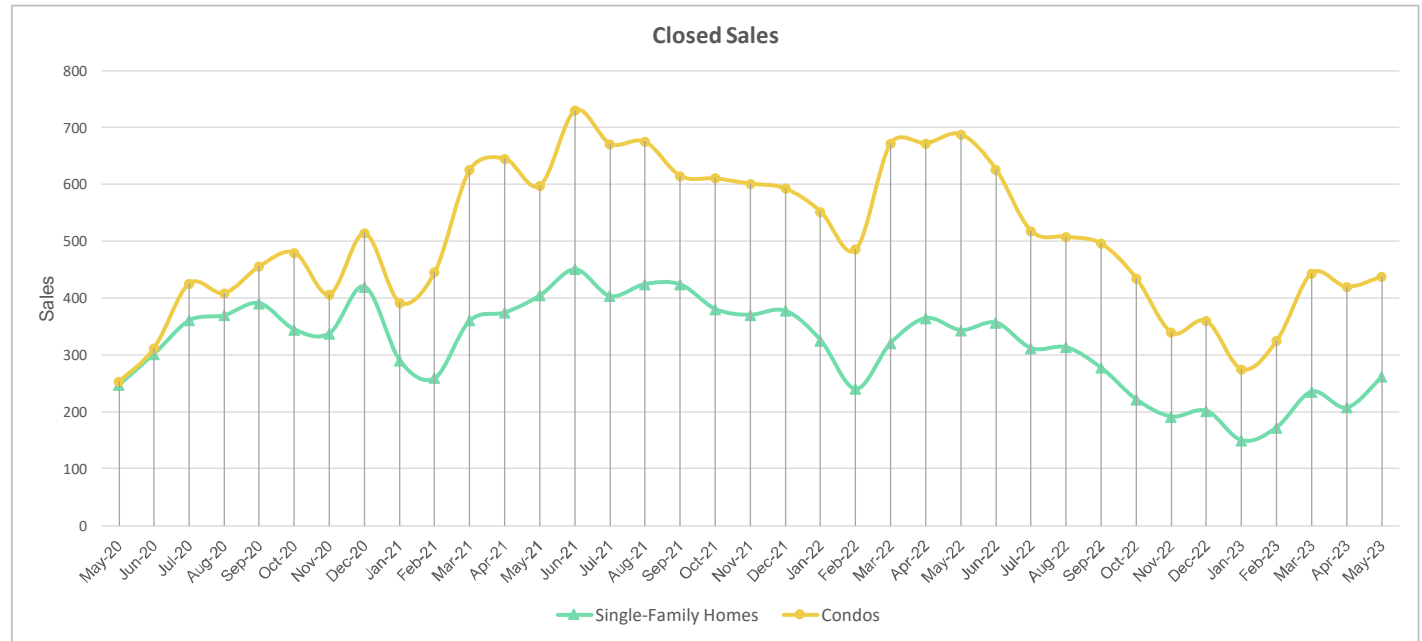
Closed Sales

May 2023

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
May-20	248	254	502
Jun-20	302	312	614
Jul-20	361	426	787
Aug-20	370	409	779
Sep-20	391	456	847
Oct-20	345	480	825
Nov-20	338	407	745
Dec-20	420	514	934
Jan-21	291	392	683
Feb-21	260	446	706
Mar-21	361	626	987
Apr-21	375	645	1,020
May-21	405	598	1,003
Jun-21	451	730	1,181
Jul-21	404	671	1,075
Aug-21	425	675	1,100
Sep-21	424	615	1,039
Oct-21	381	611	992
Nov-21	371	601	972
Dec-21	378	593	971
Jan-22	326	552	878
Feb-22	241	486	727
Mar-22	321	672	993
Apr-22	365	672	1,037
May-22	344	688	1,032
Jun-22	357	626	983
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700

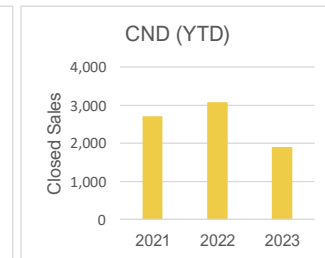
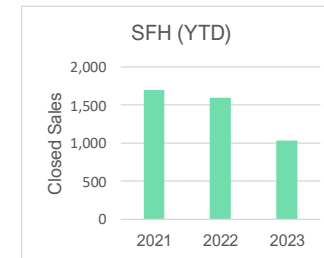
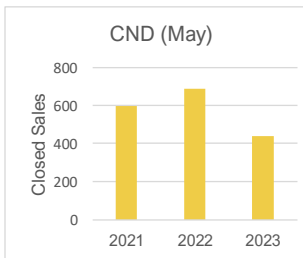
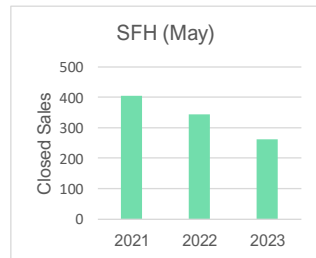


Monthly Closed Sales

May	SFH	YoY %chg	CND	YoY %chg
2021	405	63.3%	598	135.4%
2022	344	-15.1%	688	15.1%
2023	262	-23.8%	438	-36.3%

Year-to-Date Closed Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,692	29.1%	2,707	59.0%
2022	1,597	-5.6%	3,070	13.4%
2023	1,029	-35.6%	1,902	-38.0%



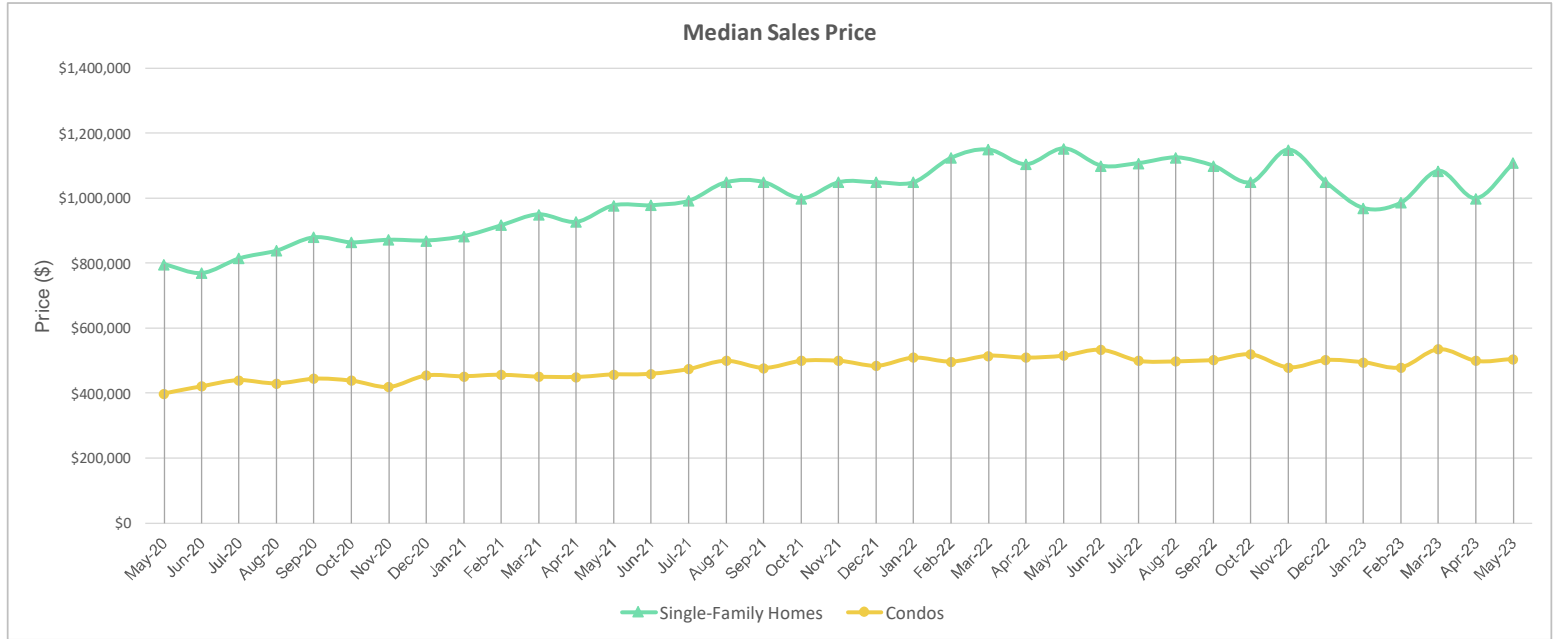
Median Sales Price

May 2023

OAHU, HAWAII

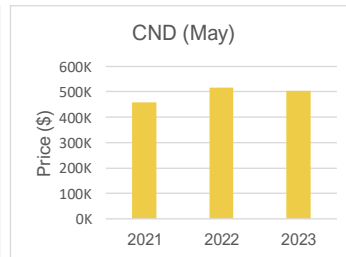
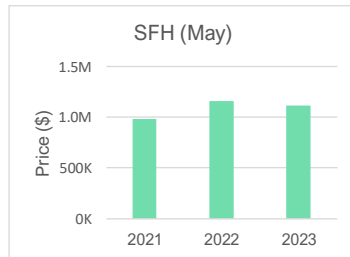
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
May-20	\$797,000	\$399,000
Jun-20	\$770,000	\$421,500
Jul-20	\$815,000	\$440,000
Aug-20	\$839,000	\$430,000
Sep-20	\$880,000	\$445,000
Oct-20	\$865,000	\$439,500
Nov-20	\$872,500	\$420,000
Dec-20	\$870,000	\$455,000
Jan-21	\$883,000	\$452,000
Feb-21	\$917,500	\$457,500
Mar-21	\$950,000	\$451,000
Apr-21	\$928,000	\$450,000
May-21	\$978,000	\$457,750
Jun-21	\$979,000	\$460,000
Jul-21	\$992,500	\$475,000
Aug-21	\$1,050,000	\$500,000
Sep-21	\$1,050,000	\$478,000
Oct-21	\$1,000,000	\$500,000
Nov-21	\$1,050,000	\$500,000
Dec-21	\$1,050,000	\$485,000
Jan-22	\$1,050,000	\$510,000
Feb-22	\$1,125,000	\$497,000
Mar-22	\$1,150,000	\$515,500
Apr-22	\$1,105,000	\$510,000
May-22	\$1,153,500	\$516,500
Jun-22	\$1,100,000	\$534,000
Jul-22	\$1,107,944	\$500,000
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000



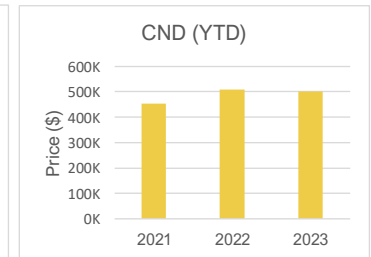
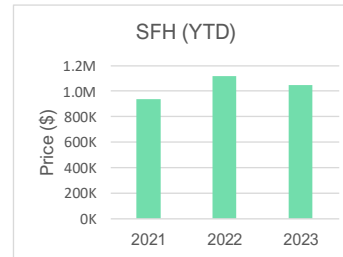
Monthly Median Sales Price

Month	SFH	YoY %chg	CND	YoY %chg
2021	\$978,000	22.7%	\$457,750	14.7%
2022	\$1,153,500	17.9%	\$516,500	12.8%
2023	\$1,109,000	-3.9%	\$505,000	-2.2%



Year-to-Date Median Sales Price

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$935,000	18.5%	\$454,000	5.8%
2022	\$1,115,000	19.3%	\$510,000	12.3%
2023	\$1,049,500	-5.9%	\$500,000	-2.0%



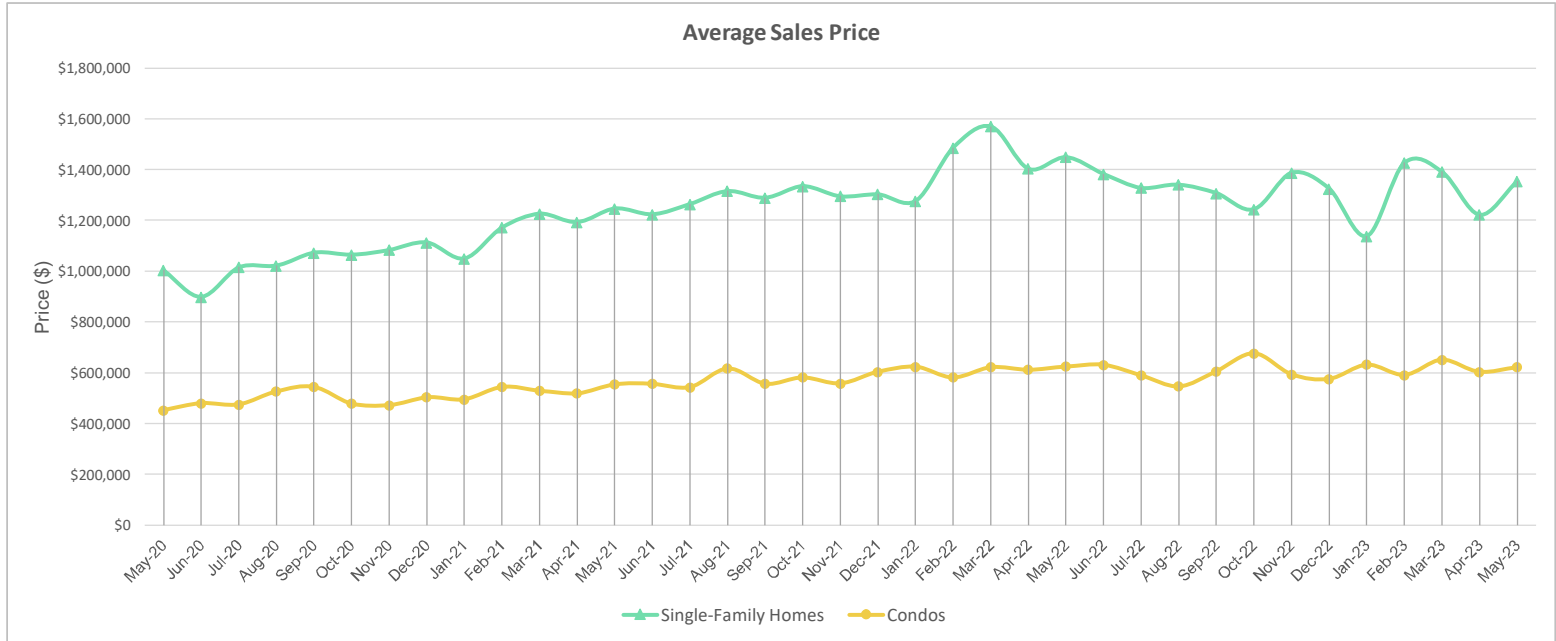
Average Sales Price

May 2023

OAHU, HAWAII

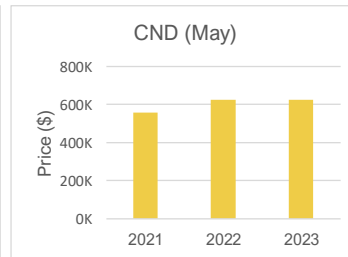
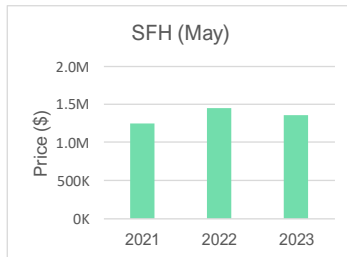
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
May-20	\$1,003,419	\$453,220
Jun-20	\$899,271	\$481,220
Jul-20	\$1,016,491	\$475,346
Aug-20	\$1,022,449	\$527,573
Sep-20	\$1,073,692	\$545,367
Oct-20	\$1,065,594	\$479,736
Nov-20	\$1,084,834	\$472,726
Dec-20	\$1,113,076	\$504,222
Jan-21	\$1,050,263	\$496,296
Feb-21	\$1,172,804	\$545,629
Mar-21	\$1,226,827	\$530,257
Apr-21	\$1,194,150	\$520,192
May-21	\$1,246,611	\$555,798
Jun-21	\$1,225,011	\$557,302
Jul-21	\$1,265,382	\$544,064
Aug-21	\$1,316,681	\$618,612
Sep-21	\$1,289,510	\$558,002
Oct-21	\$1,335,171	\$582,509
Nov-21	\$1,296,551	\$559,007
Dec-21	\$1,303,481	\$604,749
Jan-22	\$1,277,309	\$623,928
Feb-22	\$1,486,088	\$583,367
Mar-22	\$1,570,668	\$623,684
Apr-22	\$1,404,481	\$613,189
May-22	\$1,450,008	\$625,327
Jun-22	\$1,382,559	\$631,822
Jul-22	\$1,329,023	\$590,934
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748



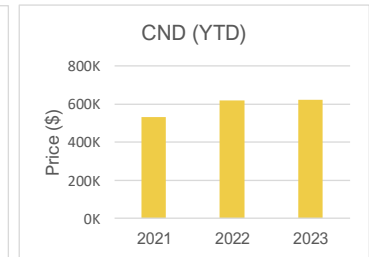
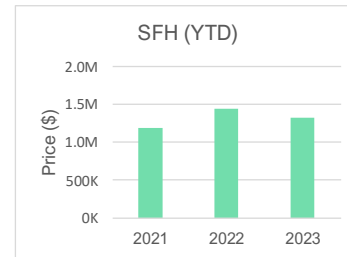
Monthly Average Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2021	\$1,246,611	24.2%	\$555,798	22.6%
2022	\$1,450,008	16.3%	\$625,327	12.5%
2023	\$1,355,804	-6.5%	\$623,748	-0.3%



Year-to-Date Average Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,184,790	23.7%	\$531,091	4.0%
2022	\$1,440,993	21.6%	\$617,660	16.3%
2023	\$1,319,079	-8.5%	\$621,029	0.5%



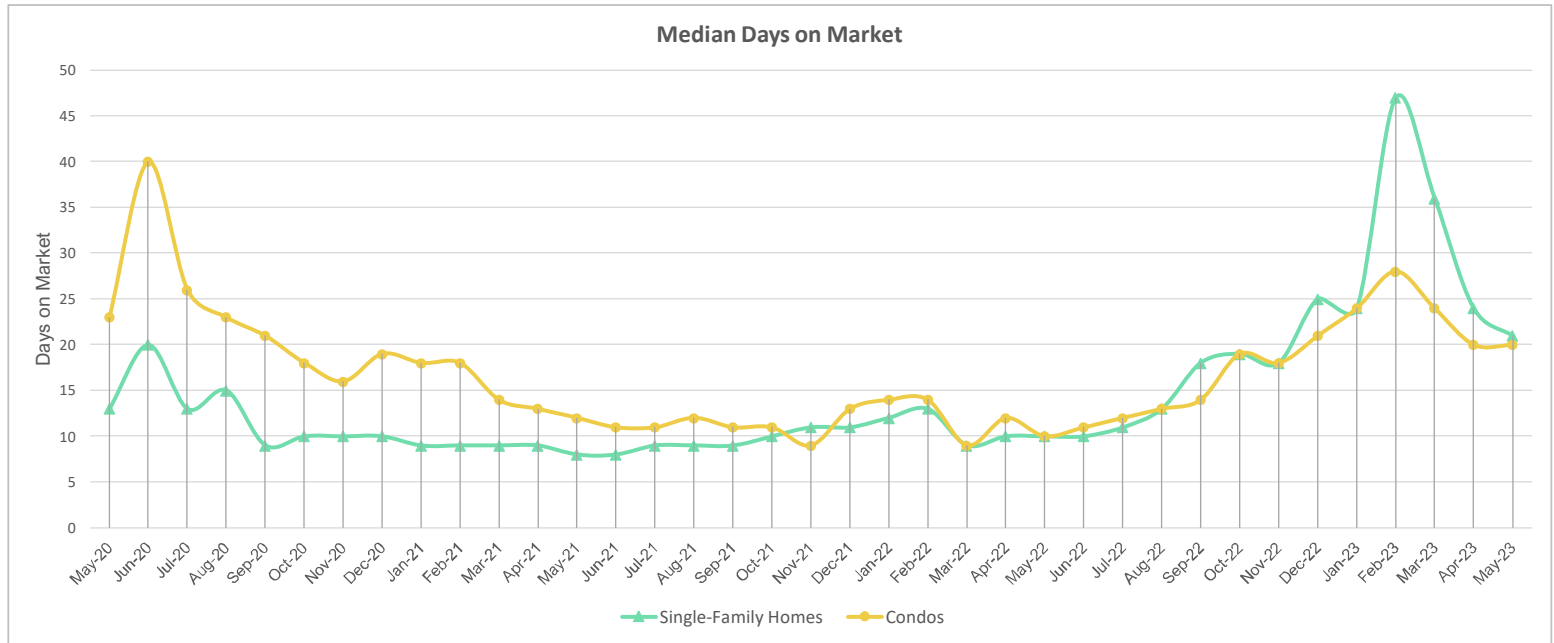
Median Days on Market

May 2023

OAHU, HAWAII

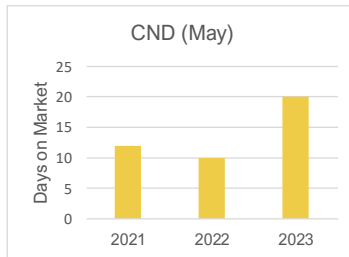
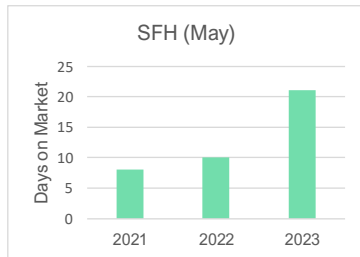
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
May-20	13	23
Jun-20	20	40
Jul-20	13	26
Aug-20	15	23
Sep-20	9	21
Oct-20	10	18
Nov-20	10	16
Dec-20	10	19
Jan-21	9	18
Feb-21	9	18
Mar-21	9	14
Apr-21	9	13
May-21	8	12
Jun-21	8	11
Jul-21	9	11
Aug-21	9	12
Sep-21	9	11
Oct-21	10	11
Nov-21	11	9
Dec-21	11	13
Jan-22	12	14
Feb-22	13	14
Mar-22	9	9
Apr-22	10	12
May-22	10	10
Jun-22	10	11
Jul-22	11	12
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20



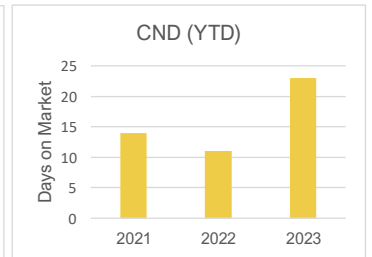
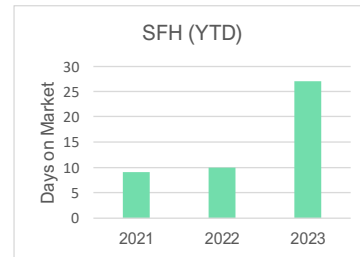
Monthly Median Days on Market

May	SFH	YoY %chg	CND	YoY %chg
2021	8	-38.5%	12	-47.8%
2022	10	25.0%	10	-16.7%
2023	21	110.0%	20	100.0%



Year-to-Date Median Days on Market

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-57.1%	14	-51.7%
2022	10	11.1%	11	-21.4%
2023	27	170.0%	23	109.1%



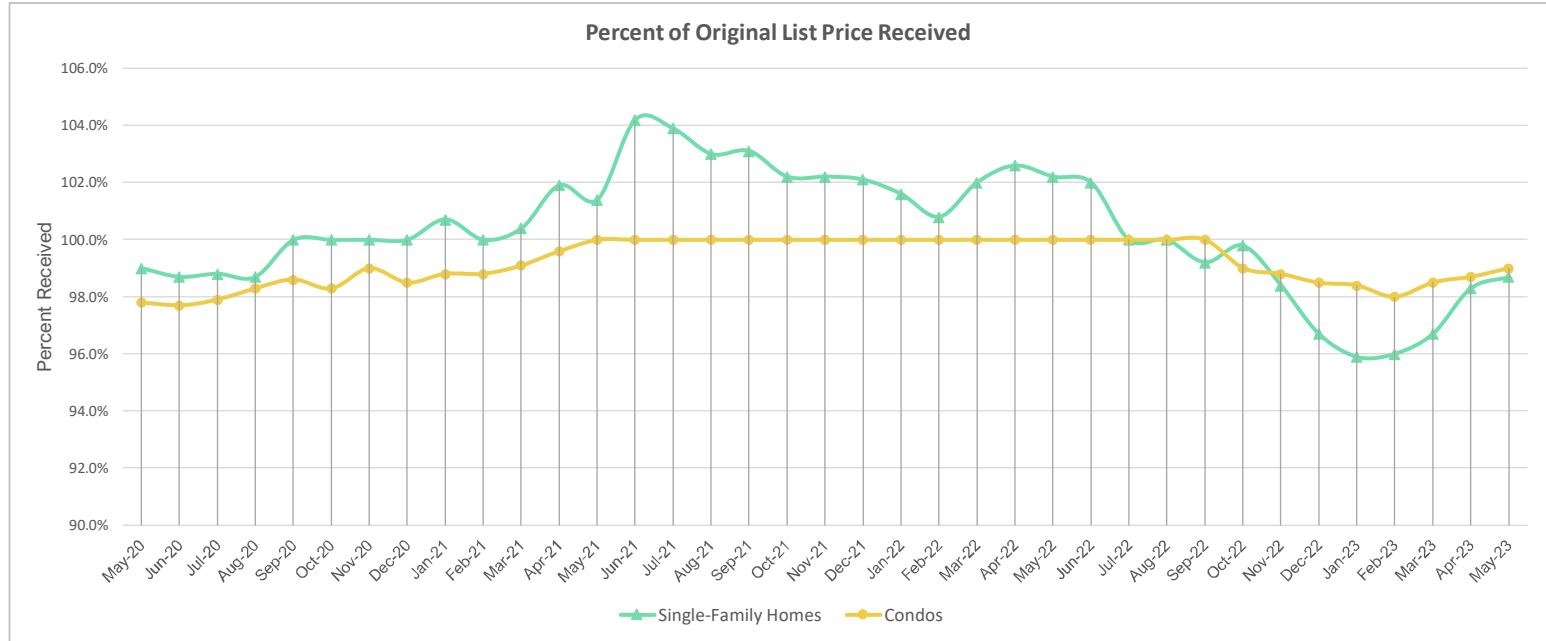
Percent of Original List Price Received

May 2023

OAHU, HAWAII

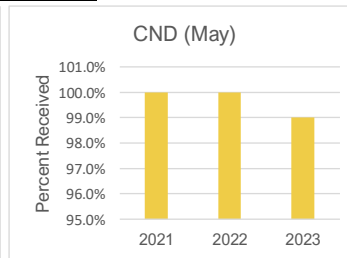
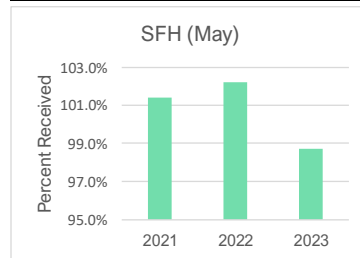
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
May-20	99.0%	97.8%
Jun-20	98.7%	97.7%
Jul-20	98.8%	97.9%
Aug-20	98.7%	98.3%
Sep-20	100.0%	98.6%
Oct-20	100.0%	98.3%
Nov-20	100.0%	99.0%
Dec-20	100.0%	98.5%
Jan-21	100.7%	98.8%
Feb-21	100.0%	98.8%
Mar-21	100.4%	99.1%
Apr-21	101.9%	99.6%
May-21	101.4%	100.0%
Jun-21	104.2%	100.0%
Jul-21	103.9%	100.0%
Aug-21	103.0%	100.0%
Sep-21	103.1%	100.0%
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%
Jan-22	101.6%	100.0%
Feb-22	100.8%	100.0%
Mar-22	102.0%	100.0%
Apr-22	102.6%	100.0%
May-22	102.2%	100.0%
Jun-22	102.0%	100.0%
Jul-22	100.0%	100.0%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%



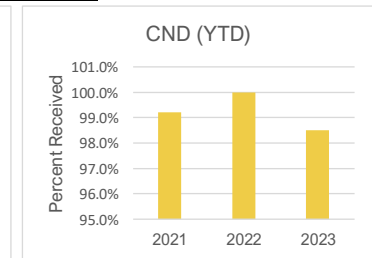
Monthly Percent of Original List Price Received

May	SFH	YoY %chg	CND	YoY %chg
2021	101.4%	2.4%	100.0%	2.2%
2022	102.2%	0.8%	100.0%	0.0%
2023	98.7%	-3.4%	99.0%	-1.0%



Year-to-Date Percent of Original List Price Received

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	100.9%	2.4%	99.2%	1.4%
2022	101.8%	0.9%	100.0%	0.8%
2023	97.6%	-4.1%	98.5%	-1.5%



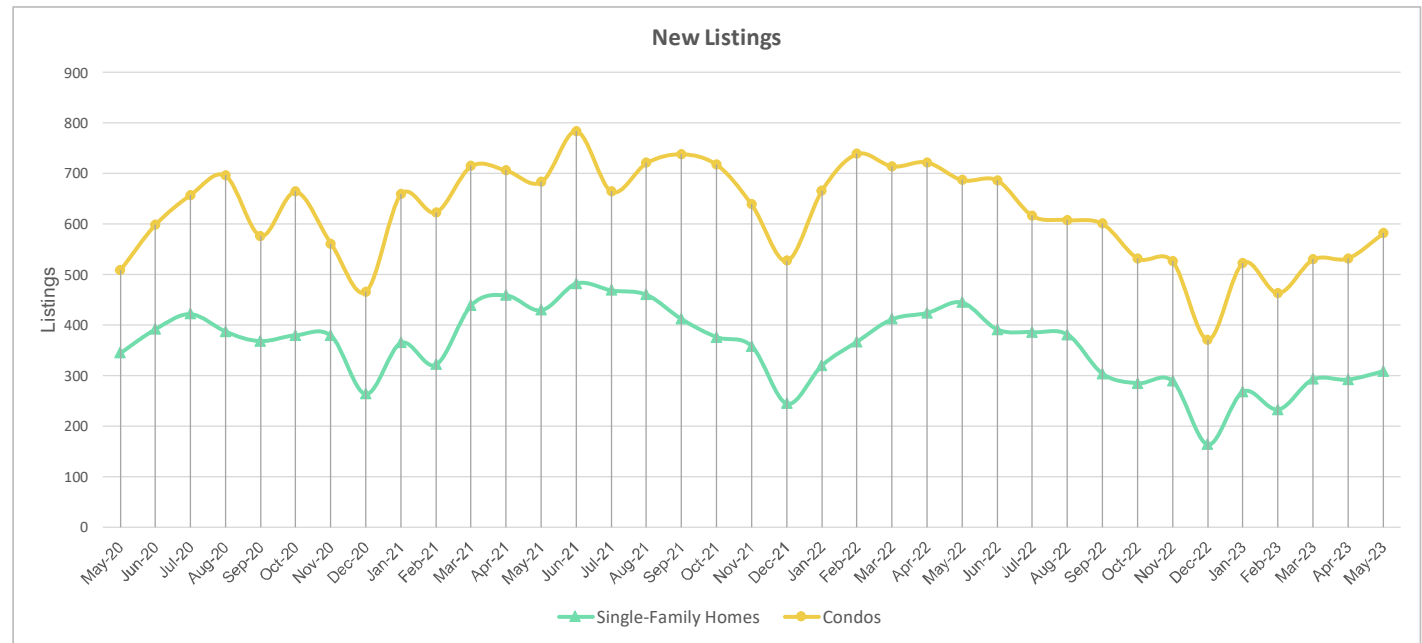
New Listings

May 2023

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
May-20	345	509	854
Jun-20	392	598	990
Jul-20	422	657	1,079
Aug-20	387	696	1,083
Sep-20	368	576	944
Oct-20	380	664	1,044
Nov-20	379	561	940
Dec-20	264	466	730
Jan-21	365	659	1,024
Feb-21	322	623	945
Mar-21	439	715	1,154
Apr-21	459	706	1,165
May-21	430	683	1,113
Jun-21	482	784	1,266
Jul-21	469	664	1,133
Aug-21	460	721	1,181
Sep-21	412	738	1,150
Oct-21	376	717	1,093
Nov-21	358	639	997
Dec-21	245	527	772
Jan-22	320	666	986
Feb-22	367	739	1,106
Mar-22	412	714	1,126
Apr-22	424	722	1,146
May-22	445	687	1,132
Jun-22	391	686	1,077
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891

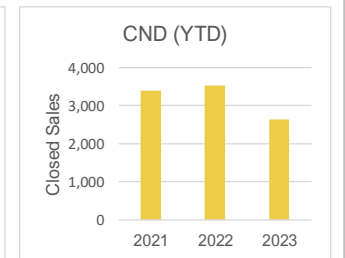
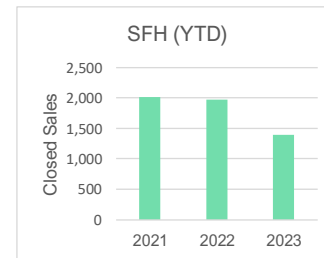
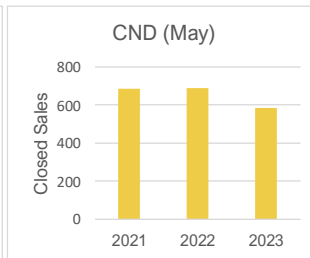
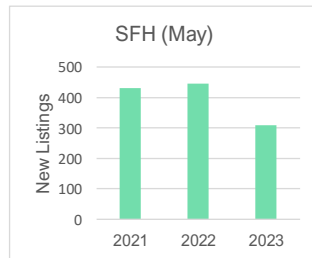


Monthly New Listings

Month	SFH	YoY %chg	CND	YoY %chg
2021	430	24.6%	683	34.2%
2022	445	3.5%	687	0.6%
2023	309	-30.6%	582	-15.3%

Year-to-Date New Listings

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	2,015	8.8%	3,386	17.0%
2022	1,968	-2.3%	3,528	4.2%
2023	1,395	-29.1%	2,630	-25.5%



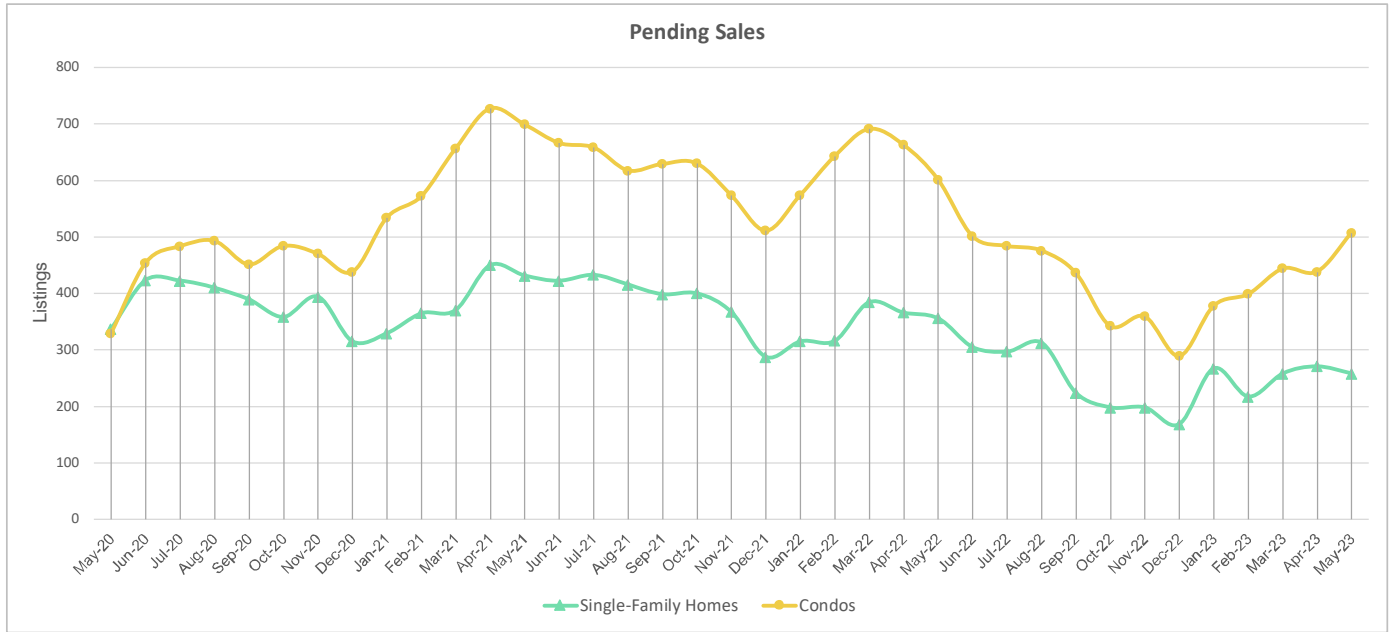
Pending Sales*

May 2023

OAHU, HAWAII

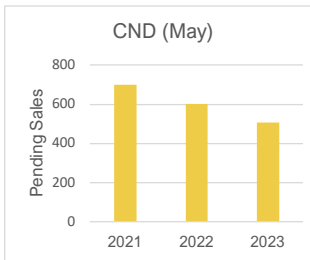
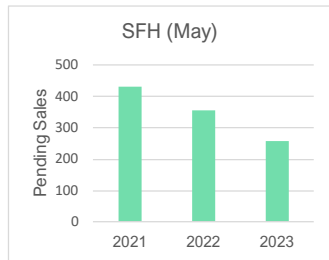
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
May-20	337	329	666
Jun-20	423	454	877
Jul-20	422	483	905
Aug-20	410	493	903
Sep-20	389	451	840
Oct-20	358	484	842
Nov-20	394	470	864
Dec-20	315	438	753
Jan-21	329	534	863
Feb-21	365	572	937
Mar-21	370	656	1,026
Apr-21	450	727	1,177
May-21	431	699	1,130
Jun-21	422	666	1,088
Jul-21	433	658	1,091
Aug-21	415	617	1,032
Sep-21	398	629	1,027
Oct-21	400	630	1,030
Nov-21	367	573	940
Dec-21	287	511	798
Jan-22	315	574	889
Feb-22	316	643	959
Mar-22	384	691	1,075
Apr-22	366	663	1,029
May-22	356	601	957
Jun-22	305	501	806
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765



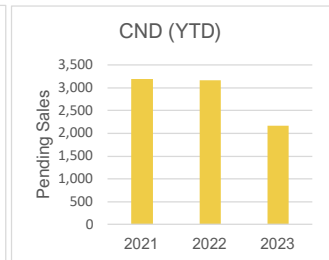
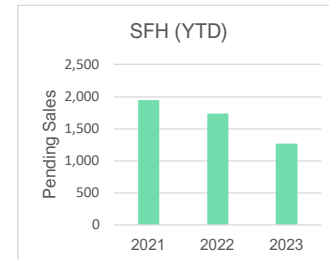
Monthly Pending Sales

May	SFH	YoY %chg	CND	YoY %chg
2021	431	27.9%	699	112.5%
2022	356	-17.4%	601	-14.0%
2023	258	-27.5%	507	-15.6%



Year-to-Date Pending Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,945	20.7%	3,188	77.5%
2022	1,737	-10.7%	3,172	-0.5%
2023	1,271	-26.8%	2,166	-31.7%



*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.

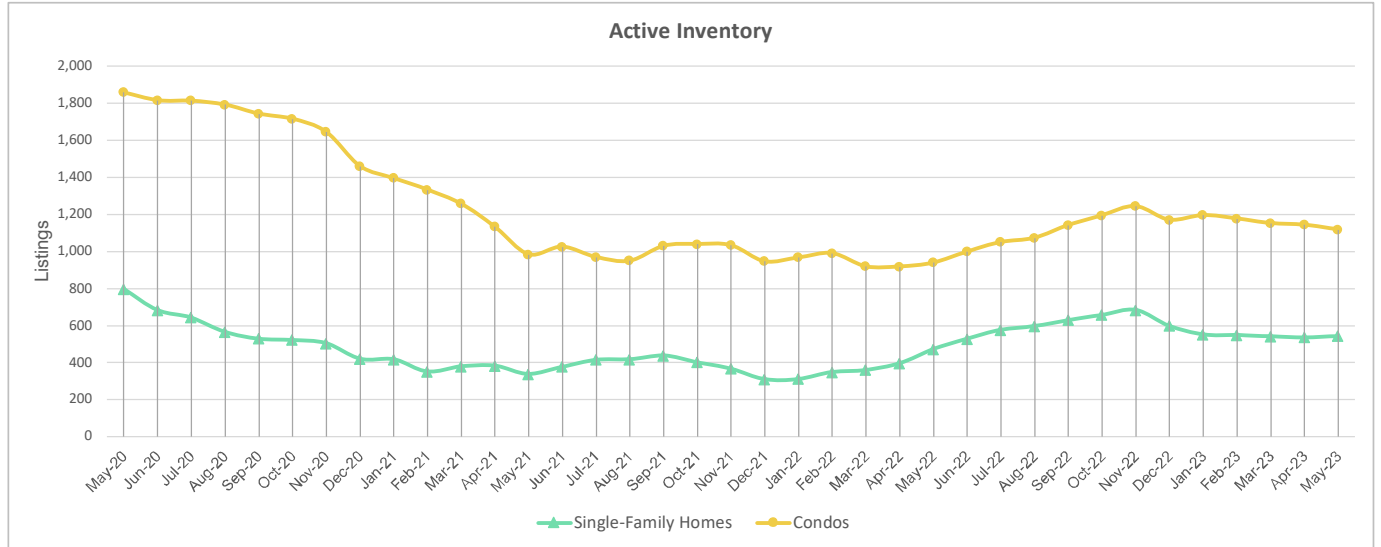
Active Inventory*

May 2023

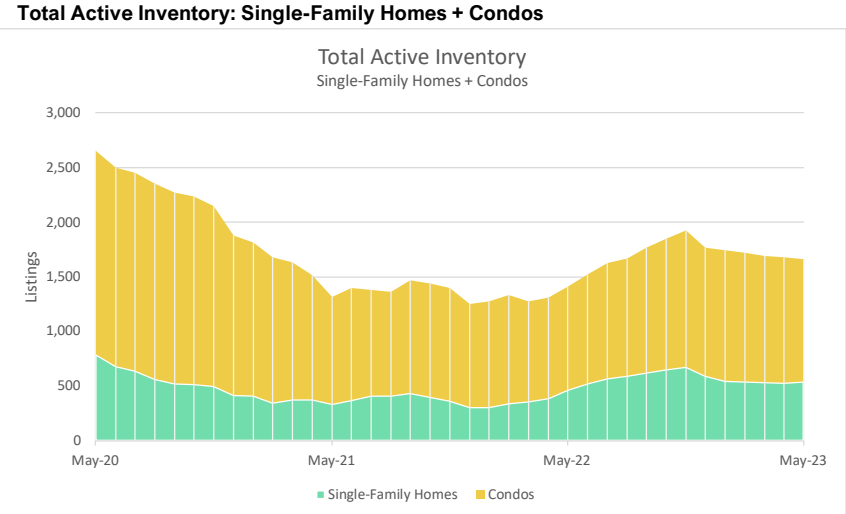
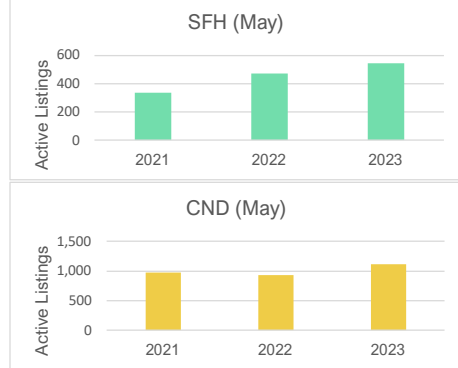
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
May-20	797	1,858	2,655
Jun-20	683	1,815	2,498
Jul-20	642	1,813	2,455
Aug-20	565	1,792	2,357
Sep-20	529	1,742	2,271
Oct-20	521	1,715	2,236
Nov-20	503	1,645	2,148
Dec-20	419	1,459	1,878
Jan-21	417	1,396	1,813
Feb-21	350	1,332	1,682
Mar-21	379	1,257	1,636
Apr-21	381	1,133	1,514
May-21	337	983	1,320
Jun-21	377	1,025	1,402
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661



Month	SFH	YoY %chg	CND	YoY %chg
May 2021	337	-57.7%	983	-47.1%
May 2022	471	39.8%	939	-4.5%
May 2023	543	15.3%	1,118	19.1%



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

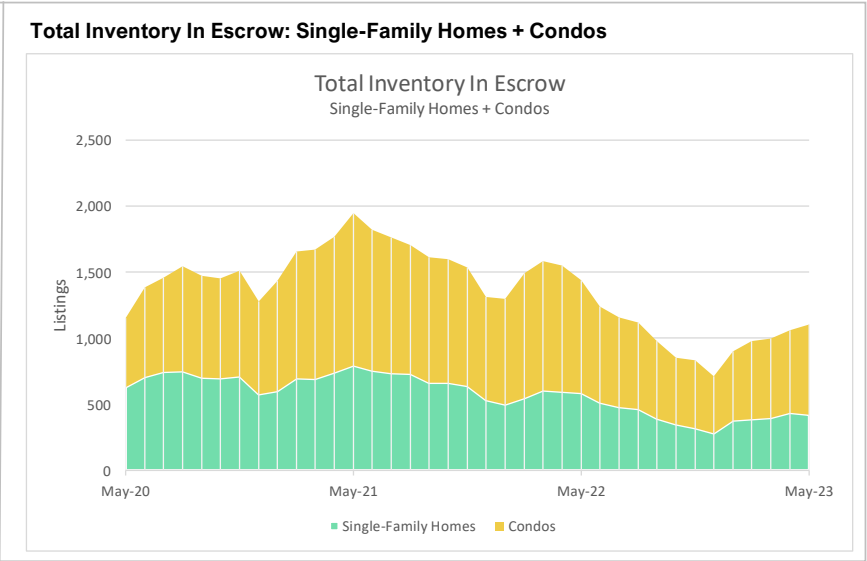
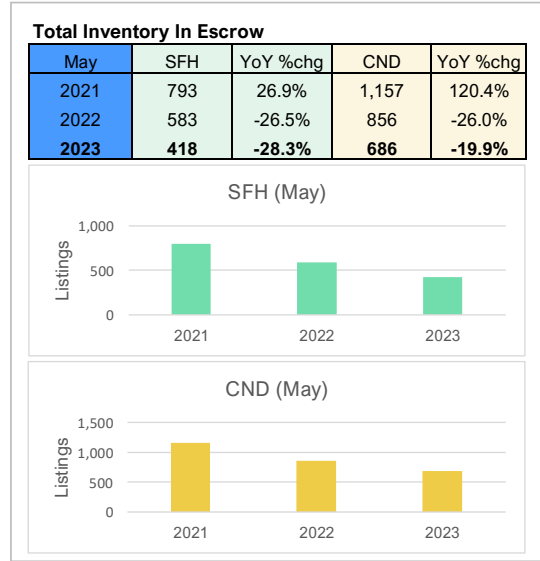
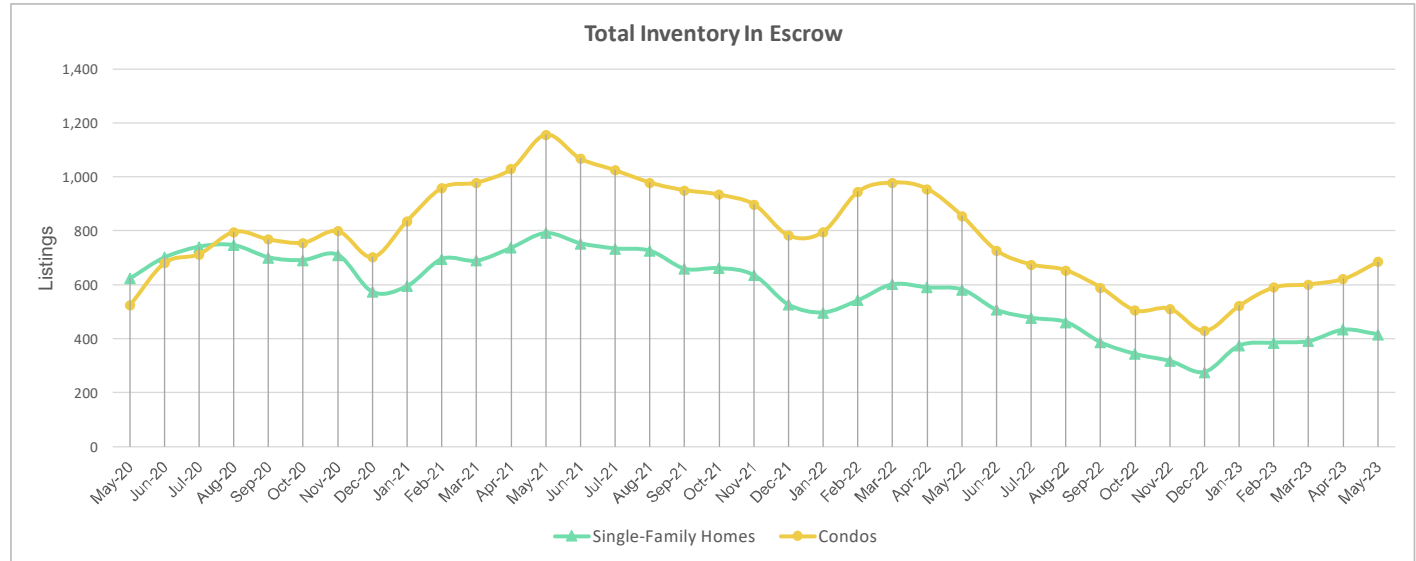
Total Inventory In Escrow*

May 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
May-20	625	525	1,150
Jun-20	703	682	1,385
Jul-20	742	714	1,456
Aug-20	748	797	1,545
Sep-20	702	769	1,471
Oct-20	693	757	1,450
Nov-20	711	800	1,511
Dec-20	575	703	1,278
Jan-21	596	837	1,433
Feb-21	697	960	1,657
Mar-21	691	979	1,670
Apr-21	739	1,030	1,769
May-21	793	1,157	1,950
Jun-21	754	1,068	1,822
Jul-21	735	1,026	1,761
Aug-21	727	979	1,706
Sep-21	660	951	1,611
Oct-21	663	935	1,598
Nov-21	637	899	1,536
Dec-21	528	784	1,312
Jan-22	498	797	1,295
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104



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

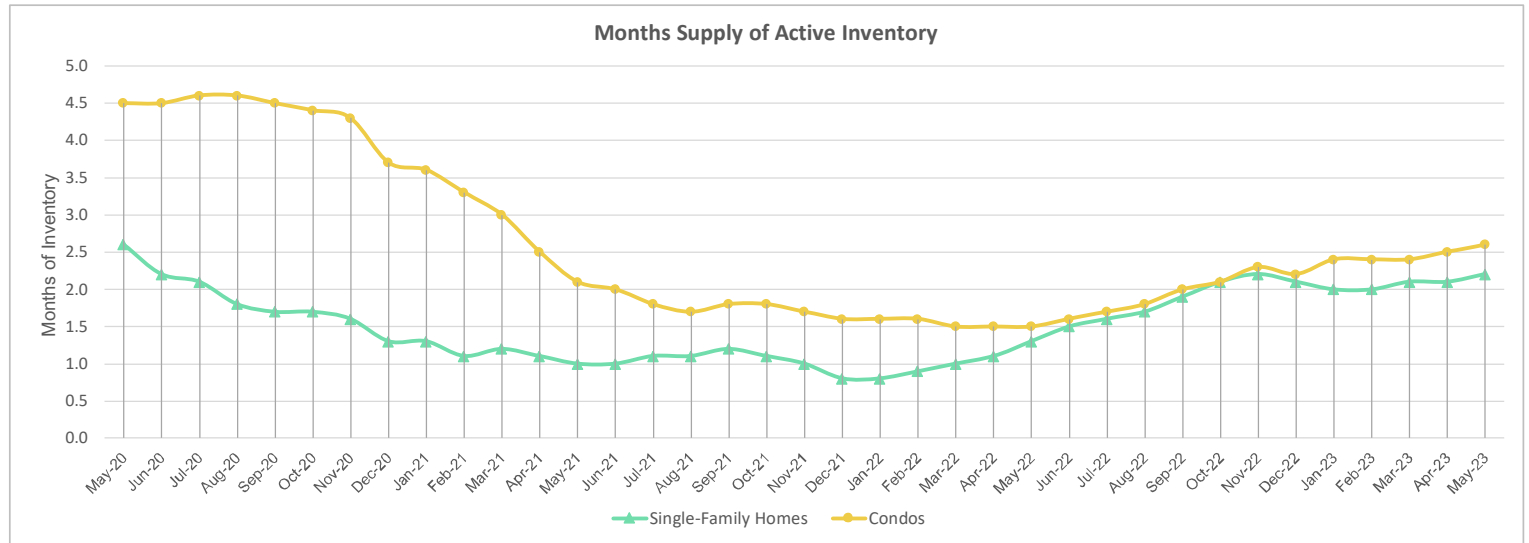
Months Supply of Active Inventory*

May 2023

OAHU, HAWAII

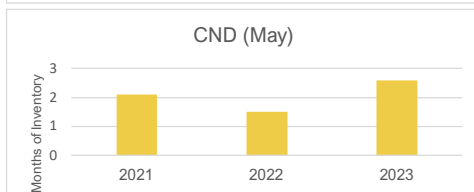
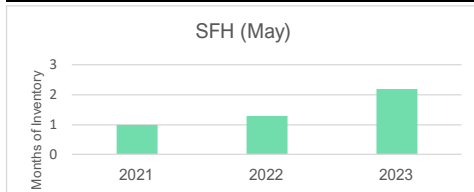
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
May-20	2.6	4.5
Jun-20	2.2	4.5
Jul-20	2.1	4.6
Aug-20	1.8	4.6
Sep-20	1.7	4.5
Oct-20	1.7	4.4
Nov-20	1.6	4.3
Dec-20	1.3	3.7
Jan-21	1.3	3.6
Feb-21	1.1	3.3
Mar-21	1.2	3.0
Apr-21	1.1	2.5
May-21	1.0	2.1
Jun-21	1.0	2.0
Jul-21	1.1	1.8
Aug-21	1.1	1.7
Sep-21	1.2	1.8
Oct-21	1.1	1.8
Nov-21	1.0	1.7
Dec-21	0.8	1.6
Jan-22	0.8	1.6
Feb-22	0.9	1.6
Mar-22	1.0	1.5
Apr-22	1.1	1.5
May-22	1.3	1.5
Jun-22	1.5	1.6
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6

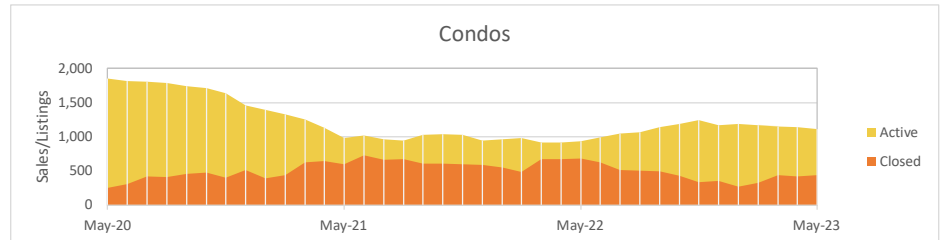
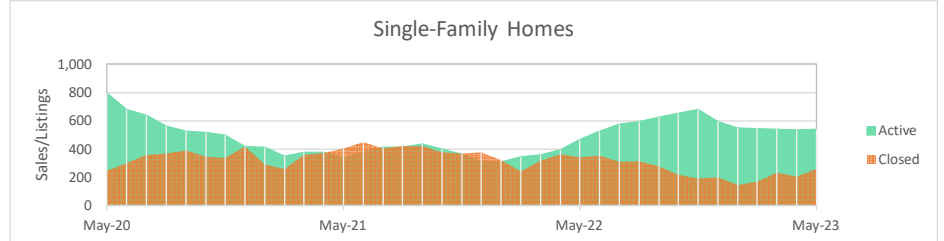


Months Supply of Active Inventory

May	SFH	YoY %chg	CND	YoY %chg
2021	1.0	-61.5%	2.1	-53.3%
2022	1.3	30.0%	1.5	-28.6%
2023	2.2	69.2%	2.6	73.3%



Active Inventory vs. Closed Sales



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

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

Housing Supply Overview

May 2023

OAHU, HAWAII

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

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg
\$449,999 and below	4	0	-	237	-	-	62.8%	-	-	0	6	-100.0%	2	3	-33.3%	4	6	-33.3%	5	11	-54.5%	2.0	2.0	0.0%
\$450,000 - \$599,999	3	6	-50.0%	35	14	150.0%	100.5%	100.0%	0.5%	5	7	-28.6%	5	6	-16.7%	9	8	12.5%	13	19	-31.6%	1.5	0.9	66.7%
\$600,000 - \$699,999	6	11	-45.5%	67	8	737.5%	93.7%	101.5%	-7.7%	9	20	-55.0%	10	18	-44.4%	22	15	46.7%	17	27	-37.0%	2.4	0.9	166.7%
\$700,000 - \$799,999	28	22	27.3%	21	9	133.3%	99.7%	103.7%	-3.9%	28	33	-15.2%	22	29	-24.1%	38	23	65.2%	38	50	-24.0%	1.9	0.7	171.4%
\$800,000 - \$899,999	37	37	0.0%	22	9	144.4%	100.0%	103.2%	-3.1%	45	56	-19.6%	46	53	-13.2%	58	35	65.7%	77	86	-10.5%	1.8	0.7	157.1%
\$900,000 - \$999,999	29	41	-29.3%	25	8	212.5%	97.3%	103.3%	-5.8%	44	68	-35.3%	38	57	-33.3%	59	58	1.7%	50	94	-46.8%	1.8	1.2	50.0%
\$1,000,000 - \$1,499,999	103	141	-27.0%	18	10	80.0%	99.5%	103.3%	-3.7%	95	148	-35.8%	77	107	-28.0%	129	134	-3.7%	120	166	-27.7%	1.5	1.1	36.4%
\$1,500,000 - 1,999,999	22	43	-48.8%	22	9	144.4%	99.1%	101.2%	-2.1%	45	43	4.7%	36	42	-14.3%	80	59	35.6%	55	66	-16.7%	3.0	1.3	130.8%
\$2,000,000 - \$2,999,999	17	25	-32.0%	14	13	7.7%	97.7%	100.4%	-2.7%	17	36	-52.8%	15	27	-44.4%	51	46	10.9%	26	42	-38.1%	3.2	2.0	60.0%
\$3,000,000 and above	13	18	-27.8%	53	35	51.4%	95.5%	96.4%	-0.9%	21	28	-25.0%	7	14	-50.0%	93	87	6.9%	17	22	-22.7%	10.3	5.1	102.0%
All Single-Family Homes	262	344	-23.8%	21	10	110.0%	98.7%	102.2%	-3.4%	309	445	-30.6%	258	356	-27.5%	543	471	15.3%	418	583	-28.3%	2.2	1.3	69.2%

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg	May-23	May-22	%chg
\$149,999 and below	17	20	-15.0%	11	20	-45.0%	100.0%	100.0%	0.0%	18	21	-14.3%	16	18	-11.1%	47	37	27.0%	23	27	-14.8%	3.4	1.8	88.9%
\$150,000 - \$299,999	55	79	-30.4%	20	16	25.0%	97.5%	100.0%	-2.5%	74	76	-2.6%	69	84	-17.9%	137	150	-8.7%	90	116	-22.4%	2.6	1.7	52.9%
\$300,000 - \$399,999	62	107	-42.1%	16	12	33.3%	100.0%	100.0%	0.0%	90	103	-12.6%	75	82	-8.5%	117	114	2.6%	103	121	-14.9%	1.7	1.2	41.7%
\$400,000 - \$499,999	80	111	-27.9%	17	9	88.9%	100.0%	100.0%	0.0%	87	113	-23.0%	79	96	-17.7%	135	105	28.6%	110	145	-24.1%	1.8	0.9	100.0%
\$500,000 - \$599,999	73	112	-34.8%	15	9	66.7%	99.8%	101.8%	-2.0%	96	93	3.2%	75	86	-12.8%	126	81	55.6%	98	124	-21.0%	2.0	0.9	122.2%
\$600,000 - \$699,999	51	65	-21.5%	18	9	100.0%	99.3%	100.8%	-1.5%	63	75	-16.0%	68	72	-5.6%	110	81	35.8%	92	93	-1.1%	2.2	1.2	83.3%
\$700,000 - \$999,999	69	133	-48.1%	36	10	260.0%	98.6%	100.7%	-2.1%	88	130	-32.3%	83	116	-28.4%	177	162	9.3%	111	153	-27.5%	2.5	1.6	56.3%
\$1,000,000 - \$1,499,999	15	31	-51.6%	24	25	-4.0%	96.0%	98.3%	-2.3%	35	54	-35.2%	25	30	-16.7%	112	91	23.1%	34	46	-26.1%	5.3	2.9	82.8%
\$1,500,000 - \$1,999,999	9	16	-43.8%	43	14	207.1%	96.9%	100.0%	-3.1%	11	11	0.0%	9	8	12.5%	59	56	5.4%	11	16	-31.3%	7.4	6.2	19.4%
\$2,000,000 and above	7	14	-50.0%	147	120	22.5%	95.4%	94.6%	0.8%	20	11	81.8%	8	9	-11.1%	98	62	58.1%	14	15	-6.7%	12.3	5.6	119.6%
All Condos	438	688	-36.3%	20	10	100.0%	99.0%	100.0%	-1.0%	582	687	-15.3%	507	601	-15.6%	1,118	939	19.1%	686	856	-19.9%	2.6	1.5	73.3%

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Closed Sales by Price Range: Single-Family Homes

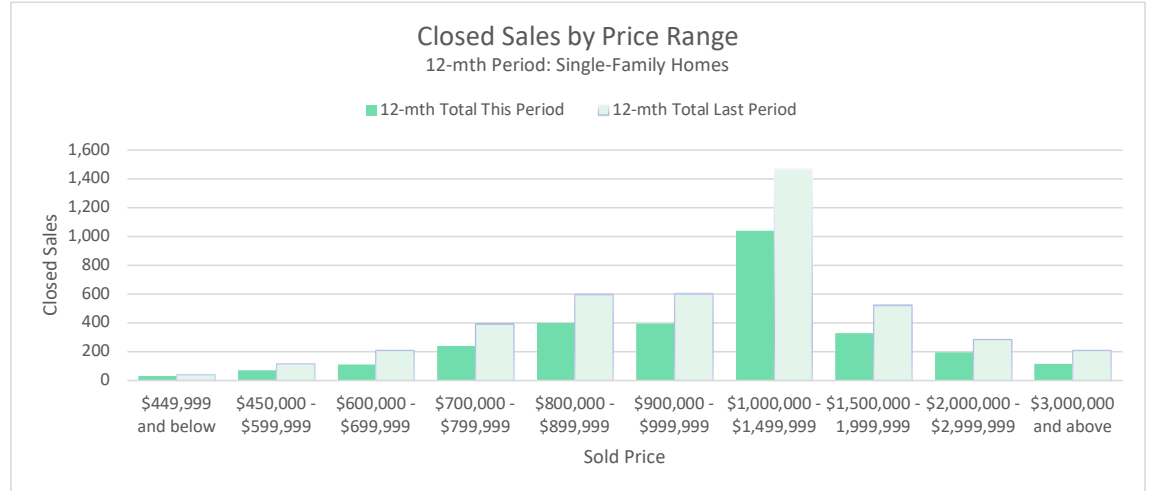
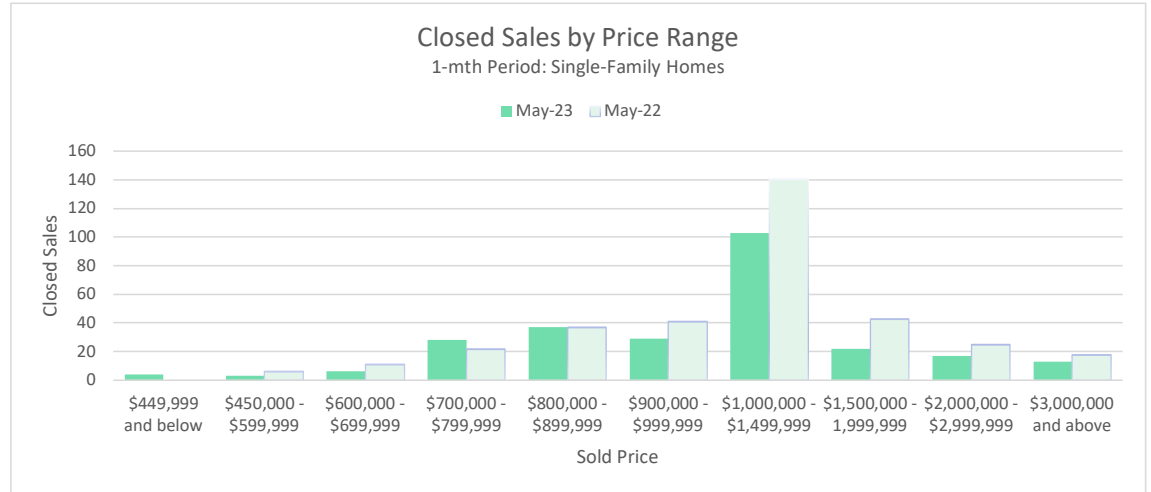
May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	0	-	28	39	-28.2%
\$450,000 - \$599,999	3	6	-50.0%	67	112	-40.2%
\$600,000 - \$699,999	6	11	-45.5%	110	207	-46.9%
\$700,000 - \$799,999	28	22	27.3%	236	395	-40.3%
\$800,000 - \$899,999	37	37	0.0%	399	598	-33.3%
\$900,000 - \$999,999	29	41	-29.3%	394	601	-34.4%
\$1,000,000 - \$1,499,999	103	141	-27.0%	1,037	1,470	-29.5%
\$1,500,000 - 1,999,999	22	43	-48.8%	329	522	-37.0%
\$2,000,000 - \$2,999,999	17	25	-32.0%	193	281	-31.3%
\$3,000,000 and above	13	18	-27.8%	113	206	-45.1%
All Single-Family Homes	262	344	-23.8%	2,906	4,431	-34.4%

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

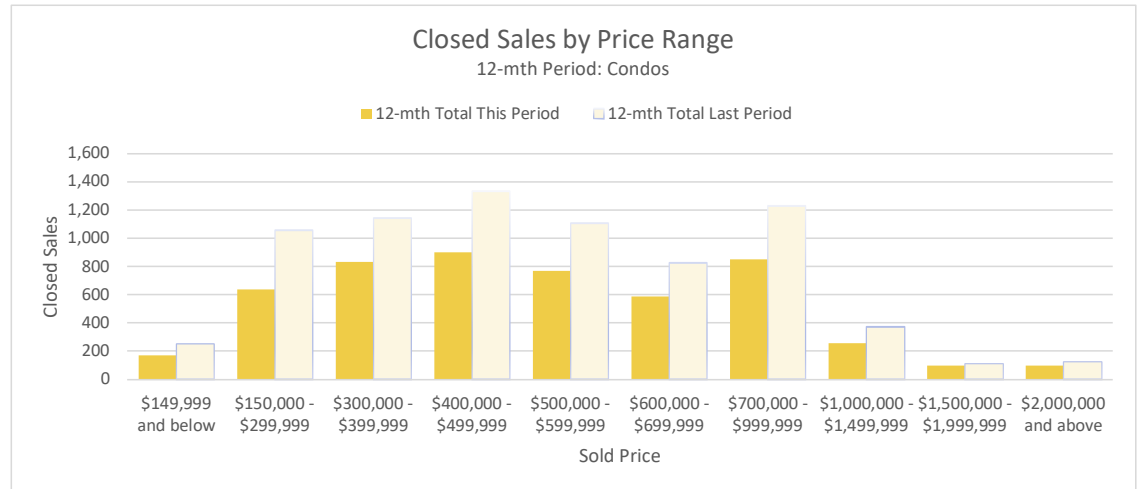
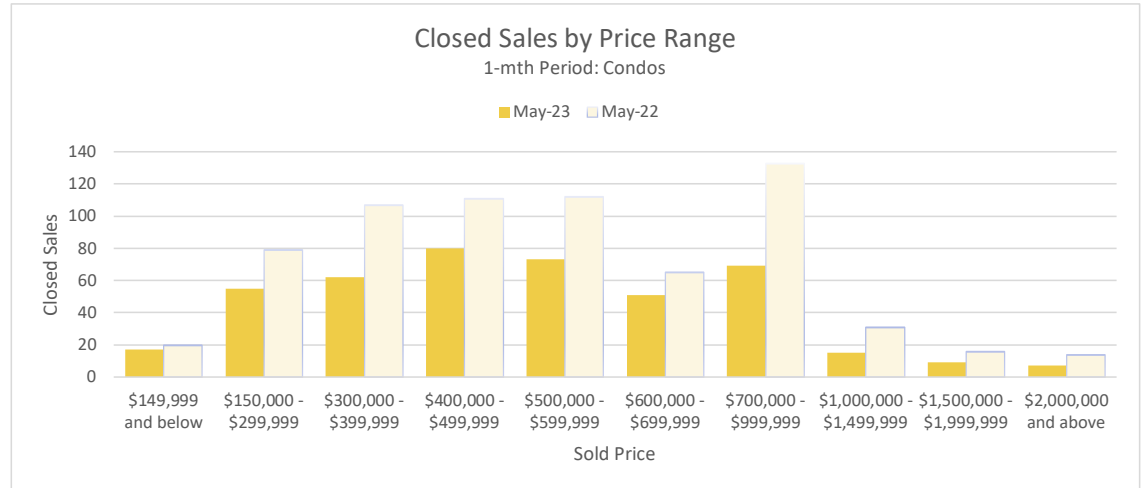
May 2023

OAHU, HAWAII

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

Condos	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	20	-15.0%	168	249	-32.5%
\$150,000 - \$299,999	55	79	-30.4%	635	1,060	-40.1%
\$300,000 - \$399,999	62	107	-42.1%	832	1,146	-27.4%
\$400,000 - \$499,999	80	111	-27.9%	900	1,335	-32.6%
\$500,000 - \$599,999	73	112	-34.8%	768	1,109	-30.7%
\$600,000 - \$699,999	51	65	-21.5%	588	826	-28.8%
\$700,000 - \$999,999	69	133	-48.1%	849	1,230	-31.0%
\$1,000,000 - \$1,499,999	15	31	-51.6%	255	375	-32.0%
\$1,500,000 - \$1,999,999	9	16	-43.8%	95	110	-13.6%
\$2,000,000 and above	7	14	-50.0%	95	126	-24.6%
All Condos	438	688	-36.3%	5,185	7,566	-31.5%

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.



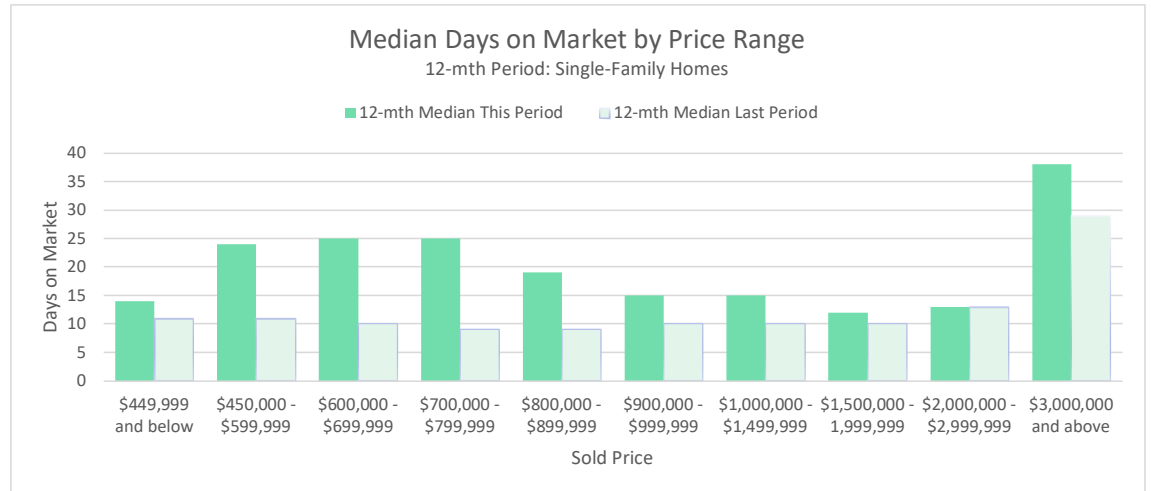
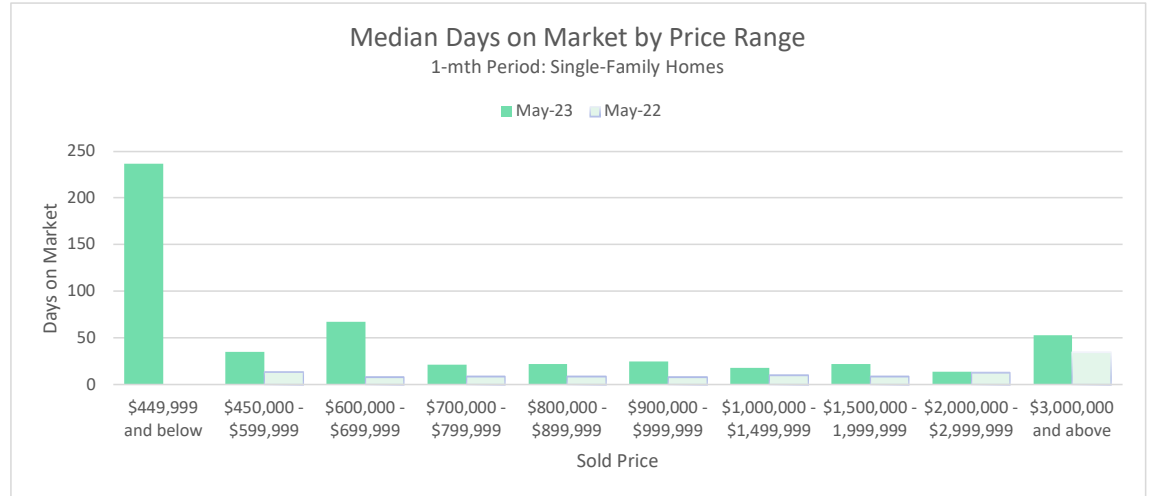
Median Days on Market by Price Range: Single-Family Homes

May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	237	-	-	14	11	27.3%
\$450,000 - \$599,999	35	14	150.0%	24	11	118.2%
\$600,000 - \$699,999	67	8	737.5%	25	10	150.0%
\$700,000 - \$799,999	21	9	133.3%	25	9	177.8%
\$800,000 - \$899,999	22	9	144.4%	19	9	111.1%
\$900,000 - \$999,999	25	8	212.5%	15	10	50.0%
\$1,000,000 - \$1,499,999	18	10	80.0%	15	10	50.0%
\$1,500,000 - 1,999,999	22	9	144.4%	12	10	20.0%
\$2,000,000 - \$2,999,999	14	13	7.7%	13	13	0.0%
\$3,000,000 and above	53	35	51.4%	38	29	31.0%
All Single-Family Homes	21	10	110.0%	16	10	60.0%



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

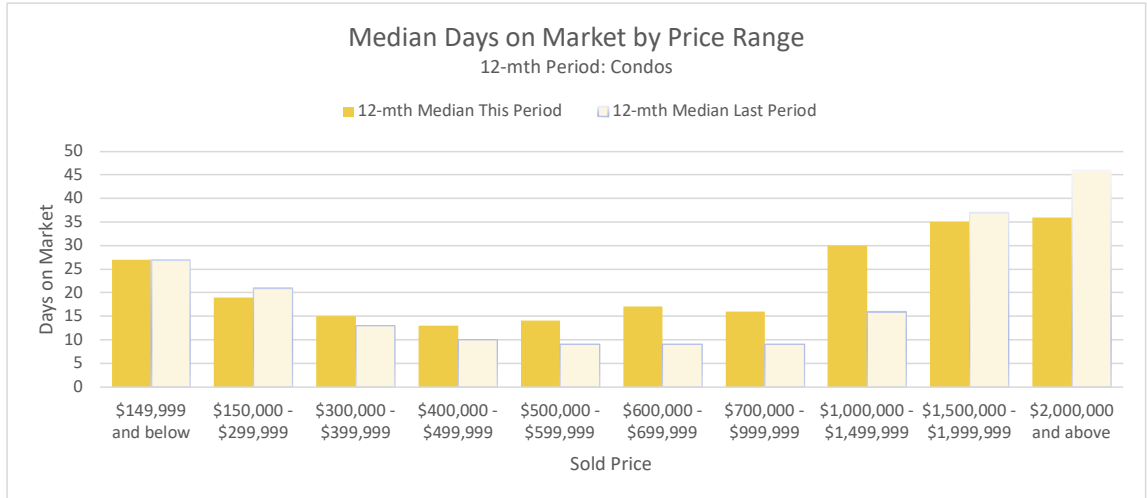
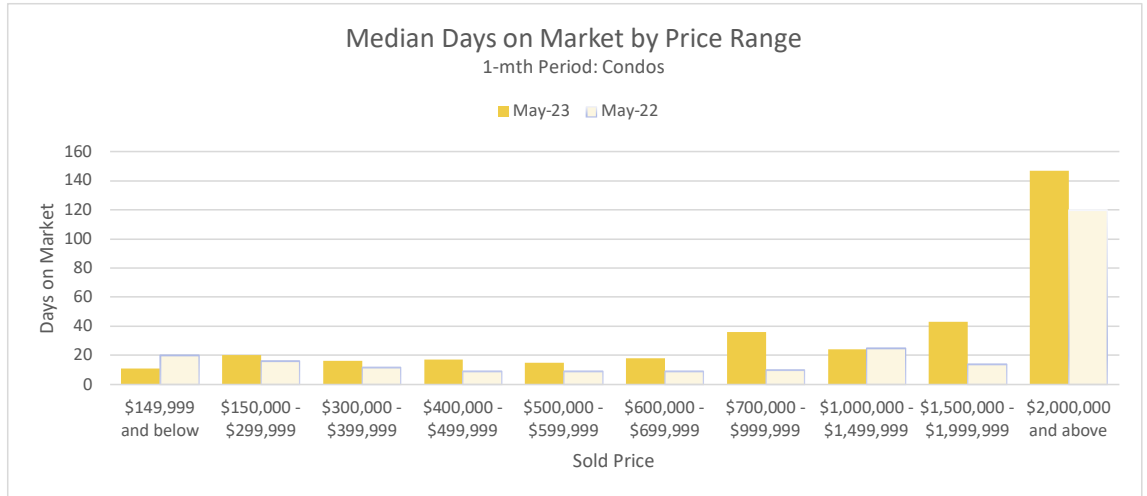
Median Days on Market by Price Range: Condos

May 2023

OAHU, HAWAII

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

Condos	May-23	May-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	11	20	-45.0%	27	27	0.0%
\$150,000 - \$299,999	20	16	25.0%	19	21	-9.5%
\$300,000 - \$399,999	16	12	33.3%	15	13	15.4%
\$400,000 - \$499,999	17	9	88.9%	13	10	30.0%
\$500,000 - \$599,999	15	9	66.7%	14	9	55.6%
\$600,000 - \$699,999	18	9	100.0%	17	9	88.9%
\$700,000 - \$999,999	36	10	260.0%	16	9	77.8%
\$1,000,000 - \$1,499,999	24	25	-4.0%	30	16	87.5%
\$1,500,000 - \$1,999,999	43	14	207.1%	35	37	-5.4%
\$2,000,000 and above	147	120	22.5%	36	46	-21.7%
All Condos	20	10	100.0%	16	11	45.5%



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

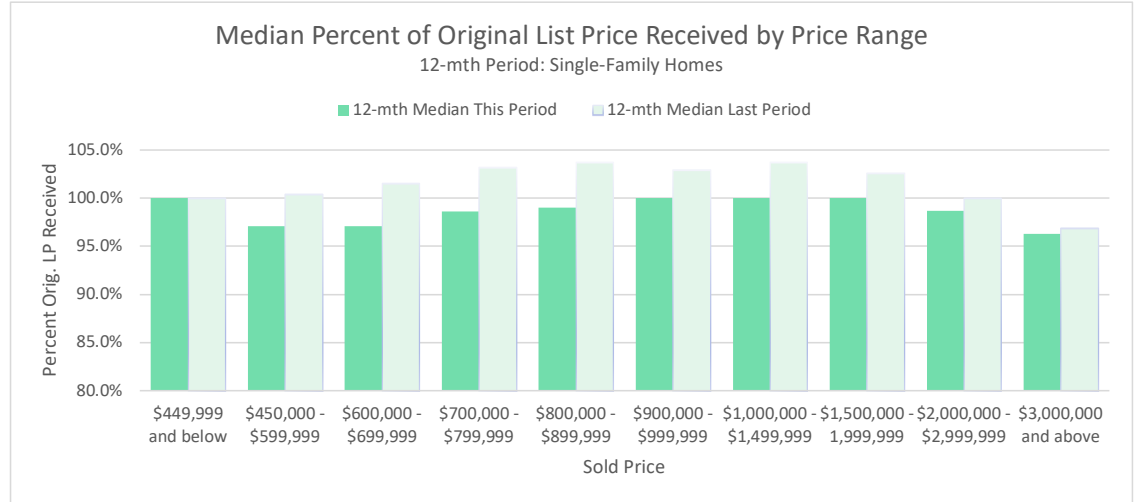
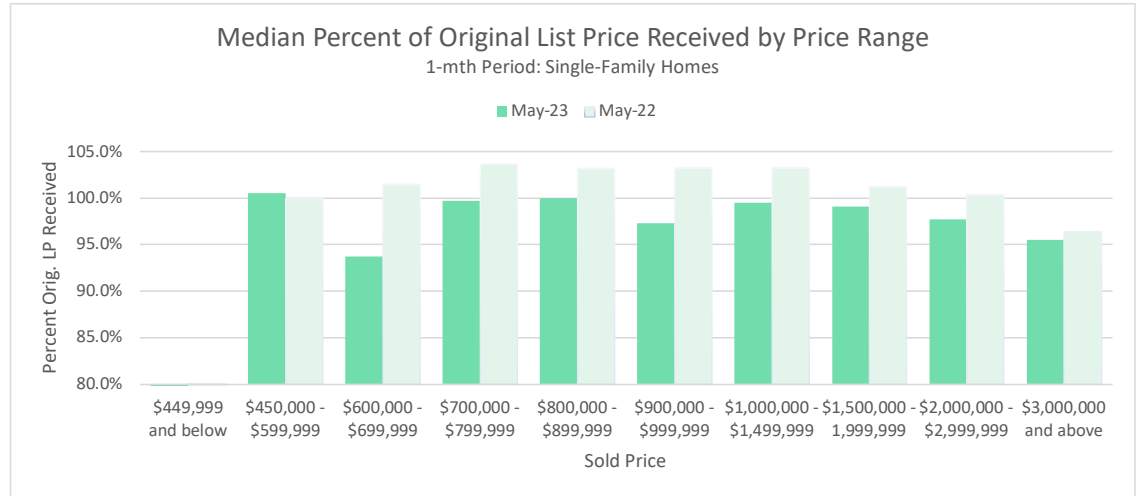
Median Percent of Original List Price Received by Price Range: Single-Family Homes

May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	62.8%	-	-	100.0%	100.0%	0.0%
\$450,000 - \$599,999	100.5%	100.0%	0.5%	97.1%	100.4%	-3.3%
\$600,000 - \$699,999	93.7%	101.5%	-7.7%	97.1%	101.5%	-4.3%
\$700,000 - \$799,999	99.7%	103.7%	-3.9%	98.6%	103.2%	-4.5%
\$800,000 - \$899,999	100.0%	103.2%	-3.1%	99.0%	103.7%	-4.5%
\$900,000 - \$999,999	97.3%	103.3%	-5.8%	100.0%	102.9%	-2.8%
\$1,000,000 - \$1,499,999	99.5%	103.3%	-3.7%	100.0%	103.7%	-3.6%
\$1,500,000 - 1,999,999	99.1%	101.2%	-2.1%	100.0%	102.6%	-2.5%
\$2,000,000 - \$2,999,999	97.7%	100.4%	-2.7%	98.7%	100.0%	-1.3%
\$3,000,000 and above	95.5%	96.4%	-0.9%	96.3%	96.9%	-0.6%
All Single-Family Homes	98.7%	102.2%	-3.4%	99.8%	102.5%	-2.6%



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.

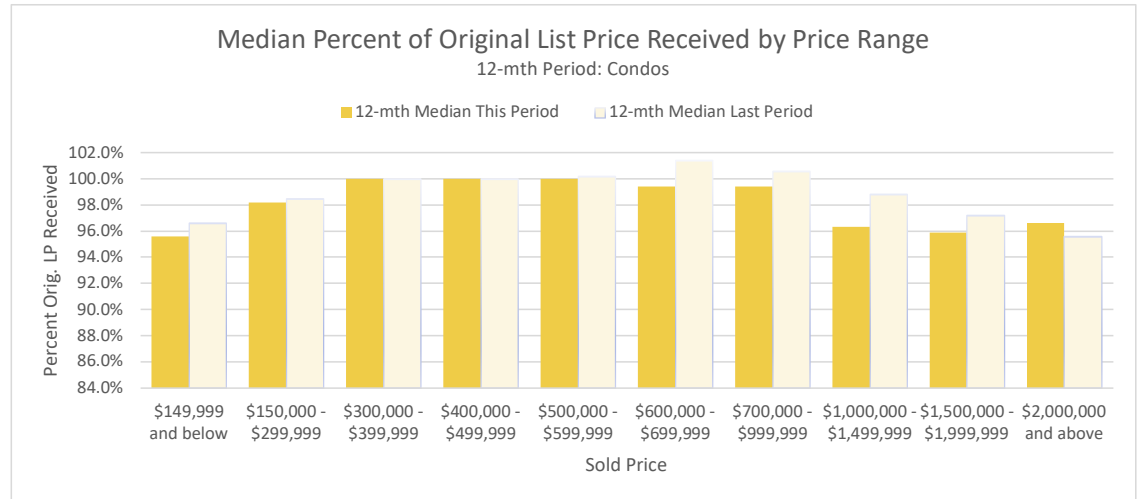
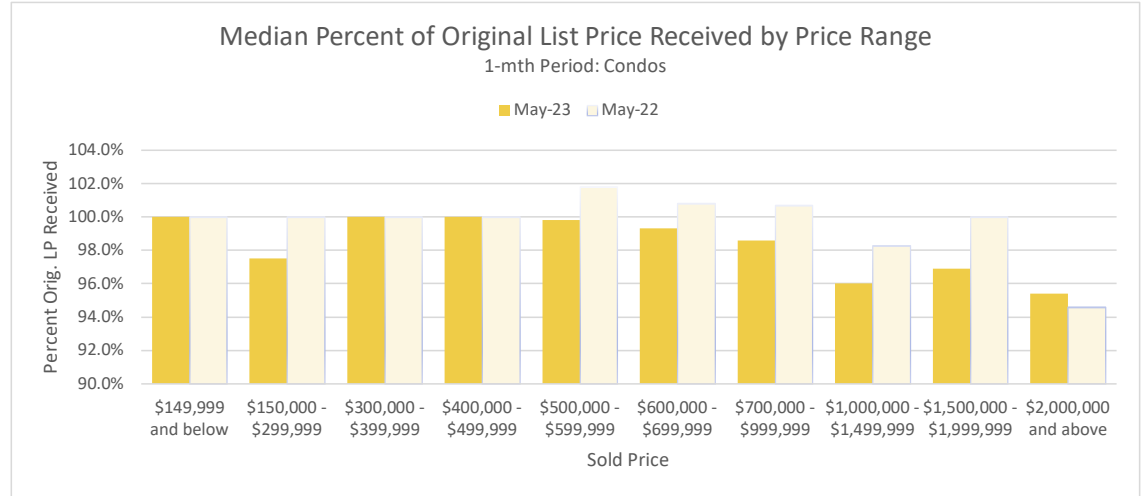
Median Percent of Original List Price Received by Price Range: Condos

May 2023

OAHU, HAWAII

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

Condos	May-23	May-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	100.0%	100.0%	0.0%	95.6%	96.6%	-1.0%
\$150,000 - \$299,999	97.5%	100.0%	-2.5%	98.2%	98.5%	-0.3%
\$300,000 - \$399,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$400,000 - \$499,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	99.8%	101.8%	-2.0%	100.0%	100.2%	-0.2%
\$600,000 - \$699,999	99.3%	100.8%	-1.5%	99.4%	101.4%	-2.0%
\$700,000 - \$999,999	98.6%	100.7%	-2.1%	99.4%	100.6%	-1.2%
\$1,000,000 - \$1,499,999	96.0%	98.3%	-2.3%	96.3%	98.8%	-2.5%
\$1,500,000 - \$1,999,999	96.9%	100.0%	-3.1%	95.9%	97.2%	-1.3%
\$2,000,000 and above	95.4%	94.6%	0.8%	96.6%	95.6%	1.0%
All Condos	99.0%	100.0%	-1.0%	99.4%	100.0%	-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.

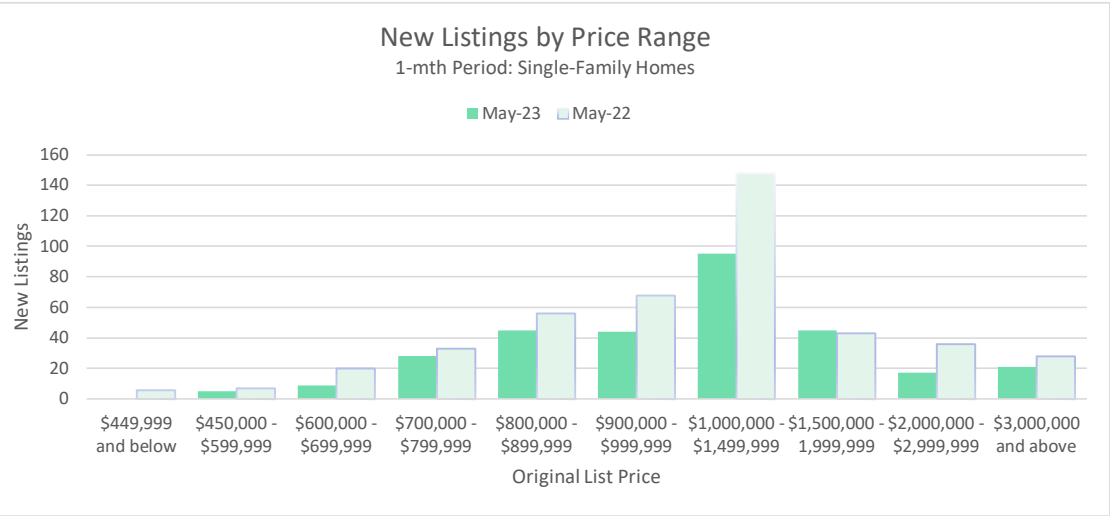
New Listings by Price Range: Single-Family Homes

May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	6	-100.0%	17	41	-58.5%
\$450,000 - \$599,999	5	7	-28.6%	71	124	-42.7%
\$600,000 - \$699,999	9	20	-55.0%	139	249	-44.2%
\$700,000 - \$799,999	28	33	-15.2%	280	470	-40.4%
\$800,000 - \$899,999	45	56	-19.6%	479	651	-26.4%
\$900,000 - \$999,999	44	68	-35.3%	478	696	-31.3%
\$1,000,000 - \$1,499,999	95	148	-35.8%	1,122	1,398	-19.7%
\$1,500,000 - 1,999,999	45	43	4.7%	486	532	-8.6%
\$2,000,000 - \$2,999,999	17	36	-52.8%	274	322	-14.9%
\$3,000,000 and above	21	28	-25.0%	249	287	-13.2%
All Single-Family Homes	309	445	-30.6%	3,595	4,770	-24.6%



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.

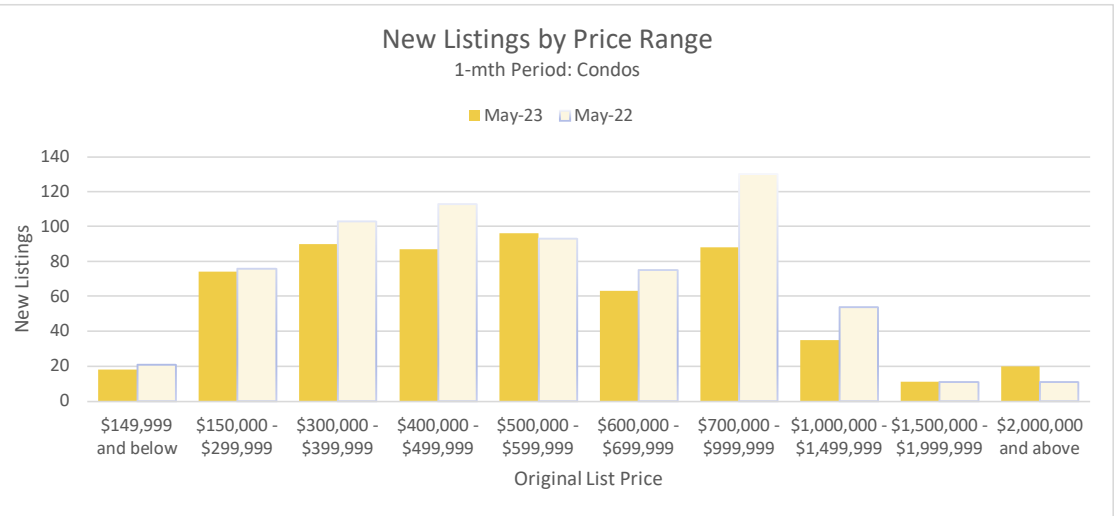
New Listings by Price Range: Condos

May 2023

OAHU, HAWAII

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

Condos	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	18	21	-14.3%	191	236	-19.1%
\$150,000 - \$299,999	74	76	-2.6%	767	1,124	-31.8%
\$300,000 - \$399,999	90	103	-12.6%	989	1,297	-23.7%
\$400,000 - \$499,999	87	113	-23.0%	1,064	1,436	-25.9%
\$500,000 - \$599,999	96	93	3.2%	918	1,181	-22.3%
\$600,000 - \$699,999	63	75	-16.0%	734	927	-20.8%
\$700,000 - \$999,999	88	130	-32.3%	1,108	1,293	-14.3%
\$1,000,000 - \$1,499,999	35	54	-35.2%	395	468	-15.6%
\$1,500,000 - \$1,999,999	11	11	0.0%	195	169	15.4%
\$2,000,000 and above	20	11	81.8%	209	187	11.8%
All Condos	582	687	-15.3%	6,570	8,318	-21.0%



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.

Pending Sales by Price Range: Single-Family Homes

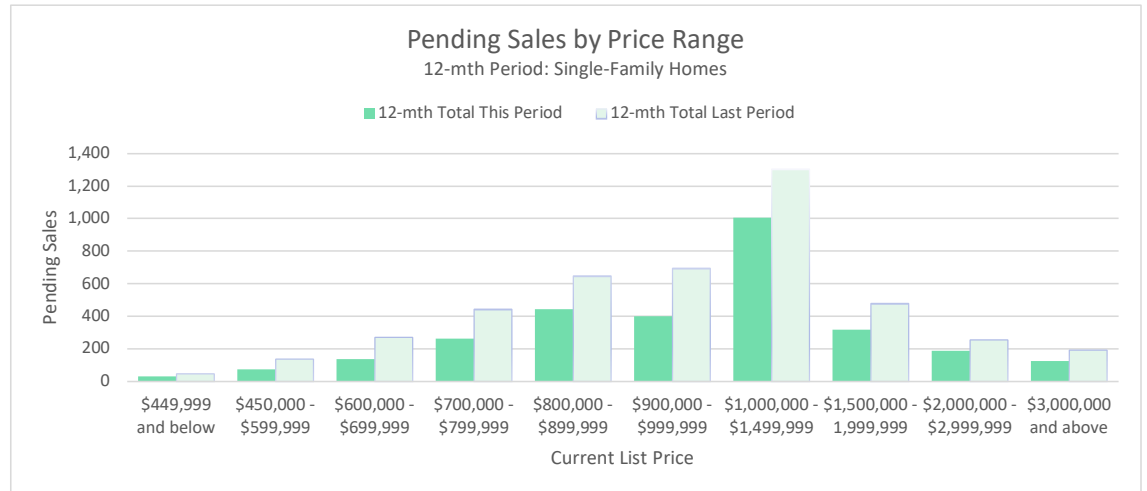
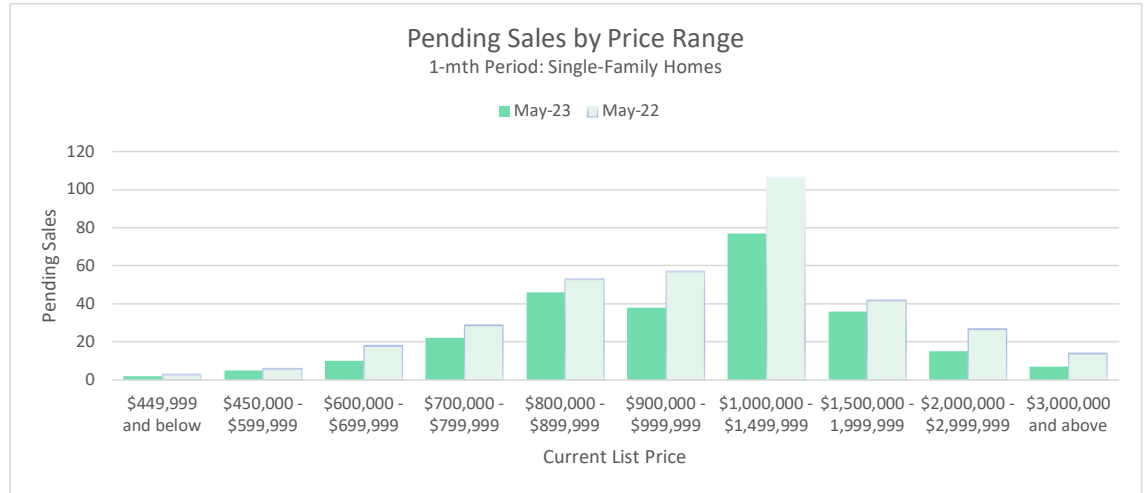
May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	3	-33.3%	29	46	-37.0%
\$450,000 - \$599,999	5	6	-16.7%	71	136	-47.8%
\$600,000 - \$699,999	10	18	-44.4%	134	268	-50.0%
\$700,000 - \$799,999	22	29	-24.1%	263	444	-40.8%
\$800,000 - \$899,999	46	53	-13.2%	444	646	-31.3%
\$900,000 - \$999,999	38	57	-33.3%	399	693	-42.4%
\$1,000,000 - \$1,499,999	77	107	-28.0%	1,004	1,305	-23.1%
\$1,500,000 - 1,999,999	36	42	-14.3%	318	477	-33.3%
\$2,000,000 - \$2,999,999	15	27	-44.4%	188	255	-26.3%
\$3,000,000 and above	7	14	-50.0%	123	189	-34.9%
All Single-Family Homes	258	356	-27.5%	2,973	4,459	-33.3%

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



Pending Sales by Price Range: Condos

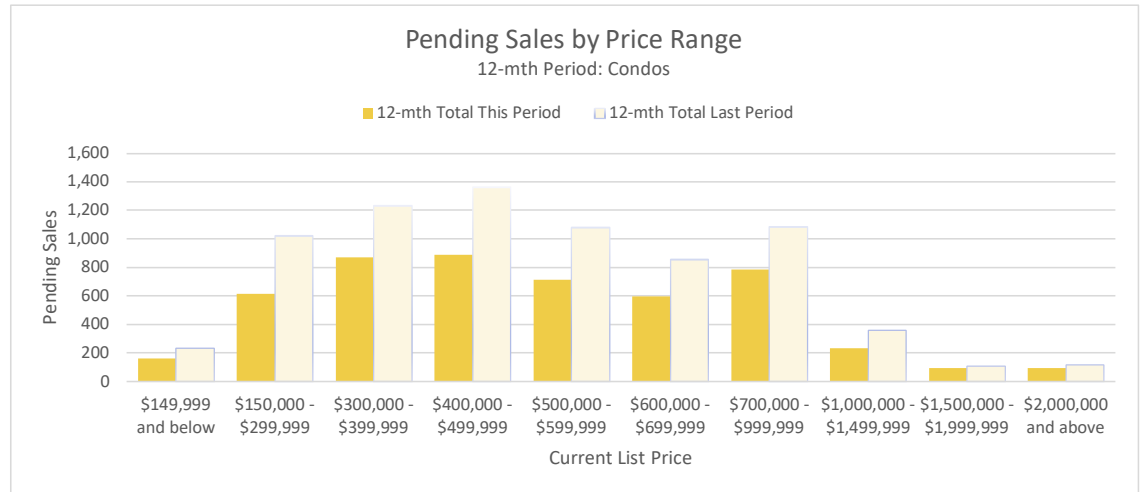
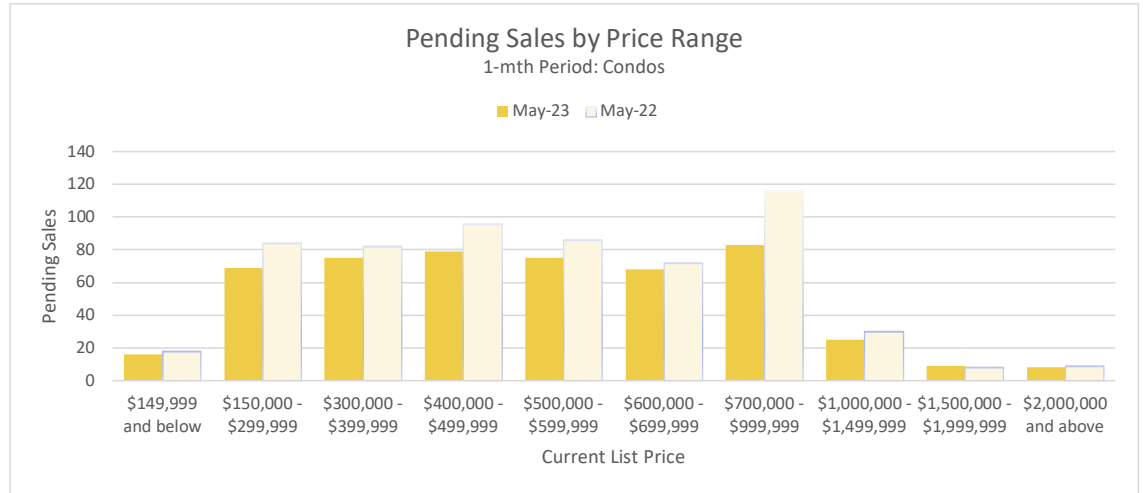
May 2023

OAHU, HAWAII

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

Condos	May-23	May-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	18	-11.1%	162	232	-30.2%
\$150,000 - \$299,999	69	84	-17.9%	614	1,022	-39.9%
\$300,000 - \$399,999	75	82	-8.5%	872	1,233	-29.3%
\$400,000 - \$499,999	79	96	-17.7%	887	1,364	-35.0%
\$500,000 - \$599,999	75	86	-12.8%	714	1,079	-33.8%
\$600,000 - \$699,999	68	72	-5.6%	597	858	-30.4%
\$700,000 - \$999,999	83	116	-28.4%	784	1,086	-27.8%
\$1,000,000 - \$1,499,999	25	30	-16.7%	233	359	-35.1%
\$1,500,000 - \$1,999,999	9	8	12.5%	96	106	-9.4%
\$2,000,000 and above	8	9	-11.1%	93	117	-20.5%
All Condos	507	601	-15.6%	5,052	7,456	-32.2%

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



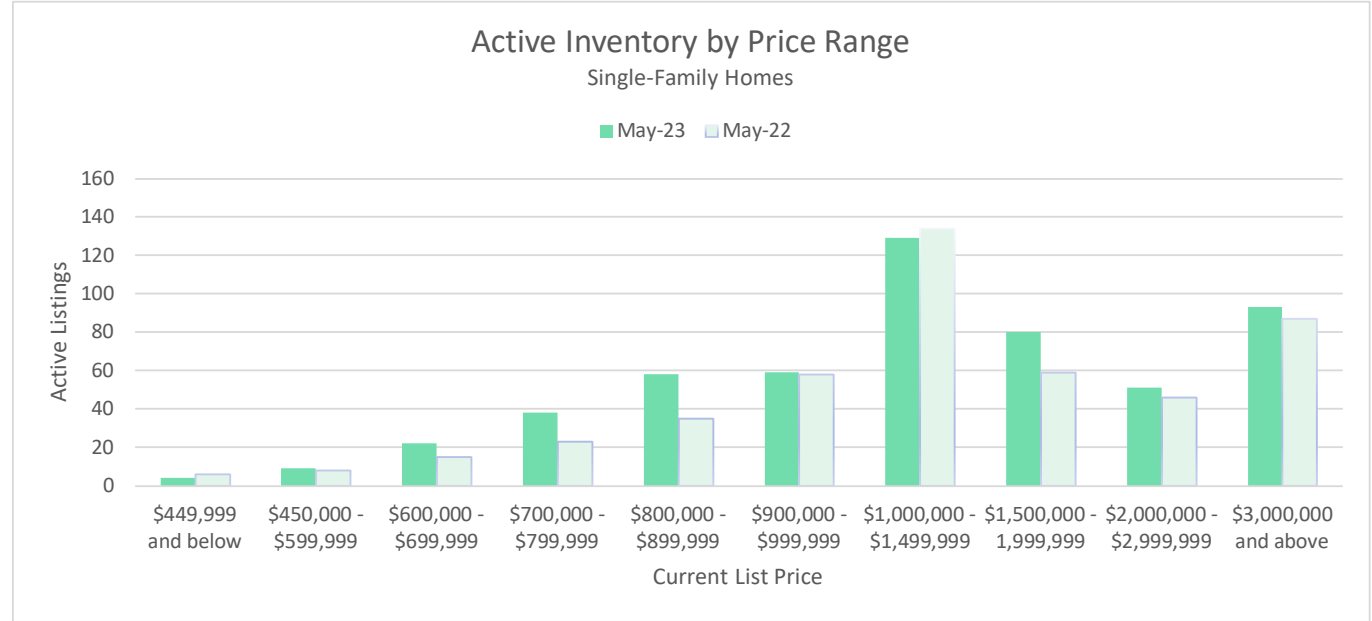
Active Inventory* by Price Range: Single-Family Homes

May 2023

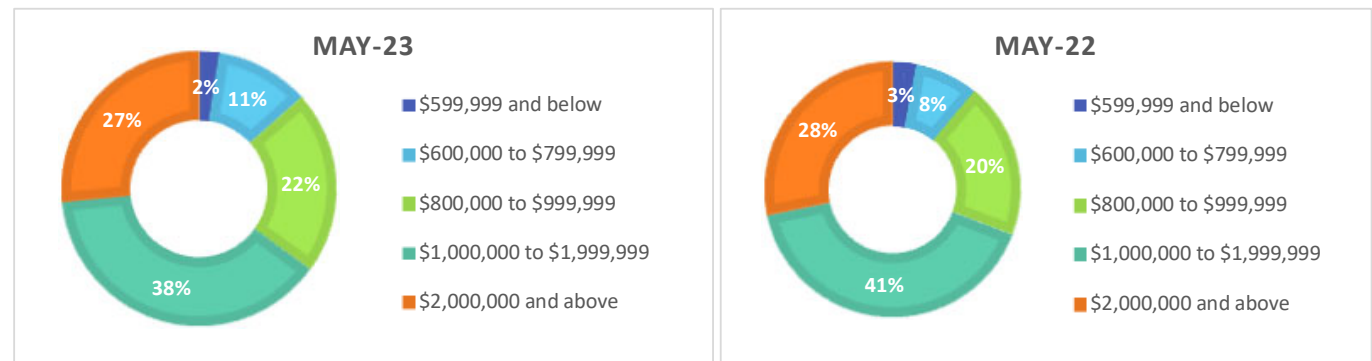
OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	YOY chg
\$449,999 and below	4	6	-33.3%
\$450,000 - \$599,999	9	8	12.5%
\$600,000 - \$699,999	22	15	46.7%
\$700,000 - \$799,999	38	23	65.2%
\$800,000 - \$899,999	58	35	65.7%
\$900,000 - \$999,999	59	58	1.7%
\$1,000,000 - \$1,499,999	129	134	-3.7%
\$1,500,000 - 1,999,999	80	59	35.6%
\$2,000,000 - \$2,999,999	51	46	10.9%
\$3,000,000 and above	93	87	6.9%
All Single-Family Homes	543	471	15.3%



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



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

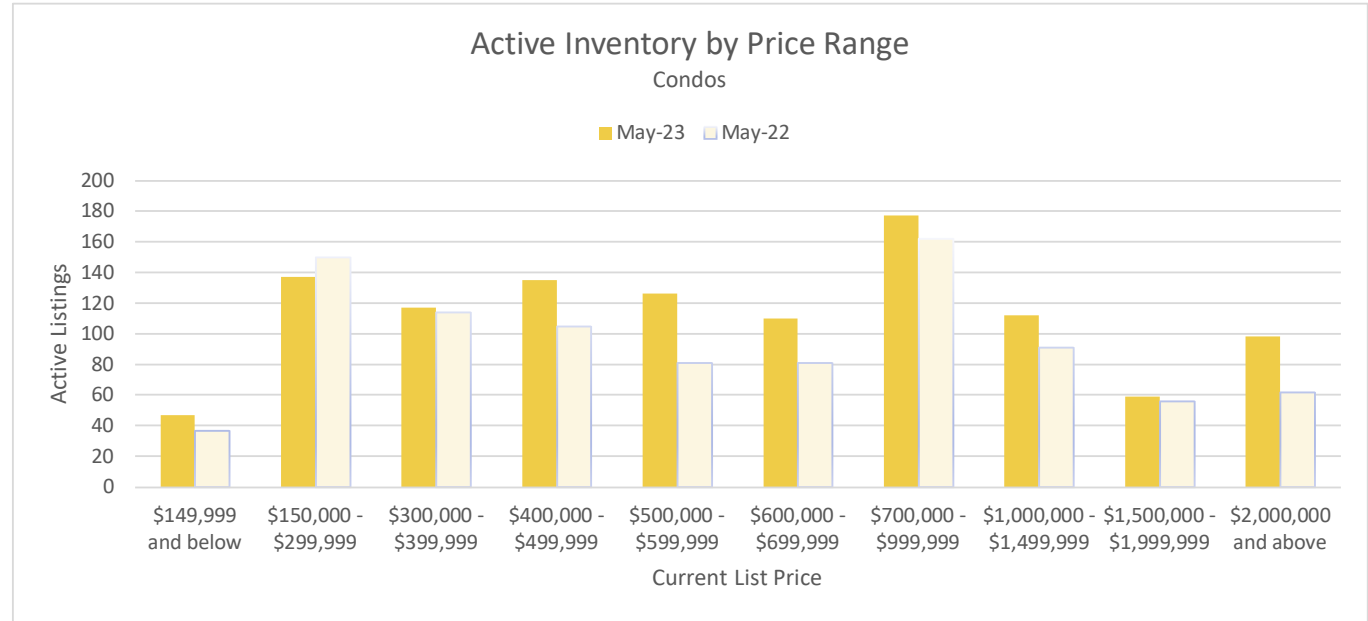
Active Inventory* by Price Range: Condos

May 2023

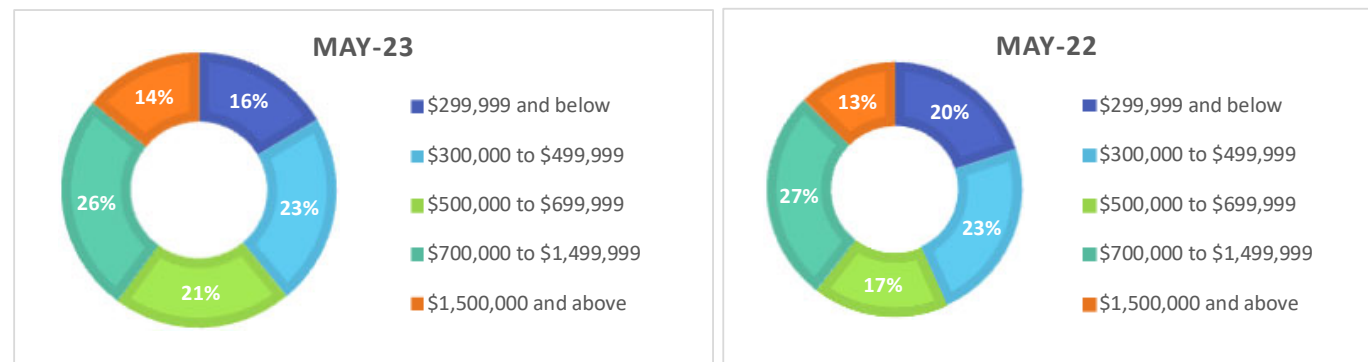
OAHU, HAWAII

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

Condos	May-23	May-22	YOY chg
\$149,999 and below	47	37	27.0%
\$150,000 - \$299,999	137	150	-8.7%
\$300,000 - \$399,999	117	114	2.6%
\$400,000 - \$499,999	135	105	28.6%
\$500,000 - \$599,999	126	81	55.6%
\$600,000 - \$699,999	110	81	35.8%
\$700,000 - \$999,999	177	162	9.3%
\$1,000,000 - \$1,499,999	112	91	23.1%
\$1,500,000 - \$1,999,999	59	56	5.4%
\$2,000,000 and above	98	62	58.1%
All Condos	1,118	939	19.1%



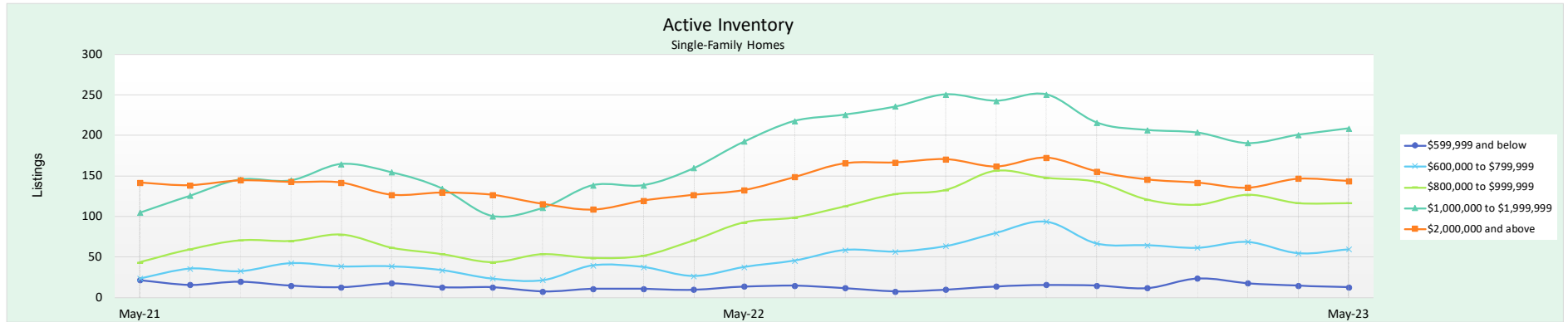
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



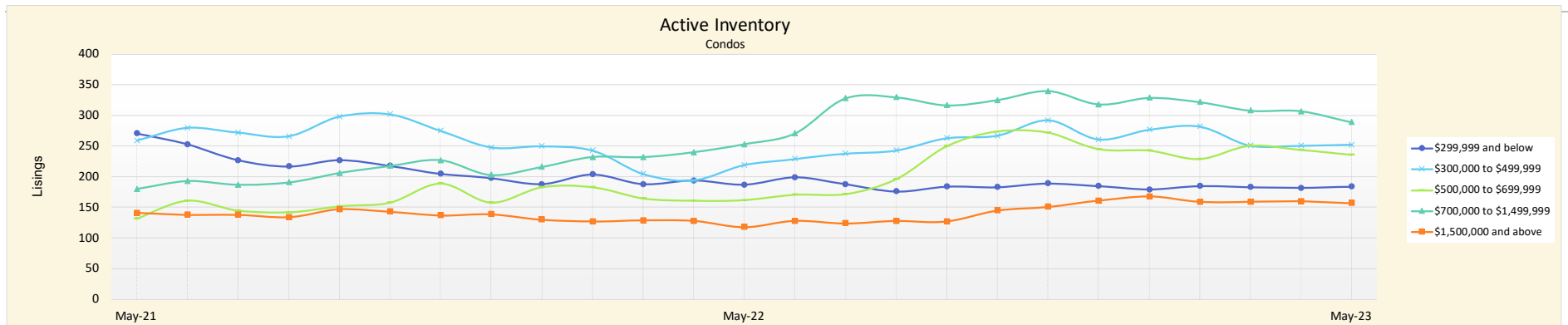
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

May 2023
OAHU, HAWAII



Single-Family Homes	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23
\$599,999 and below	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15	13
\$600,000 to \$799,999	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55	60
\$800,000 to \$999,999	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117	117
\$1,000,000 to \$1,999,999	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201	209
\$2,000,000 and above	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147	144
Total	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535	543



Condos	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21	J-22	F-22	M-22	A-22	M-22	J-22	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23
\$299,999 and below	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182	184
\$300,000 to \$499,999	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251	252
\$500,000 to \$699,999	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244	236
\$700,000 to \$1,499,999	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307	289
\$1,500,000 and above	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160	157
Total	983	1,025	969	950	1,030	1,039	1,033	946	967	989	919	917	939	998	1,050	1,073	1,141	1,194	1,244	1,170	1,196	1,177	1,152	1,144	1,118

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

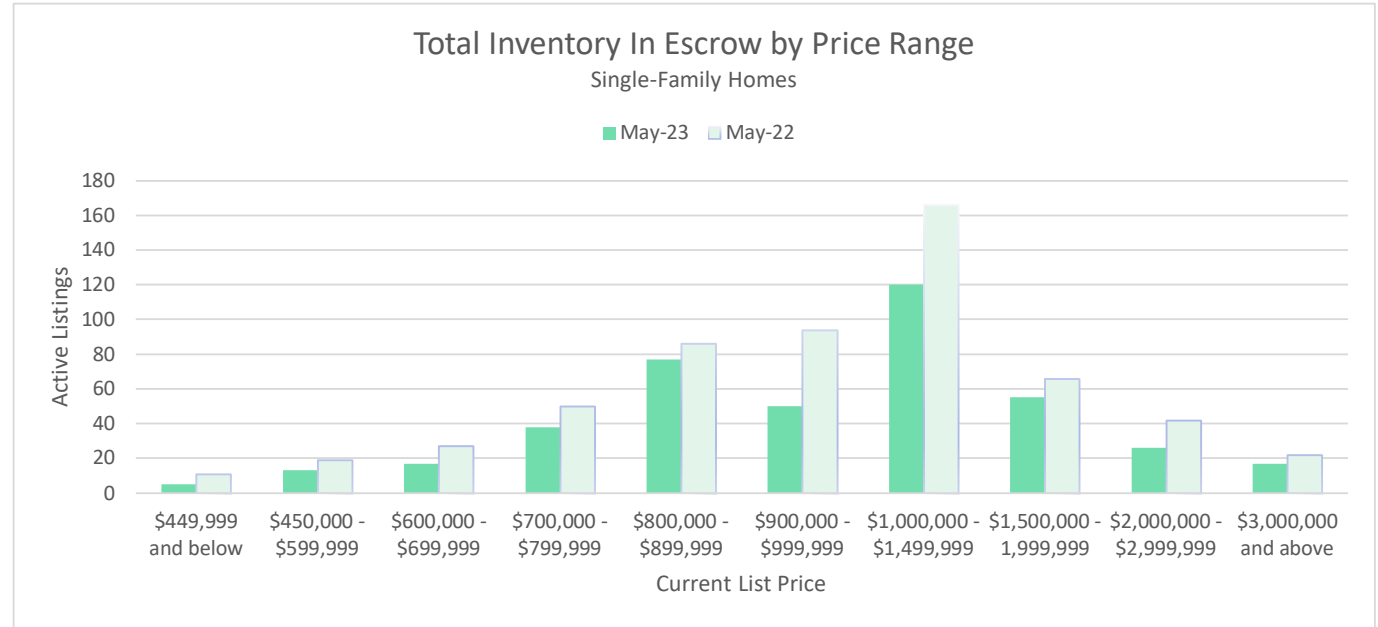
Total Inventory In Escrow* by Price Range: Single-Family Homes

May 2023

OAHU, HAWAII

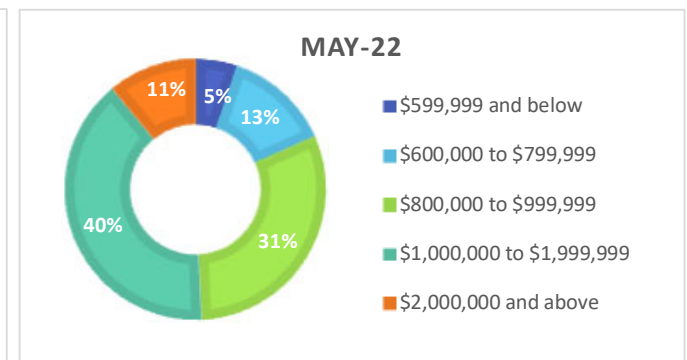
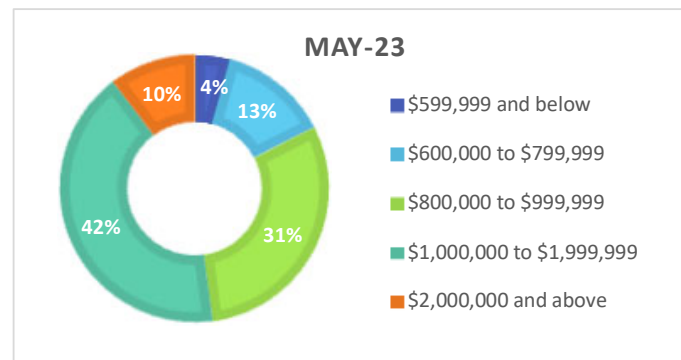
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	May-23	May-22	YOY chg
\$449,999 and below	5	11	-54.5%
\$450,000 - \$599,999	13	19	-31.6%
\$600,000 - \$699,999	17	27	-37.0%
\$700,000 - \$799,999	38	50	-24.0%
\$800,000 - \$899,999	77	86	-10.5%
\$900,000 - \$999,999	50	94	-46.8%
\$1,000,000 - \$1,499,999	120	166	-27.7%
\$1,500,000 - 1,999,999	55	66	-16.7%
\$2,000,000 - \$2,999,999	26	42	-38.1%
\$3,000,000 and above	17	22	-22.7%
All Single-Family Homes	418	583	-28.3%



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.

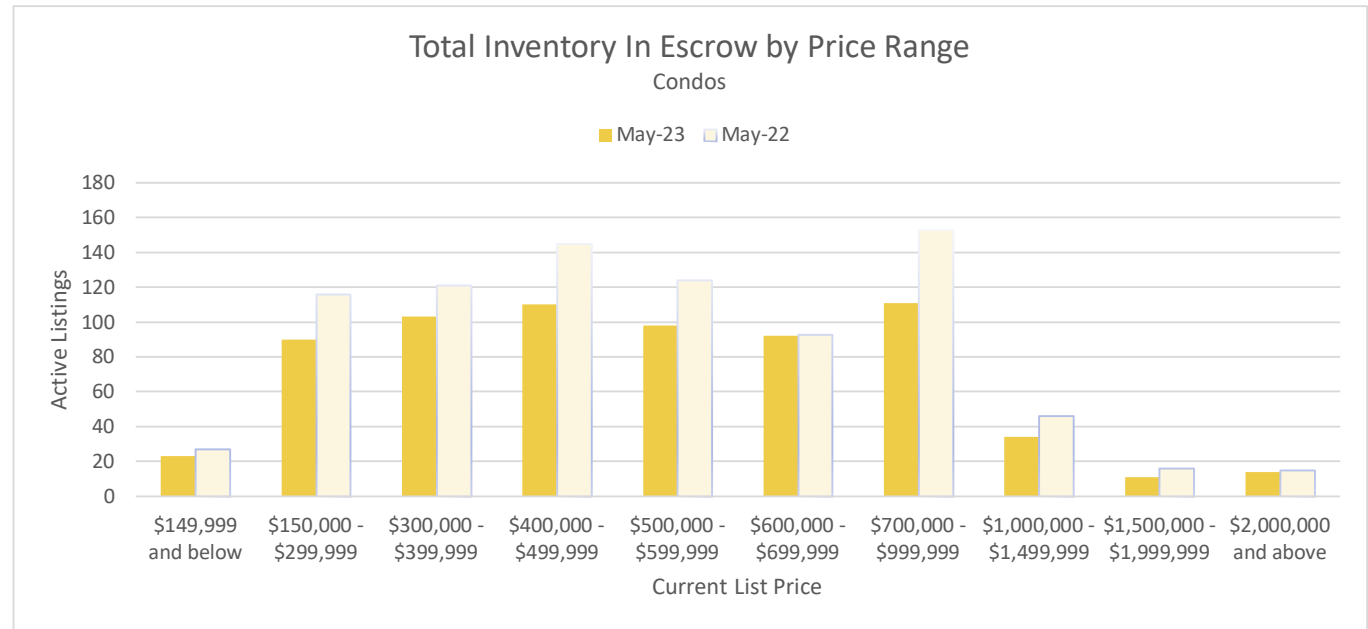
Total Inventory In Escrow* by Price Range: Condos

May 2023

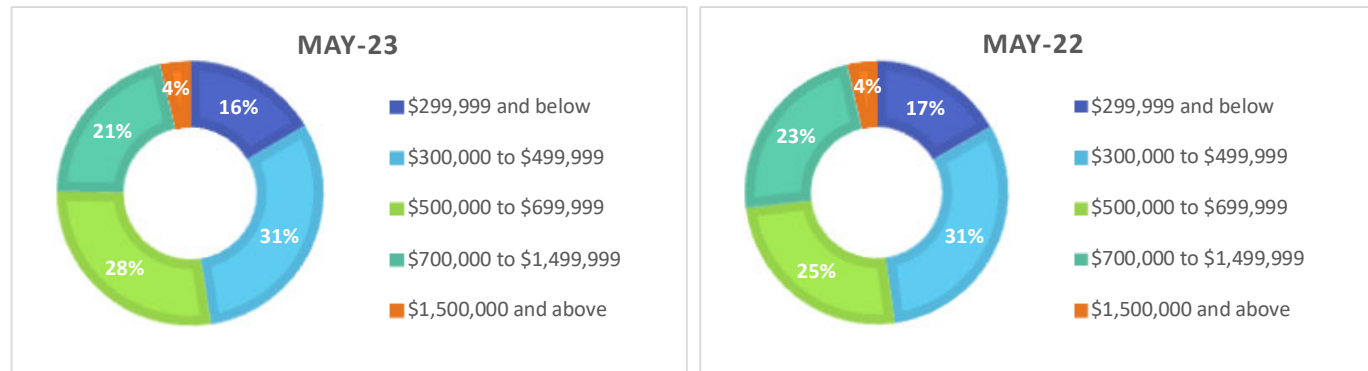
OAHU, HAWAII

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

Condos	May-23	May-22	YOY chg
\$149,999 and below	23	27	-14.8%
\$150,000 - \$299,999	90	116	-22.4%
\$300,000 - \$399,999	103	121	-14.9%
\$400,000 - \$499,999	110	145	-24.1%
\$500,000 - \$599,999	98	124	-21.0%
\$600,000 - \$699,999	92	93	-1.1%
\$700,000 - \$999,999	111	153	-27.5%
\$1,000,000 - \$1,499,999	34	46	-26.1%
\$1,500,000 - \$1,999,999	11	16	-31.3%
\$2,000,000 and above	14	15	-6.7%
All Condos	686	856	-19.9%



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



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

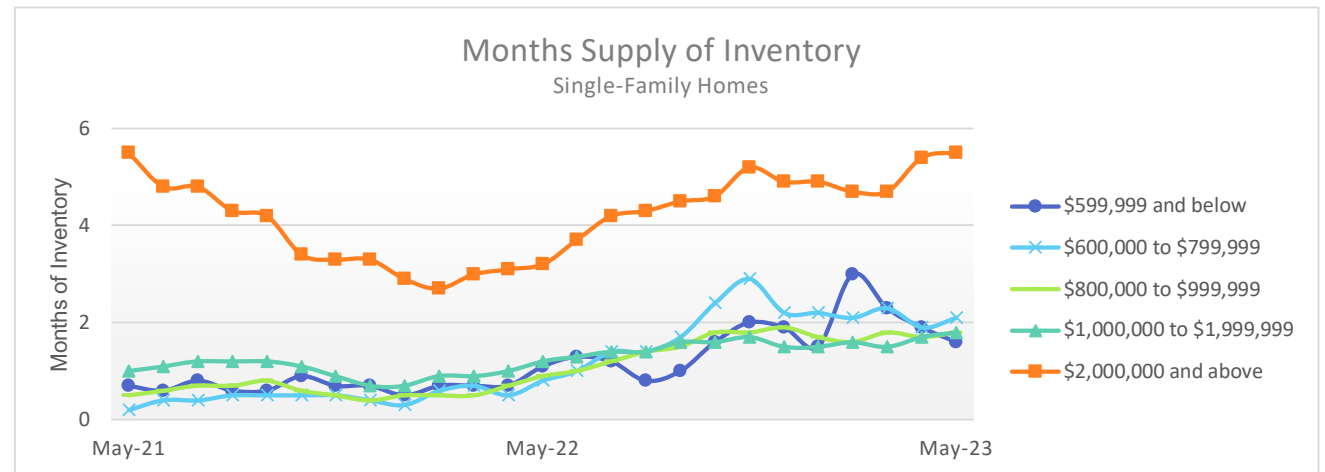
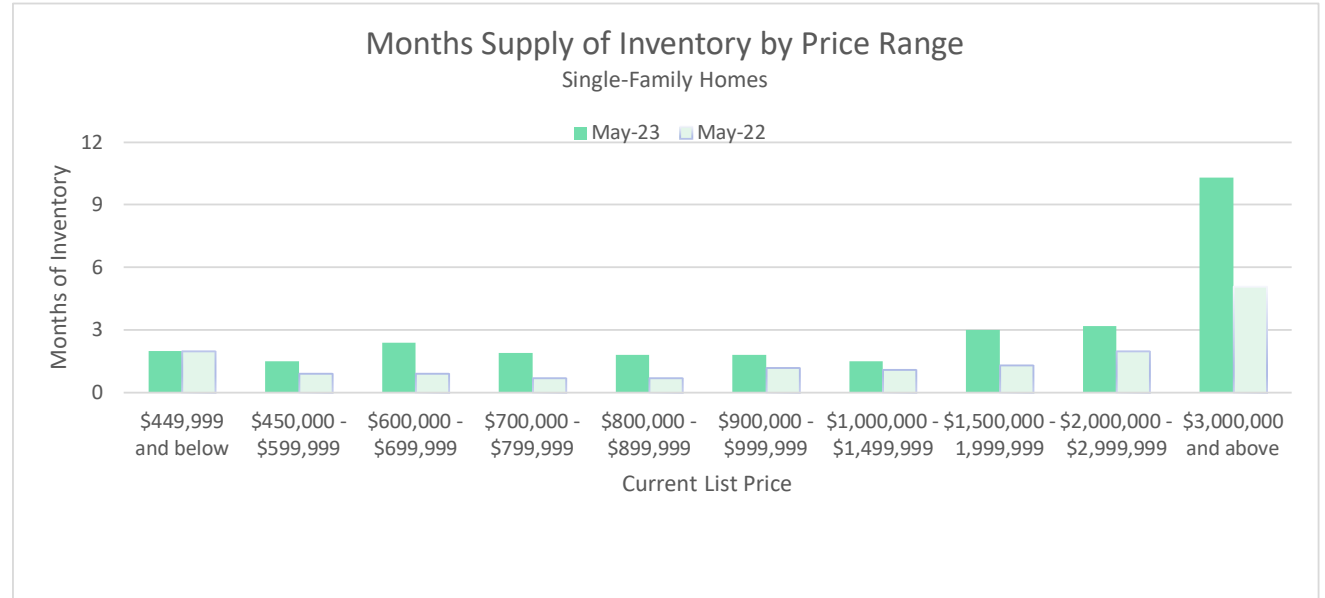
Months Supply of Active Inventory by Price Range: Single-Family Homes

May 2023

OAHU, HAWAII

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

Single-Family Homes	May-23	May-22	YOY chg
\$449,999 and below	2.0	2.0	0.0%
\$450,000 - \$599,999	1.5	0.9	66.7%
\$600,000 - \$699,999	2.4	0.9	166.7%
\$700,000 - \$799,999	1.9	0.7	171.4%
\$800,000 - \$899,999	1.8	0.7	157.1%
\$900,000 - \$999,999	1.8	1.2	50.0%
\$1,000,000 - \$1,499,999	1.5	1.1	36.4%
\$1,500,000 - 1,999,999	3.0	1.3	130.8%
\$2,000,000 - \$2,999,999	3.2	2.0	60.0%
\$3,000,000 and above	10.3	5.1	102.0%
All Single-Family Homes	2.2	1.3	69.2%



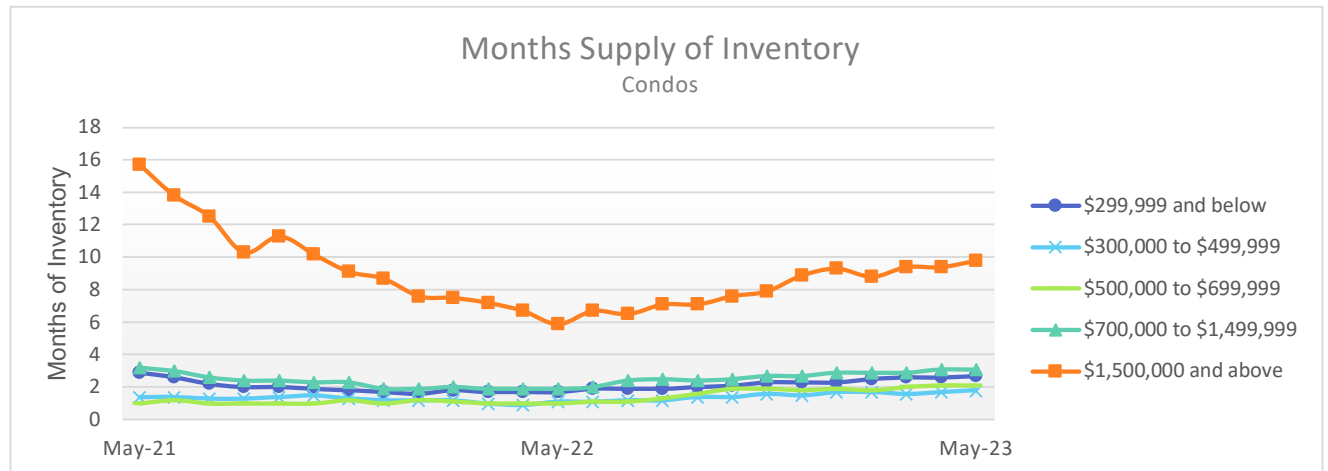
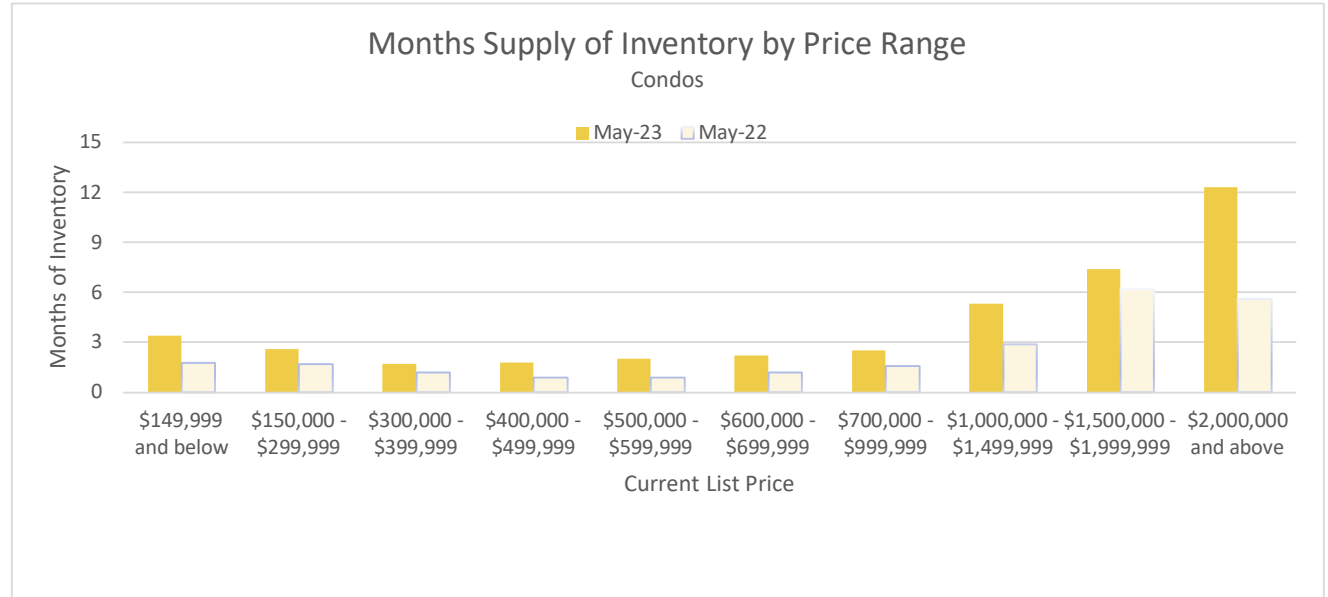
Months Supply of Active Inventory by Price Range: Condos

May 2023

OAHU, HAWAII

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

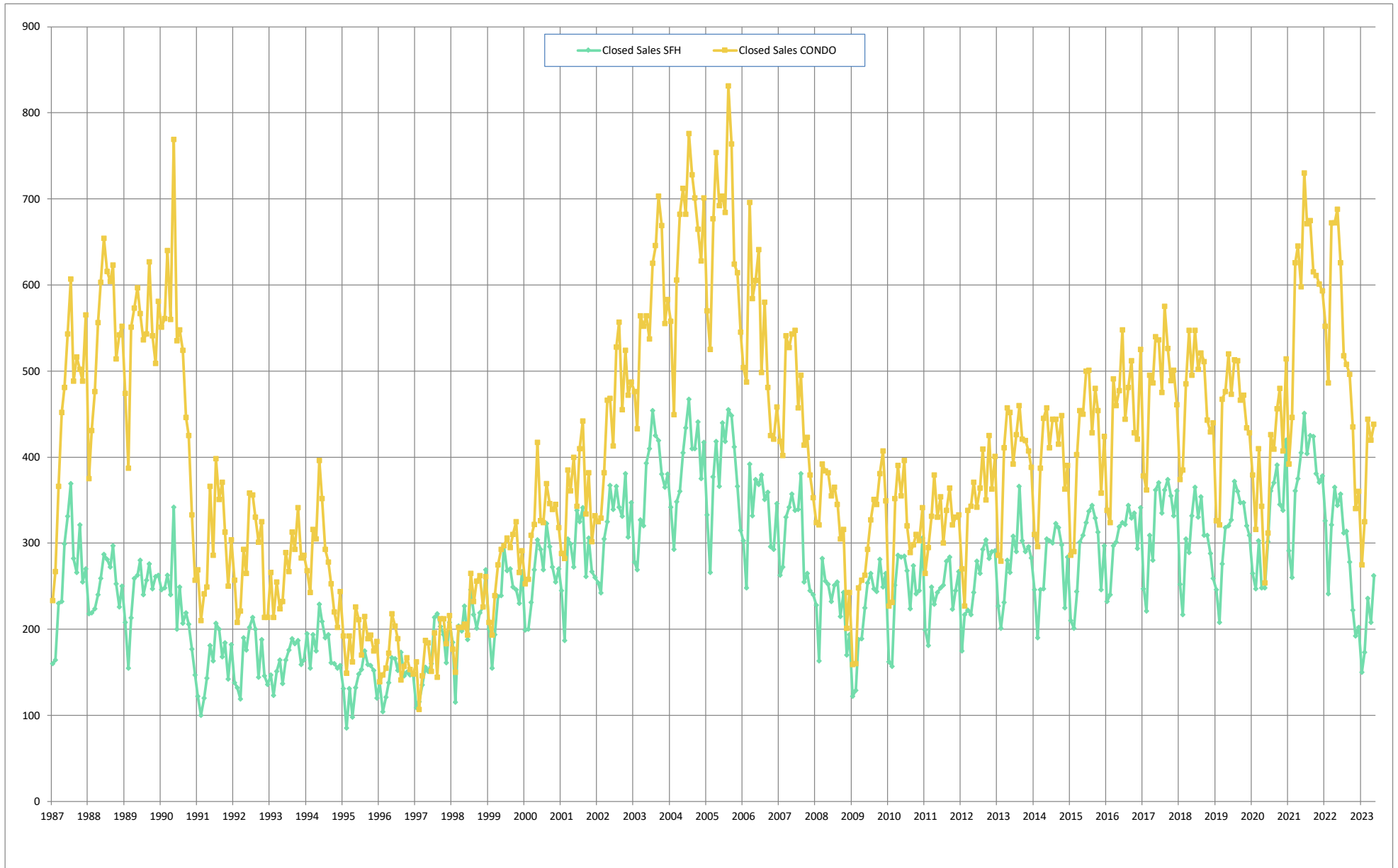
Condos	May-23	May-22	YOY chg
\$149,999 and below	3.4	1.8	88.9%
\$150,000 - \$299,999	2.6	1.7	52.9%
\$300,000 - \$399,999	1.7	1.2	41.7%
\$400,000 - \$499,999	1.8	0.9	100.0%
\$500,000 - \$599,999	2.0	0.9	122.2%
\$600,000 - \$699,999	2.2	1.2	83.3%
\$700,000 - \$999,999	2.5	1.6	56.3%
\$1,000,000 - \$1,499,999	5.3	2.9	82.8%
\$1,500,000 - \$1,999,999	7.4	6.2	19.4%
\$2,000,000 and above	12.3	5.6	119.6%
All Condos	2.6	1.5	73.3%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



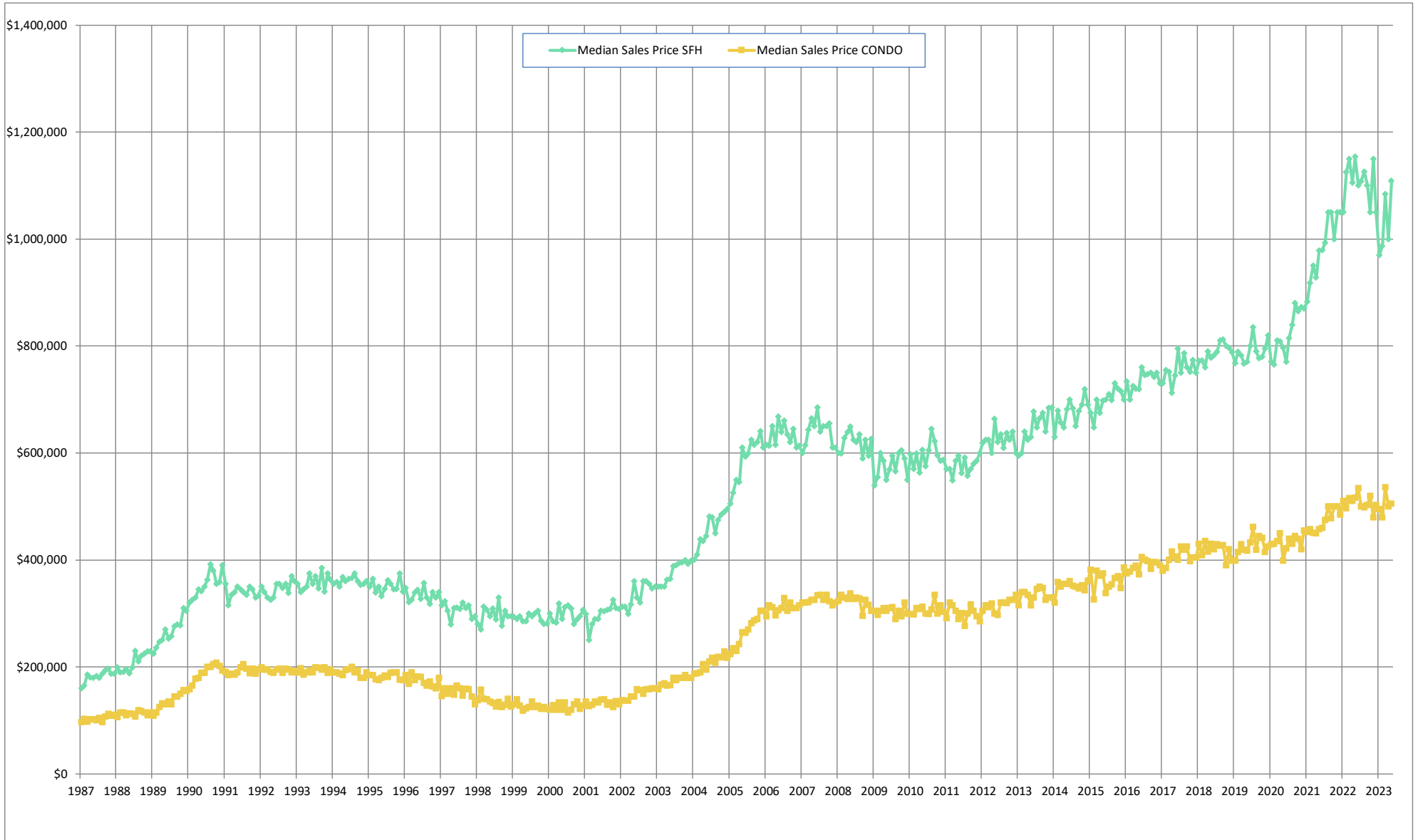
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.