

Executive Summary

According to resales figures released today by the Honolulu Board of REALTORS®, April single-family home and condo sales slipped 43.0% and 37.5%, respectively, year-over-year. Compared to March, the slump in sales was less severe, with a 11.9% drop in single-family home sales and 5.4% for condos. Despite fewer sales, properties that sold in April spent less time on market than one month ago. The median days on market for condos was 20 days in April compared to 24 days in March and 24 days for single-family homes compared to a 36-day median in March.

Single-family home sales in the \$800,000 to \$999,999 price range continued to see the highest sales volume, accounting for nearly one-third of sales in April. Meanwhile, single-family home sales in the \$2,000,000 and above price range plummeted 63% from last year. Most condos sold in the \$300,000 to \$399,999 price range, accounting for 18.3% of sales in April. However, nearly all price points experienced a drop in condo sales from a year ago.

The median sales price also saw modest declines in both single-family home and condo markets. The single-family home median sales price for April 2023 was \$999,995, down 9.5% from the April 2022 median of \$1,105,000. The condo market ended April at a median sales price of \$500,000, representing a 2.0% decrease from the \$510,000 median the same time last year.

Approximately 41% of single-family home sales received full asking price or more, compared to about 75% of sales in April 2022. Only 25% of sales closed above asking compared to 63% one year ago. In the condo market, 44% of sales received full asking price or more compared to 65% in April 2022, and about 22% of sales closed above asking compared to 44% last year.

New listing volume was consistent with last month's volume, but well below the volume seen in 2022. The single-family home market added 292 new listings in April, falling 31.1% from a year ago, while the condo market added 532 new listings, 26.3% below last April.

Although both markets continued to see more active inventory than a year ago, inventory levels have not increased this year, weakening slightly from month to month. In the single-family home market, the 'Ewa Plain and Leeward regions experienced the greatest volume boost in active inventory, up 65.5% and 85.7%, respectively, year-over-year. Waipahu, Hawaii Kai, and 'Ewa Plain regions ended April 2023 with condo active inventory rising more than 50% from a year ago.



Oahu Monthly Housing Statistics

April 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$999,995	-9.5%
Closed Sales	YoY %chg
208	-43.0%
Average Sales Price	YoY %chg
\$1,223,383	-12.9%

CONDOS

Median Sales Price	YoY %chg
\$500,000	-2.0%
Closed Sales	YoY %chg
420	-37.5%
Average Sales Price	YoY %chg
\$603,795	-1.5%

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

April 2023

Single-Family Homes					
Apr-23	Apr-22	YoY %chg	Mar-23	MoM %chg	
Closed Sales	208	365	-43.0%	236	-11.9%
Median Sales Price	\$999,995	\$1,105,000	-9.5%	\$1,083,750	-7.7%
Average Sales Price	\$1,223,383	\$1,404,481	-12.9%	\$1,391,538	-12.1%
Median Days on Market	24	10	140.0%	36	-33.3%
Percent of Orig. List Price Received	98.3%	102.6%	-4.2%	96.7%	1.7%
New Listings	292	424	-31.1%	293	-0.3%
Pending Sales*	271	366	-26.0%	258	5.0%
Active Inventory*	535	395	35.4%	541	-1.1%
Total Inventory in Escrow*	435	592	-26.5%	393	10.7%
Months Supply of Active Inventory*	2.1	1.1	90.9%	2.1	0.0%

Condos					
Apr-23	Apr-22	YoY %chg	Mar-23	MoM %chg	
Closed Sales	420	672	-37.5%	444	-5.4%
Median Sales Price	\$500,000	\$510,000	-2.0%	\$536,000	-6.7%
Average Sales Price	\$603,795	\$613,189	-1.5%	\$651,630	-7.3%
Median Days on Market	20	12	66.7%	24	-16.7%
Percent of Orig. List Price Received	98.7%	100.0%	-1.3%	98.5%	0.2%
New Listings	532	722	-26.3%	530	0.4%
Pending Sales*	438	663	-33.9%	444	-1.4%
Active Inventory*	1,144	917	24.8%	1,152	-0.7%
Total Inventory in Escrow*	623	956	-34.8%	602	3.5%
Months Supply of Active Inventory*	2.5	1.5	66.7%	2.4	4.2%

*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	767	1,253	-38.8%	1,287	-40.4%
Median Sales Price	\$1,010,000	\$1,100,000	-8.2%	\$920,000	9.8%
Average Sales Price	\$1,306,551	\$1,428,099	-8.5%	\$1,165,524	12.1%
Median Days on Market	32	11	190.9%	9	255.6%
Percent of Orig. List Price Received	97.1%	101.7%	-4.5%	100.7%	-3.6%
New Listings	1,086	1,523	-28.7%	1,585	-31.5%
Pending Sales*	1,013	1,381	-26.6%	1,514	-33.1%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	1,464	2,382	-38.5%	2,109	-30.6%
Median Sales Price	\$500,000	\$510,000	-2.0%	\$451,000	10.9%
Average Sales Price	\$620,319	\$612,977	1.2%	\$524,134	18.4%
Median Days on Market	24	11	118.2%	15	60.0%
Percent of Orig. List Price Received	98.4%	100.0%	-1.6%	99.1%	-0.7%
New Listings	2,048	2,841	-27.9%	2,703	-24.2%
Pending Sales*	1,659	2,571	-35.5%	2,489	-33.3%

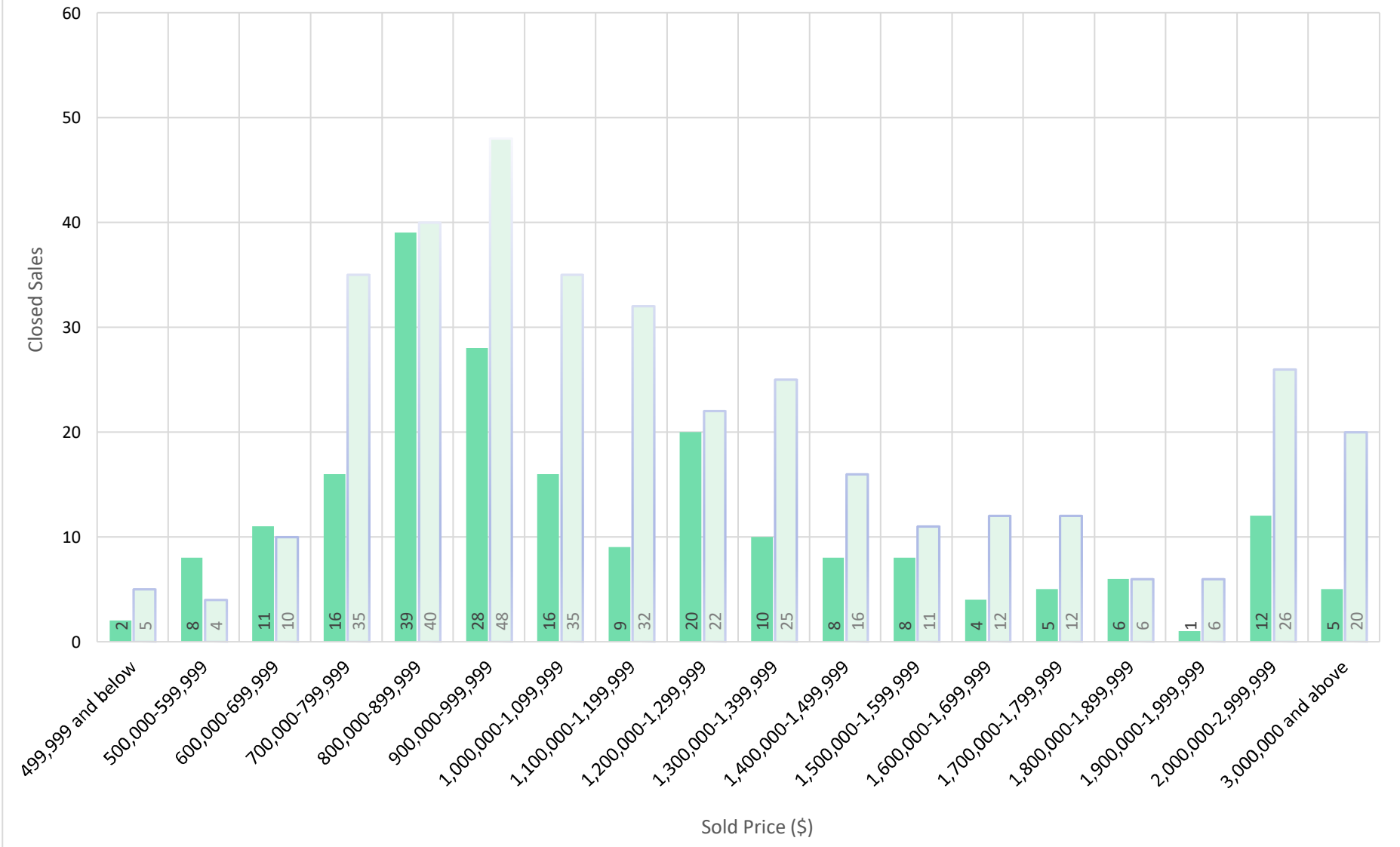
*see footnotes on pages 9-12 regarding methodology updates

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

April 2023 vs. April 2022

2023 2022

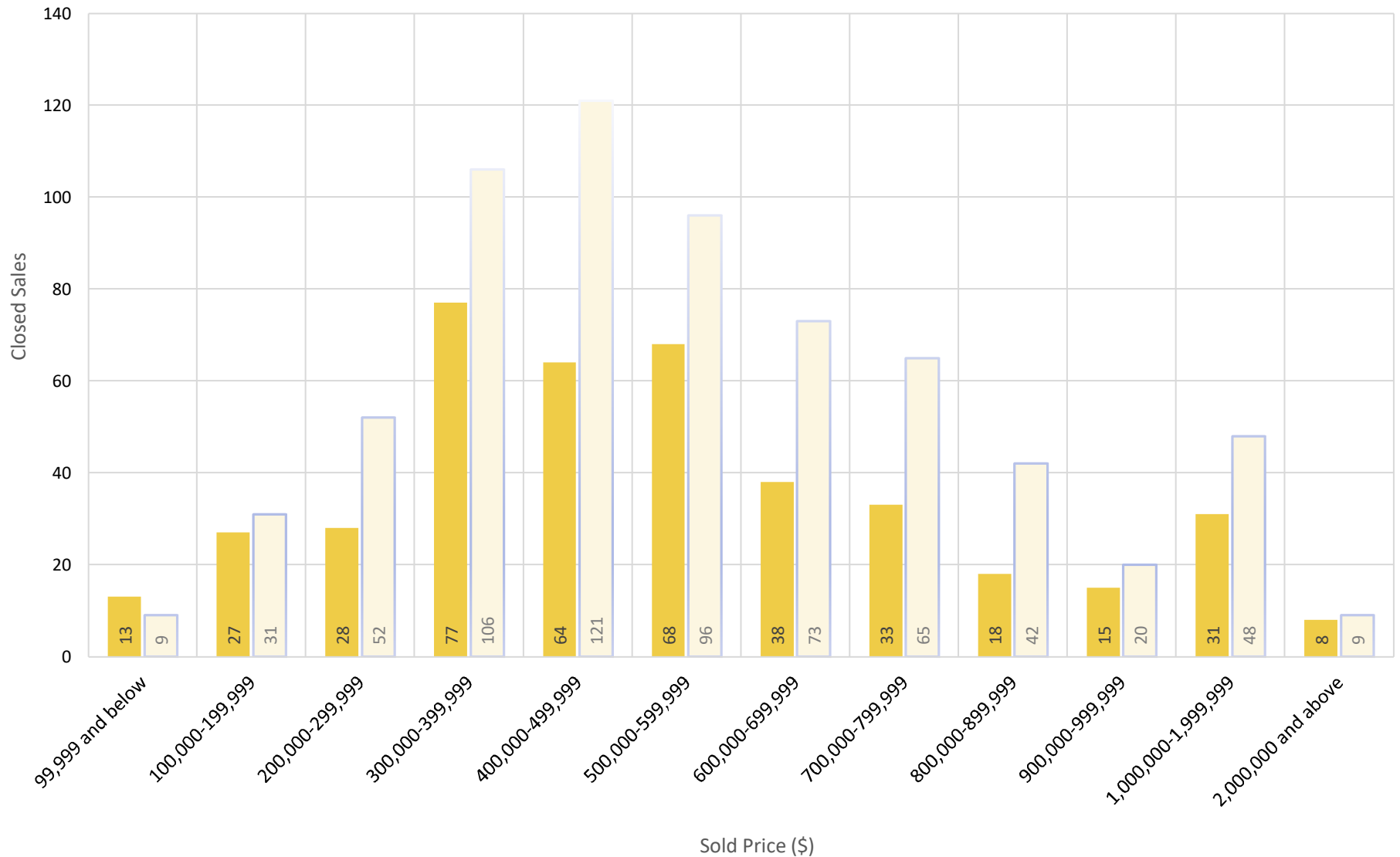


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold April 2023 vs. April 2022

■ 2023 ■ 2022



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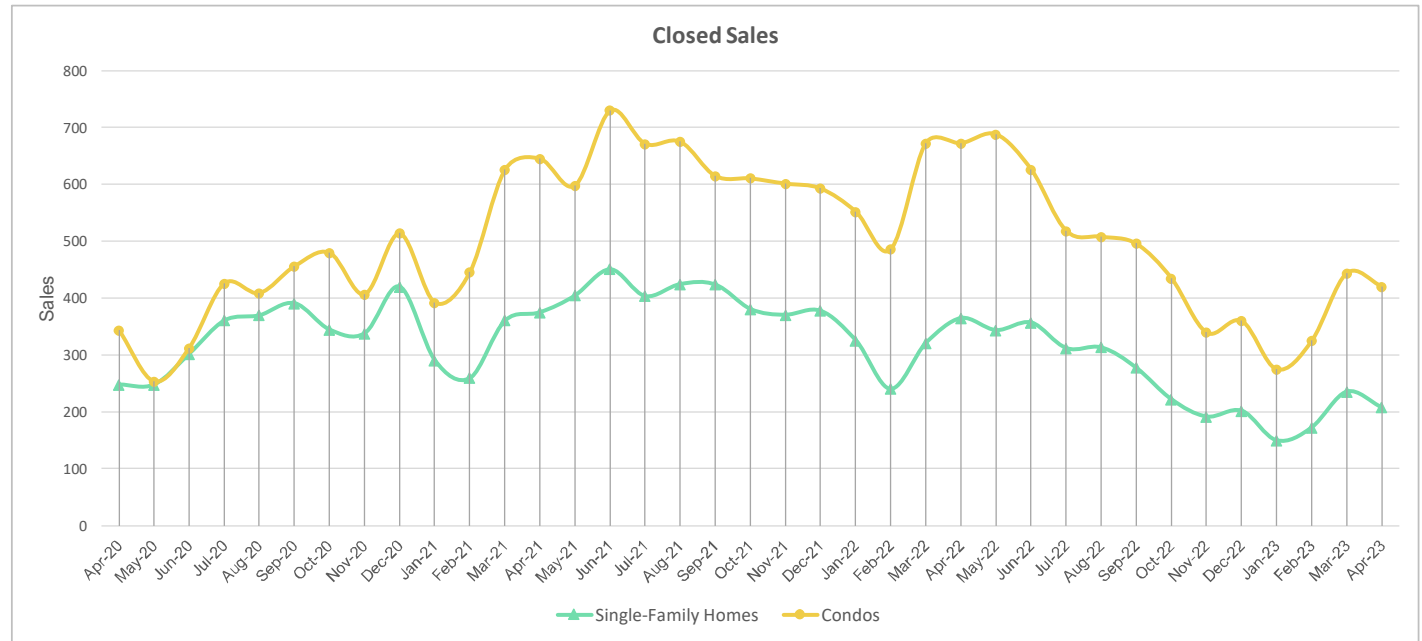
Closed Sales

April 2023

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
Apr-20	248	343	591
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

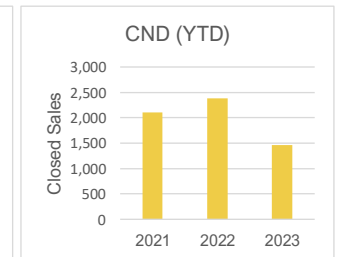
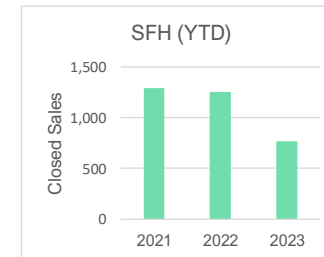
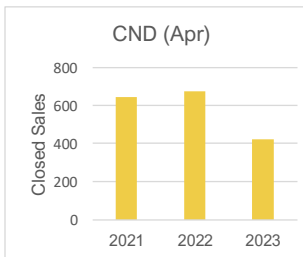
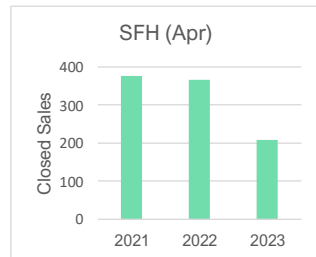


Monthly Closed Sales

April	SFH	YoY %chg	CND	YoY %chg
2021	375	51.2%	645	88.0%
2022	365	-2.7%	672	4.2%
2023	208	-43.0%	420	-37.5%

Year-to-Date Closed Sales

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,287	21.1%	2,109	45.6%
2022	1,253	-2.6%	2,382	12.9%
2023	767	-38.8%	1,464	-38.5%



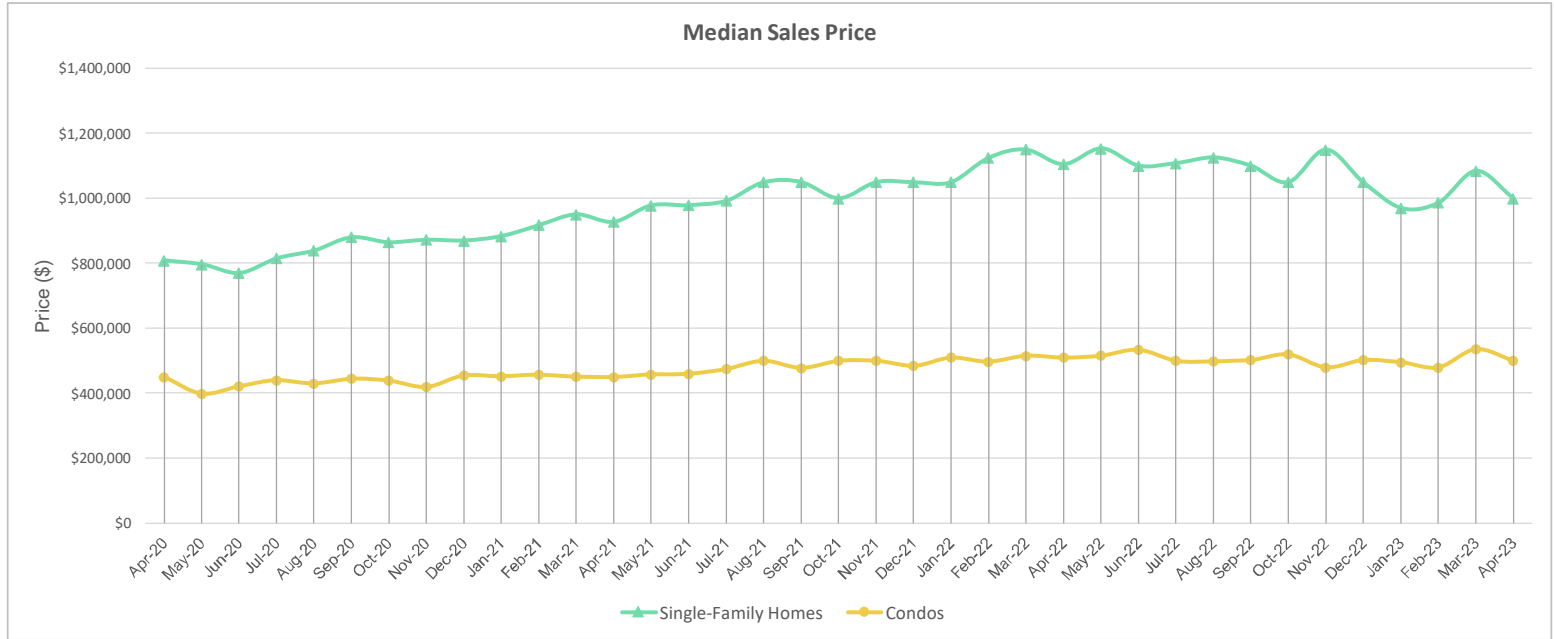
Median Sales Price

April 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Apr-20	\$809,000	\$450,000
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

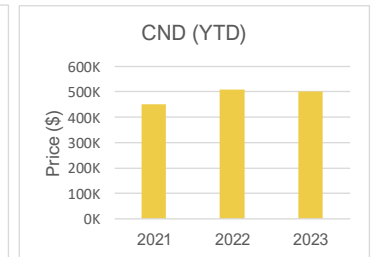
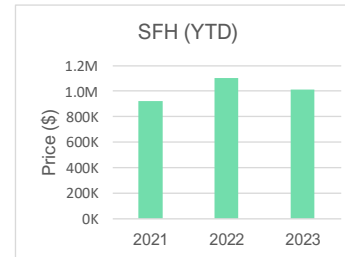
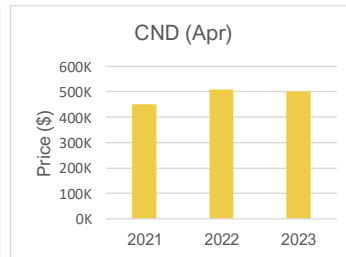
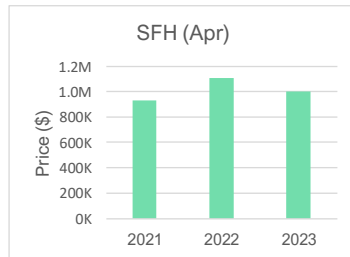


Monthly Median Sales Price

April	SFH	YoY %chg	CND	YoY %chg
2021	\$928,000	14.7%	\$450,000	0.0%
2022	\$1,105,000	19.1%	\$510,000	13.3%
2023	\$999,995	-9.5%	\$500,000	-2.0%

Year-to-Date Median Sales Price

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$920,000	16.7%	\$451,000	3.9%
2022	\$1,100,000	19.6%	\$510,000	13.1%
2023	\$1,010,000	-8.2%	\$500,000	-2.0%



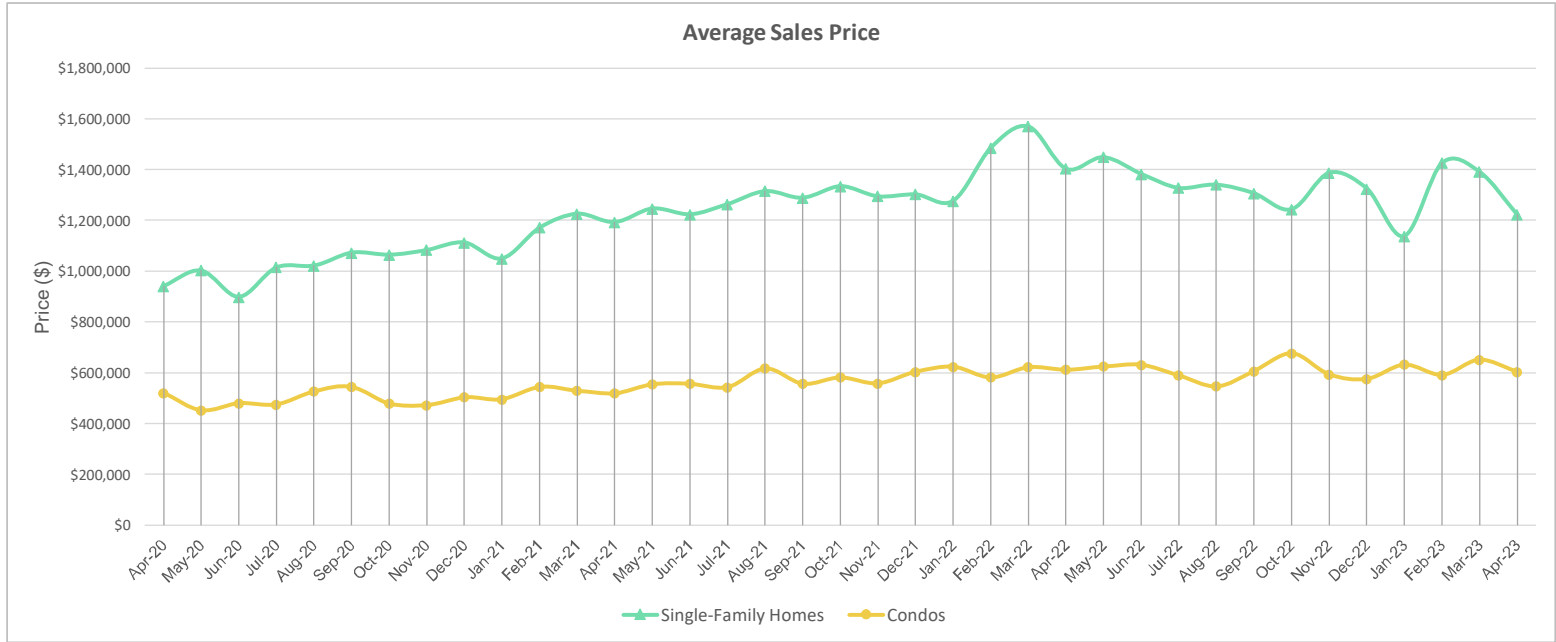
Average Sales Price

April 2023

OAHU, HAWAII

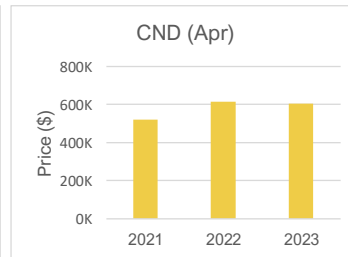
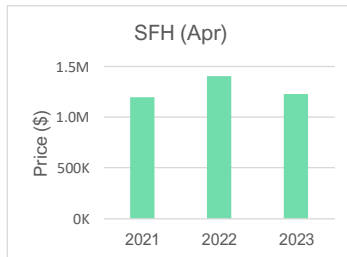
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Apr-20	\$941,708	\$521,484
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



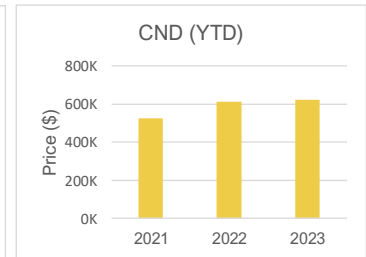
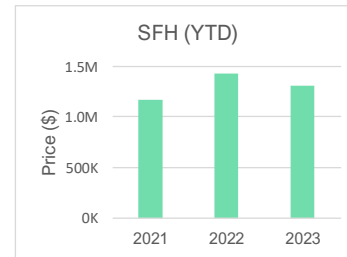
Monthly Average Sales Price

April	SFH	YoY %chg	CND	YoY %chg
2021	\$1,194,150	26.8%	\$520,192	-0.2%
2022	\$1,404,481	17.6%	\$613,189	17.9%
2023	\$1,223,383	-12.9%	\$603,795	-1.5%



Year-to-Date Average Sales Price

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$1,165,524	23.1%	\$524,134	0.6%
2022	\$1,428,099	22.5%	\$612,977	17.0%
2023	\$1,306,551	-8.5%	\$620,319	1.2%



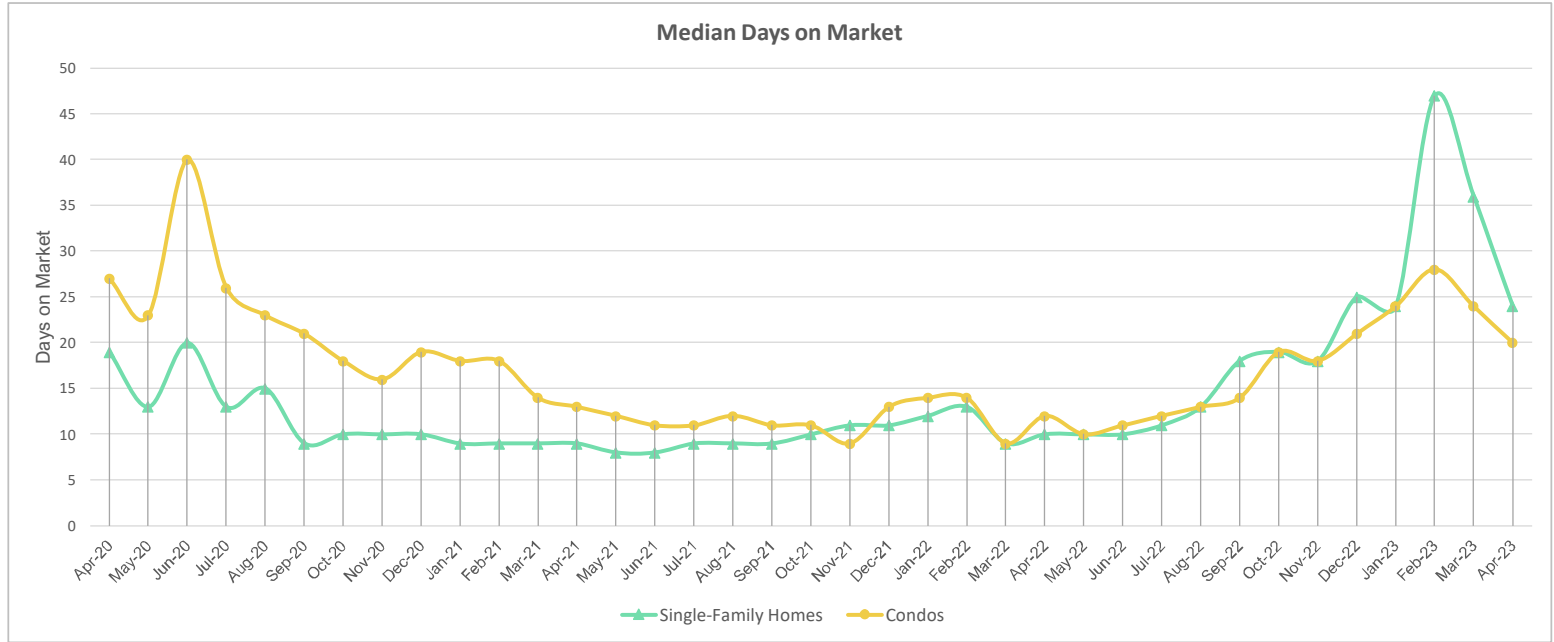
Median Days on Market

April 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
Apr-20	19	27
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

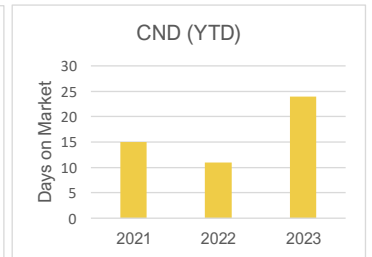
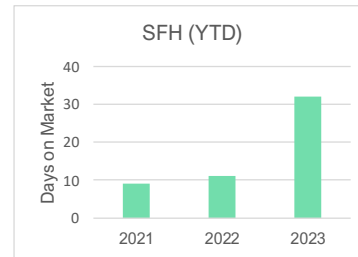
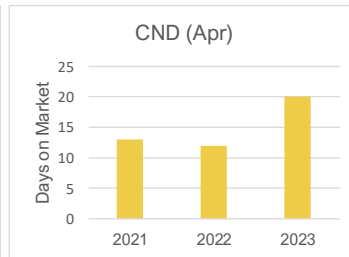
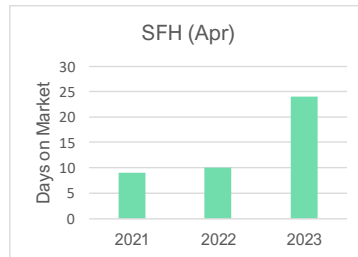


Monthly Median Days on Market

April	SFH	YoY %chg	CND	YoY %chg
2021	9	-52.6%	13	-51.9%
2022	10	11.1%	12	-7.7%
2023	24	140.0%	20	66.7%

Year-to-Date Median Days on Market

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-62.5%	15	-50.0%
2022	11	22.2%	11	-26.7%
2023	32	190.9%	24	118.2%



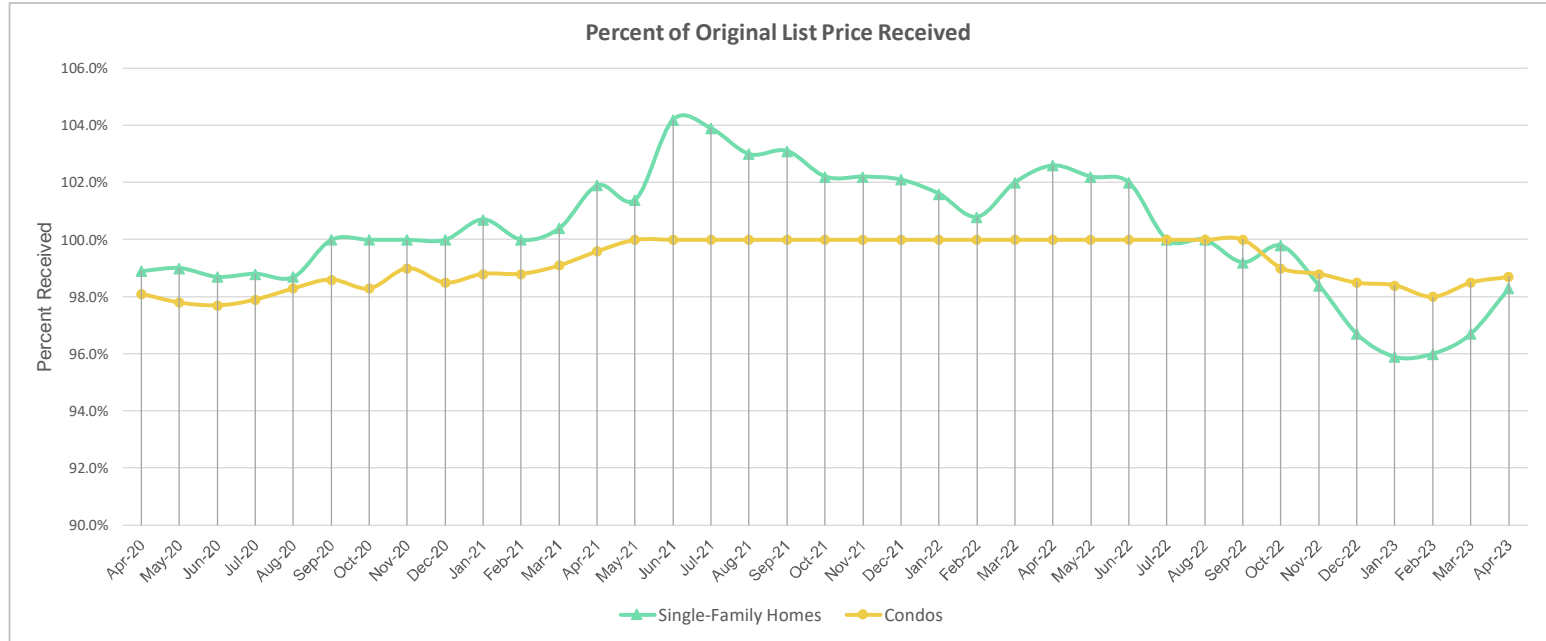
Percent of Original List Price Received

April 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
Apr-20	98.9%	98.1%
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%

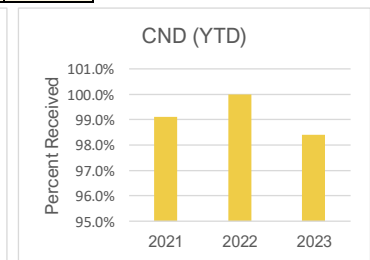
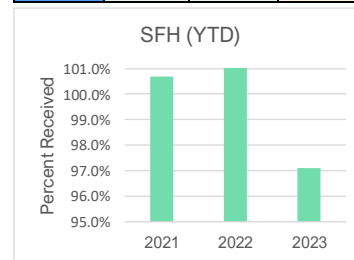
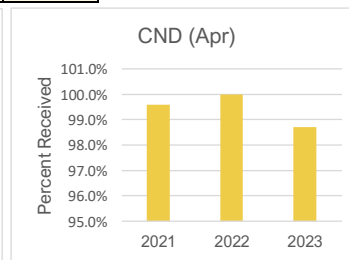
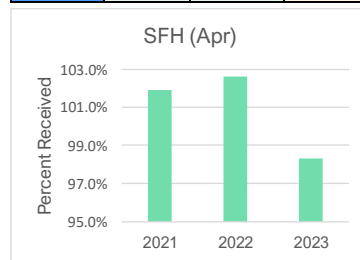


Monthly Percent of Original List Price Received

April	SFH	YoY %chg	CND	YoY %chg
2021	101.9%	3.0%	99.6%	1.5%
2022	102.6%	0.7%	100.0%	0.4%
2023	98.3%	-4.2%	98.7%	-1.3%

Year-to-Date Percent of Original List Price Received

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	100.7%	2.3%	99.1%	1.4%
2022	101.7%	1.0%	100.0%	0.9%
2023	97.1%	-4.5%	98.4%	-1.6%



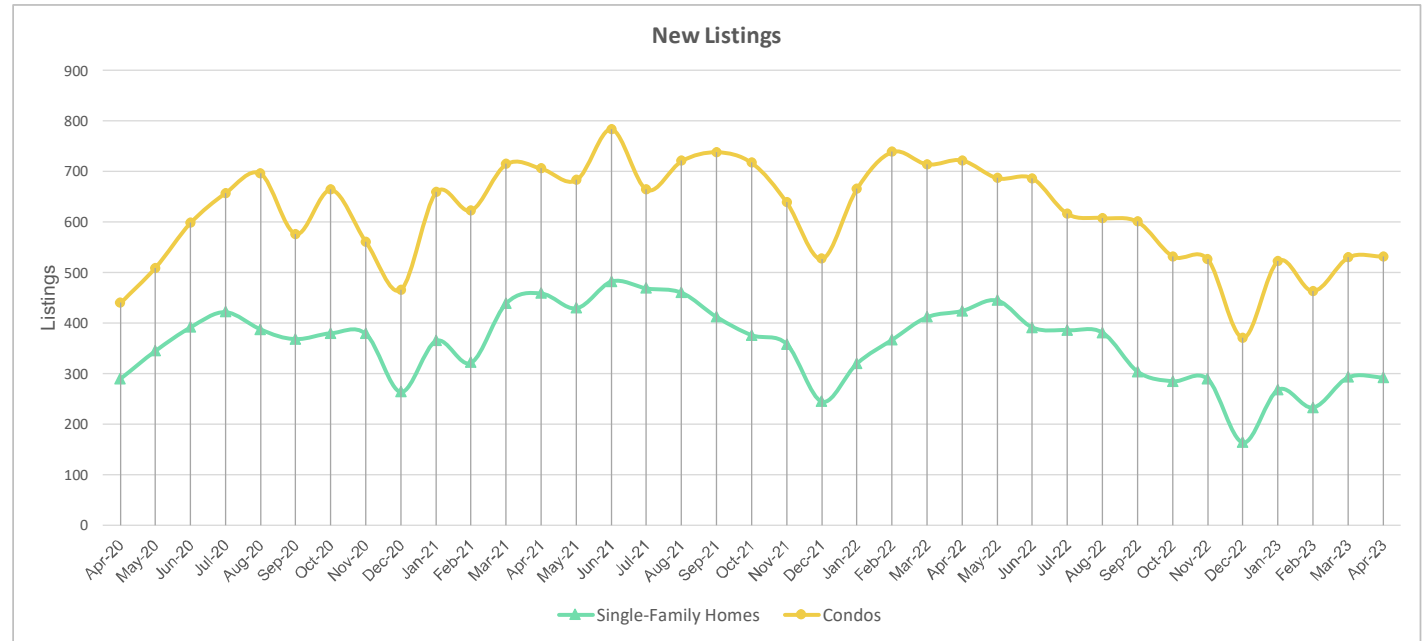
New Listings

April 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
Apr-20	290	440	730
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

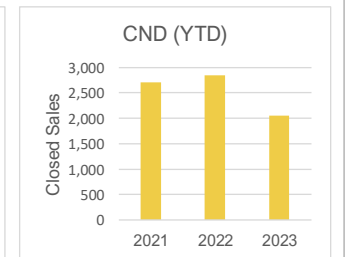
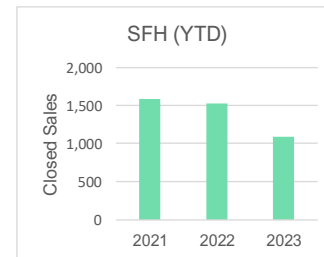
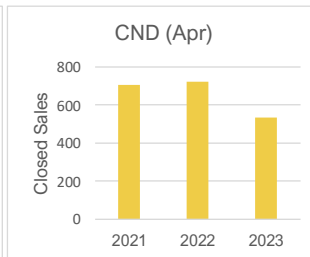
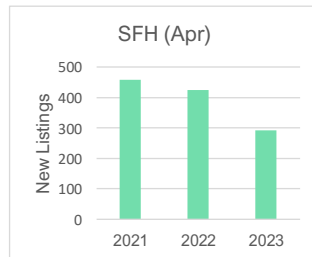


Monthly New Listings

April	SFH	YoY %chg	CND	YoY %chg
2021	459	58.3%	706	60.5%
2022	424	-7.6%	722	2.3%
2023	292	-31.1%	532	-26.3%

Year-to-Date New Listings

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,585	5.2%	2,703	13.3%
2022	1,523	-3.9%	2,841	5.1%
2023	1,086	-28.7%	2,048	-27.9%



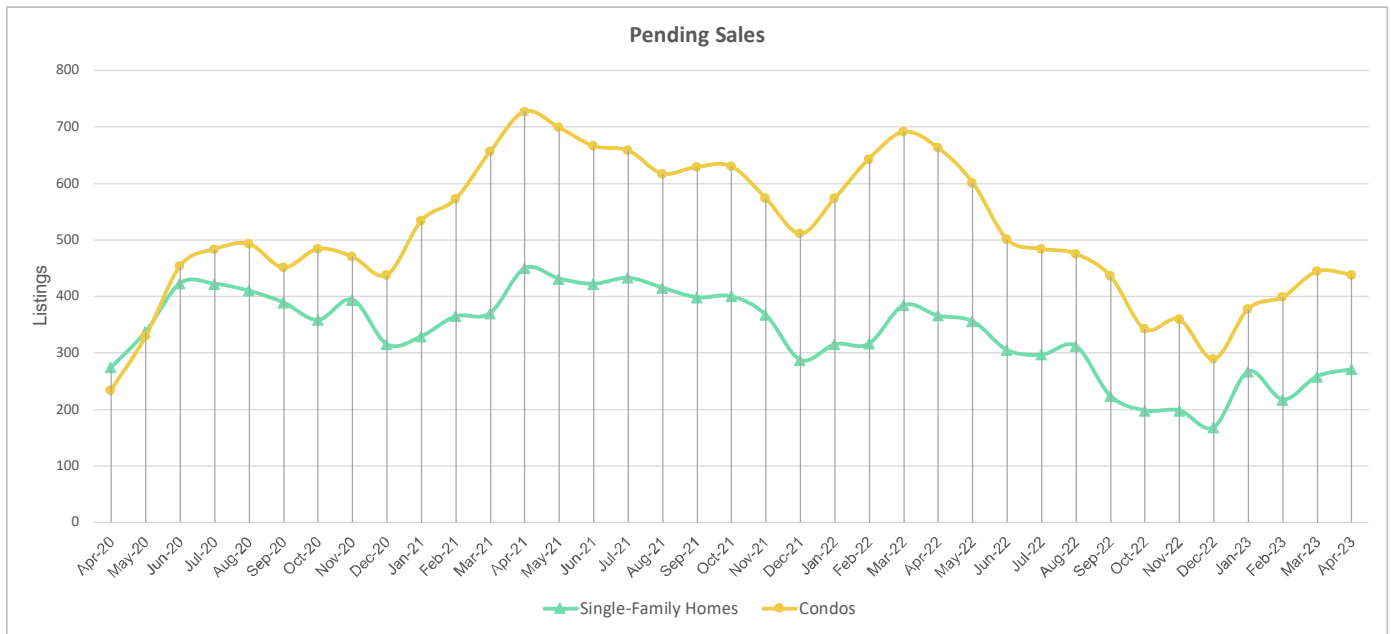
Pending Sales*

April 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
Apr-20	274	234	508
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

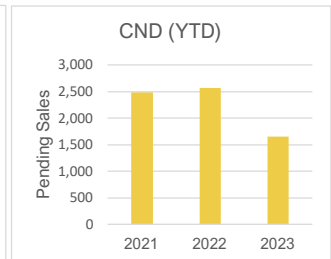
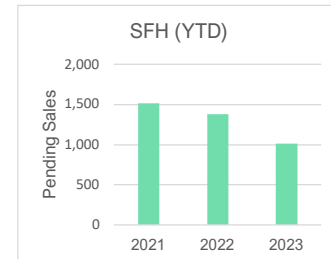
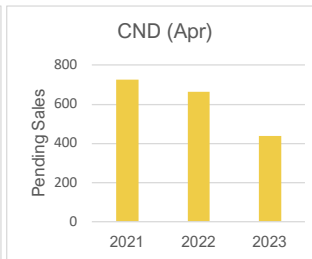
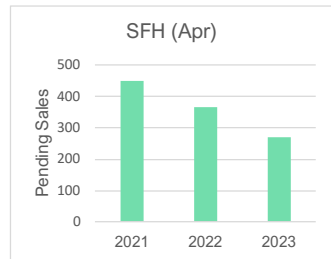


Monthly Pending Sales

April	SFH	YoY %chg	CND	YoY %chg
2021	450	64.2%	727	210.7%
2022	366	-18.7%	663	-8.8%
2023	271	-26.0%	438	-33.9%

Year-to-Date Pending Sales

April	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,514	18.7%	2,489	69.7%
2022	1,381	-8.8%	2,571	3.3%
2023	1,013	-26.6%	1,659	-35.5%



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

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

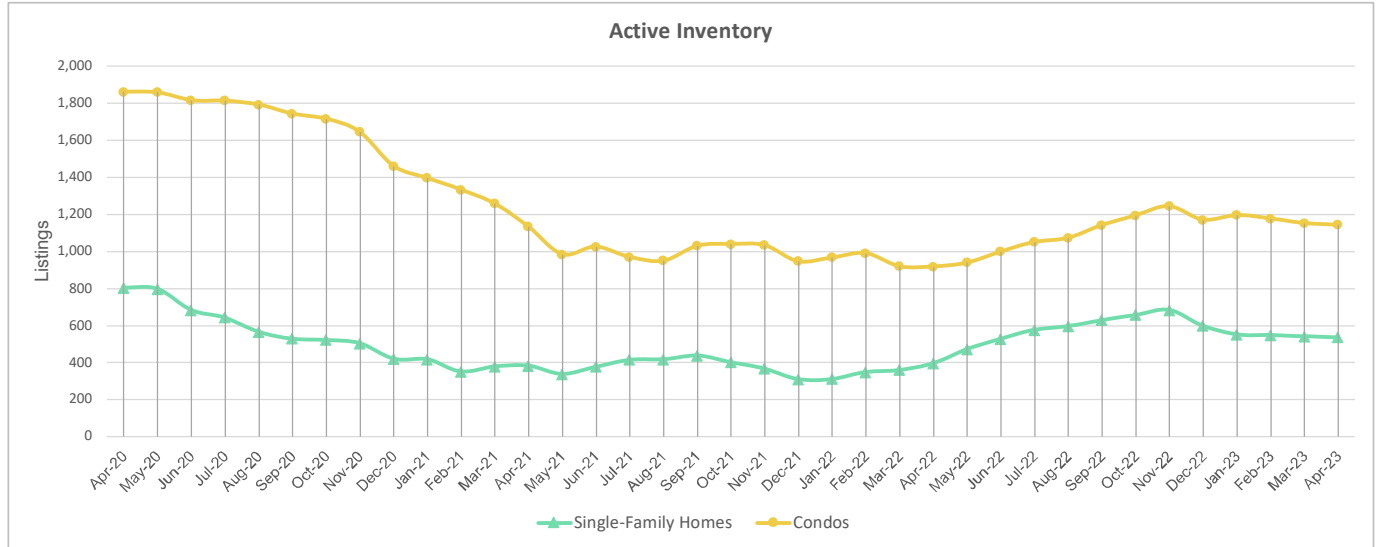
Active Inventory*

April 2023

OAHU, HAWAII

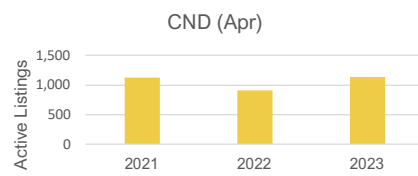
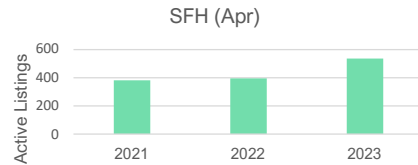
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
Apr-20	804	1,860	2,664
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

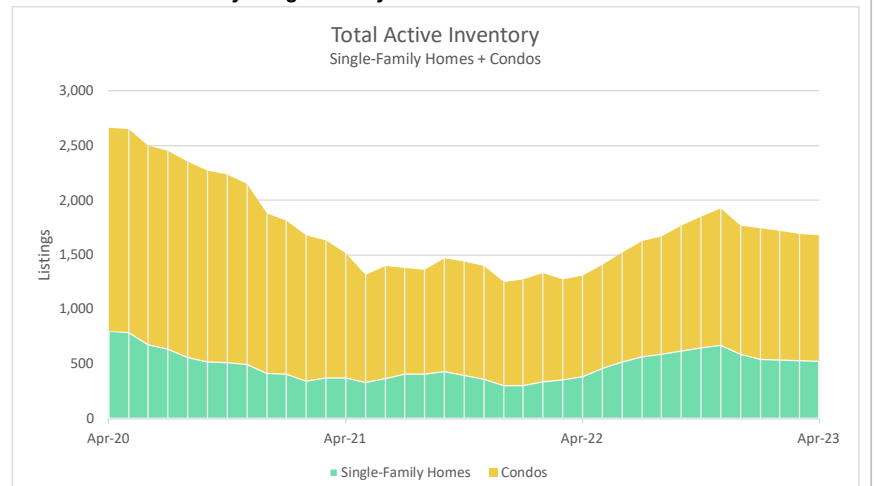


Active Inventory

April	SFH	YoY %chg	CND	YoY %chg
2021	381	-52.6%	1,133	-39.1%
2022	395	3.7%	917	-19.1%
2023	535	35.4%	1,144	24.8%



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.

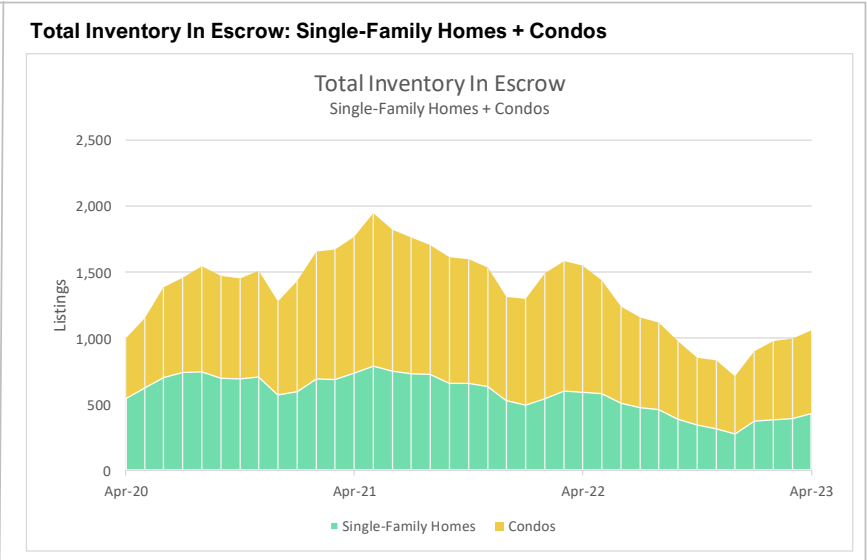
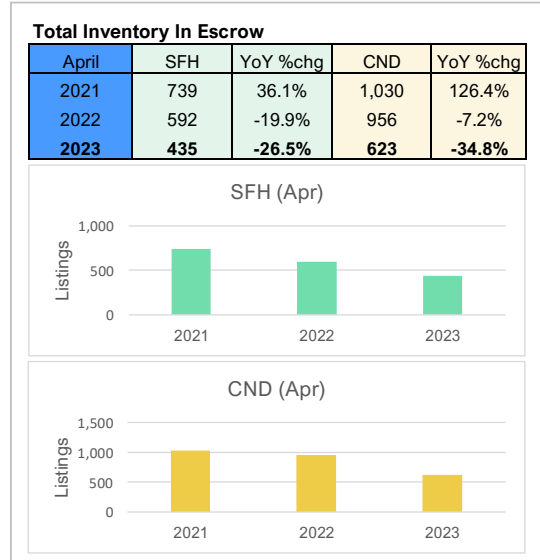
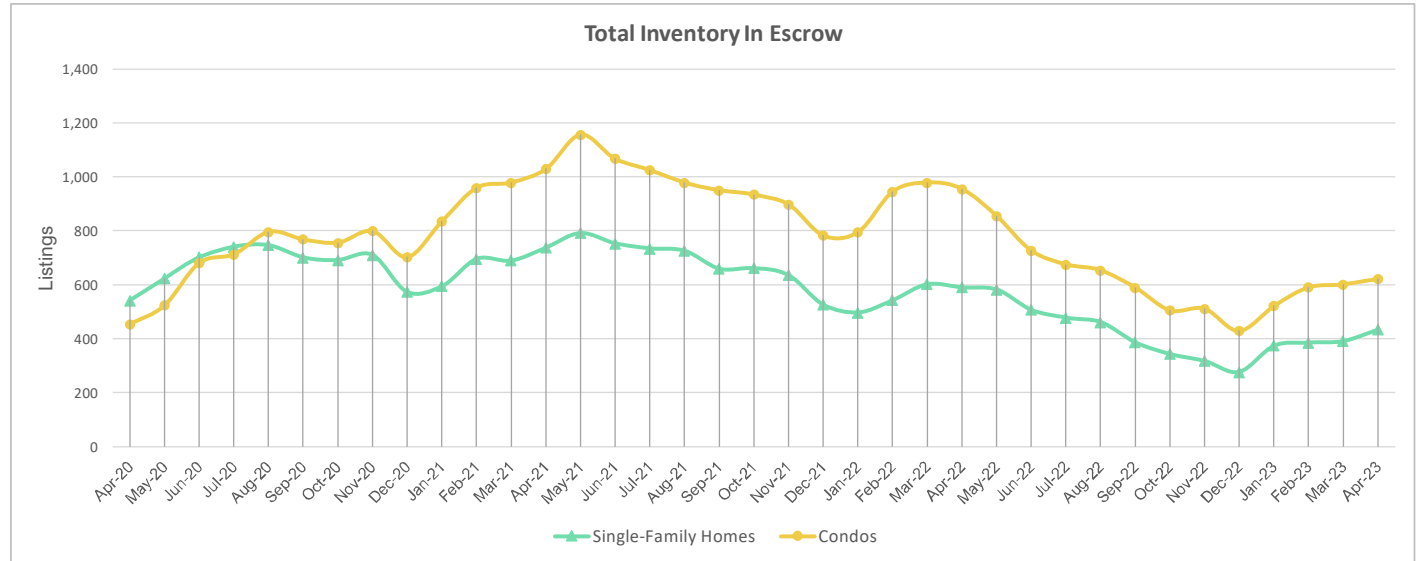
Total Inventory In Escrow*

April 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
Apr-20	543	455	998
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



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

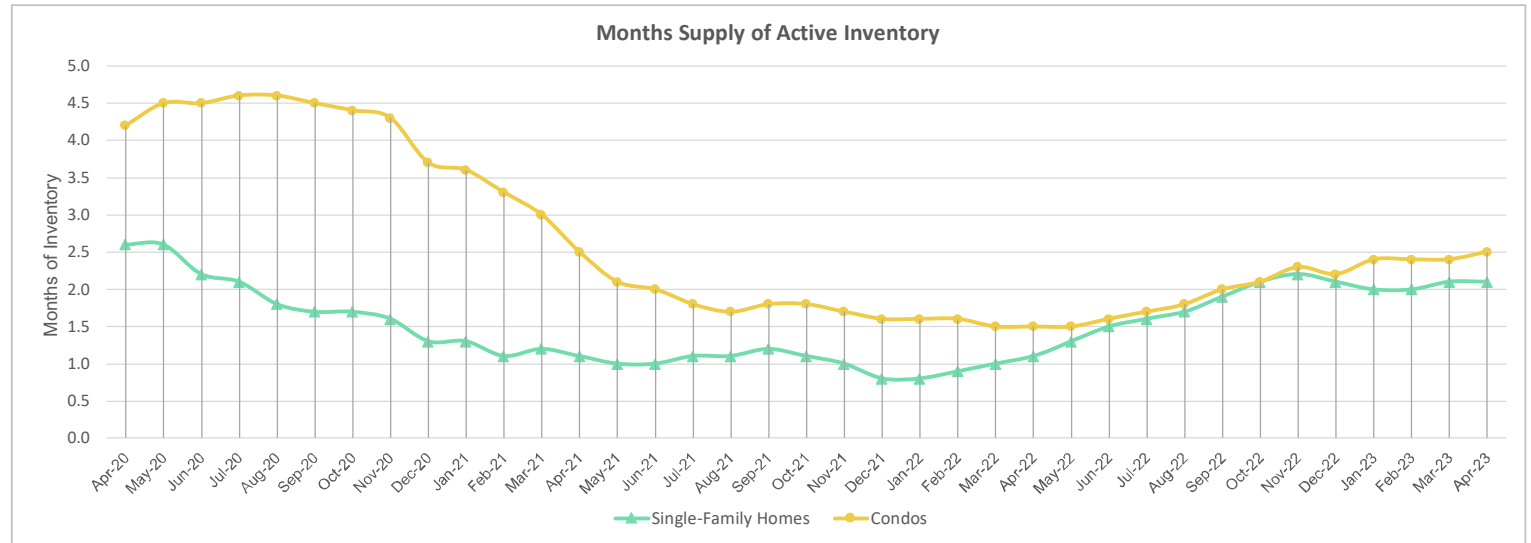
Months Supply of Active Inventory*

April 2023

OAHU, HAWAII

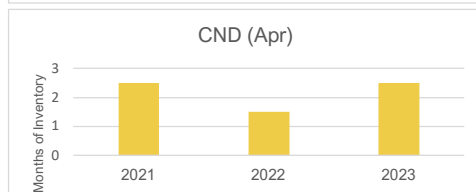
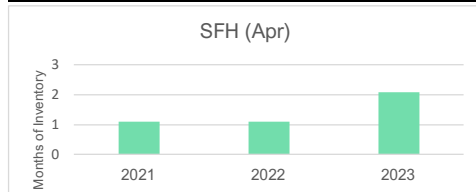
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Apr-20	2.6	4.2
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

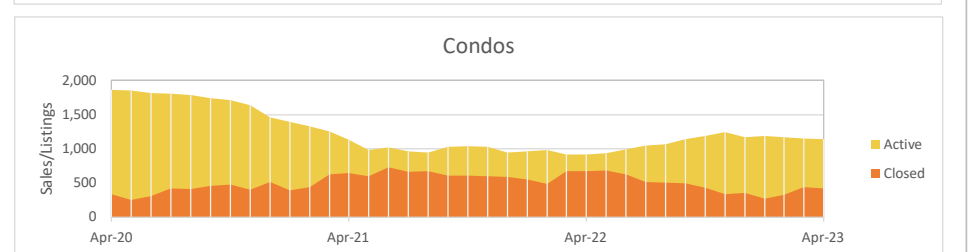
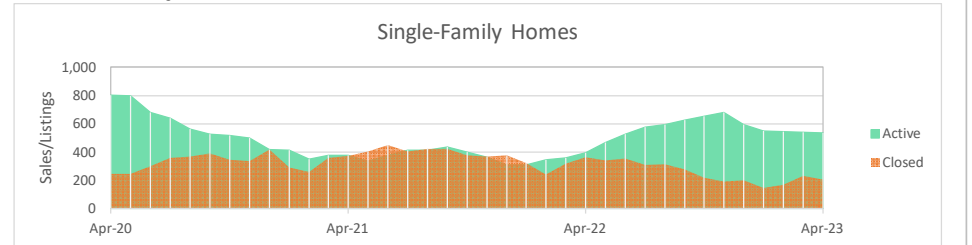


Months Supply of Active Inventory

April	SFH	YoY %chg	CND	YoY %chg
2021	1.1	-57.7%	2.5	-40.5%
2022	1.1	0.0%	1.5	-40.0%
2023	2.1	90.9%	2.5	66.7%



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

April 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		
	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg
\$449,999 and below	1	4	-75.0%	55	13	323.1%	100.0%	97.7%	2.4%	1	2	-50.0%	2	1	100.0%	4	3	33.3%	6	8	-25.0%	2.0	0.8	150.0%
\$450,000 - \$599,999	9	5	80.0%	48	23	108.7%	99.2%	96.0%	3.3%	2	7	-71.4%	4	9	-55.6%	11	7	57.1%	11	20	-45.0%	1.8	0.7	157.1%
\$600,000 - \$699,999	11	10	10.0%	33	20	65.0%	100.0%	96.5%	3.6%	12	18	-33.3%	10	17	-41.2%	22	12	83.3%	16	27	-40.7%	2.2	0.6	266.7%
\$700,000 - \$799,999	16	35	-54.3%	75	9	733.3%	94.9%	103.0%	-7.9%	21	27	-22.2%	30	29	3.4%	33	15	120.0%	46	53	-13.2%	1.7	0.4	325.0%
\$800,000 - \$899,999	39	40	-2.5%	40	10	300.0%	98.3%	103.4%	-4.9%	41	55	-25.5%	57	53	7.5%	60	28	114.3%	79	78	1.3%	1.8	0.5	260.0%
\$900,000 - \$999,999	28	48	-41.7%	19	10	90.0%	99.0%	103.1%	-4.0%	32	69	-53.6%	28	58	-51.7%	57	43	32.6%	41	91	-54.9%	1.7	0.8	112.5%
\$1,000,000 - \$1,499,999	63	130	-51.5%	18	10	80.0%	98.3%	103.5%	-5.0%	88	134	-34.3%	81	123	-34.1%	118	100	18.0%	146	184	-20.7%	1.3	0.8	62.5%
\$1,500,000 - 1,999,999	24	47	-48.9%	17	9	88.9%	98.6%	103.8%	-5.0%	47	57	-17.5%	27	40	-32.5%	83	60	38.3%	42	66	-36.4%	2.9	1.4	107.1%
\$2,000,000 - \$2,999,999	12	26	-53.8%	25	12	108.3%	98.6%	100.0%	-1.4%	27	25	8.0%	17	24	-29.2%	56	45	24.4%	27	40	-32.5%	3.3	1.9	73.7%
\$3,000,000 and above	5	20	-75.0%	55	18	205.6%	97.6%	100.0%	-2.4%	21	30	-30.0%	15	12	25.0%	91	82	11.0%	21	25	-16.0%	9.1	4.8	89.6%
All Single-Family Homes	208	365	-43.0%	24	10	140.0%	98.3%	102.6%	-4.2%	292	424	-31.1%	271	366	-26.0%	535	395	35.4%	435	592	-26.5%	2.1	1.1	90.9%

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		
	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg	Apr-23	Apr-22	%chg
\$149,999 and below	23	21	9.5%	22	12	83.3%	86.4%	98.0%	-11.8%	23	15	53.3%	16	13	23.1%	46	35	31.4%	23	30	-23.3%	3.3	1.7	94.1%
\$150,000 - \$299,999	45	71	-36.6%	17	16	6.3%	100.0%	100.0%	0.0%	62	108	-42.6%	54	89	-39.3%	136	159	-14.5%	80	127	-37.0%	2.5	1.8	38.9%
\$300,000 - \$399,999	77	106	-27.4%	17	13	30.8%	98.6%	100.0%	-1.4%	75	92	-18.5%	64	105	-39.0%	117	97	20.6%	92	151	-39.1%	1.6	1.0	60.0%
\$400,000 - \$499,999	64	121	-47.1%	12	13	-7.7%	99.7%	100.0%	-0.3%	84	118	-28.8%	81	108	-25.0%	134	97	38.1%	115	159	-27.7%	1.7	0.9	88.9%
\$500,000 - \$599,999	68	96	-29.2%	20	10	100.0%	100.0%	101.0%	-1.0%	78	103	-24.3%	70	104	-32.7%	117	81	44.4%	91	146	-37.7%	1.7	0.9	88.9%
\$600,000 - \$699,999	38	73	-47.9%	20	9	122.2%	99.0%	100.7%	-1.7%	60	80	-25.0%	60	71	-15.5%	127	80	58.8%	75	94	-20.2%	2.5	1.1	127.3%
\$700,000 - \$999,999	66	127	-48.0%	21	9	133.3%	99.0%	101.2%	-2.2%	70	143	-51.0%	62	111	-44.1%	192	167	15.0%	98	158	-38.0%	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	22	36	-38.9%	49	10	390.0%	95.6%	100.0%	-4.4%	37	31	19.4%	15	37	-59.5%	115	73	57.5%	27	45	-40.0%	5.0	2.4	108.3%
\$1,500,000 - \$1,999,999	9	12	-25.0%	21	45	-53.3%	97.8%	97.2%	0.6%	24	17	41.2%	7	13	-46.2%	68	54	25.9%	11	26	-57.7%	7.6	6.0	26.7%
\$2,000,000 and above	8	9	-11.1%	43	28	53.6%	97.3%	93.5%	4.1%	19	15	26.7%	9	12	-25.0%	92	74	24.3%	11	20	-45.0%	10.2	7.4	37.8%
All Condos	420	672	-37.5%	20	12	66.7%	98.7%	100.0%	-1.3%	532	722	-26.3%	438	663	-33.9%	1,144	917	24.8%	623	956	-34.8%	2.5	1.5	66.7%

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

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Closed Sales by Price Range: Single-Family Homes

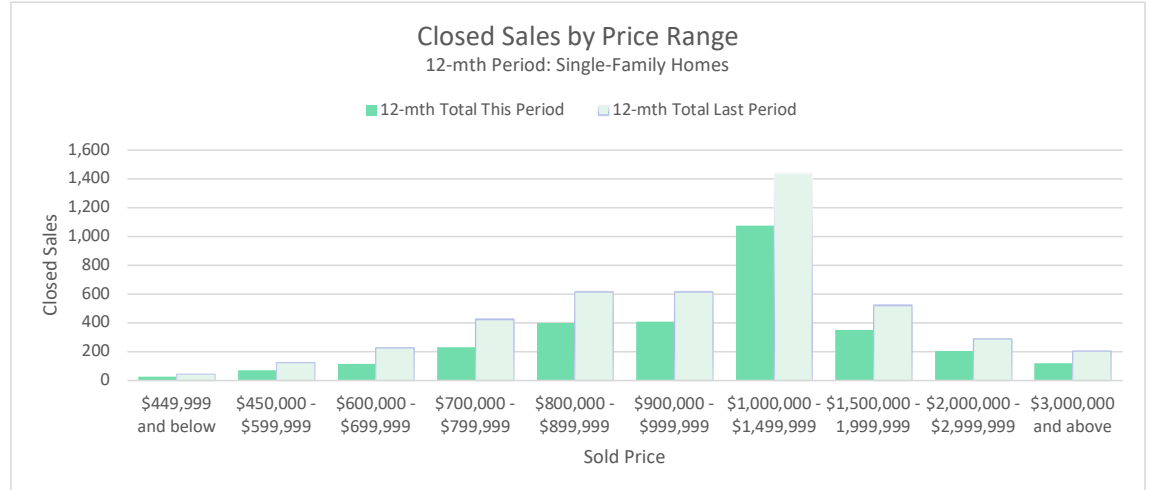
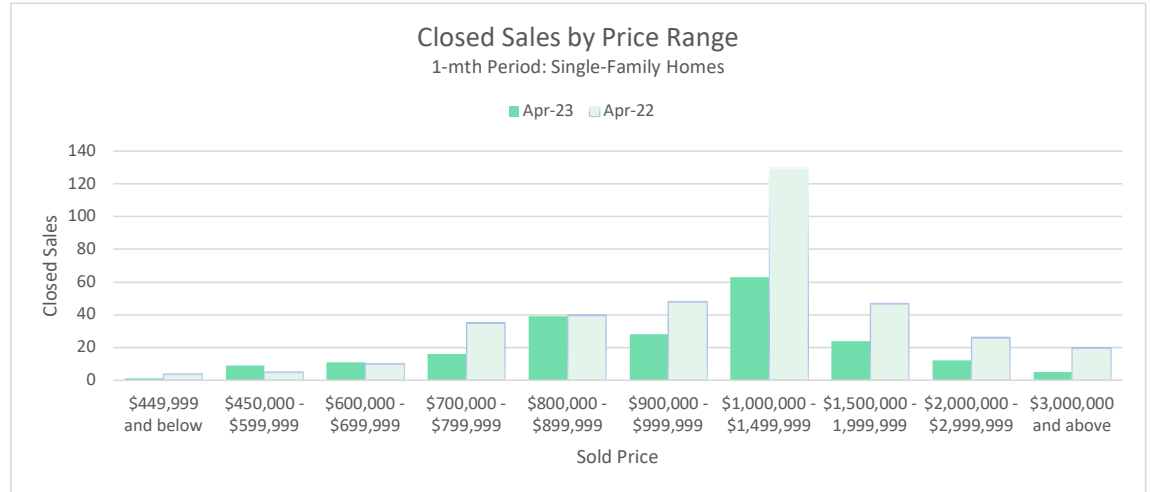
April 2023

OAHU, HAWAII

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

Single-Family Homes	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	4	-75.0%	24	44	-45.5%
\$450,000 - \$599,999	9	5	80.0%	70	120	-41.7%
\$600,000 - \$699,999	11	10	10.0%	115	224	-48.7%
\$700,000 - \$799,999	16	35	-54.3%	230	425	-45.9%
\$800,000 - \$899,999	39	40	-2.5%	399	615	-35.1%
\$900,000 - \$999,999	28	48	-41.7%	406	617	-34.2%
\$1,000,000 - \$1,499,999	63	130	-51.5%	1,075	1,439	-25.3%
\$1,500,000 - 1,999,999	24	47	-48.9%	350	521	-32.8%
\$2,000,000 - \$2,999,999	12	26	-53.8%	201	286	-29.7%
\$3,000,000 and above	5	20	-75.0%	118	201	-41.3%
All Single-Family Homes	208	365	-43.0%	2,988	4,492	-33.5%

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.



Closed Sales by Price Range: Condos

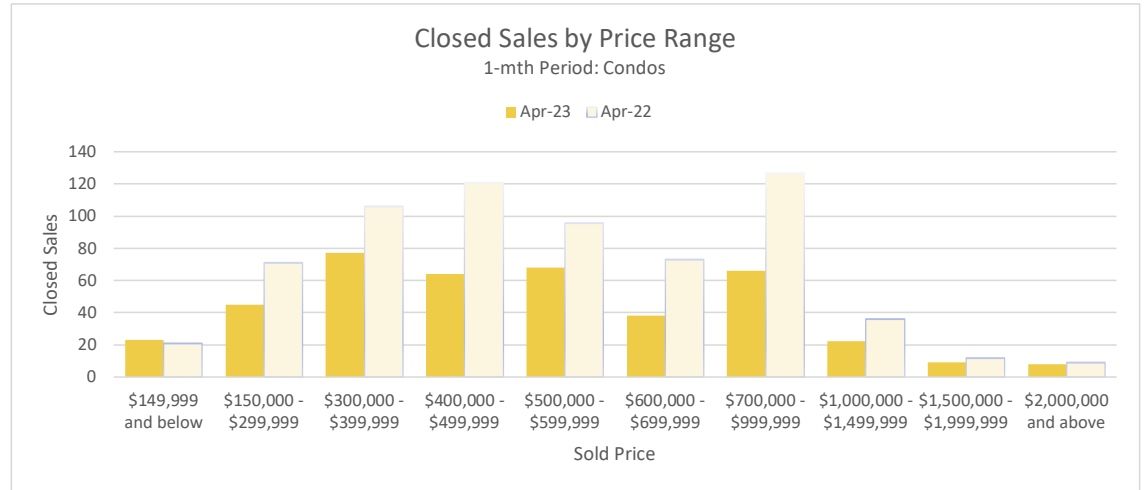
April 2023

OAHU, HAWAII

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

Condos	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	23	21	9.5%	171	252	-32.1%
\$150,000 - \$299,999	45	71	-36.6%	659	1,078	-38.9%
\$300,000 - \$399,999	77	106	-27.4%	877	1,144	-23.3%
\$400,000 - \$499,999	64	121	-47.1%	931	1,330	-30.0%
\$500,000 - \$599,999	68	96	-29.2%	807	1,077	-25.1%
\$600,000 - \$699,999	38	73	-47.9%	602	844	-28.7%
\$700,000 - \$999,999	66	127	-48.0%	913	1,159	-21.2%
\$1,000,000 - \$1,499,999	22	36	-38.9%	271	365	-25.8%
\$1,500,000 - \$1,999,999	9	12	-25.0%	102	105	-2.9%
\$2,000,000 and above	8	9	-11.1%	102	122	-16.4%
All Condos	420	672	-37.5%	5,435	7,476	-27.3%

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.



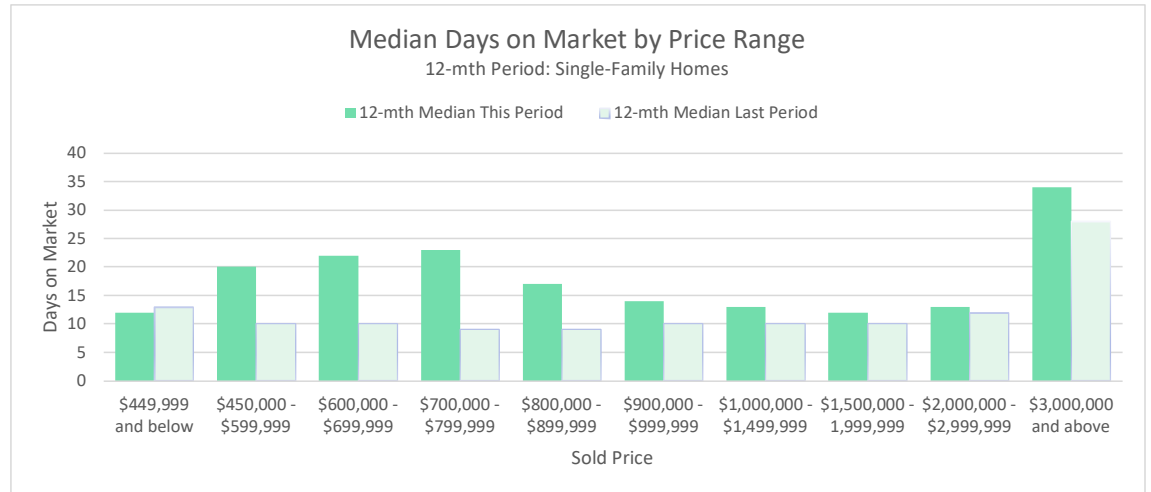
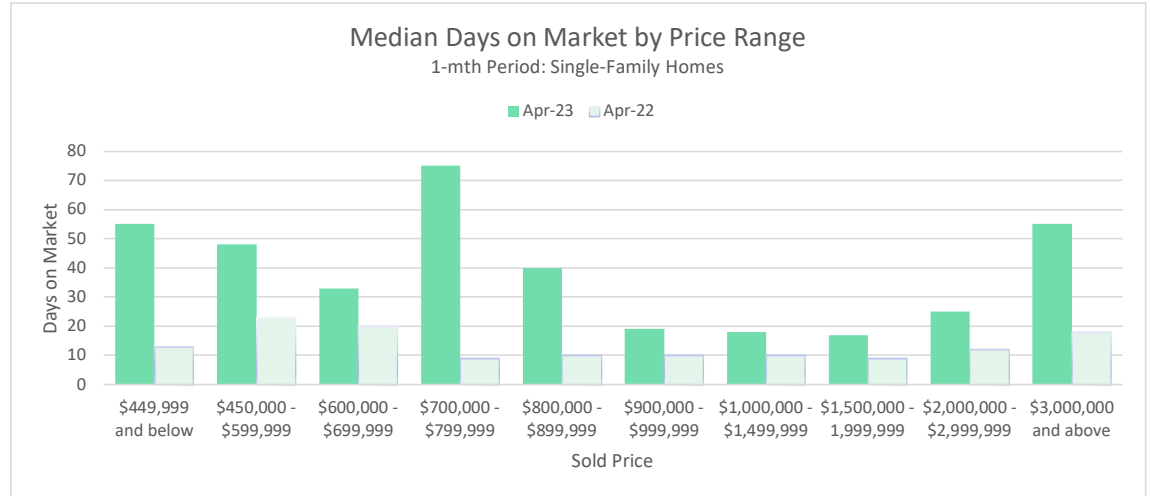
Median Days on Market by Price Range: Single-Family Homes

April 2023

OAHU, HAWAII

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

Single-Family Homes	Apr-23	Apr-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	55	13	323.1%	12	13	-7.7%
\$450,000 - \$599,999	48	23	108.7%	20	10	100.0%
\$600,000 - \$699,999	33	20	65.0%	22	10	120.0%
\$700,000 - \$799,999	75	9	733.3%	23	9	155.6%
\$800,000 - \$899,999	40	10	300.0%	17	9	88.9%
\$900,000 - \$999,999	19	10	90.0%	14	10	40.0%
\$1,000,000 - \$1,499,999	18	10	80.0%	13	10	30.0%
\$1,500,000 - 1,999,999	17	9	88.9%	12	10	20.0%
\$2,000,000 - \$2,999,999	25	12	108.3%	13	12	8.3%
\$3,000,000 and above	55	18	205.6%	34	28	21.4%
All Single-Family Homes	24	10	140.0%	14	10	40.0%



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.

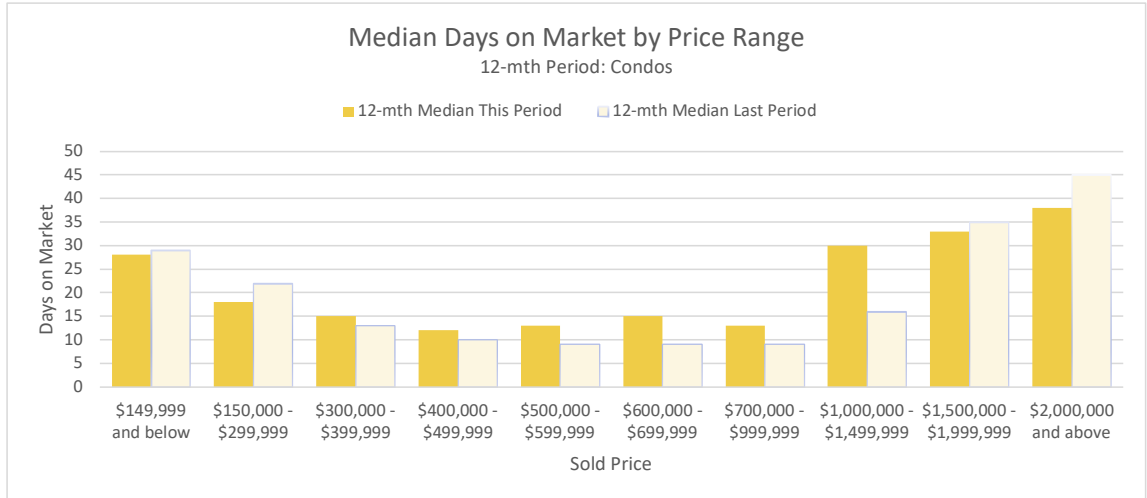
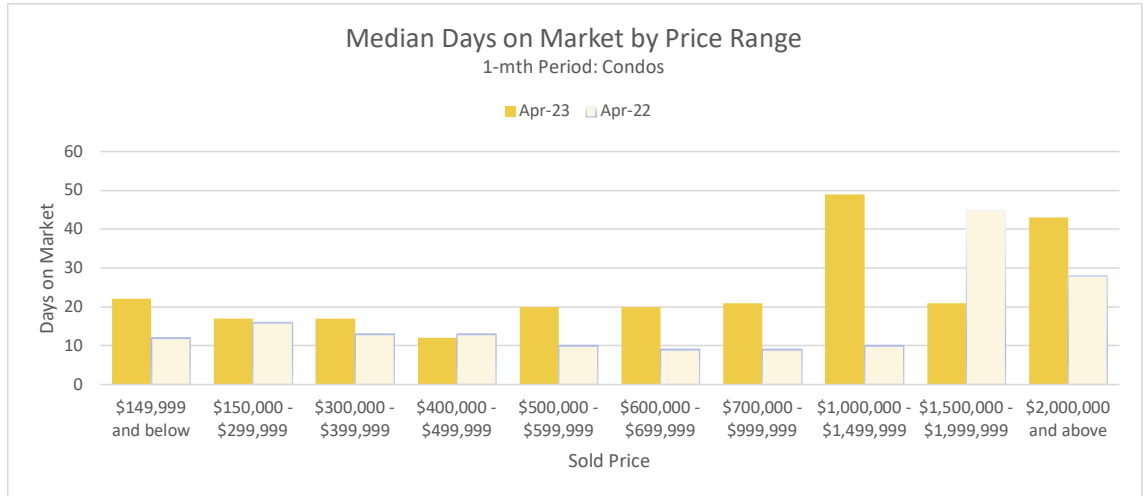
Median Days on Market by Price Range: Condos

April 2023

OAHU, HAWAII

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

Condos	Apr-23	Apr-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	22	12	83.3%	28	29	-3.4%
\$150,000 - \$299,999	17	16	6.3%	18	22	-18.2%
\$300,000 - \$399,999	17	13	30.8%	15	13	15.4%
\$400,000 - \$499,999	12	13	-7.7%	12	10	20.0%
\$500,000 - \$599,999	20	10	100.0%	13	9	44.4%
\$600,000 - \$699,999	20	9	122.2%	15	9	66.7%
\$700,000 - \$999,999	21	9	133.3%	13	9	44.4%
\$1,000,000 - \$1,499,999	49	10	390.0%	30	16	87.5%
\$1,500,000 - \$1,999,999	21	45	-53.3%	33	35	-5.7%
\$2,000,000 and above	43	28	53.6%	38	45	-15.6%
All Condos	20	12	66.7%	15	11	36.4%



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.

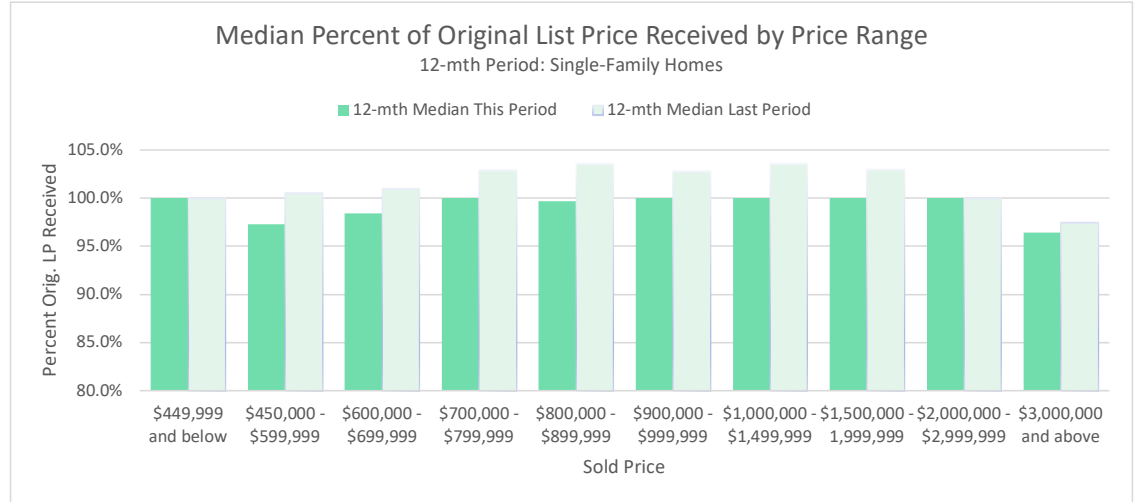
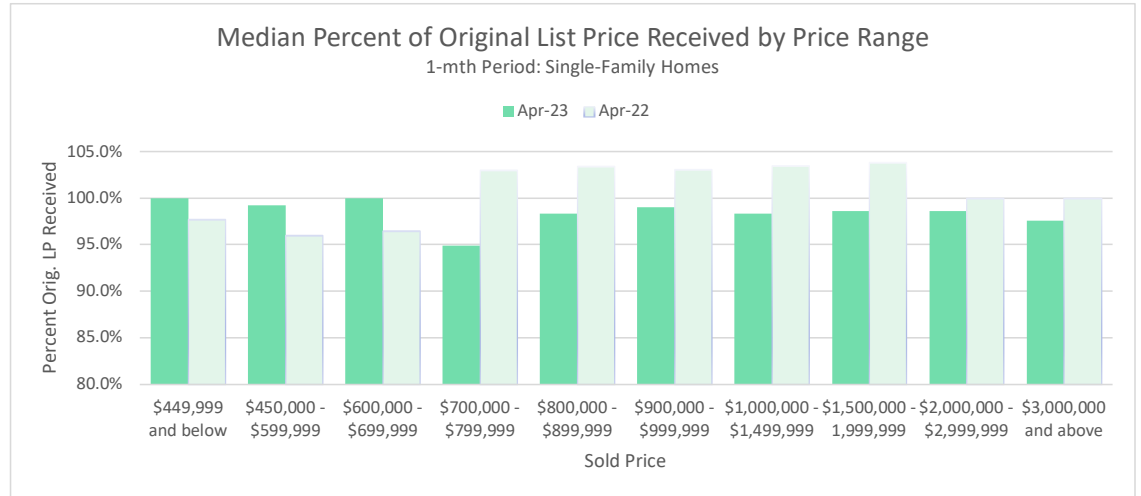
Median Percent of Original List Price Received by Price Range: Single-Family Homes

April 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	Apr-23	Apr-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	100.0%	97.7%	2.4%	100.0%	100.0%	0.0%
\$450,000 - \$599,999	99.2%	96.0%	3.3%	97.3%	100.5%	-3.2%
\$600,000 - \$699,999	100.0%	96.5%	3.6%	98.4%	101.0%	-2.6%
\$700,000 - \$799,999	94.9%	103.0%	-7.9%	100.0%	102.9%	-2.8%
\$800,000 - \$899,999	98.3%	103.4%	-4.9%	99.7%	103.6%	-3.8%
\$900,000 - \$999,999	99.0%	103.1%	-4.0%	100.0%	102.8%	-2.7%
\$1,000,000 - \$1,499,999	98.3%	103.5%	-5.0%	100.0%	103.6%	-3.5%
\$1,500,000 - 1,999,999	98.6%	103.8%	-5.0%	100.0%	103.0%	-2.9%
\$2,000,000 - \$2,999,999	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%
\$3,000,000 and above	97.6%	100.0%	-2.4%	96.4%	97.5%	-1.1%
All Single-Family Homes	98.3%	102.6%	-4.2%	100.0%	102.4%	-2.3%



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.

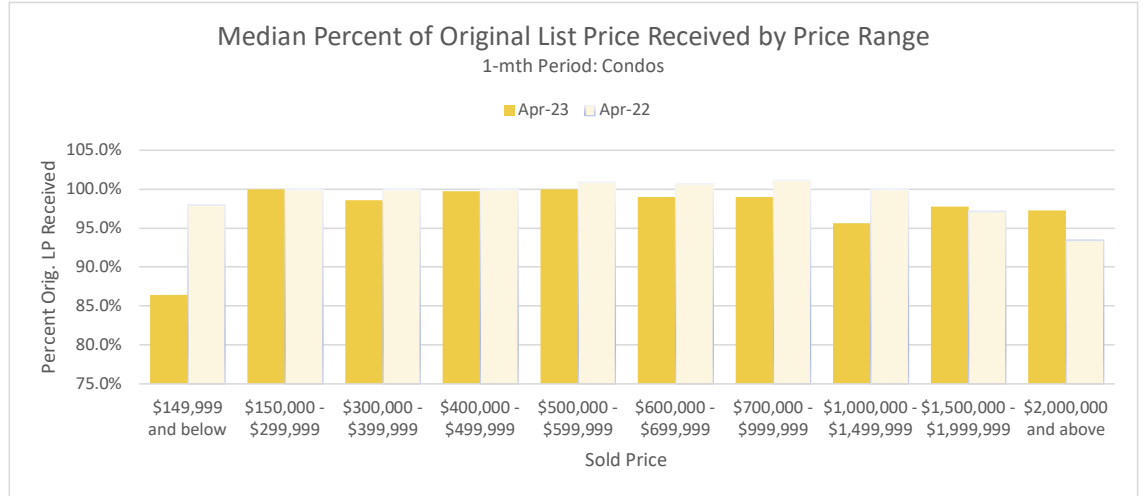
Median Percent of Original List Price Received by Price Range: Condos

April 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	Apr-23	Apr-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	86.4%	98.0%	-11.8%	95.6%	96.5%	-0.9%
\$150,000 - \$299,999	100.0%	100.0%	0.0%	98.4%	98.2%	0.2%
\$300,000 - \$399,999	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%
\$400,000 - \$499,999	99.7%	100.0%	-0.3%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	100.0%	101.0%	-1.0%	100.0%	100.2%	-0.2%
\$600,000 - \$699,999	99.0%	100.7%	-1.7%	100.0%	101.4%	-1.4%
\$700,000 - \$999,999	99.0%	101.2%	-2.2%	100.0%	100.3%	-0.3%
\$1,000,000 - \$1,499,999	95.6%	100.0%	-4.4%	96.3%	99.0%	-2.7%
\$1,500,000 - \$1,999,999	97.8%	97.2%	0.6%	96.8%	96.4%	0.4%
\$2,000,000 and above	97.3%	93.5%	4.1%	96.4%	95.8%	0.6%
All Condos	98.7%	100.0%	-1.3%	100.0%	100.0%	0.0%



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

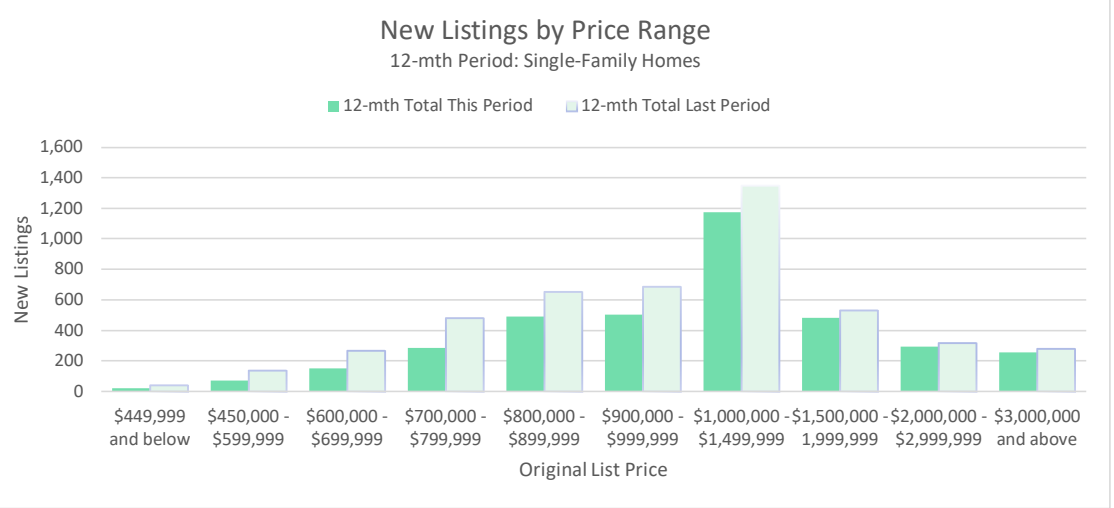
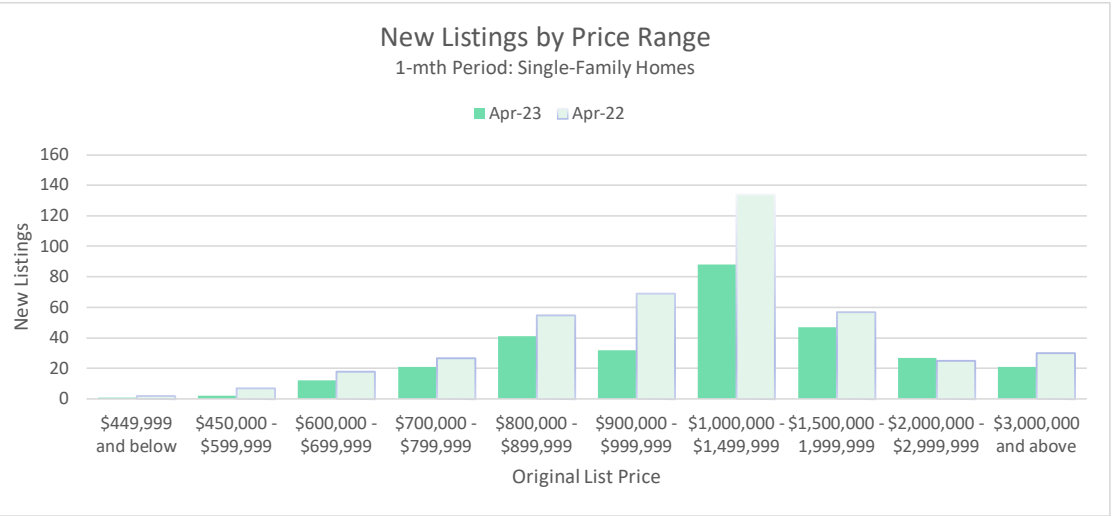
New Listings by Price Range: Single-Family Homes

April 2023

OAHU, HAWAII

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

Single-Family Homes	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	2	-50.0%	23	42	-45.2%
\$450,000 - \$599,999	2	7	-71.4%	73	140	-47.9%
\$600,000 - \$699,999	12	18	-33.3%	150	269	-44.2%
\$700,000 - \$799,999	21	27	-22.2%	285	481	-40.7%
\$800,000 - \$899,999	41	55	-25.5%	490	654	-25.1%
\$900,000 - \$999,999	32	69	-53.6%	502	686	-26.8%
\$1,000,000 - \$1,499,999	88	134	-34.3%	1,175	1,350	-13.0%
\$1,500,000 - 1,999,999	47	57	-17.5%	484	534	-9.4%
\$2,000,000 - \$2,999,999	27	25	8.0%	293	318	-7.9%
\$3,000,000 and above	21	30	-30.0%	256	281	-8.9%
All Single-Family Homes	292	424	-31.1%	3,731	4,755	-21.5%



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.

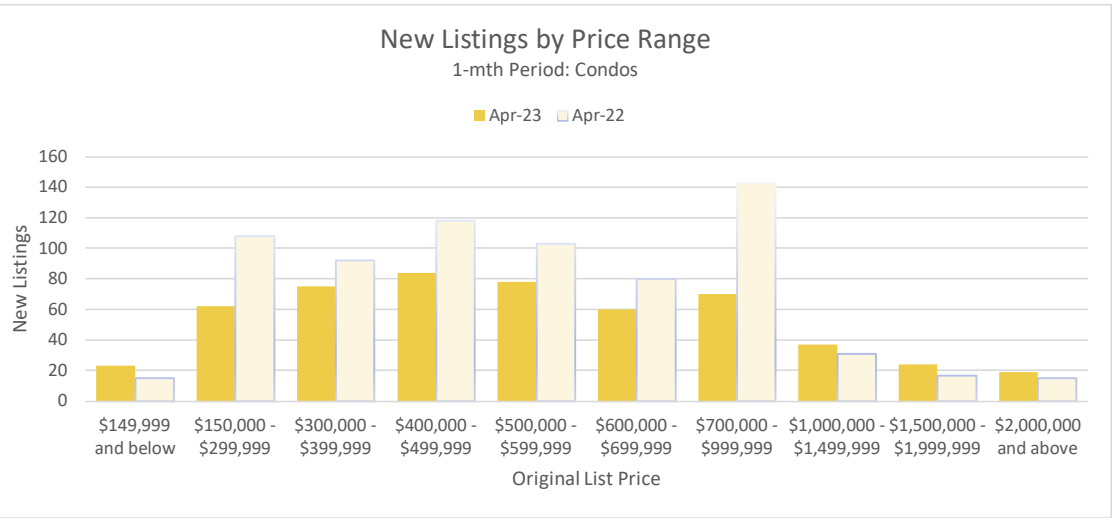
New Listings by Price Range: Condos

April 2023

OAHU, HAWAII

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

Condos	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	23	15	53.3%	194	234	-17.1%
\$150,000 - \$299,999	62	108	-42.6%	769	1,158	-33.6%
\$300,000 - \$399,999	75	92	-18.5%	1,002	1,306	-23.3%
\$400,000 - \$499,999	84	118	-28.8%	1,090	1,450	-24.8%
\$500,000 - \$599,999	78	103	-24.3%	915	1,174	-22.1%
\$600,000 - \$699,999	60	80	-25.0%	746	925	-19.4%
\$700,000 - \$999,999	70	143	-51.0%	1,150	1,257	-8.5%
\$1,000,000 - \$1,499,999	37	31	19.4%	414	439	-5.7%
\$1,500,000 - \$1,999,999	24	17	41.2%	195	173	12.7%
\$2,000,000 and above	19	15	26.7%	200	198	1.0%
All Condos	532	722	-26.3%	6,675	8,314	-19.7%



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.

Pending Sales by Price Range: Single-Family Homes

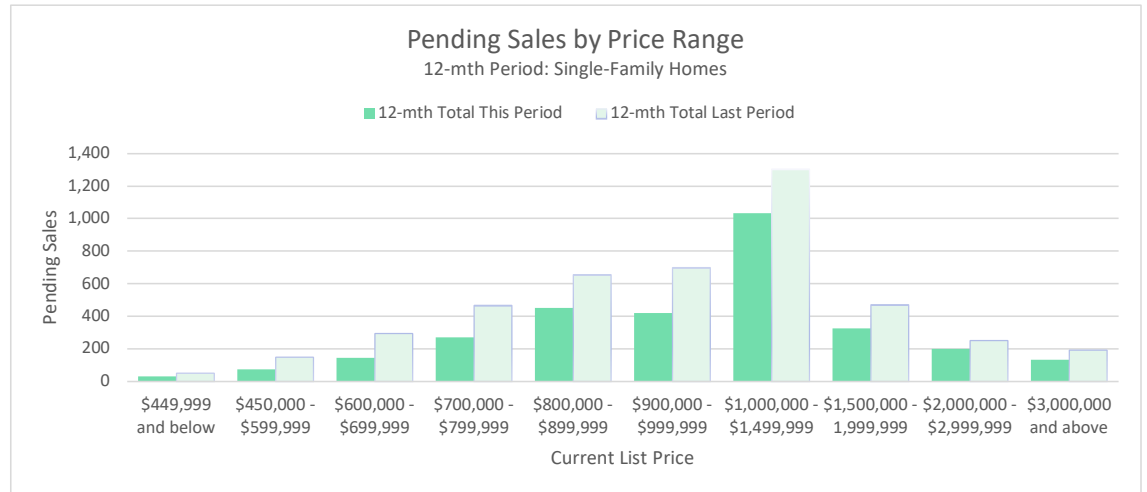
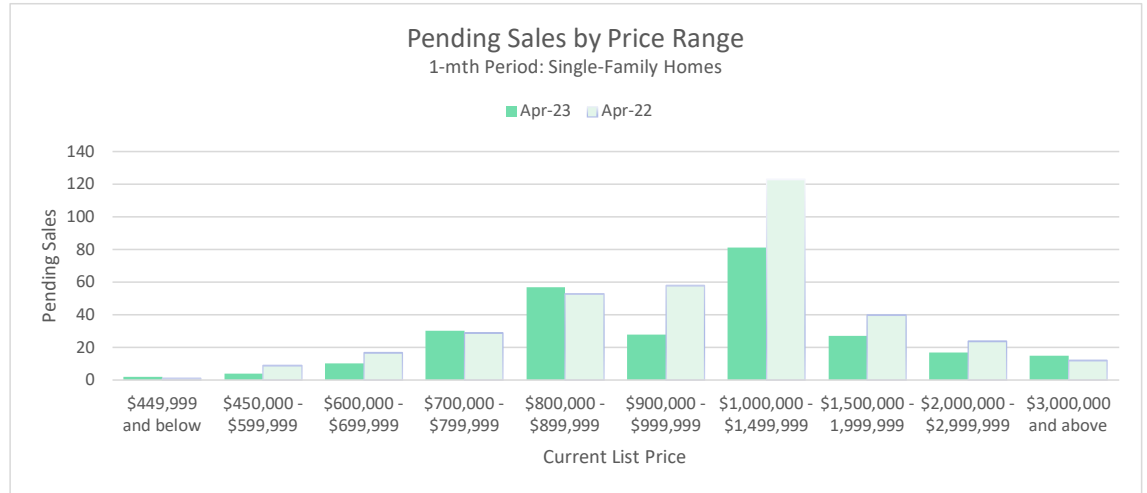
April 2023

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	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	30	50	-40.0%
\$450,000 - \$599,999	4	9	-55.6%	72	148	-51.4%
\$600,000 - \$699,999	10	17	-41.2%	142	294	-51.7%
\$700,000 - \$799,999	30	29	3.4%	270	467	-42.2%
\$800,000 - \$899,999	57	53	7.5%	451	657	-31.4%
\$900,000 - \$999,999	28	58	-51.7%	418	698	-40.1%
\$1,000,000 - \$1,499,999	81	123	-34.1%	1,034	1,305	-20.8%
\$1,500,000 - 1,999,999	27	40	-32.5%	324	472	-31.4%
\$2,000,000 - \$2,999,999	17	24	-29.2%	200	251	-20.3%
\$3,000,000 and above	15	12	25.0%	130	192	-32.3%
All Single-Family Homes	271	366	-26.0%	3,071	4,534	-32.3%

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

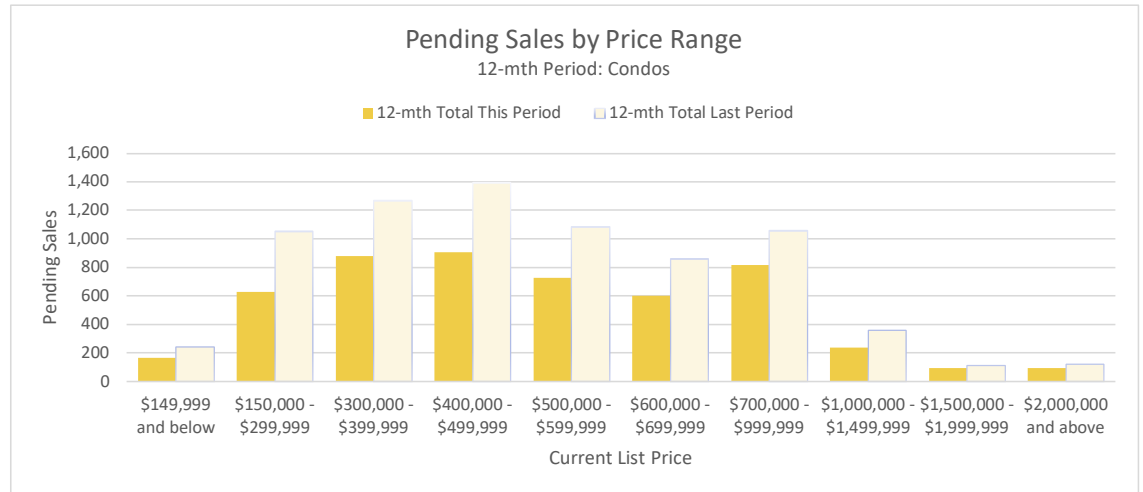
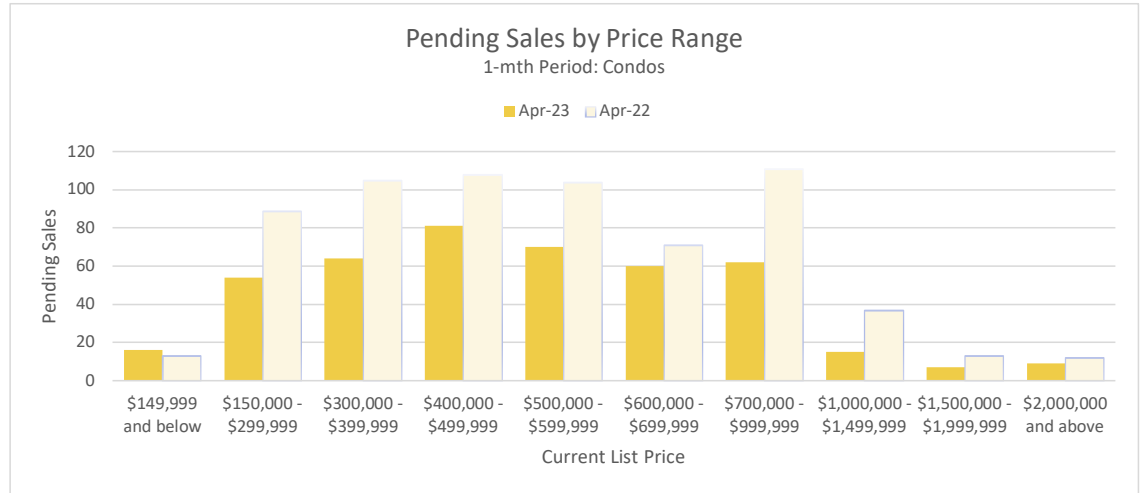
April 2023

OAHU, HAWAII

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

Condos	Apr-23	Apr-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	13	23.1%	164	240	-31.7%
\$150,000 - \$299,999	54	89	-39.3%	629	1,055	-40.4%
\$300,000 - \$399,999	64	105	-39.0%	879	1,269	-30.7%
\$400,000 - \$499,999	81	108	-25.0%	904	1,393	-35.1%
\$500,000 - \$599,999	70	104	-32.7%	725	1,085	-33.2%
\$600,000 - \$699,999	60	71	-15.5%	601	863	-30.4%
\$700,000 - \$999,999	62	111	-44.1%	817	1,058	-22.8%
\$1,000,000 - \$1,499,999	15	37	-59.5%	238	358	-33.5%
\$1,500,000 - \$1,999,999	7	13	-46.2%	95	111	-14.4%
\$2,000,000 and above	9	12	-25.0%	94	122	-23.0%
All Condos	438	663	-33.9%	5,146	7,554	-31.9%

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.



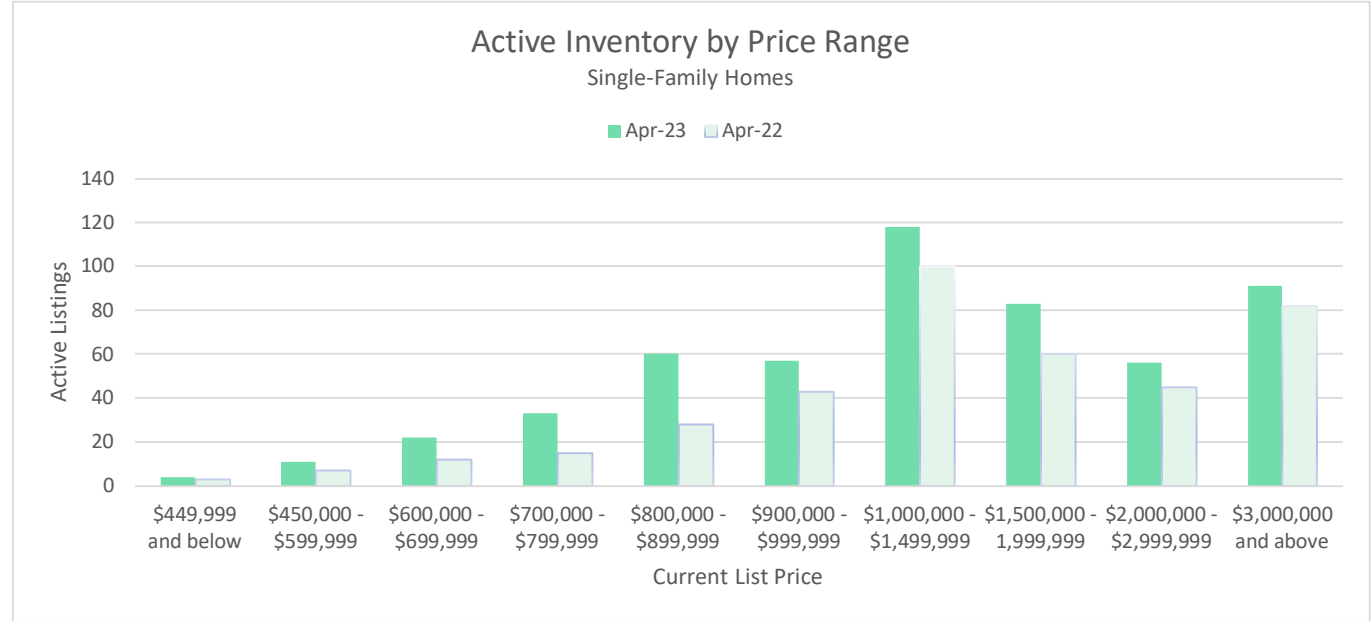
Active Inventory* by Price Range: Single-Family Homes

April 2023

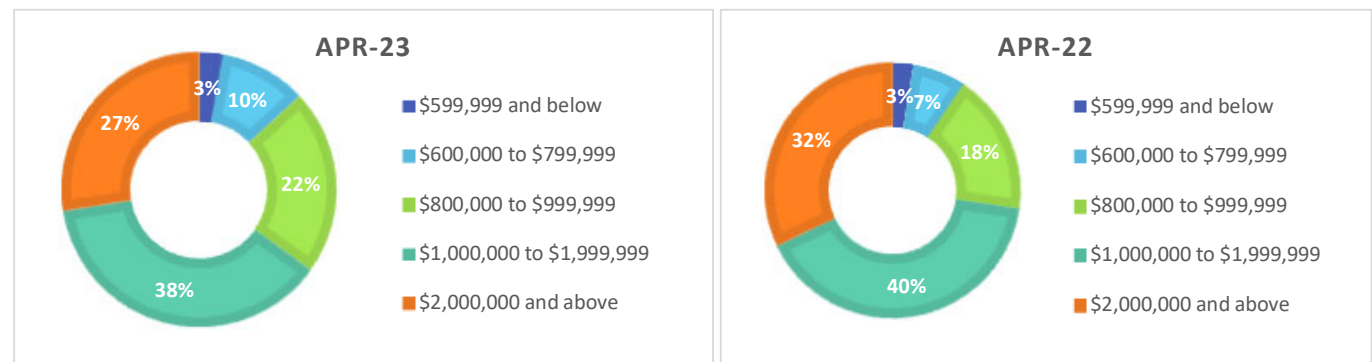
OAHU, HAWAII

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

Single-Family Homes	Apr-23	Apr-22	YOY chg
\$449,999 and below	4	3	33.3%
\$450,000 - \$599,999	11	7	57.1%
\$600,000 - \$699,999	22	12	83.3%
\$700,000 - \$799,999	33	15	120.0%
\$800,000 - \$899,999	60	28	114.3%
\$900,000 - \$999,999	57	43	32.6%
\$1,000,000 - \$1,499,999	118	100	18.0%
\$1,500,000 - 1,999,999	83	60	38.3%
\$2,000,000 - \$2,999,999	56	45	24.4%
\$3,000,000 and above	91	82	11.0%
All Single-Family Homes	535	395	35.4%



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.

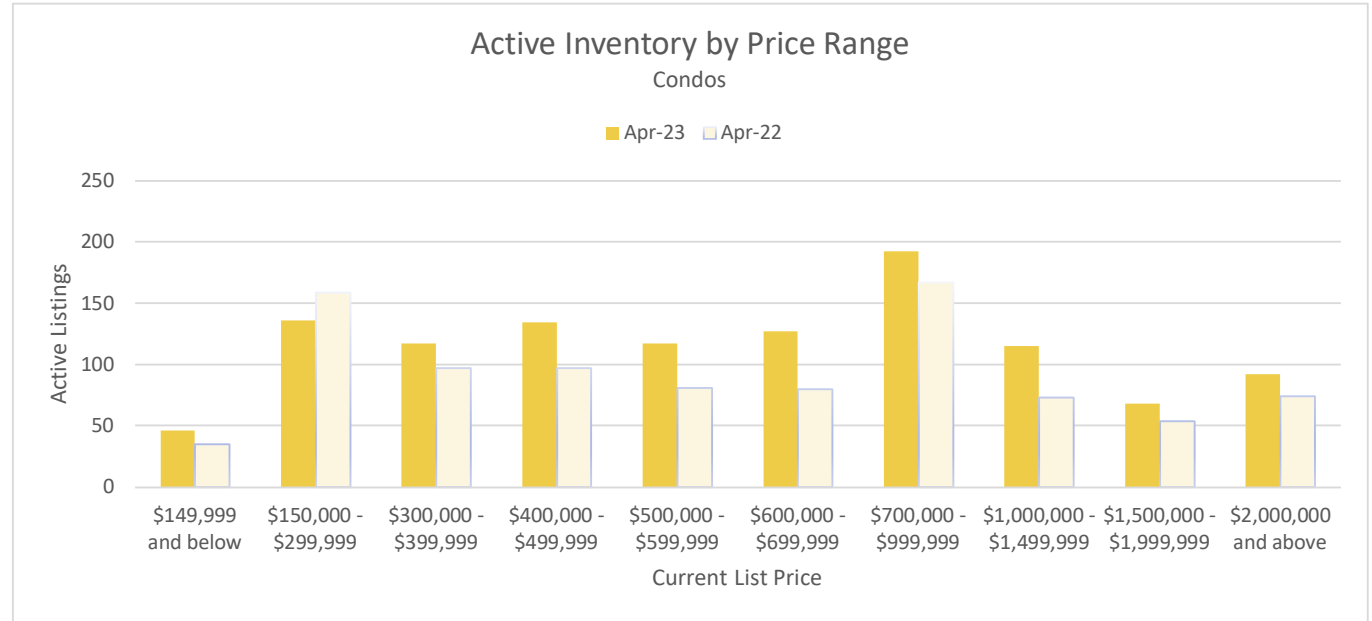
Active Inventory* by Price Range: Condos

April 2023

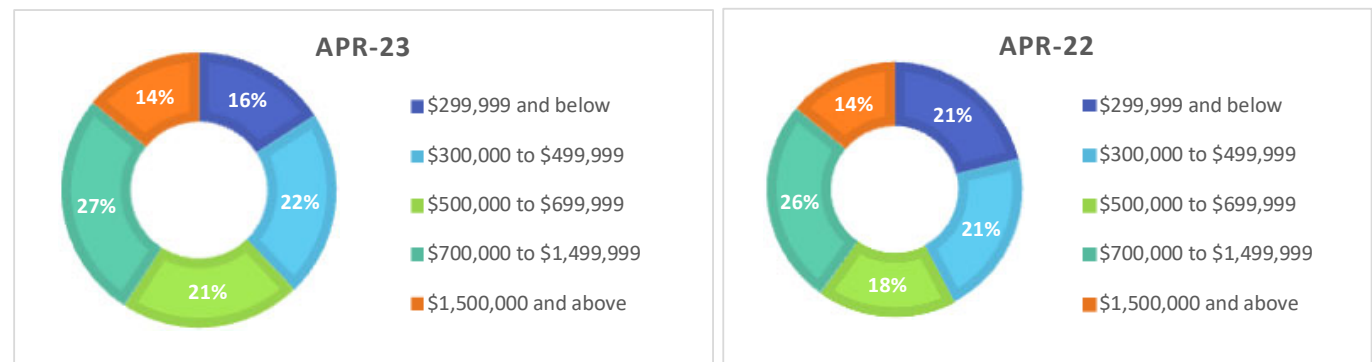
OAHU, HAWAII

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

Condos	Apr-23	Apr-22	YOY chg
\$149,999 and below	46	35	31.4%
\$150,000 - \$299,999	136	159	-14.5%
\$300,000 - \$399,999	117	97	20.6%
\$400,000 - \$499,999	134	97	38.1%
\$500,000 - \$599,999	117	81	44.4%
\$600,000 - \$699,999	127	80	58.8%
\$700,000 - \$999,999	192	167	15.0%
\$1,000,000 - \$1,499,999	115	73	57.5%
\$1,500,000 - \$1,999,999	68	54	25.9%
\$2,000,000 and above	92	74	24.3%
All Condos	1,144	917	24.8%



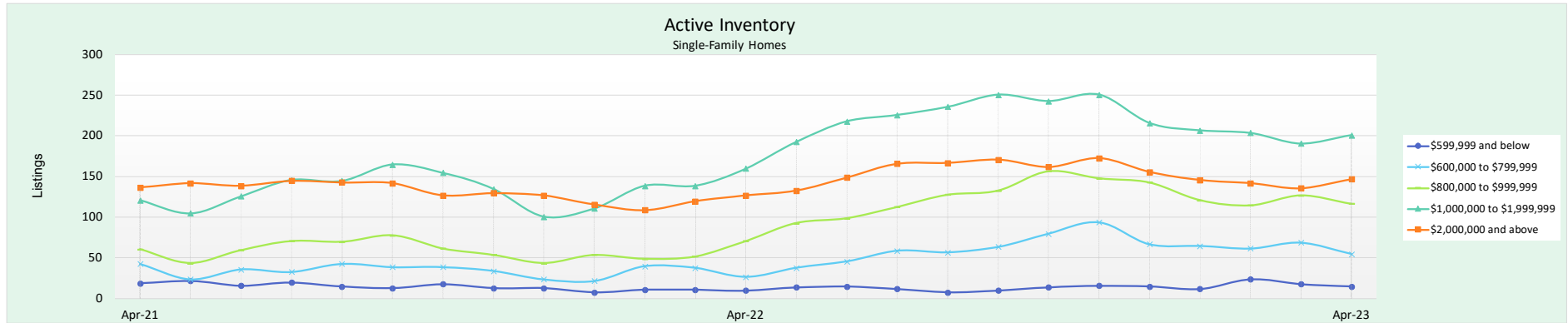
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



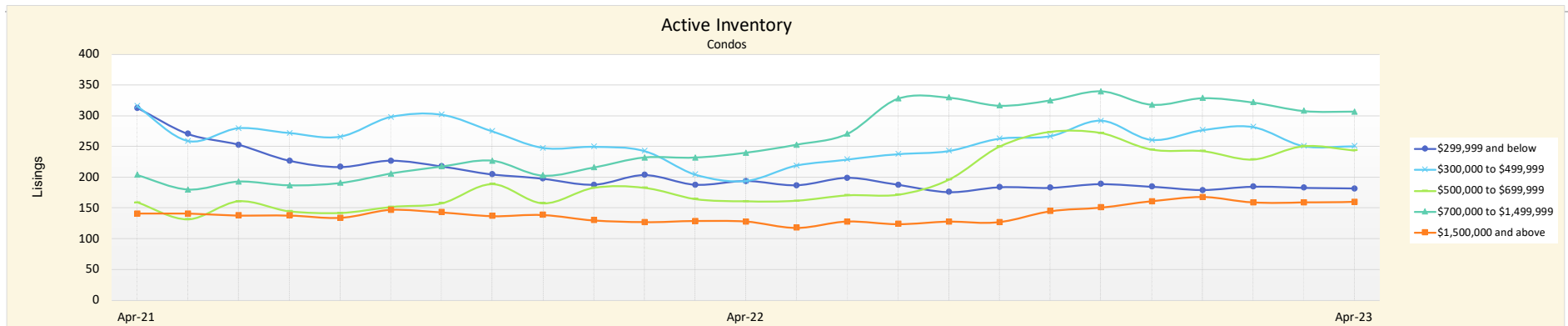
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

April 2023
OAHU, HAWAII



Single-Family Homes	A-21	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
\$599,999 and below	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18	15
\$600,000 to \$799,999	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67	65	62	69	55
\$800,000 to \$999,999	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127	117
\$1,000,000 to \$1,999,999	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191	201
\$2,000,000 and above	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136	147
Total	381	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541	535



Condos	A-21	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
\$299,999 and below	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183	182
\$300,000 to \$499,999	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251	251
\$500,000 to \$699,999	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251	244
\$700,000 to \$1,499,999	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308	307
\$1,500,000 and above	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159	160
Total	1,133	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

*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.

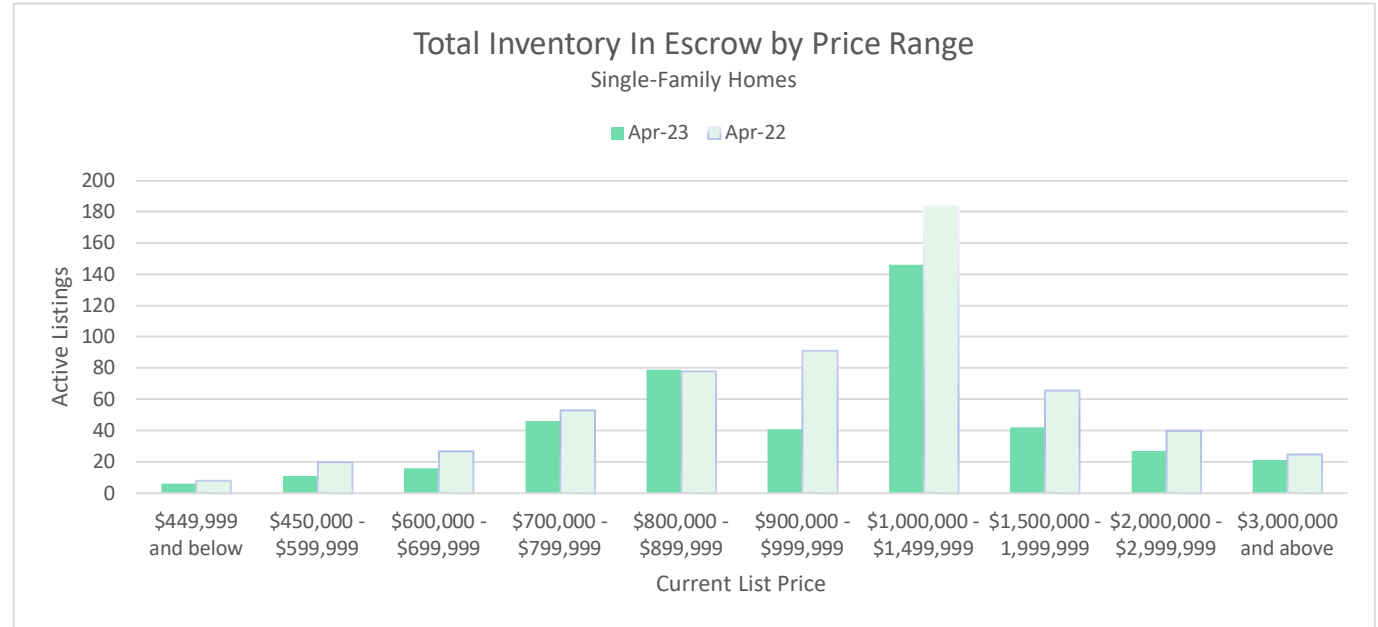
Total Inventory In Escrow* by Price Range: Single-Family Homes

April 2023

OAHU, HAWAII

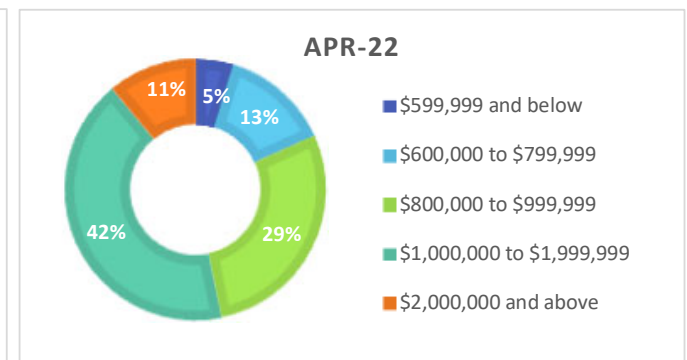
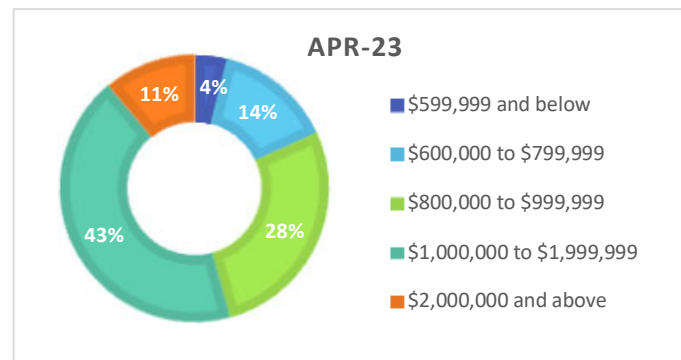
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Apr-23	Apr-22	YOY chg
\$449,999 and below	6	8	-25.0%
\$450,000 - \$599,999	11	20	-45.0%
\$600,000 - \$699,999	16	27	-40.7%
\$700,000 - \$799,999	46	53	-13.2%
\$800,000 - \$899,999	79	78	1.3%
\$900,000 - \$999,999	41	91	-54.9%
\$1,000,000 - \$1,499,999	146	184	-20.7%
\$1,500,000 - 1,999,999	42	66	-36.4%
\$2,000,000 - \$2,999,999	27	40	-32.5%
\$3,000,000 and above	21	25	-16.0%
All Single-Family Homes	435	592	-26.5%



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.

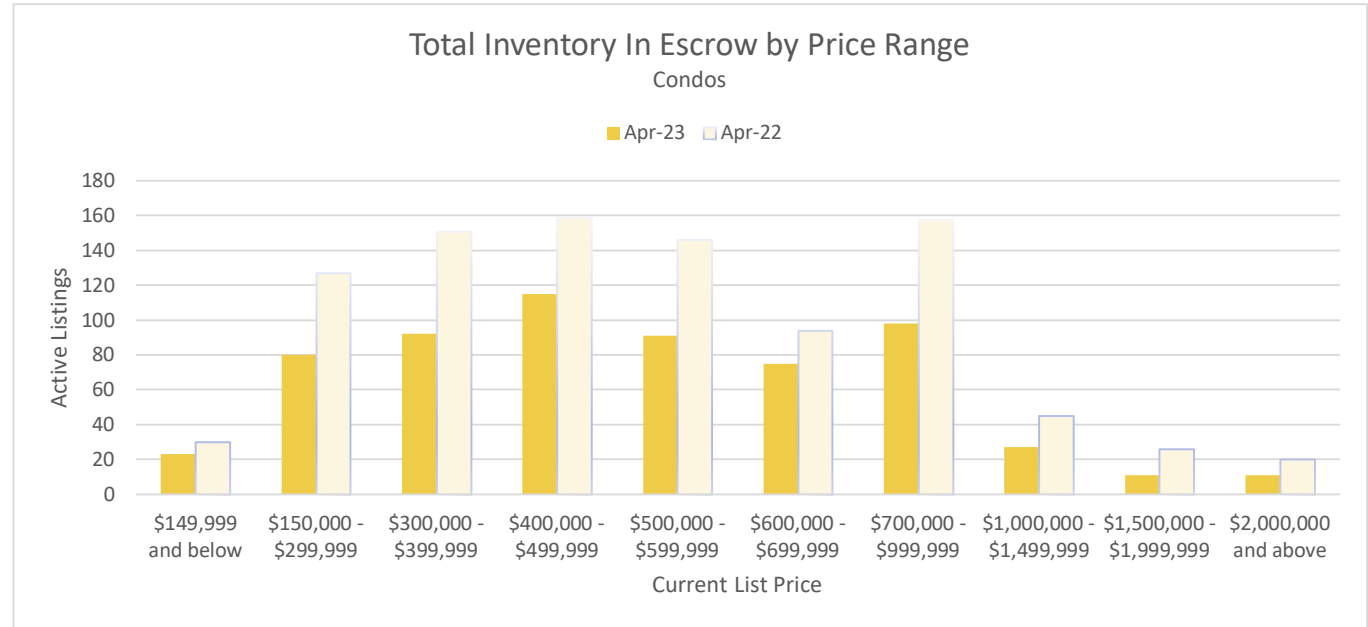
Total Inventory In Escrow* by Price Range: Condos

April 2023

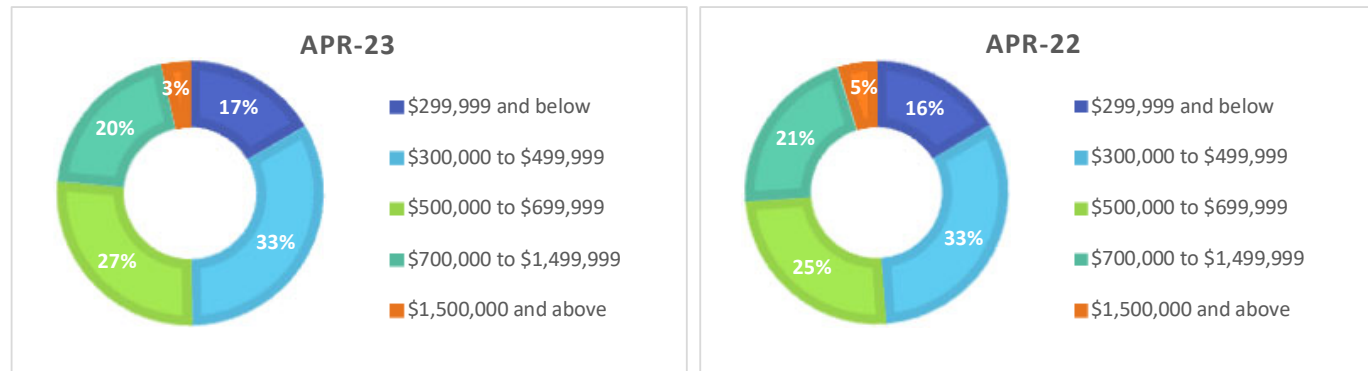
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(The number of properties in an escrow status at the end of a given month)

Condos	Apr-23	Apr-22	YOY chg
\$149,999 and below	23	30	-23.3%
\$150,000 - \$299,999	80	127	-37.0%
\$300,000 - \$399,999	92	151	-39.1%
\$400,000 - \$499,999	115	159	-27.7%
\$500,000 - \$599,999	91	146	-37.7%
\$600,000 - \$699,999	75	94	-20.2%
\$700,000 - \$999,999	98	158	-38.0%
\$1,000,000 - \$1,499,999	27	45	-40.0%
\$1,500,000 - \$1,999,999	11	26	-57.7%
\$2,000,000 and above	11	20	-45.0%
All Condos	623	956	-34.8%



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



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

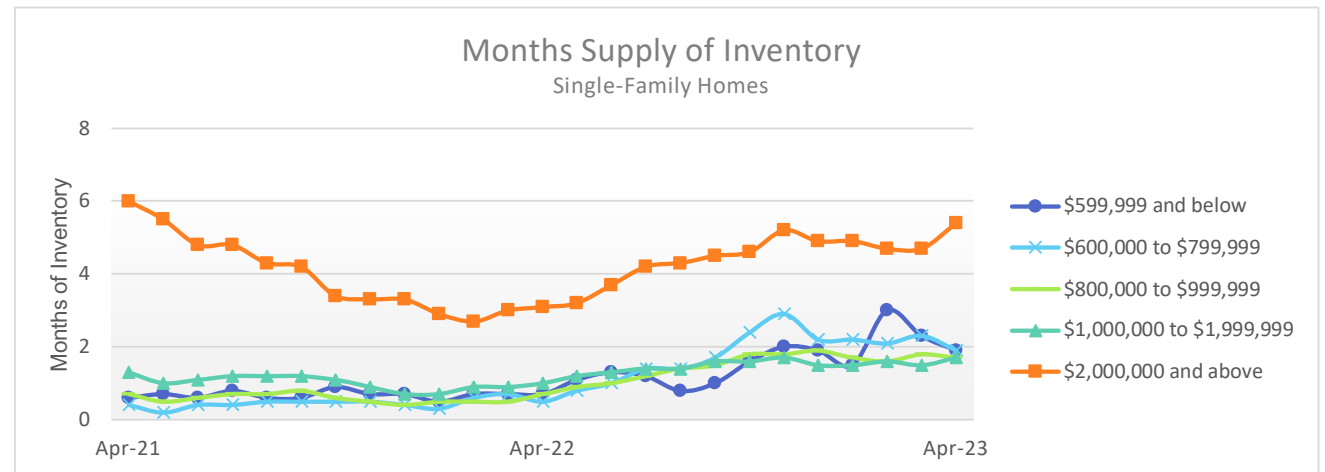
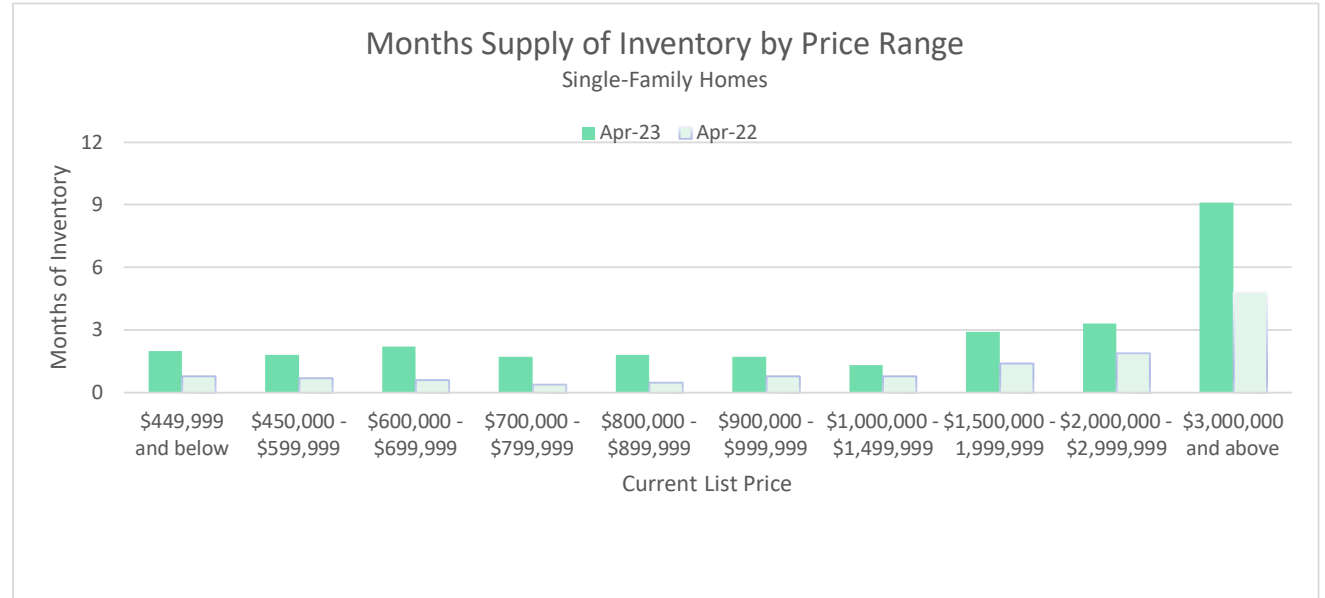
Months Supply of Active Inventory by Price Range: Single-Family Homes

April 2023

OAHU, HAWAII

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

Single-Family Homes	Apr-23	Apr-22	YOY chg
\$449,999 and below	2.0	0.8	150.0%
\$450,000 - \$599,999	1.8	0.7	157.1%
\$600,000 - \$699,999	2.2	0.6	266.7%
\$700,000 - \$799,999	1.7	0.4	325.0%
\$800,000 - \$899,999	1.8	0.5	260.0%
\$900,000 - \$999,999	1.7	0.8	112.5%
\$1,000,000 - \$1,499,999	1.3	0.8	62.5%
\$1,500,000 - 1,999,999	2.9	1.4	107.1%
\$2,000,000 - \$2,999,999	3.3	1.9	73.7%
\$3,000,000 and above	9.1	4.8	89.6%
All Single-Family Homes	2.1	1.1	90.9%



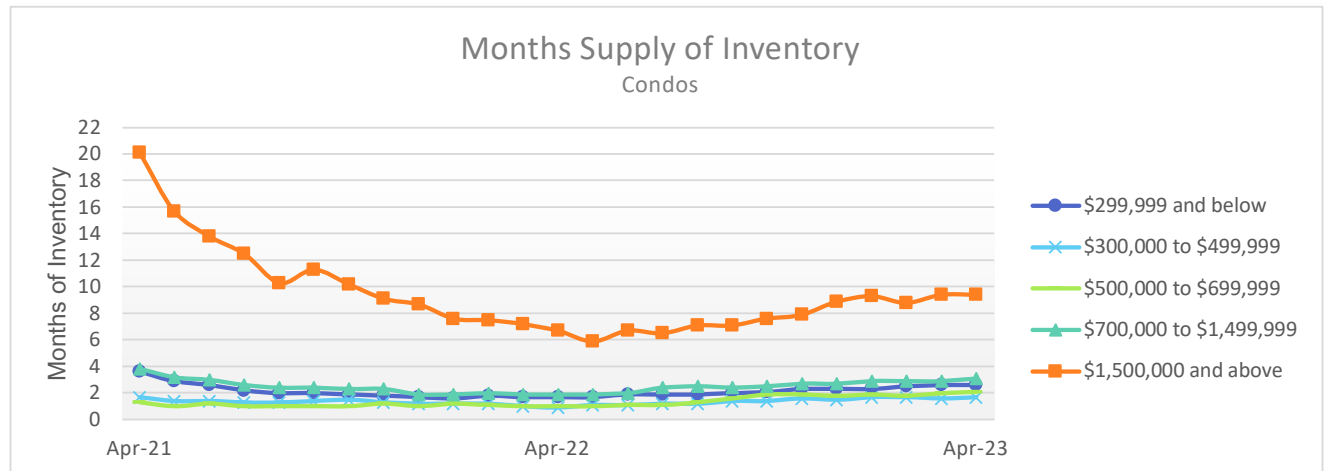
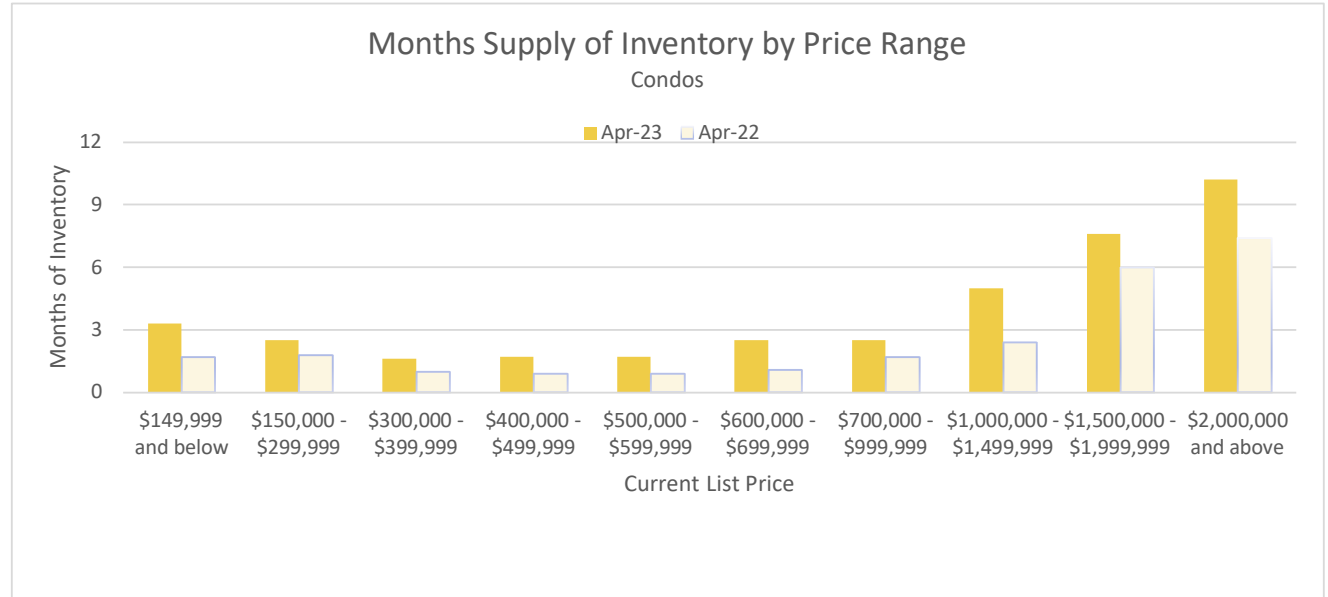
Months Supply of Active Inventory by Price Range: Condos

April 2023

OAHU, HAWAII

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

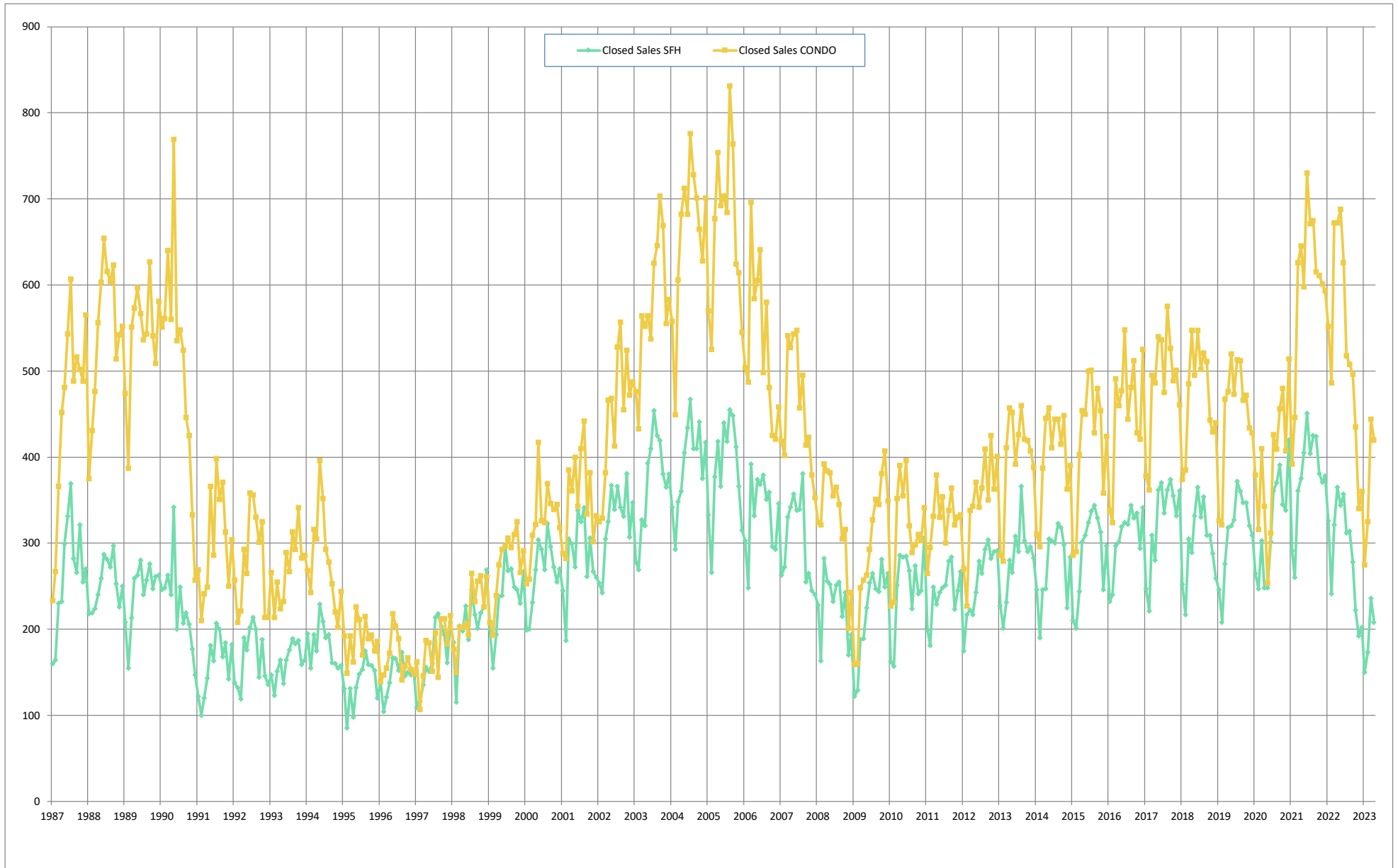
Condos	Apr-23	Apr-22	YOY chg
\$149,999 and below	3.3	1.7	94.1%
\$150,000 - \$299,999	2.5	1.8	38.9%
\$300,000 - \$399,999	1.6	1.0	60.0%
\$400,000 - \$499,999	1.7	0.9	88.9%
\$500,000 - \$599,999	1.7	0.9	88.9%
\$600,000 - \$699,999	2.5	1.1	127.3%
\$700,000 - \$999,999	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	5.0	2.4	108.3%
\$1,500,000 - \$1,999,999	7.6	6.0	26.7%
\$2,000,000 and above	10.2	7.4	37.8%
All Condos	2.5	1.5	66.7%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



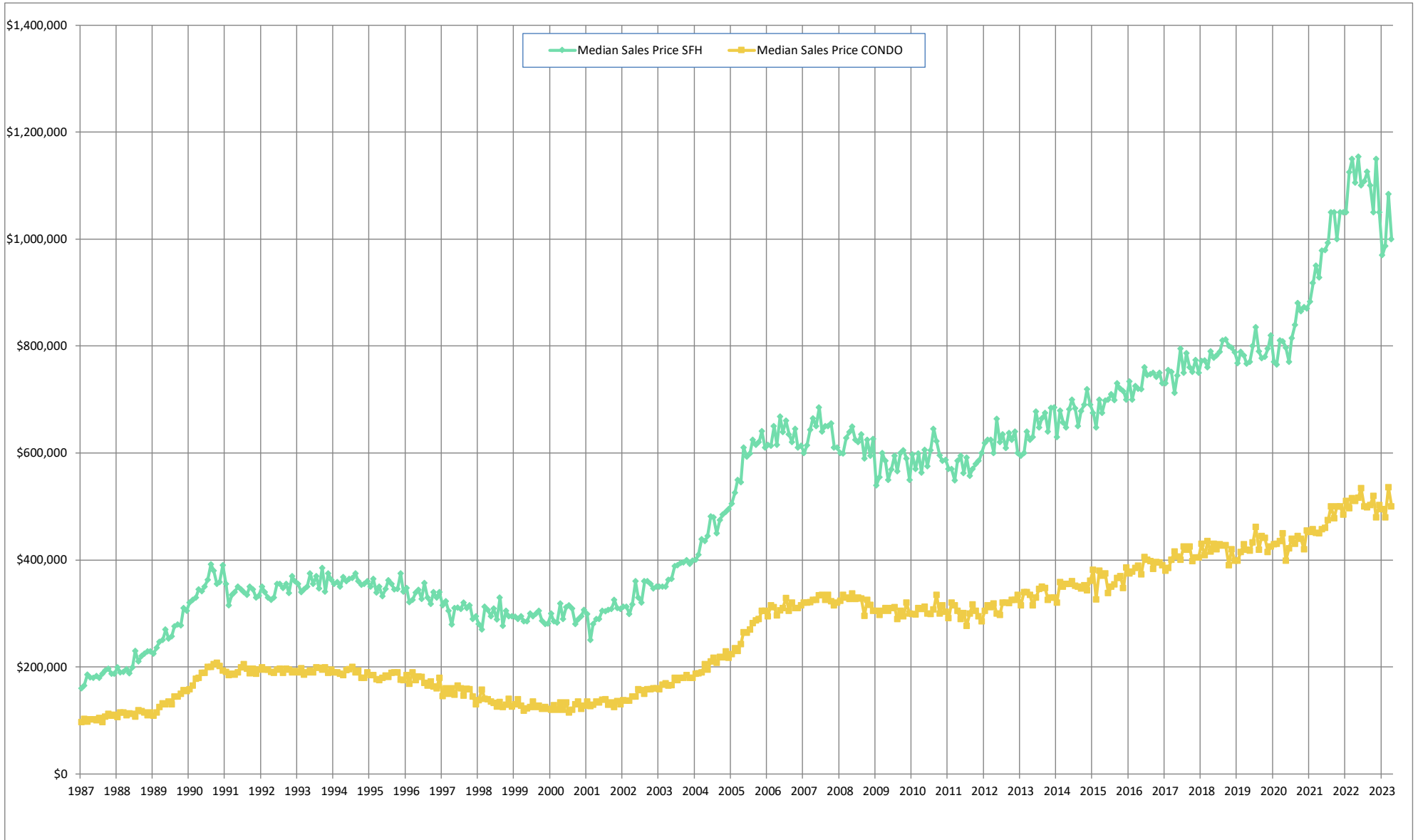
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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