

Executive Summary

Closed sales in both single-family home and condominium markets declined by 22.8% year-over-year. Sales also slipped from a month ago, down 12.6% for single-family homes and 17.3% for condos.

Pending sales were down year-over-year 31.4% for single-family homes and 26.4% for condos. Fewer new listings were added to the market compared to a year ago, with 386 single-family home listings, a 17.7% year-over-year decline, and 616 condo listings, down 7.2% from last July. However, the active inventory of single-family homes was 38.8% more than last year, and the active inventory of condos was up 8.4%.

Single-family home sales fell across most regions on O'ahu, with the largest drop in sales volume occurring in the Ewa Plain, Kāne'ohe, and Leeward regions. In the condo market, the Metro region accounted for the largest decline in sales volume, ending the month down 26.7% with 285 sales compared to 389 a year ago.

Forty-nine percent of July single-family home sales closed above the original asking price compared to 70% one year ago and 62% one month ago. Although the majority, or 66%, of sold single-family homes received the full asking price or more, that share also fell compared to 79% of sales during the same time last year. The portion of condo sales that closed above the original asking price was 37%, nearly flat with the previous year's 38%, but down slightly compared to recent months. Sixty percent of closed condo sales in July received the full asking price or more compared to 62% both a year ago and last month.

A larger portion of new single-family home listings remained in active inventory at the end of the month. Out of the 386 new listings, 243, or 63%, remained active compared to 46% last year. Similarly, the condo market also saw a larger share of new listings remaining in active inventory at the end of the month. Of the 616 new listings, 353 or 57% remained active compared to 49% at the end of July 2021.



Oahu Monthly Housing Statistics

July 2022



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,107,944	+11.6%
Closed Sales	YoY %chg
312	-22.8%
Average Sales Price	YoY %chg
\$1,329,023	+5.0%

CONDOS

Median Sales Price	YoY %chg
\$500,000	+5.3%
Closed Sales	YoY %chg
518	-22.8%
Average Sales Price	YoY %chg
\$590,934	+8.6%

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

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

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Monthly Indicators

OAHU, HAWAII

July 2022

	Single-Family Homes				
	Jul-22	Jul-21	YoY %chg	Jun-22	MoM %chg
Closed Sales	312	404	-22.8%	357	-12.6%
Median Sales Price	\$1,107,944	\$992,500	11.6%	\$1,100,000	0.7%
Average Sales Price	\$1,329,023	\$1,265,382	5.0%	\$1,382,559	-3.9%
Median Days on Market	11	9	22.2%	10	10.0%
Percent of Orig. List Price Received	100.0%	103.9%	-3.8%	102.0%	-2.0%
New Listings	386	469	-17.7%	391	-1.3%
Pending Sales*	297	433	-31.4%	305	-2.6%
Active Inventory*	576	415	38.8%	527	9.3%
Total Inventory in Escrow*	479	735	-34.8%	509	-5.9%
Months Supply of Active Inventory*	1.6	1.1	45.5%	1.5	6.7%

	Condos				
	Jul-22	Jul-21	YoY %chg	Jun-22	MoM %chg
Closed Sales	518	671	-22.8%	626	-17.3%
Median Sales Price	\$500,000	\$475,000	5.3%	\$534,000	-6.4%
Average Sales Price	\$590,934	\$544,064	8.6%	\$631,822	-6.5%
Median Days on Market	12	11	9.1%	11	9.1%
Percent of Orig. List Price Received	100.0%	100.0%	0.0%	100.0%	0.0%
New Listings	616	664	-7.2%	686	-10.2%
Pending Sales*	484	658	-26.4%	501	-3.4%
Active Inventory*	1,050	969	8.4%	998	5.2%
Total Inventory in Escrow*	676	1,026	-34.1%	728	-7.1%
Months Supply of Active Inventory*	1.7	1.8	-5.6%	1.6	6.2%

*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-2022	YTD-2021	1-yr %chg	YTD-2020	2-yr %chg
Closed Sales	2,266	2,547	-11.0%	1,974	14.8%
Median Sales Price	\$1,110,500	\$950,000	16.9%	\$790,000	40.6%
Average Sales Price	\$1,415,213	\$1,204,248	17.5%	\$959,247	47.5%
Median Days on Market	10	9	11.1%	19	-47.4%
Percent of Orig. List Price Received	101.6%	101.8%	-0.2%	98.6%	3.0%
New Listings	2,745	2,966	-7.5%	2,666	3.0%
Pending Sales*	2,339	2,800	-16.5%	2,457	-4.8%

	Condos				
	YTD-2022	YTD-2021	1-yr %chg	YTD-2020	2-yr %chg
Closed Sales	4,214	4,108	2.6%	2,440	72.7%
Median Sales Price	\$515,000	\$459,000	12.2%	\$430,000	19.8%
Average Sales Price	\$615,320	\$537,973	14.4%	\$500,776	22.9%
Median Days on Market	11	13	-15.4%	30	-63.3%
Percent of Orig. List Price Received	100.0%	100.0%	0.0%	97.8%	2.2%
New Listings	4,830	4,834	-0.1%	4,149	16.4%
Pending Sales*	4,157	4,512	-7.9%	2,733	52.1%

*see footnotes on pages 9-12 regarding methodology updates

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

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

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

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Closed Sales

July 2022

OAHU, HAWAII

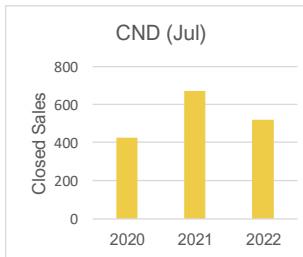
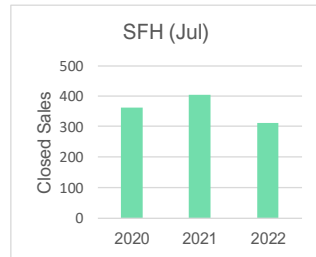
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Jul-19	372	513	885
Aug-19	360	512	872
Sep-19	347	466	813
Oct-19	347	472	819
Nov-19	320	434	754
Dec-19	309	428	737
Jan-20	265	379	644
Feb-20	247	316	563
Mar-20	303	410	713
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



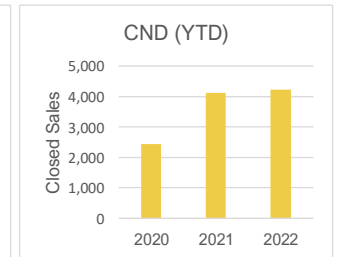
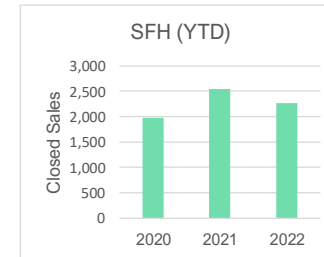
Monthly Closed Sales

July	SFH	YoY %chg	CND	YoY %chg
2020	361	-3.0%	426	-17.0%
2021	404	11.9%	671	57.5%
2022	312	-22.8%	518	-22.8%



Year-to-Date Closed Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	1,974	-4.5%	2,440	-21.2%
2021	2,547	29.0%	4,108	68.4%
2022	2,266	-11.0%	4,214	2.6%



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

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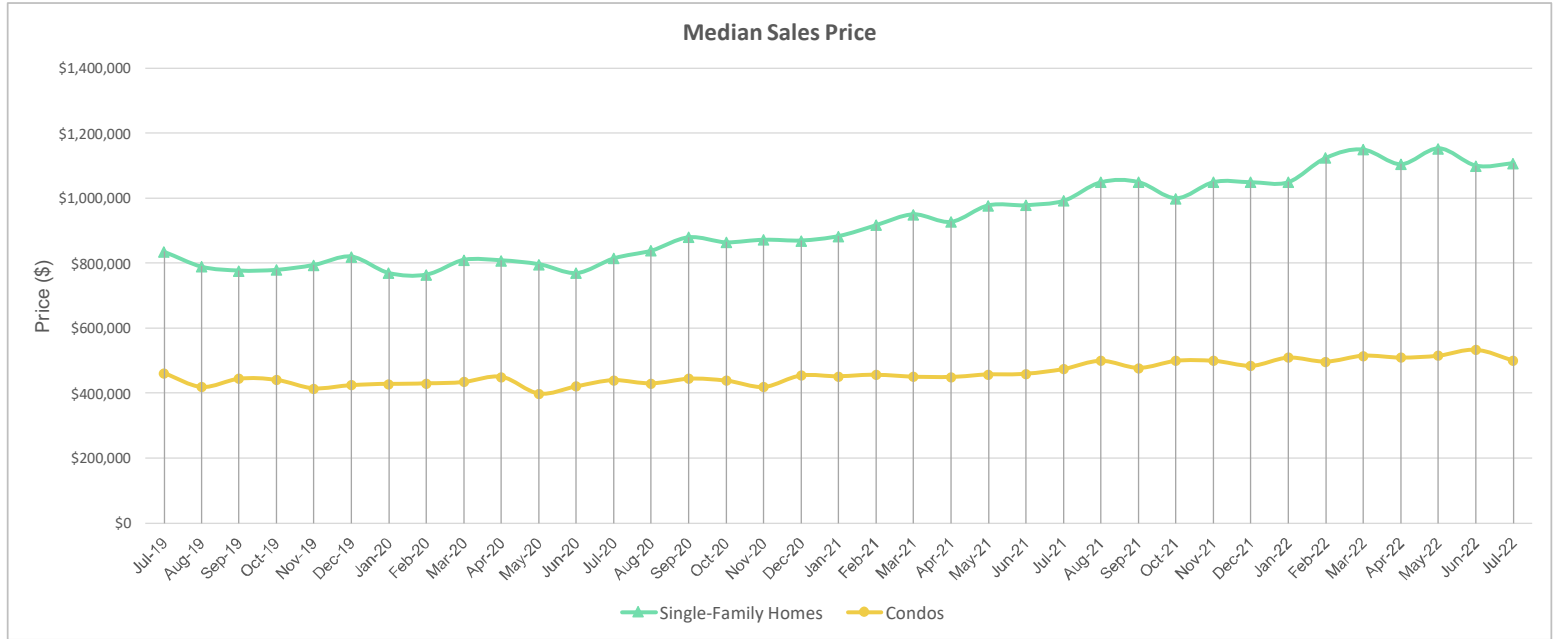
Median Sales Price

July 2022

OAHU, HAWAII

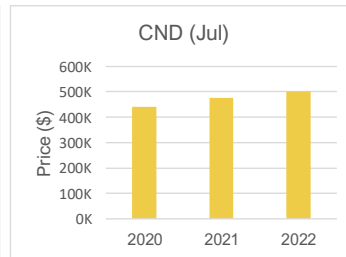
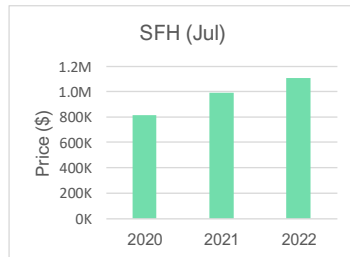
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-19	\$835,000	\$461,500
Aug-19	\$790,000	\$419,500
Sep-19	\$777,000	\$445,000
Oct-19	\$780,000	\$441,000
Nov-19	\$794,750	\$415,000
Dec-19	\$820,000	\$425,500
Jan-20	\$770,000	\$429,000
Feb-20	\$765,000	\$430,000
Mar-20	\$810,000	\$435,000
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



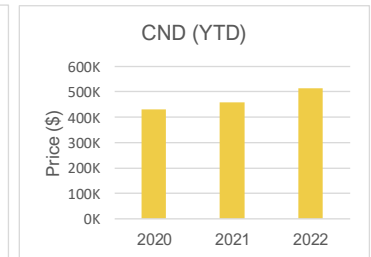
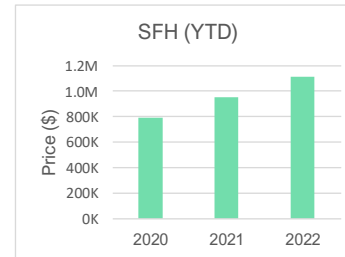
Monthly Median Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2020	\$815,000	-2.4%	\$440,000	-4.7%
2021	\$992,500	21.8%	\$475,000	8.0%
2022	\$1,107,944	11.6%	\$500,000	5.3%



Year-to-Date Median Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$790,000	0.6%	\$430,000	1.2%
2021	\$950,000	20.3%	\$459,000	6.7%
2022	\$1,110,500	16.9%	\$515,000	12.2%



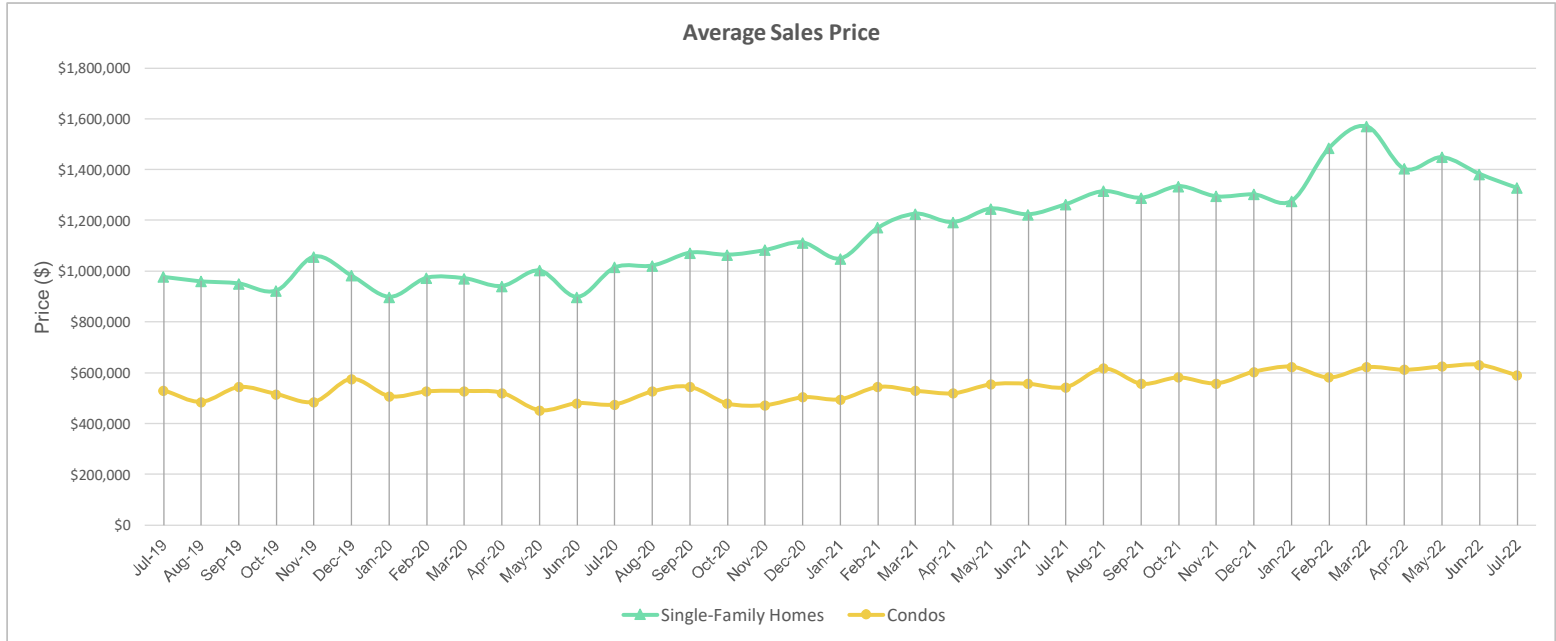
Average Sales Price

July 2022

OAHU, HAWAII

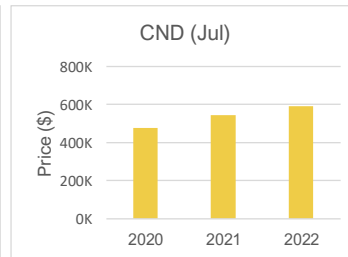
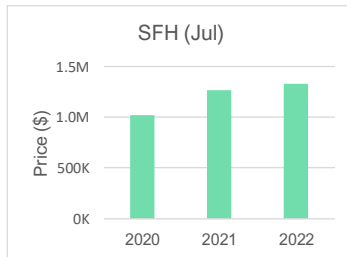
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-19	\$978,651	\$530,870
Aug-19	\$961,456	\$486,234
Sep-19	\$952,257	\$545,491
Oct-19	\$924,895	\$516,273
Nov-19	\$1,058,258	\$485,383
Dec-19	\$983,758	\$576,898
Jan-20	\$899,689	\$508,395
Feb-20	\$974,283	\$527,836
Mar-20	\$972,367	\$528,606
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



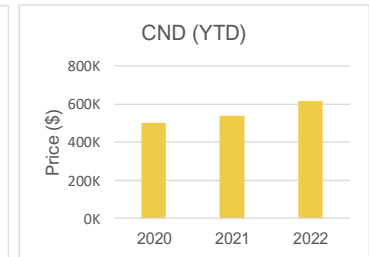
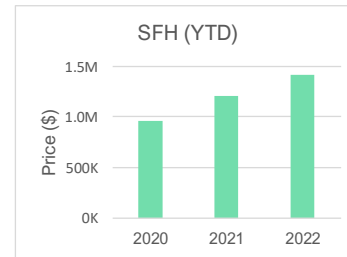
Monthly Average Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2020	\$1,016,491	3.9%	\$475,346	-10.5%
2021	\$1,265,382	24.5%	\$544,064	14.5%
2022	\$1,329,023	5.0%	\$590,934	8.6%



Year-to-Date Average Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$959,247	2.3%	\$500,776	-3.3%
2021	\$1,204,248	25.5%	\$537,973	7.4%
2022	\$1,415,213	17.5%	\$615,320	14.4%



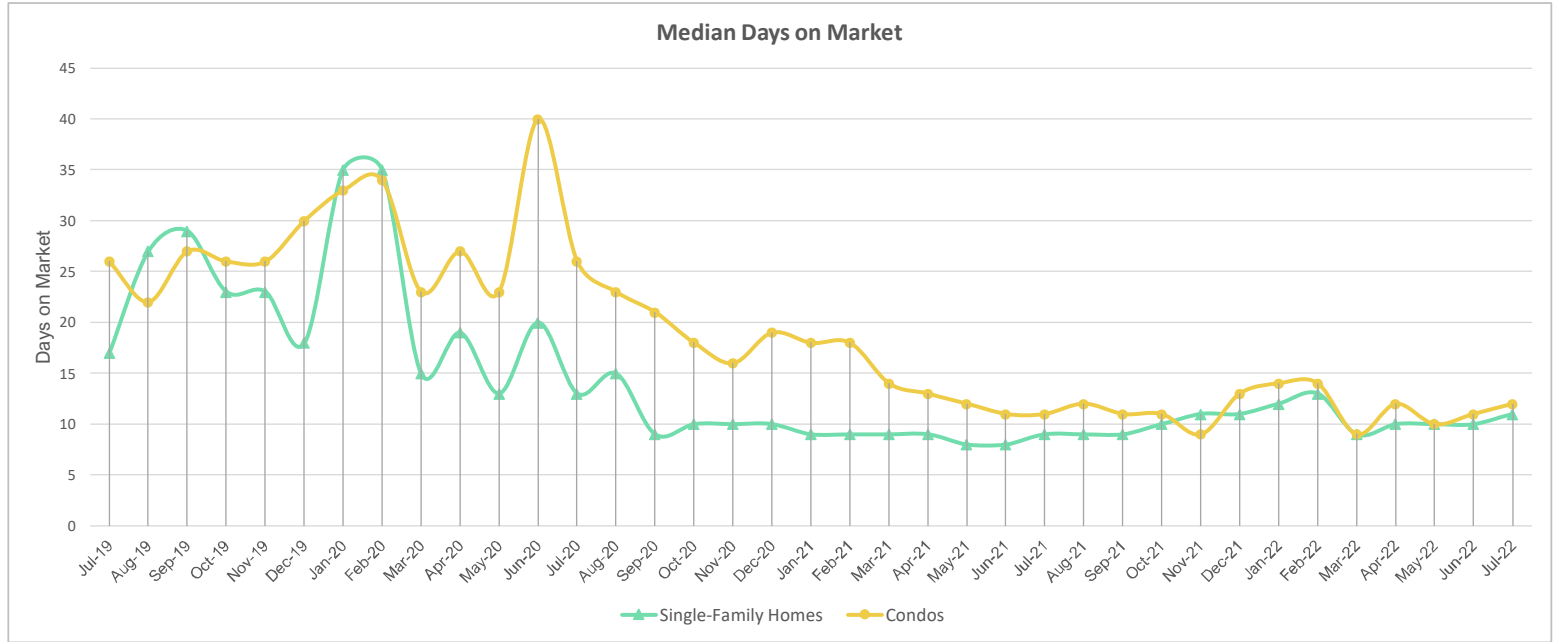
Median Days on Market

July 2022

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
Jul-19	17	26
Aug-19	27	22
Sep-19	29	27
Oct-19	23	26
Nov-19	23	26
Dec-19	18	30
Jan-20	35	33
Feb-20	35	34
Mar-20	15	23
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

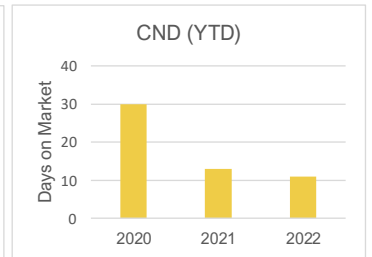
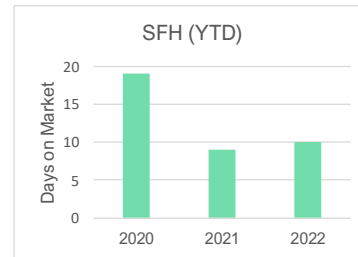
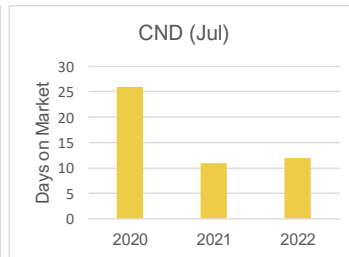
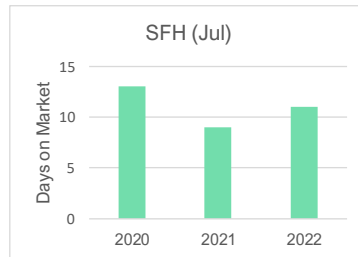


Monthly Median Days on Market

July	SFH	YoY %chg	CND	YoY %chg
2020	13	-23.5%	26	0.0%
2021	9	-30.8%	11	-57.7%
2022	11	22.2%	12	9.1%

Year-to-Date Median Days on Market

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	19	-13.6%	30	15.4%
2021	9	-52.6%	13	-56.7%
2022	10	11.1%	11	-15.4%



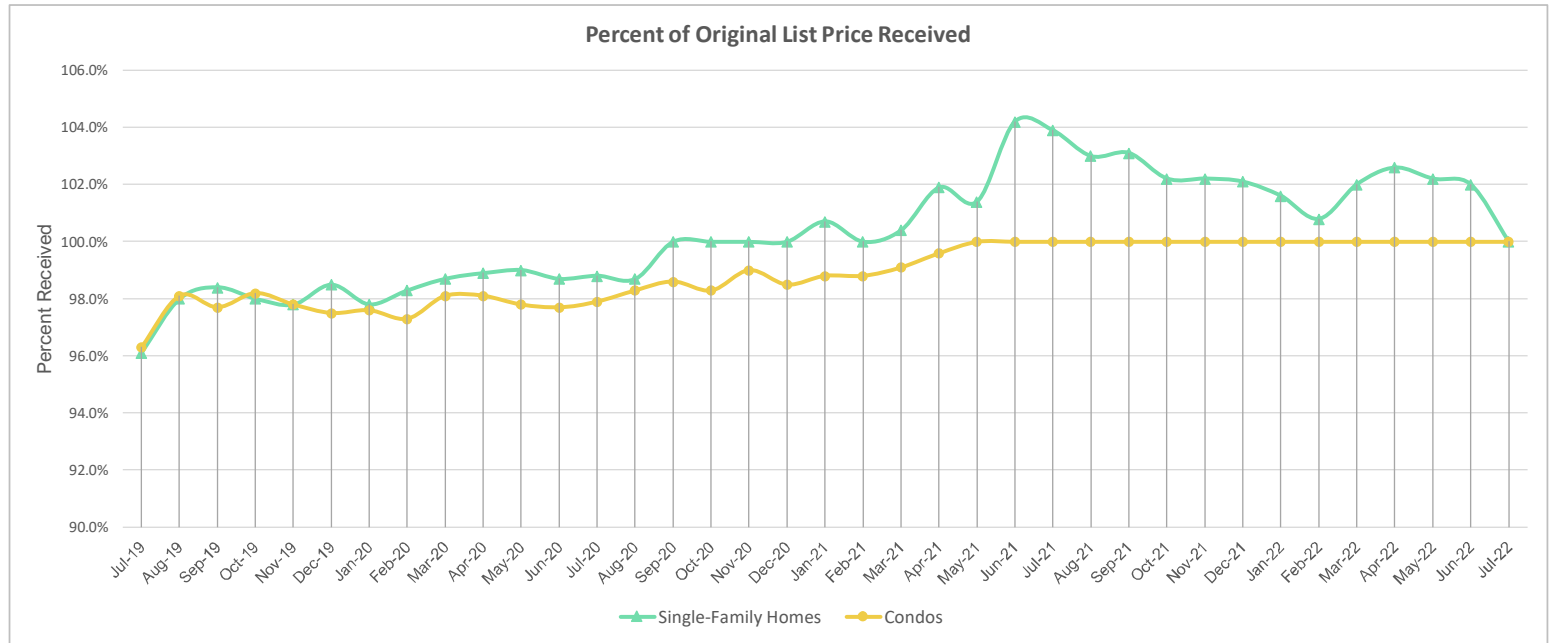
Percent of Original List Price Received

July 2022

OAHU, HAWAII

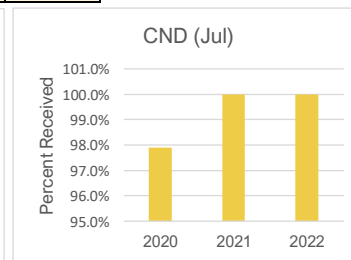
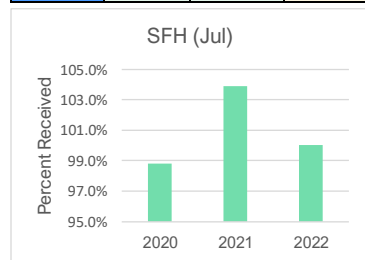
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Jul-19	96.1%	96.3%
Aug-19	98.0%	98.1%
Sep-19	98.4%	97.7%
Oct-19	98.0%	98.2%
Nov-19	97.8%	97.8%
Dec-19	98.5%	97.5%
Jan-20	97.8%	97.6%
Feb-20	98.3%	97.3%
Mar-20	98.7%	98.1%
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%



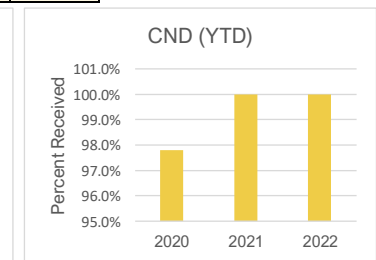
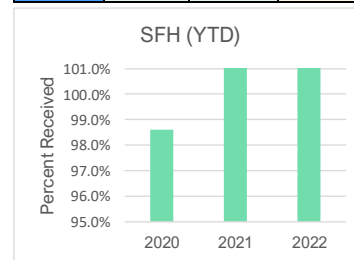
Monthly Percent of Original List Price Received

July	SFH	YoY %chg	CND	YoY %chg
2020	98.8%	2.8%	97.9%	1.7%
2021	103.9%	5.2%	100.0%	2.1%
2022	100.0%	-3.8%	100.0%	0.0%



Year-to-Date Percent of Original List Price Received

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	98.6%	1.3%	97.8%	1.0%
2021	101.8%	3.2%	100.0%	2.2%
2022	101.6%	-0.2%	100.0%	0.0%



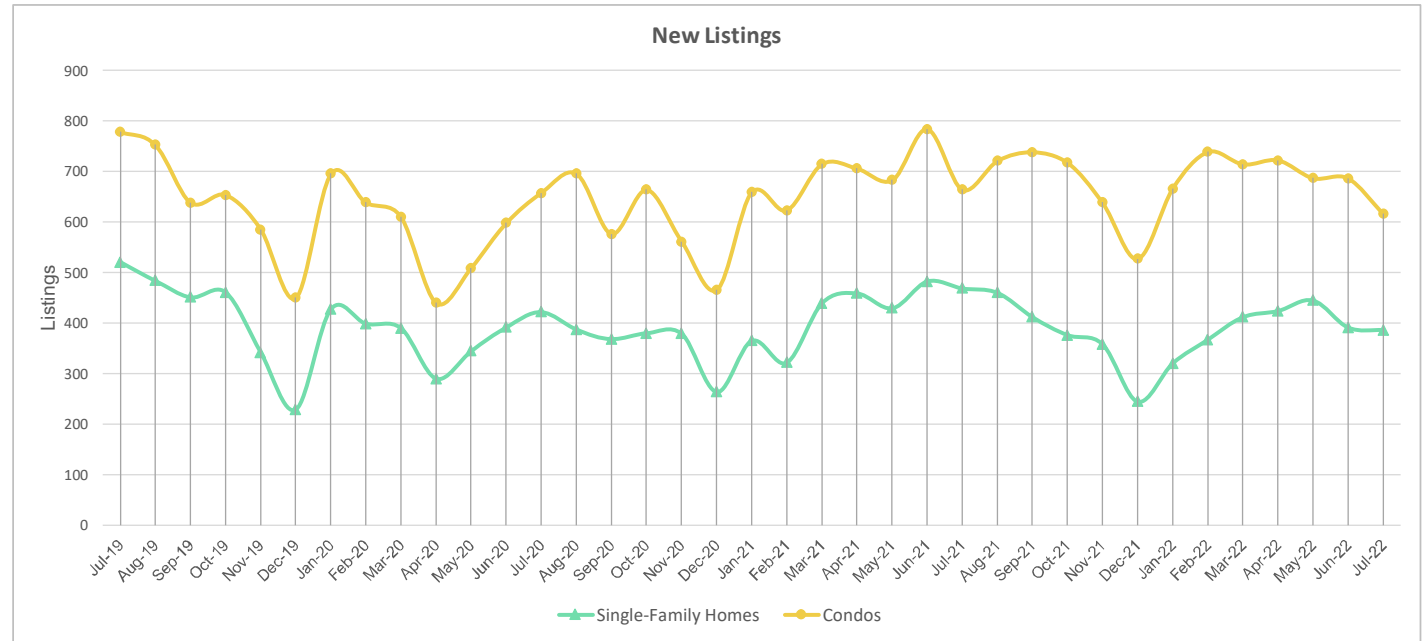
New Listings

July 2022

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
Jul-19	520	778	1,298
Aug-19	484	753	1,237
Sep-19	451	638	1,089
Oct-19	461	653	1,114
Nov-19	342	585	927
Dec-19	229	450	679
Jan-20	428	696	1,124
Feb-20	399	639	1,038
Mar-20	390	610	1,000
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

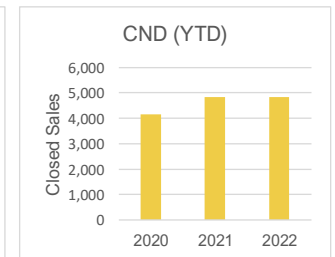
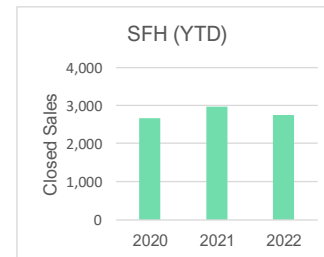
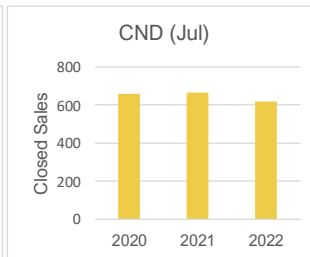
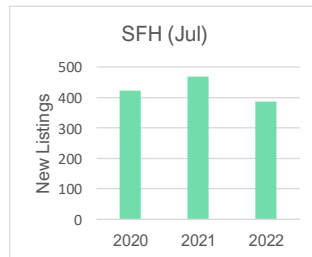


Monthly New Listings

July	SFH	YoY %chg	CND	YoY %chg
2020	422	-18.8%	657	-15.6%
2021	469	11.1%	664	1.1%
2022	386	-17.7%	616	-7.2%

Year-to-Date New Listings

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	2,666	-22.3%	4,149	-20.6%
2021	2,966	11.3%	4,834	16.5%
2022	2,745	-7.5%	4,830	-0.1%



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

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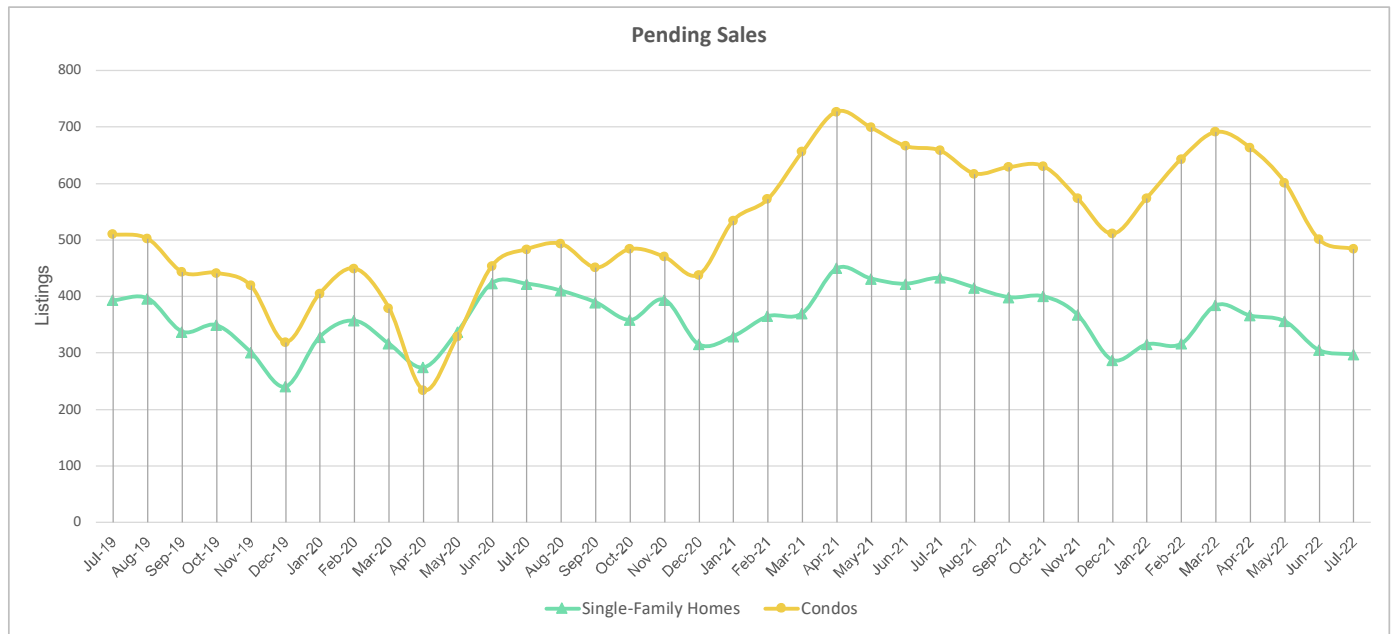
Pending Sales*

July 2022

OAHU, HAWAII

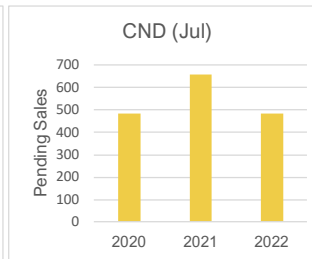
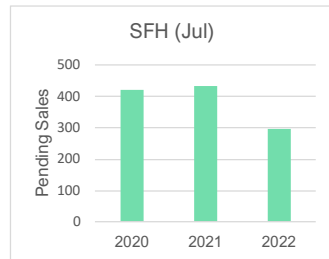
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jul-19	393	510	903
Aug-19	396	502	898
Sep-19	337	443	780
Oct-19	349	441	790
Nov-19	301	419	720
Dec-19	240	319	559
Jan-20	328	405	733
Feb-20	357	449	806
Mar-20	316	379	695
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



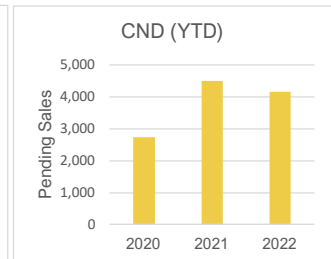
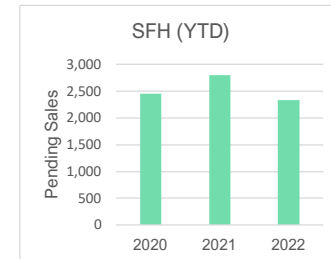
Monthly Pending Sales

July	SFH	YoY %chg	CND	YoY %chg
2020	422	7.4%	483	-5.3%
2021	433	2.6%	658	36.2%
2022	297	-31.4%	484	-26.4%



Year-to-Date Pending Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	2,457	-0.2%	2,733	-20.8%
2021	2,800	14.0%	4,512	65.1%
2022	2,339	-16.5%	4,157	-7.9%



*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 (EN) status throughout the given month.

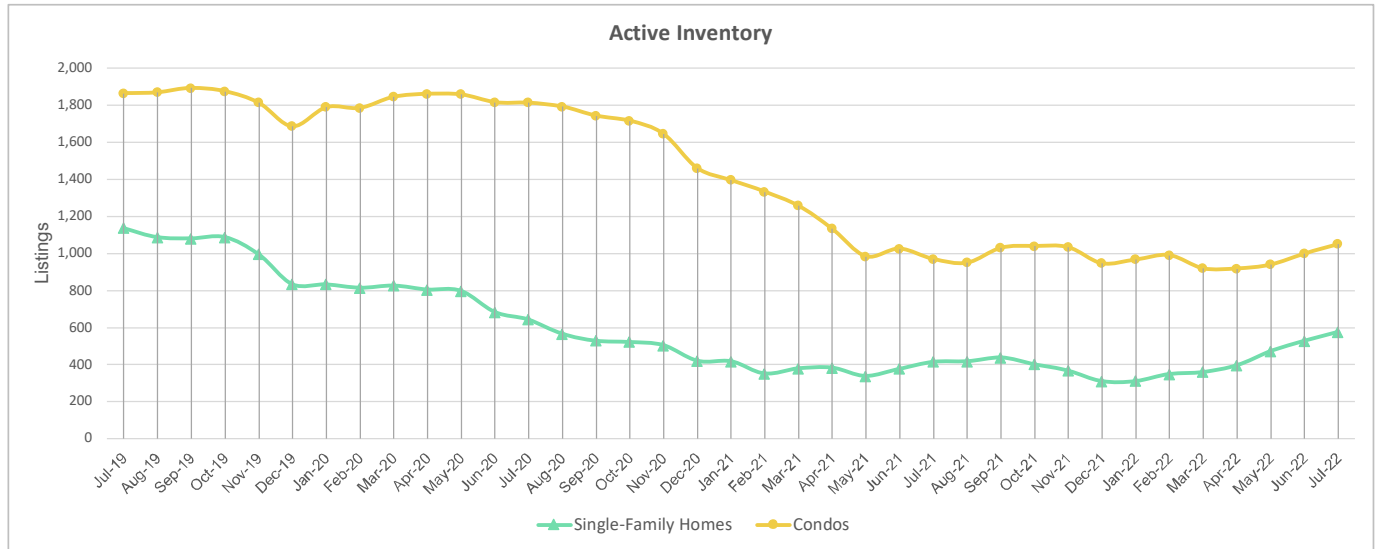
Active Inventory*

July 2022

OAHU, HAWAII

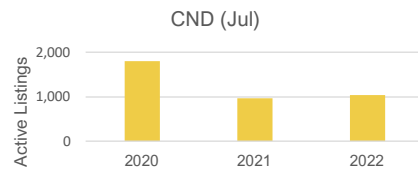
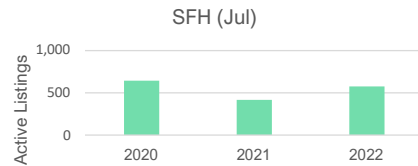
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jul-19	1,137	1,863	3,000
Aug-19	1,086	1,869	2,955
Sep-19	1,080	1,892	2,972
Oct-19	1,086	1,874	2,960
Nov-19	995	1,814	2,809
Dec-19	833	1,685	2,518
Jan-20	833	1,789	2,622
Feb-20	814	1,784	2,598
Mar-20	825	1,845	2,670
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

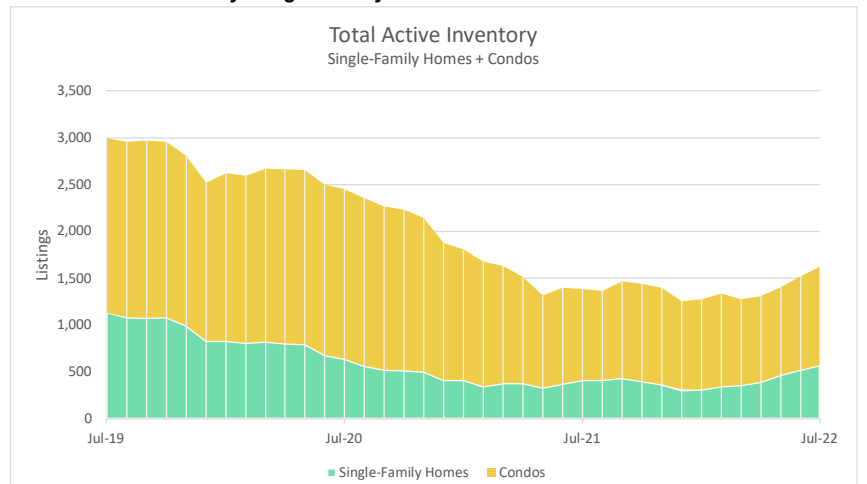


Active Inventory

	SFH	YoY %chg	CND	YoY %chg
2020	642	-43.5%	1,813	-2.7%
2021	415	-35.4%	969	-46.6%
2022	576	38.8%	1,050	8.4%



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 ES status.

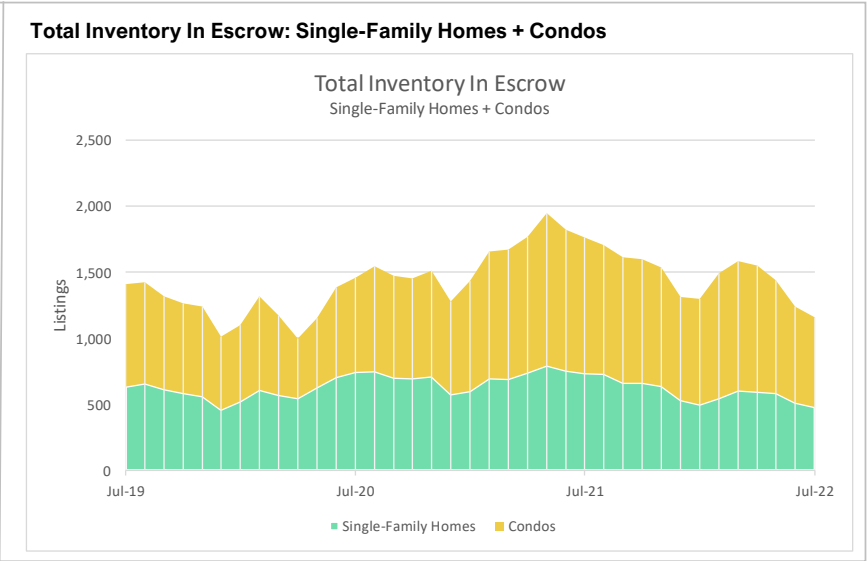
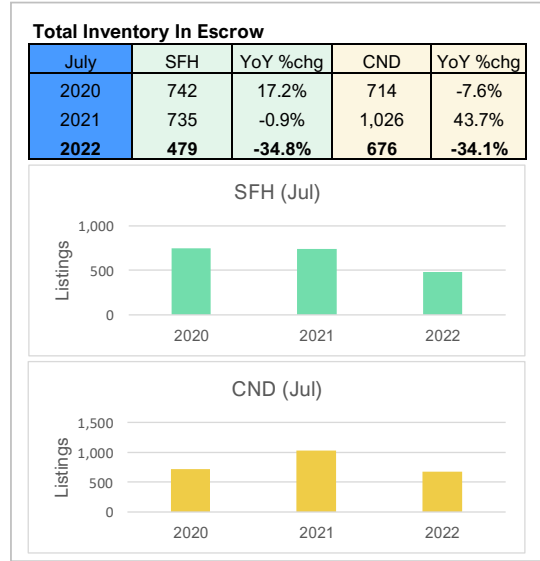
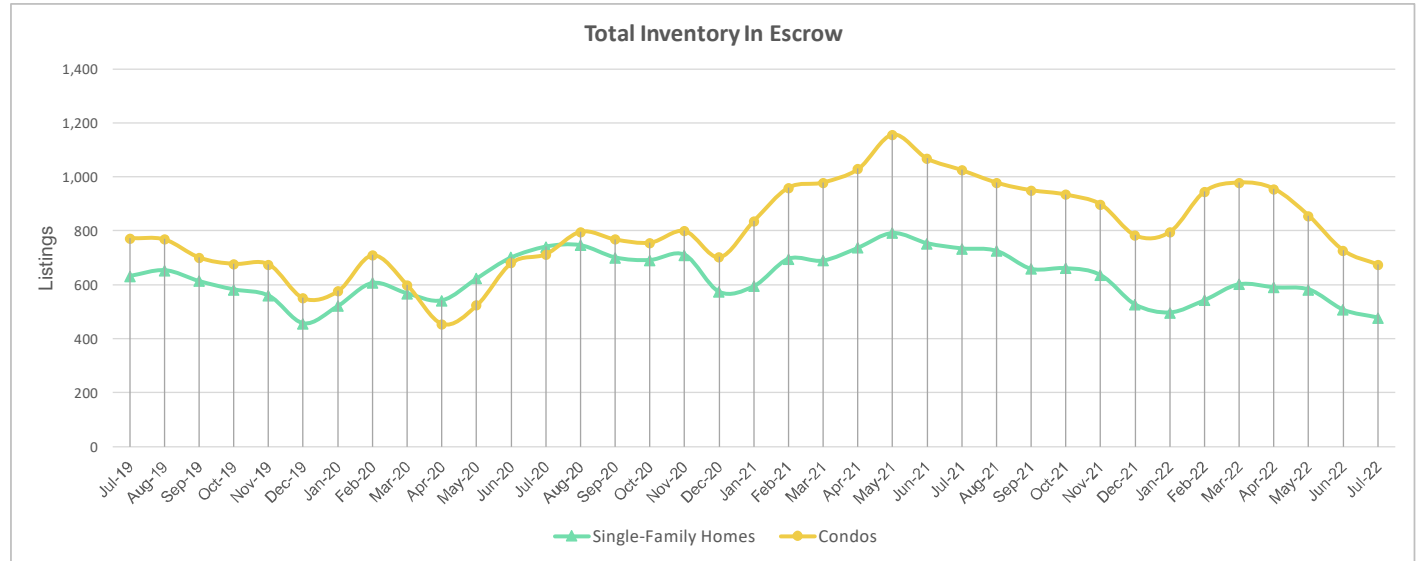
Total Inventory In Escrow*

July 2022

OAHU, HAWAII

(The number of properties in escrow at the end of the given month / combined listings in ES and EN status)

Mo/Yr	Single-Family Homes	Condos	Total
Jul-19	633	773	1,406
Aug-19	655	770	1,425
Sep-19	615	702	1,317
Oct-19	583	678	1,261
Nov-19	561	676	1,237
Dec-19	458	551	1,009
Jan-20	523	577	1,100
Feb-20	608	710	1,318
Mar-20	569	600	1,169
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



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

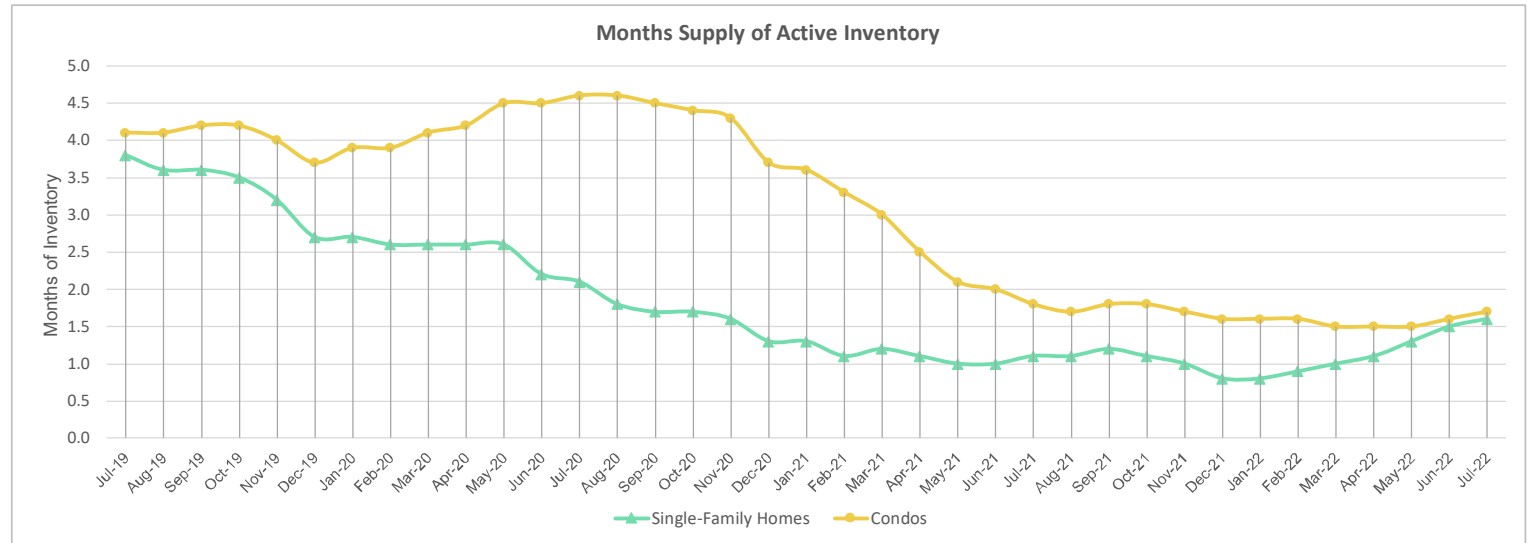
Months Supply of Active Inventory*

July 2022

OAHU, HAWAII

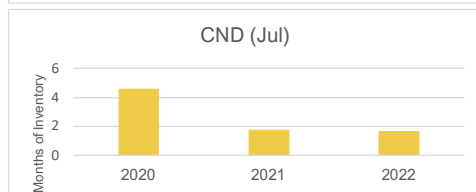
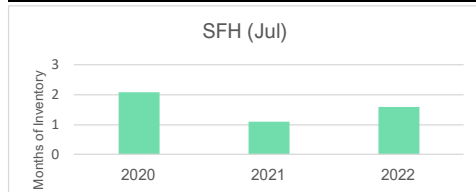
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Jul-19	3.8	4.1
Aug-19	3.6	4.1
Sep-19	3.6	4.2
Oct-19	3.5	4.2
Nov-19	3.2	4.0
Dec-19	2.7	3.7
Jan-20	2.7	3.9
Feb-20	2.6	3.9
Mar-20	2.6	4.1
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

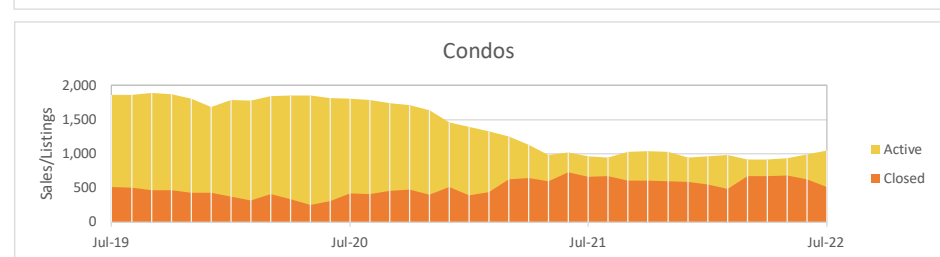
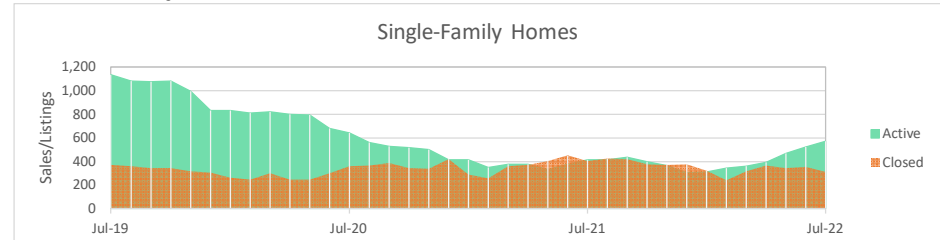


Months Supply of Active Inventory

July	SFH	YoY %chg	CND	YoY %chg
2020	2.1	-44.7%	4.6	12.2%
2021	1.1	-47.6%	1.8	-60.9%
2022	1.6	45.5%	1.7	-5.6%



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

July 2022

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		
	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg
\$449,999 and below	4	4	0.0%	83	15	453.3%	82.7%	100.0%	-17.3%	2	6	-66.7%	2	5	-60.0%	5	7	-28.6%	6	17	-64.7%	1.7	1.0	70.0%
\$450,000 - \$599,999	6	21	-71.4%	17	8	112.5%	99.3%	103.6%	-4.2%	4	20	-80.0%	8	19	-57.9%	7	13	-46.2%	21	39	-46.2%	0.9	0.7	28.6%
\$600,000 - \$699,999	8	27	-70.4%	18	9	100.0%	98.6%	103.0%	-4.3%	18	28	-35.7%	13	36	-63.9%	25	10	150.0%	23	70	-67.1%	1.8	0.3	500.0%
\$700,000 - \$799,999	19	33	-42.4%	8	9	-11.1%	100.0%	103.4%	-3.3%	29	50	-42.0%	26	51	-49.0%	34	23	47.8%	46	95	-51.6%	1.2	0.4	200.0%
\$800,000 - \$899,999	38	66	-42.4%	10	9	11.1%	100.0%	106.2%	-5.8%	49	69	-29.0%	31	67	-53.7%	63	35	80.0%	53	102	-48.0%	1.4	0.6	133.3%
\$900,000 - \$999,999	54	52	3.8%	10	9	11.1%	102.3%	104.4%	-2.0%	54	65	-16.9%	45	58	-22.4%	50	36	38.9%	70	85	-17.6%	1.0	0.8	25.0%
\$1,000,000 - \$1,499,999	115	124	-7.3%	12	9	33.3%	100.0%	104.0%	-3.8%	128	122	4.9%	117	117	0.0%	153	89	71.9%	156	186	-16.1%	1.3	1.0	30.0%
\$1,500,000 - 1,999,999	37	39	-5.1%	10	9	11.1%	101.3%	105.6%	-4.1%	47	54	-13.0%	33	51	-35.3%	73	57	28.1%	56	76	-26.3%	1.7	2.0	-15.0%
\$2,000,000 - \$2,999,999	21	27	-22.2%	9	21	-57.1%	100.0%	98.3%	1.7%	30	28	7.1%	14	19	-26.3%	62	44	40.9%	30	41	-26.8%	2.7	2.3	17.4%
\$3,000,000 and above	10	11	-9.1%	12	21	-42.9%	100.0%	97.5%	2.6%	25	27	-7.4%	8	10	-20.0%	104	101	3.0%	18	24	-25.0%	6.1	9.2	-33.7%
All Single-Family Homes	312	404	-22.8%	11	9	22.2%	100.0%	103.9%	-3.8%	386	469	-17.7%	297	433	-31.4%	576	415	38.8%	479	735	-34.8%	1.6	1.1	45.5%

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		
	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg	Jul-22	Jul-21	%chg
\$149,999 and below	11	24	-54.2%	54	11	390.9%	89.2%	98.7%	-9.6%	10	21	-52.4%	21	26	-19.2%	26	42	-38.1%	28	45	-37.8%	1.4	2.1	-33.3%
\$150,000 - \$299,999	55	116	-52.6%	13	28	-53.6%	97.8%	98.0%	-0.2%	77	94	-18.1%	56	106	-47.2%	162	185	-12.4%	90	166	-45.8%	2.0	2.2	-9.1%
\$300,000 - \$399,999	105	104	1.0%	11	11	0.0%	100.0%	100.0%	0.0%	88	109	-19.3%	75	107	-29.9%	110	157	-29.9%	101	165	-38.8%	1.2	1.6	-25.0%
\$400,000 - \$499,999	82	111	-26.1%	10	8	25.0%	100.0%	100.4%	-0.4%	119	122	-2.5%	108	118	-8.5%	128	115	11.3%	132	183	-27.9%	1.2	1.1	9.1%
\$500,000 - \$599,999	78	87	-10.3%	10	9	11.1%	100.0%	100.0%	0.0%	77	93	-17.2%	75	100	-25.0%	83	80	3.8%	109	148	-26.4%	0.9	1.0	-10.0%
\$600,000 - \$699,999	59	78	-24.4%	14	9	55.6%	100.0%	101.5%	-1.5%	64	69	-7.2%	48	63	-23.8%	89	65	36.9%	74	104	-28.8%	1.3	1.1	18.2%
\$700,000 - \$999,999	92	111	-17.1%	12	10	20.0%	100.0%	100.0%	0.0%	126	95	32.6%	77	88	-12.5%	214	131	63.4%	100	134	-25.4%	2.0	2.4	-16.7%
\$1,000,000 - \$1,499,999	21	23	-8.7%	19	10	90.0%	96.6%	100.0%	-3.4%	38	41	-7.3%	13	34	-61.8%	114	56	103.6%	26	53	-50.9%	3.6	3.3	9.1%
\$1,500,000 - \$1,999,999	6	11	-45.5%	5	76	-93.4%	100.0%	92.9%	7.6%	11	9	22.2%	7	6	16.7%	61	42	45.2%	10	10	0.0%	6.8	8.4	-19.0%
\$2,000,000 and above	9	6	50.0%	21	39	-46.2%	96.2%	94.7%	1.6%	6	11	-45.5%	4	10	-60.0%	63	96	-34.4%	6	18	-66.7%	6.3	16.0	-60.6%
All Condos	518	671	-22.8%	12	11	9.1%	100.0%	100.0%	0.0%	616	664	-7.2%	484	658	-26.4%	1,050	969	8.4%	676	1,026	-34.1%	1.7	1.8	-5.6%

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

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Closed Sales by Price Range: Single-Family Homes

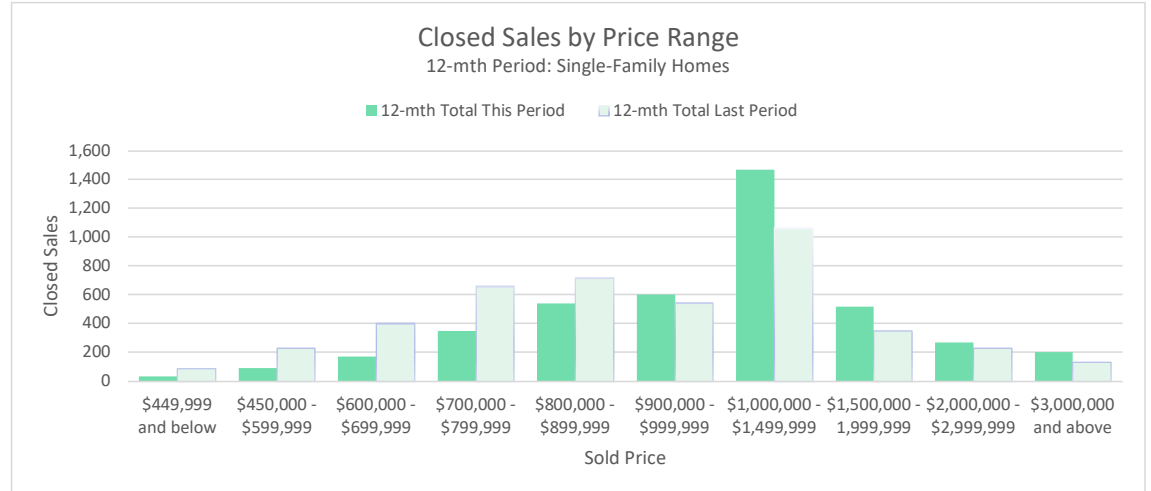
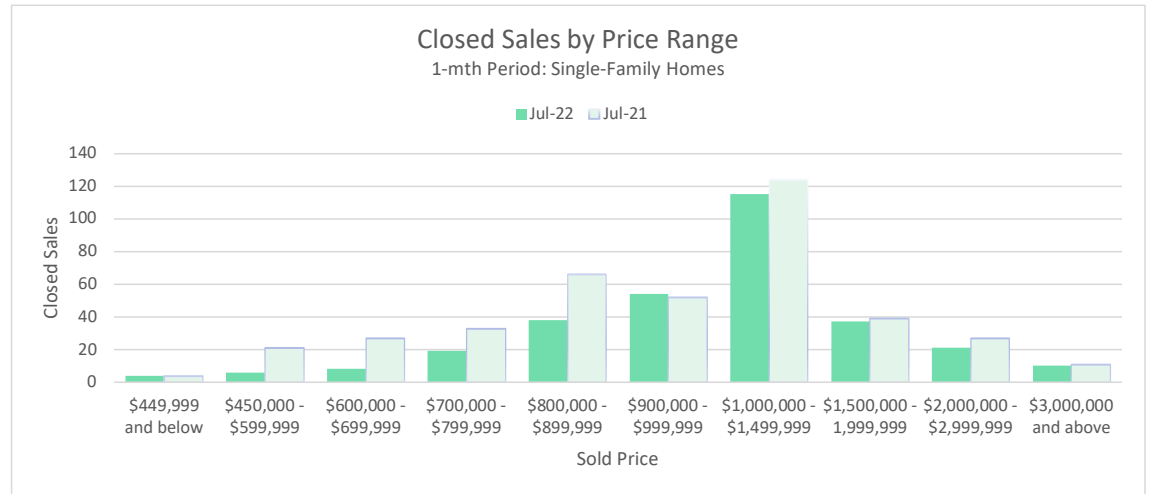
July 2022

OAHU, HAWAII

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

Single-Family Homes	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	4	0.0%	34	86	-60.5%
\$450,000 - \$599,999	6	21	-71.4%	90	228	-60.5%
\$600,000 - \$699,999	8	27	-70.4%	172	401	-57.1%
\$700,000 - \$799,999	19	33	-42.4%	347	661	-47.5%
\$800,000 - \$899,999	38	66	-42.4%	541	716	-24.4%
\$900,000 - \$999,999	54	52	3.8%	601	544	10.5%
\$1,000,000 - \$1,499,999	115	124	-7.3%	1,469	1,064	38.1%
\$1,500,000 - 1,999,999	37	39	-5.1%	517	349	48.1%
\$2,000,000 - \$2,999,999	21	27	-22.2%	270	230	17.4%
\$3,000,000 and above	10	11	-9.1%	204	132	54.5%
All Single-Family Homes	312	404	-22.8%	4,245	4,411	-3.8%

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

July 2022

OAHU, HAWAII

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

Condos	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	11	24	-54.2%	217	234	-7.3%
\$150,000 - \$299,999	55	116	-52.6%	959	1,014	-5.4%
\$300,000 - \$399,999	105	104	1.0%	1,096	1,184	-7.4%
\$400,000 - \$499,999	82	111	-26.1%	1,282	1,251	2.5%
\$500,000 - \$599,999	78	87	-10.3%	1,089	1,002	8.7%
\$600,000 - \$699,999	59	78	-24.4%	799	690	15.8%
\$700,000 - \$999,999	92	111	-17.1%	1,256	659	90.6%
\$1,000,000 - \$1,499,999	21	23	-8.7%	380	203	87.2%
\$1,500,000 - \$1,999,999	6	11	-45.5%	110	60	83.3%
\$2,000,000 and above	9	6	50.0%	121	77	57.1%
All Condos	518	671	-22.8%	7,309	6,374	14.7%

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.



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

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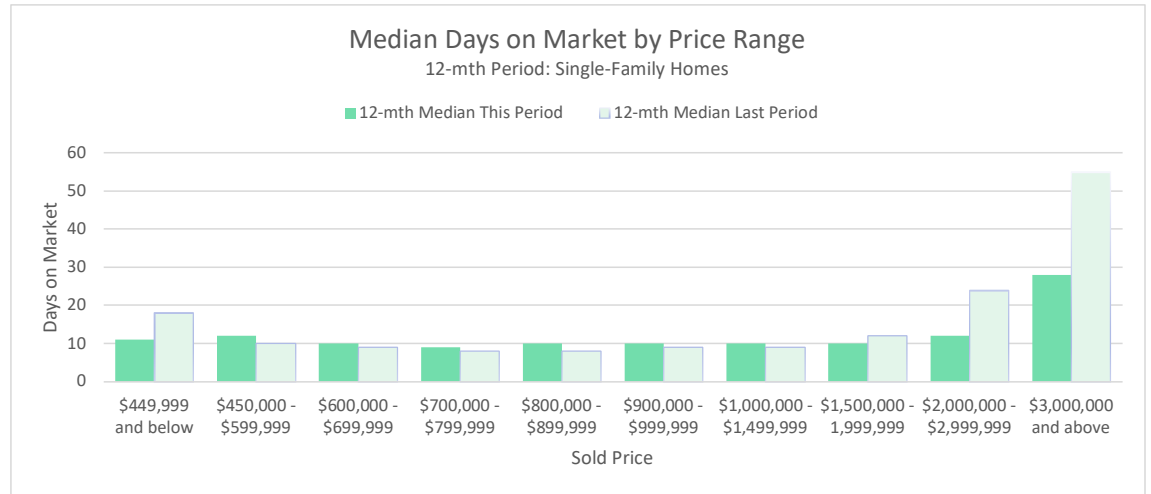
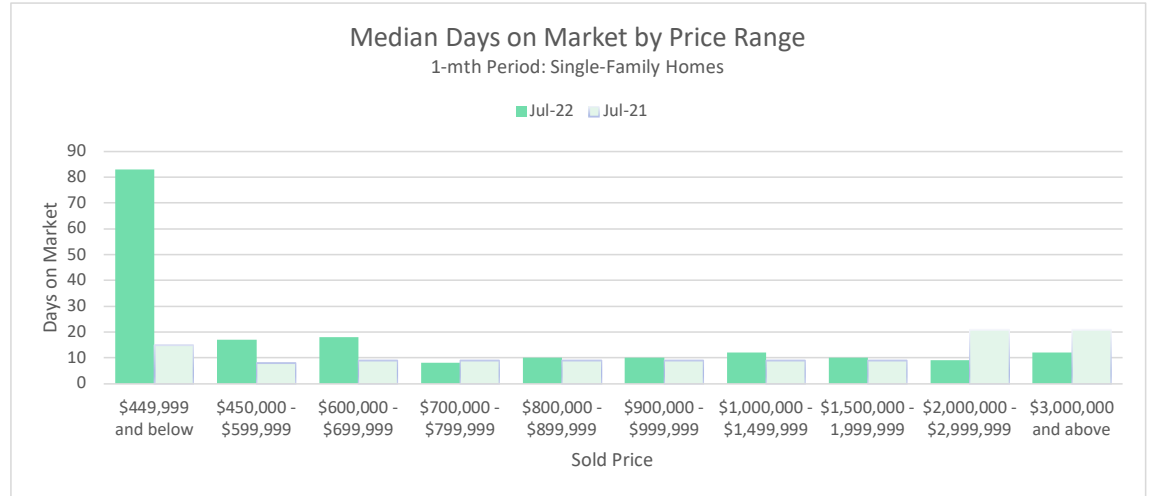
Median Days on Market by Price Range: Single-Family Homes

July 2022

OAHU, HAWAII

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

Single-Family Homes	Jul-22	Jul-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	83	15	453.3%	11	18	-38.9%
\$450,000 - \$599,999	17	8	112.5%	12	10	20.0%
\$600,000 - \$699,999	18	9	100.0%	10	9	11.1%
\$700,000 - \$799,999	8	9	-11.1%	9	8	12.5%
\$800,000 - \$899,999	10	9	11.1%	10	8	25.0%
\$900,000 - \$999,999	10	9	11.1%	10	9	11.1%
\$1,000,000 - \$1,499,999	12	9	33.3%	10	9	11.1%
\$1,500,000 - 1,999,999	10	9	11.1%	10	12	-16.7%
\$2,000,000 - \$2,999,999	9	21	-57.1%	12	24	-50.0%
\$3,000,000 and above	12	21	-42.9%	28	55	-49.1%
All Single-Family Homes	11	9	22.2%	10	9	11.1%



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

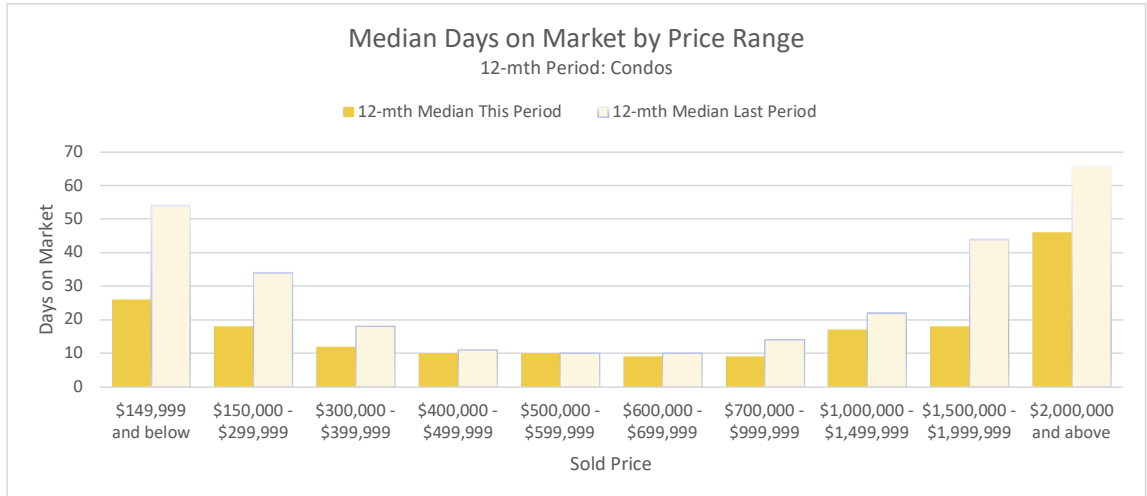
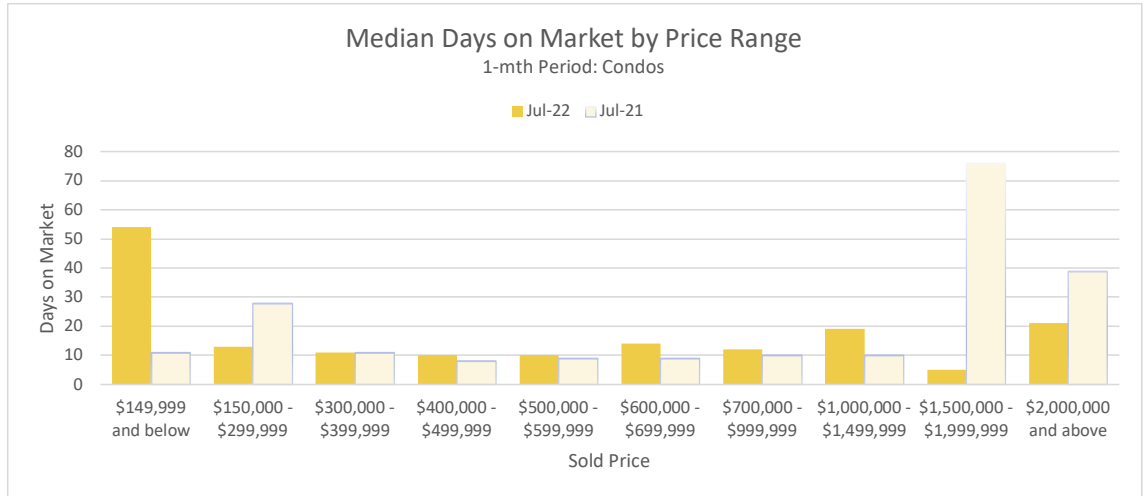
Median Days on Market by Price Range: Condos

July 2022

OAHU, HAWAII

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

Condos	Jul-22	Jul-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	54	11	390.9%	26	54	-51.9%
\$150,000 - \$299,999	13	28	-53.6%	18	34	-47.1%
\$300,000 - \$399,999	11	11	0.0%	12	18	-33.3%
\$400,000 - \$499,999	10	8	25.0%	10	11	-9.1%
\$500,000 - \$599,999	10	9	11.1%	10	10	0.0%
\$600,000 - \$699,999	14	9	55.6%	9	10	-10.0%
\$700,000 - \$999,999	12	10	20.0%	9	14	-35.7%
\$1,000,000 - \$1,499,999	19	10	90.0%	17	22	-22.7%
\$1,500,000 - \$1,999,999	5	76	-93.4%	18	44	-59.1%
\$2,000,000 and above	21	39	-46.2%	46	66	-30.3%
All Condos	12	11	9.1%	11	15	-26.7%



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

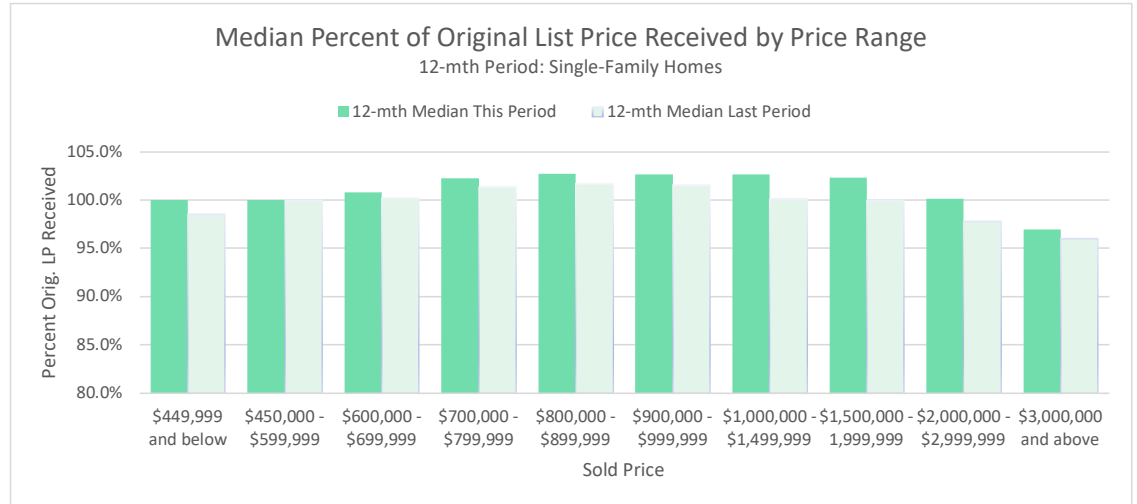
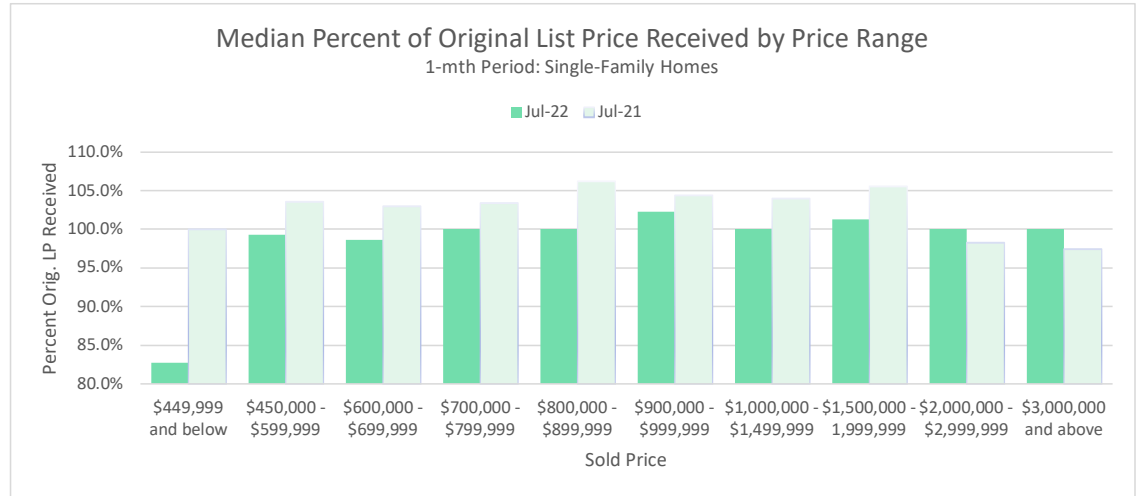
Median Percent of Original List Price Received by Price Range: Single-Family Homes

July 2022

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	Jul-22	Jul-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	82.7%	100.0%	-17.3%	100.0%	98.5%	1.5%
\$450,000 - \$599,999	99.3%	103.6%	-4.2%	100.0%	100.0%	0.0%
\$600,000 - \$699,999	98.6%	103.0%	-4.3%	100.8%	100.2%	0.6%
\$700,000 - \$799,999	100.0%	103.4%	-3.3%	102.2%	101.4%	0.8%
\$800,000 - \$899,999	100.0%	106.2%	-5.8%	102.7%	101.7%	1.0%
\$900,000 - \$999,999	102.3%	104.4%	-2.0%	102.6%	101.6%	1.0%
\$1,000,000 - \$1,499,999	100.0%	104.0%	-3.8%	102.6%	100.1%	2.5%
\$1,500,000 - 1,999,999	101.3%	105.6%	-4.1%	102.3%	100.0%	2.3%
\$2,000,000 - \$2,999,999	100.0%	98.3%	1.7%	100.1%	97.8%	2.4%
\$3,000,000 and above	100.0%	97.5%	2.6%	96.9%	96.0%	0.9%
All Single-Family Homes	100.0%	103.9%	-3.8%	102.0%	100.3%	1.7%



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

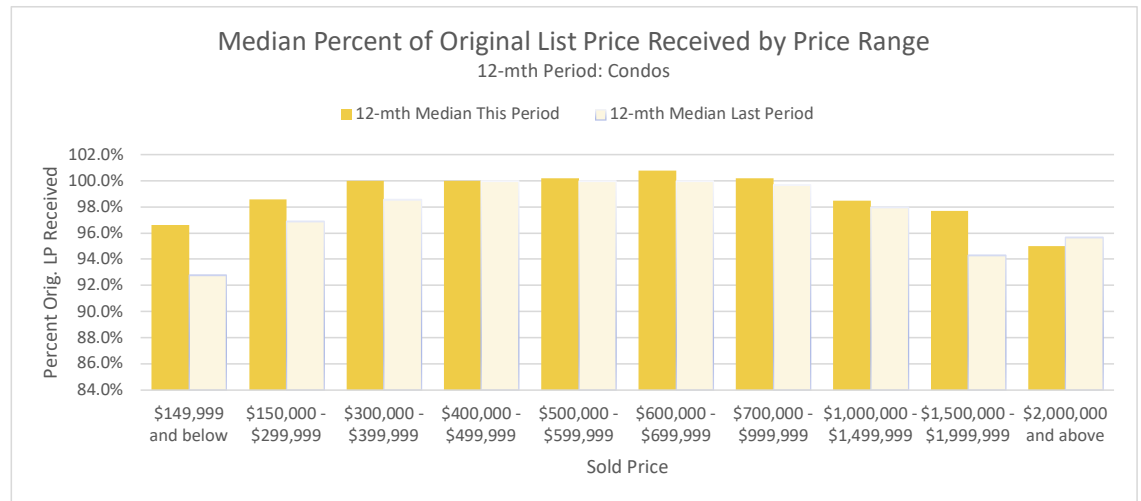
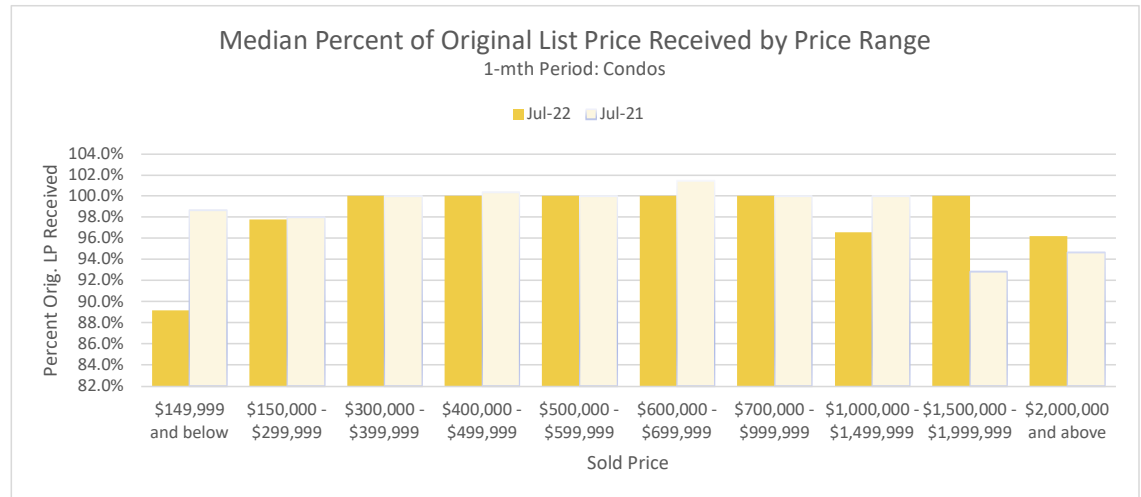
Median Percent of Original List Price Received by Price Range: Condos

July 2022

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	Jul-22	Jul-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	89.2%	98.7%	-9.6%	96.6%	92.8%	4.1%
\$150,000 - \$299,999	97.8%	98.0%	-0.2%	98.6%	96.9%	1.8%
\$300,000 - \$399,999	100.0%	100.0%	0.0%	100.0%	98.6%	1.4%
\$400,000 - \$499,999	100.0%	100.4%	-0.4%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	100.0%	100.0%	0.0%	100.2%	100.0%	0.2%
\$600,000 - \$699,999	100.0%	101.5%	-1.5%	100.8%	100.0%	0.8%
\$700,000 - \$999,999	100.0%	100.0%	0.0%	100.2%	99.7%	0.5%
\$1,000,000 - \$1,499,999	96.6%	100.0%	-3.4%	98.5%	98.0%	0.5%
\$1,500,000 - \$1,999,999	100.0%	92.9%	7.6%	97.7%	94.3%	3.6%
\$2,000,000 and above	96.2%	94.7%	1.6%	95.0%	95.7%	-0.7%
All Condos	100.0%	100.0%	0.0%	100.0%	99.2%	0.8%



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

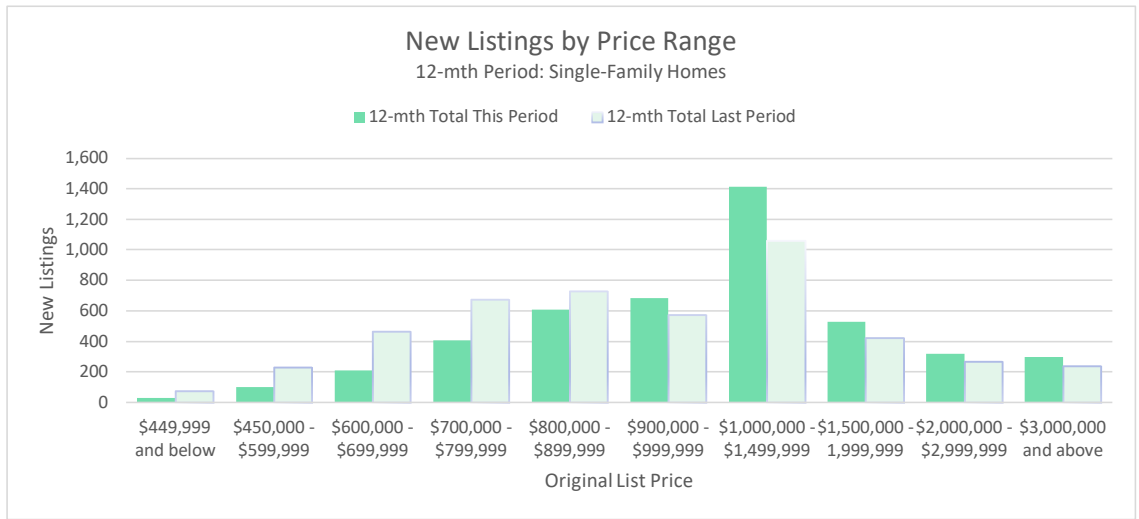
July 2022

OAHU, HAWAII

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

Single-Family Homes	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	6	-66.7%	28	76	-63.2%
\$450,000 - \$599,999	4	20	-80.0%	101	229	-55.9%
\$600,000 - \$699,999	18	28	-35.7%	209	466	-55.2%
\$700,000 - \$799,999	29	50	-42.0%	408	676	-39.6%
\$800,000 - \$899,999	49	69	-29.0%	608	729	-16.6%
\$900,000 - \$999,999	54	65	-16.9%	683	573	19.2%
\$1,000,000 - \$1,499,999	128	122	4.9%	1,411	1,062	32.9%
\$1,500,000 - 1,999,999	47	54	-13.0%	529	423	25.1%
\$2,000,000 - \$2,999,999	30	28	7.1%	320	270	18.5%
\$3,000,000 and above	25	27	-7.4%	299	240	24.6%
All Single-Family Homes	386	469	-17.7%	4,596	4,744	-3.1%

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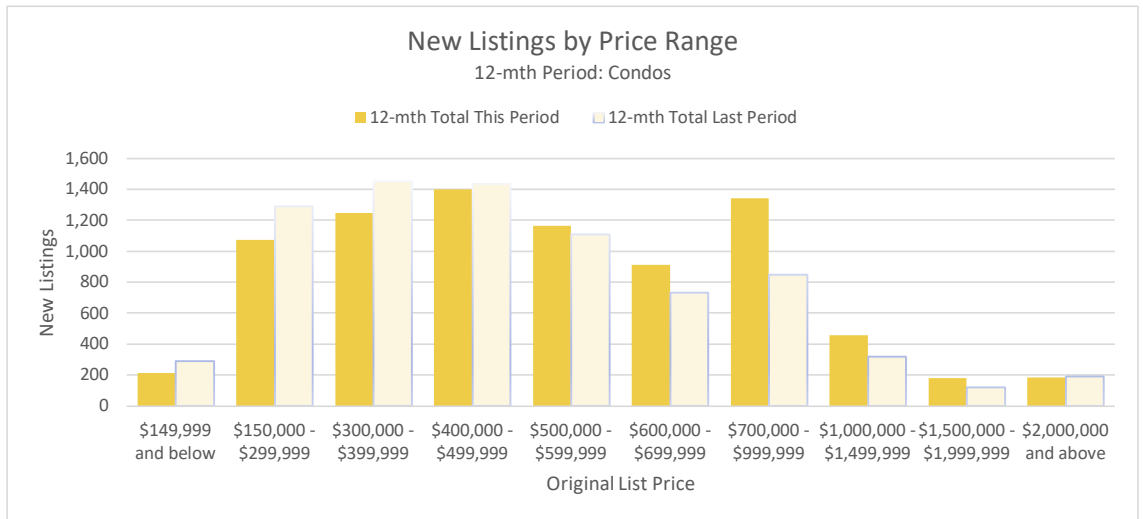
New Listings by Price Range: Condos

July 2022

OAHU, HAWAII

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

Condos	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	21	-52.4%	214	289	-26.0%
\$150,000 - \$299,999	77	94	-18.1%	1,074	1,291	-16.8%
\$300,000 - \$399,999	88	109	-19.3%	1,247	1,454	-14.2%
\$400,000 - \$499,999	119	122	-2.5%	1,398	1,436	-2.6%
\$500,000 - \$599,999	77	93	-17.2%	1,165	1,110	5.0%
\$600,000 - \$699,999	64	69	-7.2%	910	735	23.8%
\$700,000 - \$999,999	126	95	32.6%	1,341	849	58.0%
\$1,000,000 - \$1,499,999	38	41	-7.3%	458	321	42.7%
\$1,500,000 - \$1,999,999	11	9	22.2%	181	120	50.8%
\$2,000,000 and above	6	11	-45.5%	184	192	-4.2%
All Condos	616	664	-7.2%	8,172	7,797	4.8%



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

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Pending Sales by Price Range: Single-Family Homes

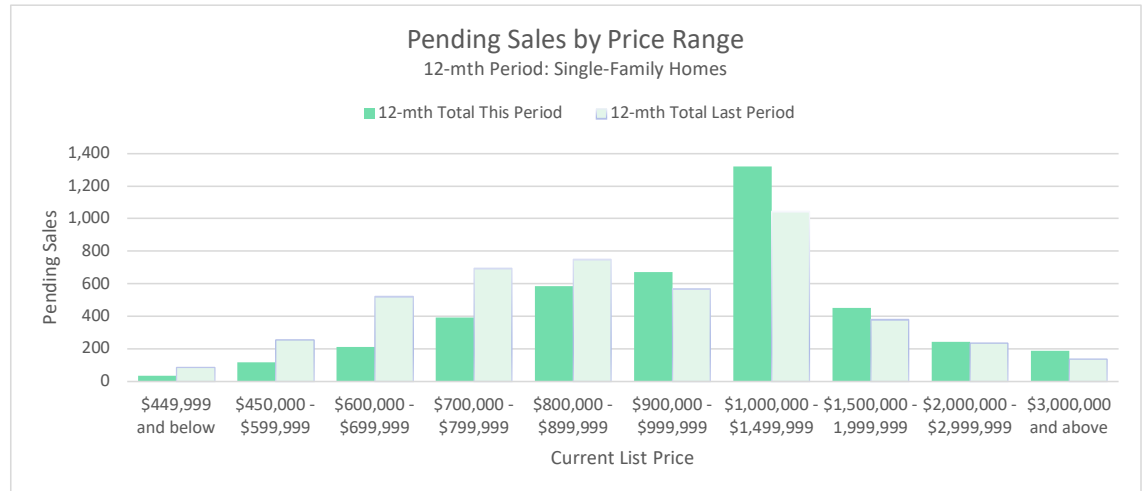
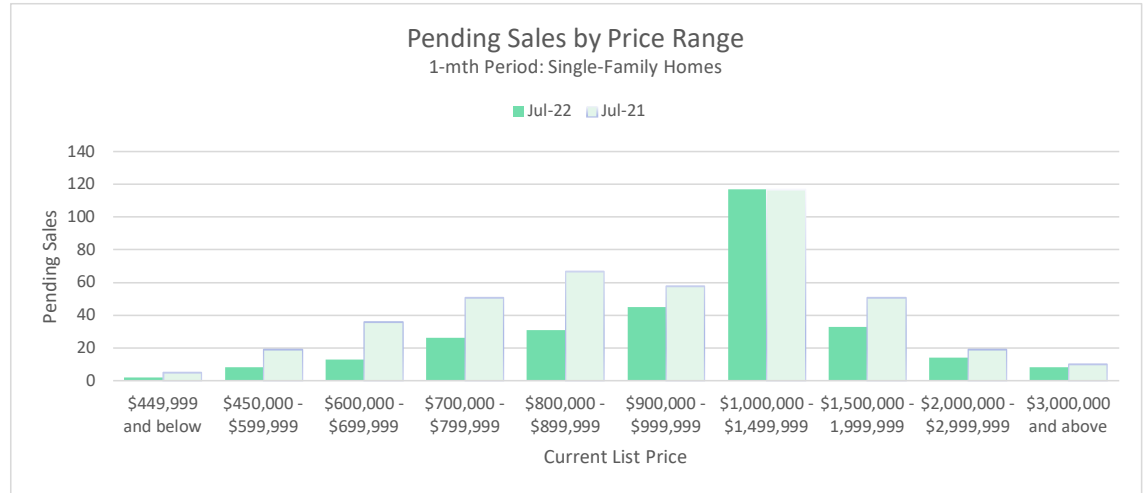
July 2022

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	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	5	-60.0%	33	86	-61.6%
\$450,000 - \$599,999	8	19	-57.9%	115	255	-54.9%
\$600,000 - \$699,999	13	36	-63.9%	211	520	-59.4%
\$700,000 - \$799,999	26	51	-49.0%	390	693	-43.7%
\$800,000 - \$899,999	31	67	-53.7%	586	749	-21.8%
\$900,000 - \$999,999	45	58	-22.4%	671	568	18.1%
\$1,000,000 - \$1,499,999	117	117	0.0%	1,321	1,046	26.3%
\$1,500,000 - 1,999,999	33	51	-35.3%	452	381	18.6%
\$2,000,000 - \$2,999,999	14	19	-26.3%	241	234	3.0%
\$3,000,000 and above	8	10	-20.0%	186	134	38.8%
All Single-Family Homes	297	433	-31.4%	4,206	4,666	-9.9%

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



Pending Sales by Price Range: Condos

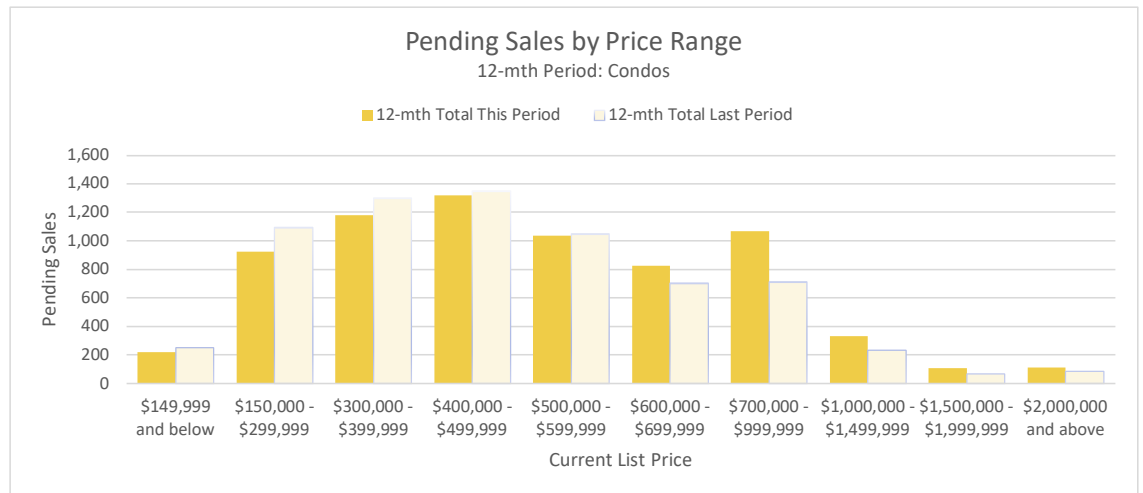
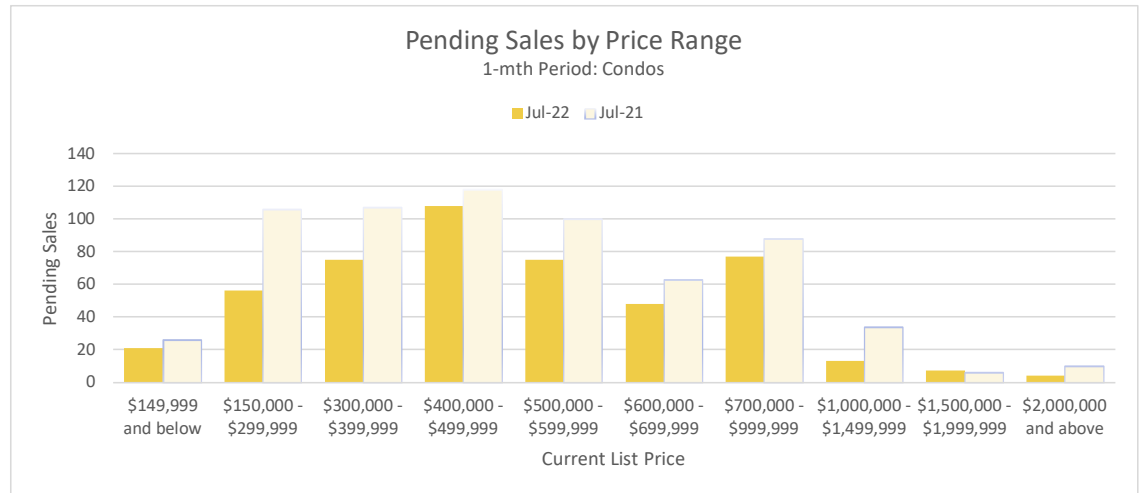
July 2022

OAHU, HAWAII

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

Condos	Jul-22	Jul-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	21	26	-19.2%	218	249	-12.4%
\$150,000 - \$299,999	56	106	-47.2%	924	1,095	-15.6%
\$300,000 - \$399,999	75	107	-29.9%	1,180	1,301	-9.3%
\$400,000 - \$499,999	108	118	-8.5%	1,319	1,352	-2.4%
\$500,000 - \$599,999	75	100	-25.0%	1,036	1,050	-1.3%
\$600,000 - \$699,999	48	63	-23.8%	823	705	16.7%
\$700,000 - \$999,999	77	88	-12.5%	1,068	711	50.2%
\$1,000,000 - \$1,499,999	13	34	-61.8%	332	233	42.5%
\$1,500,000 - \$1,999,999	7	6	16.7%	107	66	62.1%
\$2,000,000 and above	4	10	-60.0%	110	86	27.9%
All Condos	484	658	-26.4%	7,117	6,848	3.9%

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.



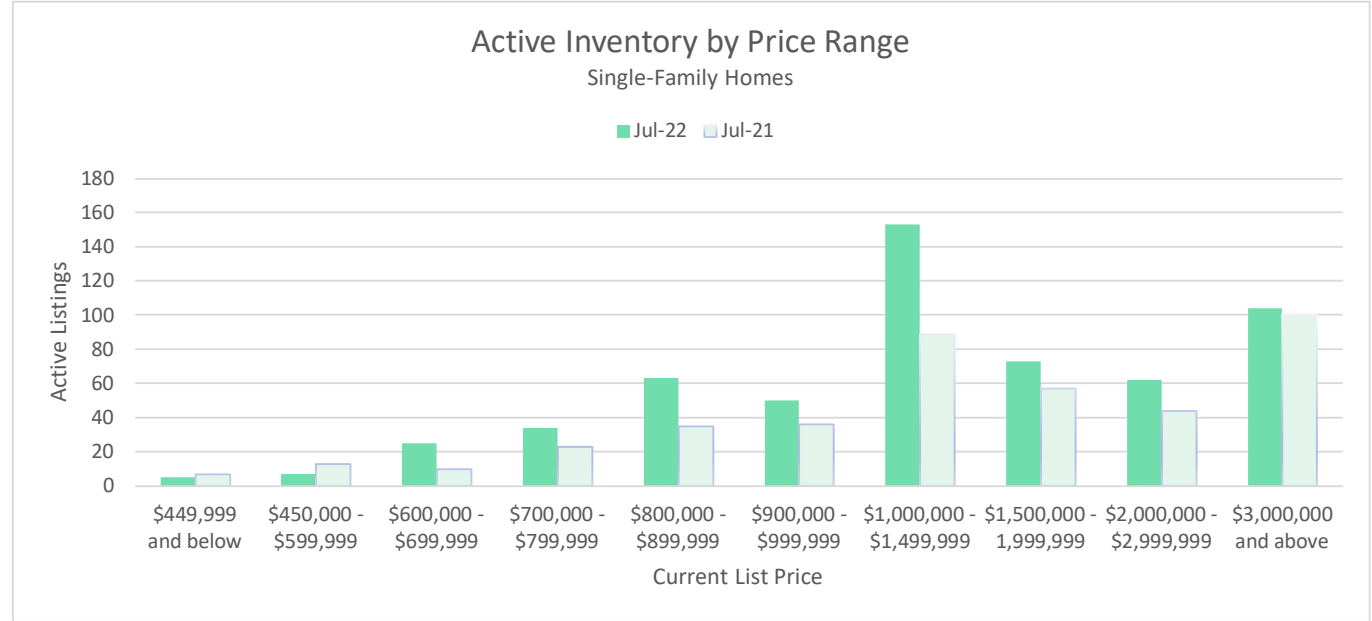
Active Inventory* by Price Range: Single-Family Homes

July 2022

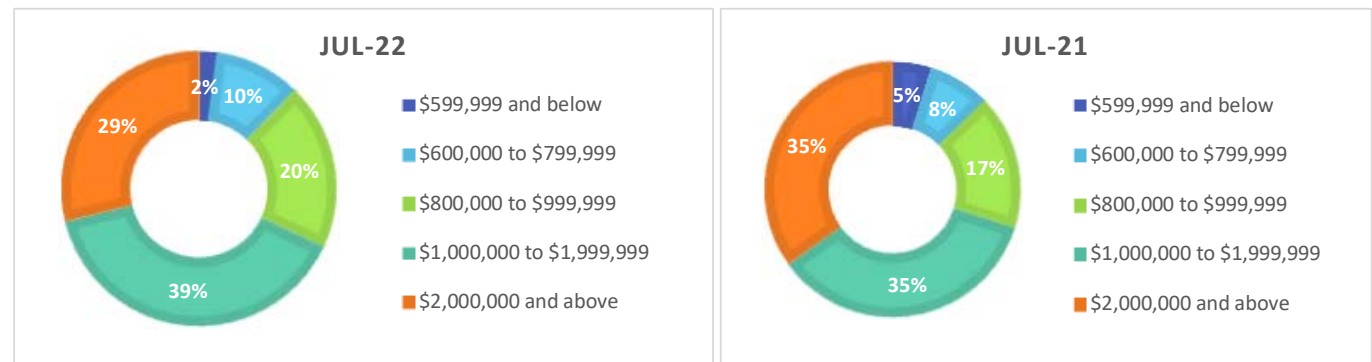
OAHU, HAWAII

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

Single-Family Homes	Jul-22	Jul-21	YOY chg
\$449,999 and below	5	7	-28.6%
\$450,000 - \$599,999	7	13	-46.2%
\$600,000 - \$699,999	25	10	150.0%
\$700,000 - \$799,999	34	23	47.8%
\$800,000 - \$899,999	63	35	80.0%
\$900,000 - \$999,999	50	36	38.9%
\$1,000,000 - \$1,499,999	153	89	71.9%
\$1,500,000 - 1,999,999	73	57	28.1%
\$2,000,000 - \$2,999,999	62	44	40.9%
\$3,000,000 and above	104	101	3.0%
All Single-Family Homes	576	415	38.8%



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 ES status.

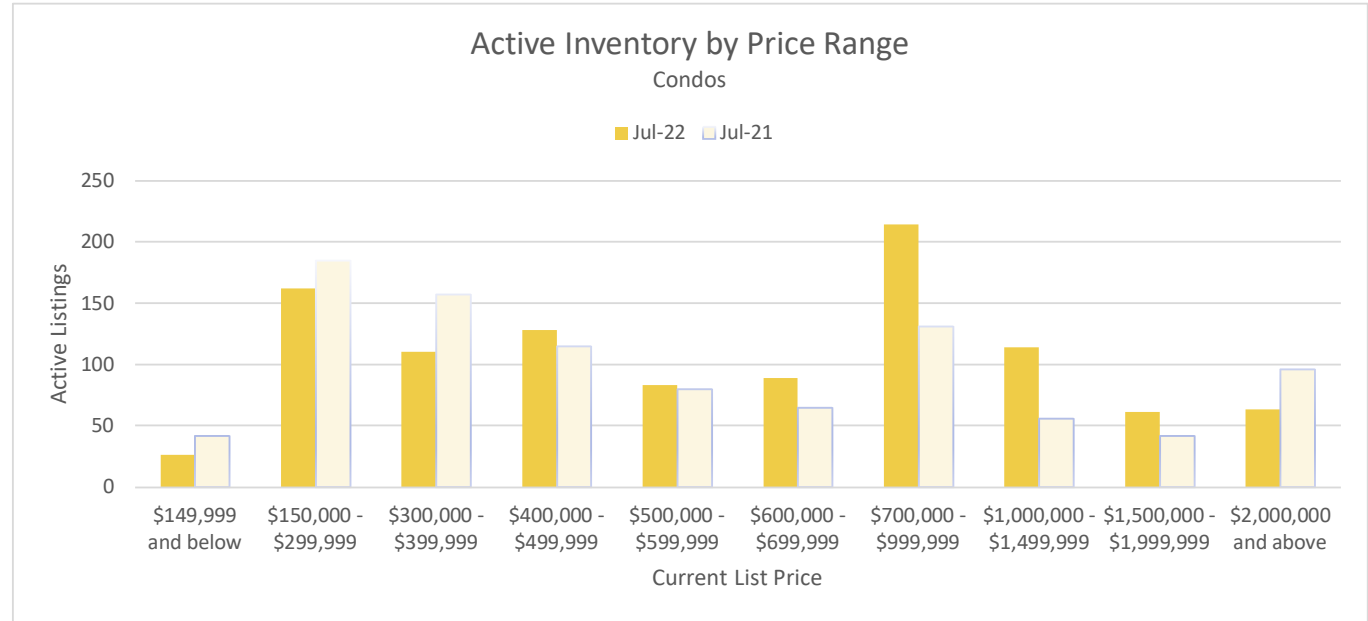
Active Inventory* by Price Range: Condos

July 2022

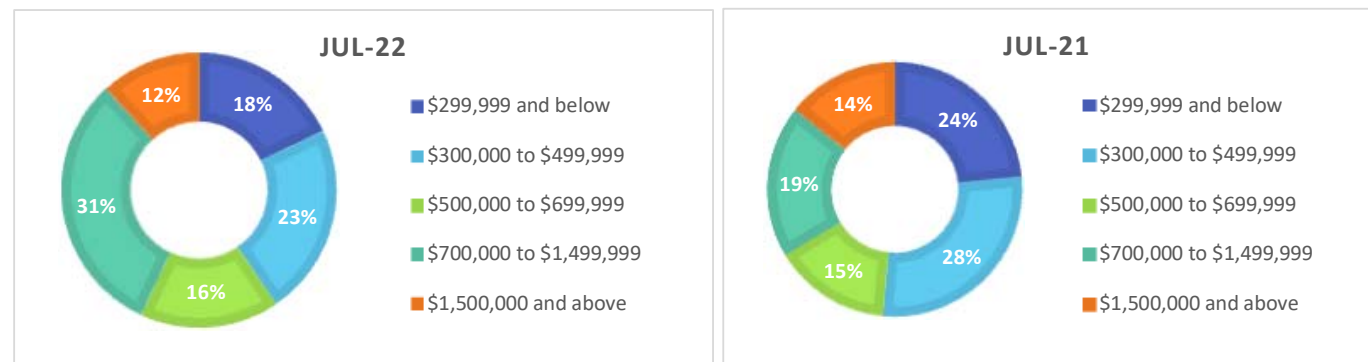
OAHU, HAWAII

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

Condos	Jul-22	Jul-21	YOY chg
\$149,999 and below	26	42	-38.1%
\$150,000 - \$299,999	162	185	-12.4%
\$300,000 - \$399,999	110	157	-29.9%
\$400,000 - \$499,999	128	115	11.3%
\$500,000 - \$599,999	83	80	3.8%
\$600,000 - \$699,999	89	65	36.9%
\$700,000 - \$999,999	214	131	63.4%
\$1,000,000 - \$1,499,999	114	56	103.6%
\$1,500,000 - \$1,999,999	61	42	45.2%
\$2,000,000 and above	63	96	-34.4%
All Condos	1,050	969	8.4%



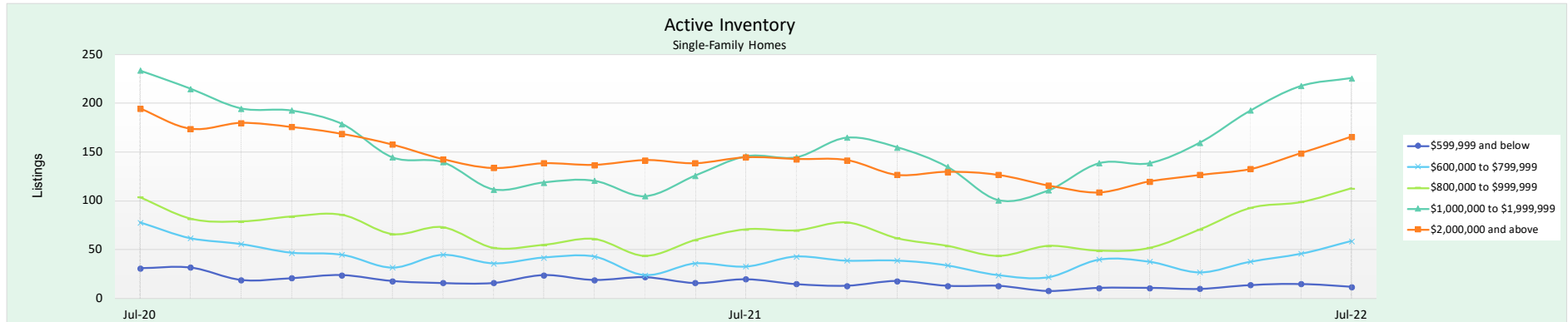
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



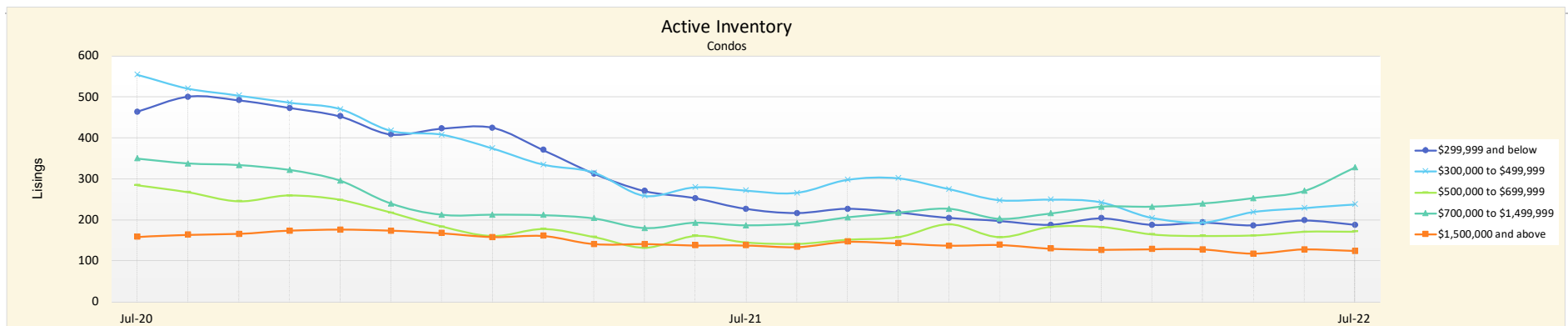
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and ES status.

Active Inventory*: Single-Family Homes and Condos

July 2022
OAHU, HAWAII



Single-Family Homes	J-20	A-20	S-20	O-20	N-20	D-20	J-21	F-21	M-21	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
\$599,999 and below	31	32	19	21	24	18	16	16	24	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12
\$600,000 to \$799,999	78	62	56	47	45	32	45	36	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59
\$800,000 to \$999,999	104	82	79	84	86	66	73	52	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113
\$1,000,000 to \$1,999,999	234	215	195	193	179	145	140	112	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226
\$2,000,000 and above	195	174	180	176	169	158	143	134	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166
Total	642	565	529	521	503	419	417	350	379	381	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576



Condos	J-20	A-20	S-20	O-20	N-20	D-20	J-21	F-21	M-21	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
\$299,999 and below	464	501	492	473	453	409	423	425	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188
\$300,000 to \$499,999	555	521	504	486	471	418	408	375	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238
\$500,000 to \$699,999	285	268	246	260	249	218	184	161	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172
\$700,000 to \$1,499,999	350	338	334	322	296	240	213	213	212	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328
\$1,500,000 and above	159	164	166	174	176	174	168	158	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124
Total	1,813	1,792	1,742	1,715	1,645	1,459	1,396	1,332	1,257	1,133	983	1,025	969	950	1,030	1,039	1,033	946	967	989	919	917	939	998	1,050

*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 ES status.

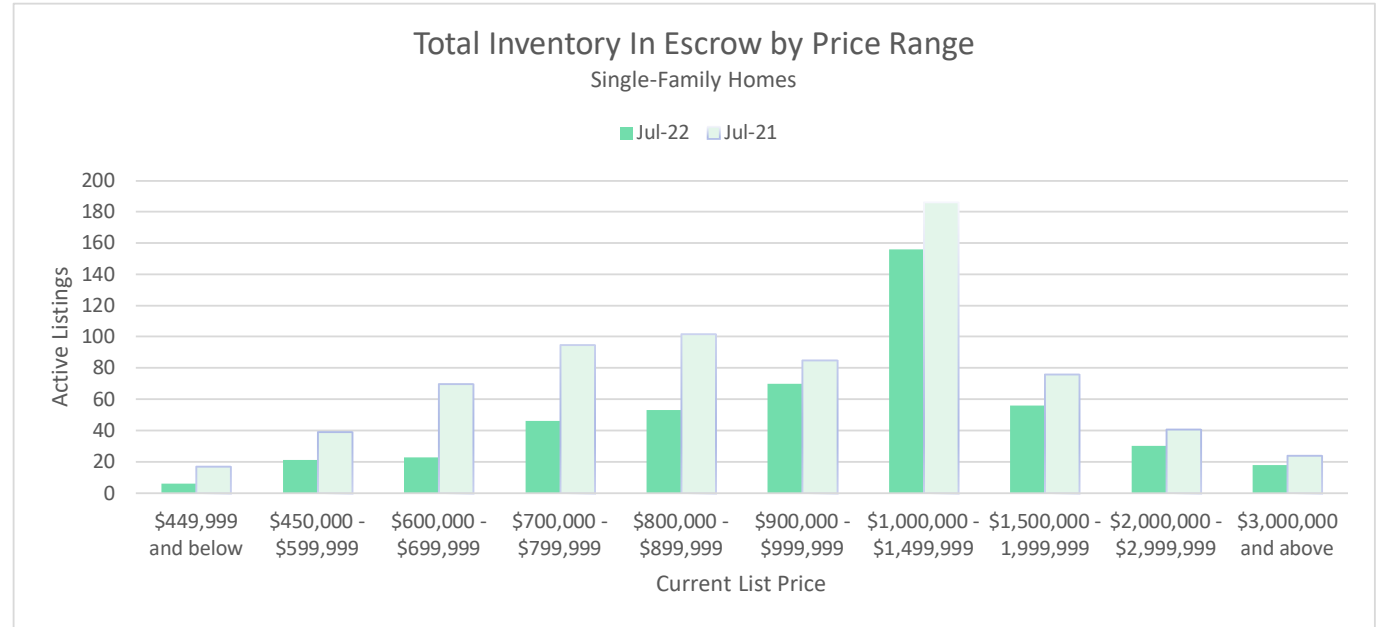
Total Inventory In Escrow* by Price Range: Single-Family Homes

July 2022

OAHU, HAWAII

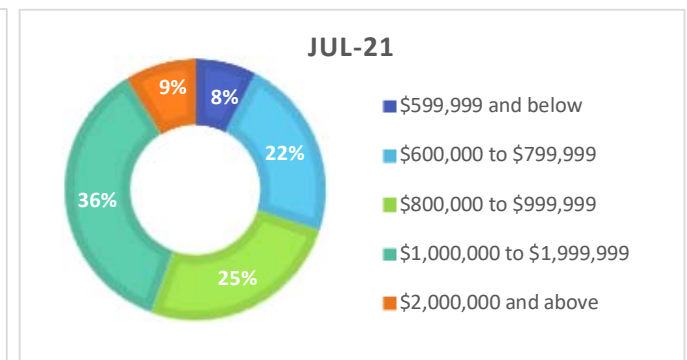
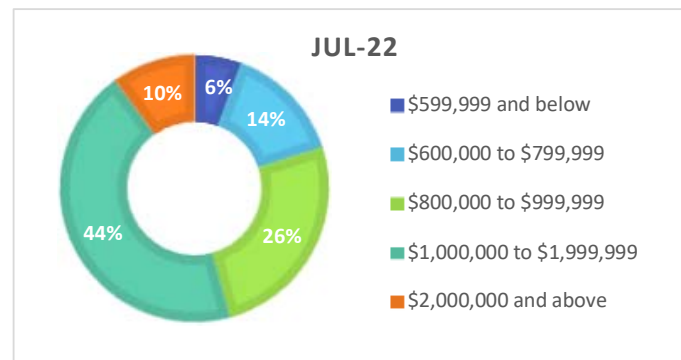
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Jul-22	Jul-21	YOY chg
\$449,999 and below	6	17	-64.7%
\$450,000 - \$599,999	21	39	-46.2%
\$600,000 - \$699,999	23	70	-67.1%
\$700,000 - \$799,999	46	95	-51.6%
\$800,000 - \$899,999	53	102	-48.0%
\$900,000 - \$999,999	70	85	-17.6%
\$1,000,000 - \$1,499,999	156	186	-16.1%
\$1,500,000 - 1,999,999	56	76	-26.3%
\$2,000,000 - \$2,999,999	30	41	-26.8%
\$3,000,000 and above	18	24	-25.0%
All Single-Family Homes	479	735	-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.

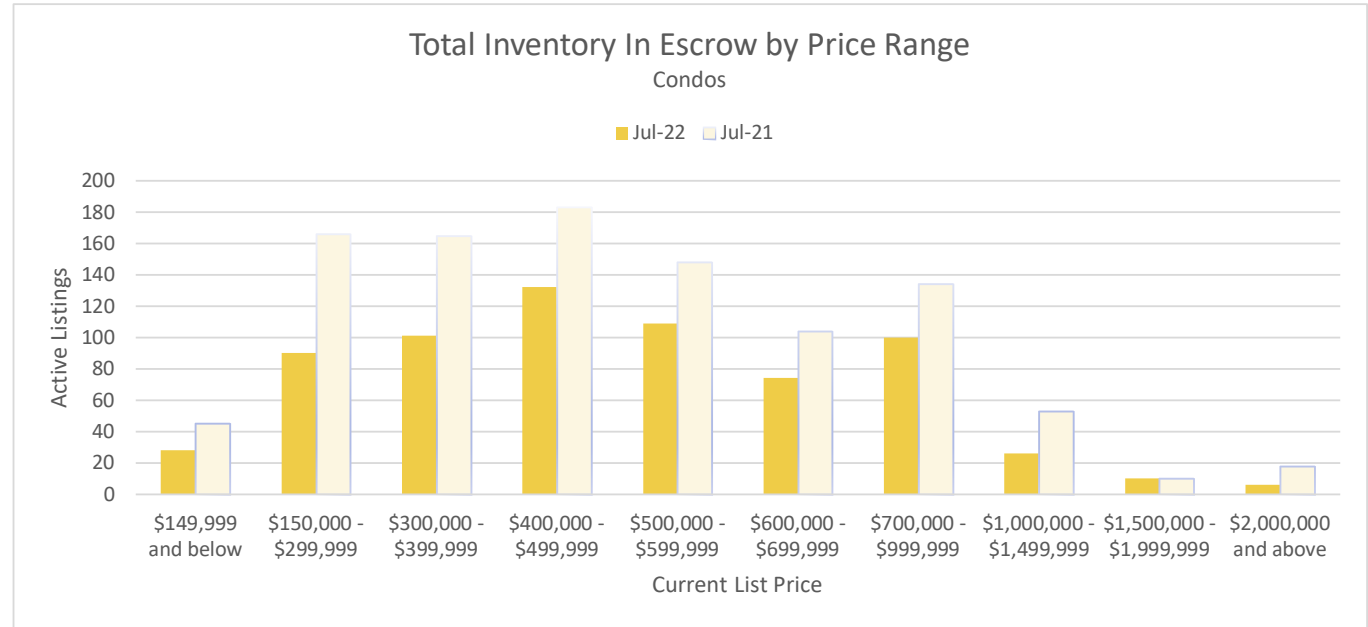
Total Inventory In Escrow* by Price Range: Condos

July 2022

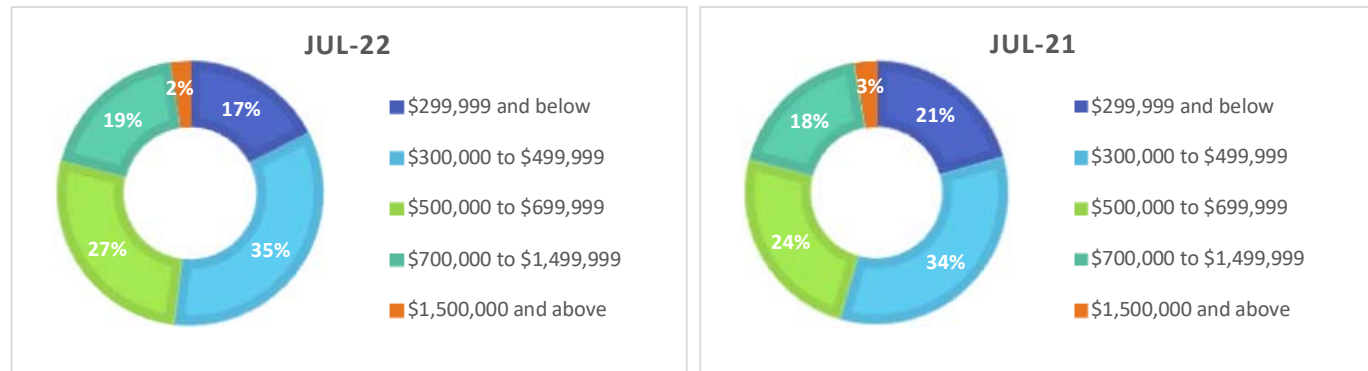
OAHU, HAWAII

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

Condos	Jul-22	Jul-21	YOY chg
\$149,999 and below	28	45	-37.8%
\$150,000 - \$299,999	90	166	-45.8%
\$300,000 - \$399,999	101	165	-38.8%
\$400,000 - \$499,999	132	183	-27.9%
\$500,000 - \$599,999	109	148	-26.4%
\$600,000 - \$699,999	74	104	-28.8%
\$700,000 - \$999,999	100	134	-25.4%
\$1,000,000 - \$1,499,999	26	53	-50.9%
\$1,500,000 - \$1,999,999	10	10	0.0%
\$2,000,000 and above	6	18	-66.7%
All Condos	676	1,026	-34.1%



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.

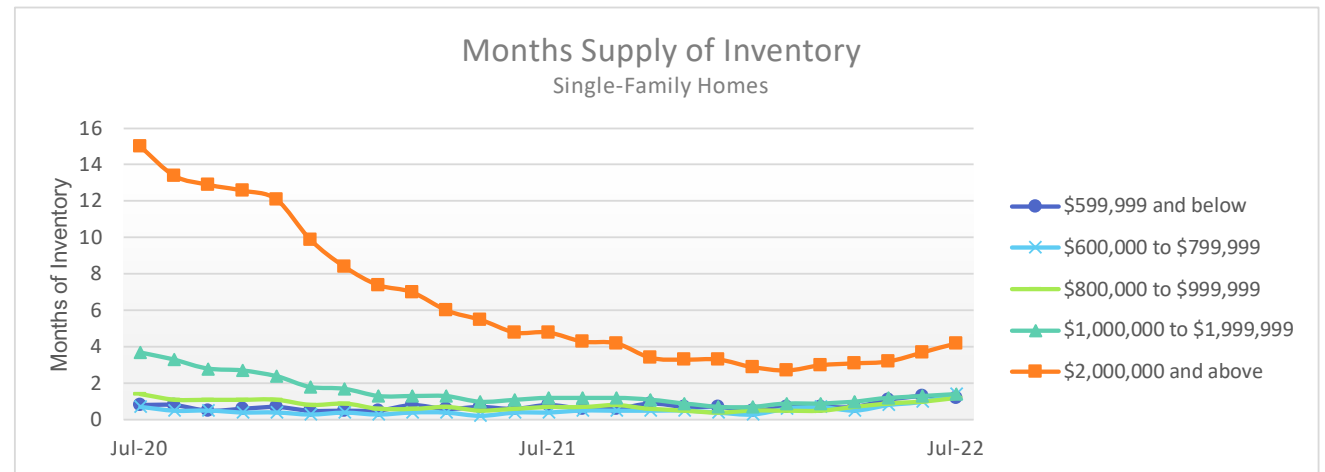
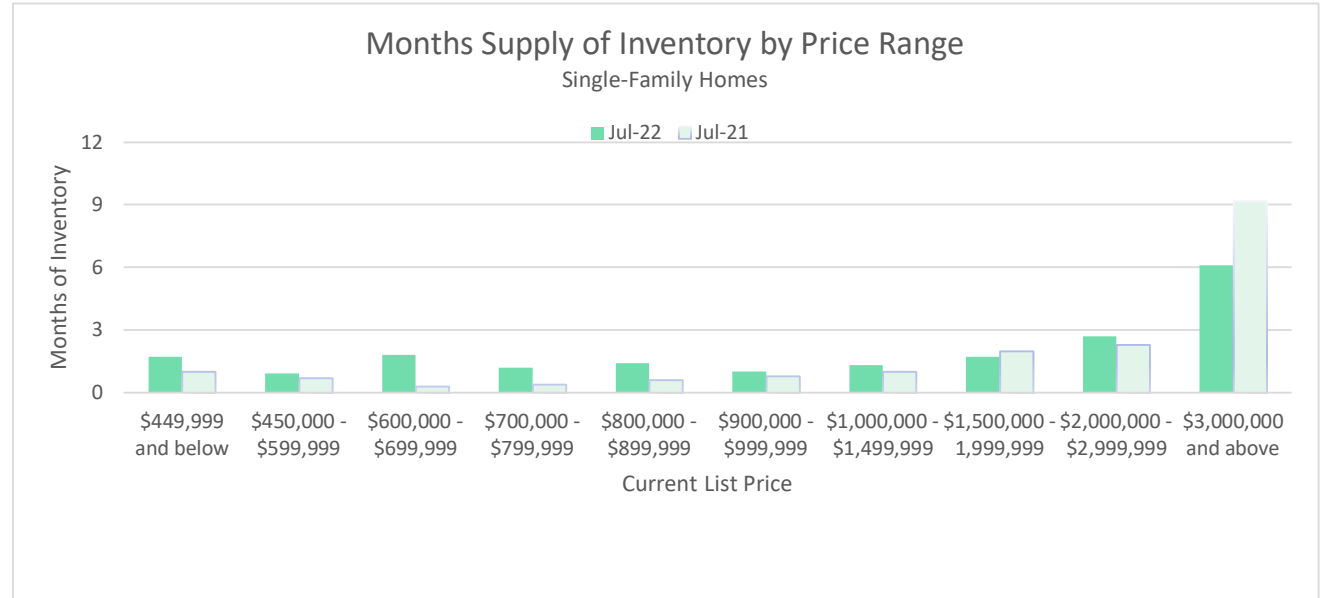
Months Supply of Active Inventory by Price Range: Single-Family Homes

July 2022

OAHU, HAWAII

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

Single-Family Homes	Jul-22	Jul-21	YOY chg
\$449,999 and below	1.7	1.0	70.0%
\$450,000 - \$599,999	0.9	0.7	28.6%
\$600,000 - \$699,999	1.8	0.3	500.0%
\$700,000 - \$799,999	1.2	0.4	200.0%
\$800,000 - \$899,999	1.4	0.6	133.3%
\$900,000 - \$999,999	1.0	0.8	25.0%
\$1,000,000 - \$1,499,999	1.3	1.0	30.0%
\$1,500,000 - 1,999,999	1.7	2.0	-15.0%
\$2,000,000 - \$2,999,999	2.7	2.3	17.4%
\$3,000,000 and above	6.1	9.2	-33.7%
All Single-Family Homes	1.6	1.1	45.5%



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

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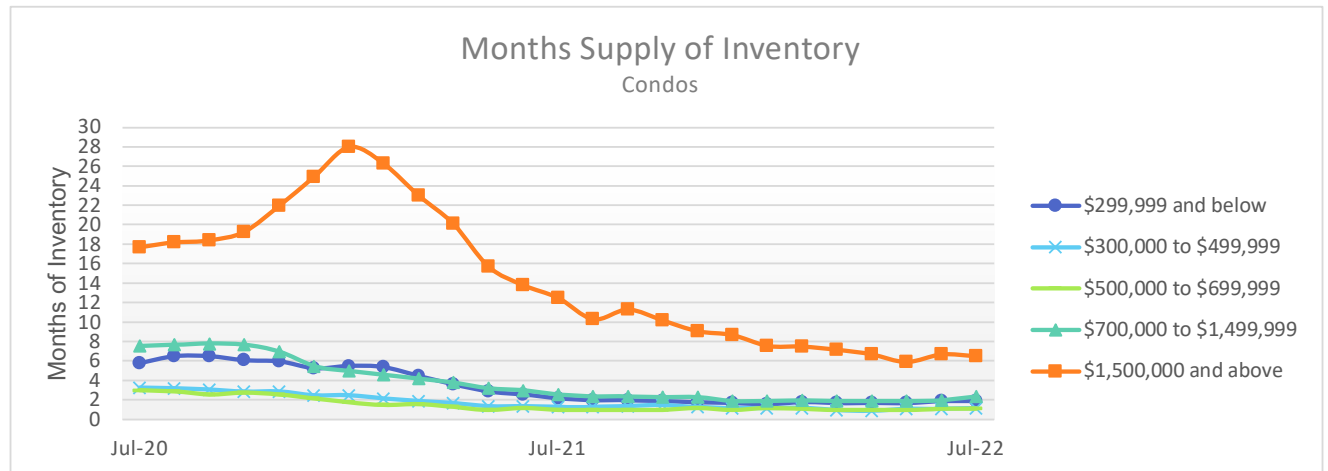
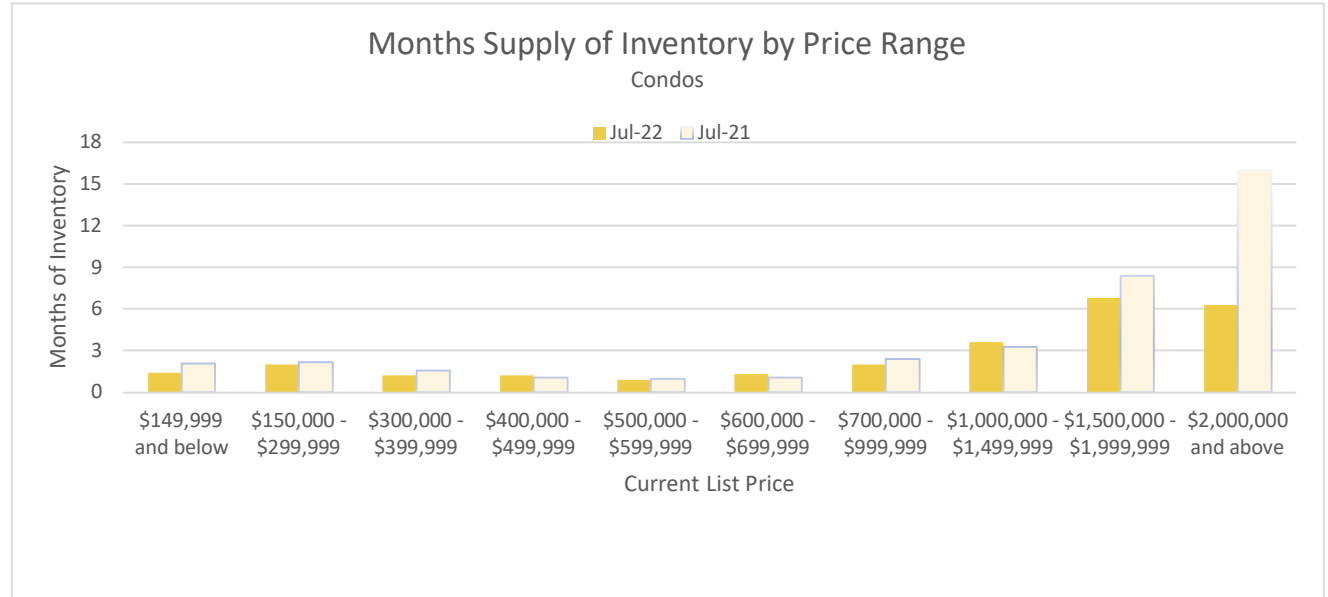
Months Supply of Active Inventory by Price Range: Condos

July 2022

OAHU, HAWAII

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

Condos	Jul-22	Jul-21	YOY chg
\$149,999 and below	1.4	2.1	-33.3%
\$150,000 - \$299,999	2.0	2.2	-9.1%
\$300,000 - \$399,999	1.2	1.6	-25.0%
\$400,000 - \$499,999	1.2	1.1	9.1%
\$500,000 - \$599,999	0.9	1.0	-10.0%
\$600,000 - \$699,999	1.3	1.1	18.2%
\$700,000 - \$999,999	2.0	2.4	-16.7%
\$1,000,000 - \$1,499,999	3.6	3.3	9.1%
\$1,500,000 - \$1,999,999	6.8	8.4	-19.0%
\$2,000,000 and above	6.3	16.0	-60.6%
All Condos	1.7	1.8	-5.6%



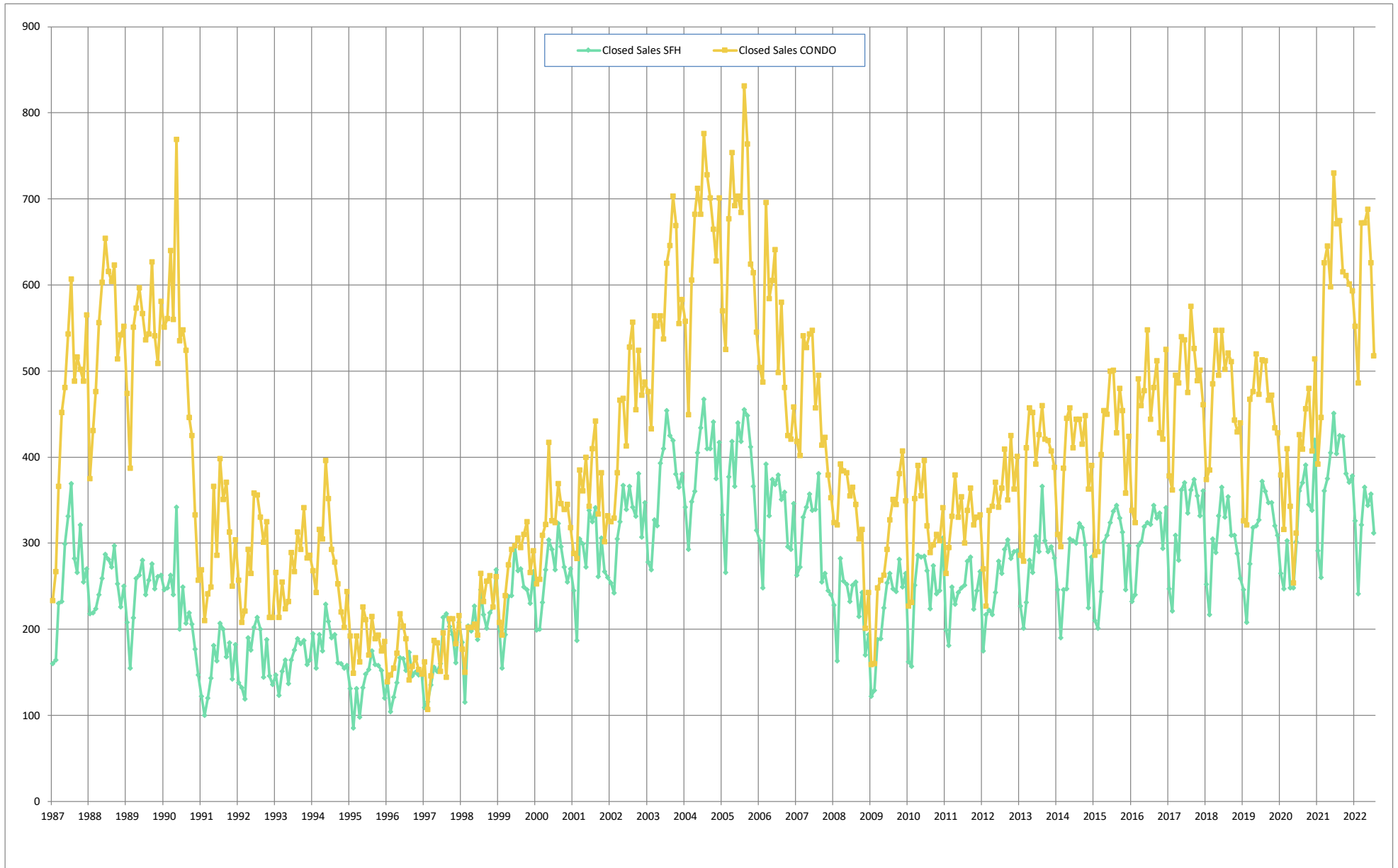
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



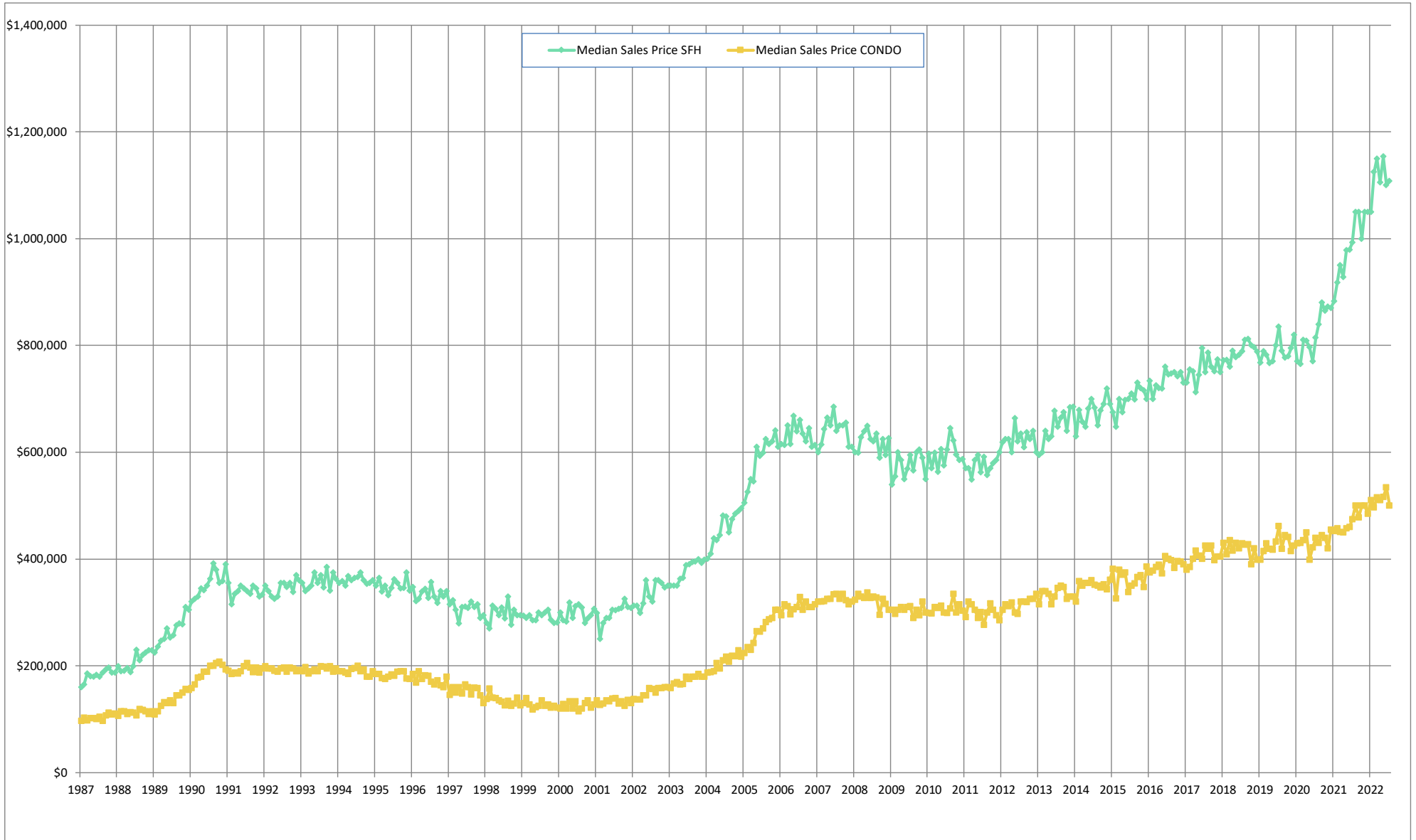
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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



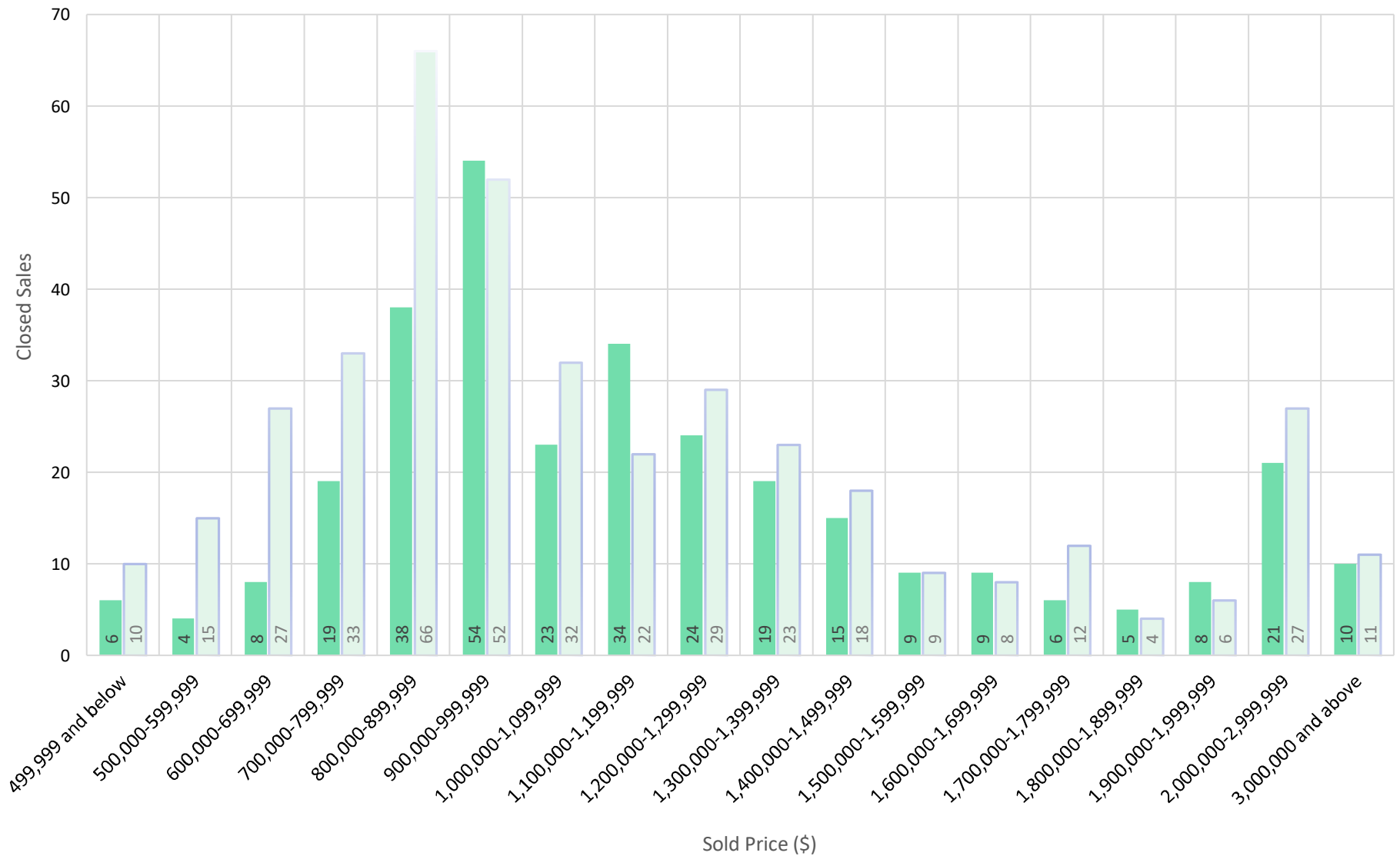
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Single-Family Homes Sold

July 2022 vs. July 2021

2022 2021

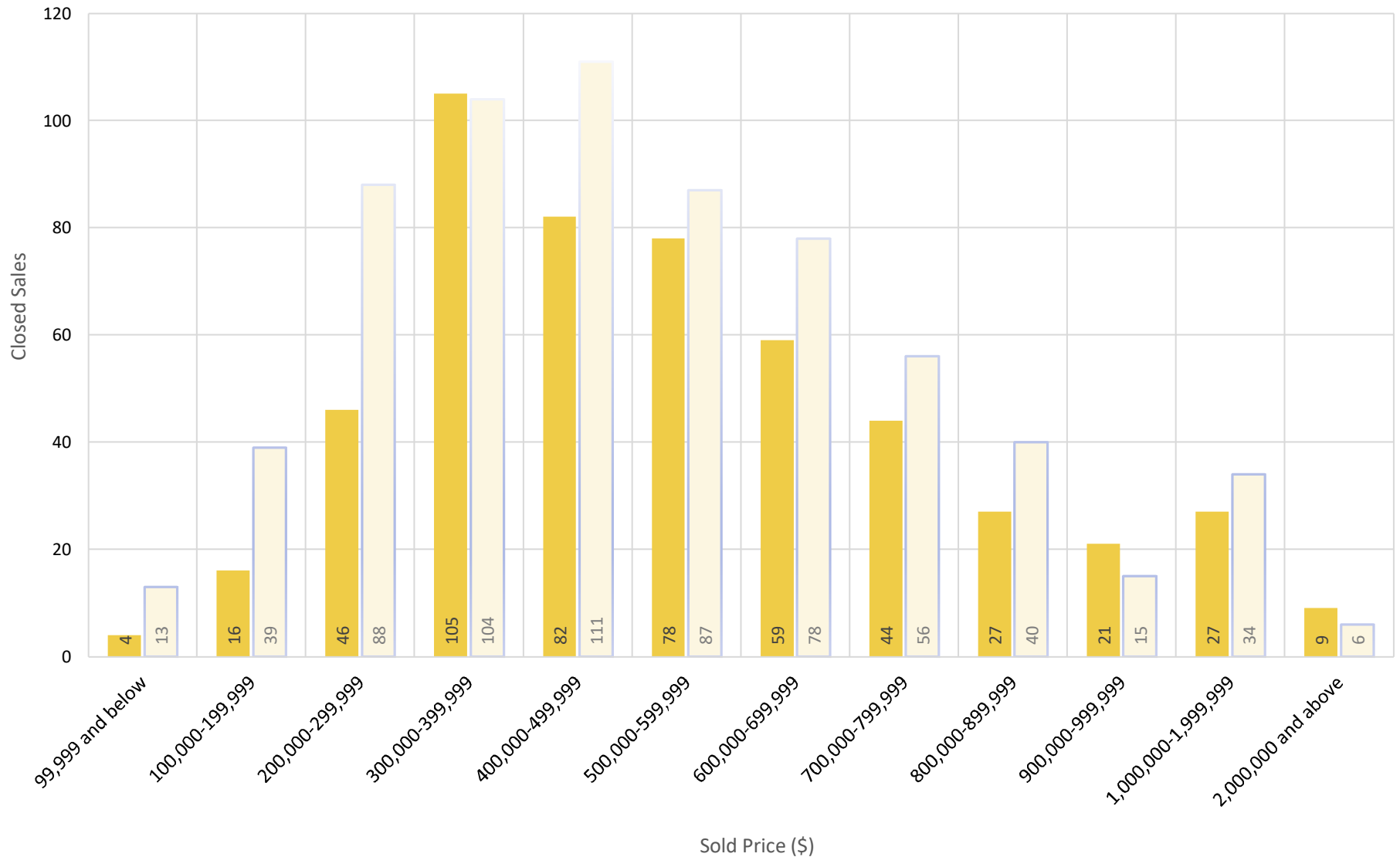


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold July 2022 vs. July 2021

■ 2022 ■ 2021



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