

## Executive Summary

### December 2022

Year-over-year sales for single-family homes plummeted 46.6%, while condo sales were down 39.3%. The median sales price for a single-family home dipped slightly to \$1,049,500, while the median condo sales price rose to \$502,500.

In the single-family home market, the \$800,000 to \$999,999 range saw a whopping 225% increase, with 143 listings available at the end of the year compared to just 44 listings in December 2021. In the condo market, active inventory most significantly increased primarily in the mid to upper price ranges. Year-over-year, active inventory in the \$400,000 to \$1,999,999 price range rose by 50%.

The percent of original list price received continued to dwindle, with single-family home sellers receiving a median of 96.7% of their asking price in December 2022, falling from 102.1% last year. In the condo market, the median percentage of the original list price received was 98.5% compared to 100.0% in December 2021.

### 2022 Year-End Stats

In 2022, O'ahu's real estate market was marked by transition. The year began similarly to 2021 with intense competition among buyers, with mortgage rates still hovering near historic lows and ended with headwinds when these rates rapidly and sharply rose. Key highlights included:

- In the second quarter of 2022, 63% of single-family homes and 44% of condos closed above the original asking price.
- In May, the single-family home market set a record median price of \$1,153,500; in June, the condo market hit a record median of \$534,000.
- Mortgage rates continued to rise through the year, with average rates reaching the 7% range in late October and ending 2022 in the mid-6% range.
- In the fourth quarter, the percentage of properties sold above the original asking price had dropped to 29% of single-family home sales and 25% of condo sales.

The year ended with 3,474 single-family home sales, a 23.2% year-over-year decline. The year-end median price climbed to \$1,105,000, an 11.6% increase compared to the 2021 annual median price of \$990,000.

In 2022, condo sales also fell, ending the year with 6,353 closed sales and down by 11.8%. Year-end sales were still well above pre-pandemic sales volume dating back to 2007. The condo market ended the year with an annual median sales price of \$510,000, up 7.4% from a year ago.

Closed sales by price range were mixed. Single-family home sales in the \$1,300,000 to \$1,599,999 price range increased by 11%, while the most significant decline occurred in the \$600,000 to \$899,999 range, where sales were down by 47% compared to 2021. At year-end, the condo market showed a 19% dip in sales at the \$699,999 and below range. However, condos sold in the \$700,000 and up range jumped by 15% compared to the prior year.

Seller and buyer activity waned over the year, with the year-end new listings down 13.5% for single-family homes and 8.7% for condos. Still, properties moved quickly, with a year-end median days on the market of 12 days for both markets.



# Oahu Monthly Housing Statistics

## December 2022



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,049,500	-0.05%
Closed Sales	YoY %chg
202	-46.6%
Average Sales Price	YoY %chg
\$1,325,156	+1.7%

### CONDOS

Median Sales Price	YoY %chg
\$502,500	+3.6%
Closed Sales	YoY %chg
360	-39.3%
Average Sales Price	YoY %chg
\$576,689	-4.6%

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

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# Monthly Indicators

OAHU, HAWAII

## December 2022

	Single-Family Homes				
	Dec-22	Dec-21	YoY %chg	Nov-22	MoM %chg
<b>Closed Sales</b>	<b>202</b>	378	-46.6%	192	5.2%
<b>Median Sales Price</b>	<b>\$1,049,500</b>	\$1,050,000	-0.05%	\$1,149,500	-8.7%
<b>Average Sales Price</b>	<b>\$1,325,156</b>	\$1,303,481	1.7%	\$1,387,685	-4.5%
<b>Median Days on Market</b>	<b>25</b>	11	127.3%	18	38.9%
<b>Percent of Orig. List Price Received</b>	<b>96.7%</b>	102.1%	-5.3%	98.4%	-1.7%
<b>New Listings</b>	<b>164</b>	245	-33.1%	289	-43.3%
<b>Pending Sales*</b>	<b>168</b>	287	-41.5%	198	-15.2%
<b>Active Inventory*</b>	<b>597</b>	309	93.2%	682	-12.5%
<b>Total Inventory in Escrow*</b>	<b>278</b>	528	-47.3%	319	-12.9%
<b>Months Supply of Active Inventory*</b>	<b>2.1</b>	0.8	162.5%	2.2	-4.5%

	Condos				
	Dec-22	Dec-21	YoY %chg	Nov-22	MoM %chg
<b>Closed Sales</b>	<b>360</b>	593	-39.3%	340	5.9%
<b>Median Sales Price</b>	<b>\$502,500</b>	\$485,000	3.6%	\$480,000	4.7%
<b>Average Sales Price</b>	<b>\$576,689</b>	\$604,749	-4.6%	\$594,444	-3.0%
<b>Median Days on Market</b>	<b>21</b>	13	61.5%	18	16.7%
<b>Percent of Orig. List Price Received</b>	<b>98.5%</b>	100.0%	-1.5%	98.8%	-0.3%
<b>New Listings</b>	<b>371</b>	527	-29.6%	526	-29.5%
<b>Pending Sales*</b>	<b>289</b>	511	-43.4%	359	-19.5%
<b>Active Inventory*</b>	<b>1,170</b>	946	23.7%	1,244	-5.9%
<b>Total Inventory in Escrow*</b>	<b>430</b>	784	-45.2%	512	-16.0%
<b>Months Supply of Active Inventory*</b>	<b>2.2</b>	1.6	37.5%	2.3	-4.3%

\*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
<b>Closed Sales</b>	<b>3,474</b>	4,526	-23.2%	3,838	-9.5%
<b>Median Sales Price</b>	<b>\$1,105,000</b>	\$990,000	11.6%	\$830,000	33.1%
<b>Average Sales Price</b>	<b>\$1,381,088</b>	\$1,250,113	10.5%	\$1,014,167	36.2%
<b>Median Days on Market</b>	<b>12</b>	9	33.3%	14	-14.3%
<b>Percent of Orig. List Price Received</b>	<b>100.0%</b>	102.0%	-2.0%	99.3%	0.7%
<b>New Listings</b>	<b>4,168</b>	4,817	-13.5%	4,444	-6.2%
<b>Pending Sales*</b>	<b>3,439</b>	4,667	-26.3%	4,323	-20.4%

	Condos				
	YTD-2022	YTD-2021	1-yr %chg	YTD-2020	2-yr %chg
<b>Closed Sales</b>	<b>6,353</b>	7,203	-11.8%	4,706	35.0%
<b>Median Sales Price</b>	<b>\$510,000</b>	\$475,000	7.4%	\$435,000	17.2%
<b>Average Sales Price</b>	<b>\$610,446</b>	\$558,067	9.4%	\$502,965	21.4%
<b>Median Days on Market</b>	<b>12</b>	12	0.0%	24	-50.0%
<b>Percent of Orig. List Price Received</b>	<b>100.0%</b>	100.0%	0.0%	98.1%	1.9%
<b>New Listings</b>	<b>7,468</b>	8,176	-8.7%	7,112	5.0%
<b>Pending Sales*</b>	<b>6,058</b>	7,472	-18.9%	5,069	19.5%

\*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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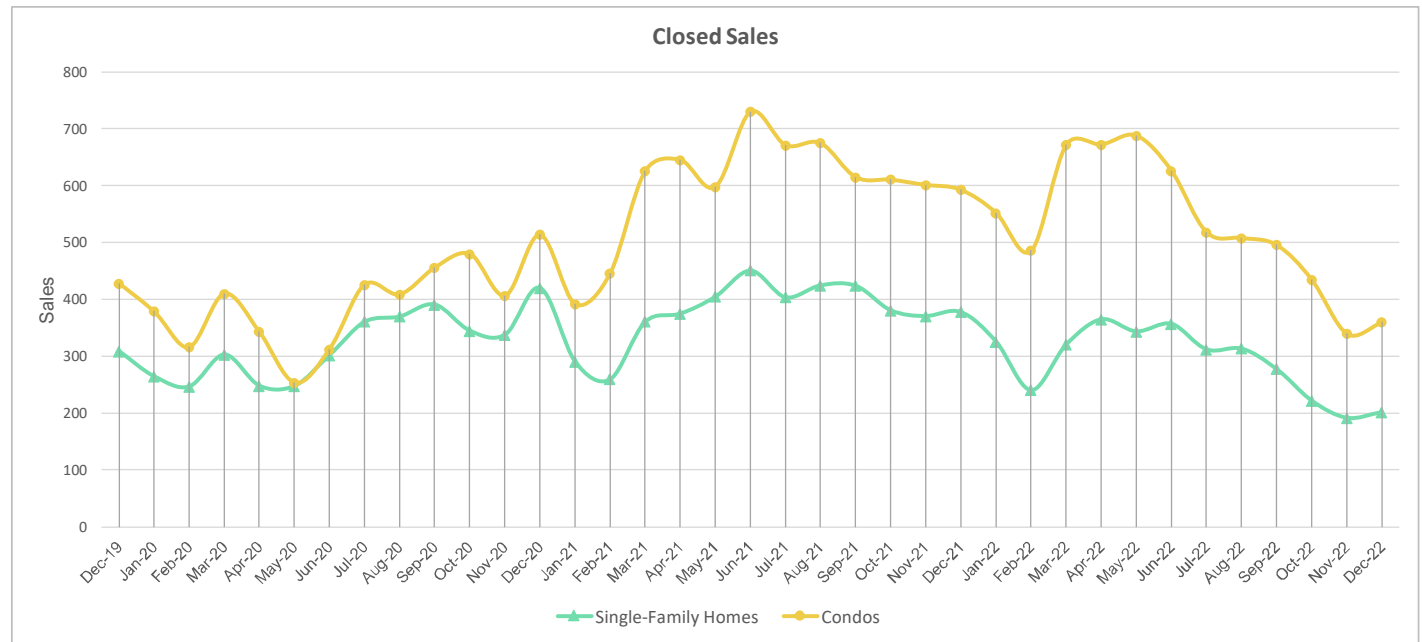
# Closed Sales

December 2022

OAHU, HAWAII

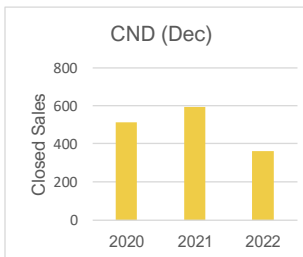
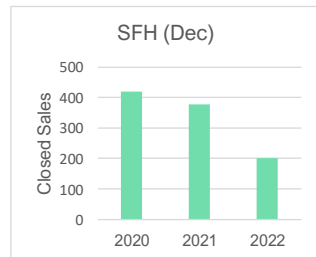
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
<b>Dec-22</b>	<b>202</b>	<b>360</b>	<b>562</b>



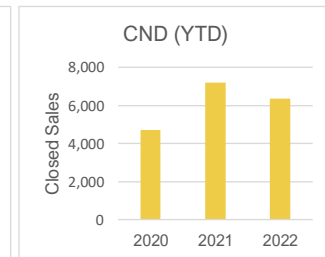
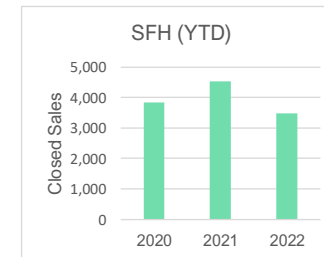
### Monthly Closed Sales

December	SFH	YoY %chg	CND	YoY %chg
2020	420	35.9%	514	20.1%
2021	378	-10.0%	593	15.4%
<b>2022</b>	<b>202</b>	<b>-46.6%</b>	<b>360</b>	<b>-39.3%</b>



### Year-to-Date Closed Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	3,838	2.3%	4,706	-13.0%
2021	4,526	17.9%	7,203	53.1%
<b>2022</b>	<b>3,474</b>	<b>-23.2%</b>	<b>6,353</b>	<b>-11.8%</b>



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

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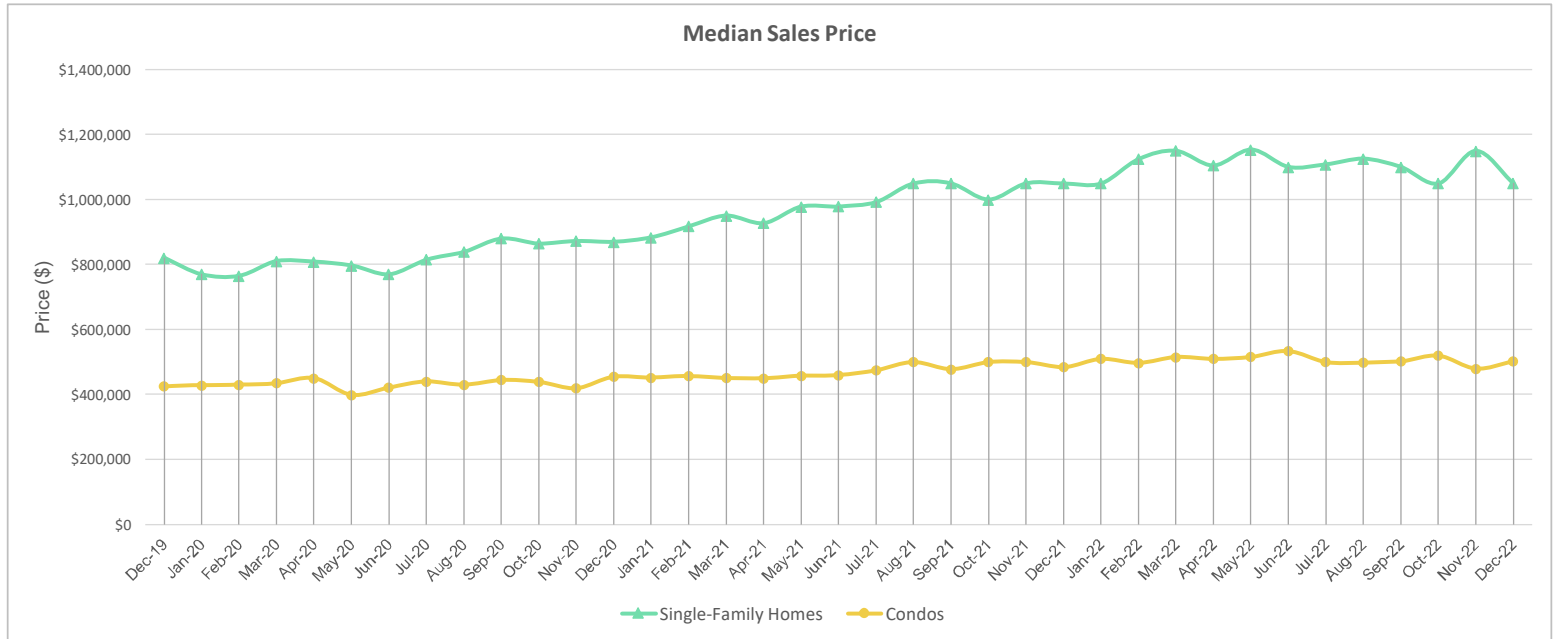
# Median Sales Price

December 2022

OAHU, HAWAII

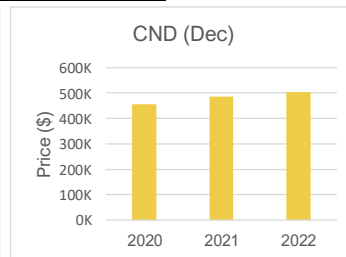
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
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
<b>Dec-22</b>	<b>\$1,049,500</b>	<b>\$502,500</b>



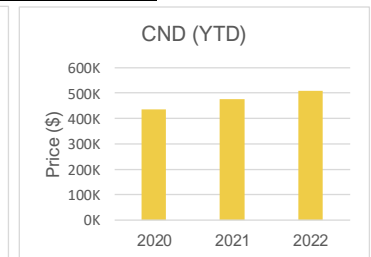
### Monthly Median Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2020	\$870,000	6.1%	\$455,000	6.9%
2021	\$1,050,000	20.7%	\$485,000	6.6%
<b>2022</b>	<b>\$1,049,500</b>	<b>-0.05%</b>	<b>\$502,500</b>	<b>3.6%</b>



### Year-to-Date Median Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$830,000	5.2%	\$435,000	2.4%
2021	\$990,000	19.3%	\$475,000	9.2%
<b>2022</b>	<b>\$1,105,000</b>	<b>11.6%</b>	<b>\$510,000</b>	<b>7.4%</b>



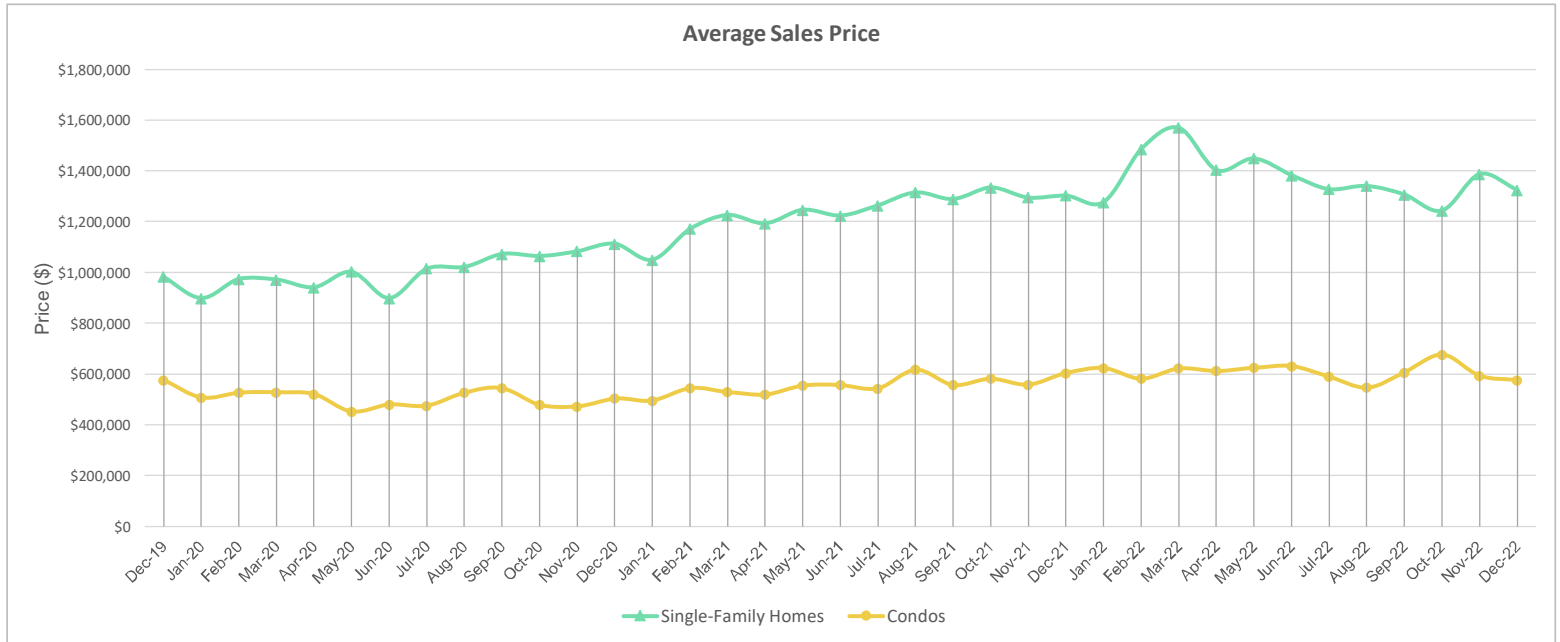
# Average Sales Price

December 2022

OAHU, HAWAII

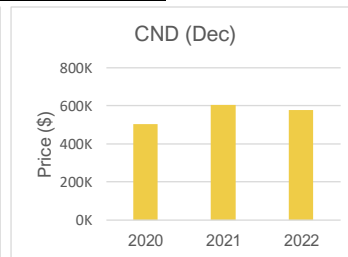
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
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
<b>Dec-22</b>	<b>\$1,325,156</b>	<b>\$576,689</b>



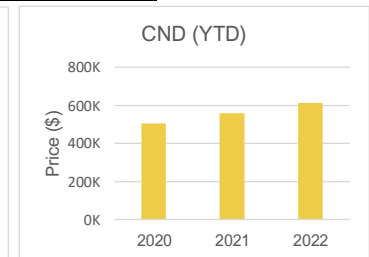
### Monthly Average Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2020	\$1,113,076	13.1%	\$504,222	-12.6%
2021	\$1,303,481	17.1%	\$604,749	19.9%
<b>2022</b>	<b>\$1,325,156</b>	<b>1.7%</b>	<b>\$576,689</b>	<b>-4.6%</b>



### Year-to-Date Average Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$1,014,167	6.3%	\$502,965	-3.2%
2021	\$1,250,113	23.3%	\$558,067	11.0%
<b>2022</b>	<b>\$1,381,088</b>	<b>10.5%</b>	<b>\$610,446</b>	<b>9.4%</b>



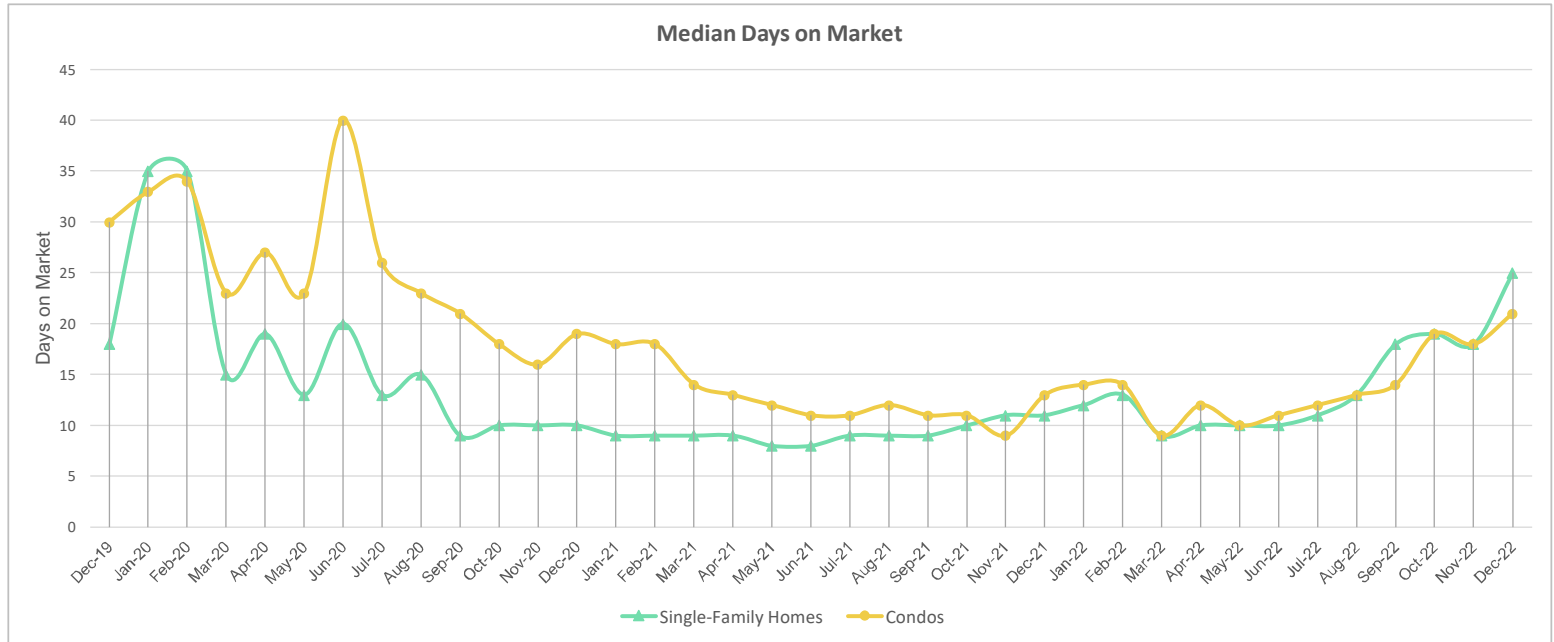
# Median Days on Market

December 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
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
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
<b>Dec-22</b>	<b>25</b>	<b>21</b>

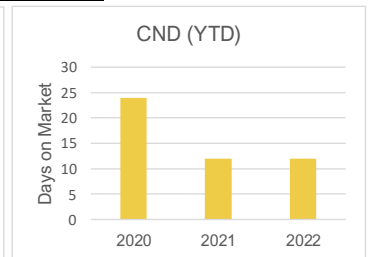
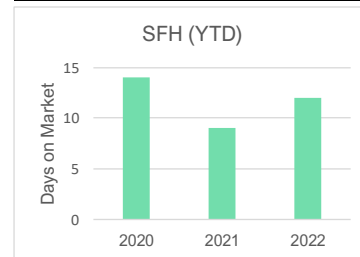
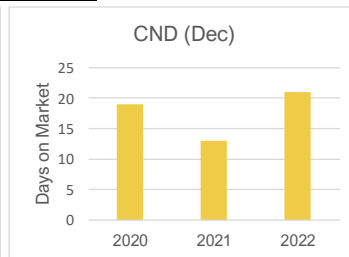


### Monthly Median Days on Market

December	SFH	YoY %chg	CND	YoY %chg
2020	10	-44.4%	19	-36.7%
2021	11	10.0%	13	-31.6%
<b>2022</b>	<b>25</b>	<b>127.3%</b>	<b>21</b>	<b>61.5%</b>

### Year-to-Date Median Days on Market

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	14	-36.4%	24	-4.0%
2021	9	-35.7%	12	-50.0%
<b>2022</b>	<b>12</b>	<b>33.3%</b>	<b>12</b>	<b>0.0%</b>





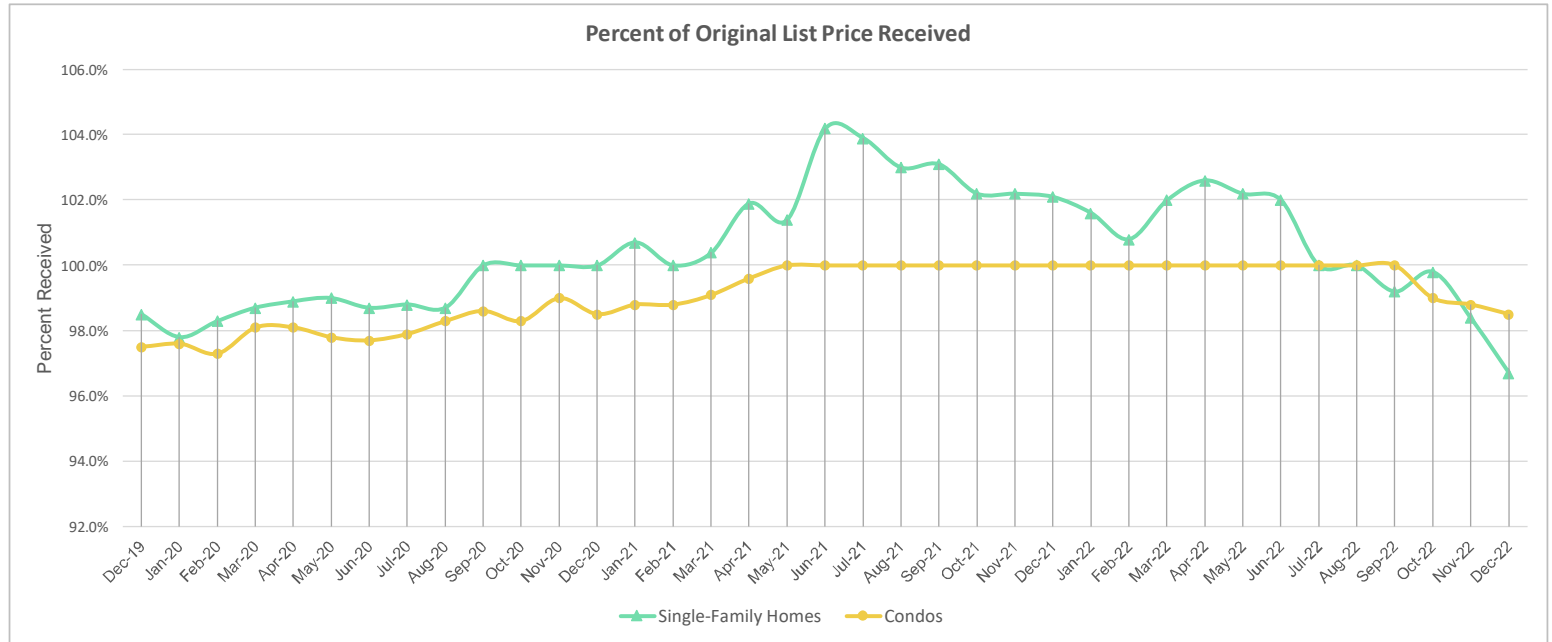
# Percent of Original List Price Received

December 2022

OAHU, HAWAII

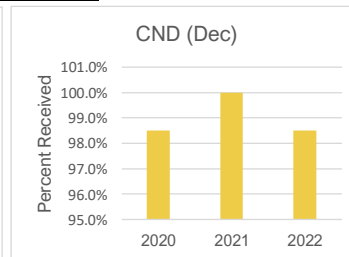
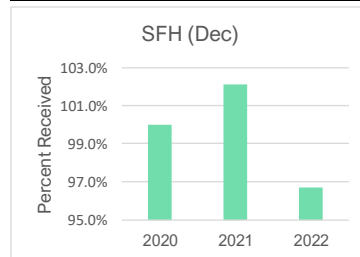
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
<b>Dec-22</b>	<b>96.7%</b>	<b>98.5%</b>



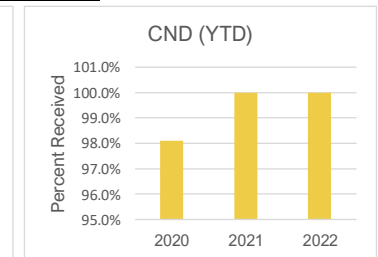
### Monthly Percent of Original List Price Received

December	SFH	YoY %chg	CND	YoY %chg
2020	100.0%	1.5%	98.5%	1.0%
2021	102.1%	2.1%	100.0%	1.5%
<b>2022</b>	<b>96.7%</b>	<b>-5.3%</b>	<b>98.5%</b>	<b>-1.5%</b>



### Year-to-Date Percent of Original List Price Received

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	99.3%	1.2%	98.1%	0.2%
2021	102.0%	2.7%	100.0%	1.9%
<b>2022</b>	<b>100.0%</b>	<b>-2.0%</b>	<b>100.0%</b>	<b>0.0%</b>





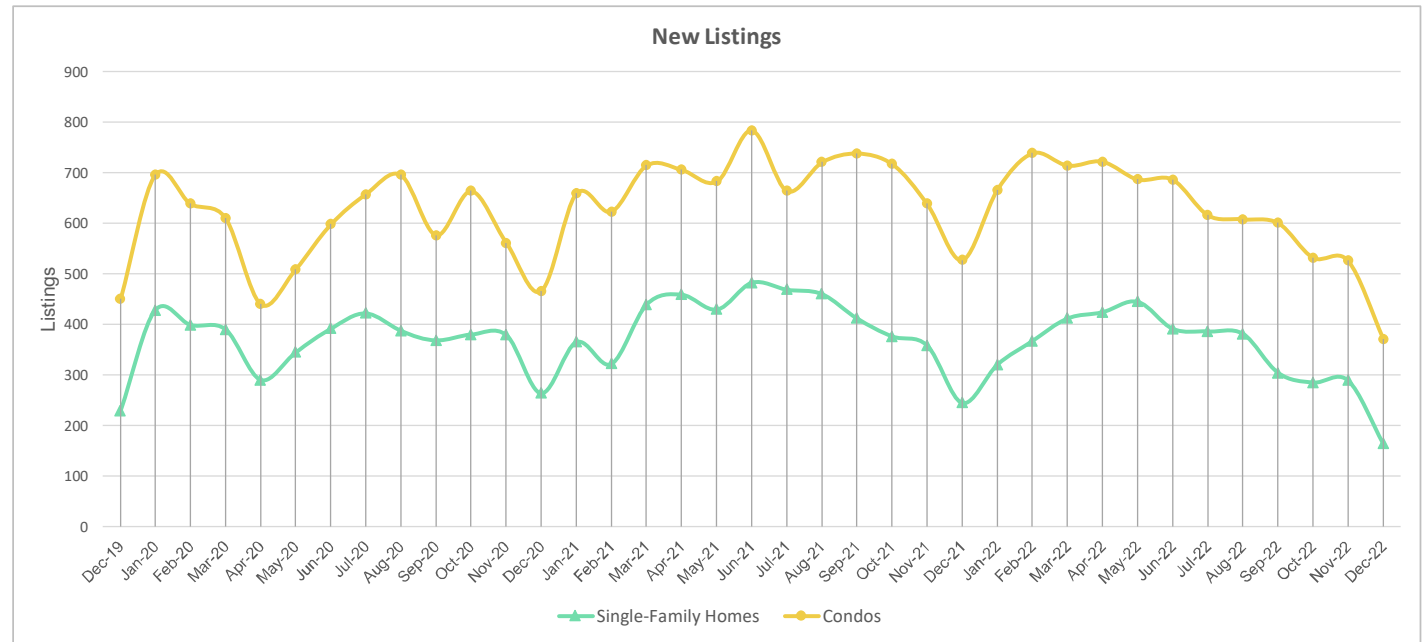
# New Listings

## December 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
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
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
<b>Dec-22</b>	<b>164</b>	<b>371</b>	<b>535</b>

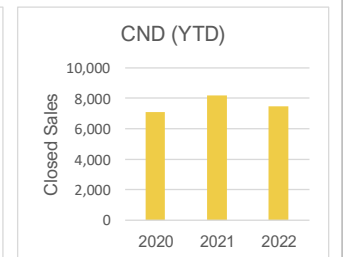
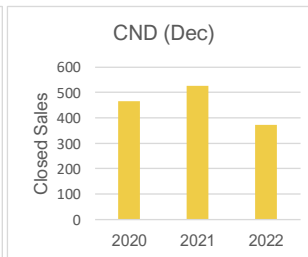
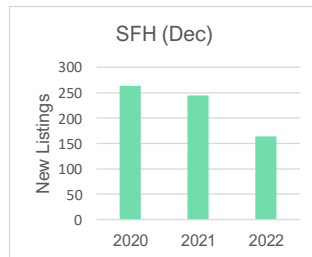


### Monthly New Listings

December	SFH	YoY %chg	CND	YoY %chg
2020	264	15.3%	466	3.6%
2021	245	-7.2%	527	13.1%
<b>2022</b>	<b>164</b>	<b>-33.1%</b>	<b>371</b>	<b>-29.6%</b>

### Year-to-Date New Listings

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	4,444	-17.7%	7,112	-14.4%
2021	4,817	8.4%	8,176	15.0%
<b>2022</b>	<b>4,168</b>	<b>-13.5%</b>	<b>7,468</b>	<b>-8.7%</b>



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

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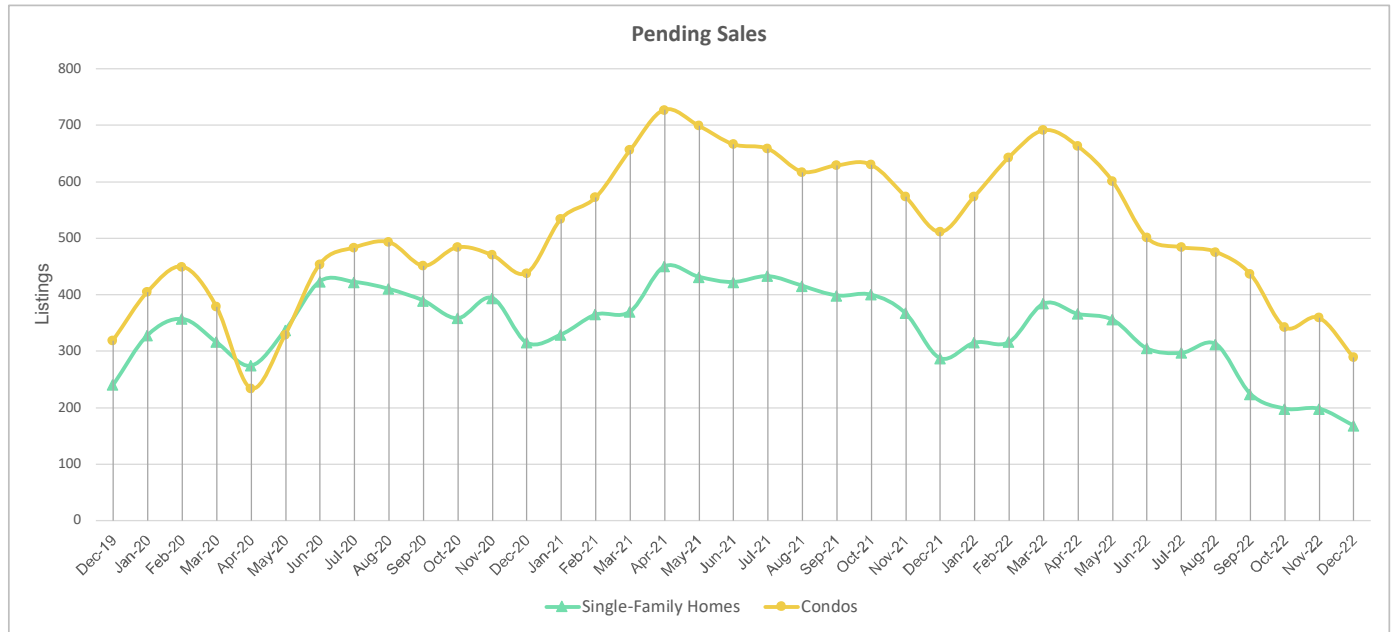
# Pending Sales\*

## December 2022

OAHU, HAWAII

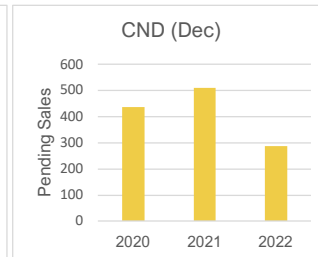
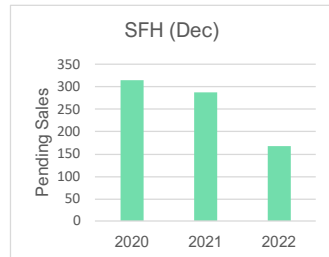
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
<b>Dec-22</b>	<b>168</b>	<b>289</b>	<b>457</b>



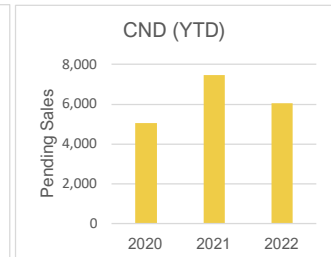
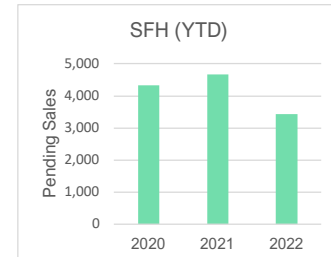
### Monthly Pending Sales

December	SFH	YoY %chg	CND	YoY %chg
2020	315	31.3%	438	37.3%
2021	287	-8.9%	511	16.7%
<b>2022</b>	<b>168</b>	<b>-41.5%</b>	<b>289</b>	<b>-43.4%</b>



### Year-to-Date Pending Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	4,323	5.9%	5,069	-9.0%
2021	4,667	8.0%	7,472	47.4%
<b>2022</b>	<b>3,439</b>	<b>-26.3%</b>	<b>6,058</b>	<b>-18.9%</b>



\*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.

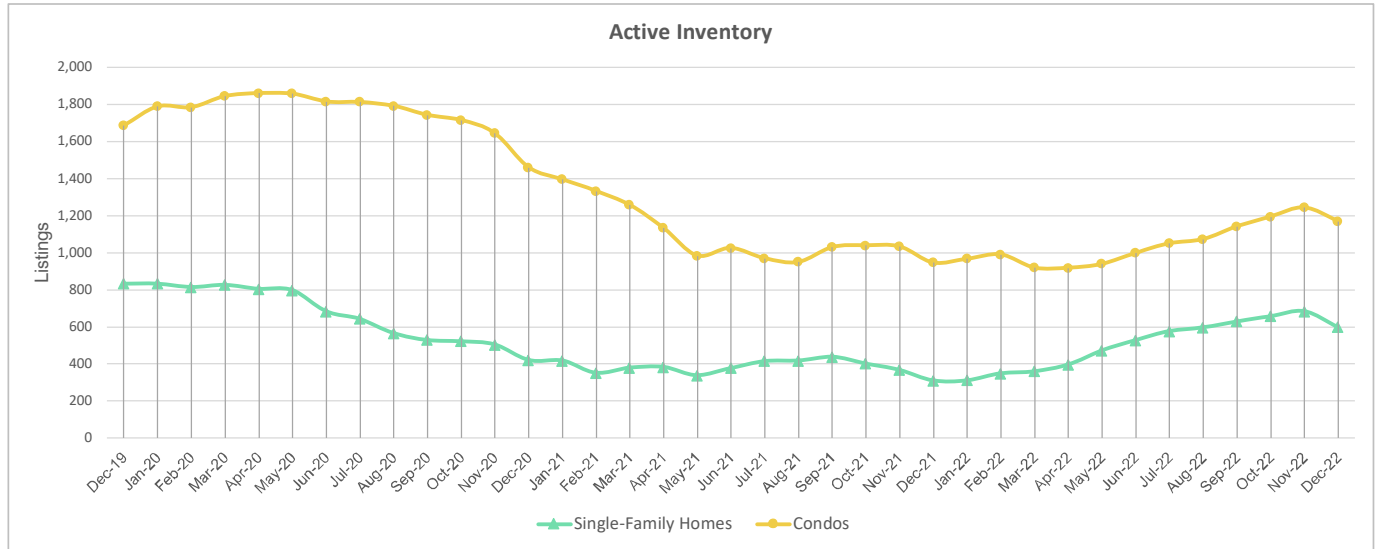
# Active Inventory\*

December 2022

OAHU, HAWAII

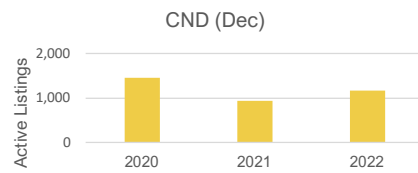
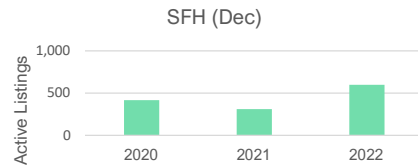
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
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
<b>Dec-22</b>	<b>597</b>	<b>1,170</b>	<b>1,767</b>

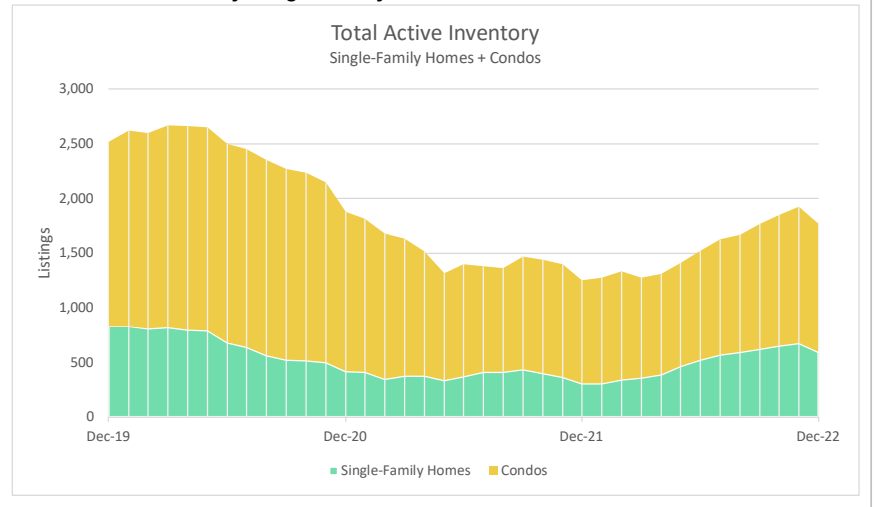


### Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2020	419	-49.7%	1,459	-13.4%
2021	309	-26.3%	946	-35.2%
<b>2022</b>	<b>597</b>	<b>93.2%</b>	<b>1,170</b>	<b>23.7%</b>



### 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.

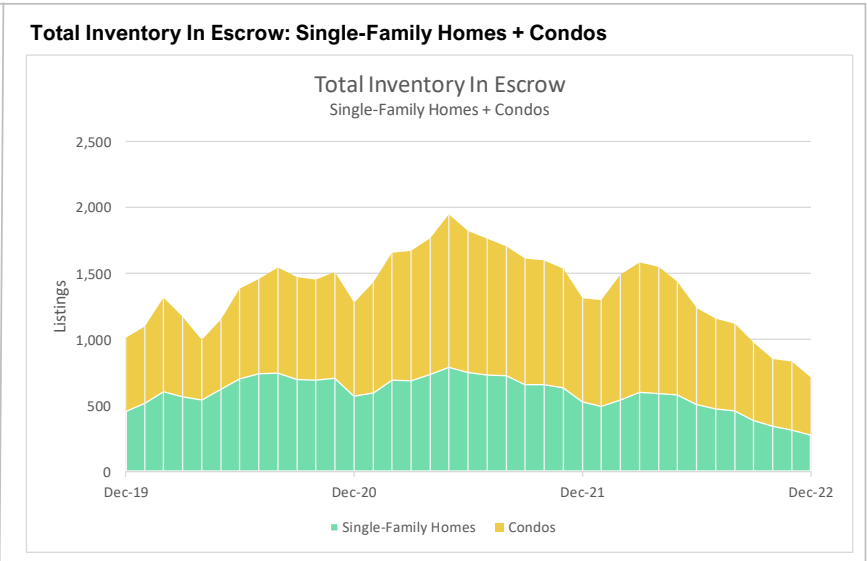
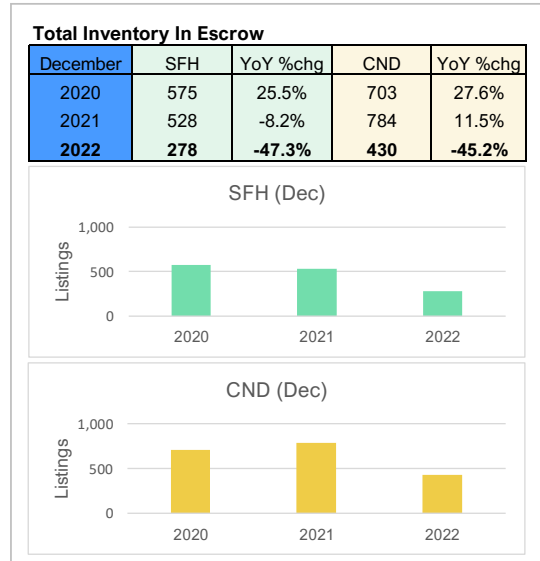
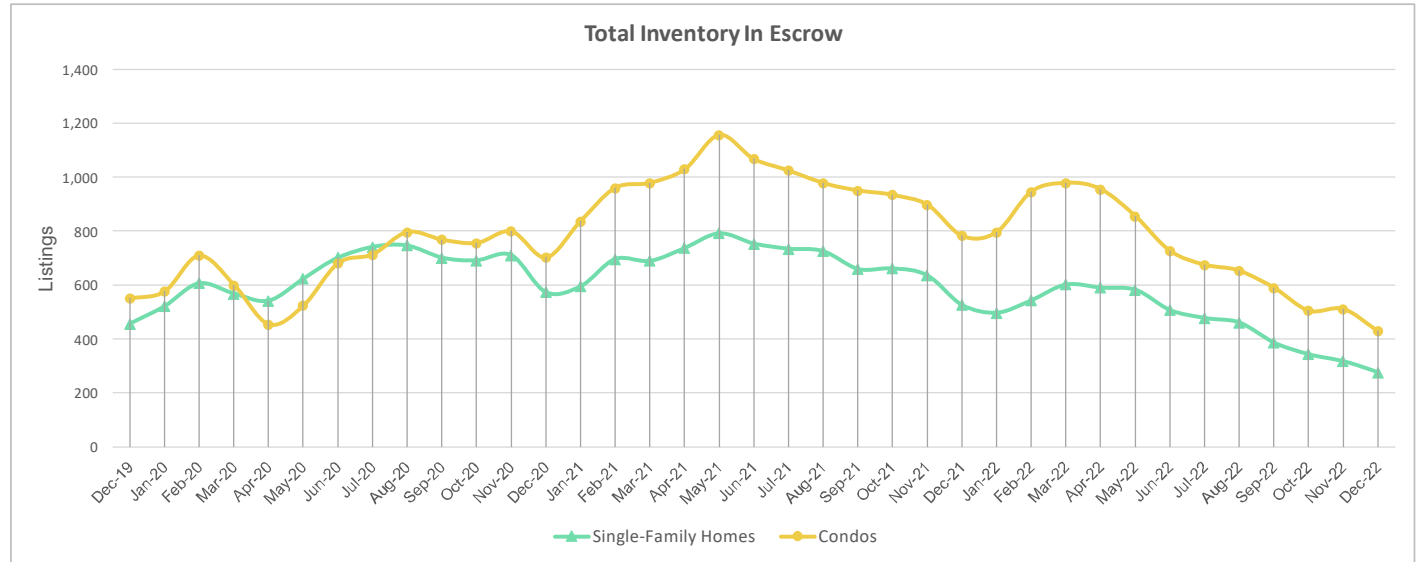
# Total Inventory In Escrow\*

December 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
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
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
<b>Dec-22</b>	<b>278</b>	<b>430</b>	<b>708</b>



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

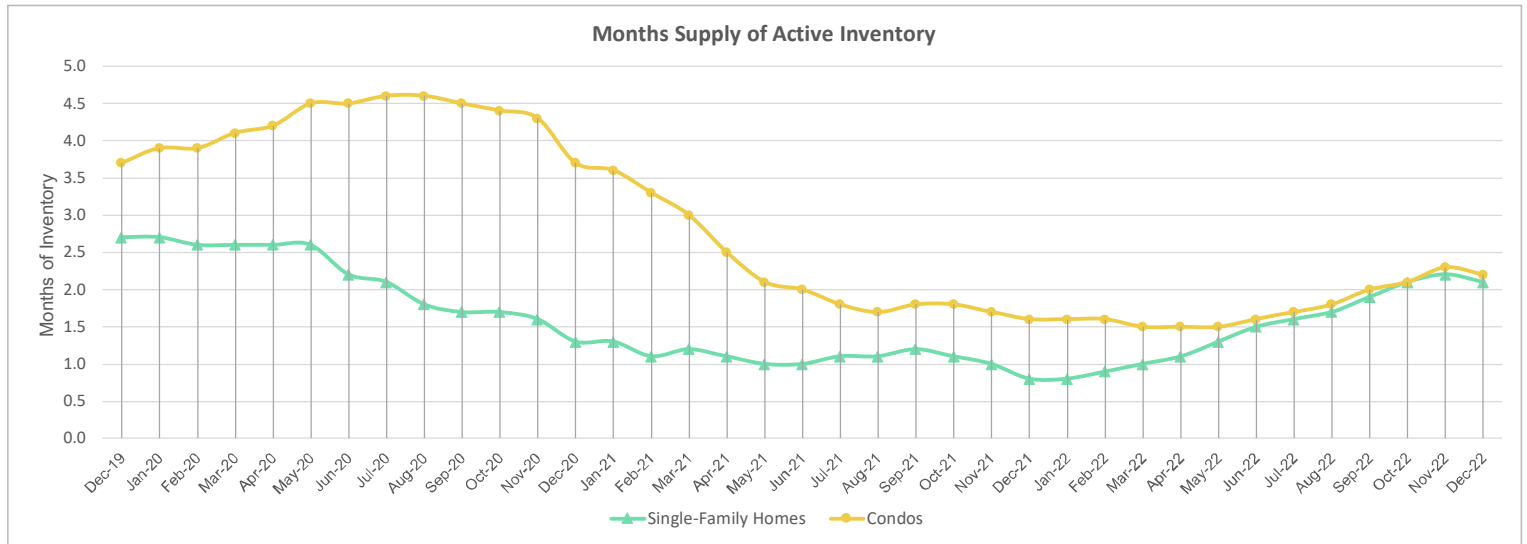
# Months Supply of Active Inventory\*

December 2022

OAHU, HAWAII

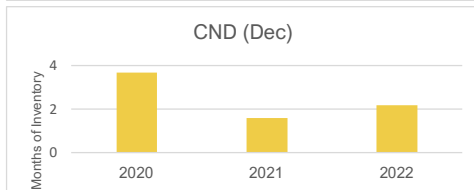
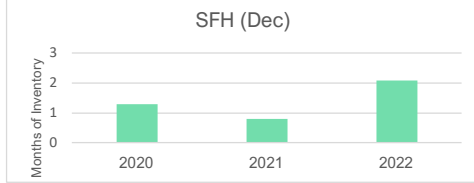
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
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

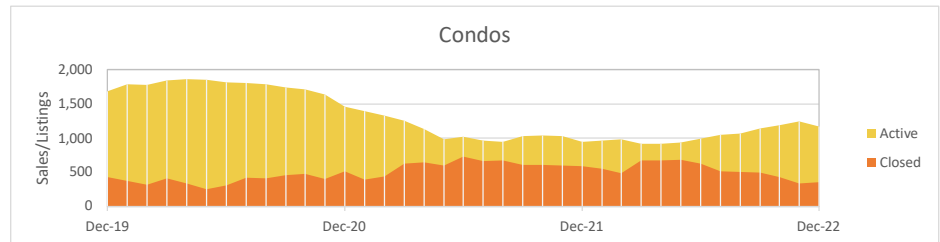
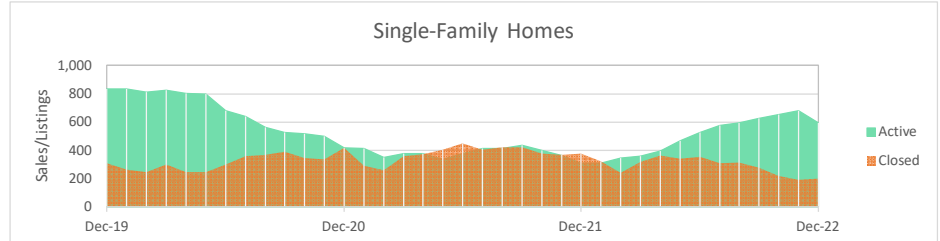


## Months Supply of Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2020	1.3	-51.9%	3.7	0.0%
2021	0.8	-38.5%	1.6	-56.8%
2022	2.1	162.5%	2.2	37.5%



## Active Inventory vs. Closed Sales



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

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

# Housing Supply Overview

December 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		
	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg
\$449,999 and below	1	3	-66.7%	6	51	-88.2%	96.6%	91.3%	5.8%	2	1	100.0%	6	0	-	4	2	100.0%	12	4	200.0%	2.0	0.4	400.0%
\$450,000 - \$599,999	5	7	-28.6%	28	25	12.0%	100.2%	100.0%	0.2%	4	5	-20.0%	7	5	40.0%	11	11	0.0%	16	22	-27.3%	1.8	0.8	125.0%
\$600,000 - \$699,999	10	18	-44.4%	30	9	233.3%	94.2%	102.2%	-7.8%	6	6	0.0%	10	11	-9.1%	26	6	333.3%	19	29	-34.5%	2.9	0.3	866.7%
\$700,000 - \$799,999	21	30	-30.0%	35	11	218.2%	100.0%	101.4%	-1.4%	8	22	-63.6%	20	28	-28.6%	41	18	127.8%	39	56	-30.4%	1.9	0.4	375.0%
\$800,000 - \$899,999	29	43	-32.6%	31	10	210.0%	96.5%	101.8%	-5.2%	25	37	-32.4%	24	43	-44.2%	69	18	283.3%	37	78	-52.6%	2.0	0.3	566.7%
\$900,000 - \$999,999	22	61	-63.9%	19	10	90.0%	99.8%	103.8%	-3.9%	24	39	-38.5%	18	46	-60.9%	74	26	184.6%	34	74	-54.1%	1.8	0.5	260.0%
\$1,000,000 - \$1,499,999	67	132	-49.2%	27	11	145.5%	95.4%	102.2%	-6.7%	52	79	-34.2%	49	91	-46.2%	146	64	128.1%	69	150	-54.0%	1.4	0.6	133.3%
\$1,500,000 - 1,999,999	25	45	-44.4%	23	12	91.7%	94.0%	104.2%	-9.8%	20	24	-16.7%	12	34	-64.7%	70	37	89.2%	23	69	-66.7%	1.9	1.0	90.0%
\$2,000,000 - \$2,999,999	14	22	-36.4%	16	35	-54.3%	96.7%	100.0%	-3.3%	6	14	-57.1%	14	17	-17.6%	61	41	48.8%	16	25	-36.0%	3.2	1.6	100.0%
\$3,000,000 and above	8	17	-52.9%	20	19	5.3%	97.7%	100.0%	-2.3%	17	18	-5.6%	8	12	-33.3%	95	86	10.5%	13	21	-38.1%	7.3	6.1	19.7%
<b>All Single-Family Homes</b>	<b>202</b>	<b>378</b>	<b>-46.6%</b>	<b>25</b>	<b>11</b>	<b>127.3%</b>	<b>96.7%</b>	<b>102.1%</b>	<b>-5.3%</b>	<b>164</b>	<b>245</b>	<b>-33.1%</b>	<b>168</b>	<b>287</b>	<b>-41.5%</b>	<b>597</b>	<b>309</b>	<b>93.2%</b>	<b>278</b>	<b>528</b>	<b>-47.3%</b>	<b>2.1</b>	<b>0.8</b>	<b>162.5%</b>

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg	Dec-22	Dec-21	%chg
\$149,999 and below	12	19	-36.8%	13	26	-50.0%	96.0%	96.8%	-0.8%	12	17	-29.4%	14	13	7.7%	34	40	-15.0%	20	27	-25.9%	2.1	1.8	16.7%
\$150,000 - \$299,999	53	82	-35.4%	25	20	25.0%	96.3%	99.9%	-3.6%	53	66	-19.7%	42	56	-25.0%	151	158	-4.4%	62	97	-36.1%	2.3	1.7	35.3%
\$300,000 - \$399,999	59	87	-32.2%	17	16	6.3%	99.0%	100.0%	-1.0%	63	94	-33.0%	58	95	-38.9%	112	136	-17.6%	86	134	-35.8%	1.3	1.4	-7.1%
\$400,000 - \$499,999	53	122	-56.6%	22	12	83.3%	100.0%	100.0%	0.0%	57	86	-33.7%	55	100	-45.0%	149	112	33.0%	78	147	-46.9%	1.6	1.0	60.0%
\$500,000 - \$599,999	61	75	-18.7%	15	9	66.7%	100.0%	100.0%	0.0%	33	63	-47.6%	28	71	-60.6%	124	69	79.7%	42	105	-60.0%	1.6	0.8	100.0%
\$600,000 - \$699,999	46	64	-28.1%	22	11	100.0%	98.5%	100.8%	-2.3%	37	65	-43.1%	35	65	-46.2%	121	89	36.0%	52	91	-42.9%	2.1	1.3	61.5%
\$700,000 - \$999,999	51	98	-48.0%	23	11	109.1%	98.2%	100.0%	-1.8%	55	74	-25.7%	36	66	-45.5%	204	132	54.5%	58	102	-43.1%	2.2	1.7	29.4%
\$1,000,000 - \$1,499,999	11	24	-54.2%	49	17	188.2%	92.4%	97.2%	-4.9%	27	29	-6.9%	15	31	-51.6%	114	71	60.6%	23	51	-54.9%	4.1	2.8	46.4%
\$1,500,000 - \$1,999,999	8	10	-20.0%	25	8	212.5%	94.9%	100.0%	-5.1%	19	20	-5.0%	1	7	-85.7%	78	53	47.2%	3	14	-78.6%	8.7	7.6	14.5%
\$2,000,000 and above	6	12	-50.0%	13	152	-91.4%	97.2%	96.1%	1.1%	15	13	15.4%	5	7	-28.6%	83	86	-3.5%	6	16	-62.5%	9.2	9.6	-4.2%
<b>All Condos</b>	<b>360</b>	<b>593</b>	<b>-39.3%</b>	<b>21</b>	<b>13</b>	<b>61.5%</b>	<b>98.5%</b>	<b>100.0%</b>	<b>-1.5%</b>	<b>371</b>	<b>527</b>	<b>-29.6%</b>	<b>289</b>	<b>511</b>	<b>-43.4%</b>	<b>1,170</b>	<b>946</b>	<b>23.7%</b>	<b>430</b>	<b>784</b>	<b>-45.2%</b>	<b>2.2</b>	<b>1.6</b>	<b>37.5%</b>

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

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# Closed Sales by Price Range: Single-Family Homes

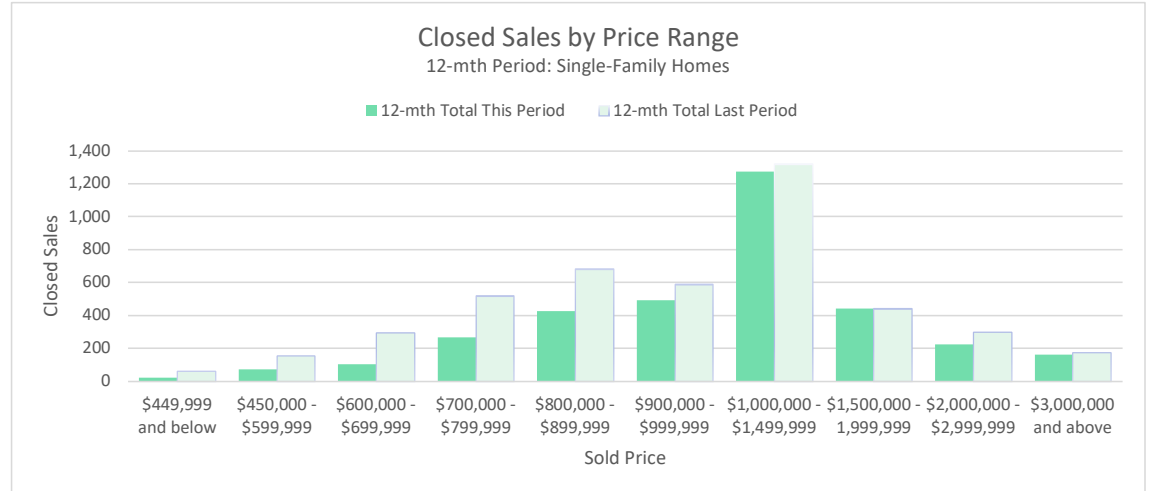
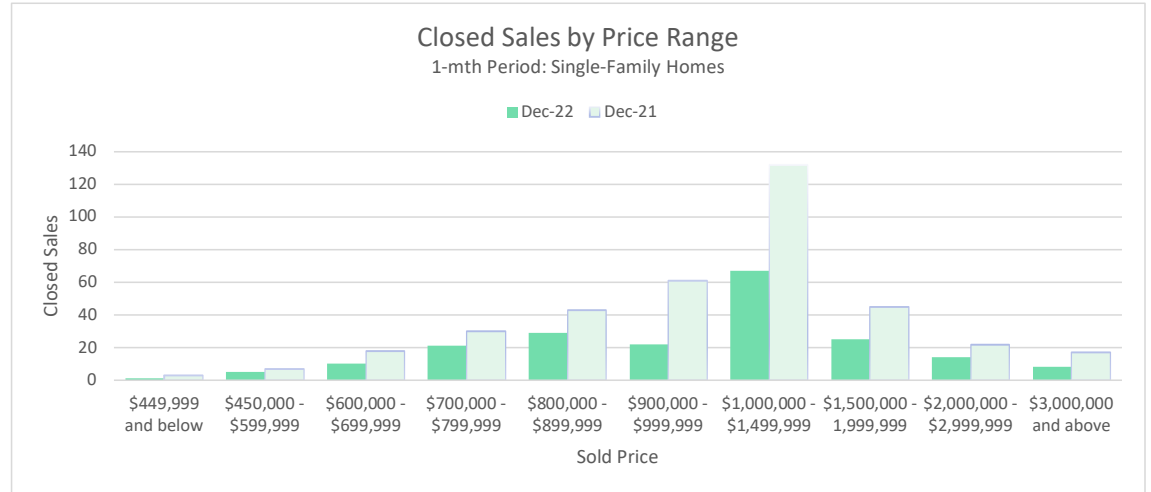
## December 2022

OAHU, HAWAII

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

Single-Family Homes	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	3	-66.7%	20	59	-66.1%
\$450,000 - \$599,999	5	7	-28.6%	73	153	-52.3%
\$600,000 - \$699,999	10	18	-44.4%	104	293	-64.5%
\$700,000 - \$799,999	21	30	-30.0%	265	520	-49.0%
\$800,000 - \$899,999	29	43	-32.6%	425	681	-37.6%
\$900,000 - \$999,999	22	61	-63.9%	490	588	-16.7%
\$1,000,000 - \$1,499,999	67	132	-49.2%	1,273	1,321	-3.6%
\$1,500,000 - 1,999,999	25	45	-44.4%	441	442	-0.2%
\$2,000,000 - \$2,999,999	14	22	-36.4%	223	296	-24.7%
\$3,000,000 and above	8	17	-52.9%	160	173	-7.5%
<b>All Single-Family Homes</b>	<b>202</b>	<b>378</b>	<b>-46.6%</b>	<b>3,474</b>	<b>4,526</b>	<b>-23.2%</b>

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





# Closed Sales by Price Range: Condos

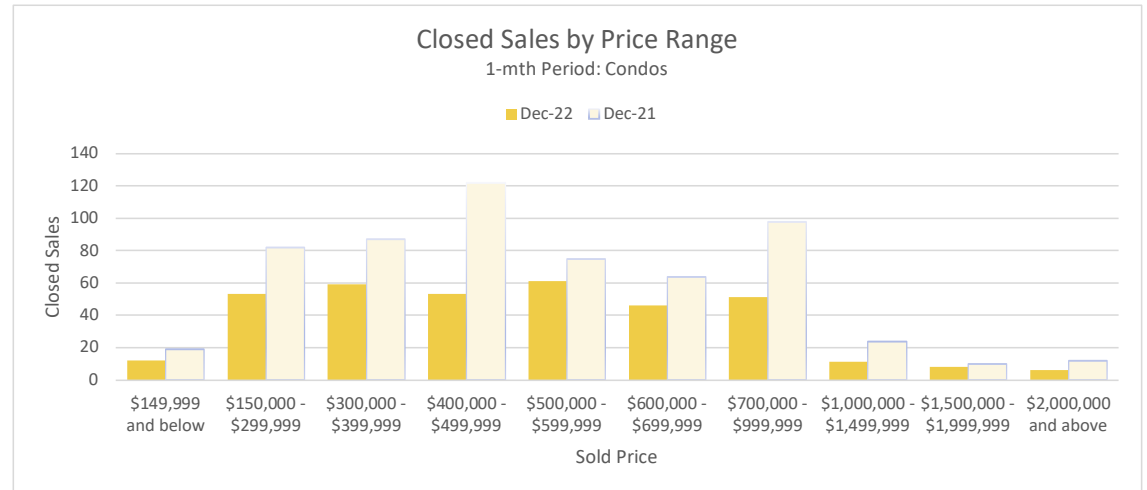
December 2022

OAHU, HAWAII

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

Condos	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	19	-36.8%	186	259	-28.2%
\$150,000 - \$299,999	53	82	-35.4%	779	1,120	-30.4%
\$300,000 - \$399,999	59	87	-32.2%	995	1,172	-15.1%
\$400,000 - \$499,999	53	122	-56.6%	1,086	1,324	-18.0%
\$500,000 - \$599,999	61	75	-18.7%	961	1,048	-8.3%
\$600,000 - \$699,999	46	64	-28.1%	683	833	-18.0%
\$700,000 - \$999,999	51	98	-48.0%	1,110	957	16.0%
\$1,000,000 - \$1,499,999	11	24	-54.2%	333	300	11.0%
\$1,500,000 - \$1,999,999	8	10	-20.0%	107	86	24.4%
\$2,000,000 and above	6	12	-50.0%	113	104	8.7%
<b>All Condos</b>	<b>360</b>	<b>593</b>	<b>-39.3%</b>	<b>6,353</b>	<b>7,203</b>	<b>-11.8%</b>

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



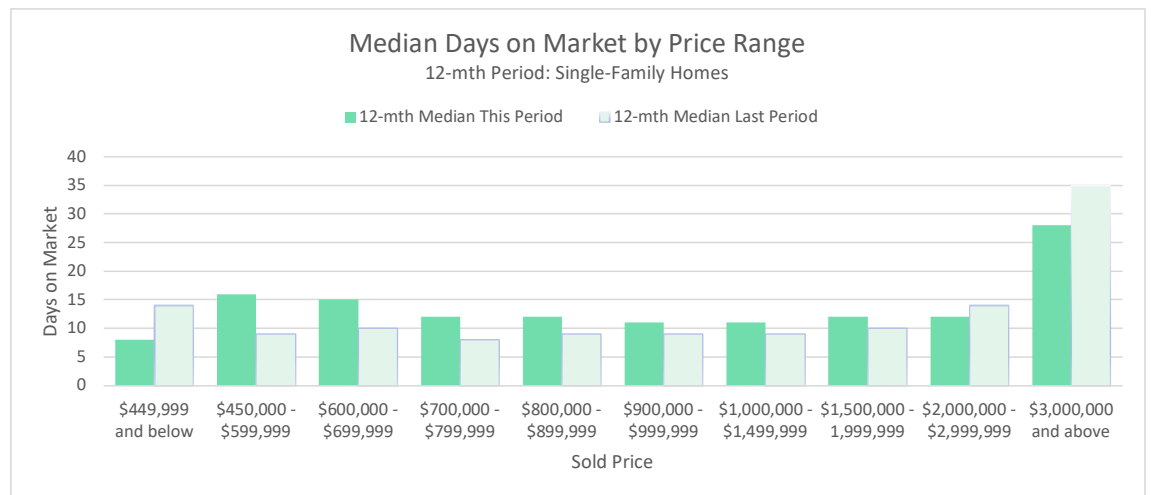
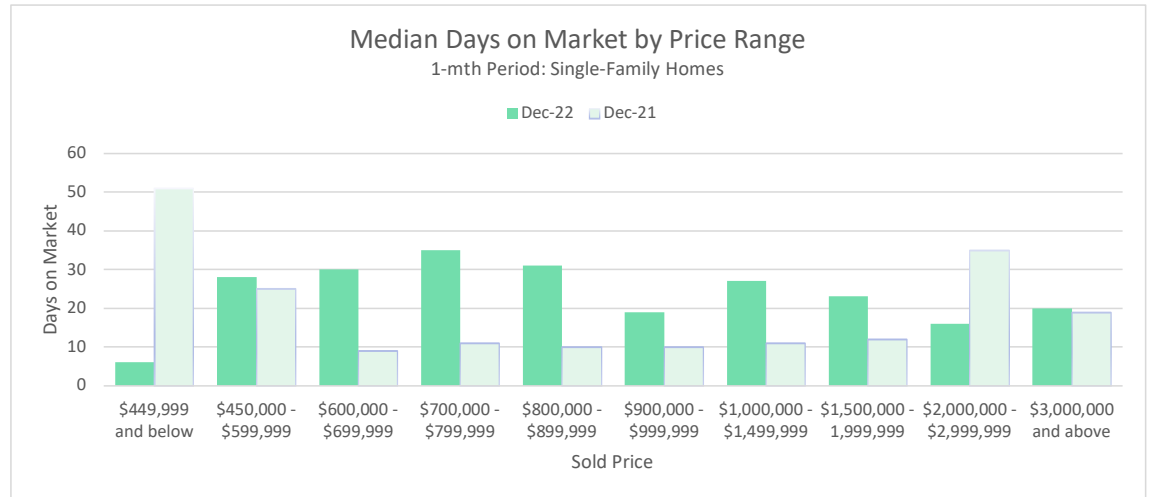
# Median Days on Market by Price Range: Single-Family Homes

December 2022

OAHU, HAWAII

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

Single-Family Homes	Dec-22	Dec-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	6	51	-88.2%	8	14	-42.9%
\$450,000 - \$599,999	28	25	12.0%	16	9	77.8%
\$600,000 - \$699,999	30	9	233.3%	15	10	50.0%
\$700,000 - \$799,999	35	11	218.2%	12	8	50.0%
\$800,000 - \$899,999	31	10	210.0%	12	9	33.3%
\$900,000 - \$999,999	19	10	90.0%	11	9	22.2%
\$1,000,000 - \$1,499,999	27	11	145.5%	11	9	22.2%
\$1,500,000 - 1,999,999	23	12	91.7%	12	10	20.0%
\$2,000,000 - \$2,999,999	16	35	-54.3%	12	14	-14.3%
\$3,000,000 and above	20	19	5.3%	28	35	-20.0%
<b>All Single-Family Homes</b>	<b>25</b>	<b>11</b>	<b>127.3%</b>	<b>12</b>	<b>9</b>	<b>33.3%</b>



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

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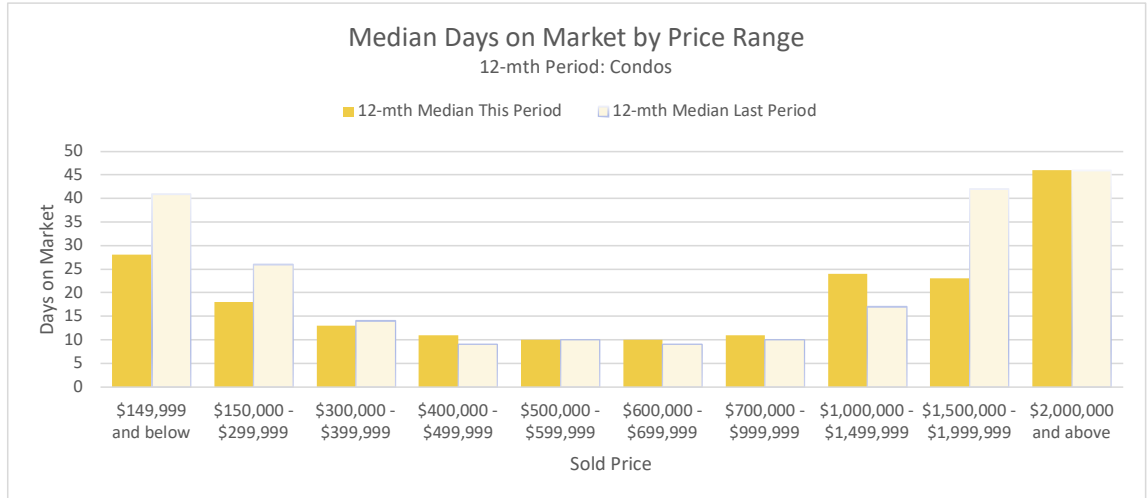
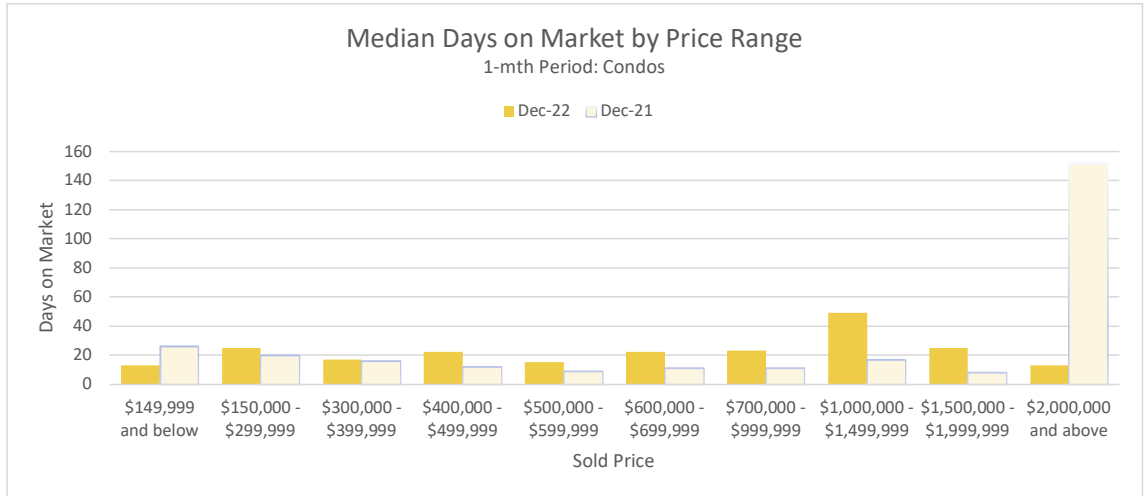
# Median Days on Market by Price Range: Condos

December 2022

OAHU, HAWAII

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

Condos	Dec-22	Dec-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	13	26	-50.0%	28	41	-31.7%
\$150,000 - \$299,999	25	20	25.0%	18	26	-30.8%
\$300,000 - \$399,999	17	16	6.3%	13	14	-7.1%
\$400,000 - \$499,999	22	12	83.3%	11	9	22.2%
\$500,000 - \$599,999	15	9	66.7%	10	10	0.0%
\$600,000 - \$699,999	22	11	100.0%	10	9	11.1%
\$700,000 - \$999,999	23	11	109.1%	11	10	10.0%
\$1,000,000 - \$1,499,999	49	17	188.2%	24	17	41.2%
\$1,500,000 - \$1,999,999	25	8	212.5%	23	42	-45.2%
\$2,000,000 and above	13	152	-91.4%	46	46	0.0%
<b>All Condos</b>	<b>21</b>	<b>13</b>	<b>61.5%</b>	<b>12</b>	<b>12</b>	<b>0.0%</b>



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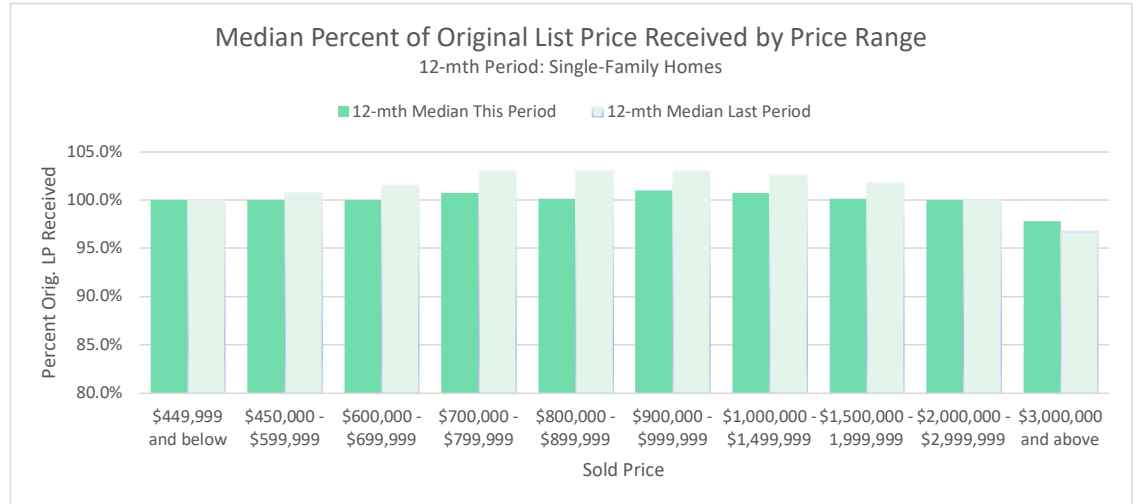
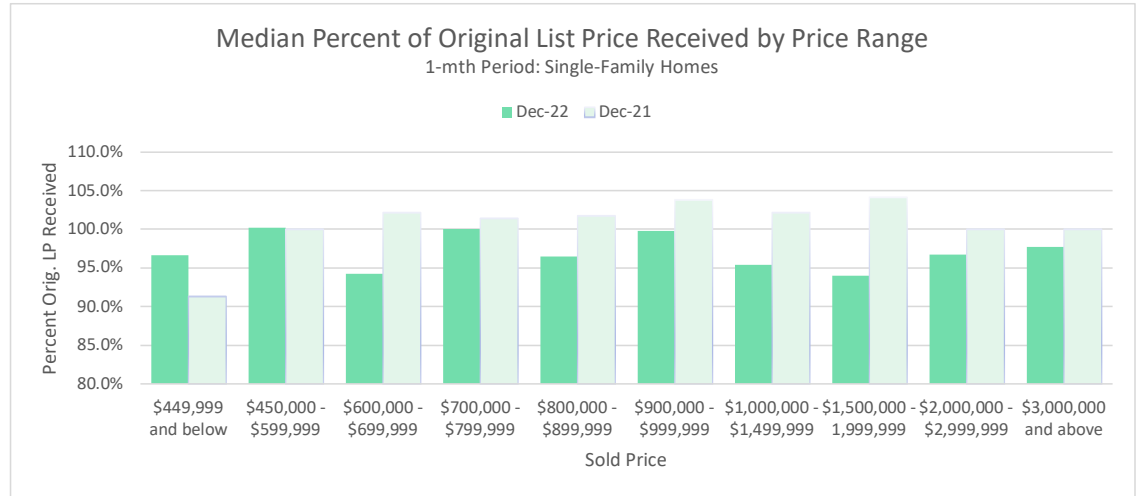
# Median Percent of Original List Price Received by Price Range: Single-Family Homes

December 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	Dec-22	Dec-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	96.6%	91.3%	5.8%	100.0%	100.0%	0.0%
\$450,000 - \$599,999	100.2%	100.0%	0.2%	100.0%	100.7%	-0.7%
\$600,000 - \$699,999	94.2%	102.2%	-7.8%	100.0%	101.5%	-1.5%
\$700,000 - \$799,999	100.0%	101.4%	-1.4%	100.7%	103.0%	-2.2%
\$800,000 - \$899,999	96.5%	101.8%	-5.2%	100.1%	103.1%	-2.9%
\$900,000 - \$999,999	99.8%	103.8%	-3.9%	101.0%	103.0%	-1.9%
\$1,000,000 - \$1,499,999	95.4%	102.2%	-6.7%	100.7%	102.6%	-1.9%
\$1,500,000 - 1,999,999	94.0%	104.2%	-9.8%	100.1%	101.8%	-1.7%
\$2,000,000 - \$2,999,999	96.7%	100.0%	-3.3%	100.0%	100.0%	0.0%
\$3,000,000 and above	97.7%	100.0%	-2.3%	97.8%	96.7%	1.1%
<b>All Single-Family Homes</b>	<b>96.7%</b>	<b>102.1%</b>	<b>-5.3%</b>	<b>100.0%</b>	<b>102.0%</b>	<b>-2.0%</b>



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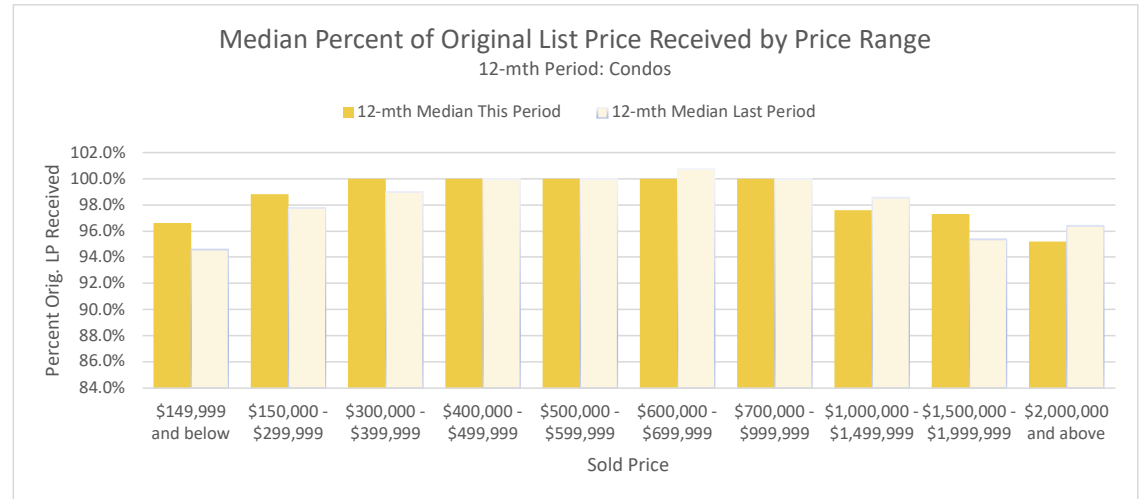
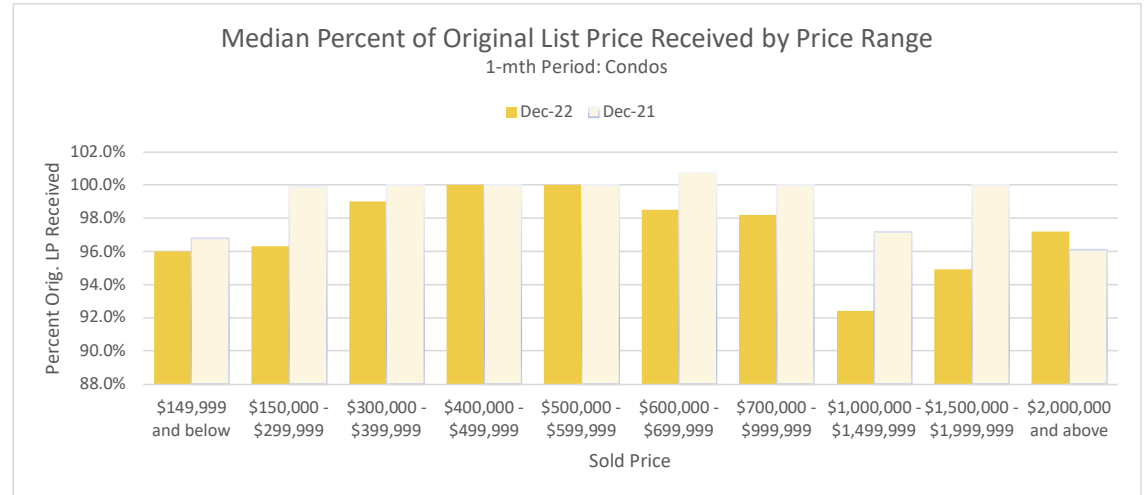
# Median Percent of Original List Price Received by Price Range: Condos

December 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	Dec-22	Dec-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96.0%	96.8%	-0.8%	96.6%	94.6%	2.1%
\$150,000 - \$299,999	96.3%	99.9%	-3.6%	98.8%	97.8%	1.0%
\$300,000 - \$399,999	99.0%	100.0%	-1.0%	100.0%	99.0%	1.0%
\$400,000 - \$499,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$600,000 - \$699,999	98.5%	100.8%	-2.3%	100.0%	100.8%	-0.8%
\$700,000 - \$999,999	98.2%	100.0%	-1.8%	100.0%	100.0%	0.0%
\$1,000,000 - \$1,499,999	92.4%	97.2%	-4.9%	97.6%	98.6%	-1.0%
\$1,500,000 - \$1,999,999	94.9%	100.0%	-5.1%	97.3%	95.4%	2.0%
\$2,000,000 and above	97.2%	96.1%	1.1%	95.2%	96.4%	-1.2%
<b>All Condos</b>	<b>98.5%</b>	<b>100.0%</b>	<b>-1.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>



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# New Listings by Price Range: Single-Family Homes

## December 2022

OAHU, HAWAII

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

Single-Family Homes	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	31	60	-48.3%
\$450,000 - \$599,999	4	5	-20.0%	74	185	-60.0%
\$600,000 - \$699,999	6	6	0.0%	166	354	-53.1%
\$700,000 - \$799,999	8	22	-63.6%	327	598	-45.3%
\$800,000 - \$899,999	25	37	-32.4%	529	717	-26.2%
\$900,000 - \$999,999	24	39	-38.5%	596	650	-8.3%
\$1,000,000 - \$1,499,999	52	79	-34.2%	1,327	1,219	8.9%
\$1,500,000 - 1,999,999	20	24	-16.7%	522	467	11.8%
\$2,000,000 - \$2,999,999	6	14	-57.1%	320	297	7.7%
\$3,000,000 and above	17	18	-5.6%	276	270	2.2%
<b>All Single-Family Homes</b>	<b>164</b>	<b>245</b>	<b>-33.1%</b>	<b>4,168</b>	<b>4,817</b>	<b>-13.5%</b>



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# New Listings by Price Range: Condos

December 2022

OAHU, HAWAII

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

Condos	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	17	-29.4%	195	258	-24.4%
\$150,000 - \$299,999	53	66	-19.7%	927	1,238	-25.1%
\$300,000 - \$399,999	63	94	-33.0%	1,129	1,405	-19.6%
\$400,000 - \$499,999	57	86	-33.7%	1,219	1,458	-16.4%
\$500,000 - \$599,999	33	63	-47.6%	1,050	1,130	-7.1%
\$600,000 - \$699,999	37	65	-43.1%	824	890	-7.4%
\$700,000 - \$999,999	55	74	-25.7%	1,311	1,042	25.8%
\$1,000,000 - \$1,499,999	27	29	-6.9%	437	400	9.3%
\$1,500,000 - \$1,999,999	19	20	-5.0%	192	151	27.2%
\$2,000,000 and above	15	13	15.4%	184	204	-9.8%
<b>All Condos</b>	<b>371</b>	<b>527</b>	<b>-29.6%</b>	<b>7,468</b>	<b>8,176</b>	<b>-8.7%</b>



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# Pending Sales by Price Range: Single-Family Homes

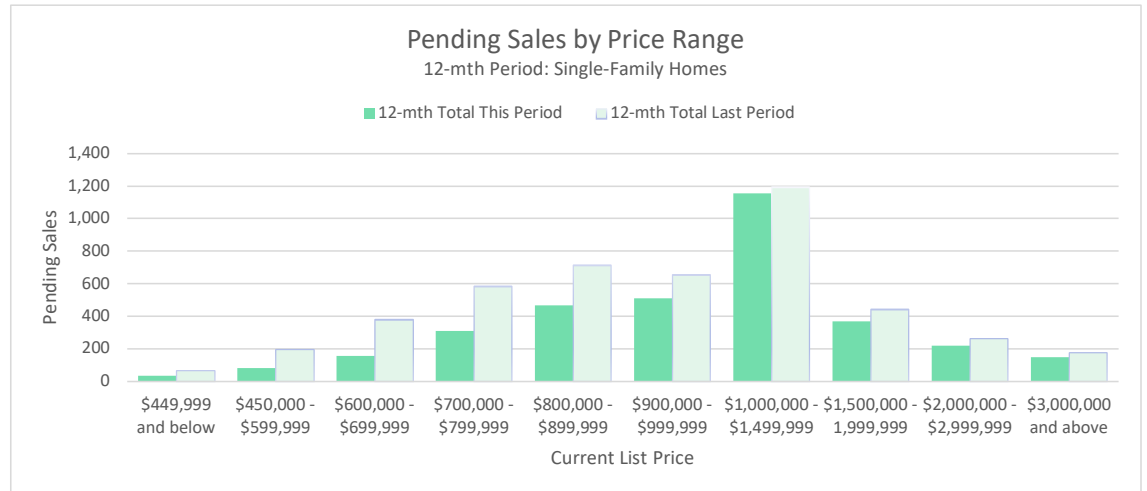
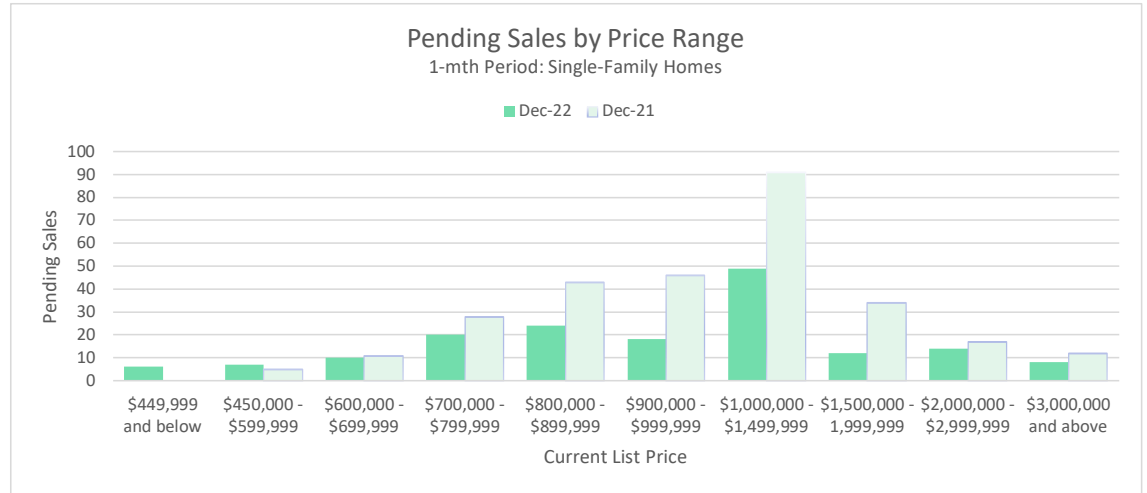
December 2022

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	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	6	0	-	32	63	-49.2%
\$450,000 - \$599,999	7	5	40.0%	79	195	-59.5%
\$600,000 - \$699,999	10	11	-9.1%	156	381	-59.1%
\$700,000 - \$799,999	20	28	-28.6%	307	586	-47.6%
\$800,000 - \$899,999	24	43	-44.2%	467	715	-34.7%
\$900,000 - \$999,999	18	46	-60.9%	508	657	-22.7%
\$1,000,000 - \$1,499,999	49	91	-46.2%	1,155	1,194	-3.3%
\$1,500,000 - 1,999,999	12	34	-64.7%	368	441	-16.6%
\$2,000,000 - \$2,999,999	14	17	-17.6%	220	261	-15.7%
\$3,000,000 and above	8	12	-33.3%	147	174	-15.5%
<b>All Single-Family Homes</b>	<b>168</b>	<b>287</b>	<b>-41.5%</b>	<b>3,439</b>	<b>4,667</b>	<b>-26.3%</b>

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



# Pending Sales by Price Range: Condos

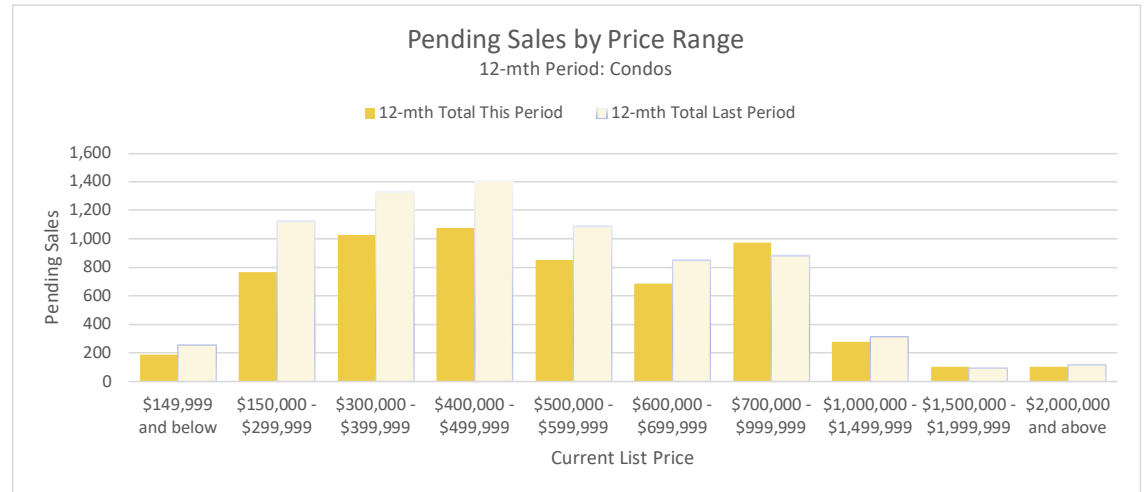
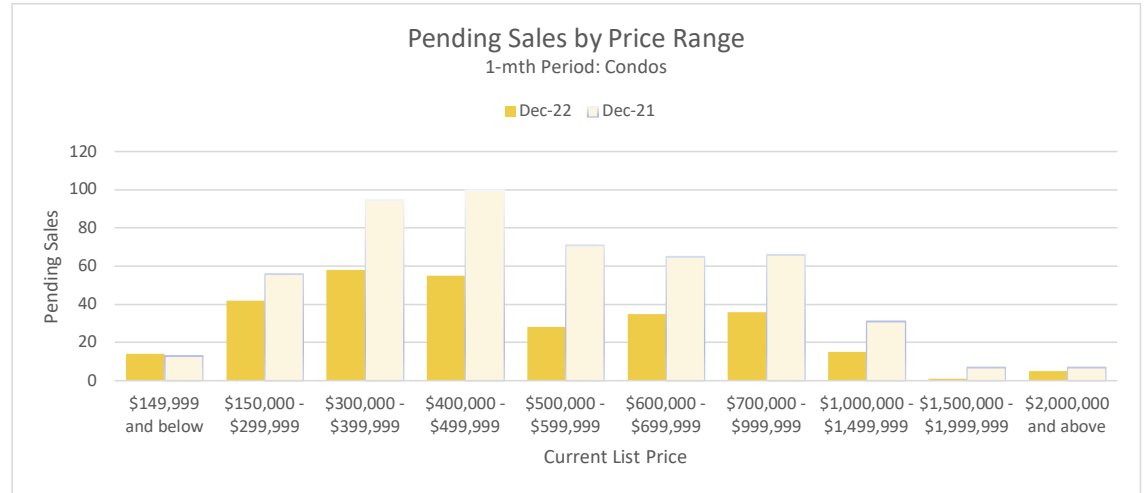
December 2022

OAHU, HAWAII

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

Condos	Dec-22	Dec-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	13	7.7%	188	256	-26.6%
\$150,000 - \$299,999	42	56	-25.0%	767	1,126	-31.9%
\$300,000 - \$399,999	58	95	-38.9%	1,028	1,332	-22.8%
\$400,000 - \$499,999	55	100	-45.0%	1,077	1,409	-23.6%
\$500,000 - \$599,999	28	71	-60.6%	852	1,089	-21.8%
\$600,000 - \$699,999	35	65	-46.2%	685	852	-19.6%
\$700,000 - \$999,999	36	66	-45.5%	974	883	10.3%
\$1,000,000 - \$1,499,999	15	31	-51.6%	279	313	-10.9%
\$1,500,000 - \$1,999,999	1	7	-85.7%	103	96	7.3%
\$2,000,000 and above	5	7	-28.6%	105	116	-9.5%
<b>All Condos</b>	<b>289</b>	<b>511</b>	<b>-43.4%</b>	<b>6,058</b>	<b>7,472</b>	<b>-18.9%</b>

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



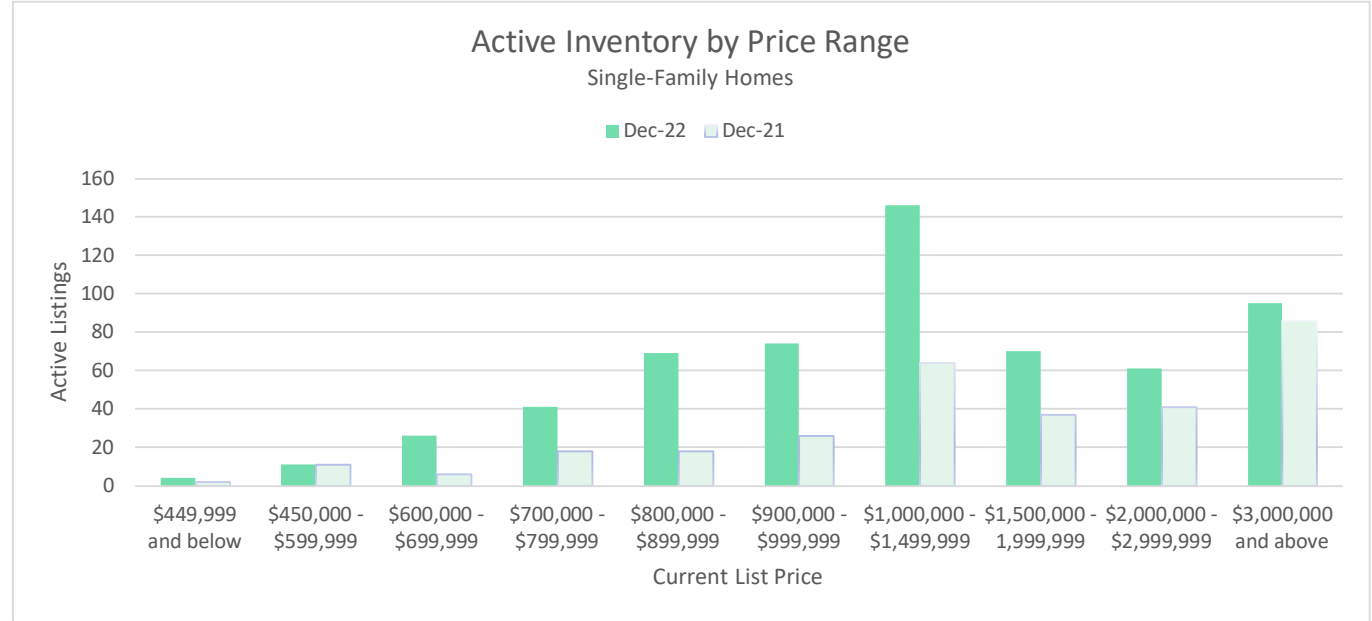
# Active Inventory\* by Price Range: Single-Family Homes

December 2022

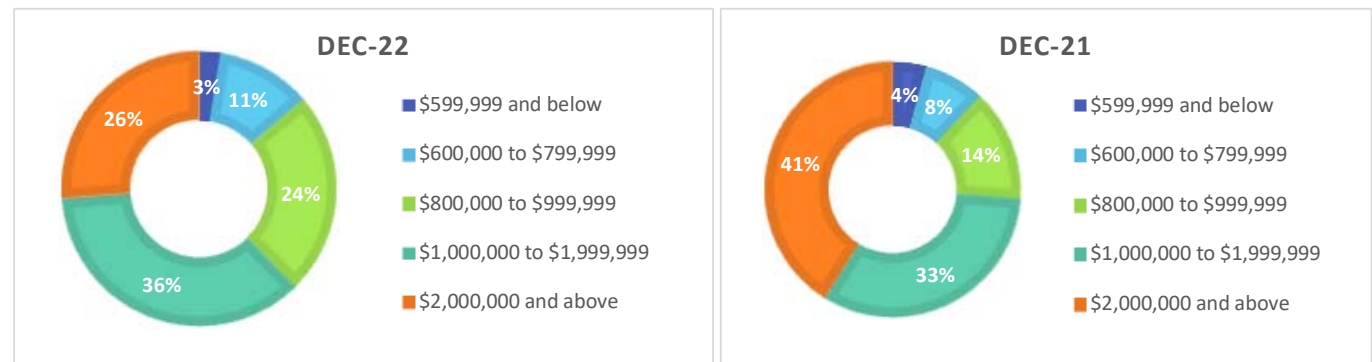
OAHU, HAWAII

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

Single-Family Homes	Dec-22	Dec-21	YOY chg
\$449,999 and below	4	2	100.0%
\$450,000 - \$599,999	11	11	0.0%
\$600,000 - \$699,999	26	6	333.3%
\$700,000 - \$799,999	41	18	127.8%
\$800,000 - \$899,999	69	18	283.3%
\$900,000 - \$999,999	74	26	184.6%
\$1,000,000 - \$1,499,999	146	64	128.1%
\$1,500,000 - 1,999,999	70	37	89.2%
\$2,000,000 - \$2,999,999	61	41	48.8%
\$3,000,000 and above	95	86	10.5%
<b>All Single-Family Homes</b>	<b>597</b>	<b>309</b>	<b>93.2%</b>



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.

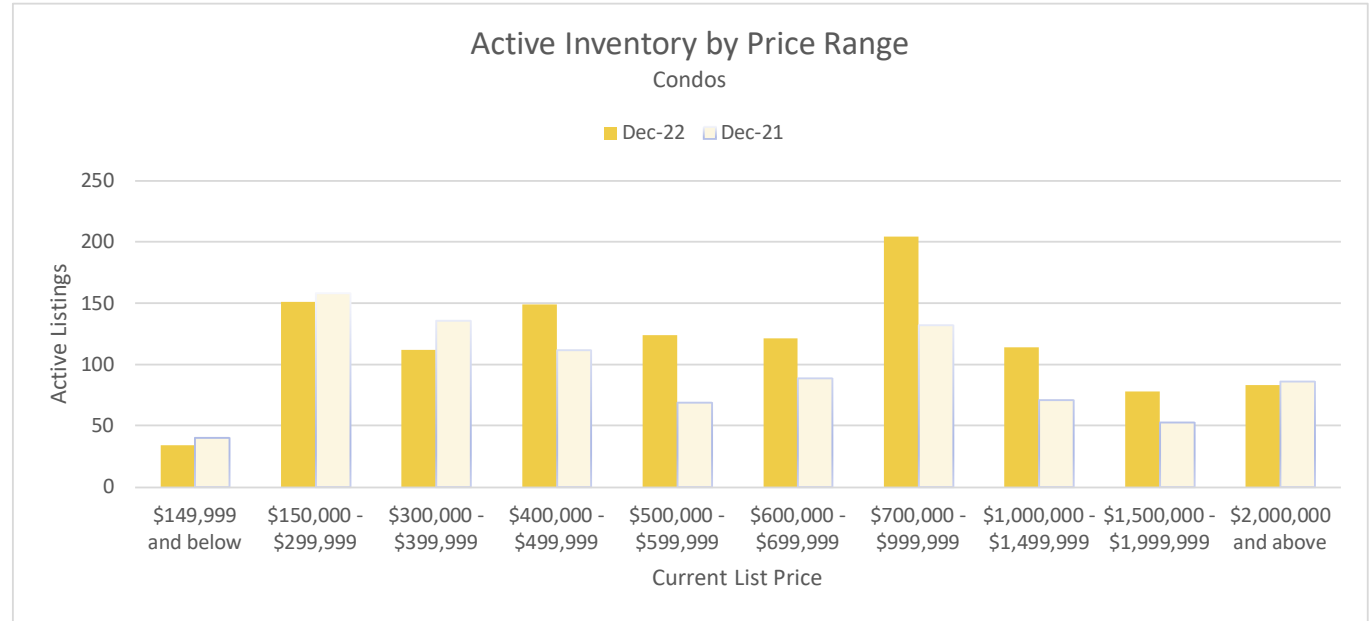
# Active Inventory\* by Price Range: Condos

December 2022

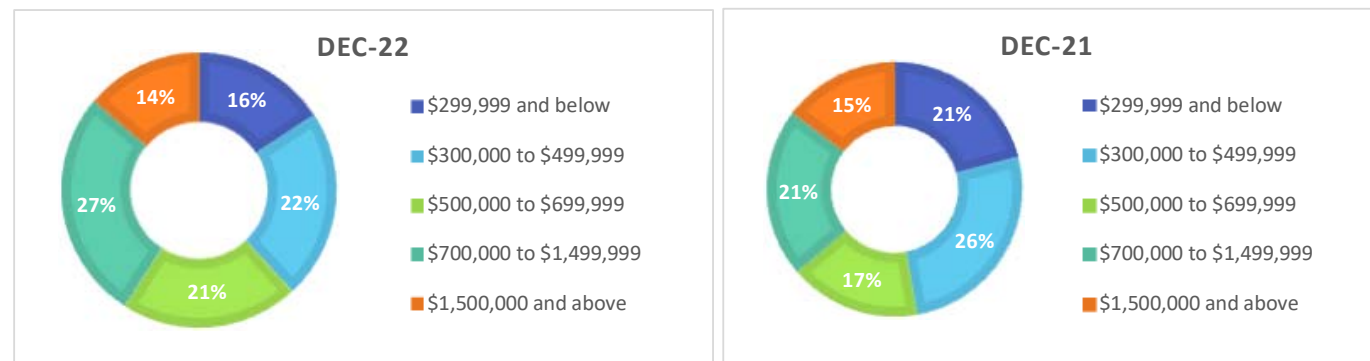
OAHU, HAWAII

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

Condos	Dec-22	Dec-21	YOY chg
\$149,999 and below	34	40	-15.0%
\$150,000 - \$299,999	151	158	-4.4%
\$300,000 - \$399,999	112	136	-17.6%
\$400,000 - \$499,999	149	112	33.0%
\$500,000 - \$599,999	124	69	79.7%
\$600,000 - \$699,999	121	89	36.0%
\$700,000 - \$999,999	204	132	54.5%
\$1,000,000 - \$1,499,999	114	71	60.6%
\$1,500,000 - \$1,999,999	78	53	47.2%
\$2,000,000 and above	83	86	-3.5%
<b>All Condos</b>	<b>1,170</b>	<b>946</b>	<b>23.7%</b>



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

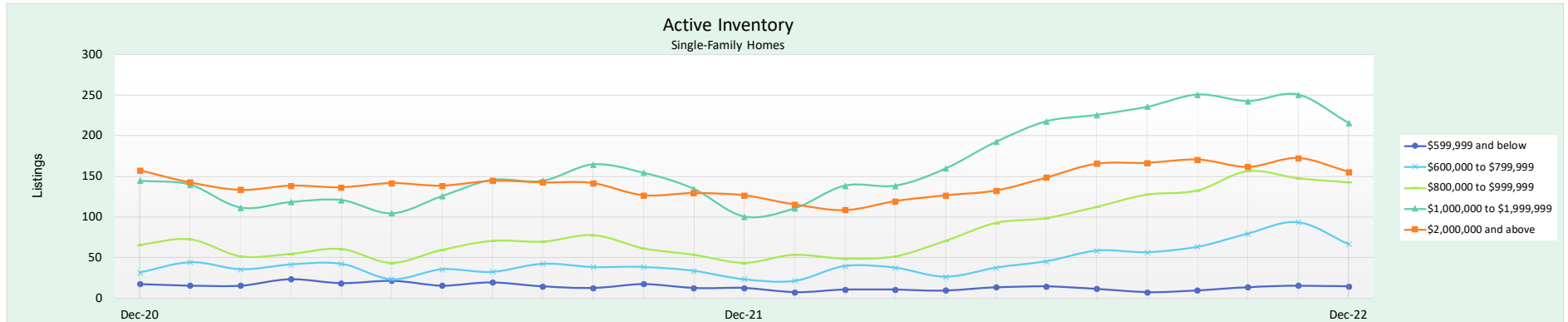


\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and ES status.

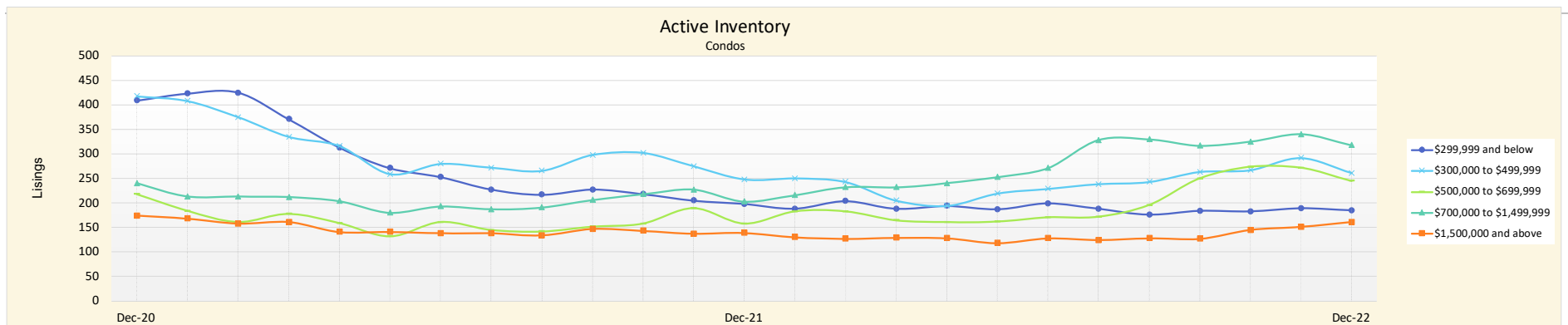
# Active Inventory\*: Single-Family Homes and Condos

December 2022

OAHU, HAWAII



Single-Family Homes	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	A-22	S-22	O-22	N-22	D-22
\$599,999 and below	18	16	16	24	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15
\$600,000 to \$799,999	32	45	36	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	57	64	80	94	67
\$800,000 to \$999,999	66	73	52	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143
\$1,000,000 to \$1,999,999	145	140	112	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216
\$2,000,000 and above	158	143	134	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156
<b>Total</b>	<b>419</b>	<b>417</b>	<b>350</b>	<b>379</b>	<b>381</b>	<b>337</b>	<b>377</b>	<b>415</b>	<b>416</b>	<b>437</b>	<b>401</b>	<b>366</b>	<b>309</b>	<b>311</b>	<b>348</b>	<b>360</b>	<b>395</b>	<b>471</b>	<b>527</b>	<b>576</b>	<b>596</b>	<b>629</b>	<b>656</b>	<b>682</b>	<b>597</b>



Condos	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	A-22	S-22	O-22	N-22	D-22
\$299,999 and below	409	423	425	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185
\$300,000 to \$499,999	418	408	375	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261
\$500,000 to \$699,999	218	184	161	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245
\$700,000 to \$1,499,999	240	213	213	212	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318
\$1,500,000 and above	174	168	158	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161
<b>Total</b>	<b>1,459</b>	<b>1,396</b>	<b>1,332</b>	<b>1,257</b>	<b>1,133</b>	<b>983</b>	<b>1,025</b>	<b>969</b>	<b>950</b>	<b>1,030</b>	<b>1,039</b>	<b>1,033</b>	<b>946</b>	<b>967</b>	<b>989</b>	<b>919</b>	<b>917</b>	<b>939</b>	<b>998</b>	<b>1,050</b>	<b>1,073</b>	<b>1,141</b>	<b>1,194</b>	<b>1,244</b>	<b>1,170</b>

\*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.

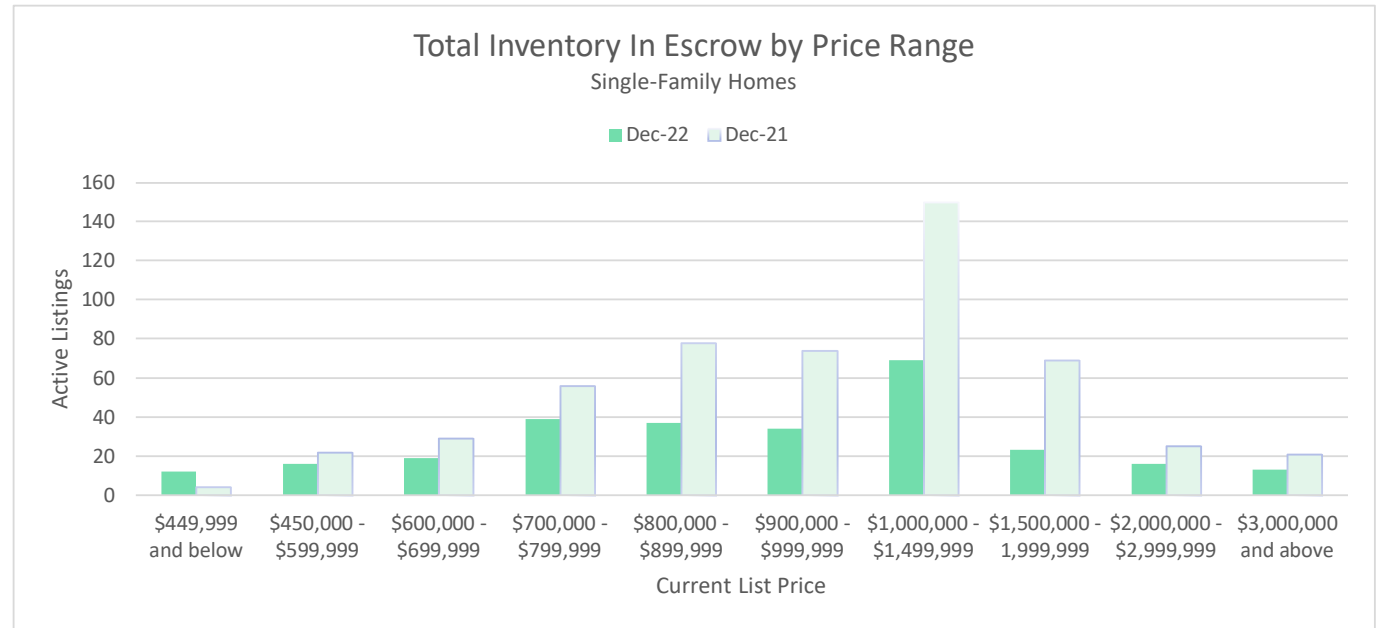
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

December 2022

OAHU, HAWAII

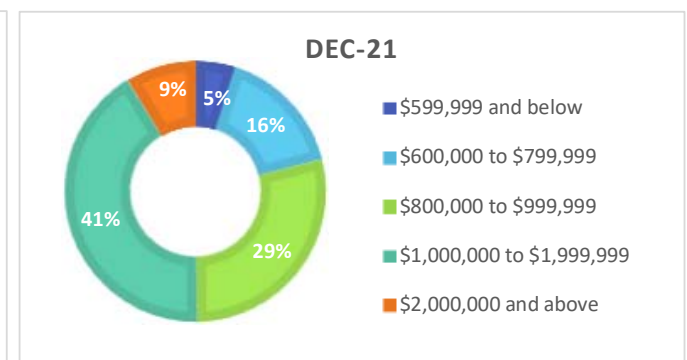
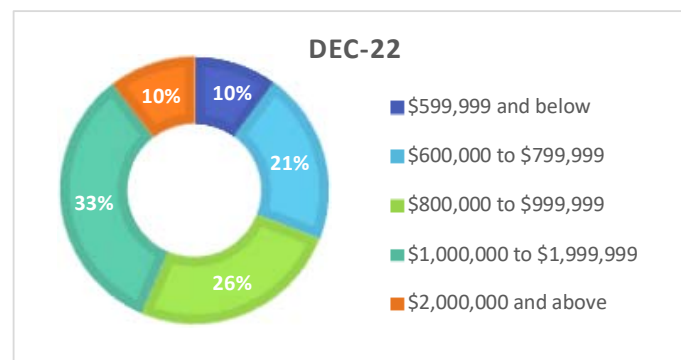
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Dec-22	Dec-21	YOY chg
\$449,999 and below	12	4	200.0%
\$450,000 - \$599,999	16	22	-27.3%
\$600,000 - \$699,999	19	29	-34.5%
\$700,000 - \$799,999	39	56	-30.4%
\$800,000 - \$899,999	37	78	-52.6%
\$900,000 - \$999,999	34	74	-54.1%
\$1,000,000 - \$1,499,999	69	150	-54.0%
\$1,500,000 - 1,999,999	23	69	-66.7%
\$2,000,000 - \$2,999,999	16	25	-36.0%
\$3,000,000 and above	13	21	-38.1%
<b>All Single-Family Homes</b>	<b>278</b>	<b>528</b>	<b>-47.3%</b>



## 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.

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

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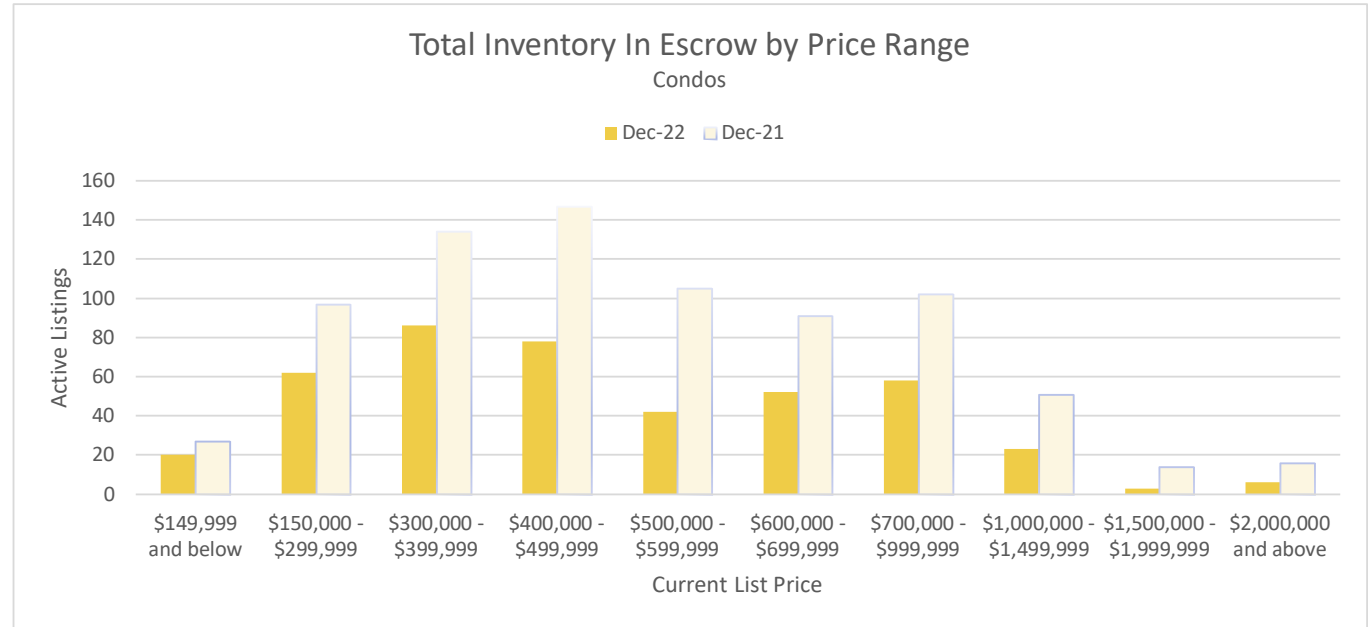
# Total Inventory In Escrow\* by Price Range: Condos

December 2022

OAHU, HAWAII

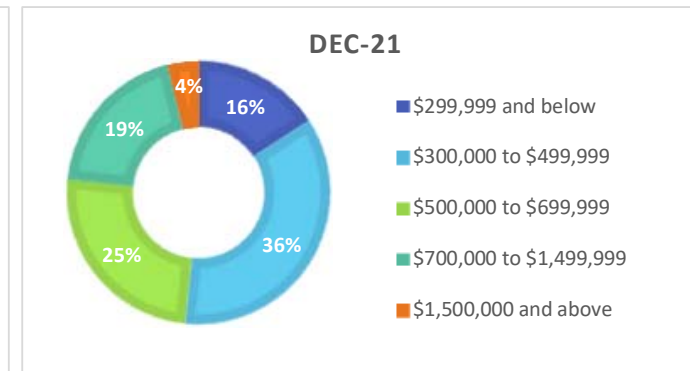
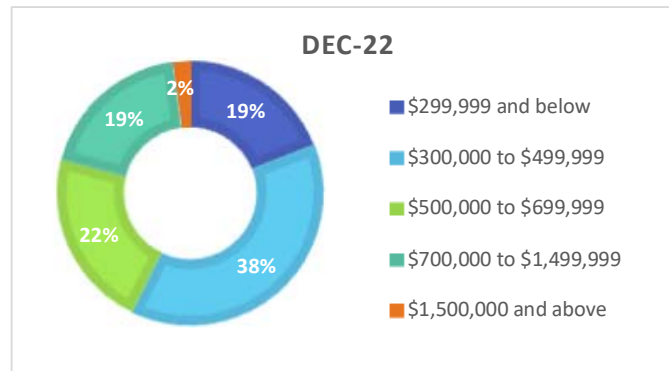
(The number of properties in an escrow status at the end of a given month)

Condos	Dec-22	Dec-21	YOY chg
\$149,999 and below	20	27	-25.9%
\$150,000 - \$299,999	62	97	-36.1%
\$300,000 - \$399,999	86	134	-35.8%
\$400,000 - \$499,999	78	147	-46.9%
\$500,000 - \$599,999	42	105	-60.0%
\$600,000 - \$699,999	52	91	-42.9%
\$700,000 - \$999,999	58	102	-43.1%
\$1,000,000 - \$1,499,999	23	51	-54.9%
\$1,500,000 - \$1,999,999	3	14	-78.6%
\$2,000,000 and above	6	16	-62.5%
<b>All Condos</b>	<b>430</b>	<b>784</b>	<b>-45.2%</b>



## Total Inventory In Escrow - Percent Share by Price Range

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



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



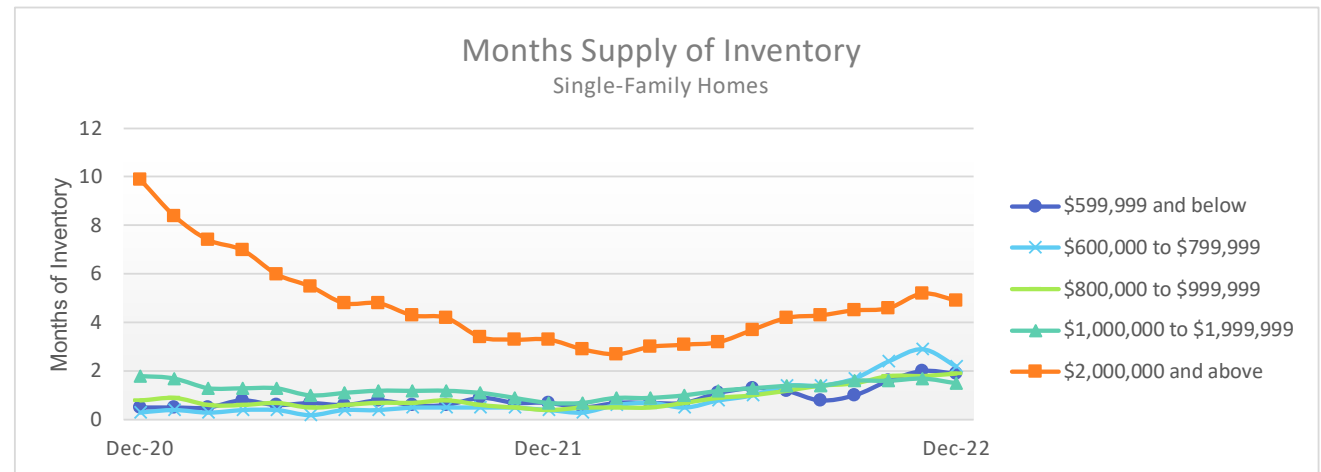
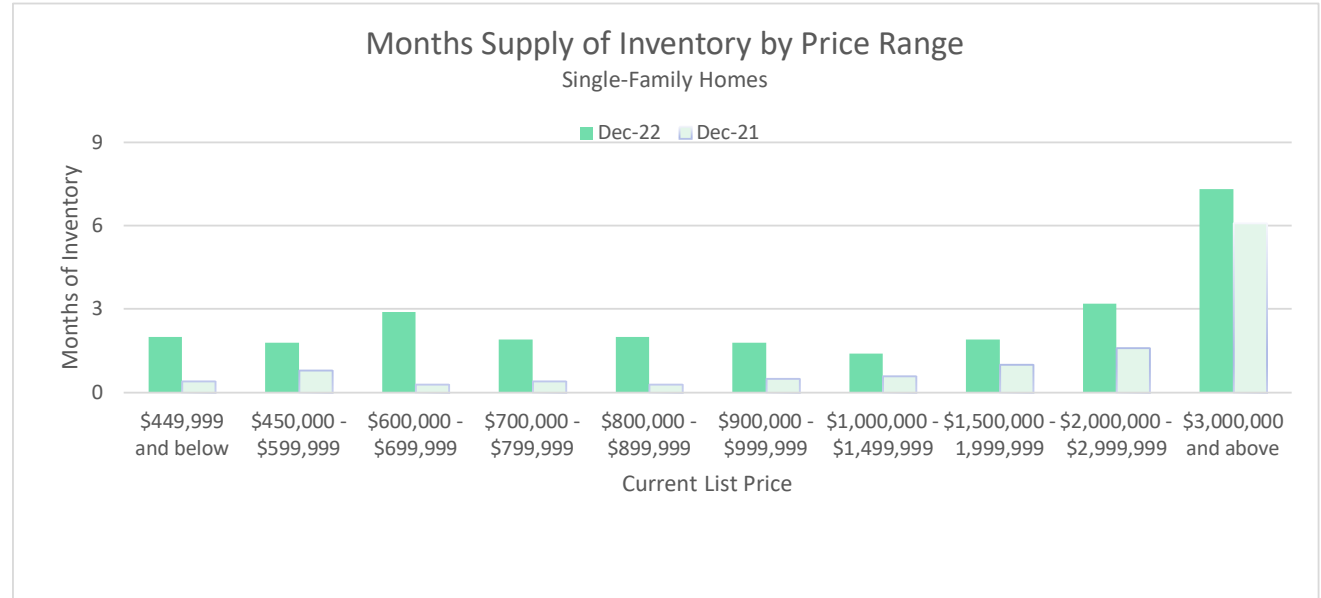
# Months Supply of Active Inventory by Price Range: Single-Family Homes

December 2022

OAHU, HAWAII

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

Single-Family Homes	Dec-22	Dec-21	YOY chg
\$449,999 and below	2.0	0.4	400.0%
\$450,000 - \$599,999	1.8	0.8	125.0%
\$600,000 - \$699,999	2.9	0.3	866.7%
\$700,000 - \$799,999	1.9	0.4	375.0%
\$800,000 - \$899,999	2.0	0.3	566.7%
\$900,000 - \$999,999	1.8	0.5	260.0%
\$1,000,000 - \$1,499,999	1.4	0.6	133.3%
\$1,500,000 - 1,999,999	1.9	1.0	90.0%
\$2,000,000 - \$2,999,999	3.2	1.6	100.0%
\$3,000,000 and above	7.3	6.1	19.7%
<b>All Single-Family Homes</b>	<b>2.1</b>	<b>0.8</b>	<b>162.5%</b>



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

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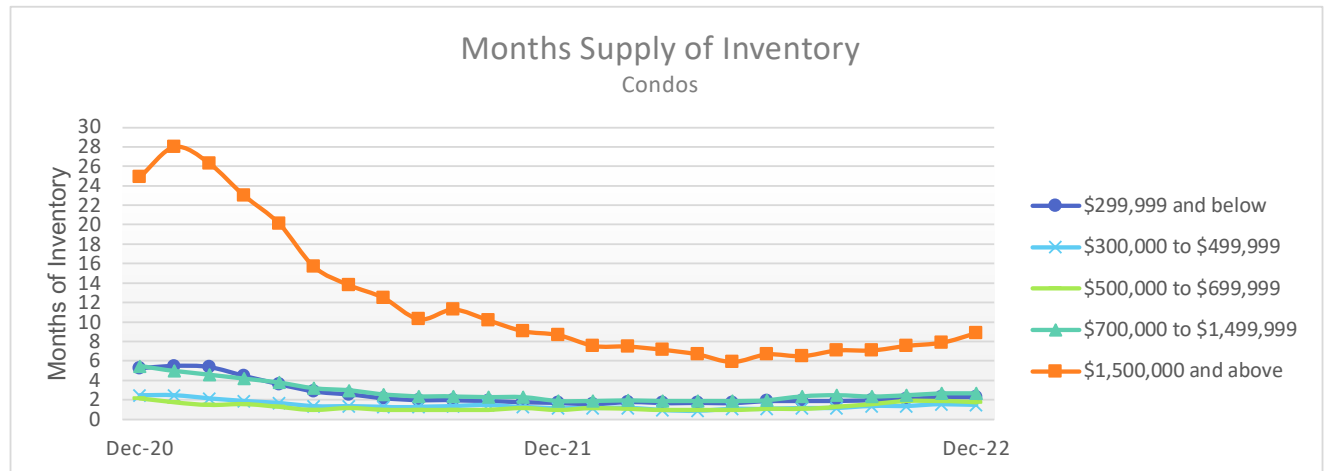
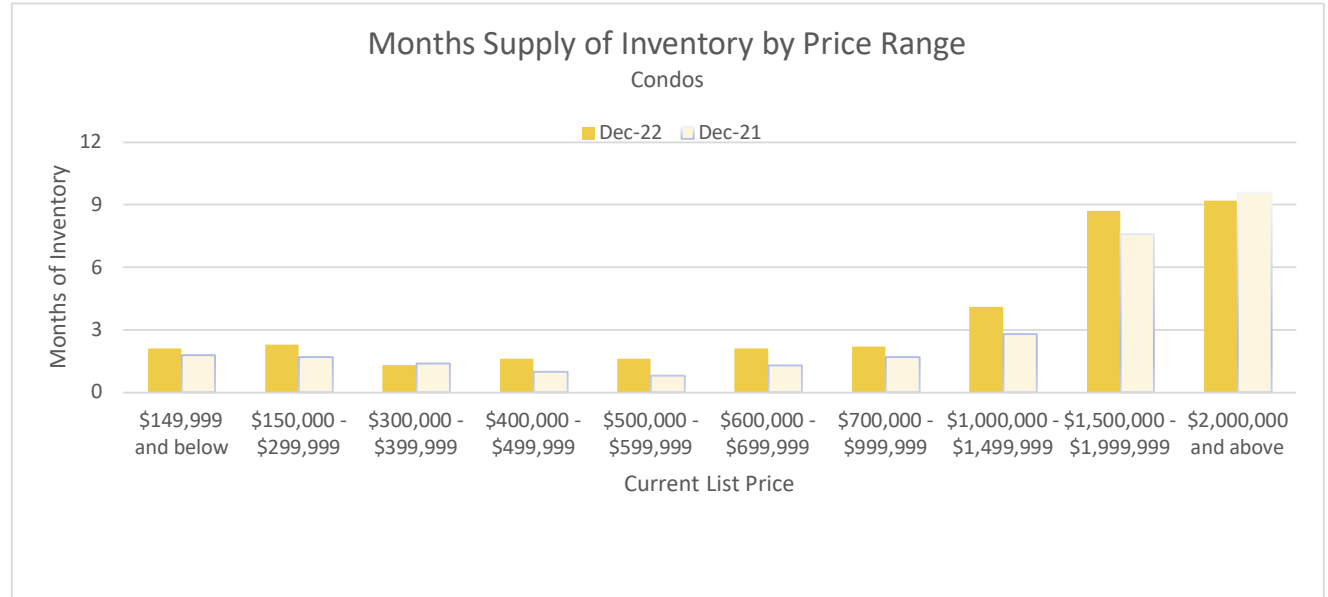
# Months Supply of Active Inventory by Price Range: Condos

December 2022

OAHU, HAWAII

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

Condos	Dec-22	Dec-21	YOY chg
\$149,999 and below	2.1	1.8	16.7%
\$150,000 - \$299,999	2.3	1.7	35.3%
\$300,000 - \$399,999	1.3	1.4	-7.1%
\$400,000 - \$499,999	1.6	1.0	60.0%
\$500,000 - \$599,999	1.6	0.8	100.0%
\$600,000 - \$699,999	2.1	1.3	61.5%
\$700,000 - \$999,999	2.2	1.7	29.4%
\$1,000,000 - \$1,499,999	4.1	2.8	46.4%
\$1,500,000 - \$1,999,999	8.7	7.6	14.5%
\$2,000,000 and above	9.2	9.6	-4.2%
<b>All Condos</b>	<b>2.2</b>	<b>1.6</b>	<b>37.5%</b>



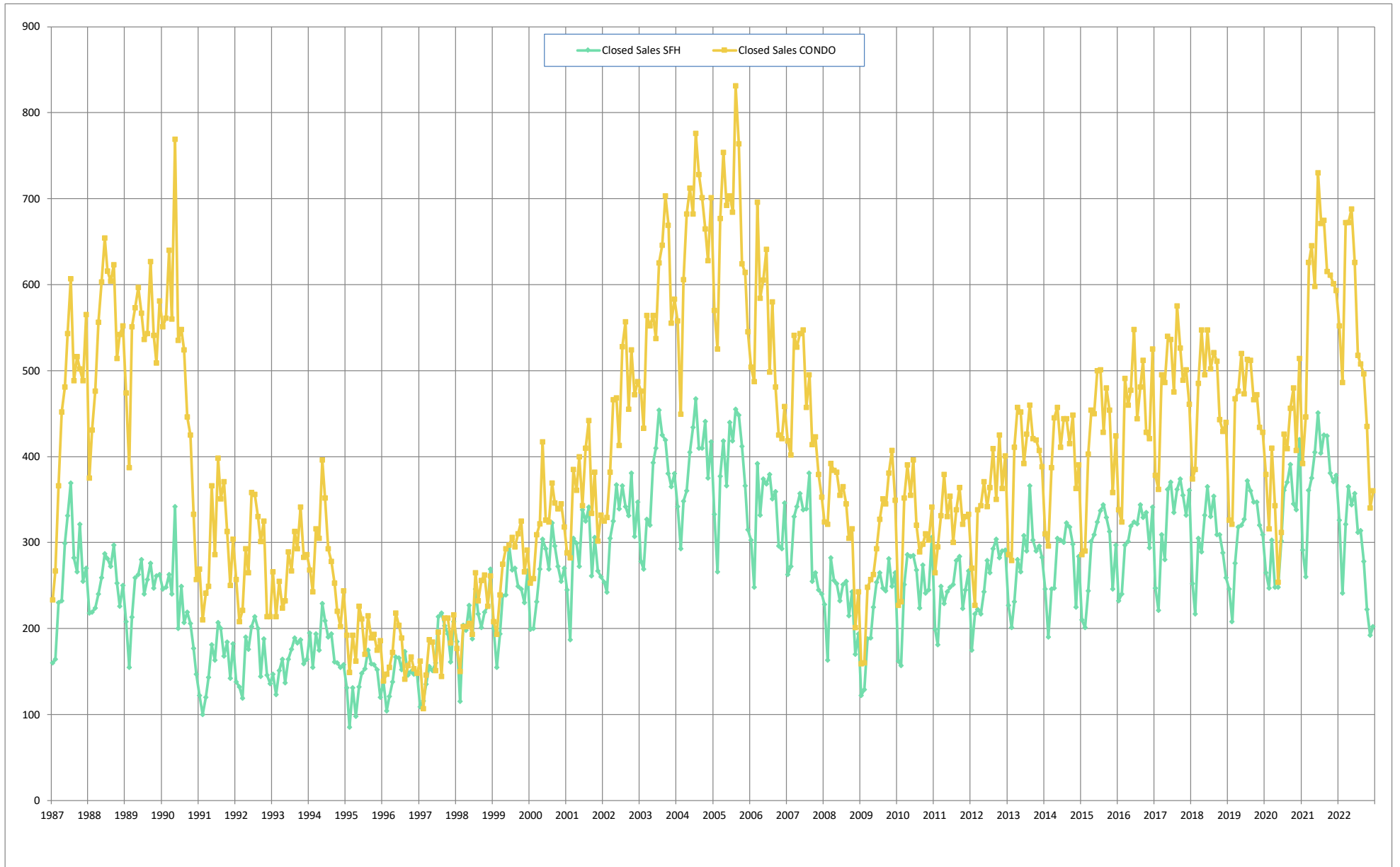
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



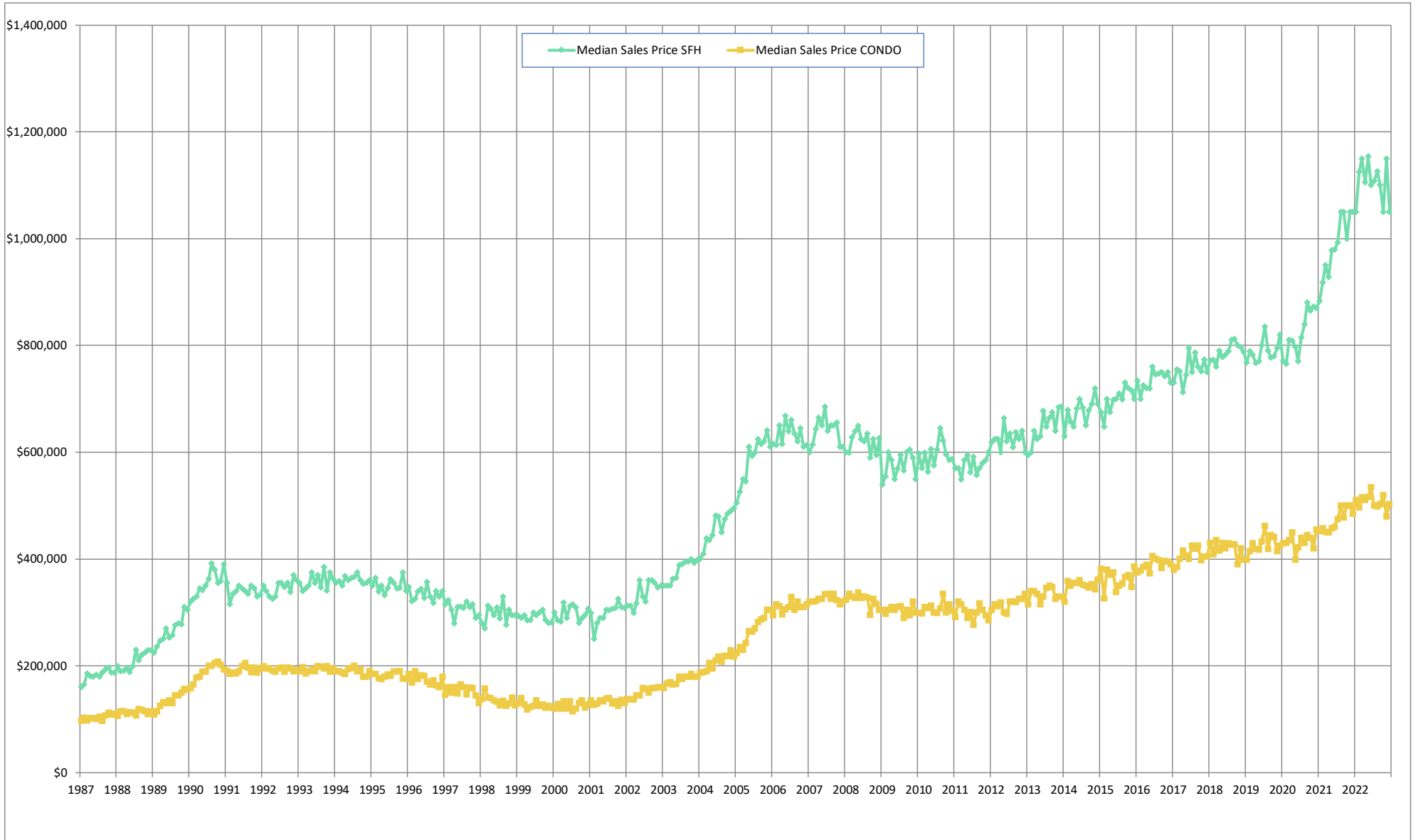
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present

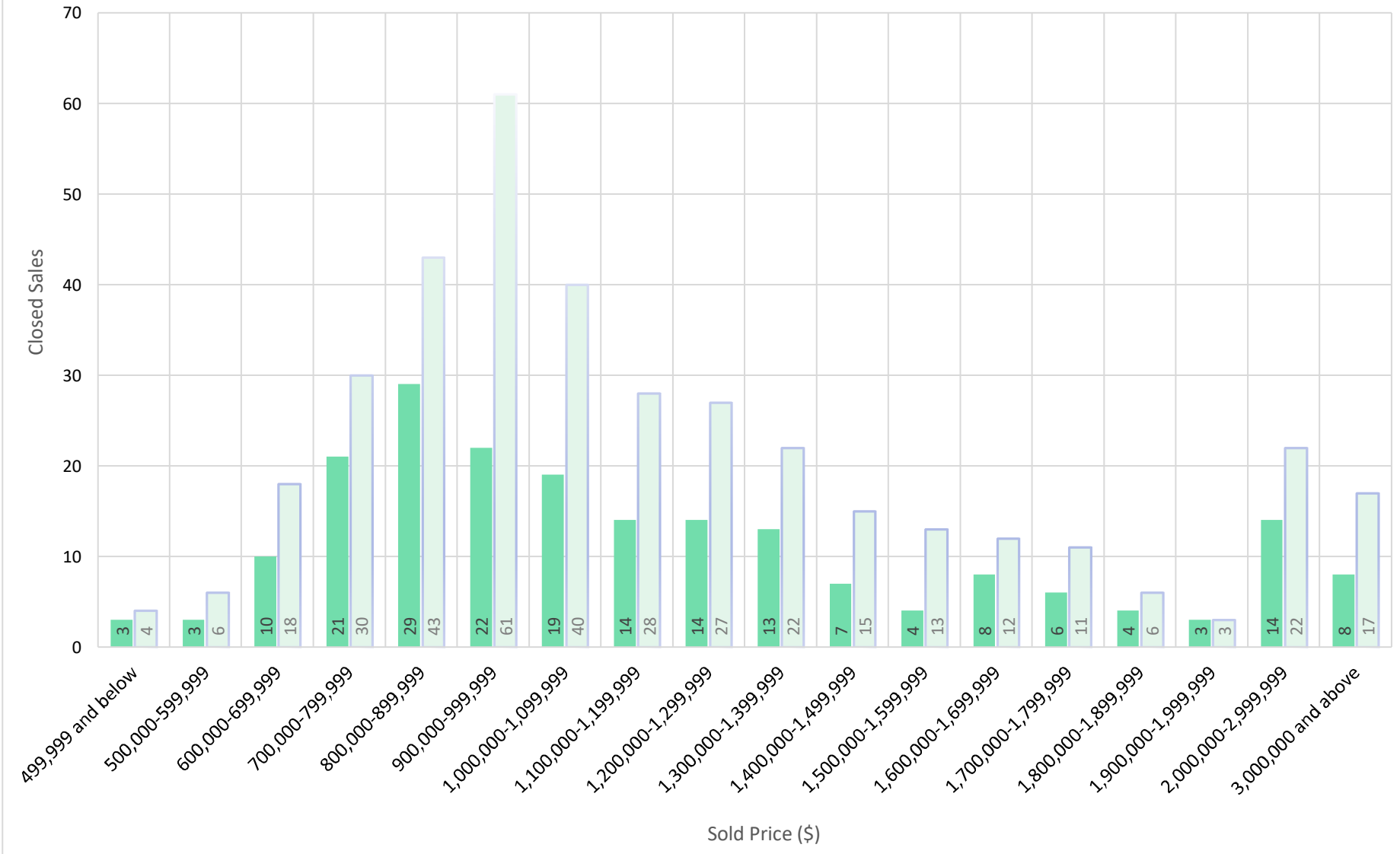


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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## Single-Family Homes Sold December 2022 vs. December 2021

■ 2022\*   ■ 2021



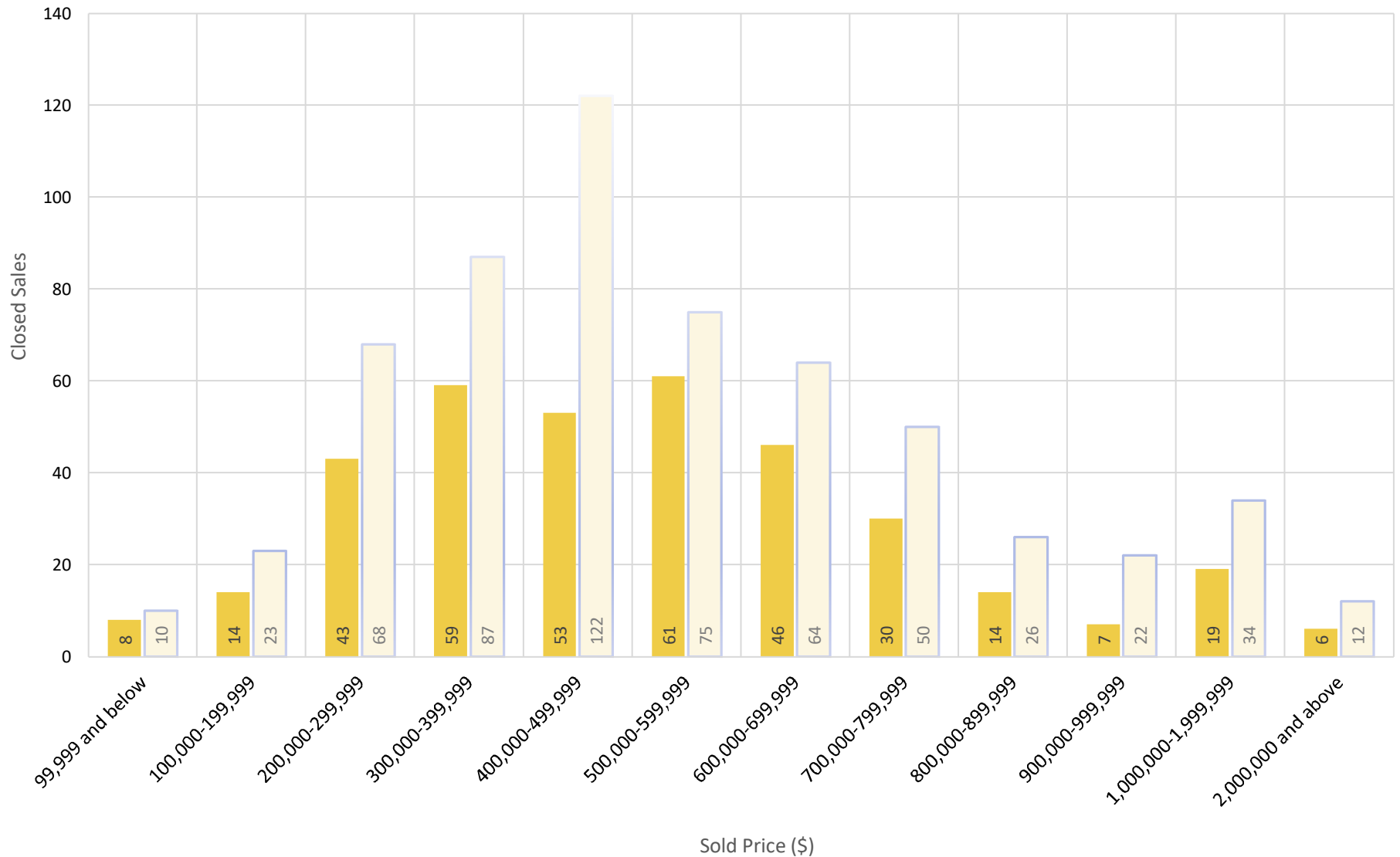
**SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.**

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## Condos Sold

December 2022 vs. December 2021

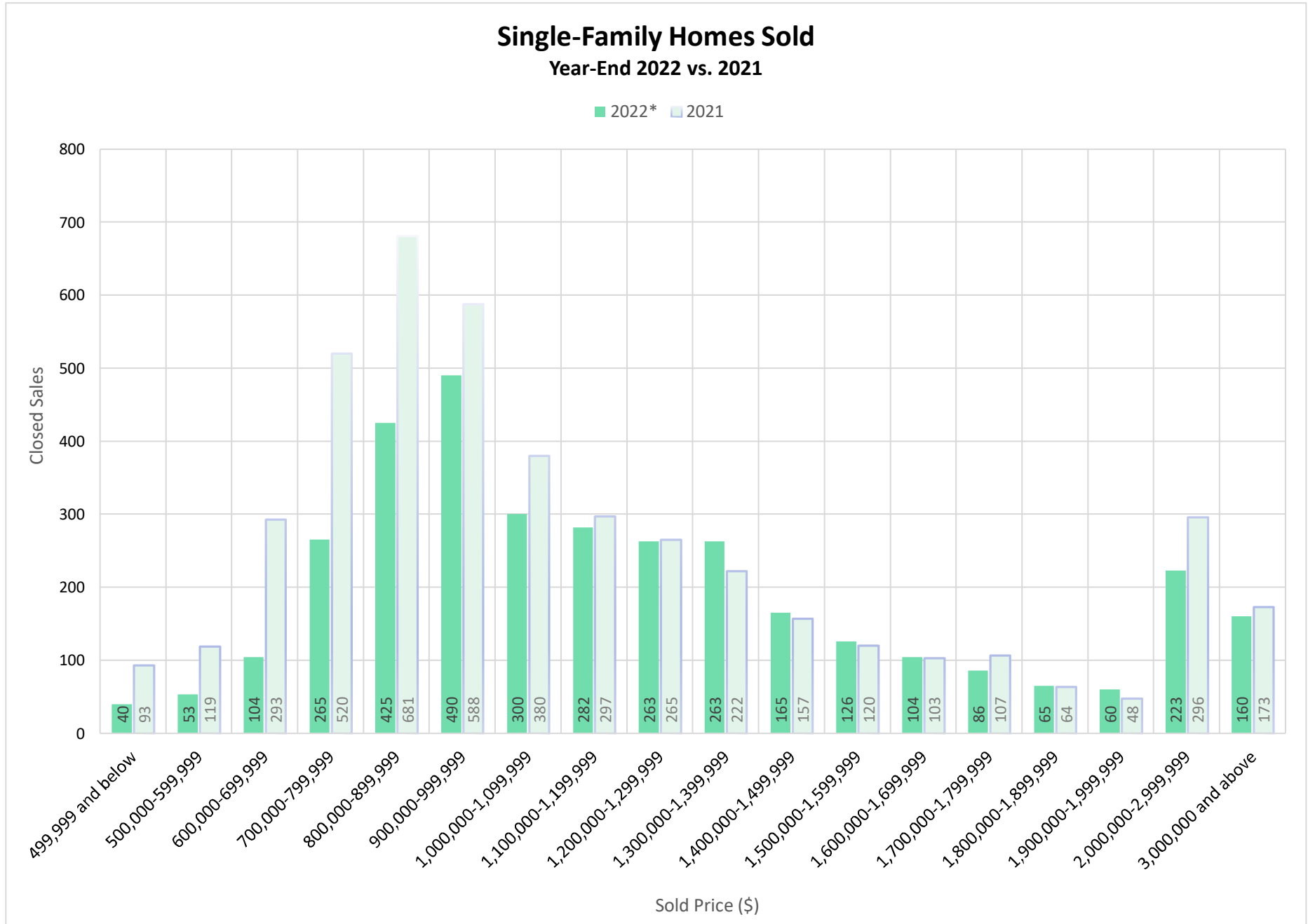
2022\* 2021



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

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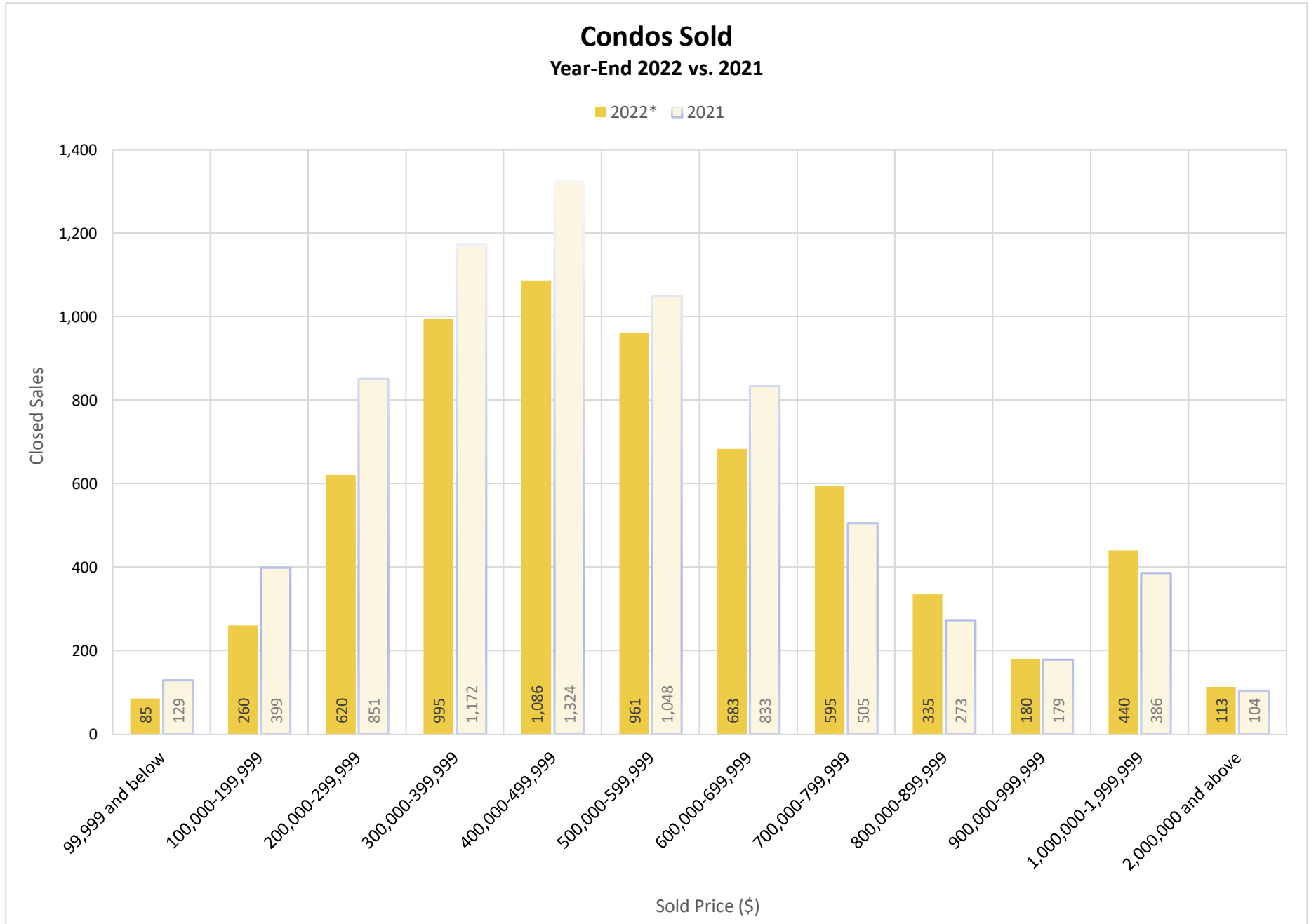
Sales counts reflect combined monthly "snapshots" of the reported MLS data from Jan 1 through Dec 31.



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

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