

Executive Summary

O'ahu's housing market experienced a boost in activity from February to March, with sales rising approximately 36% month-over-month in both single-family home and condo markets. Although year-over-year sales continued to fall short of 2022 – down 26.5% for single-family homes and 33.9% for condos year-over-year – 236 single-family homes and 444 condos sold in March 2023.

Median sales prices for March 2023 increased from January and February but were mixed compared to a year ago. The monthly median price for single-family homes declined 5.8% from \$1,150,000 in March 2022 to \$1,083,750 last month. Meanwhile, the condo median sales price in March set a new record of \$536,000, 0.4% above the previous record of \$534,000 set in June 2022, and a 4.5% rise year-over-year.

In March 2023, 58.5% of single-family home sales closed at \$1,000,000 or more, pushing the median sales price above \$1 million. However, the \$600,000 to \$799,999 price range was one of the few to see a year-over-year increase in sales volume, jumping 70.6% from 17 to 29 single-family home sales compared to the same time last year. Meanwhile, the \$800,000 to \$999,999 price range accounted for more than a quarter of the month's sales.

Most single-family homes and condos continued to close for less than the original asking price. In March, approximately 35% of single-family homes closed at full asking price or more, compared to around 74% in March 2022. In the condo market, 41% of condos sold at the full asking price or more compared to 65% in March 2022.

Properties sold in March 2023 were on the market longer than those in March 2022. Median days on market for single-family homes was 36 days and for condos 24 days, compared to a 9-day median in both markets one year ago.

In the single-family home market, active inventory in the \$800,000 to \$899,999 range saw the most significant change, with approximately triple the number of listings at 76, compared to 25 a year ago. For condos, the increase in active inventory was mainly in the \$400,000 and above range, where the number of available listings increased by 39% year-over-year.

New listing volume improved from February to March, up 25.8% month-over-month for single-family homes and 14.5% for condos. Still, new listings continued to see year-over-year declines, and the first quarter ended with total new listings down approximately 28% in both markets compared to the first quarter of 2022.

Pending sales increased from a month ago, with 258 contract signings in the single-family home market and 444 in the condo market. Compared to February, this increased by 18.9% for single-family homes and 11.3% for condos. However, pending sales volume fell short by more than 30% year-over-year in both markets.



Oahu Monthly Housing Statistics

March 2023



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,083,750	-5.8%
Closed Sales	YoY %chg
236	-26.5%
Average Sales Price	YoY %chg
\$1,391,538	-11.4%

CONDOS

Median Sales Price	YoY %chg
\$536,000	+4.0%
Closed Sales	YoY %chg
444	-33.9%
Average Sales Price	YoY %chg
\$651,630	+4.5%

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

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Monthly Indicators

OAHU, HAWAII

March 2023

Single-Family Homes					
Mar-23	Mar-22	YoY %chg	Feb-23	MoM %chg	
Closed Sales	236	321	-26.5%	173	36.4%
Median Sales Price	\$1,083,750	\$1,150,000	-5.8%	\$987,000	9.8%
Average Sales Price	\$1,391,538	\$1,570,668	-11.4%	\$1,427,864	-2.5%
Median Days on Market	36	9	300.0%	47	-23.4%
Percent of Orig. List Price Received	96.7%	102.0%	-5.2%	96.0%	0.7%
New Listings	293	412	-28.9%	233	25.8%
Pending Sales*	258	384	-32.8%	217	18.9%
Active Inventory*	541	360	50.3%	547	-1.1%
Total Inventory in Escrow*	393	603	-34.8%	386	1.8%
Months Supply of Active Inventory*	2.1	1.0	110.0%	2.0	5.0%

Condos					
Mar-23	Mar-22	YoY %chg	Feb-23	MoM %chg	
Closed Sales	444	672	-33.9%	325	36.6%
Median Sales Price	\$536,000	\$515,500	4.0%	\$480,000	11.7%
Average Sales Price	\$651,630	\$623,684	4.5%	\$592,131	10.0%
Median Days on Market	24	9	166.7%	28	-14.3%
Percent of Orig. List Price Received	98.5%	100.0%	-1.5%	98.0%	0.5%
New Listings	530	714	-25.8%	463	14.5%
Pending Sales*	444	691	-35.7%	399	11.3%
Active Inventory*	1,152	919	25.4%	1,177	-2.1%
Total Inventory in Escrow*	602	980	-38.6%	592	1.7%
Months Supply of Active Inventory*	2.4	1.5	60.0%	2.4	0.0%

*see footnotes on pages 9-12 regarding methodology updates

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

Year-to-Date

Single-Family Homes					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	559	888	-37.0%	912	-38.7%
Median Sales Price	\$1,025,000	\$1,100,000	-6.8%	\$915,000	12.0%
Average Sales Price	\$1,335,094	\$1,437,670	-7.1%	\$1,154,141	15.7%
Median Days on Market	36	11	227.3%	9	300.0%
Percent of Orig. List Price Received	96.5%	101.5%	-4.9%	100.4%	-3.9%
New Listings	794	1,099	-27.8%	1,126	-29.5%
Pending Sales*	742	1,015	-26.9%	1,064	-30.3%

Condos					
YTD-2023	YTD-2022	1-yr %chg	YTD-2021	2-yr %chg	
Closed Sales	1,044	1,710	-38.9%	1,464	-28.7%
Median Sales Price	\$500,000	\$510,000	-2.0%	\$455,000	9.9%
Average Sales Price	\$627,071	\$612,642	2.4%	\$525,563	19.3%
Median Days on Market	25	11	127.3%	17	47.1%
Percent of Orig. List Price Received	98.3%	100.0%	-1.7%	98.9%	-0.6%
New Listings	1,516	2,119	-28.5%	1,997	-24.1%
Pending Sales*	1,221	1,908	-36.0%	1,762	-30.7%

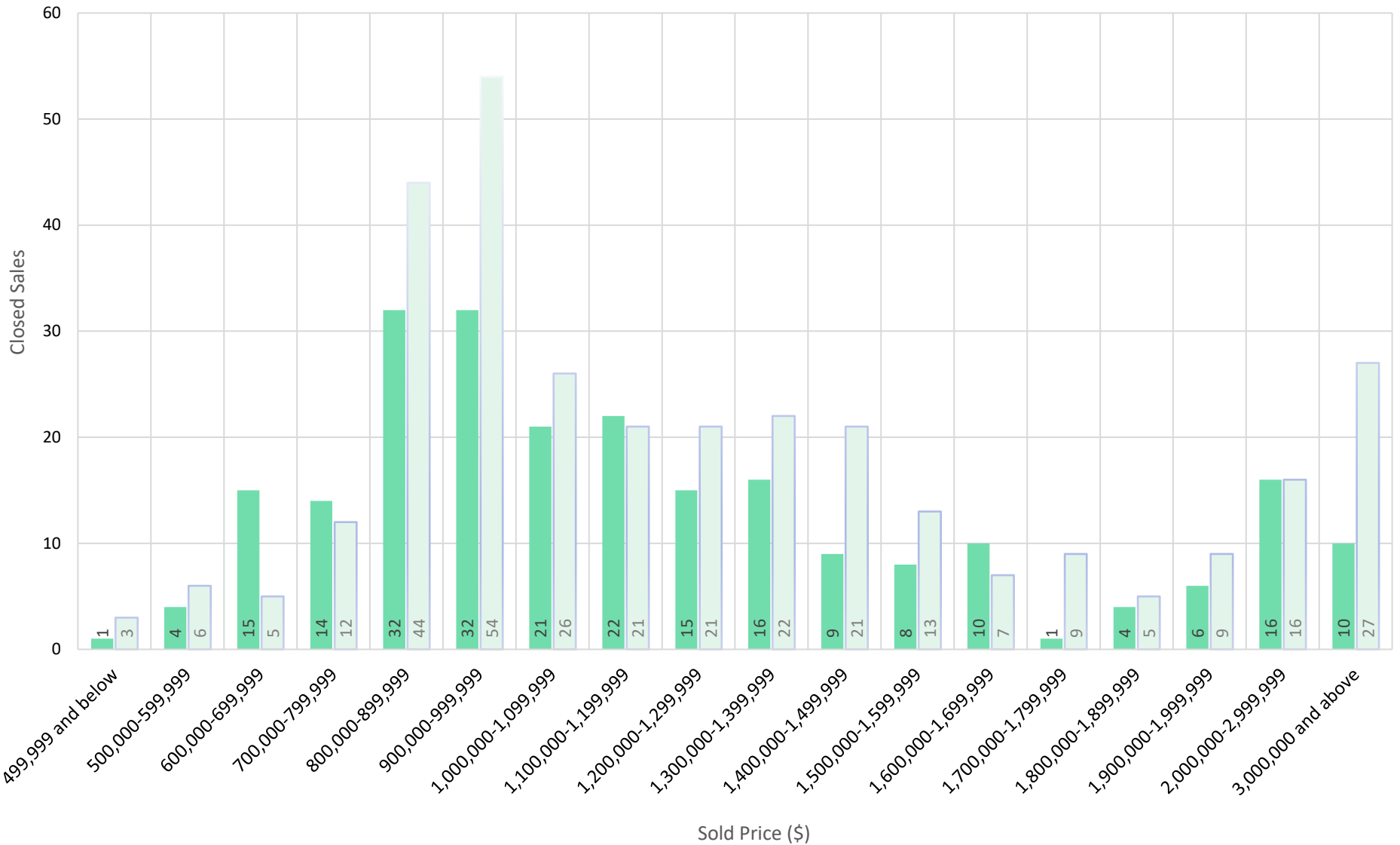
*see footnotes on pages 9-12 regarding methodology updates

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

Single-Family Homes Sold

March 2023 vs. March 2022

2023 2022



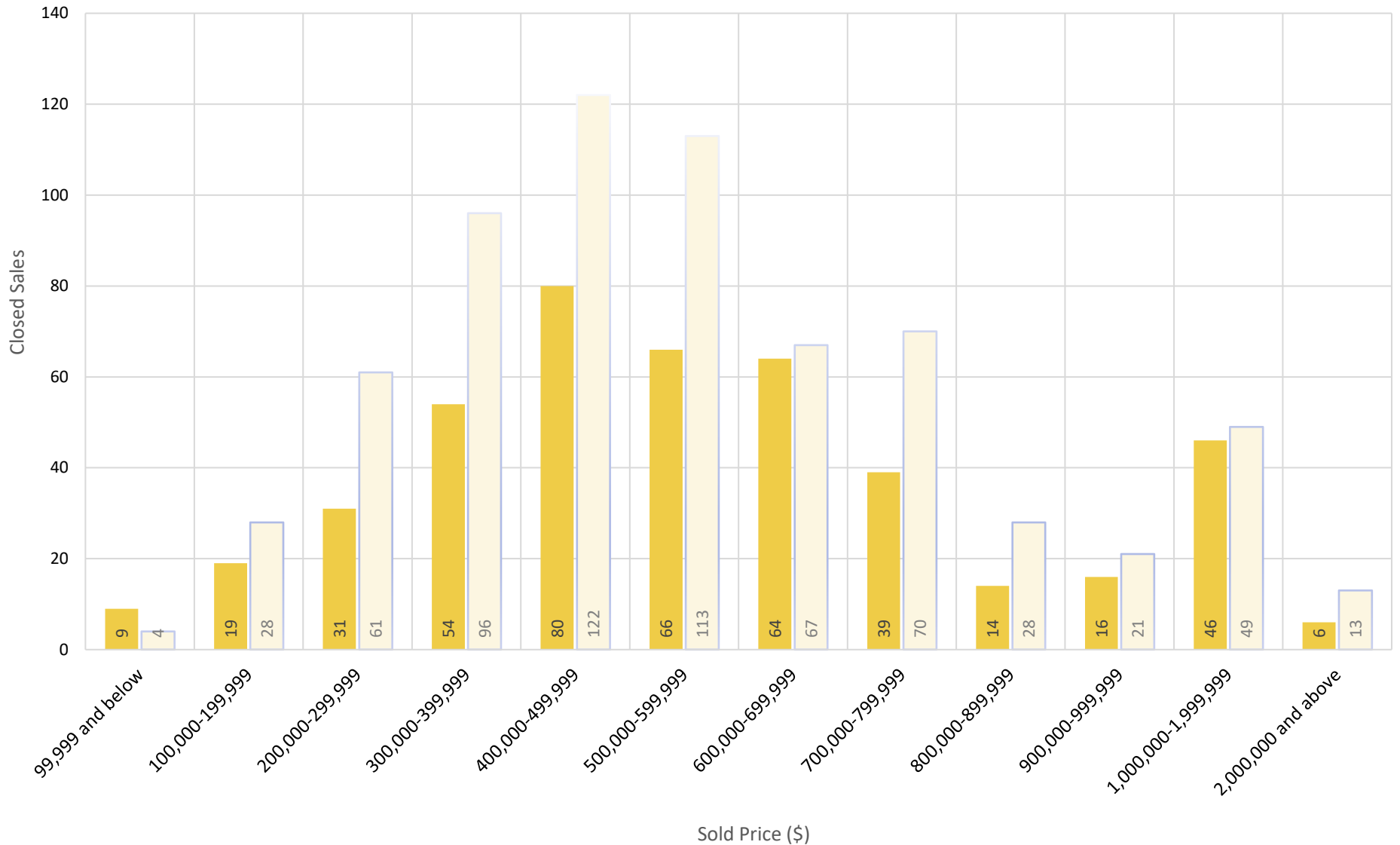
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold

March 2023 vs. March 2022

■ 2023 ■ 2022



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

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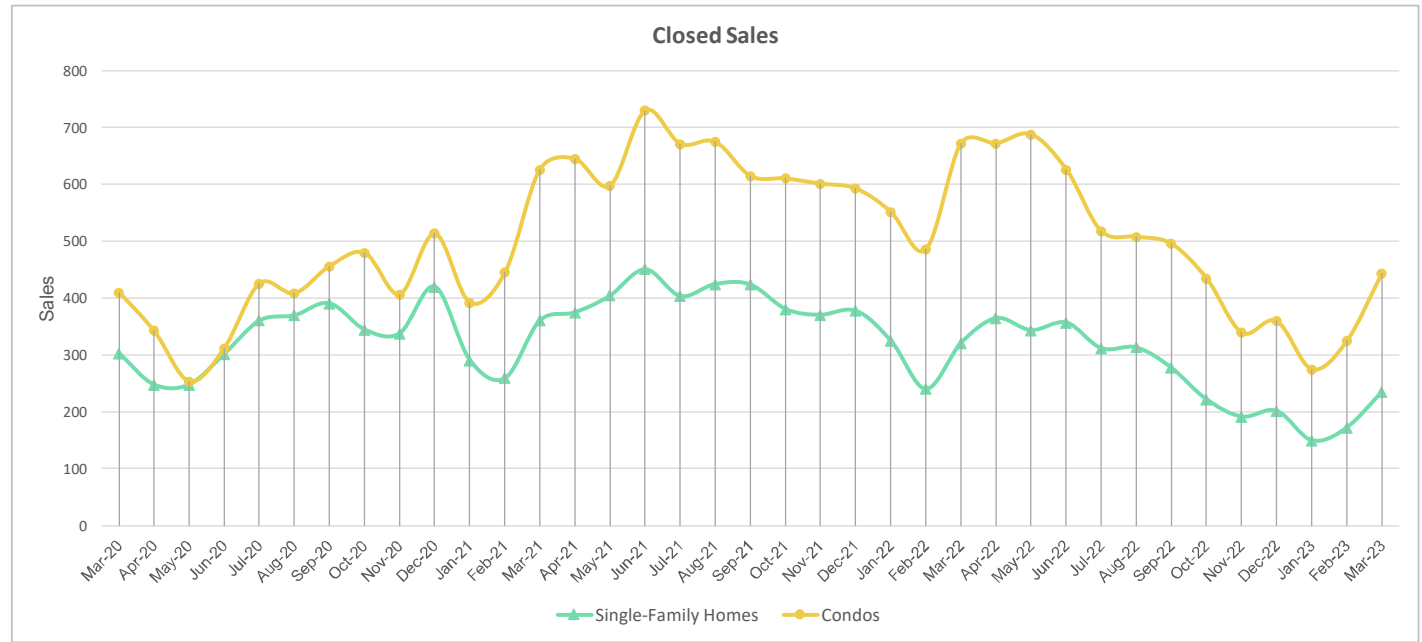
Closed Sales

March 2023

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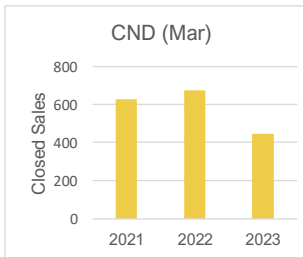
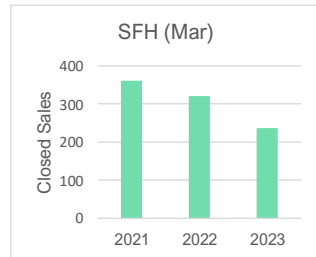
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680



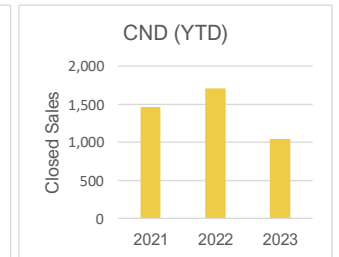
Monthly Closed Sales

Month	SFH	YoY %chg	CND	YoY %chg
2021	361	19.1%	626	52.7%
2022	321	-11.1%	672	7.3%
2023	236	-26.5%	444	-33.9%



Year-to-Date Closed Sales

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	912	11.9%	1,464	32.5%
2022	888	-2.6%	1,710	16.8%
2023	559	-37.0%	1,044	-38.9%



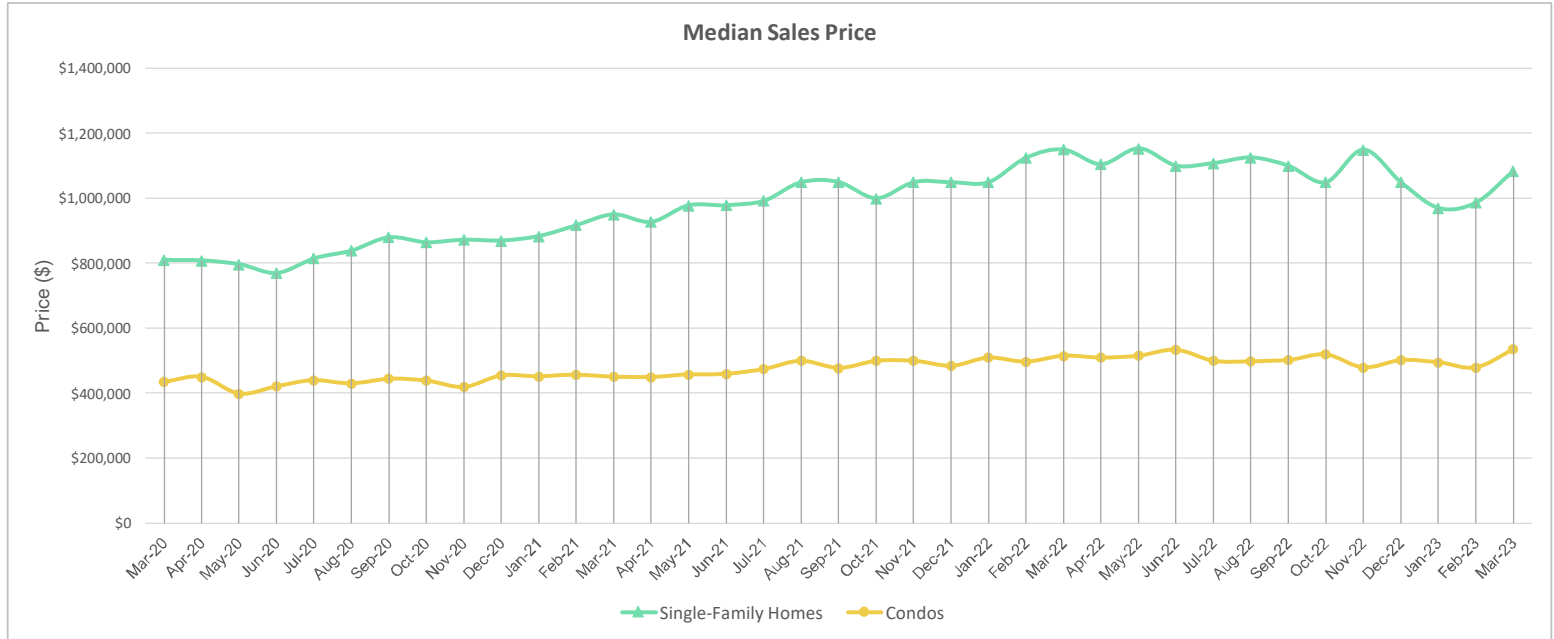
Median Sales Price

March 2023

OAHU, HAWAII

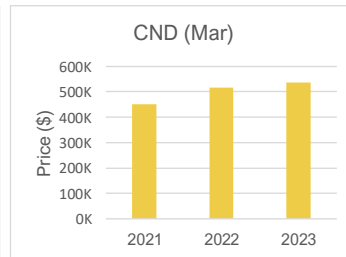
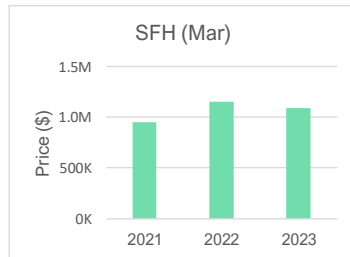
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000



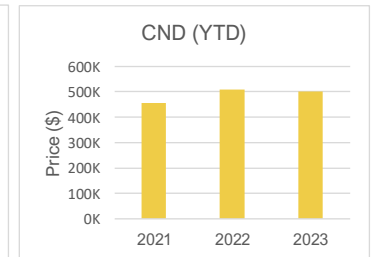
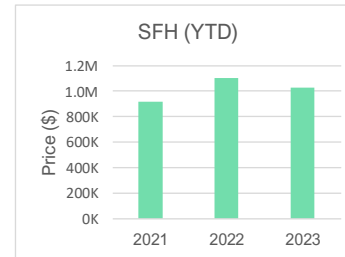
Monthly Median Sales Price

Month	SFH	YoY %chg	CND	YoY %chg
2021	\$950,000	17.3%	\$451,000	3.7%
2022	\$1,150,000	21.1%	\$515,500	14.3%
2023	\$1,083,750	-5.8%	\$536,000	4.0%



Year-to-Date Median Sales Price

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	\$915,000	17.3%	\$455,000	5.8%
2022	\$1,100,000	20.2%	\$510,000	12.1%
2023	\$1,025,000	-6.8%	\$500,000	-2.0%



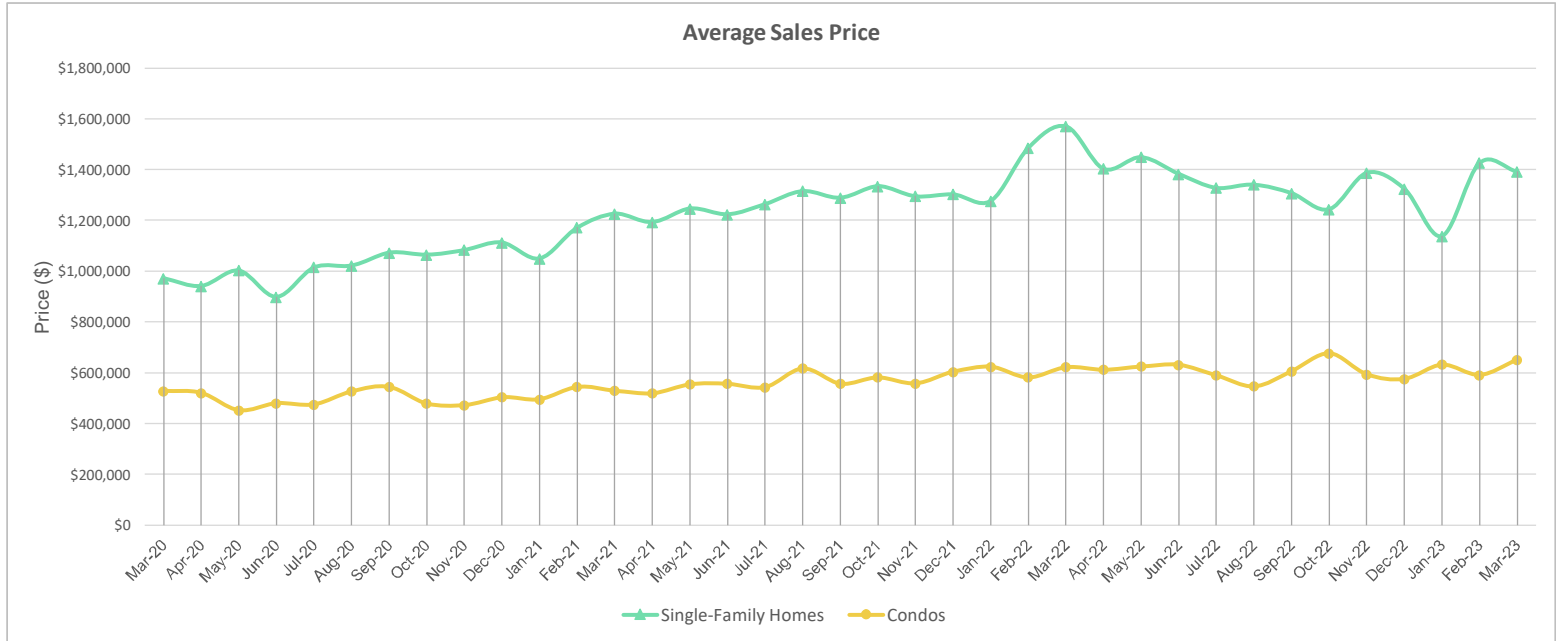
Average Sales Price

March 2023

OAHU, HAWAII

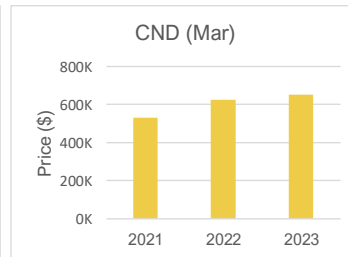
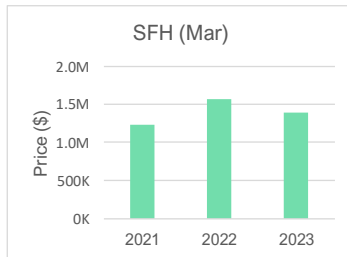
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630



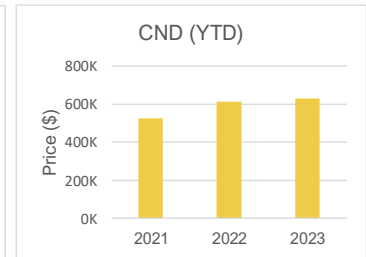
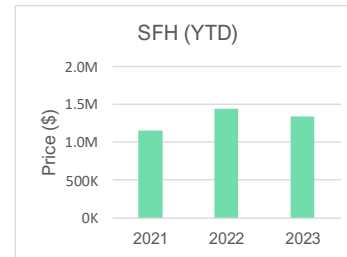
Monthly Average Sales Price

Month	SFH	YoY %chg	CND	YoY %chg
March 2021	\$1,226,827	26.2%	\$530,257	0.3%
March 2022	\$1,570,668	28.0%	\$623,684	17.6%
March 2023	\$1,391,538	-11.4%	\$651,630	4.5%



Year-to-Date Average Sales Price

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
March 2021	\$1,154,141	21.7%	\$525,563	0.8%
March 2022	\$1,437,670	24.6%	\$612,642	16.6%
March 2023	\$1,335,094	-7.1%	\$627,071	2.4%



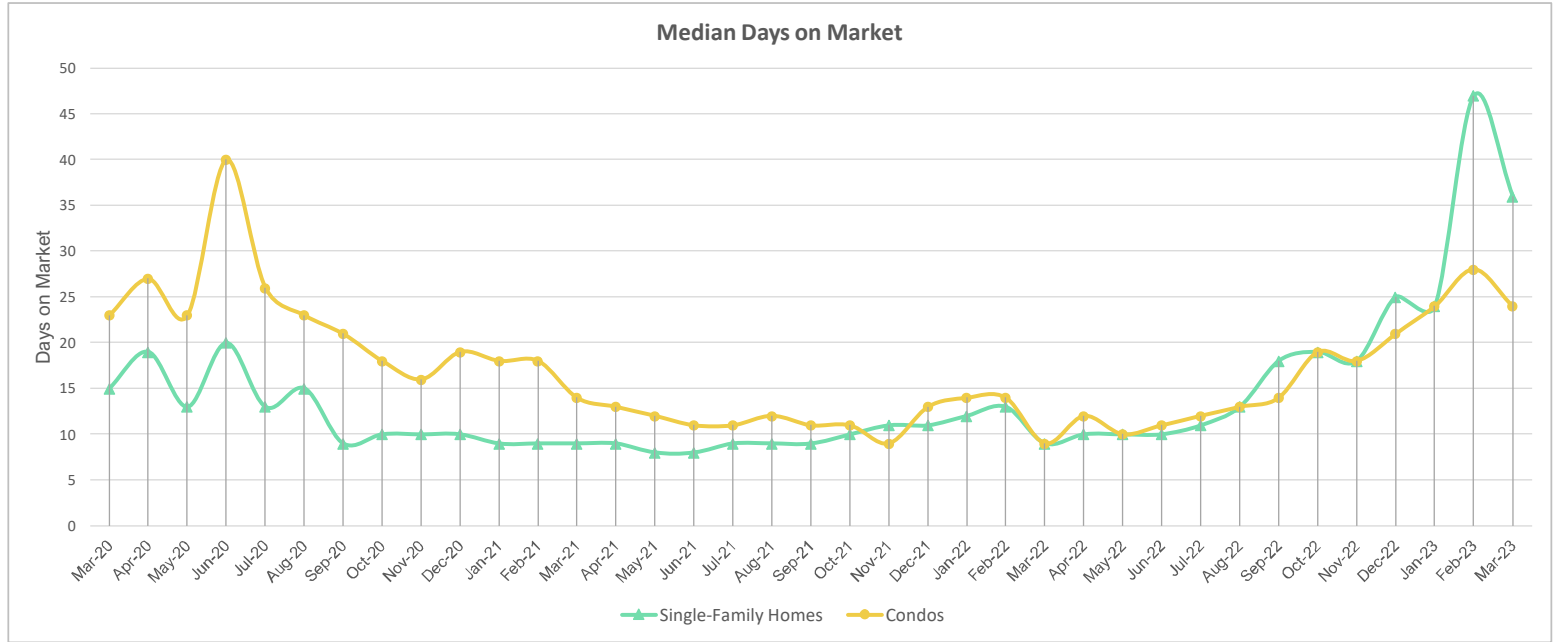
Median Days on Market

March 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24

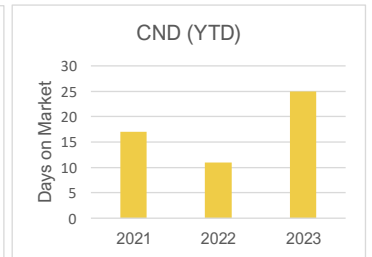
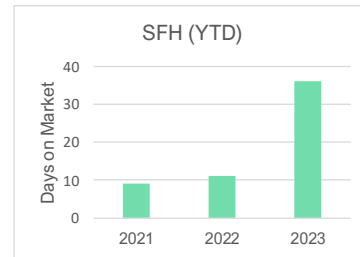
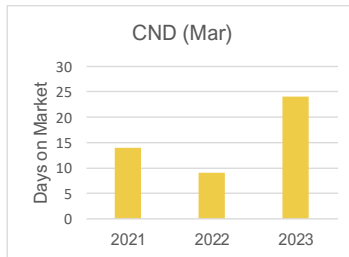
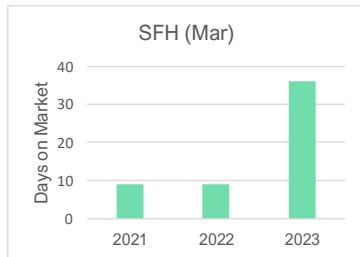


Monthly Median Days on Market

March	SFH	YoY %chg	CND	YoY %chg
2021	9	-40.0%	14	-39.1%
2022	9	0.0%	9	-35.7%
2023	36	300.0%	24	166.7%

Year-to-Date Median Days on Market

March	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	9	-65.4%	17	-45.2%
2022	11	22.2%	11	-35.3%
2023	36	227.3%	25	127.3%



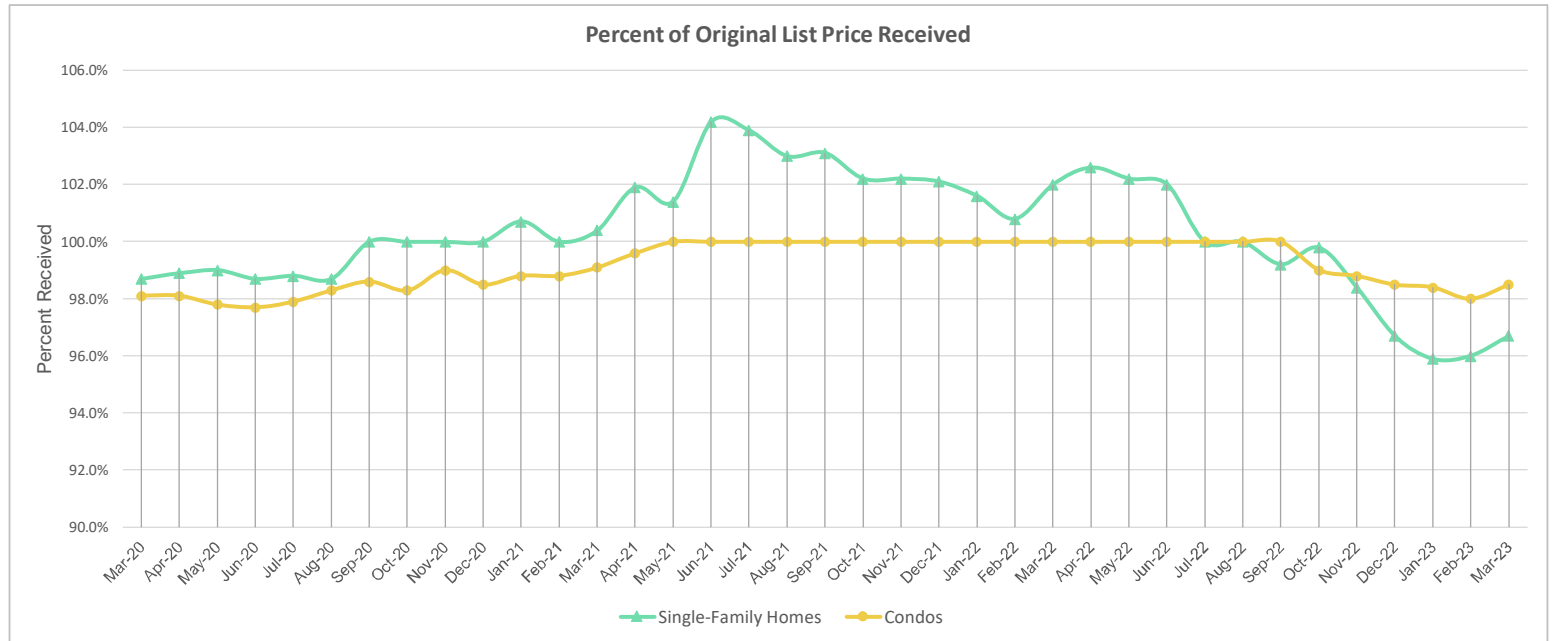
Percent of Original List Price Received

March 2023

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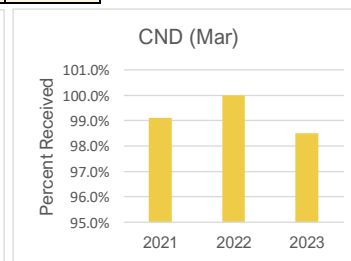
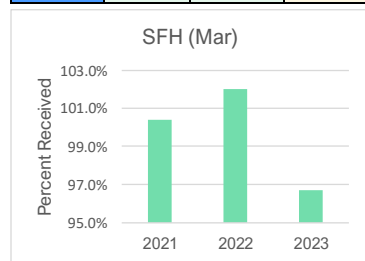
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%



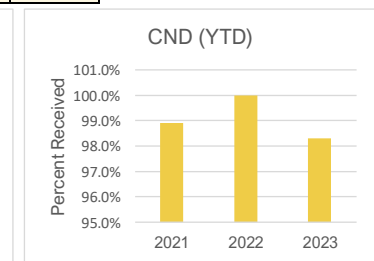
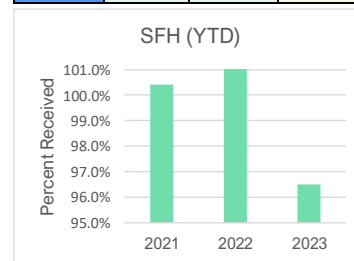
Monthly Percent of Original List Price Received

Month	SFH	YoY %chg	CND	YoY %chg
March 2021	100.4%	1.7%	99.1%	1.0%
March 2022	102.0%	1.6%	100.0%	0.9%
March 2023	96.7%	-5.2%	98.5%	-1.5%



Year-to-Date Percent of Original List Price Received

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
March 2021	100.4%	2.1%	98.9%	1.3%
March 2022	101.5%	1.1%	100.0%	1.1%
March 2023	96.5%	-4.9%	98.3%	-1.7%



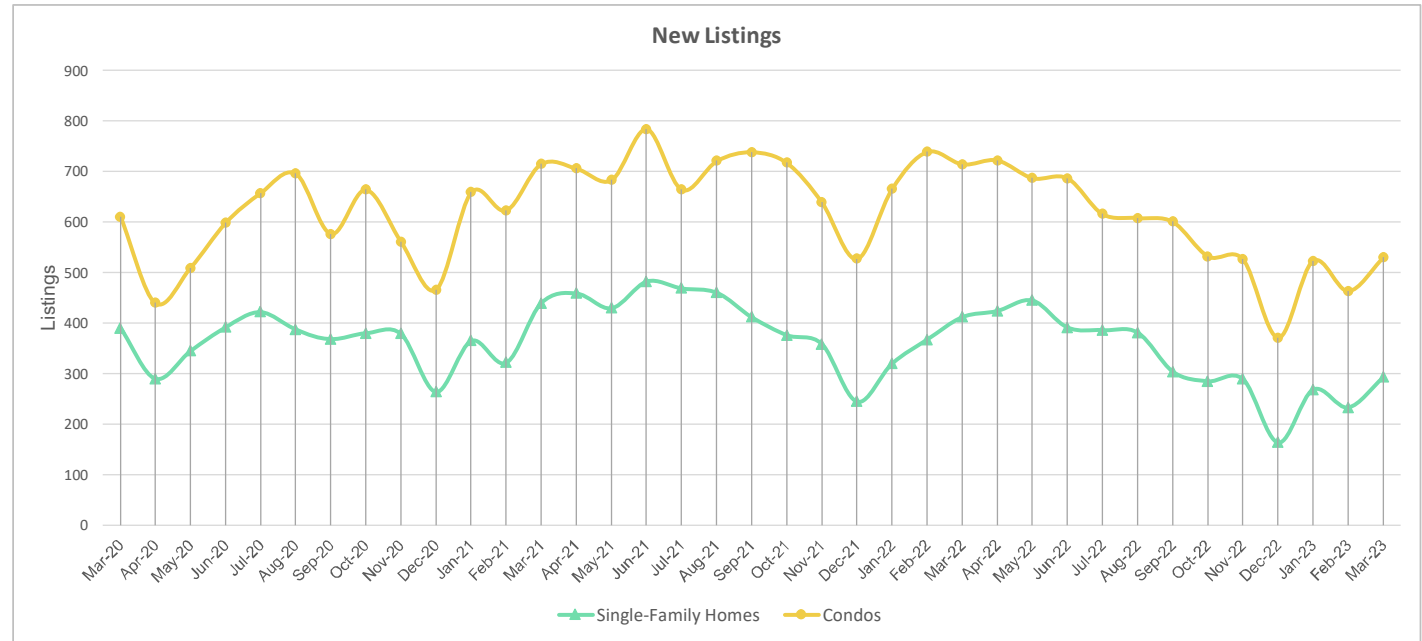
New Listings

March 2023

OAHU, HAWAII

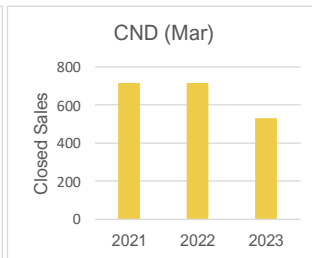
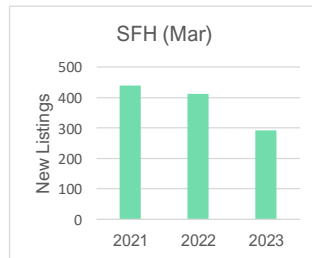
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823



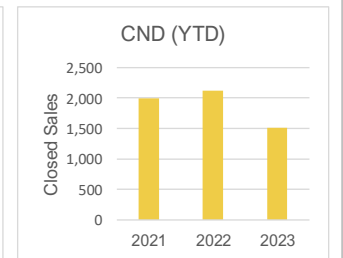
Monthly New Listings

Month	SFH	YoY %chg	CND	YoY %chg
2021	439	12.6%	715	17.2%
2022	412	-6.2%	714	-0.1%
2023	293	-28.9%	530	-25.8%



Year-to-Date New Listings

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,126	-7.5%	1,997	2.7%
2022	1,099	-2.4%	2,119	6.1%
2023	794	-27.8%	1,516	-28.5%



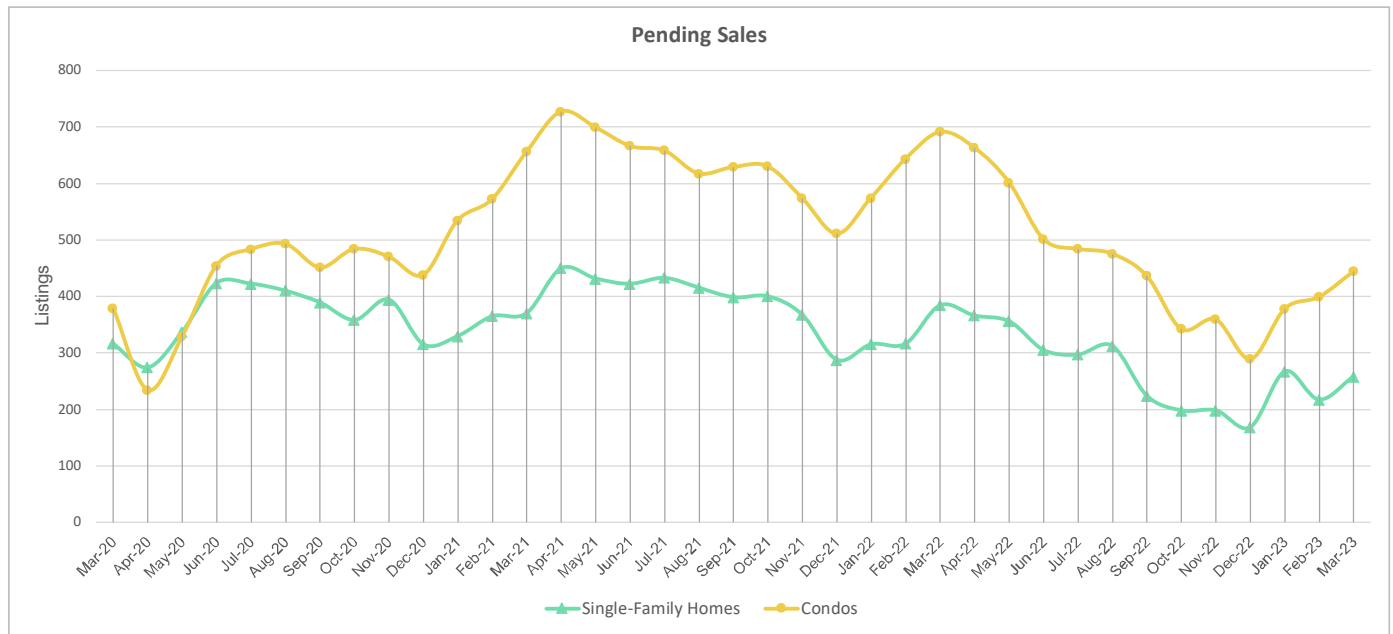
Pending Sales*

March 2023

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702

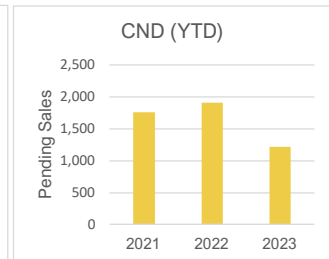
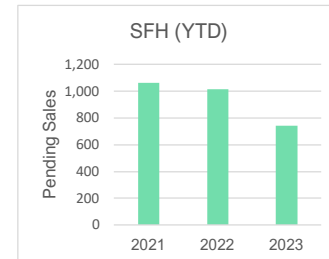
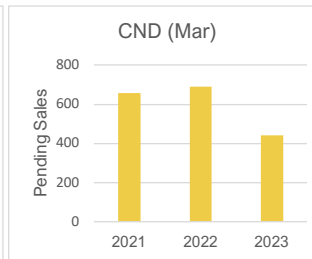
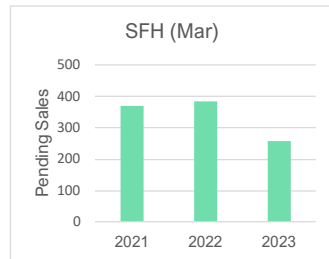


Monthly Pending Sales

Month	SFH	YoY %chg	CND	YoY %chg
2021	370	17.1%	656	73.1%
2022	384	3.8%	691	5.3%
2023	258	-32.8%	444	-35.7%

Year-to-Date Pending Sales

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2021	1,064	6.3%	1,762	42.9%
2022	1,015	-4.6%	1,908	8.3%
2023	742	-26.9%	1,221	-36.0%



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

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

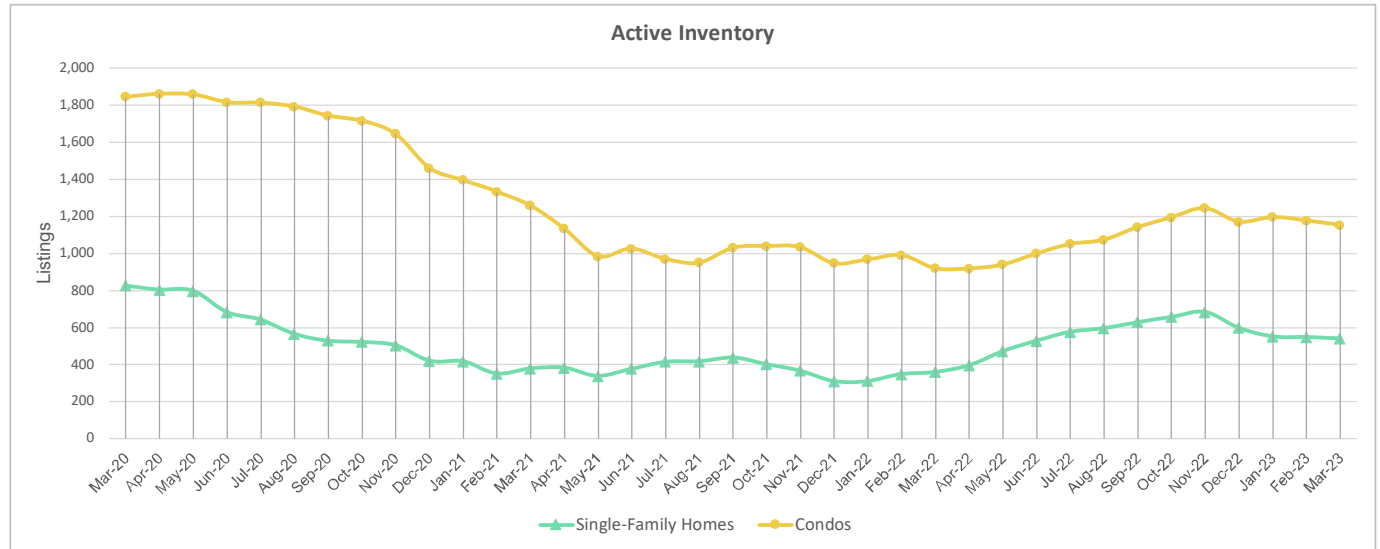
Active Inventory*

March 2023

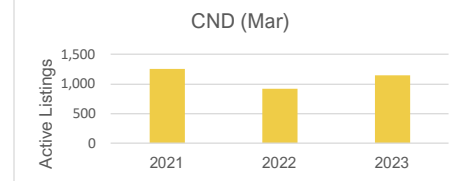
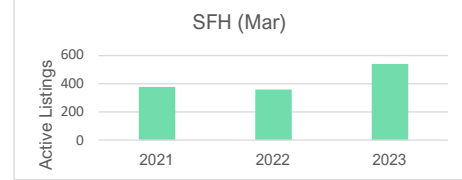
OAHU, HAWAII

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

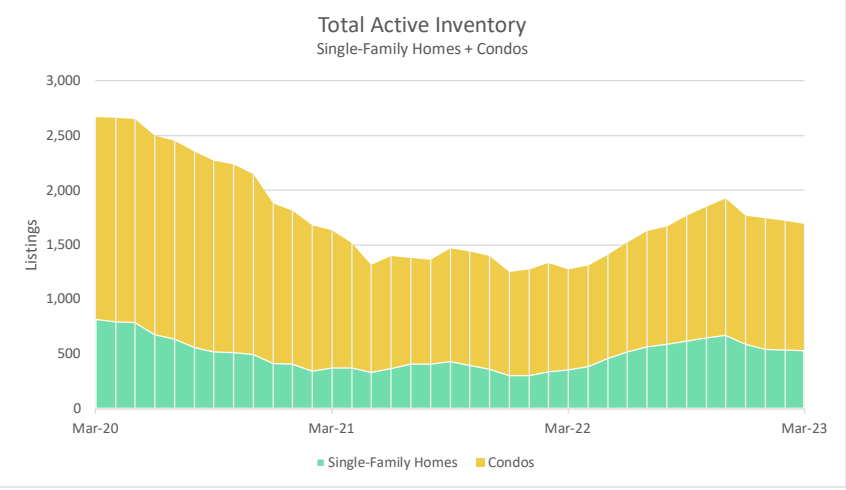
Mo/Yr	Single-Family Homes	Condos	Total
Mar-20	825	1,845	2,670
Apr-20	804	1,860	2,664
May-20	797	1,858	2,655
Jun-20	683	1,815	2,498
Jul-20	642	1,813	2,455
Aug-20	565	1,792	2,357
Sep-20	529	1,742	2,271
Oct-20	521	1,715	2,236
Nov-20	503	1,645	2,148
Dec-20	419	1,459	1,878
Jan-21	417	1,396	1,813
Feb-21	350	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
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693



Month	SFH	YoY %chg	CND	YoY %chg
2021	379	-54.1%	1,257	-31.9%
2022	360	-5.0%	919	-26.9%
2023	541	50.3%	1,152	25.4%



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 C status.

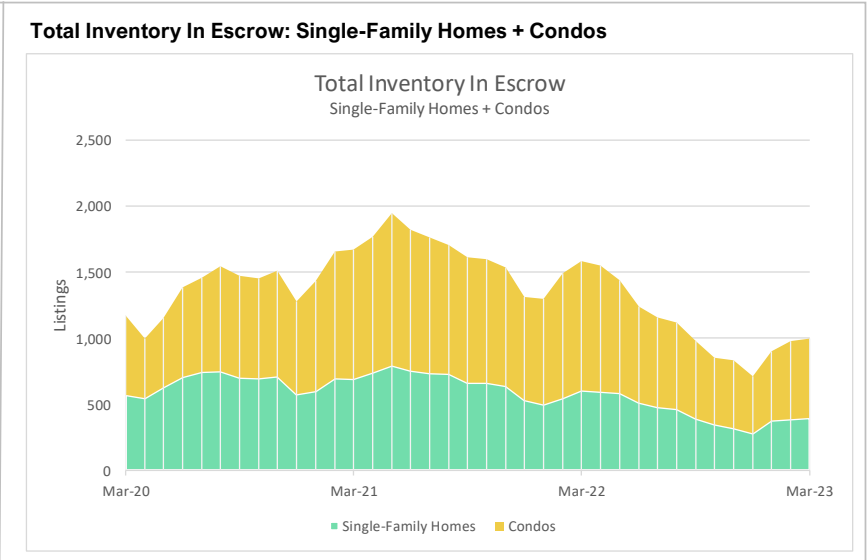
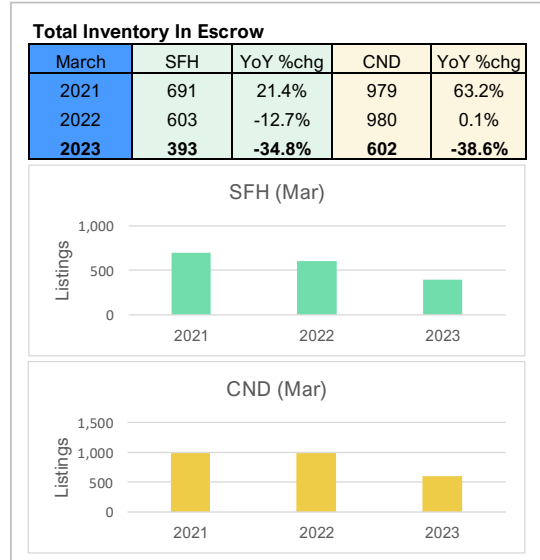
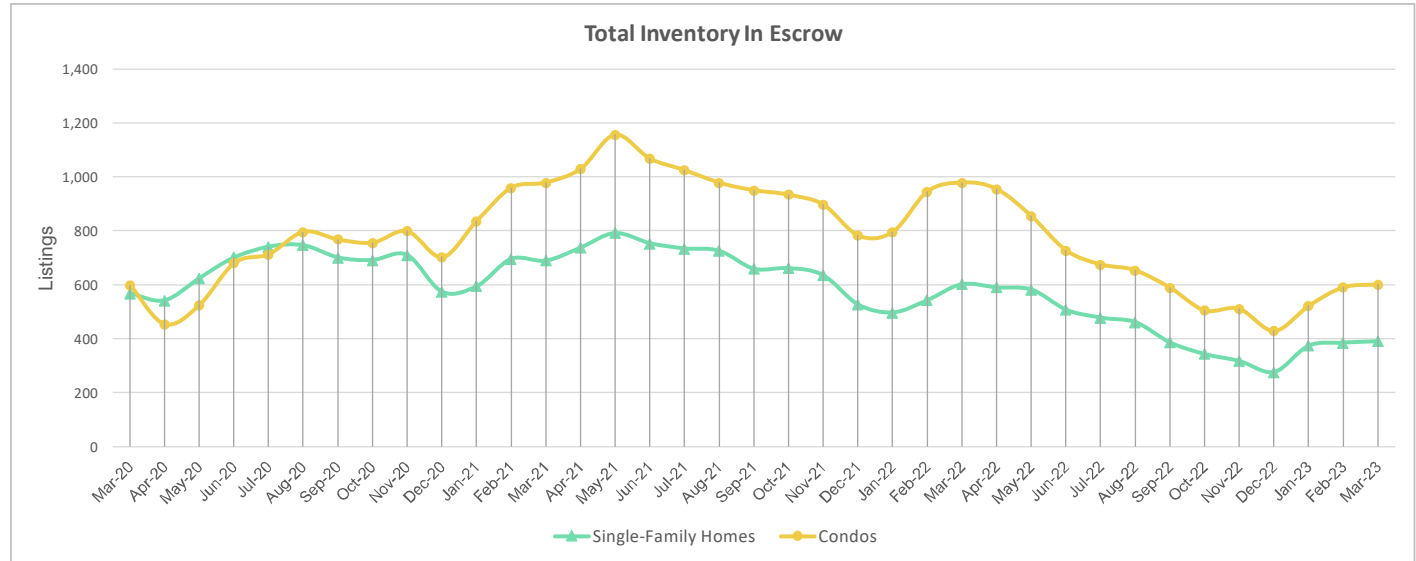
Total Inventory In Escrow*

March 2023

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

Mo/Yr	Single-Family Homes	Condos	Total
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
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995



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

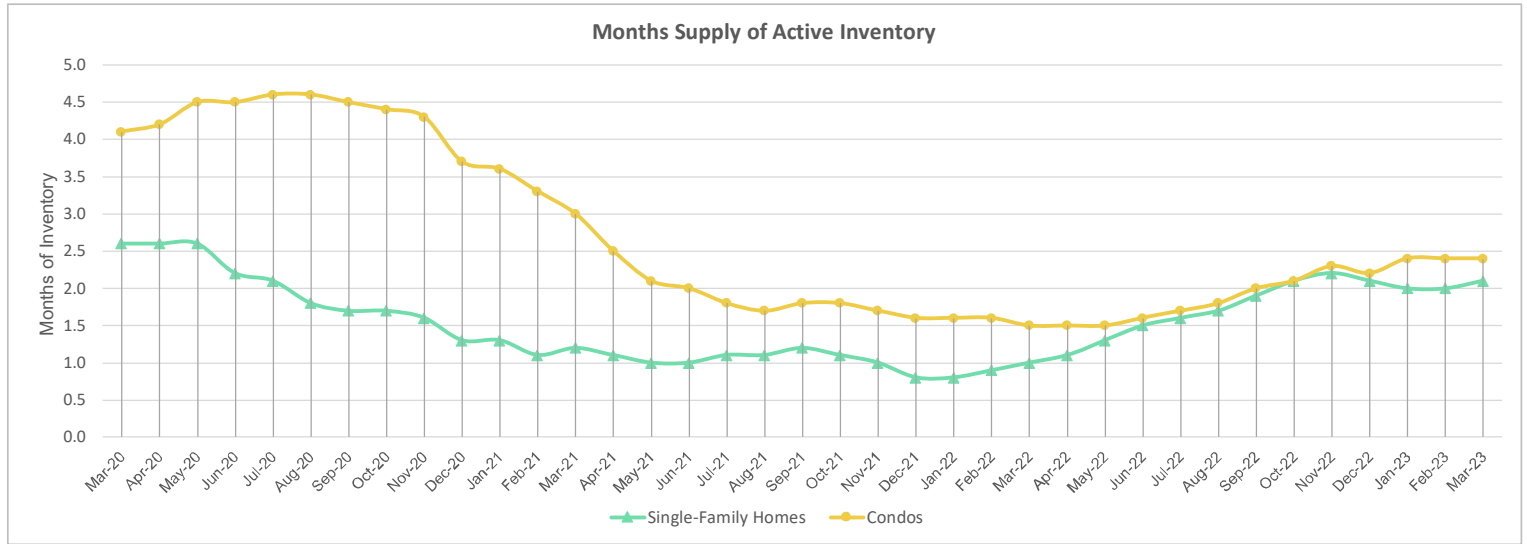
Months Supply of Active Inventory*

March 2023

OAHU, HAWAII

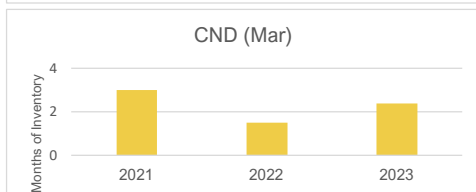
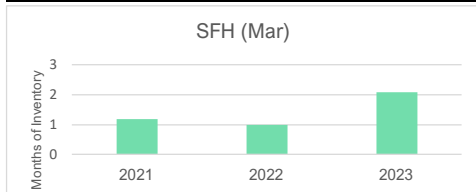
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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	1.6	1.7
Sep-22	1.7	1.8
Oct-22	1.9	2.0
Nov-22	2.1	2.1
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4

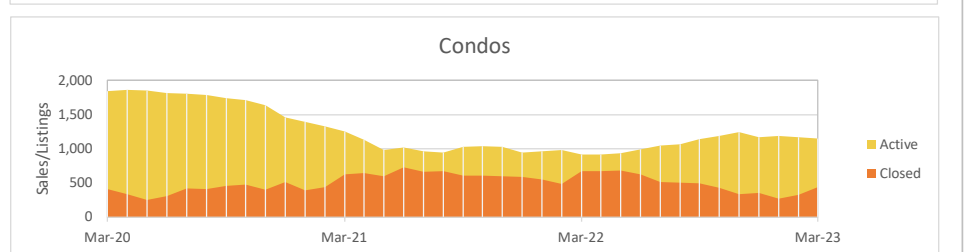
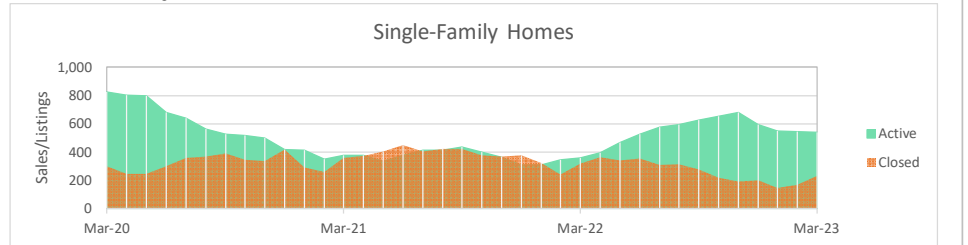


Months Supply of Active Inventory

Month	SFH	YoY %chg	CND	YoY %chg
March 2021	1.2	-53.8%	3.0	-26.8%
March 2022	1.0	-16.7%	1.5	-50.0%
March 2023	2.1	110.0%	2.4	60.0%



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

March 2023

OAHU, HAWAII

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

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg
\$449,999 and below	1	2	-50.0%	45	4	1025.0%	101.3%	99.0%	2.3%	1	4	-75.0%	0	4	-100.0%	4	2	100.0%	5	9	-44.4%	2.0	0.5	300.0%
\$450,000 - \$599,999	4	7	-42.9%	40	10	300.0%	94.9%	100.0%	-5.1%	8	7	14.3%	13	8	62.5%	14	9	55.6%	18	19	-5.3%	2.3	0.8	187.5%
\$600,000 - \$699,999	15	5	200.0%	42	7	500.0%	95.2%	101.6%	-6.3%	12	19	-36.8%	12	19	-36.8%	24	11	118.2%	17	29	-41.4%	2.4	0.6	300.0%
\$700,000 - \$799,999	14	12	16.7%	28	8	250.0%	100.9%	107.3%	-5.9%	25	32	-21.9%	16	34	-52.9%	45	27	66.7%	31	59	-47.5%	2.1	0.7	200.0%
\$800,000 - \$899,999	32	44	-27.3%	61	10	510.0%	96.8%	101.8%	-4.9%	53	55	-3.6%	39	48	-18.8%	76	25	204.0%	55	70	-21.4%	2.3	0.5	360.0%
\$900,000 - \$999,999	32	54	-40.7%	24	9	166.7%	97.7%	102.1%	-4.3%	34	61	-44.3%	31	67	-53.7%	51	27	88.9%	52	94	-44.7%	1.4	0.5	180.0%
\$1,000,000 - \$1,499,999	83	111	-25.2%	37	8	362.5%	96.2%	103.6%	-7.2%	89	118	-24.6%	92	131	-29.8%	118	86	37.2%	131	183	-28.4%	1.2	0.7	71.4%
\$1,500,000 - 1,999,999	29	43	-32.6%	12	13	-7.7%	100.0%	105.8%	-5.5%	39	54	-27.8%	29	39	-25.6%	73	53	37.7%	41	68	-39.7%	2.4	1.3	84.6%
\$2,000,000 - \$2,999,999	16	16	0.0%	45	18	150.0%	96.3%	103.0%	-6.5%	13	30	-56.7%	17	18	-5.6%	45	48	-6.3%	28	39	-28.2%	2.5	2.0	25.0%
\$3,000,000 and above	10	27	-63.0%	75	46	63.0%	91.4%	96.7%	-5.5%	19	32	-40.6%	9	16	-43.8%	91	72	26.4%	15	33	-54.5%	8.3	4.5	84.4%
All Single-Family Homes	236	321	-26.5%	36	9	300.0%	96.7%	102.0%	-5.2%	293	412	-28.9%	258	384	-32.8%	541	360	50.3%	393	603	-34.8%	2.1	1.0	110.0%

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		
	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg	Mar-23	Mar-22	%chg
\$149,999 and below	17	16	6.3%	27	26	3.8%	96.0%	99.3%	-3.3%	16	16	0.0%	12	22	-45.5%	45	33	36.4%	25	39	-35.9%	3.2	1.6	100.0%
\$150,000 - \$299,999	42	77	-45.5%	18	21	-14.3%	98.2%	98.7%	-0.5%	57	94	-39.4%	47	84	-44.0%	138	155	-11.0%	75	114	-34.2%	2.4	1.7	41.2%
\$300,000 - \$399,999	54	96	-43.8%	24	10	140.0%	98.6%	100.0%	-1.4%	66	114	-42.1%	78	110	-29.1%	106	110	-3.6%	106	165	-35.8%	1.4	1.1	27.3%
\$400,000 - \$499,999	80	122	-34.4%	23	8	187.5%	100.0%	100.2%	-0.2%	92	121	-24.0%	82	136	-39.7%	145	95	52.6%	101	182	-44.5%	1.8	0.9	100.0%
\$500,000 - \$599,999	66	113	-41.6%	20	9	122.2%	99.3%	101.7%	-2.4%	82	101	-18.8%	59	93	-36.6%	118	89	32.6%	81	133	-39.1%	1.7	1.0	70.0%
\$600,000 - \$699,999	64	67	-4.5%	23	9	155.6%	98.5%	101.4%	-2.9%	66	76	-13.2%	43	80	-46.3%	133	76	75.0%	58	108	-46.3%	2.5	1.1	127.3%
\$700,000 - \$999,999	69	119	-42.0%	24	9	166.7%	98.7%	101.4%	-2.7%	85	127	-33.1%	70	116	-39.7%	204	152	34.2%	97	152	-36.2%	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	31	38	-18.4%	51	8	537.5%	95.3%	100.0%	-4.7%	32	37	-13.5%	31	30	3.3%	104	80	30.0%	33	49	-32.7%	4.3	2.7	59.3%
\$1,500,000 - \$1,999,999	15	11	36.4%	53	16	231.3%	95.7%	100.0%	-4.3%	13	15	-13.3%	11	9	22.2%	65	53	22.6%	14	21	-33.3%	7.2	6.6	9.1%
\$2,000,000 and above	6	13	-53.8%	85	49	73.5%	98.4%	94.0%	4.7%	21	13	61.5%	11	11	0.0%	94	76	23.7%	12	17	-29.4%	10.4	7.6	36.8%
All Condos	444	672	-33.9%	24	9	166.7%	98.5%	100.0%	-1.5%	530	714	-25.8%	444	691	-35.7%	1,152	919	25.4%	602	980	-38.6%	2.4	1.5	60.0%

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

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Closed Sales by Price Range: Single-Family Homes

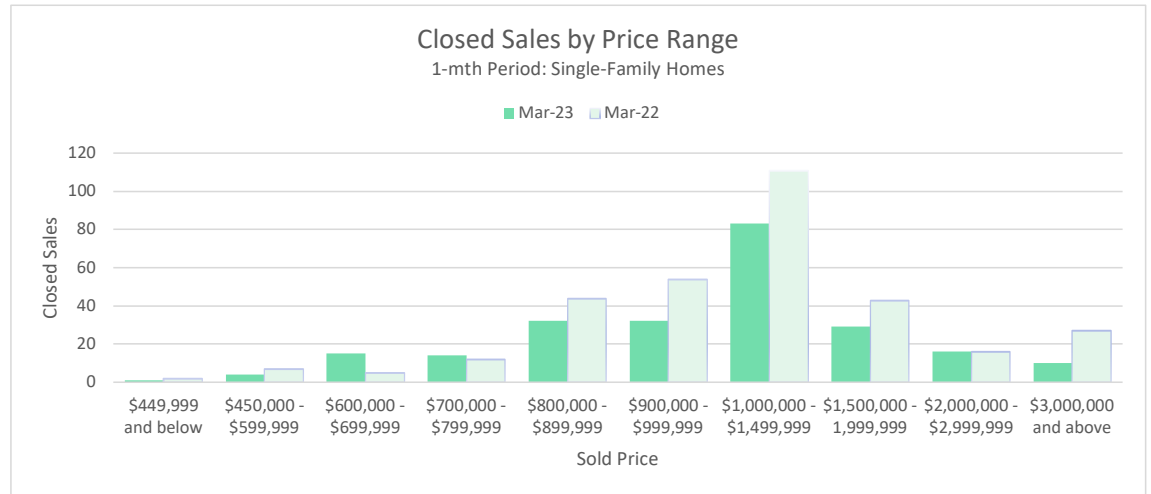
March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	2	-50.0%	27	48	-43.8%
\$450,000 - \$599,999	4	7	-42.9%	66	127	-48.0%
\$600,000 - \$699,999	15	5	200.0%	114	244	-53.3%
\$700,000 - \$799,999	14	12	16.7%	249	447	-44.3%
\$800,000 - \$899,999	32	44	-27.3%	400	631	-36.6%
\$900,000 - \$999,999	32	54	-40.7%	426	623	-31.6%
\$1,000,000 - \$1,499,999	83	111	-25.2%	1,142	1,399	-18.4%
\$1,500,000 - 1,999,999	29	43	-32.6%	373	502	-25.7%
\$2,000,000 - \$2,999,999	16	16	0.0%	215	286	-24.8%
\$3,000,000 and above	10	27	-63.0%	133	195	-31.8%
All Single-Family Homes	236	321	-26.5%	3,145	4,502	-30.1%

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.



Closed Sales by Price Range: Condos

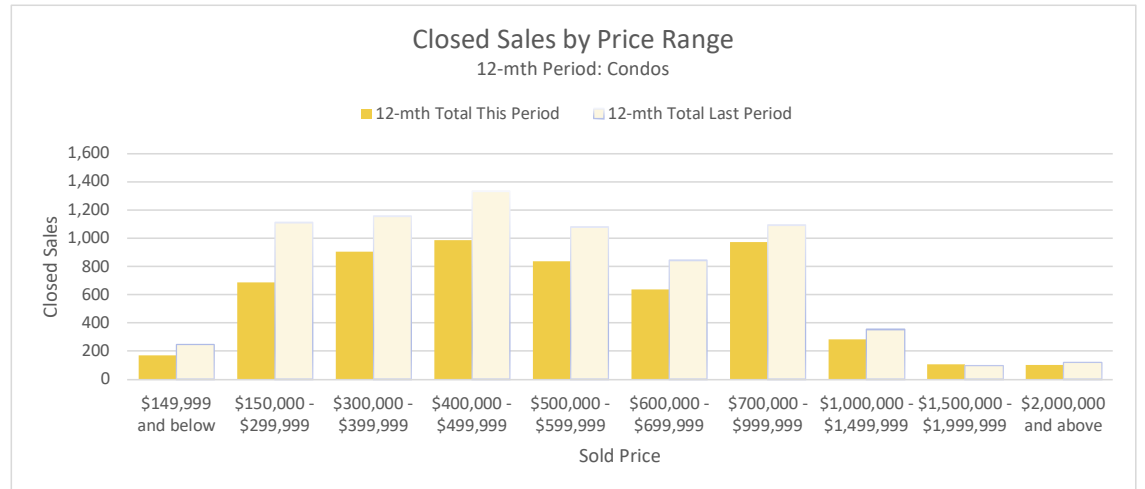
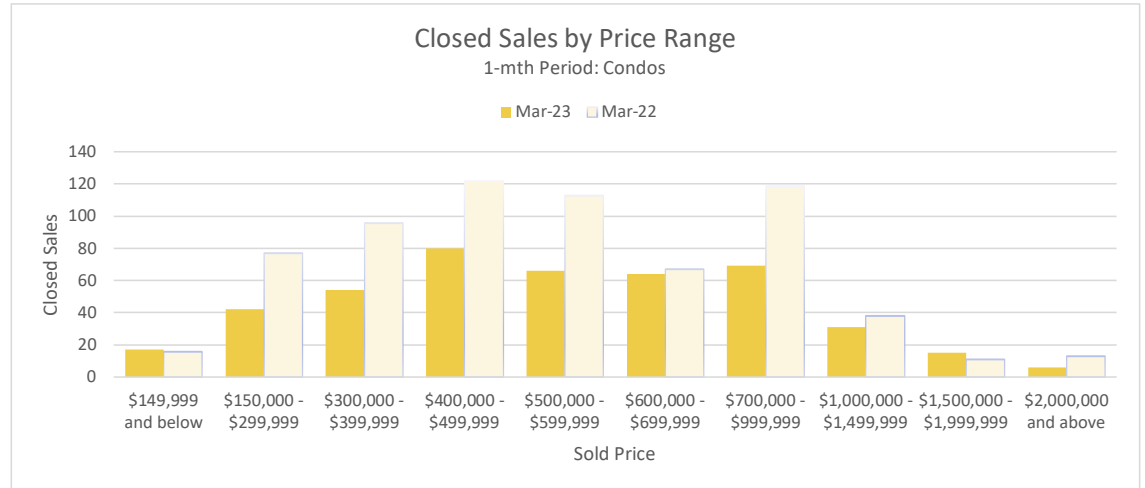
March 2023

OAHU, HAWAII

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

Condos	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	16	6.3%	169	246	-31.3%
\$150,000 - \$299,999	42	77	-45.5%	685	1,112	-38.4%
\$300,000 - \$399,999	54	96	-43.8%	906	1,160	-21.9%
\$400,000 - \$499,999	80	122	-34.4%	988	1,337	-26.1%
\$500,000 - \$599,999	66	113	-41.6%	835	1,081	-22.8%
\$600,000 - \$699,999	64	67	-4.5%	637	846	-24.7%
\$700,000 - \$999,999	69	119	-42.0%	974	1,095	-11.1%
\$1,000,000 - \$1,499,999	31	38	-18.4%	285	355	-19.7%
\$1,500,000 - \$1,999,999	15	11	36.4%	105	98	7.1%
\$2,000,000 and above	6	13	-53.8%	103	119	-13.4%
All Condos	444	672	-33.9%	5,687	7,449	-23.7%

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.



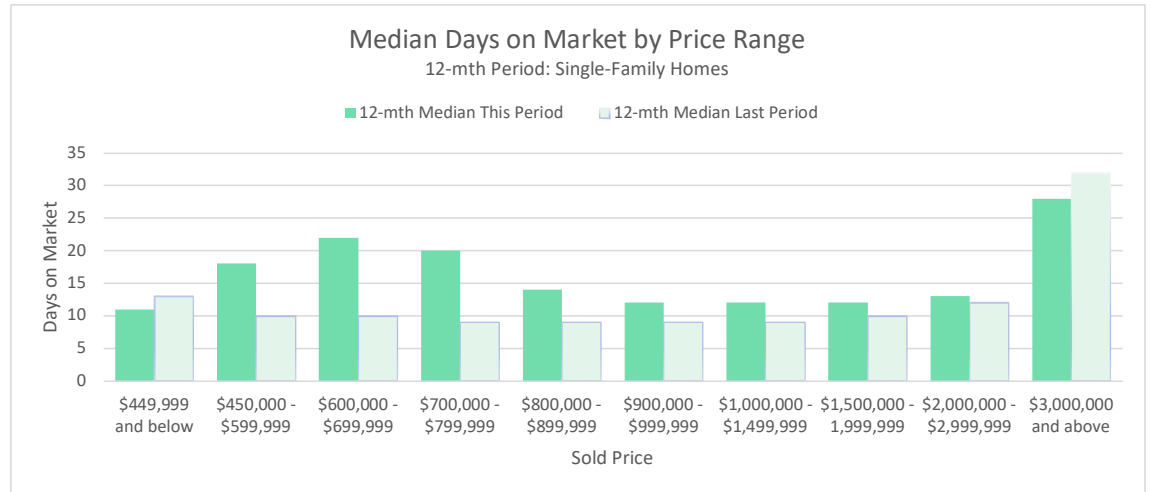
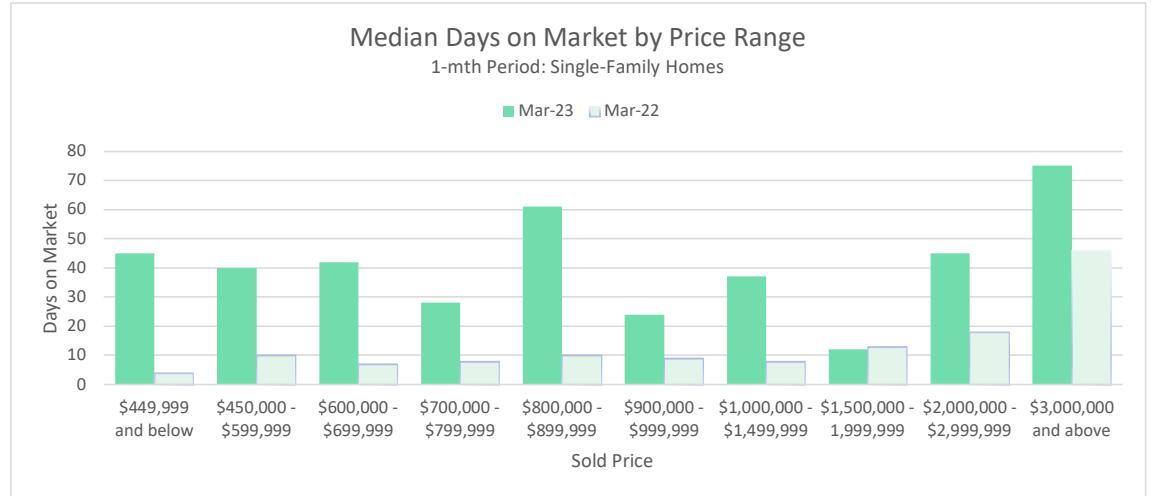
Median Days on Market by Price Range: Single-Family Homes

March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	45	4	1025.0%	11	13	-15.4%
\$450,000 - \$599,999	40	10	300.0%	18	10	80.0%
\$600,000 - \$699,999	42	7	500.0%	22	10	120.0%
\$700,000 - \$799,999	28	8	250.0%	20	9	122.2%
\$800,000 - \$899,999	61	10	510.0%	14	9	55.6%
\$900,000 - \$999,999	24	9	166.7%	12	9	33.3%
\$1,000,000 - \$1,499,999	37	8	362.5%	12	9	33.3%
\$1,500,000 - 1,999,999	12	13	-7.7%	12	10	20.0%
\$2,000,000 - \$2,999,999	45	18	150.0%	13	12	8.3%
\$3,000,000 and above	75	46	63.0%	28	32	-12.5%
All Single-Family Homes	36	9	300.0%	13	10	30.0%



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

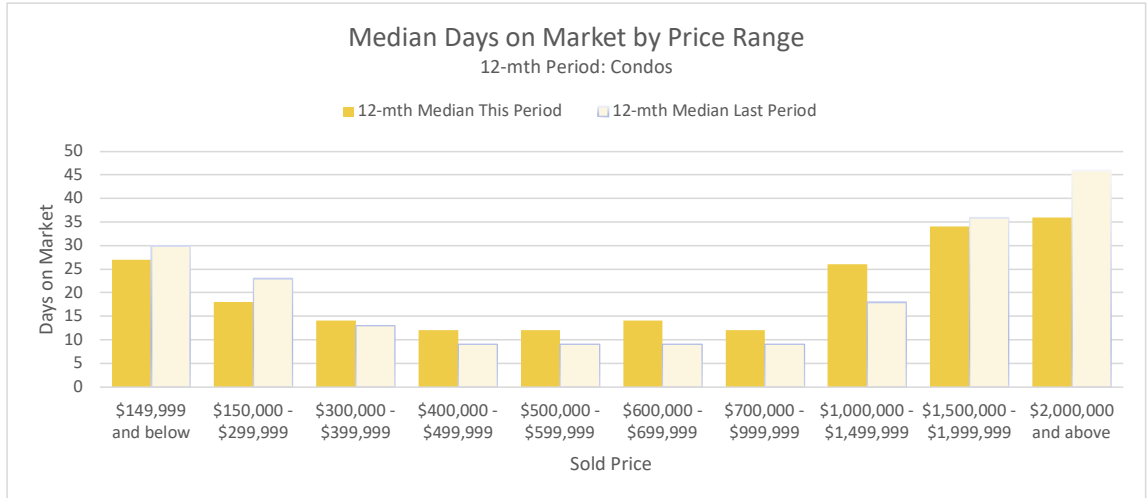
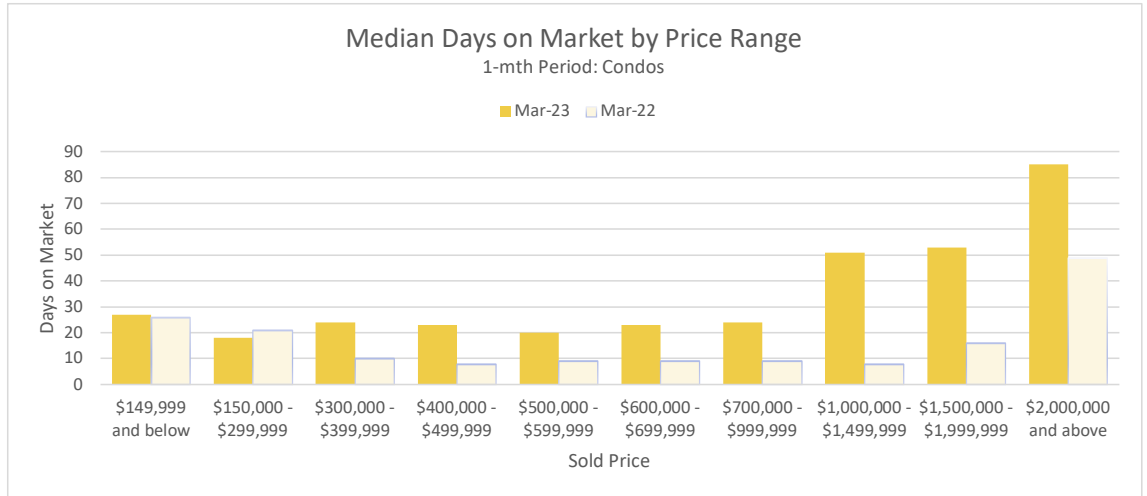
Median Days on Market by Price Range: Condos

March 2023

OAHU, HAWAII

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

Condos	Mar-23	Mar-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	27	26	3.8%	27	30	-10.0%
\$150,000 - \$299,999	18	21	-14.3%	18	23	-21.7%
\$300,000 - \$399,999	24	10	140.0%	14	13	7.7%
\$400,000 - \$499,999	23	8	187.5%	12	9	33.3%
\$500,000 - \$599,999	20	9	122.2%	12	9	33.3%
\$600,000 - \$699,999	23	9	155.6%	14	9	55.6%
\$700,000 - \$999,999	24	9	166.7%	12	9	33.3%
\$1,000,000 - \$1,499,999	51	8	537.5%	26	18	44.4%
\$1,500,000 - \$1,999,999	53	16	231.3%	34	36	-5.6%
\$2,000,000 and above	85	49	73.5%	36	46	-21.7%
All Condos	24	9	166.7%	14	11	27.3%



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

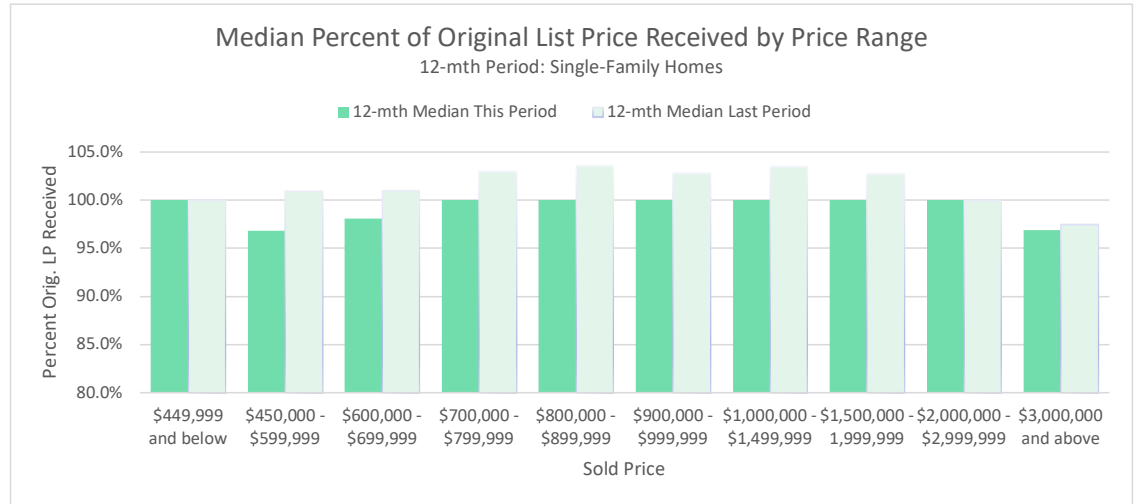
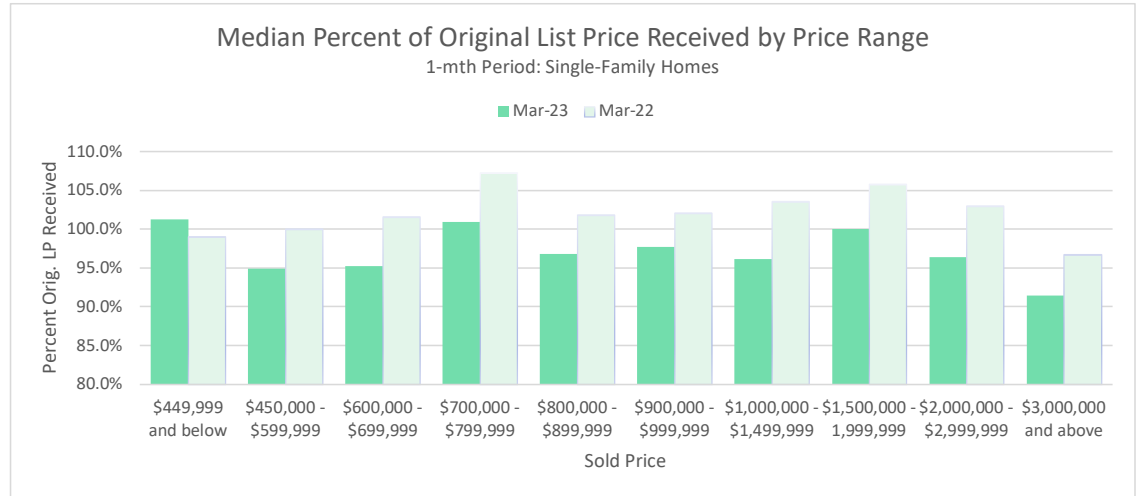
Median Percent of Original List Price Received by Price Range: Single-Family Homes

March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	101.3%	99.0%	2.3%	100.0%	100.0%	0.0%
\$450,000 - \$599,999	94.9%	100.0%	-5.1%	96.8%	100.9%	-4.1%
\$600,000 - \$699,999	95.2%	101.6%	-6.3%	98.1%	101.0%	-2.9%
\$700,000 - \$799,999	100.9%	107.3%	-5.9%	100.0%	103.0%	-2.9%
\$800,000 - \$899,999	96.8%	101.8%	-4.9%	100.0%	103.6%	-3.5%
\$900,000 - \$999,999	97.7%	102.1%	-4.3%	100.0%	102.8%	-2.7%
\$1,000,000 - \$1,499,999	96.2%	103.6%	-7.2%	100.0%	103.5%	-3.4%
\$1,500,000 - 1,999,999	100.0%	105.8%	-5.5%	100.0%	102.7%	-2.6%
\$2,000,000 - \$2,999,999	96.3%	103.0%	-6.5%	100.0%	100.0%	0.0%
\$3,000,000 and above	91.4%	96.7%	-5.5%	96.9%	97.5%	-0.6%
All Single-Family Homes	96.7%	102.0%	-5.2%	100.0%	102.3%	-2.2%



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

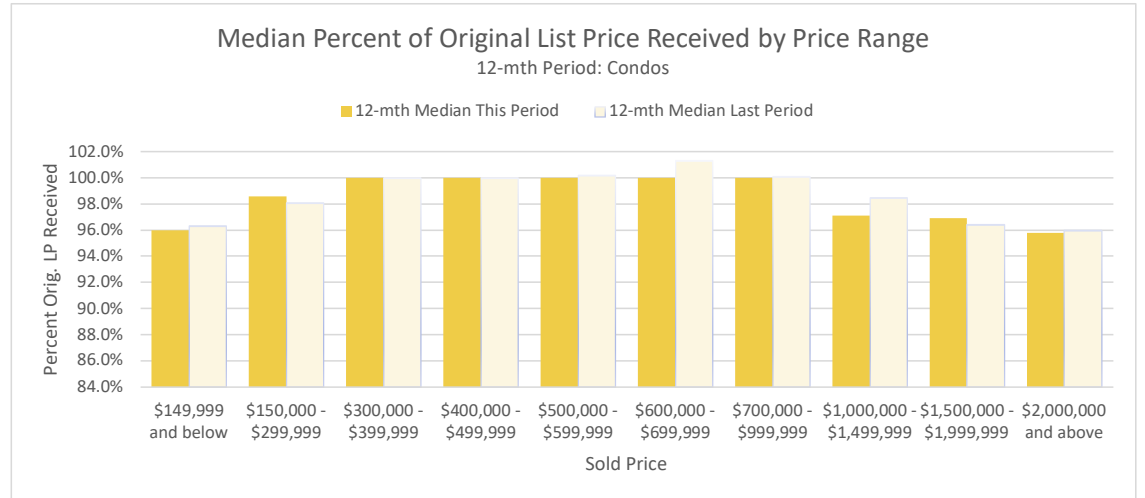
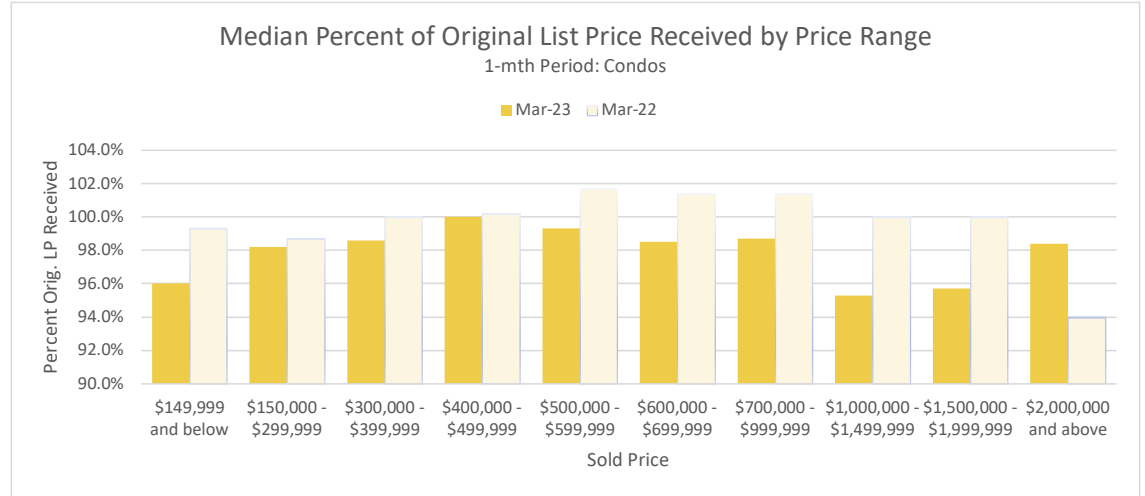
Median Percent of Original List Price Received by Price Range: Condos

March 2023

OAHU, HAWAII

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

Condos	Mar-23	Mar-22	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96.0%	99.3%	-3.3%	96.0%	96.3%	-0.3%
\$150,000 - \$299,999	98.2%	98.7%	-0.5%	98.6%	98.1%	0.5%
\$300,000 - \$399,999	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%
\$400,000 - \$499,999	100.0%	100.2%	-0.2%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	99.3%	101.7%	-2.4%	100.0%	100.2%	-0.2%
\$600,000 - \$699,999	98.5%	101.4%	-2.9%	100.0%	101.3%	-1.3%
\$700,000 - \$999,999	98.7%	101.4%	-2.7%	100.0%	100.1%	-0.1%
\$1,000,000 - \$1,499,999	95.3%	100.0%	-4.7%	97.1%	98.5%	-1.4%
\$1,500,000 - \$1,999,999	95.7%	100.0%	-4.3%	96.9%	96.4%	0.5%
\$2,000,000 and above	98.4%	94.0%	4.7%	95.8%	96.0%	-0.2%
All Condos	98.5%	100.0%	-1.5%	100.0%	100.0%	0.0%



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

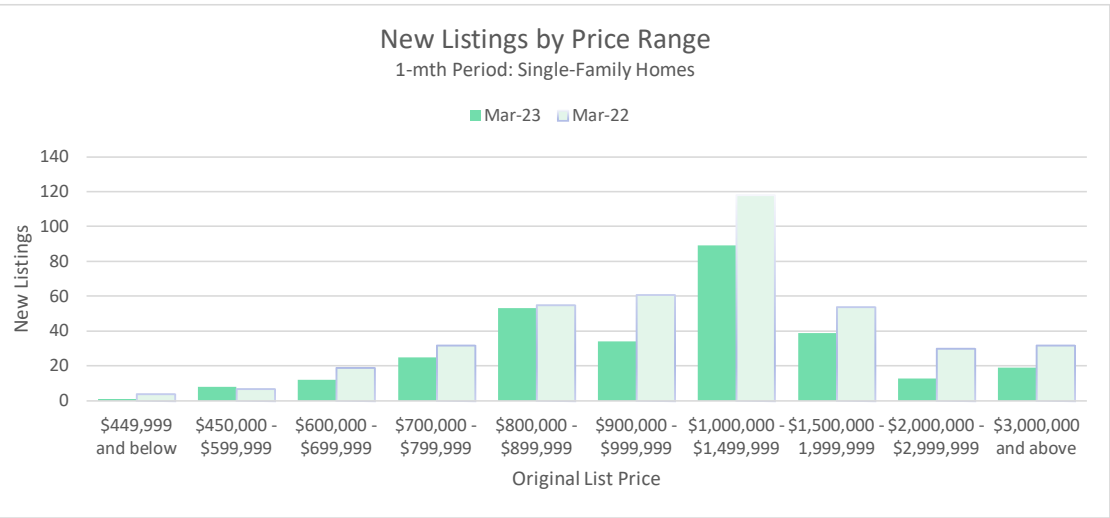
New Listings by Price Range: Single-Family Homes

March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	4	-75.0%	24	47	-48.9%
\$450,000 - \$599,999	8	7	14.3%	78	151	-48.3%
\$600,000 - \$699,999	12	19	-36.8%	156	282	-44.7%
\$700,000 - \$799,999	25	32	-21.9%	291	522	-44.3%
\$800,000 - \$899,999	53	55	-3.6%	504	681	-26.0%
\$900,000 - \$999,999	34	61	-44.3%	539	672	-19.8%
\$1,000,000 - \$1,499,999	89	118	-24.6%	1,221	1,326	-7.9%
\$1,500,000 - 1,999,999	39	54	-27.8%	494	518	-4.6%
\$2,000,000 - \$2,999,999	13	30	-56.7%	291	318	-8.5%
\$3,000,000 and above	19	32	-40.6%	265	273	-2.9%
All Single-Family Homes	293	412	-28.9%	3,863	4,790	-19.4%



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

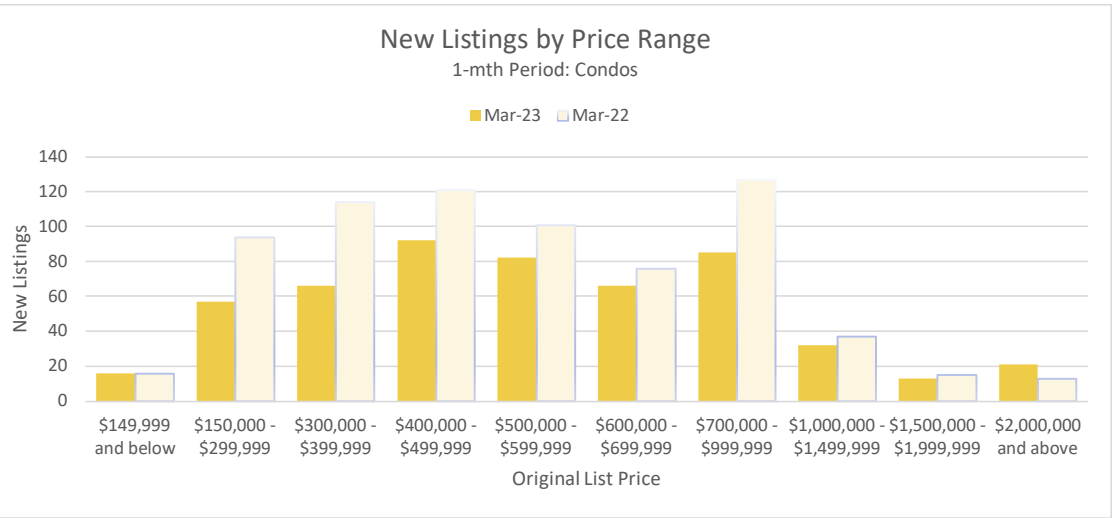
New Listings by Price Range: Condos

March 2023

OAHU, HAWAII

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

Condos	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	16	0.0%	186	244	-23.8%
\$150,000 - \$299,999	57	94	-39.4%	815	1,154	-29.4%
\$300,000 - \$399,999	66	114	-42.1%	1,019	1,353	-24.7%
\$400,000 - \$499,999	92	121	-24.0%	1,124	1,461	-23.1%
\$500,000 - \$599,999	82	101	-18.8%	940	1,175	-20.0%
\$600,000 - \$699,999	66	76	-13.2%	766	925	-17.2%
\$700,000 - \$999,999	85	127	-33.1%	1,223	1,185	3.2%
\$1,000,000 - \$1,499,999	32	37	-13.5%	408	434	-6.0%
\$1,500,000 - \$1,999,999	13	15	-13.3%	188	166	13.3%
\$2,000,000 and above	21	13	61.5%	196	201	-2.5%
All Condos	530	714	-25.8%	6,865	8,298	-17.3%



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

Pending Sales by Price Range: Single-Family Homes

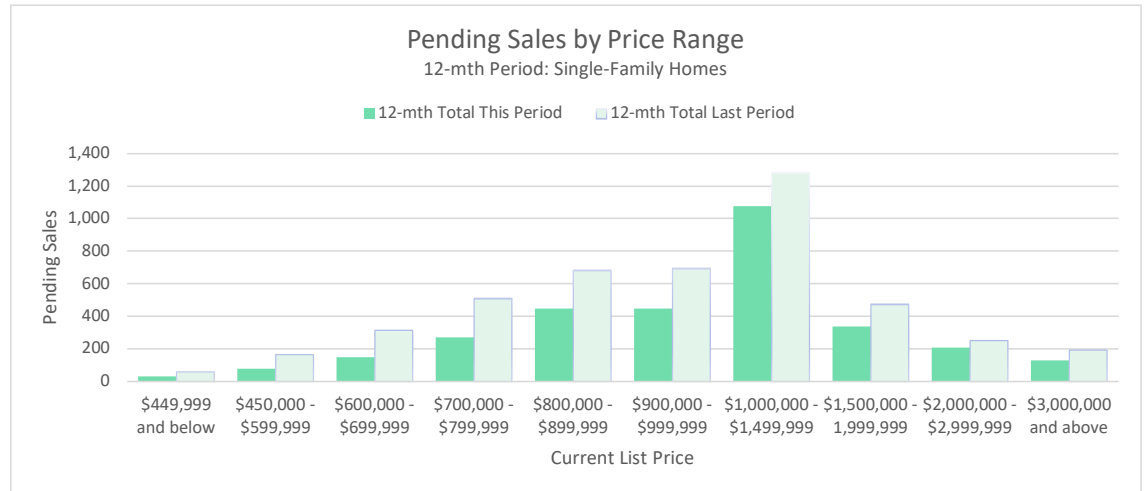
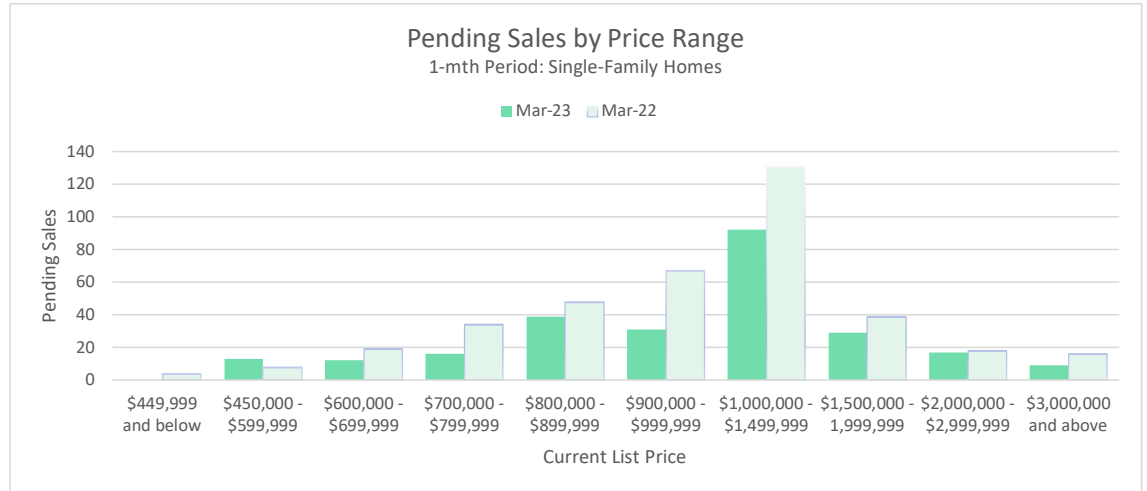
March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	4	-100.0%	29	56	-48.2%
\$450,000 - \$599,999	13	8	62.5%	77	162	-52.5%
\$600,000 - \$699,999	12	19	-36.8%	149	312	-52.2%
\$700,000 - \$799,999	16	34	-52.9%	269	509	-47.2%
\$800,000 - \$899,999	39	48	-18.8%	447	684	-34.6%
\$900,000 - \$999,999	31	67	-53.7%	448	694	-35.4%
\$1,000,000 - \$1,499,999	92	131	-29.8%	1,076	1,285	-16.3%
\$1,500,000 - 1,999,999	29	39	-25.6%	337	474	-28.9%
\$2,000,000 - \$2,999,999	17	18	-5.6%	207	251	-17.5%
\$3,000,000 and above	9	16	-43.8%	127	191	-33.5%
All Single-Family Homes	258	384	-32.8%	3,166	4,618	-31.4%

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



Pending Sales by Price Range: Condos

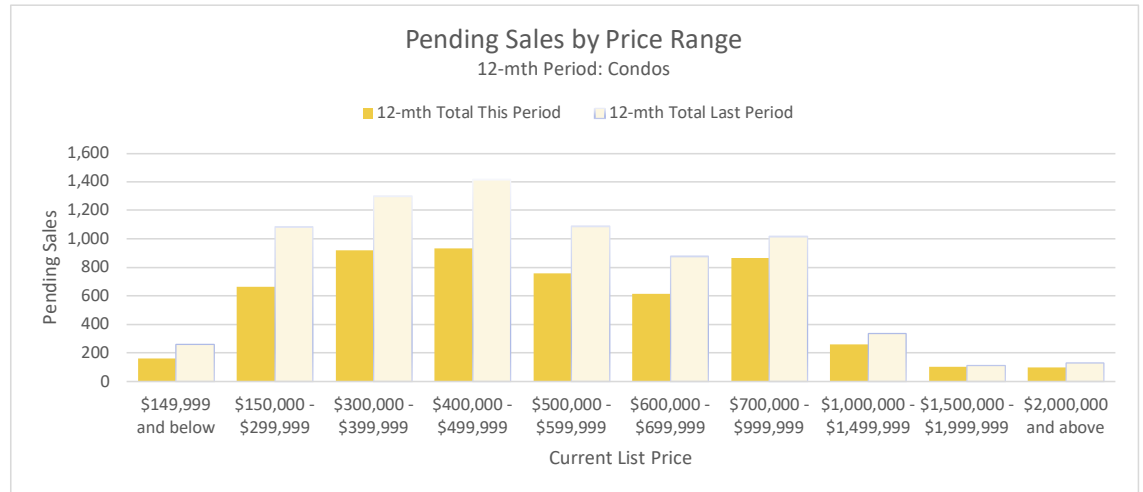
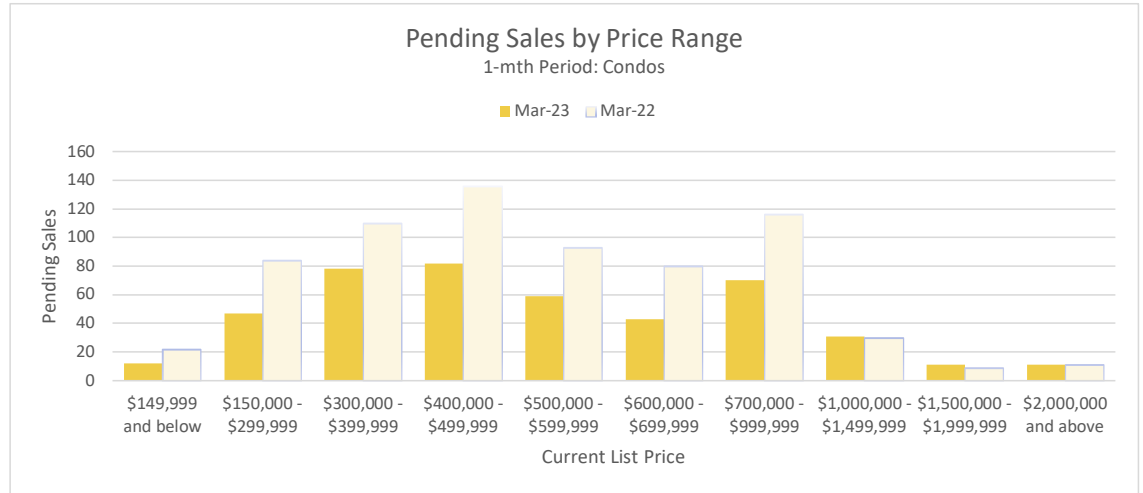
March 2023

OAHU, HAWAII

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

Condos	Mar-23	Mar-22	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	22	-45.5%	161	260	-38.1%
\$150,000 - \$299,999	47	84	-44.0%	664	1,083	-38.7%
\$300,000 - \$399,999	78	110	-29.1%	920	1,301	-29.3%
\$400,000 - \$499,999	82	136	-39.7%	931	1,417	-34.3%
\$500,000 - \$599,999	59	93	-36.6%	759	1,090	-30.4%
\$600,000 - \$699,999	43	80	-46.3%	612	877	-30.2%
\$700,000 - \$999,999	70	116	-39.7%	866	1,017	-14.8%
\$1,000,000 - \$1,499,999	31	30	3.3%	260	334	-22.2%
\$1,500,000 - \$1,999,999	11	9	22.2%	101	111	-9.0%
\$2,000,000 and above	11	11	0.0%	97	128	-24.2%
All Condos	444	691	-35.7%	5,371	7,618	-29.5%

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



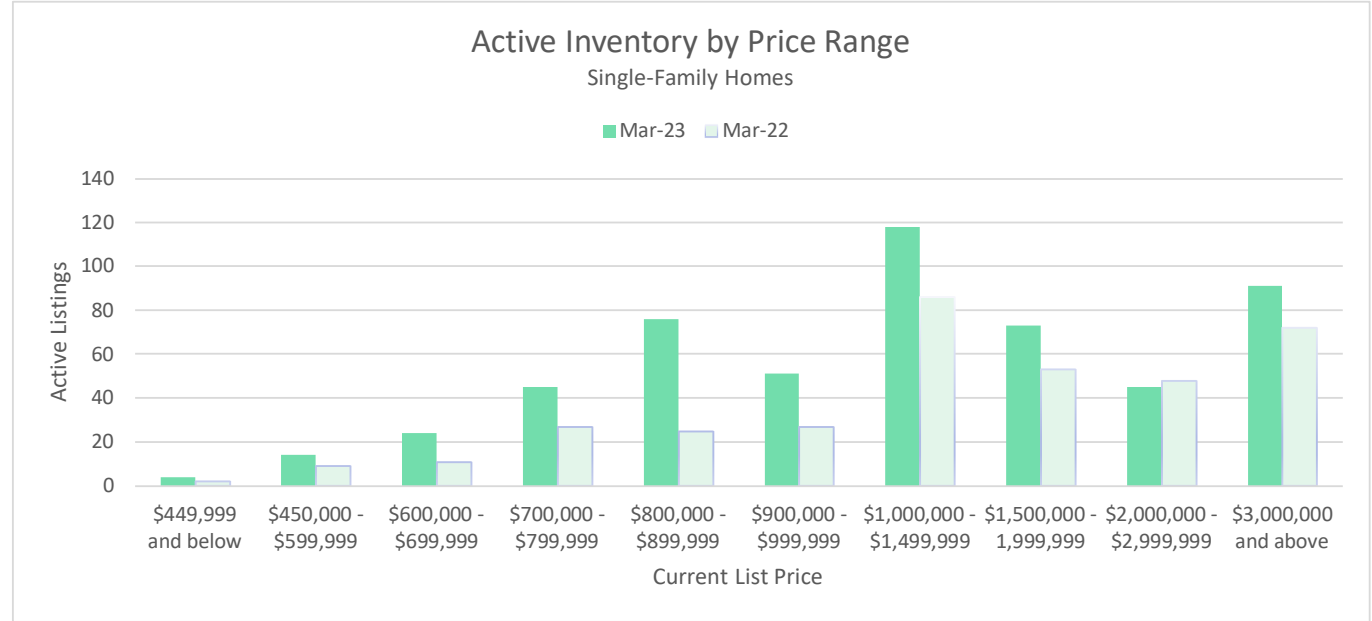
Active Inventory* by Price Range: Single-Family Homes

March 2023

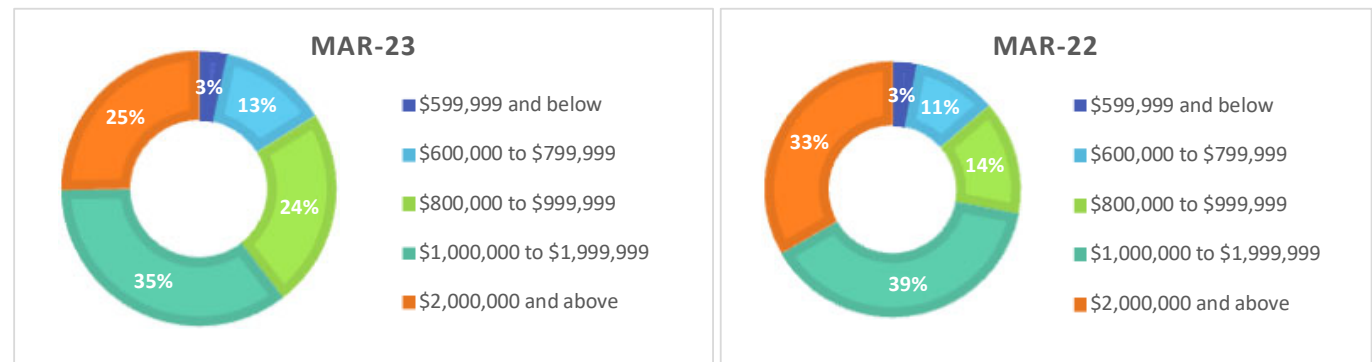
OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	YOY chg
\$449,999 and below	4	2	100.0%
\$450,000 - \$599,999	14	9	55.6%
\$600,000 - \$699,999	24	11	118.2%
\$700,000 - \$799,999	45	27	66.7%
\$800,000 - \$899,999	76	25	204.0%
\$900,000 - \$999,999	51	27	88.9%
\$1,000,000 - \$1,499,999	118	86	37.2%
\$1,500,000 - 1,999,999	73	53	37.7%
\$2,000,000 - \$2,999,999	45	48	-6.3%
\$3,000,000 and above	91	72	26.4%
All Single-Family Homes	541	360	50.3%



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



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

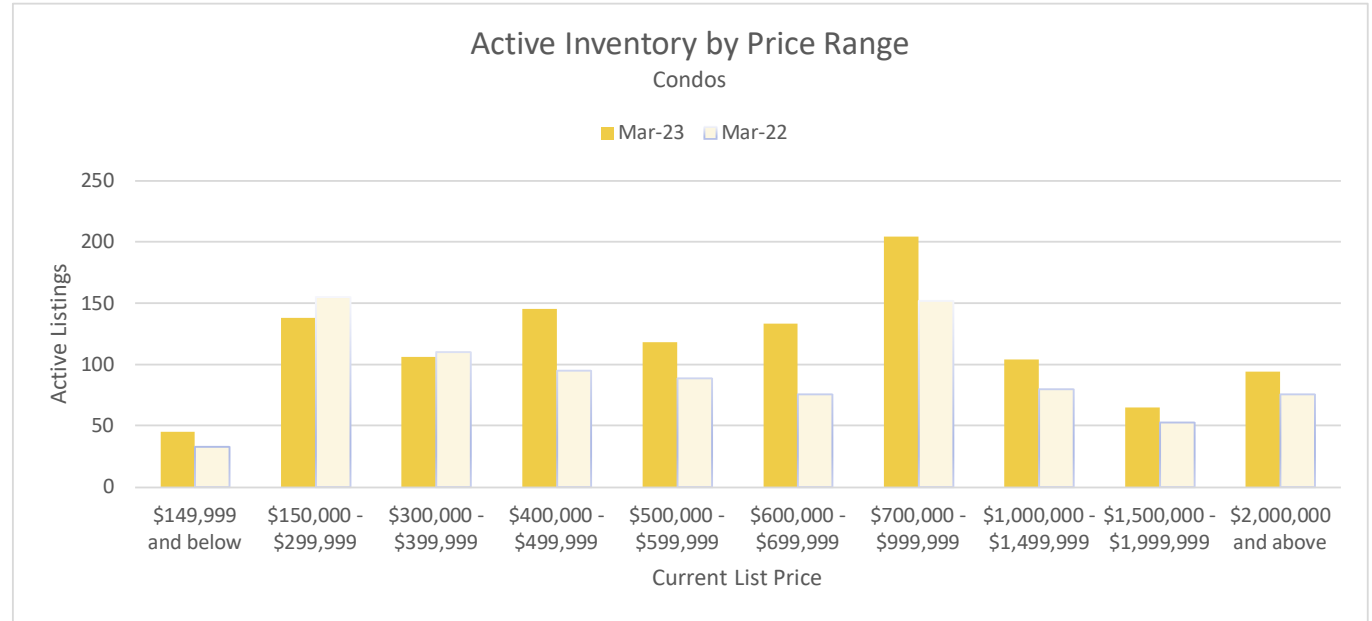
Active Inventory* by Price Range: Condos

March 2023

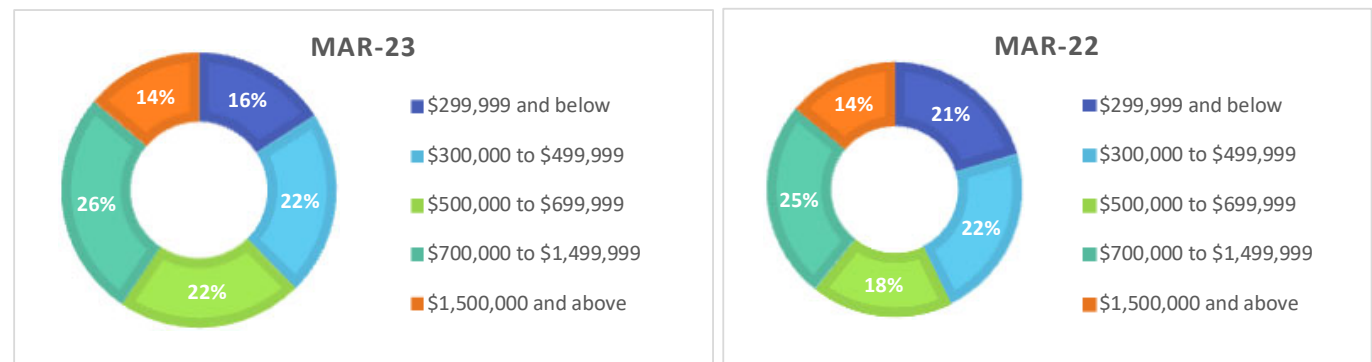
OAHU, HAWAII

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

Condos	Mar-23	Mar-22	YOY chg
\$149,999 and below	45	33	36.4%
\$150,000 - \$299,999	138	155	-11.0%
\$300,000 - \$399,999	106	110	-3.6%
\$400,000 - \$499,999	145	95	52.6%
\$500,000 - \$599,999	118	89	32.6%
\$600,000 - \$699,999	133	76	75.0%
\$700,000 - \$999,999	204	152	34.2%
\$1,000,000 - \$1,499,999	104	80	30.0%
\$1,500,000 - \$1,999,999	65	53	22.6%
\$2,000,000 and above	94	76	23.7%
All Condos	1,152	919	25.4%



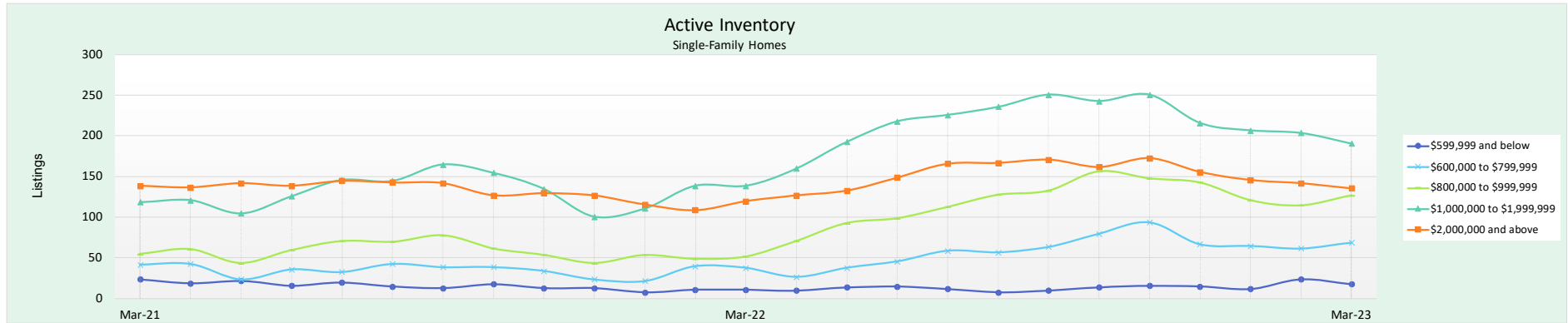
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



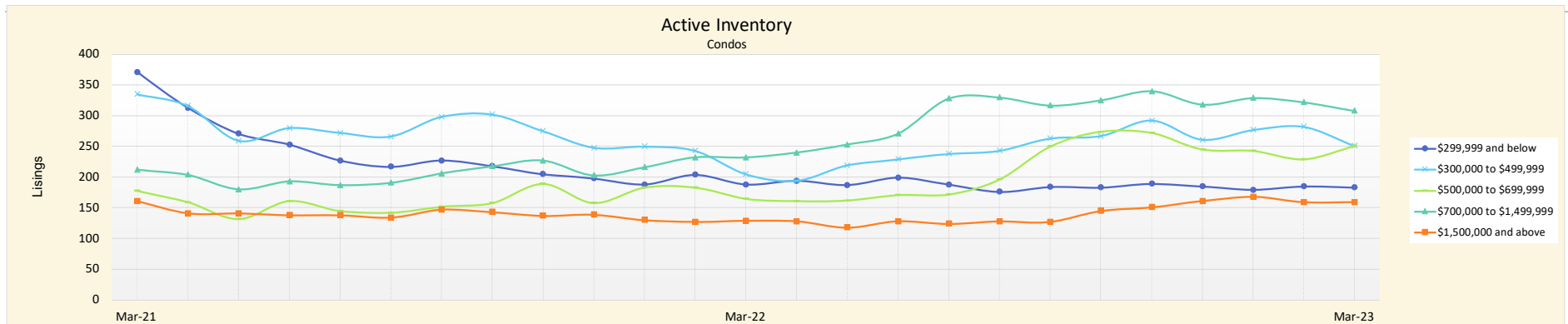
*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

Active Inventory*: Single-Family Homes and Condos

March 2023
OAHU, HAWAII



Single-Family Homes	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	J-23	F-23	M-23
\$599,999 and below	24	19	22	16	20	15	13	18	13	13	8	11	11	10	14	15	12	8	10	14	16	15	12	24	18
\$600,000 to \$799,999	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38	46	59	128	64	80	94	67	65	62	69
\$800,000 to \$999,999	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93	99	113	128	133	157	148	143	121	115	127
\$1,000,000 to \$1,999,999	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193	218	226	236	251	243	251	216	207	204	191
\$2,000,000 and above	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133	149	166	167	171	162	173	156	146	142	136
Total	379	381	337	377	415	416	437	401	366	309	311	348	360	395	471	527	576	596	629	656	682	597	551	547	541



Condos	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	J-23	F-23	M-23
\$299,999 and below	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187	199	188	176	184	183	189	185	179	185	183
\$300,000 to \$499,999	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219	229	238	243	263	267	292	261	277	282	251
\$500,000 to \$699,999	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162	171	172	196	250	274	272	245	243	229	251
\$700,000 to \$1,499,999	212	204	180	193	187	191	206	218	227	203	216	232	232	240	253	271	328	330	317	325	340	318	329	322	308
\$1,500,000 and above	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118	128	124	128	127	145	151	161	168	159	159
Total	1,257	1,133	983	1,025	969	950	1,030	1,039	1,033	946	967	989	919	917	939	998	1,050	1,073	1,141	1,194	1,244	1,170	1,196	1,177	1,152

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

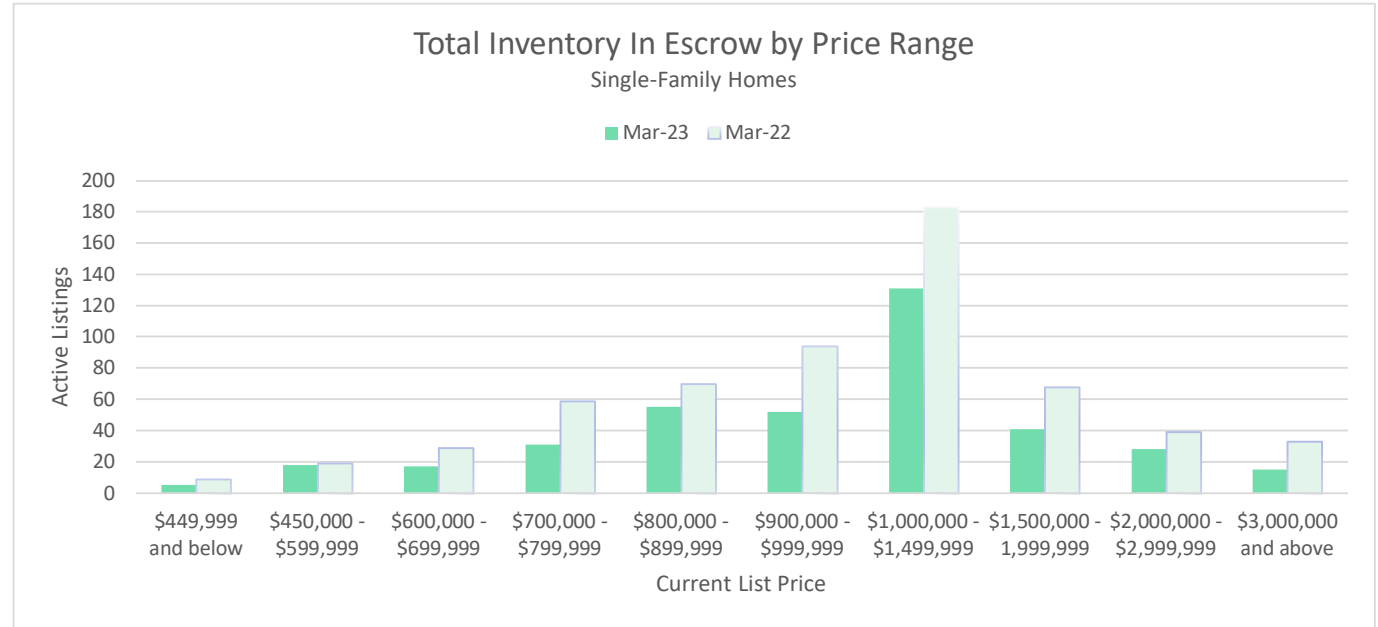
Total Inventory In Escrow* by Price Range: Single-Family Homes

March 2023

OAHU, HAWAII

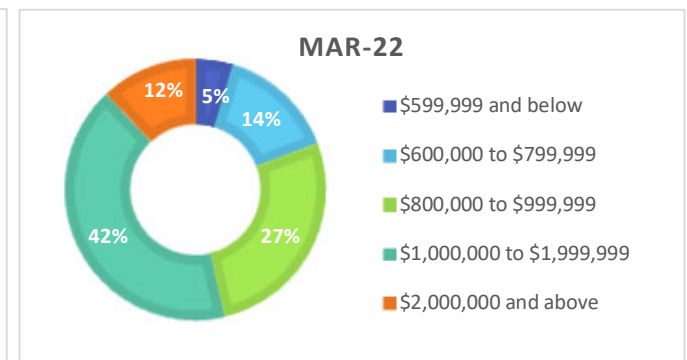
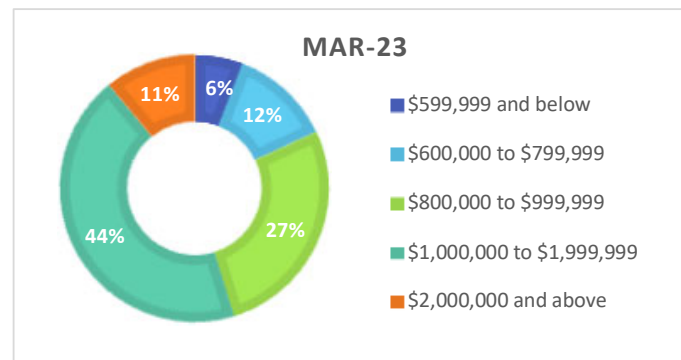
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Mar-23	Mar-22	YOY chg
\$449,999 and below	5	9	-44.4%
\$450,000 - \$599,999	18	19	-5.3%
\$600,000 - \$699,999	17	29	-41.4%
\$700,000 - \$799,999	31	59	-47.5%
\$800,000 - \$899,999	55	70	-21.4%
\$900,000 - \$999,999	52	94	-44.7%
\$1,000,000 - \$1,499,999	131	183	-28.4%
\$1,500,000 - 1,999,999	41	68	-39.7%
\$2,000,000 - \$2,999,999	28	39	-28.2%
\$3,000,000 and above	15	33	-54.5%
All Single-Family Homes	393	603	-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.

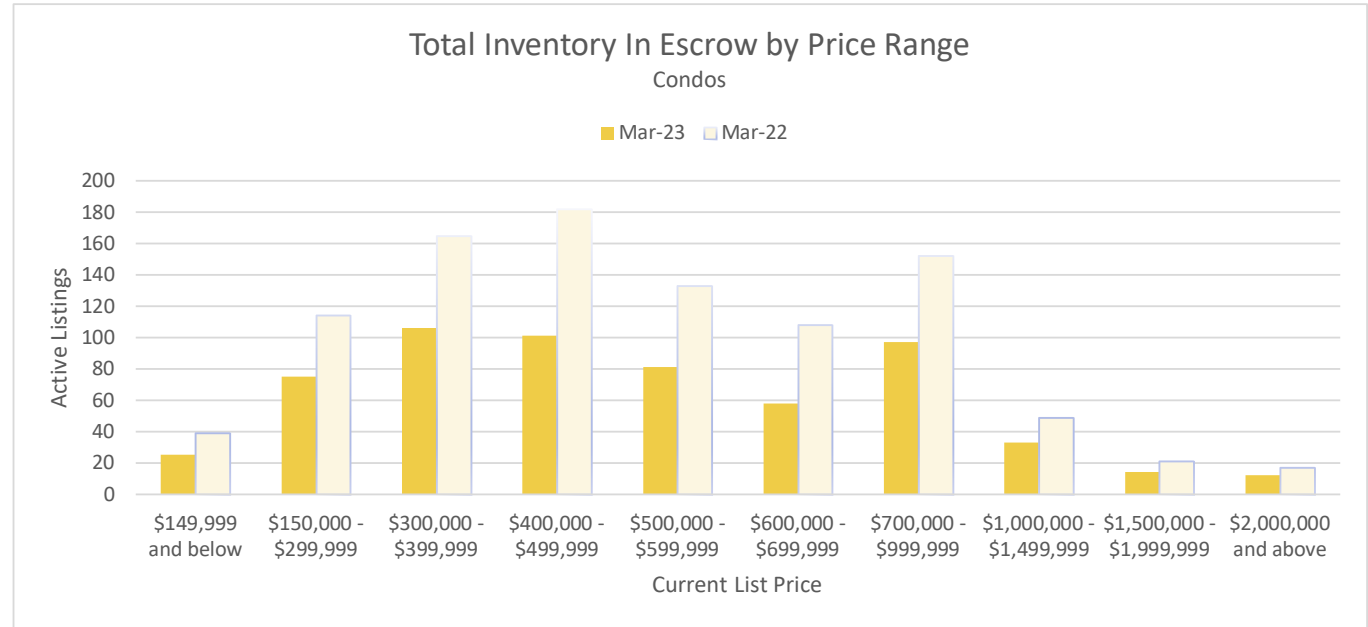
Total Inventory In Escrow* by Price Range: Condos

March 2023

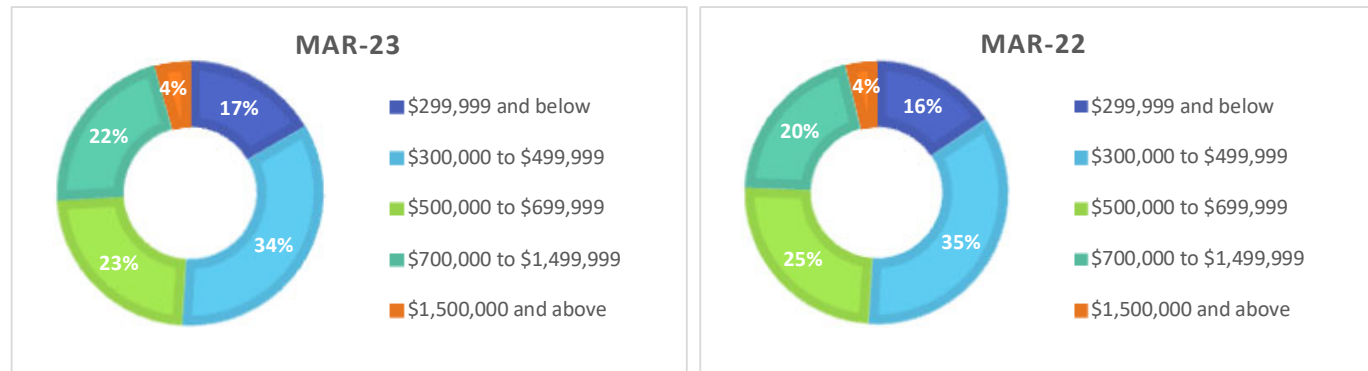
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(The number of properties in an escrow status at the end of a given month)

Condos	Mar-23	Mar-22	YOY chg
\$149,999 and below	25	39	-35.9%
\$150,000 - \$299,999	75	114	-34.2%
\$300,000 - \$399,999	106	165	-35.8%
\$400,000 - \$499,999	101	182	-44.5%
\$500,000 - \$599,999	81	133	-39.1%
\$600,000 - \$699,999	58	108	-46.3%
\$700,000 - \$999,999	97	152	-36.2%
\$1,000,000 - \$1,499,999	33	49	-32.7%
\$1,500,000 - \$1,999,999	14	21	-33.3%
\$2,000,000 and above	12	17	-29.4%
All Condos	602	980	-38.6%



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.

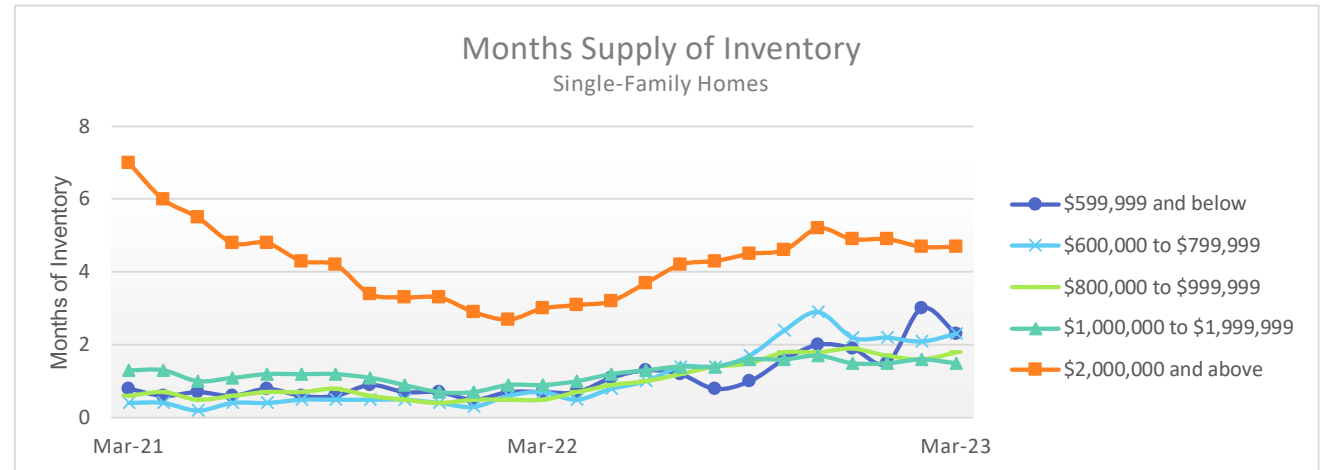
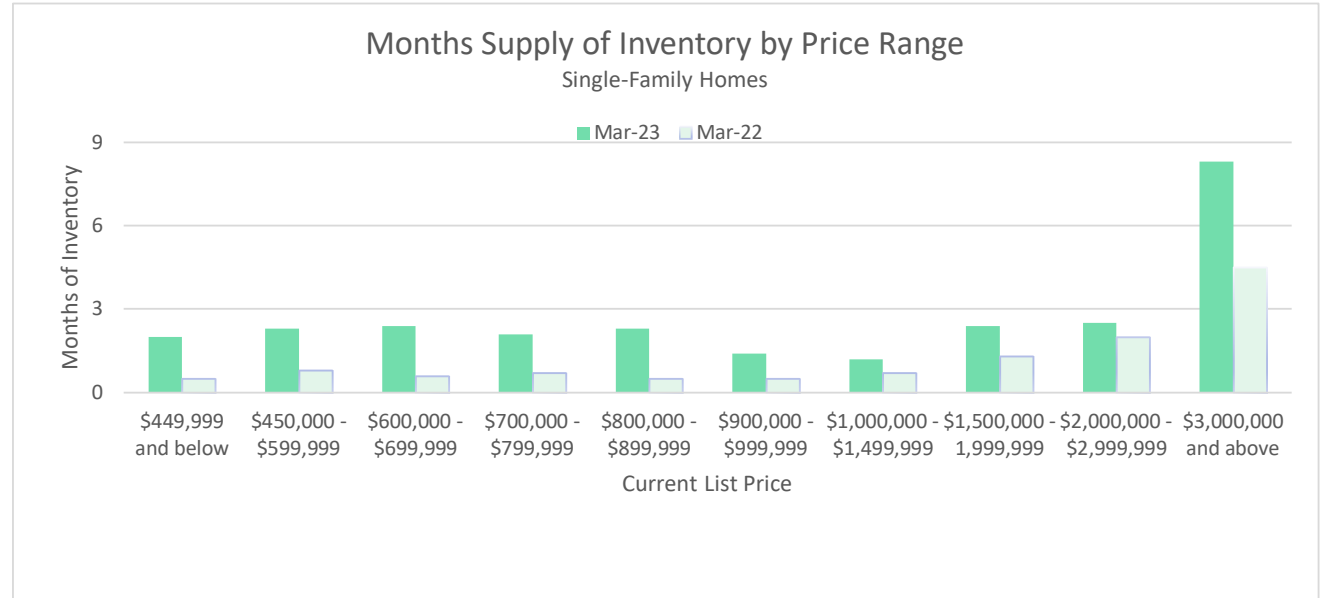
Months Supply of Active Inventory by Price Range: Single-Family Homes

March 2023

OAHU, HAWAII

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

Single-Family Homes	Mar-23	Mar-22	YOY chg
\$449,999 and below	2.0	0.5	300.0%
\$450,000 - \$599,999	2.3	0.8	187.5%
\$600,000 - \$699,999	2.4	0.6	300.0%
\$700,000 - \$799,999	2.1	0.7	200.0%
\$800,000 - \$899,999	2.3	0.5	360.0%
\$900,000 - \$999,999	1.4	0.5	180.0%
\$1,000,000 - \$1,499,999	1.2	0.7	71.4%
\$1,500,000 - 1,999,999	2.4	1.3	84.6%
\$2,000,000 - \$2,999,999	2.5	2.0	25.0%
\$3,000,000 and above	8.3	4.5	84.4%
All Single-Family Homes	2.1	1.0	110.0%



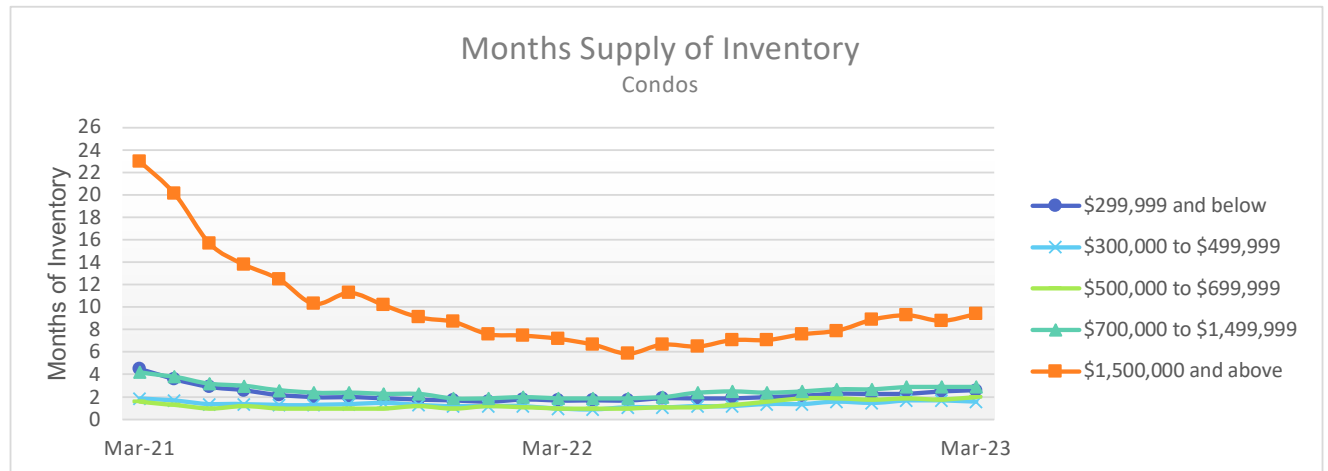
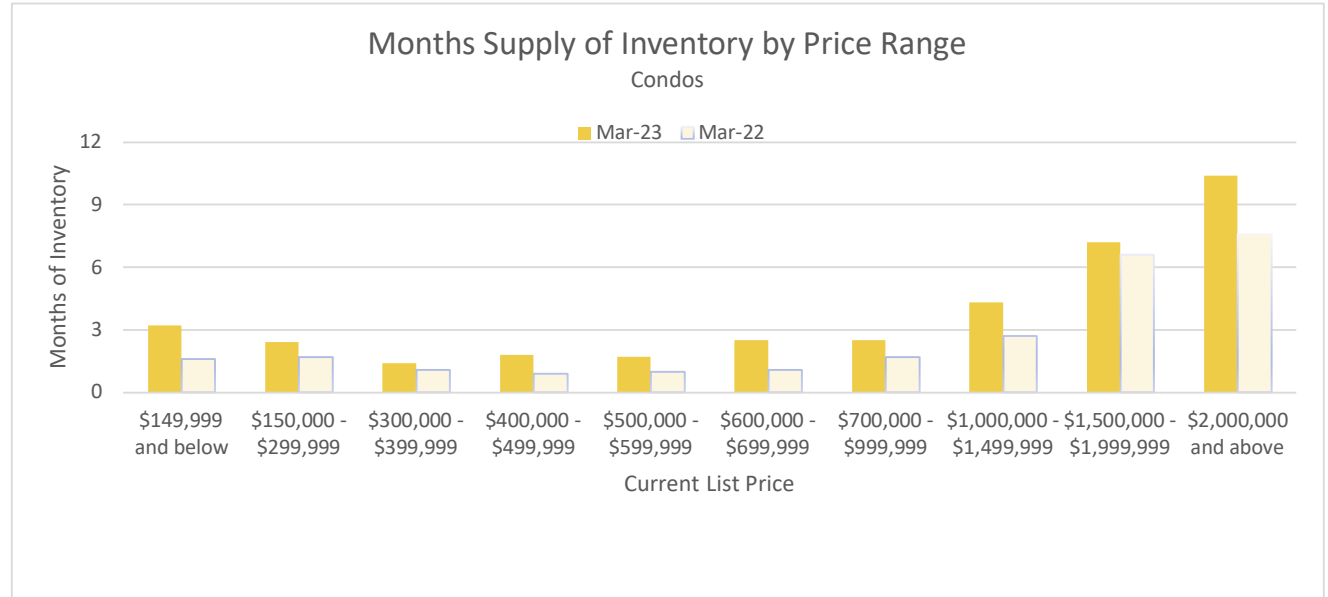
Months Supply of Active Inventory by Price Range: Condos

March 2023

OAHU, HAWAII

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

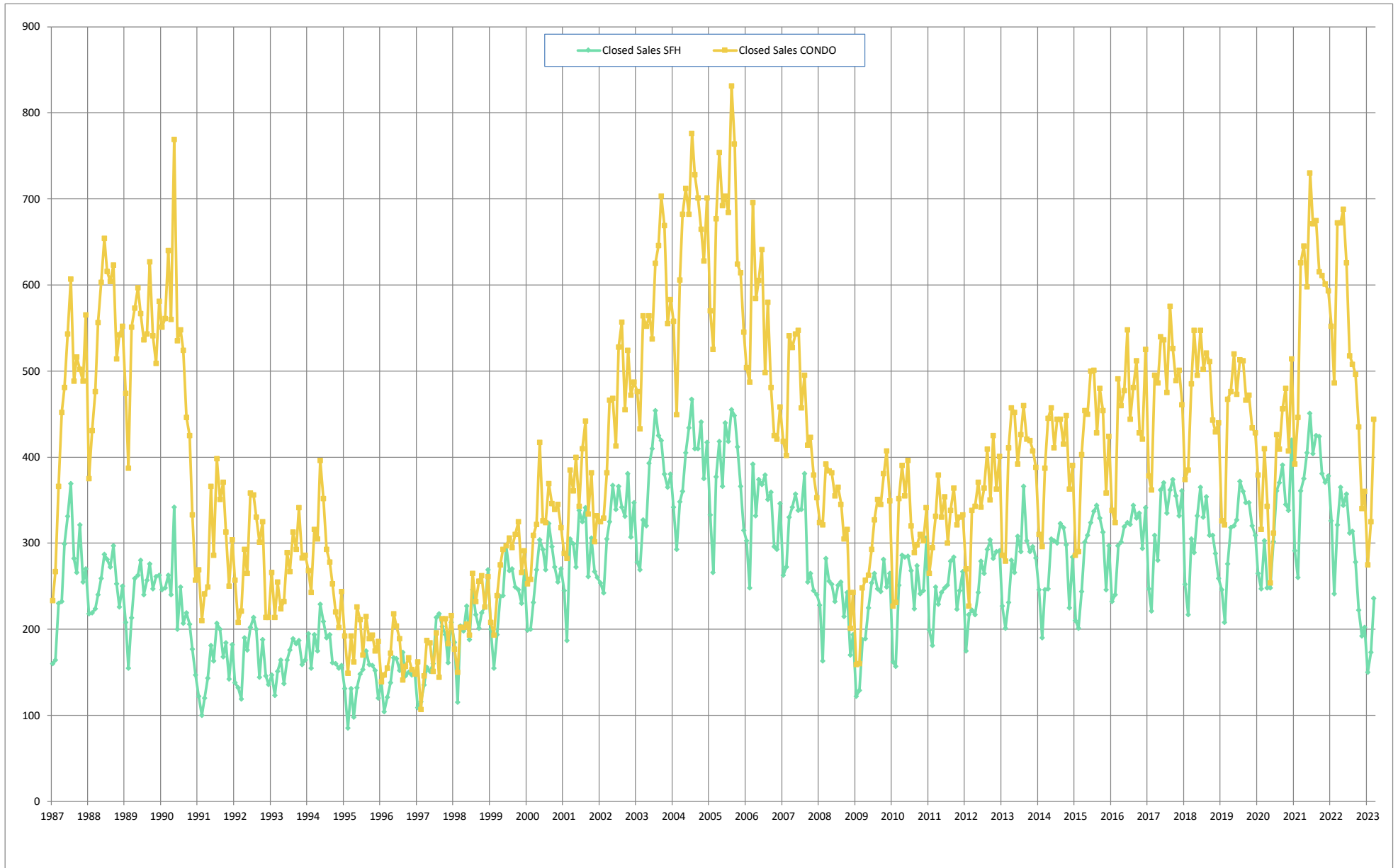
Condos	Mar-23	Mar-22	YOY chg
\$149,999 and below	3.2	1.6	100.0%
\$150,000 - \$299,999	2.4	1.7	41.2%
\$300,000 - \$399,999	1.4	1.1	27.3%
\$400,000 - \$499,999	1.8	0.9	100.0%
\$500,000 - \$599,999	1.7	1.0	70.0%
\$600,000 - \$699,999	2.5	1.1	127.3%
\$700,000 - \$999,999	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	4.3	2.7	59.3%
\$1,500,000 - \$1,999,999	7.2	6.6	9.1%
\$2,000,000 and above	10.4	7.6	36.8%
All Condos	2.4	1.5	60.0%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



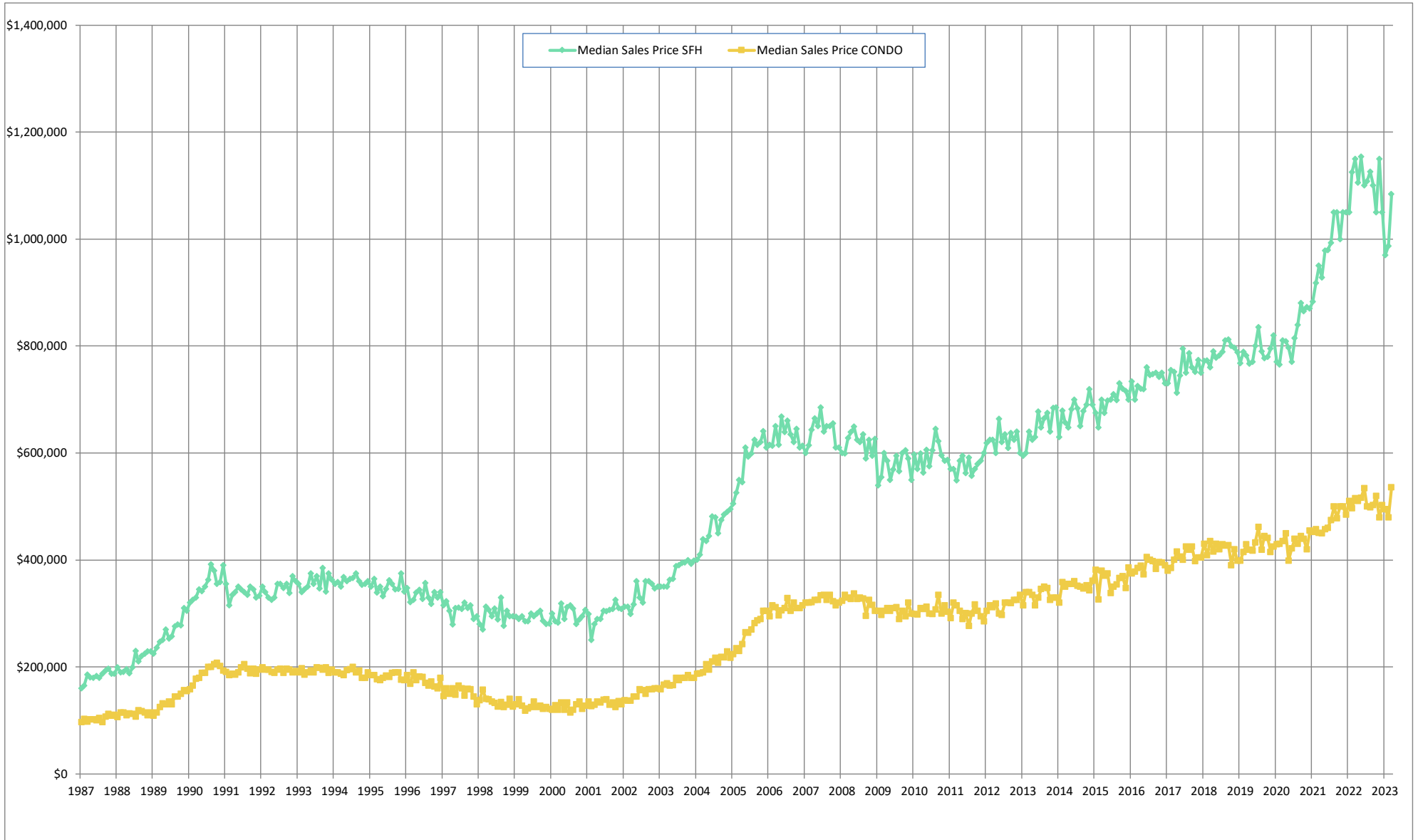
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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