

### Executive Summary

#### December 2021

The O'ahu housing market ended 2021 with a slight decline of 10.0% in single-family home sales and a healthy 15.4% increase in condo sales year-over-year. The median sales price for single-family homes tied the previously set record in August 2021 at \$1,050,000, while condos saw a median sales price of \$485,000, slightly up from December 2020.

While O'ahu's single-family home market saw new listings, pending sales and total inventory in escrow all drop year-over-year, the condominium market remained strong, with new listings up 13.1%, pending sales jumped 16.7% and total inventory in escrow rose 11.5%.

#### 2021

In 2021, total O'ahu sales were up an impressive 37.3% from 2020. Single-family homes saw a substantial 17.9% increase, and condo sales roared back, ending the year up a whopping 53.1% compared to 2020. The median percentage of the original list price received reached 102% for single-family homes and 100% for condos. This means more than half of single-family home sellers received more than their original asking price, and at least half of condo sellers received their full asking price or more. The year-end median days on the market was a mere nine days for single-family homes and 12 days for condos.

In line with the year-over-year double-digit price increases that dominated most of 2021, the single-family home annual median price rose 19.3%, ending the year at \$990,000. One year ago, the annual median sales price for single-family homes was \$830,000. In 2021, 60.8% of single-family homes sold over the asking price, compared to 31% in 2020.

The \$700,000 to \$999,999 price range made up the bulk of single-family home sales at nearly 40%; however, most sales increases were seen at the higher \$1 million and up price points. Properties sold in the \$1,000,000 to \$1,499,999 range were up 84.5%, homes that sold in the \$1,500,000 to \$1,999,999 range were up 95.6%, and homes sold at \$2,000,000 and above more than doubled, up 145.5%.

The \$400,000 to \$499,999 price range made up 18.4% of condo sales in 2021, and the year ended with an annual median sales price of \$475,000, an 9.2% increase from the 2020 median of \$435,000. Like the single-family home market, condos in the higher price ranges saw more than double the sales. Condo sales in the \$600,000 to \$999,999 price range increased by 114.6%, and condos sold at \$1 million and above increased by 162.0%.

The increase in demand for condos caused supply to drop to astonishingly low levels, driving competitive activity in some areas. In 2021, Oahu condo market saw 36.8% of properties sold over the original asking price, but numerous regions saw over 50% of sales close over asking.



# Oahu Monthly Housing Statistics

## December 2021



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,050,000	+20.7%
Closed Sales	YoY %chg
378	-10.0%
Average Sales Price	YoY %chg
\$1,303,481	+17.1%

### CONDOS

Median Sales Price	YoY %chg
\$485,000	+6.6%
Closed Sales	YoY %chg
593	+15.4%
Average Sales Price	YoY %chg
\$604,749	+19.9%

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 2021

	Single-Family Homes				
	Dec-21	Dec-20	YoY %chg	Nov-21	MoM %chg
<b>Closed Sales</b>	<b>378</b>	420	-10.0%	371	1.9%
<b>Median Sales Price</b>	<b>\$1,050,000</b>	\$870,000	20.7%	\$1,050,000	0.0%
<b>Average Sales Price</b>	<b>\$1,303,481</b>	\$1,113,076	17.1%	\$1,296,551	0.5%
<b>Median Days on Market</b>	<b>11</b>	10	10.0%	11	0.0%
<b>Percent of Orig. List Price Received</b>	<b>102.1%</b>	100.0%	2.1%	102.2%	-0.1%
<b>New Listings</b>	<b>245</b>	264	-7.2%	358	-31.6%
<b>Pending Sales*</b>	<b>287</b>	315	-8.9%	367	-21.8%
<b>Active Inventory*</b>	<b>309</b>	419	-26.3%	366	-15.6%
<b>Total Inventory in Escrow*</b>	<b>528</b>	575	-8.2%	637	-17.1%
<b>Months Supply of Active Inventory*</b>	<b>0.8</b>	1.3	-38.5%	1.0	-20.0%

	Condos				
	Dec-21	Dec-20	YoY %chg	Nov-21	MoM %chg
<b>Closed Sales</b>	<b>593</b>	514	15.4%	601	-1.3%
<b>Median Sales Price</b>	<b>\$485,000</b>	\$455,000	6.6%	\$500,000	-3.0%
<b>Average Sales Price</b>	<b>\$604,749</b>	\$504,222	19.9%	\$559,007	8.2%
<b>Median Days on Market</b>	<b>13</b>	19	-31.6%	9	44.4%
<b>Percent of Orig. List Price Received</b>	<b>100.0%</b>	98.5%	1.5%	100.0%	0.0%
<b>New Listings</b>	<b>527</b>	466	13.1%	639	-17.5%
<b>Pending Sales*</b>	<b>511</b>	438	16.7%	573	-10.8%
<b>Active Inventory*</b>	<b>946</b>	1,459	-35.2%	1,033	-8.4%
<b>Total Inventory in Escrow*</b>	<b>784</b>	703	11.5%	899	-12.8%
<b>Months Supply of Active Inventory*</b>	<b>1.6</b>	3.7	-56.8%	1.7	-5.9%

\*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-2021	YTD-2020	1-yr %chg	YTD-2019	2-yr %chg
<b>Closed Sales</b>	<b>4,526</b>	3,838	17.9%	3,750	20.7%
<b>Median Sales Price</b>	<b>\$990,000</b>	\$830,000	19.3%	\$789,000	25.5%
<b>Average Sales Price</b>	<b>\$1,250,113</b>	\$1,014,167	23.3%	\$953,772	31.1%
<b>Median Days on Market</b>	<b>9</b>	14	-35.7%	22	-59.1%
<b>Percent of Orig. List Price Received</b>	<b>102.0%</b>	99.3%	2.7%	98.1%	4.0%
<b>New Listings</b>	<b>4,817</b>	4,444	8.4%	5,398	-10.8%
<b>Pending Sales*</b>	<b>4,667</b>	4,323	8.0%	4,084	14.3%

	Condos				
	YTD-2021	YTD-2020	1-yr %chg	YTD-2019	2-yr %chg
<b>Closed Sales</b>	<b>7,203</b>	4,706	53.1%	5,408	33.2%
<b>Median Sales Price</b>	<b>\$475,000</b>	\$435,000	9.2%	\$425,000	11.8%
<b>Average Sales Price</b>	<b>\$558,067</b>	\$502,965	11.0%	\$519,375	7.4%
<b>Median Days on Market</b>	<b>12</b>	24	-50.0%	25	-52.0%
<b>Percent of Orig. List Price Received</b>	<b>100.0%</b>	98.1%	1.9%	97.9%	2.1%
<b>New Listings</b>	<b>8,176</b>	7,112	15.0%	8,307	-1.6%
<b>Pending Sales*</b>	<b>7,472</b>	5,069	47.4%	5,573	34.1%

\*see footnotes on pages 9-12 regarding methodology updates

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

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

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

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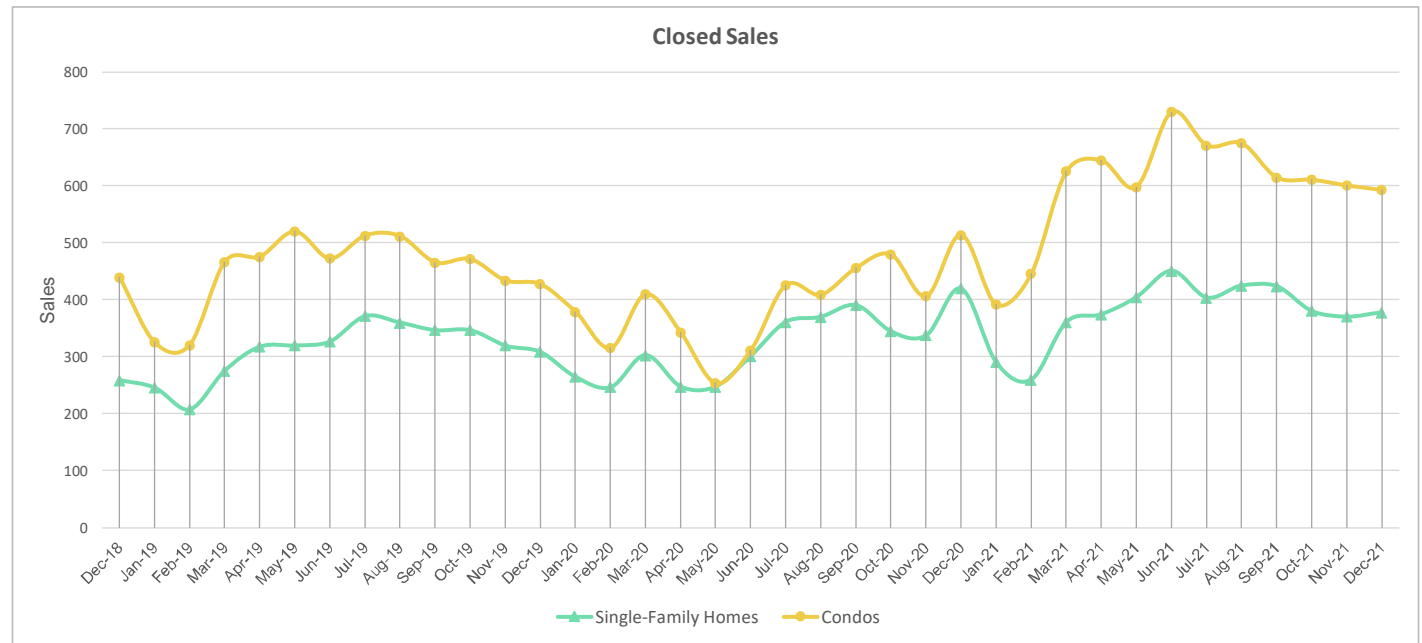
# Closed Sales

## December 2021

OAHU, HAWAII

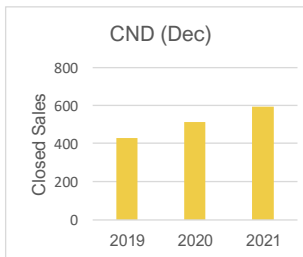
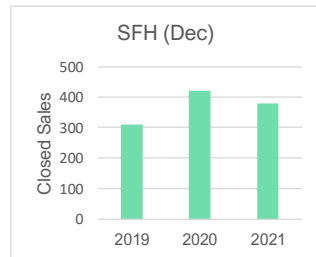
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Dec-18	259	440	699
Jan-19	246	326	572
Feb-19	208	321	529
Mar-19	276	467	743
Apr-19	318	476	794
May-19	320	520	840
Jun-19	327	473	800
Jul-19	372	513	885
Aug-19	360	512	872
Sep-19	347	466	813
Oct-19	347	472	819
Nov-19	320	434	754
Dec-19	309	428	737
Jan-20	265	379	644
Feb-20	247	316	563
Mar-20	303	410	713
Apr-20	248	343	591
May-20	248	254	502
Jun-20	302	312	614
Jul-20	361	426	787
Aug-20	370	409	779
Sep-20	391	456	847
Oct-20	345	480	825
Nov-20	338	407	745
Dec-20	420	514	934
Jan-21	291	392	683
Feb-21	260	446	706
Mar-21	361	626	987
Apr-21	375	645	1,020
May-21	405	598	1,003
Jun-21	451	730	1,181
Jul-21	404	671	1,075
Aug-21	425	675	1,100
Sep-21	424	615	1,039
Oct-21	381	611	992
Nov-21	371	601	972
<b>Dec-21</b>	<b>378</b>	<b>593</b>	<b>971</b>



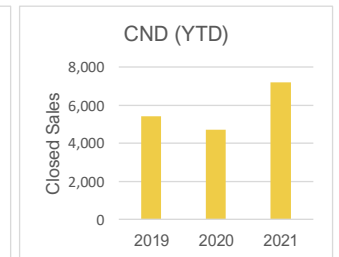
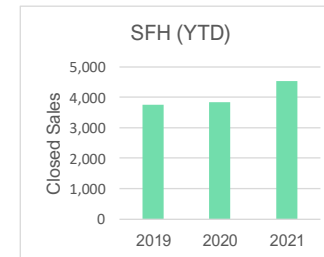
### Monthly Closed Sales

December	SFH	YoY %chg	CND	YoY %chg
2019	309	19.3%	428	-2.7%
2020	420	35.9%	514	20.1%
<b>2021</b>	<b>378</b>	<b>-10.0%</b>	<b>593</b>	<b>15.4%</b>



### Year-to-Date Closed Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	3,750	3.9%	5,408	-4.8%
2020	3,838	2.3%	4,706	-13.0%
<b>2021</b>	<b>4,526</b>	<b>17.9%</b>	<b>7,203</b>	<b>53.1%</b>



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

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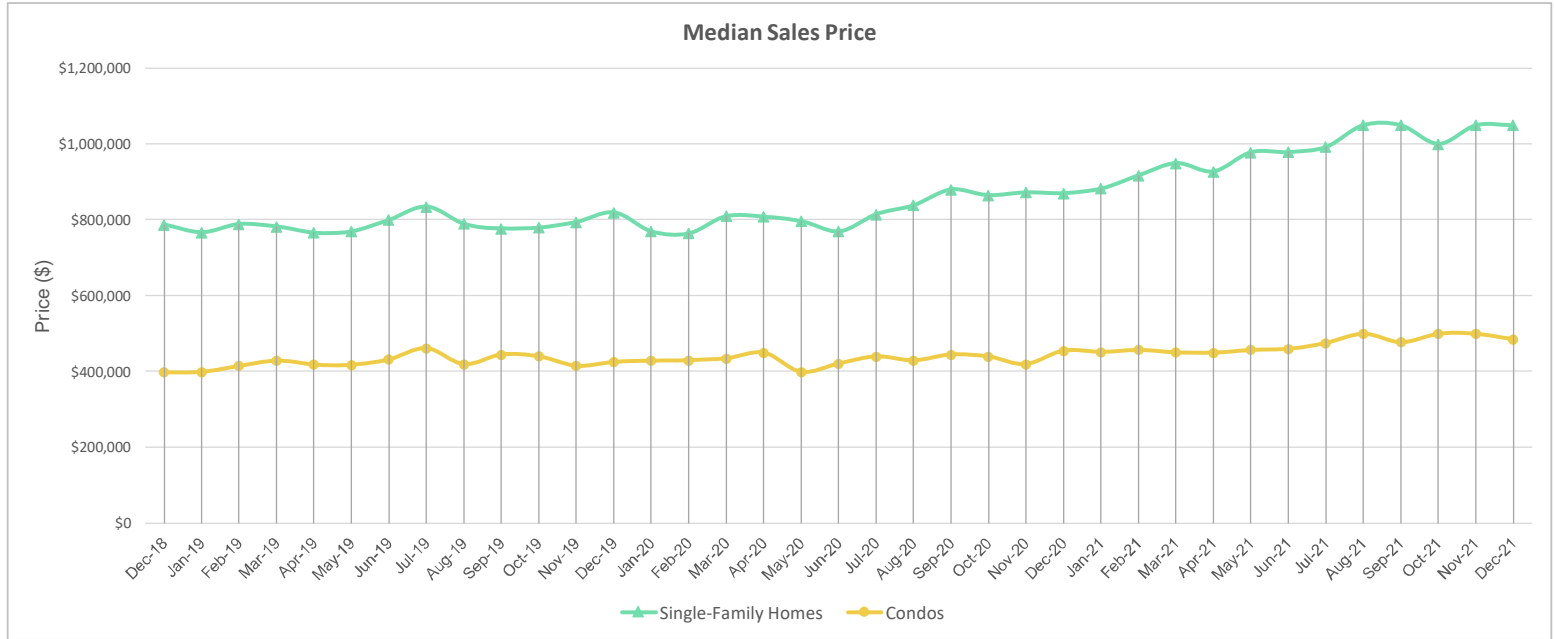
# Median Sales Price

December 2021

OAHU, HAWAII

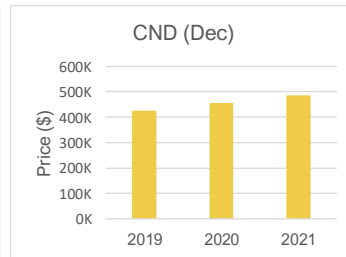
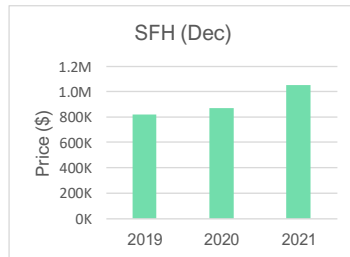
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Dec-18	\$788,000	\$398,500
Jan-19	\$767,500	\$399,000
Feb-19	\$789,000	\$415,000
Mar-19	\$782,500	\$429,000
Apr-19	\$766,750	\$418,950
May-19	\$770,000	\$417,500
Jun-19	\$800,000	\$432,500
Jul-19	\$835,000	\$461,500
Aug-19	\$790,000	\$419,500
Sep-19	\$777,000	\$445,000
Oct-19	\$780,000	\$441,000
Nov-19	\$794,750	\$415,000
Dec-19	\$820,000	\$425,500
Jan-20	\$770,000	\$429,000
Feb-20	\$765,000	\$430,000
Mar-20	\$810,000	\$435,000
Apr-20	\$809,000	\$450,000
May-20	\$797,000	\$399,000
Jun-20	\$770,000	\$421,500
Jul-20	\$815,000	\$440,000
Aug-20	\$839,000	\$430,000
Sep-20	\$880,000	\$445,000
Oct-20	\$865,000	\$439,500
Nov-20	\$872,500	\$420,000
Dec-20	\$870,000	\$455,000
Jan-21	\$883,000	\$452,000
Feb-21	\$917,500	\$457,500
Mar-21	\$950,000	\$451,000
Apr-21	\$928,000	\$450,000
May-21	\$978,000	\$457,750
Jun-21	\$979,000	\$460,000
Jul-21	\$992,500	\$475,000
Aug-21	\$1,050,000	\$500,000
Sep-21	\$1,050,000	\$478,000
Oct-21	\$1,000,000	\$500,000
Nov-21	\$1,050,000	\$500,000
<b>Dec-21</b>	<b>\$1,050,000</b>	<b>\$485,000</b>



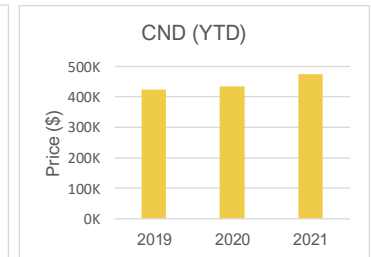
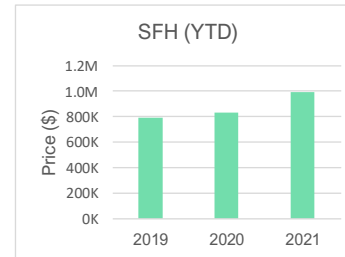
### Monthly Median Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2019	\$820,000	4.1%	\$425,500	6.8%
2020	\$870,000	6.1%	\$455,000	6.9%
<b>2021</b>	<b>\$1,050,000</b>	<b>20.7%</b>	<b>\$485,000</b>	<b>6.6%</b>



### Year-to-Date Median Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	\$789,000	-0.1%	\$425,000	1.2%
2020	\$830,000	5.2%	\$435,000	2.4%
<b>2021</b>	<b>\$990,000</b>	<b>19.3%</b>	<b>\$475,000</b>	<b>9.2%</b>



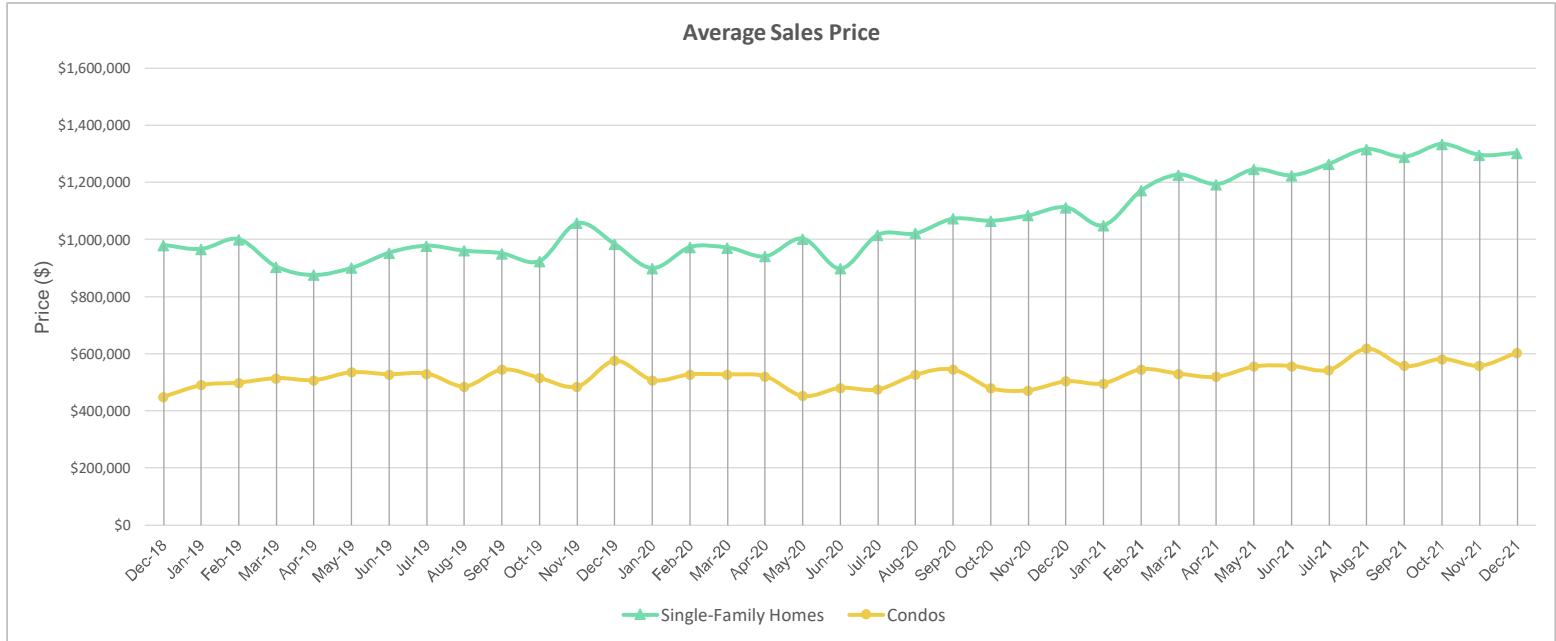
# Average Sales Price

## December 2021

OAHU, HAWAII

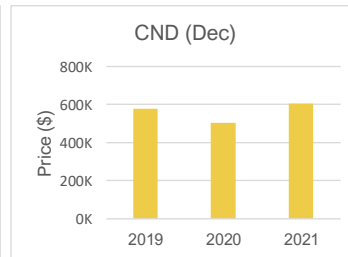
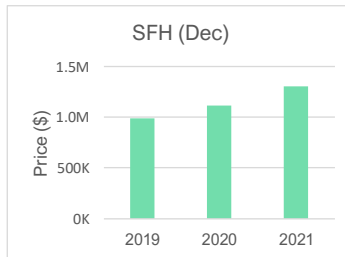
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Dec-18	\$981,313	\$450,252
Jan-19	\$967,119	\$490,812
Feb-19	\$1,001,370	\$499,059
Mar-19	\$905,155	\$515,150
Apr-19	\$876,258	\$508,023
May-19	\$901,482	\$535,992
Jun-19	\$954,149	\$528,541
Jul-19	\$978,651	\$530,870
Aug-19	\$961,456	\$486,234
Sep-19	\$952,257	\$545,491
Oct-19	\$924,895	\$516,273
Nov-19	\$1,058,258	\$485,383
Dec-19	\$983,758	\$576,898
Jan-20	\$899,689	\$508,395
Feb-20	\$974,283	\$527,836
Mar-20	\$972,367	\$528,606
Apr-20	\$941,708	\$521,484
May-20	\$1,003,419	\$453,220
Jun-20	\$899,271	\$481,220
Jul-20	\$1,016,491	\$475,346
Aug-20	\$1,022,449	\$527,573
Sep-20	\$1,073,692	\$545,367
Oct-20	\$1,065,594	\$479,736
Nov-20	\$1,084,834	\$472,726
Dec-20	\$1,113,076	\$504,222
Jan-21	\$1,050,263	\$496,296
Feb-21	\$1,172,804	\$545,629
Mar-21	\$1,226,827	\$530,257
Apr-21	\$1,194,150	\$520,192
May-21	\$1,246,611	\$555,798
Jun-21	\$1,225,011	\$557,302
Jul-21	\$1,265,382	\$544,064
Aug-21	\$1,316,681	\$618,612
Sep-21	\$1,289,510	\$558,002
Oct-21	\$1,335,171	\$582,509
Nov-21	\$1,296,551	\$559,007
<b>Dec-21</b>	<b>\$1,303,481</b>	<b>\$604,749</b>



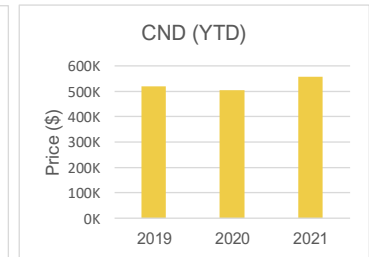
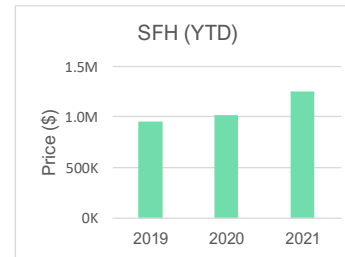
### Monthly Average Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2019	\$983,758	0.2%	\$576,898	28.1%
2020	\$1,113,076	13.1%	\$504,222	-12.6%
<b>2021</b>	<b>\$1,303,481</b>	<b>17.1%</b>	<b>\$604,749</b>	<b>19.9%</b>



### Year-to-Date Average Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	\$953,772	-3.8%	\$519,375	4.3%
2020	\$1,014,167	6.3%	\$502,965	-3.2%
<b>2021</b>	<b>\$1,250,113</b>	<b>23.3%</b>	<b>\$558,067</b>	<b>11.0%</b>



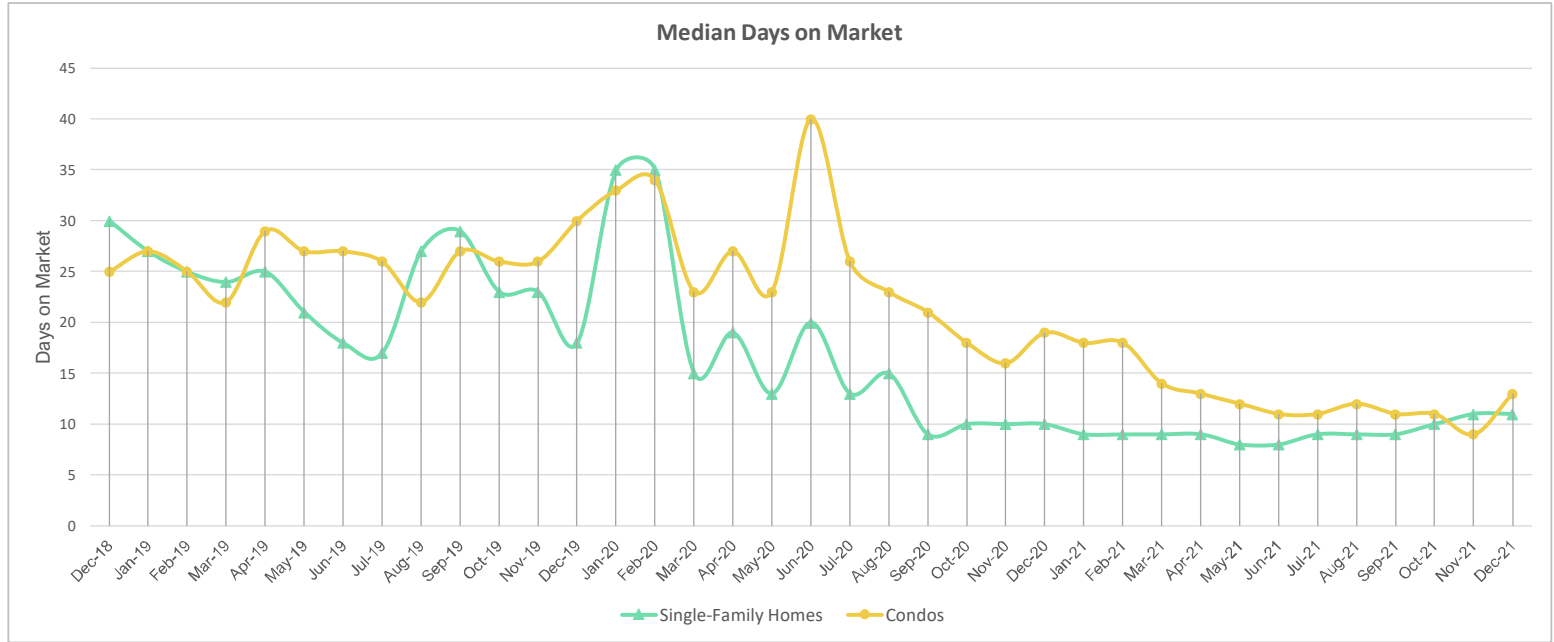
# Median Days on Market

December 2021

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-18	30	25
Jan-19	27	27
Feb-19	25	25
Mar-19	24	22
Apr-19	25	29
May-19	21	27
Jun-19	18	27
Jul-19	17	26
Aug-19	27	22
Sep-19	29	27
Oct-19	23	26
Nov-19	23	26
Dec-19	18	30
Jan-20	35	33
Feb-20	35	34
Mar-20	15	23
Apr-20	19	27
May-20	13	23
Jun-20	20	40
Jul-20	13	26
Aug-20	15	23
Sep-20	9	21
Oct-20	10	18
Nov-20	10	16
Dec-20	10	19
Jan-21	9	18
Feb-21	9	18
Mar-21	9	14
Apr-21	9	13
May-21	8	12
Jun-21	8	11
Jul-21	9	11
Aug-21	9	12
Sep-21	9	11
Oct-21	10	11
Nov-21	11	9
<b>Dec-21</b>	<b>11</b>	<b>13</b>

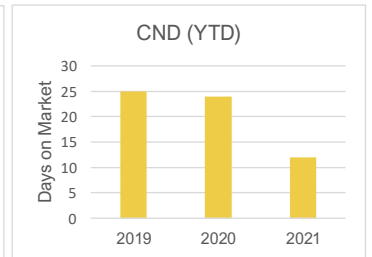
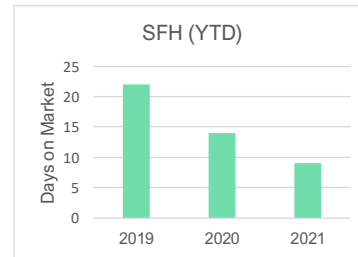
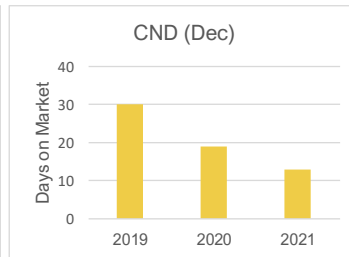
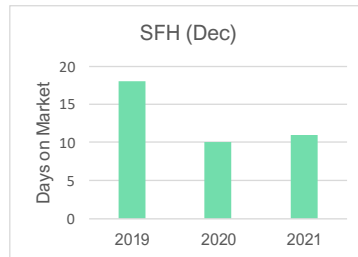


### Monthly Median Days on Market

December	SFH	YoY %chg	CND	YoY %chg
2019	18	-40.0%	30	20.0%
2020	10	-44.4%	19	-36.7%
<b>2021</b>	<b>11</b>	<b>10.0%</b>	<b>13</b>	<b>-31.6%</b>

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

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	22	22.2%	25	25.0%
2020	14	-36.4%	24	-4.0%
<b>2021</b>	<b>9</b>	<b>-35.7%</b>	<b>12</b>	<b>-50.0%</b>



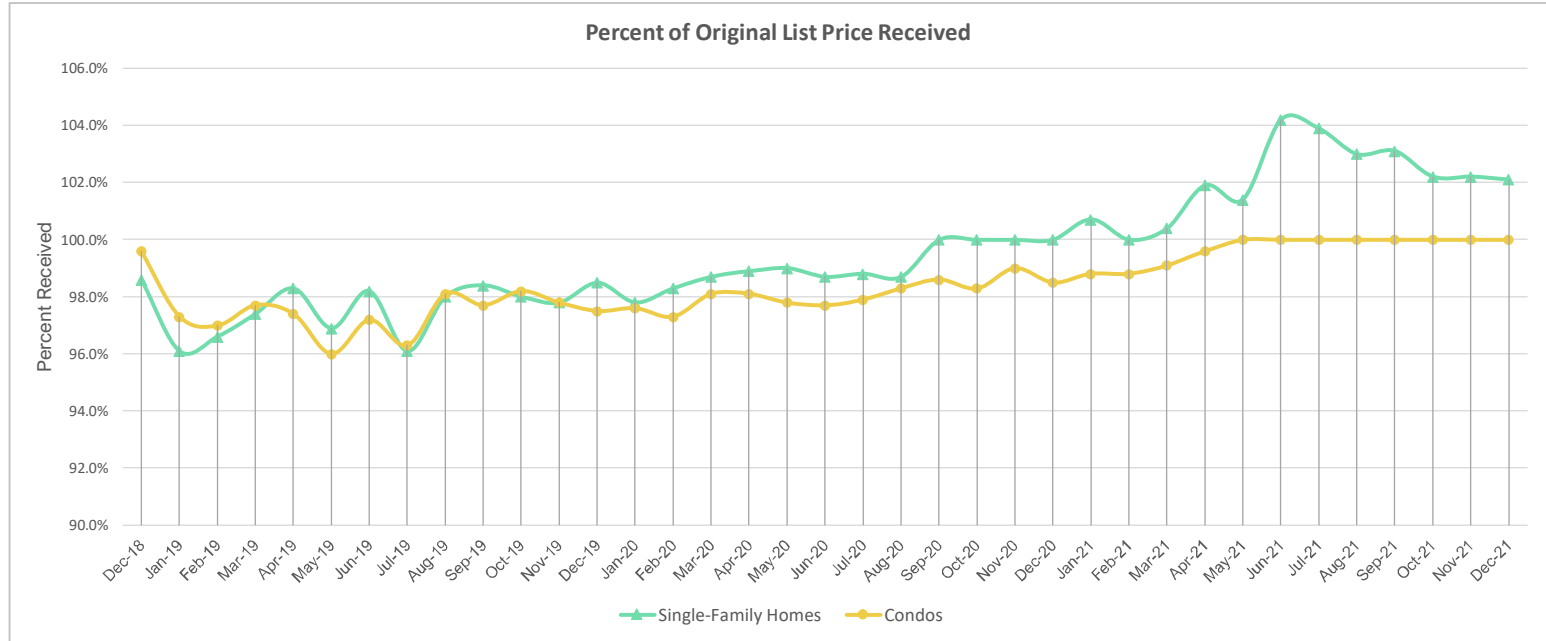
# Percent of Original List Price Received

December 2021

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-18	98.6%	99.6%
Jan-19	96.1%	97.3%
Feb-19	96.6%	97.0%
Mar-19	97.4%	97.7%
Apr-19	98.3%	97.4%
May-19	96.9%	96.0%
Jun-19	98.2%	97.2%
Jul-19	96.1%	96.3%
Aug-19	98.0%	98.1%
Sep-19	98.4%	97.7%
Oct-19	98.0%	98.2%
Nov-19	97.8%	97.8%
Dec-19	98.5%	97.5%
Jan-20	97.8%	97.6%
Feb-20	98.3%	97.3%
Mar-20	98.7%	98.1%
Apr-20	98.9%	98.1%
May-20	99.0%	97.8%
Jun-20	98.7%	97.7%
Jul-20	98.8%	97.9%
Aug-20	98.7%	98.3%
Sep-20	100.0%	98.6%
Oct-20	100.0%	98.3%
Nov-20	100.0%	99.0%
Dec-20	100.0%	98.5%
Jan-21	100.0%	99.0%
Feb-21	101.9%	99.1%
Mar-21	101.4%	100.0%
Apr-21	104.2%	100.0%
May-21	103.9%	100.0%
Jun-21	103.0%	100.0%
Jul-21	102.2%	100.0%
Aug-21	102.2%	100.0%
Sep-21	102.2%	100.0%
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%

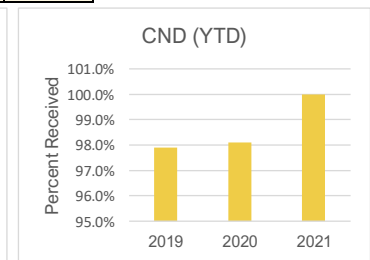
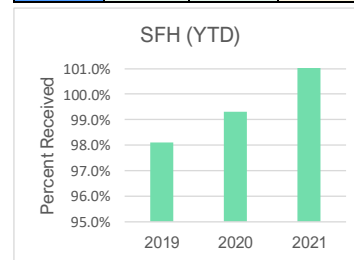
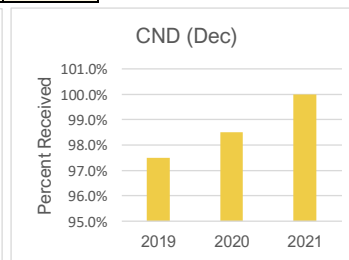
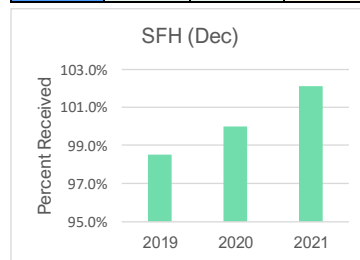


### Monthly Percent of Original List Price Received

December	SFH	YoY %chg	CND	YoY %chg
2019	98.5%	-0.1%	97.5%	-2.1%
2020	100.0%	1.5%	98.5%	1.0%
2021	102.1%	2.1%	100.0%	1.5%

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

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	98.1%	-0.7%	97.9%	-0.9%
2020	99.3%	1.2%	98.1%	0.2%
2021	102.0%	2.7%	100.0%	1.9%





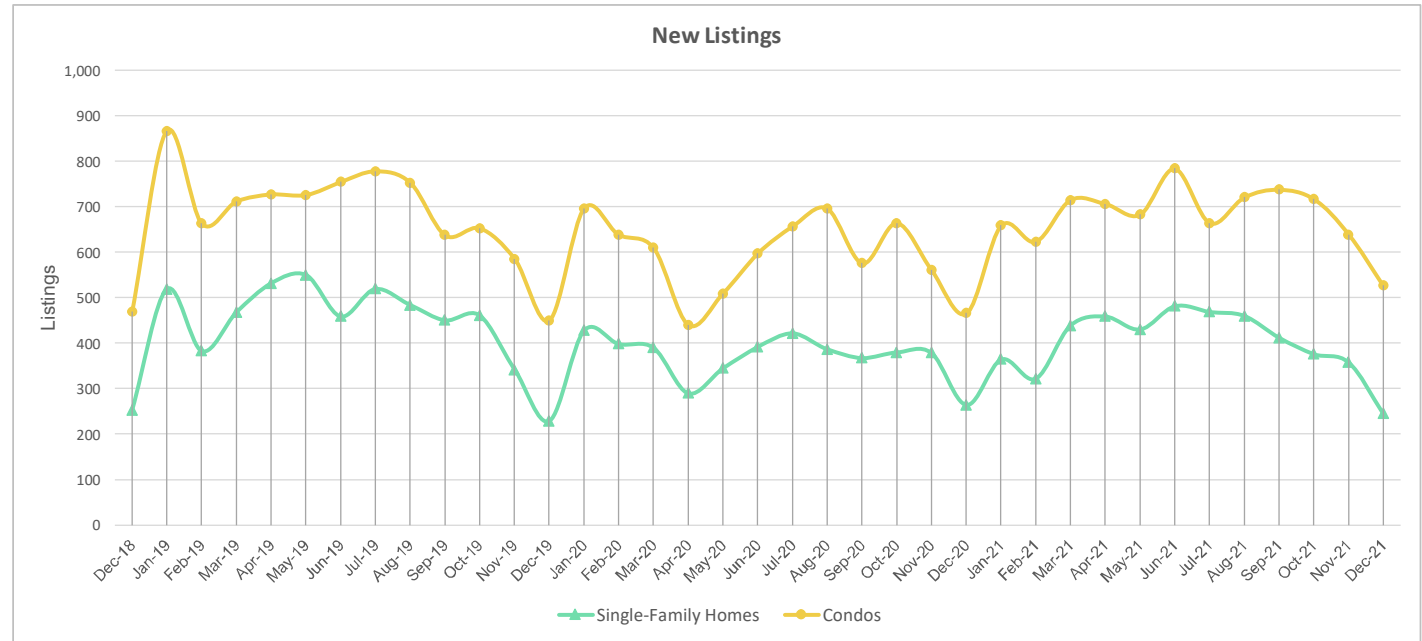
# New Listings

## December 2021

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-18	253	469	722
Jan-19	519	867	1,386
Feb-19	383	663	1,046
Mar-19	468	712	1,180
Apr-19	532	727	1,259
May-19	550	726	1,276
Jun-19	459	755	1,214
Jul-19	520	778	1,298
Aug-19	484	753	1,237
Sep-19	451	638	1,089
Oct-19	461	653	1,114
Nov-19	342	585	927
Dec-19	229	450	679
Jan-20	428	696	1,124
Feb-20	399	639	1,038
Mar-20	390	610	1,000
Apr-20	290	440	730
May-20	345	509	854
Jun-20	392	598	990
Jul-20	422	657	1,079
Aug-20	387	696	1,083
Sep-20	368	576	944
Oct-20	380	664	1,044
Nov-20	379	561	940
Dec-20	264	466	730
Jan-21	365	659	1,024
Feb-21	322	623	945
Mar-21	439	715	1,154
Apr-21	459	706	1,165
May-21	430	683	1,113
Jun-21	482	784	1,266
Jul-21	469	664	1,133
Aug-21	460	721	1,181
Sep-21	412	738	1,150
Oct-21	376	717	1,093
Nov-21	358	639	997
<b>Dec-21</b>	<b>245</b>	<b>527</b>	<b>772</b>

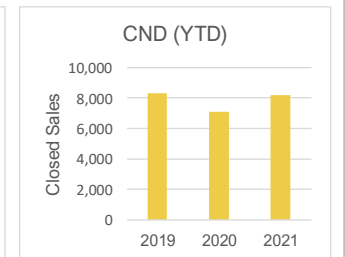
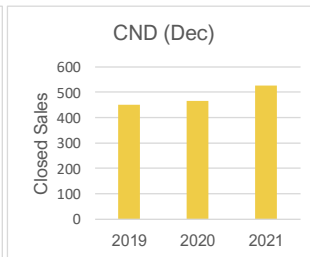
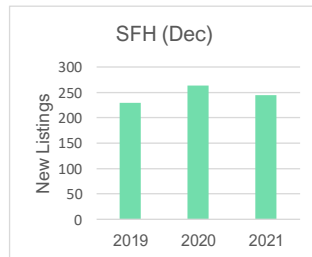


### Monthly New Listings

December	SFH	YoY %chg	CND	YoY %chg
2019	229	-9.5%	450	-4.1%
2020	264	15.3%	466	3.6%
<b>2021</b>	<b>245</b>	<b>-7.2%</b>	<b>527</b>	<b>13.1%</b>

### Year-to-Date New Listings

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	5,398	3.8%	8,307	4.5%
2020	4,444	-17.7%	7,112	-14.4%
<b>2021</b>	<b>4,817</b>	<b>8.4%</b>	<b>8,176</b>	<b>15.0%</b>



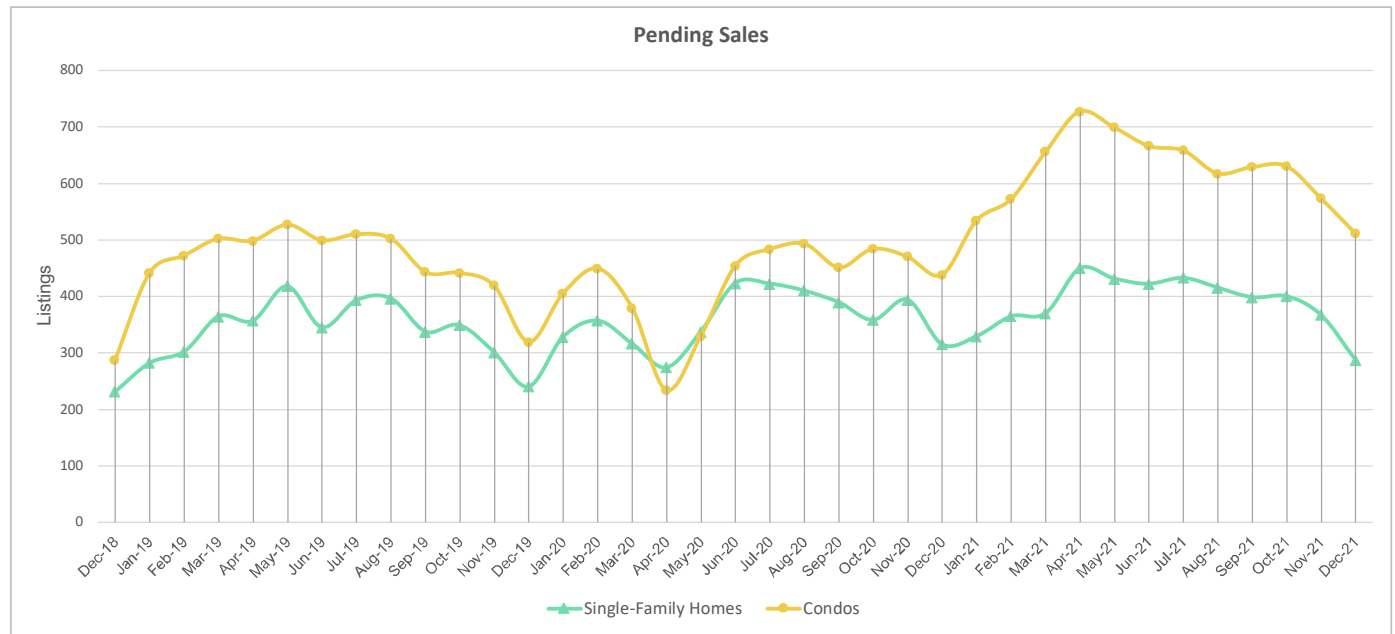
# Pending Sales\*

## December 2021

OAHU, HAWAII

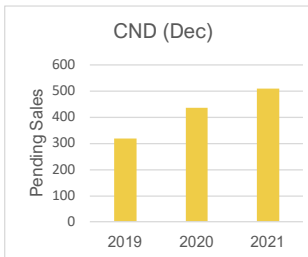
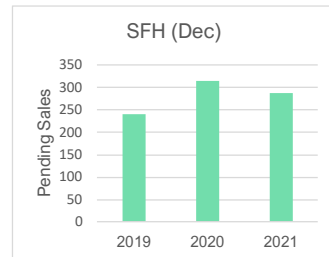
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Dec-18	231	287	518
Jan-19	282	441	723
Feb-19	302	472	774
Mar-19	364	502	866
Apr-19	357	498	855
May-19	418	527	945
Jun-19	345	499	844
Jul-19	393	510	903
Aug-19	396	502	898
Sep-19	337	443	780
Oct-19	349	441	790
Nov-19	301	419	720
Dec-19	240	319	559
Jan-20	328	405	733
Feb-20	357	449	806
Mar-20	316	379	695
Apr-20	274	234	508
May-20	337	329	666
Jun-20	423	454	877
Jul-20	422	483	905
Aug-20	410	493	903
Sep-20	389	451	840
Oct-20	358	484	842
Nov-20	394	470	864
Dec-20	315	438	753
Jan-21	329	534	863
Feb-21	365	572	937
Mar-21	370	656	1,026
Apr-21	450	727	1,177
May-21	431	699	1,130
Jun-21	422	666	1,088
Jul-21	433	658	1,091
Aug-21	415	617	1,032
Sep-21	398	629	1,027
Oct-21	400	630	1,030
Nov-21	367	573	940
<b>Dec-21</b>	<b>287</b>	<b>511</b>	<b>798</b>



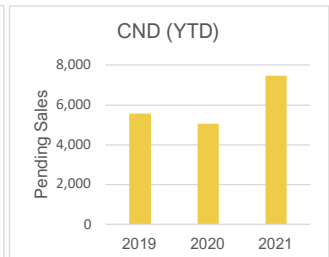
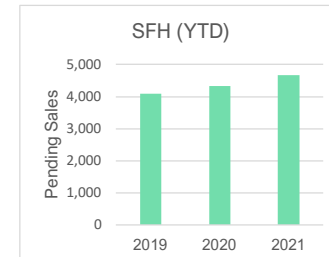
### Monthly Pending Sales

December	SFH	YoY %chg	CND	YoY %chg
2019	240	3.9%	319	11.1%
2020	315	31.3%	438	37.3%
<b>2021</b>	<b>287</b>	<b>-8.9%</b>	<b>511</b>	<b>16.7%</b>



### Year-to-Date Pending Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2019	4,084	6.2%	5,573	-0.4%
2020	4,323	5.9%	5,069	-9.0%
<b>2021</b>	<b>4,667</b>	<b>8.0%</b>	<b>7,472</b>	<b>47.4%</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.

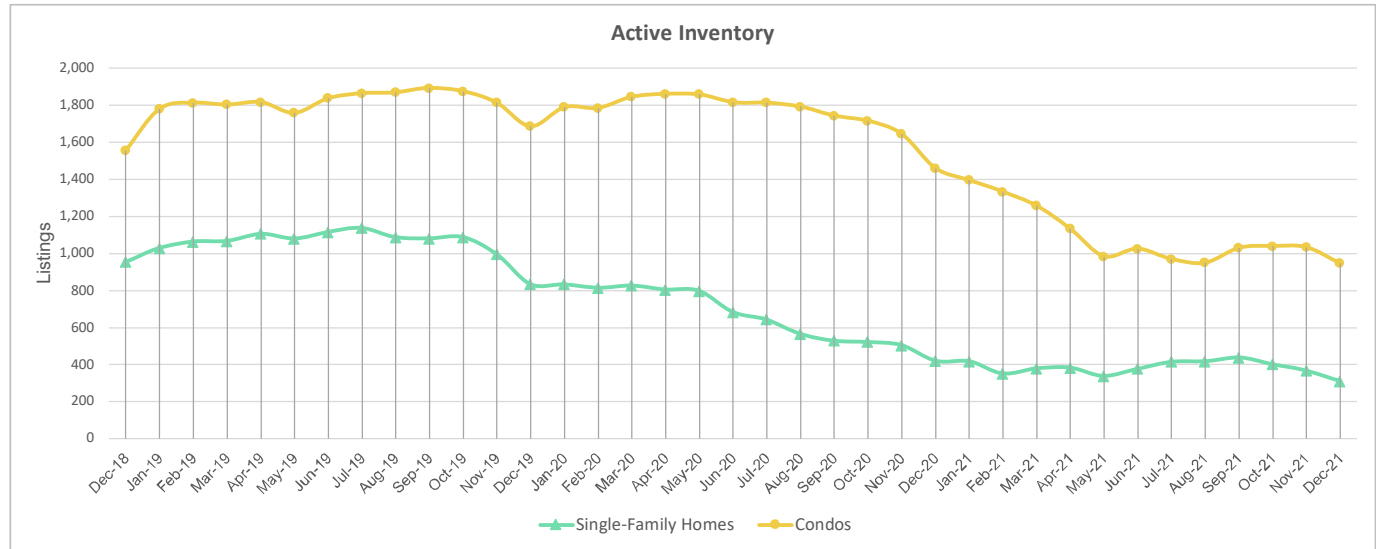
# Active Inventory\*

December 2021

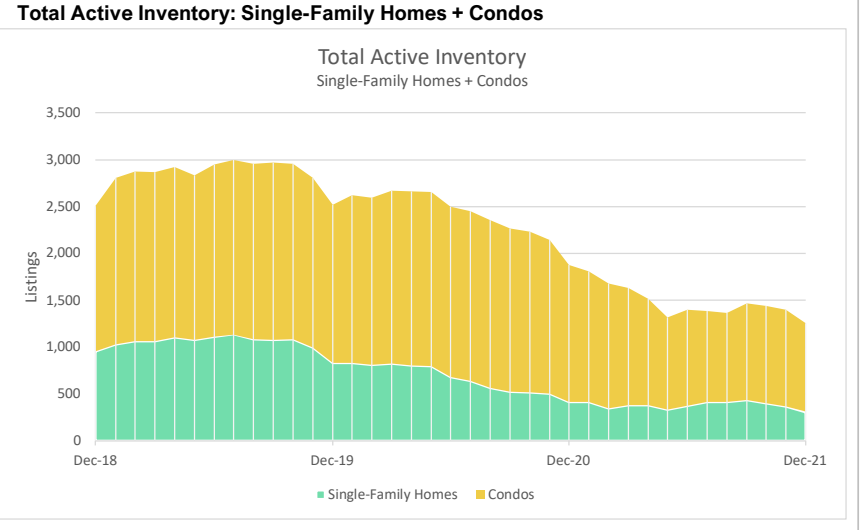
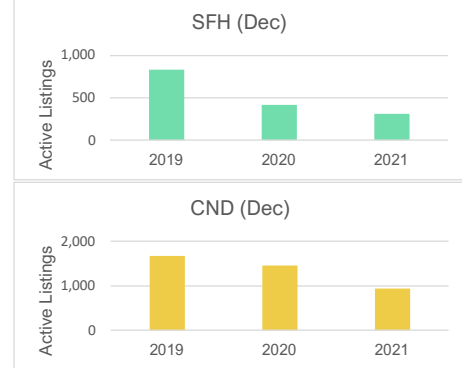
OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
Dec-18	953	1,555	2,508
Jan-19	1,028	1,779	2,807
Feb-19	1,063	1,812	2,875
Mar-19	1,065	1,803	2,868
Apr-19	1,105	1,816	2,921
May-19	1,079	1,759	2,838
Jun-19	1,114	1,837	2,951
Jul-19	1,137	1,863	3,000
Aug-19	1,086	1,869	2,955
Sep-19	1,080	1,892	2,972
Oct-19	1,086	1,874	2,960
Nov-19	995	1,814	2,809
Dec-19	833	1,685	2,518
Jan-20	833	1,789	2,622
Feb-20	814	1,784	2,598
Mar-20	825	1,845	2,670
Apr-20	804	1,860	2,664
May-20	797	1,858	2,655
Jun-20	683	1,815	2,498
Jul-20	642	1,813	2,455
Aug-20	565	1,792	2,357
Sep-20	529	1,742	2,271
Oct-20	521	1,715	2,236
Nov-20	503	1,645	2,148
Dec-20	419	1,459	1,878
Jan-21	417	1,396	1,813
Feb-21	350	1,332	1,682
Mar-21	379	1,257	1,636
Apr-21	381	1,133	1,514
May-21	337	983	1,320
Jun-21	377	1,025	1,402
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
<b>Dec-21</b>	<b>309</b>	<b>946</b>	<b>1,255</b>



December	SFH	YoY %chg	CND	YoY %chg
2019	833	-12.6%	1,685	8.4%
2020	419	-49.7%	1,459	-13.4%
<b>2021</b>	<b>309</b>	<b>-26.3%</b>	<b>946</b>	<b>-35.2%</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.

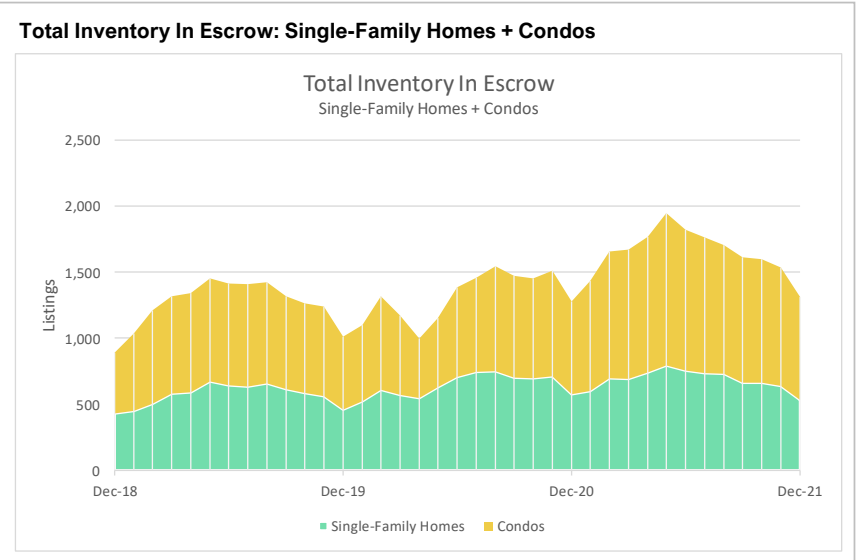
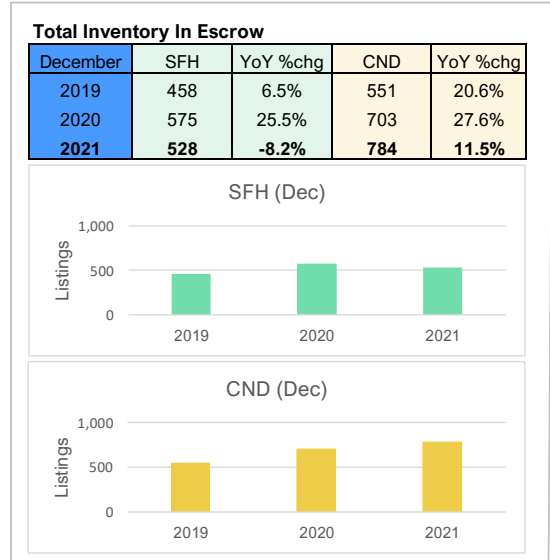
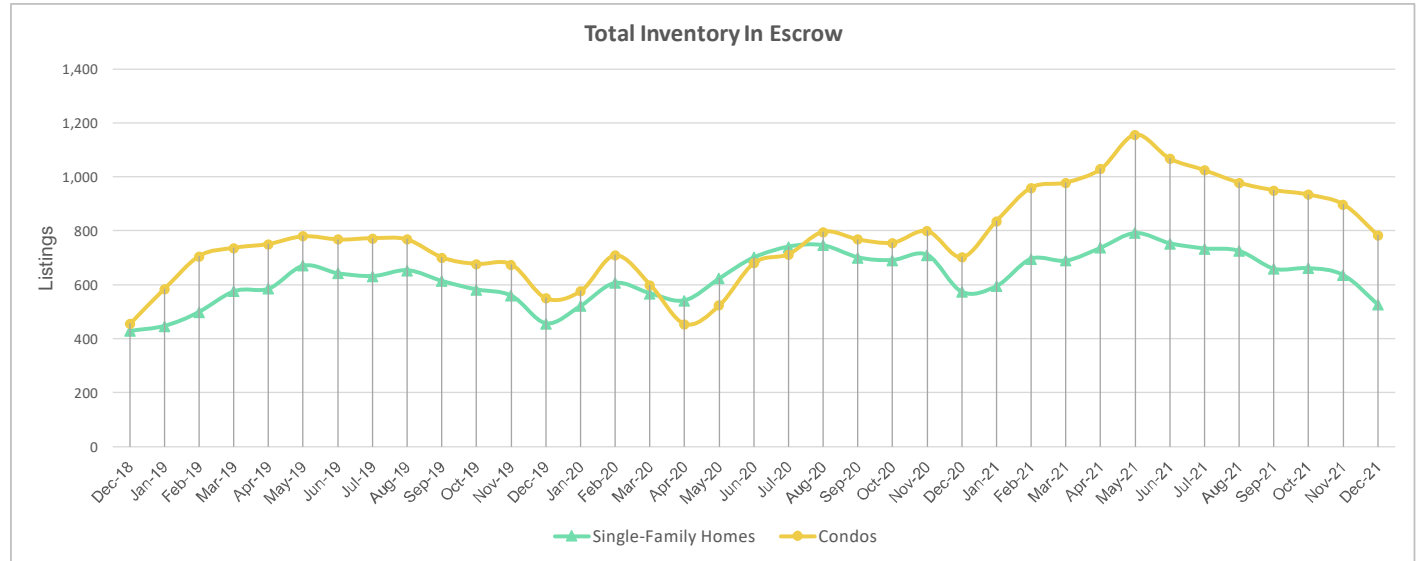
# Total Inventory In Escrow\*

December 2021

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-18	430	457	887
Jan-19	448	586	1,034
Feb-19	500	707	1,207
Mar-19	578	738	1,316
Apr-19	587	752	1,339
May-19	672	781	1,453
Jun-19	644	769	1,413
Jul-19	633	773	1,406
Aug-19	655	770	1,425
Sep-19	615	702	1,317
Oct-19	583	678	1,261
Nov-19	561	676	1,237
Dec-19	458	551	1,009
Jan-20	523	577	1,100
Feb-20	608	710	1,318
Mar-20	569	600	1,169
Apr-20	543	455	998
May-20	625	525	1,150
Jun-20	703	682	1,385
Jul-20	742	714	1,456
Aug-20	748	797	1,545
Sep-20	702	769	1,471
Oct-20	693	757	1,450
Nov-20	711	800	1,511
Dec-20	575	703	1,278
Jan-21	596	837	1,433
Feb-21	697	960	1,657
Mar-21	691	979	1,670
Apr-21	739	1,030	1,769
May-21	793	1,157	1,950
Jun-21	754	1,068	1,822
Jul-21	735	1,026	1,761
Aug-21	727	979	1,706
Sep-21	660	951	1,611
Oct-21	663	935	1,598
Nov-21	637	899	1,536
<b>Dec-21</b>	<b>528</b>	<b>784</b>	<b>1,312</b>



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

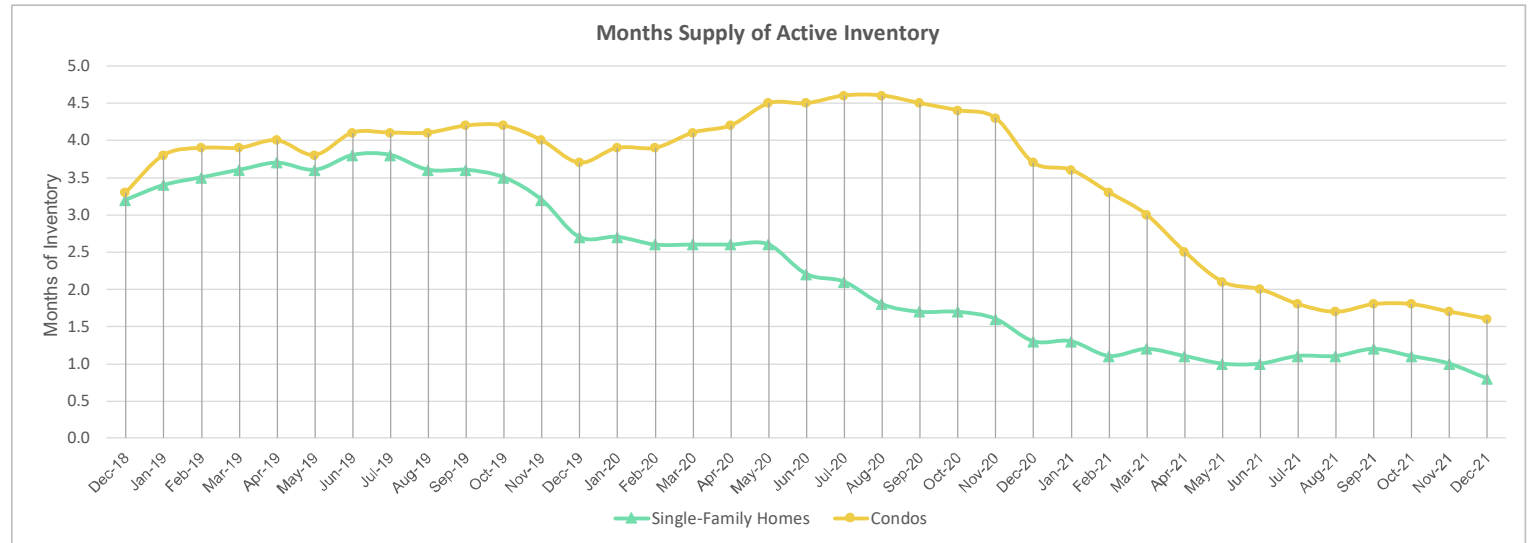
# Months Supply of Active Inventory\*

December 2021

OAHU, HAWAII

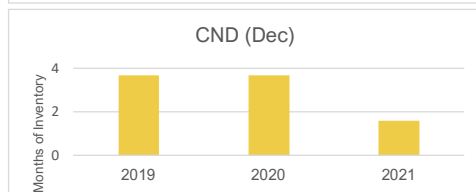
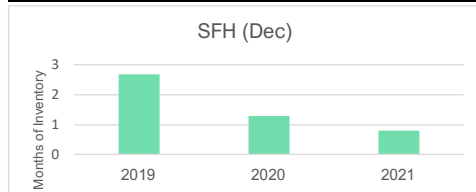
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Dec-18	3.2	3.3
Jan-19	3.4	3.8
Feb-19	3.5	3.9
Mar-19	3.6	3.9
Apr-19	3.7	4.0
May-19	3.6	3.8
Jun-19	3.8	4.1
Jul-19	3.8	4.1
Aug-19	3.6	4.1
Sep-19	3.6	4.2
Oct-19	3.5	4.2
Nov-19	3.2	4.0
Dec-19	2.7	3.7
Jan-20	2.7	3.9
Feb-20	2.6	3.9
Mar-20	2.6	4.1
Apr-20	2.6	4.2
May-20	2.6	4.5
Jun-20	2.2	4.5
Jul-20	2.1	4.6
Aug-20	1.8	4.6
Sep-20	1.7	4.5
Oct-20	1.7	4.4
Nov-20	1.6	4.3
Dec-20	1.3	3.7
Jan-21	1.3	3.6
Feb-21	1.1	3.3
Mar-21	1.2	3.0
Apr-21	1.1	2.5
May-21	1.0	2.1
Jun-21	1.0	2.0
Jul-21	1.1	1.8
Aug-21	1.1	1.7
Sep-21	1.2	1.8
Oct-21	1.1	1.8
Nov-21	1.0	1.7
<b>Dec-21</b>	<b>0.8</b>	<b>1.6</b>

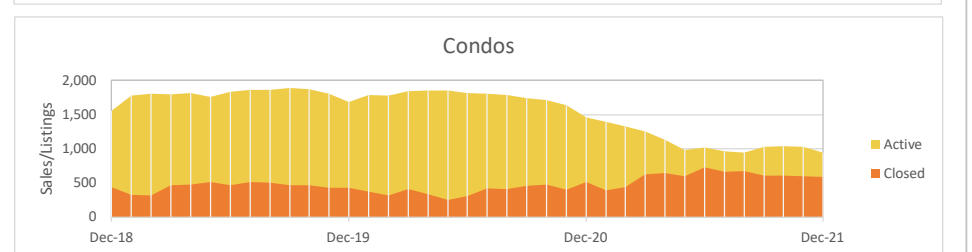
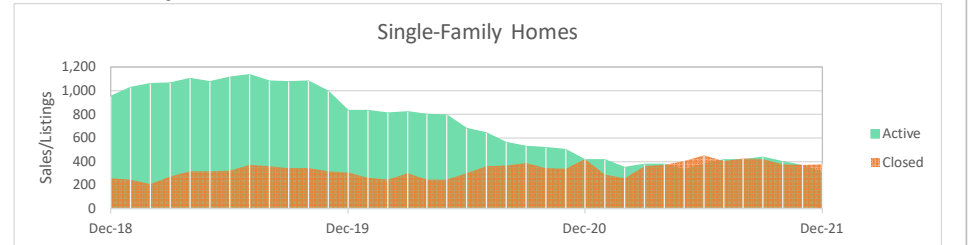


## Months Supply of Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2019	2.7	-15.6%	3.7	12.1%
2020	1.3	-51.9%	3.7	0.0%
<b>2021</b>	<b>0.8</b>	<b>-38.5%</b>	<b>1.6</b>	<b>-56.8%</b>



## 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 2021

OAHU, HAWAII

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

	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-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg
<b>Single-Family Homes</b>																								
<b>\$449,999 and below</b>	3	14	-78.6%	51	11	363.6%	91.3%	100.0%	-8.7%	1	1	0.0%	0	4	-100.0%	2	5	-60.0%	4	14	-71.4%	0.4	0.5	-20.0%
<b>\$450,000 - \$599,999</b>	7	25	-72.0%	25	13	92.3%	100.0%	101.4%	-1.4%	5	13	-61.5%	5	14	-64.3%	11	13	-15.4%	22	43	-48.8%	0.8	0.5	60.0%
<b>\$600,000 - \$699,999</b>	18	42	-57.1%	9	10	-10.0%	102.2%	100.9%	1.3%	6	41	-85.4%	11	49	-77.6%	6	17	-64.7%	29	83	-65.1%	0.3	0.4	-25.0%
<b>\$700,000 - \$799,999</b>	30	69	-56.5%	11	7	57.1%	101.4%	102.1%	-0.7%	22	35	-37.1%	28	40	-30.0%	18	15	20.0%	56	74	-24.3%	0.4	0.2	100.0%
<b>\$800,000 - \$899,999</b>	43	71	-39.4%	10	8	25.0%	101.8%	100.0%	1.8%	37	43	-14.0%	43	62	-30.6%	18	31	-41.9%	78	97	-19.6%	0.3	0.6	-50.0%
<b>\$900,000 - \$999,999</b>	61	38	60.5%	10	13	-23.1%	103.8%	100.1%	3.7%	39	31	25.8%	46	37	24.3%	26	35	-25.7%	74	59	25.4%	0.5	1.0	-50.0%
<b>\$1,000,000 - \$1,499,999</b>	132	94	40.4%	11	14	-21.4%	102.2%	100.0%	2.2%	79	56	41.1%	91	66	37.9%	64	86	-25.6%	150	119	26.1%	0.6	1.4	-57.1%
<b>\$1,500,000 - 1,999,999</b>	45	34	32.4%	12	22	-45.5%	104.2%	97.3%	7.1%	24	22	9.1%	34	21	61.9%	37	59	-37.3%	69	42	64.3%	1.0	3.1	-67.7%
<b>\$2,000,000 - \$2,999,999</b>	22	21	4.8%	35	54	-35.2%	100.0%	92.3%	8.3%	14	8	75.0%	17	17	0.0%	41	51	-19.6%	25	32	-21.9%	1.6	5.7	-71.9%
<b>\$3,000,000 and above</b>	17	12	41.7%	19	49	-61.2%	100.0%	96.0%	4.2%	18	14	28.6%	12	5	140.0%	86	107	-19.6%	21	12	75.0%	6.1	15.3	-60.1%
<b>All Single-Family Homes</b>	<b>378</b>	<b>420</b>	<b>-10.0%</b>	<b>11</b>	<b>10</b>	<b>10.0%</b>	<b>102.1%</b>	<b>100.0%</b>	<b>2.1%</b>	<b>245</b>	<b>264</b>	<b>-7.2%</b>	<b>287</b>	<b>315</b>	<b>-8.9%</b>	<b>309</b>	<b>419</b>	<b>-26.3%</b>	<b>528</b>	<b>575</b>	<b>-8.2%</b>	<b>0.8</b>	<b>1.3</b>	<b>-38.5%</b>

	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-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg	Dec-21	Dec-20	%chg
<b>Condos</b>																								
<b>\$149,999 and below</b>	19	17	11.8%	26	68	-61.8%	96.8%	94.4%	2.5%	17	22	-22.7%	13	23	-43.5%	40	85	-52.9%	27	33	-18.2%	1.8	5.7	-68.4%
<b>\$150,000 - \$299,999</b>	82	80	2.5%	20	38	-47.4%	99.9%	94.6%	5.6%	66	69	-4.3%	56	63	-11.1%	158	324	-51.2%	97	109	-11.0%	1.7	5.3	-67.9%
<b>\$300,000 - \$399,999</b>	87	99	-12.1%	16	22	-27.3%	100.0%	98.4%	1.6%	94	102	-7.8%	95	83	14.5%	136	244	-44.3%	134	133	0.8%	1.4	2.9	-51.7%
<b>\$400,000 - \$499,999</b>	122	93	31.2%	12	14	-14.3%	100.0%	99.8%	0.2%	86	92	-6.5%	100	95	5.3%	112	174	-35.6%	147	163	-9.8%	1.0	2.1	-52.4%
<b>\$500,000 - \$599,999</b>	75	91	-17.6%	9	9	0.0%	100.0%	100.0%	0.0%	63	67	-6.0%	71	58	22.4%	69	126	-45.2%	105	102	2.9%	0.8	2.0	-60.0%
<b>\$600,000 - \$699,999</b>	64	63	1.6%	11	15	-26.7%	100.8%	99.0%	1.8%	65	41	58.5%	65	49	32.7%	89	92	-3.3%	91	72	26.4%	1.3	2.6	-50.0%
<b>\$700,000 - \$999,999</b>	98	53	84.9%	11	31	-64.5%	100.0%	98.2%	1.8%	74	34	117.6%	66	47	40.4%	132	150	-12.0%	102	63	61.9%	1.7	4.3	-60.5%
<b>\$1,000,000 - \$1,499,999</b>	24	12	100.0%	17	43	-60.5%	97.2%	96.4%	0.8%	29	15	93.3%	31	15	106.7%	71	90	-21.1%	51	21	142.9%	2.8	10.0	-72.0%
<b>\$1,500,000 - \$1,999,999</b>	10	2	400.0%	8	69	-88.4%	100.0%	94.7%	5.6%	20	11	81.8%	7	2	250.0%	53	58	-8.6%	14	4	250.0%	7.6	19.3	-60.6%
<b>\$2,000,000 and above</b>	12	4	200.0%	152	145	4.8%	96.1%	93.8%	2.5%	13	13	0.0%	7	3	133.3%	86	116	-25.9%	16	3	433.3%	9.6	29.0	-66.9%
<b>All Condos</b>	<b>593</b>	<b>514</b>	<b>15.4%</b>	<b>13</b>	<b>19</b>	<b>-31.6%</b>	<b>100.0%</b>	<b>98.5%</b>	<b>1.5%</b>	<b>527</b>	<b>466</b>	<b>13.1%</b>	<b>511</b>	<b>438</b>	<b>16.7%</b>	<b>946</b>	<b>1,459</b>	<b>-35.2%</b>	<b>784</b>	<b>703</b>	<b>11.5%</b>	<b>1.6</b>	<b>3.7</b>	<b>-56.8%</b>

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

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# Closed Sales by Price Range: Single-Family Homes

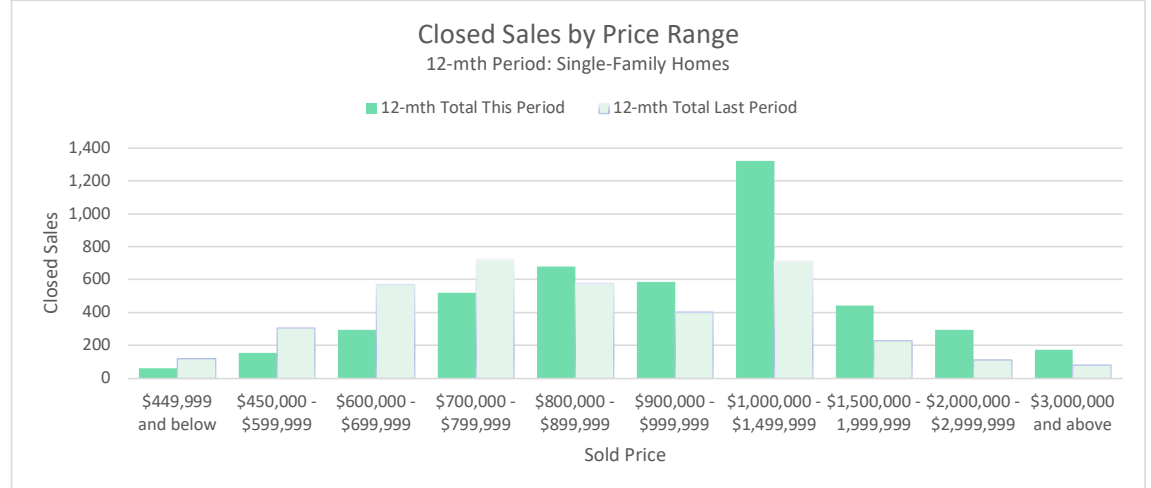
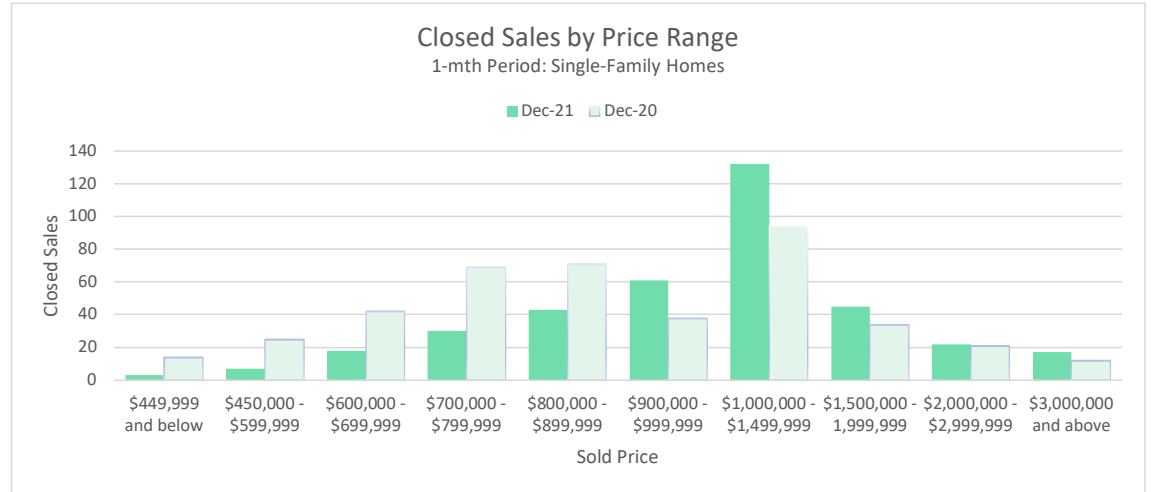
## December 2021

OAHU, HAWAII

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

Single-Family Homes	Dec-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	14	-78.6%	59	118	-50.0%
\$450,000 - \$599,999	7	25	-72.0%	153	304	-49.7%
\$600,000 - \$699,999	18	42	-57.1%	293	572	-48.8%
\$700,000 - \$799,999	30	69	-56.5%	520	728	-28.6%
\$800,000 - \$899,999	43	71	-39.4%	681	580	17.4%
\$900,000 - \$999,999	61	38	60.5%	588	403	45.9%
\$1,000,000 - \$1,499,999	132	94	40.4%	1,321	716	84.5%
\$1,500,000 - 1,999,999	45	34	32.4%	442	226	95.6%
\$2,000,000 - \$2,999,999	22	21	4.8%	296	111	166.7%
\$3,000,000 and above	17	12	41.7%	173	80	116.3%
<b>All Single-Family Homes</b>	<b>378</b>	<b>420</b>	<b>-10.0%</b>	<b>4,526</b>	<b>3,838</b>	<b>17.9%</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.



# Closed Sales by Price Range: Condos

December 2021

OAHU, HAWAII

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

Condos	Dec-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	19	17	11.8%	259	184	40.8%
\$150,000 - \$299,999	82	80	2.5%	1,120	737	52.0%
\$300,000 - \$399,999	87	99	-12.1%	1,172	1,007	16.4%
\$400,000 - \$499,999	122	93	31.2%	1,324	986	34.3%
\$500,000 - \$599,999	75	91	-17.6%	1,048	771	35.9%
\$600,000 - \$699,999	64	63	1.6%	833	419	98.8%
\$700,000 - \$999,999	98	53	84.9%	957	415	130.6%
\$1,000,000 - \$1,499,999	24	12	100.0%	300	108	177.8%
\$1,500,000 - \$1,999,999	10	2	400.0%	86	32	168.8%
\$2,000,000 and above	12	4	200.0%	104	47	121.3%
<b>All Condos</b>	<b>593</b>	<b>514</b>	<b>15.4%</b>	<b>7,203</b>	<b>4,706</b>	<b>53.1%</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.





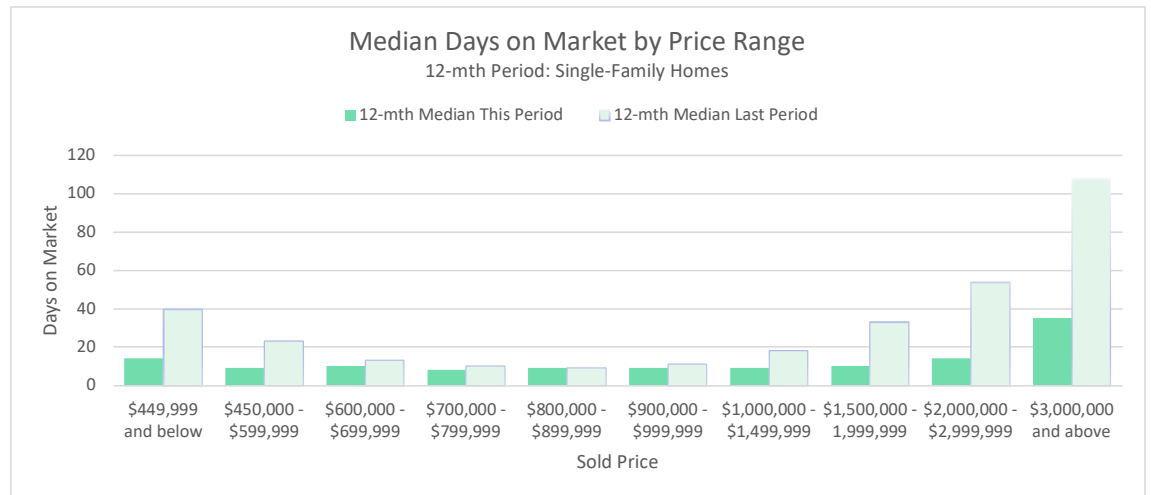
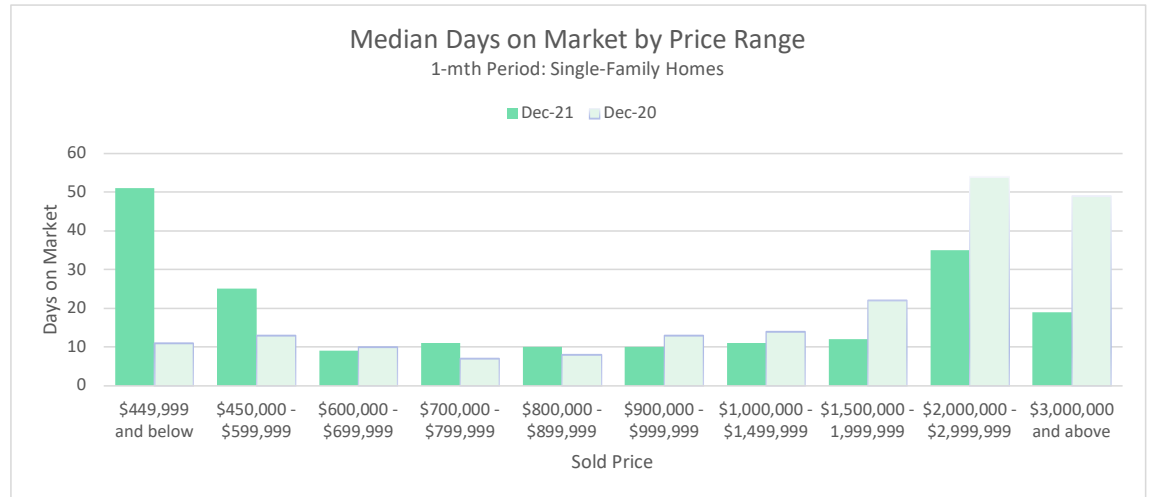
# Median Days on Market by Price Range: Single-Family Homes

December 2021

OAHU, HAWAII

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

Single-Family Homes	Dec-21	Dec-20	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	51	11	363.6%	14	40	-65.0%
\$450,000 - \$599,999	25	13	92.3%	9	23	-60.9%
\$600,000 - \$699,999	9	10	-10.0%	10	13	-23.1%
\$700,000 - \$799,999	11	7	57.1%	8	10	-20.0%
\$800,000 - \$899,999	10	8	25.0%	9	9	0.0%
\$900,000 - \$999,999	10	13	-23.1%	9	11	-18.2%
\$1,000,000 - \$1,499,999	11	14	-21.4%	9	18	-50.0%
\$1,500,000 - 1,999,999	12	22	-45.5%	10	33	-69.7%
\$2,000,000 - \$2,999,999	35	54	-35.2%	14	54	-74.1%
\$3,000,000 and above	19	49	-61.2%	35	108	-67.6%
<b>All Single-Family Homes</b>	<b>11</b>	<b>10</b>	<b>10.0%</b>	<b>9</b>	<b>14</b>	<b>-35.7%</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.

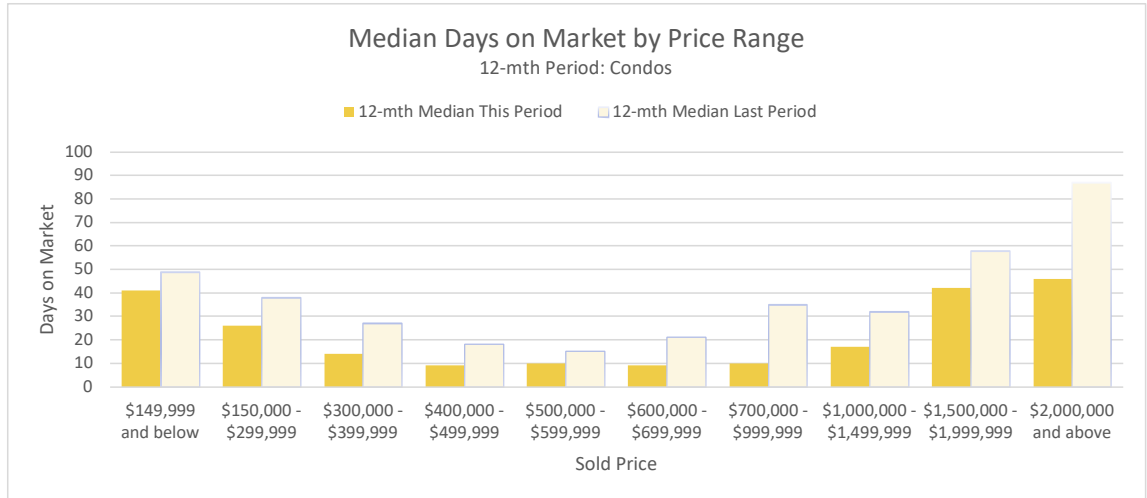
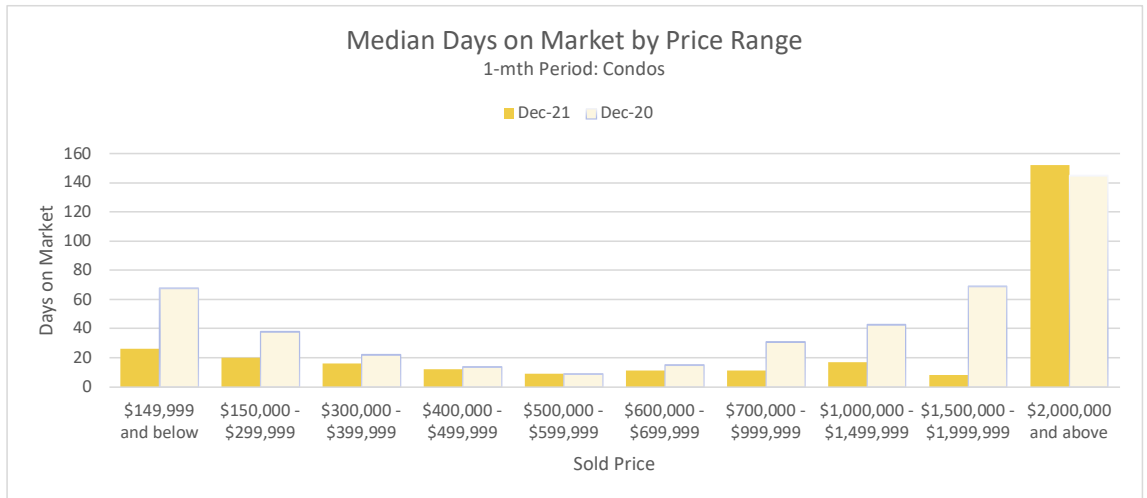
# Median Days on Market by Price Range: Condos

December 2021

OAHU, HAWAII

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

Condos	Dec-21	Dec-20	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	26	68	-61.8%	41	49	-16.3%
\$150,000 - \$299,999	20	38	-47.4%	26	38	-31.6%
\$300,000 - \$399,999	16	22	-27.3%	14	27	-48.1%
\$400,000 - \$499,999	12	14	-14.3%	9	18	-50.0%
\$500,000 - \$599,999	9	9	0.0%	10	15	-33.3%
\$600,000 - \$699,999	11	15	-26.7%	9	21	-57.1%
\$700,000 - \$999,999	11	31	-64.5%	10	35	-71.4%
\$1,000,000 - \$1,499,999	17	43	-60.5%	17	32	-46.9%
\$1,500,000 - \$1,999,999	8	69	-88.4%	42	58	-27.6%
\$2,000,000 and above	152	145	4.8%	46	87	-47.1%
<b>All Condos</b>	<b>13</b>	<b>19</b>	<b>-31.6%</b>	<b>12</b>	<b>24</b>	<b>-50.0%</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.

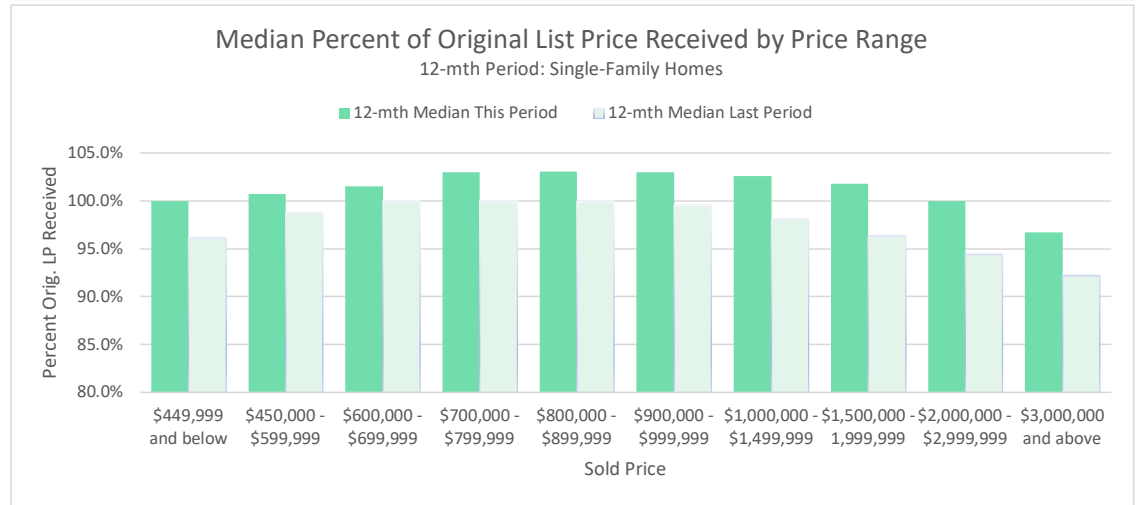
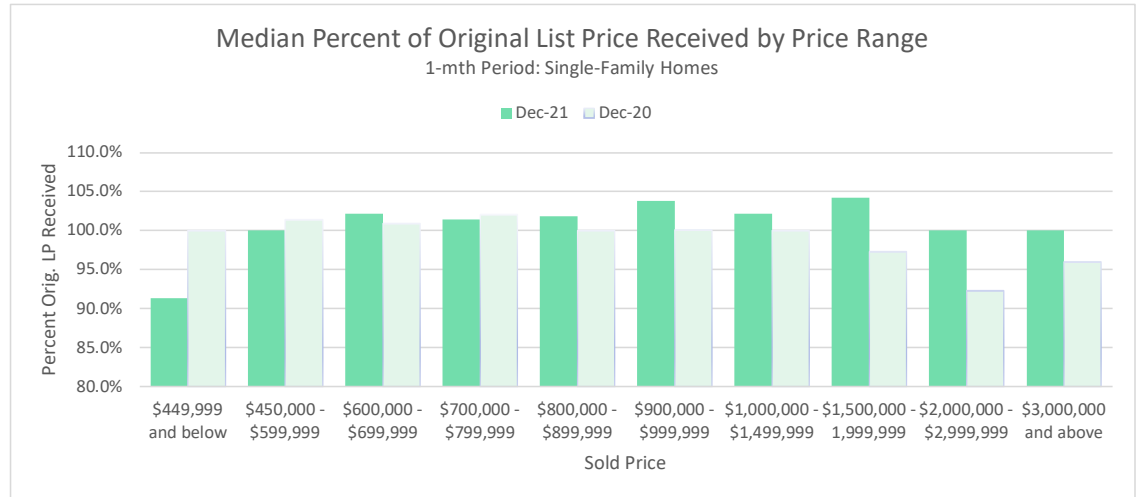
# Median Percent of Original List Price Received by Price Range: Single-Family Homes

December 2021

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-21	Dec-20	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	91.3%	100.0%	-8.7%	100.0%	96.2%	4.0%
\$450,000 - \$599,999	100.0%	101.4%	-1.4%	100.7%	98.8%	1.9%
\$600,000 - \$699,999	102.2%	100.9%	1.3%	101.5%	100.0%	1.5%
\$700,000 - \$799,999	101.4%	102.1%	-0.7%	103.0%	100.0%	3.0%
\$800,000 - \$899,999	101.8%	100.0%	1.8%	103.1%	100.0%	3.1%
\$900,000 - \$999,999	103.8%	100.1%	3.7%	103.0%	99.6%	3.4%
\$1,000,000 - \$1,499,999	102.2%	100.0%	2.2%	102.6%	98.1%	4.6%
\$1,500,000 - 1,999,999	104.2%	97.3%	7.1%	101.8%	96.4%	5.6%
\$2,000,000 - \$2,999,999	100.0%	92.3%	8.3%	100.0%	94.4%	5.9%
\$3,000,000 and above	100.0%	96.0%	4.2%	96.7%	92.2%	4.9%
<b>All Single-Family Homes</b>	<b>102.1%</b>	<b>100.0%</b>	<b>2.1%</b>	<b>102.0%</b>	<b>99.3%</b>	<b>2.7%</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.

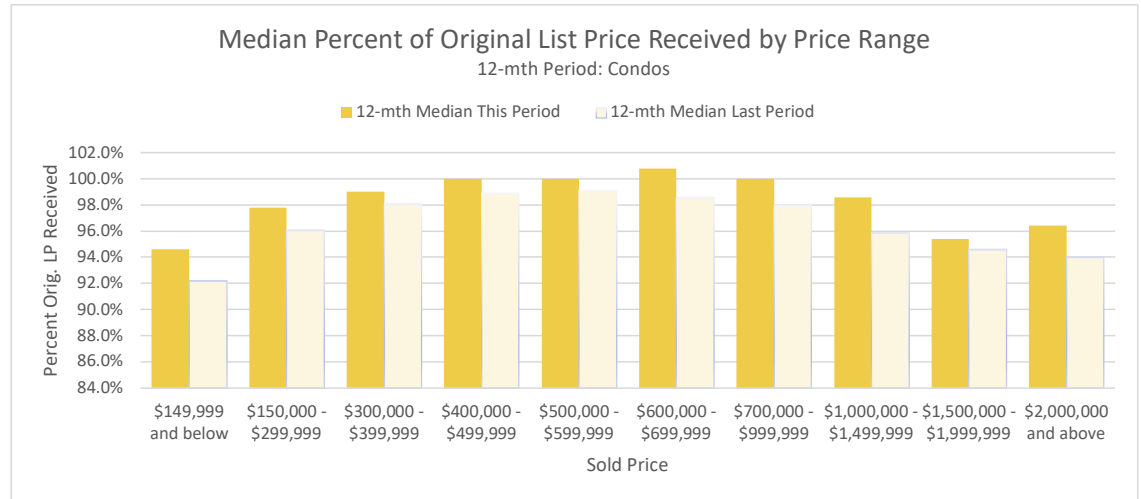
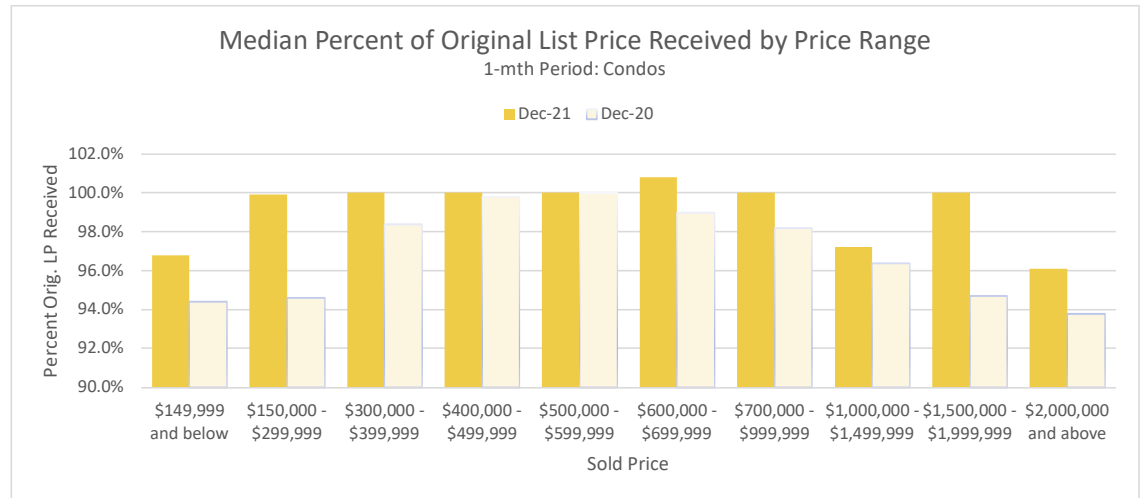
# Median Percent of Original List Price Received by Price Range: Condos

December 2021

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-21	Dec-20	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96.8%	94.4%	2.5%	94.6%	92.2%	2.6%
\$150,000 - \$299,999	99.9%	94.6%	5.6%	97.8%	96.1%	1.8%
\$300,000 - \$399,999	100.0%	98.4%	1.6%	99.0%	98.1%	0.9%
\$400,000 - \$499,999	100.0%	99.8%	0.2%	100.0%	98.9%	1.1%
\$500,000 - \$599,999	100.0%	100.0%	0.0%	100.0%	99.1%	0.9%
\$600,000 - \$699,999	100.8%	99.0%	1.8%	100.8%	98.6%	2.2%
\$700,000 - \$999,999	100.0%	98.2%	1.8%	100.0%	98.0%	2.0%
\$1,000,000 - \$1,499,999	97.2%	96.4%	0.8%	98.6%	95.9%	2.8%
\$1,500,000 - \$1,999,999	100.0%	94.7%	5.6%	95.4%	94.6%	0.8%
\$2,000,000 and above	96.1%	93.8%	2.5%	96.4%	94.0%	2.6%
<b>All Condos</b>	<b>100.0%</b>	<b>98.5%</b>	<b>1.5%</b>	<b>100.0%</b>	<b>98.1%</b>	<b>1.9%</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.

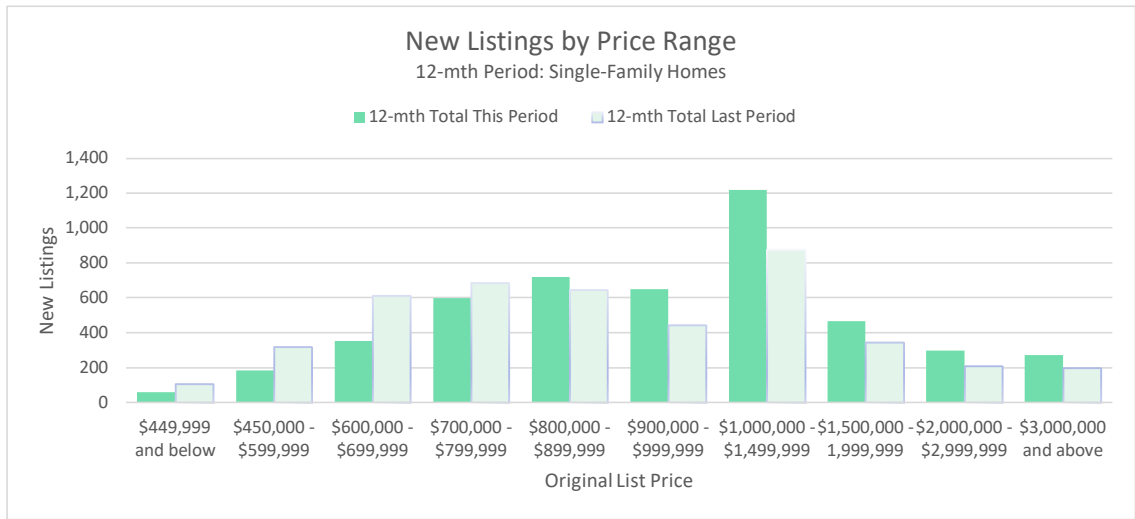
# New Listings by Price Range: Single-Family Homes

December 2021

OAHU, HAWAII

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

Single-Family Homes	Dec-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	1	0.0%	60	105	-42.9%
\$450,000 - \$599,999	5	13	-61.5%	185	321	-42.4%
\$600,000 - \$699,999	6	41	-85.4%	354	611	-42.1%
\$700,000 - \$799,999	22	35	-37.1%	598	687	-13.0%
\$800,000 - \$899,999	37	43	-14.0%	717	646	11.0%
\$900,000 - \$999,999	39	31	25.8%	650	444	46.4%
\$1,000,000 - \$1,499,999	79	56	41.1%	1,219	878	38.8%
\$1,500,000 - 1,999,999	24	22	9.1%	467	344	35.8%
\$2,000,000 - \$2,999,999	14	8	75.0%	297	209	42.1%
\$3,000,000 and above	18	14	28.6%	270	199	35.7%
<b>All Single-Family Homes</b>	<b>245</b>	<b>264</b>	<b>-7.2%</b>	<b>4,817</b>	<b>4,444</b>	<b>8.4%</b>



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

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# New Listings by Price Range: Condos

December 2021

OAHU, HAWAII

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

Condos	Dec-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	22	-22.7%	258	291	-11.3%
\$150,000 - \$299,999	66	69	-4.3%	1,238	1,218	1.6%
\$300,000 - \$399,999	94	102	-7.8%	1,405	1,420	-1.1%
\$400,000 - \$499,999	86	92	-6.5%	1,458	1,340	8.8%
\$500,000 - \$599,999	63	67	-6.0%	1,130	998	13.2%
\$600,000 - \$699,999	65	41	58.5%	890	602	47.8%
\$700,000 - \$999,999	74	34	117.6%	1,042	697	49.5%
\$1,000,000 - \$1,499,999	29	15	93.3%	400	266	50.4%
\$1,500,000 - \$1,999,999	20	11	81.8%	151	102	48.0%
\$2,000,000 and above	13	13	0.0%	204	178	14.6%
<b>All Condos</b>	<b>527</b>	<b>466</b>	<b>13.1%</b>	<b>8,176</b>	<b>7,112</b>	<b>15.0%</b>



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# Pending Sales by Price Range: Single-Family Homes

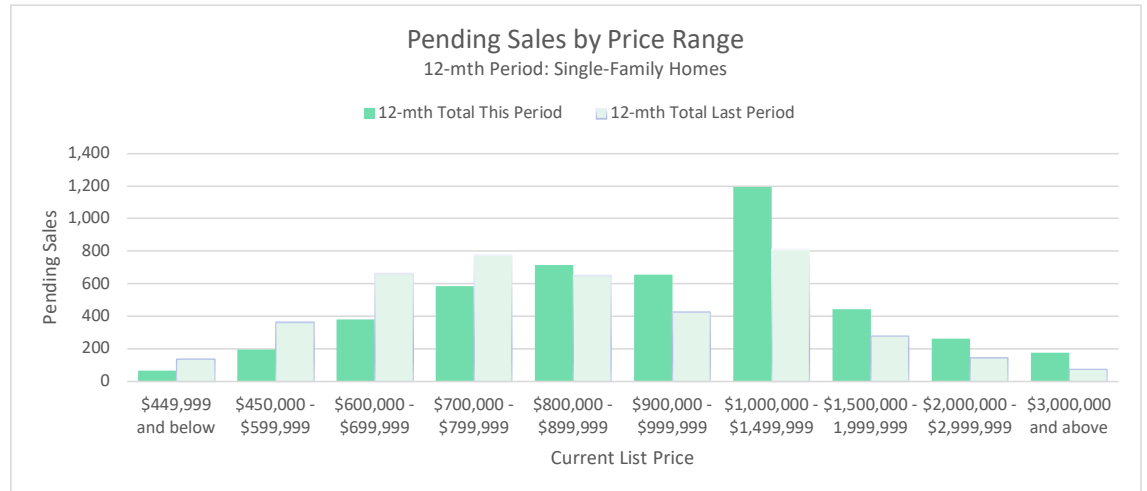
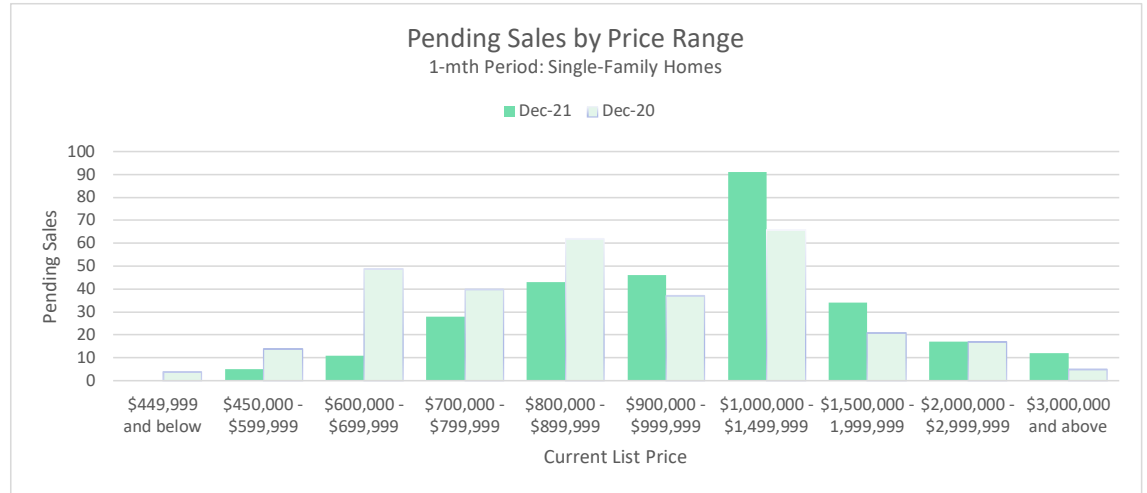
December 2021

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-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	4	-100.0%	63	134	-53.0%
\$450,000 - \$599,999	5	14	-64.3%	195	363	-46.3%
\$600,000 - \$699,999	11	49	-77.6%	381	662	-42.4%
\$700,000 - \$799,999	28	40	-30.0%	586	777	-24.6%
\$800,000 - \$899,999	43	62	-30.6%	715	653	9.5%
\$900,000 - \$999,999	46	37	24.3%	657	428	53.5%
\$1,000,000 - \$1,499,999	91	66	37.9%	1,194	811	47.2%
\$1,500,000 - 1,999,999	34	21	61.9%	441	279	58.1%
\$2,000,000 - \$2,999,999	17	17	0.0%	261	142	83.8%
\$3,000,000 and above	12	5	140.0%	174	74	135.1%
<b>All Single-Family Homes</b>	<b>287</b>	<b>315</b>	<b>-8.9%</b>	<b>4,667</b>	<b>4,323</b>	<b>8.0%</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

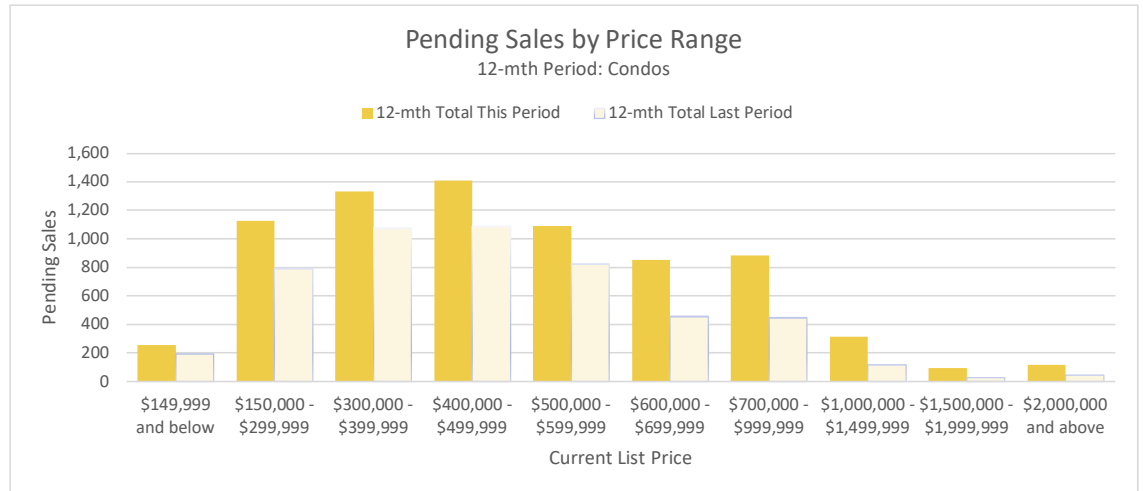
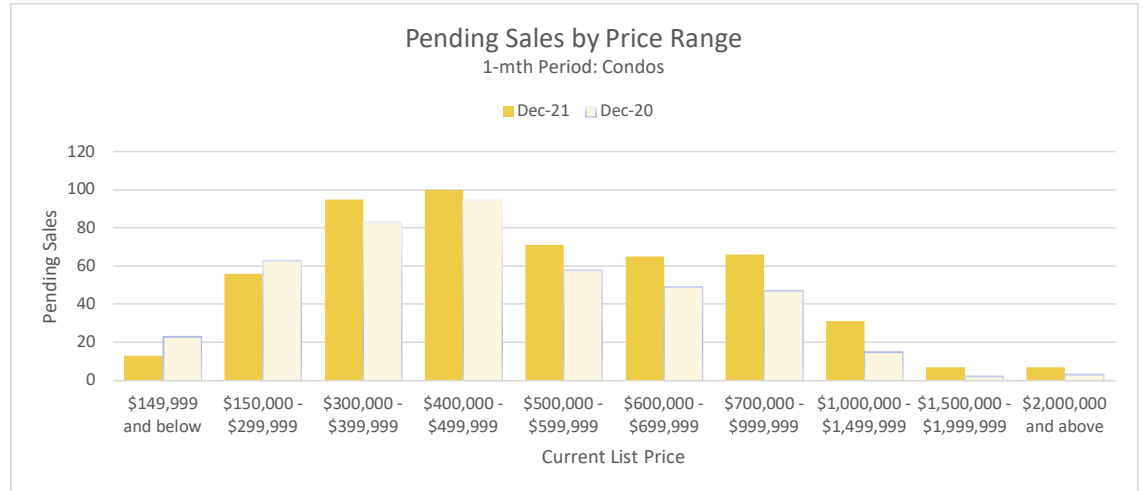
December 2021

OAHU, HAWAII

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

Condos	Dec-21	Dec-20	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	13	23	-43.5%	256	192	33.3%
\$150,000 - \$299,999	56	63	-11.1%	1,126	794	41.8%
\$300,000 - \$399,999	95	83	14.5%	1,332	1,074	24.0%
\$400,000 - \$499,999	100	95	5.3%	1,409	1,090	29.3%
\$500,000 - \$599,999	71	58	22.4%	1,089	827	31.7%
\$600,000 - \$699,999	65	49	32.7%	852	456	86.8%
\$700,000 - \$999,999	66	47	40.4%	883	450	96.2%
\$1,000,000 - \$1,499,999	31	15	106.7%	313	115	172.2%
\$1,500,000 - \$1,999,999	7	2	250.0%	96	25	284.0%
\$2,000,000 and above	7	3	133.3%	116	46	152.2%
<b>All Condos</b>	<b>511</b>	<b>438</b>	<b>16.7%</b>	<b>7,472</b>	<b>5,069</b>	<b>47.4%</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.





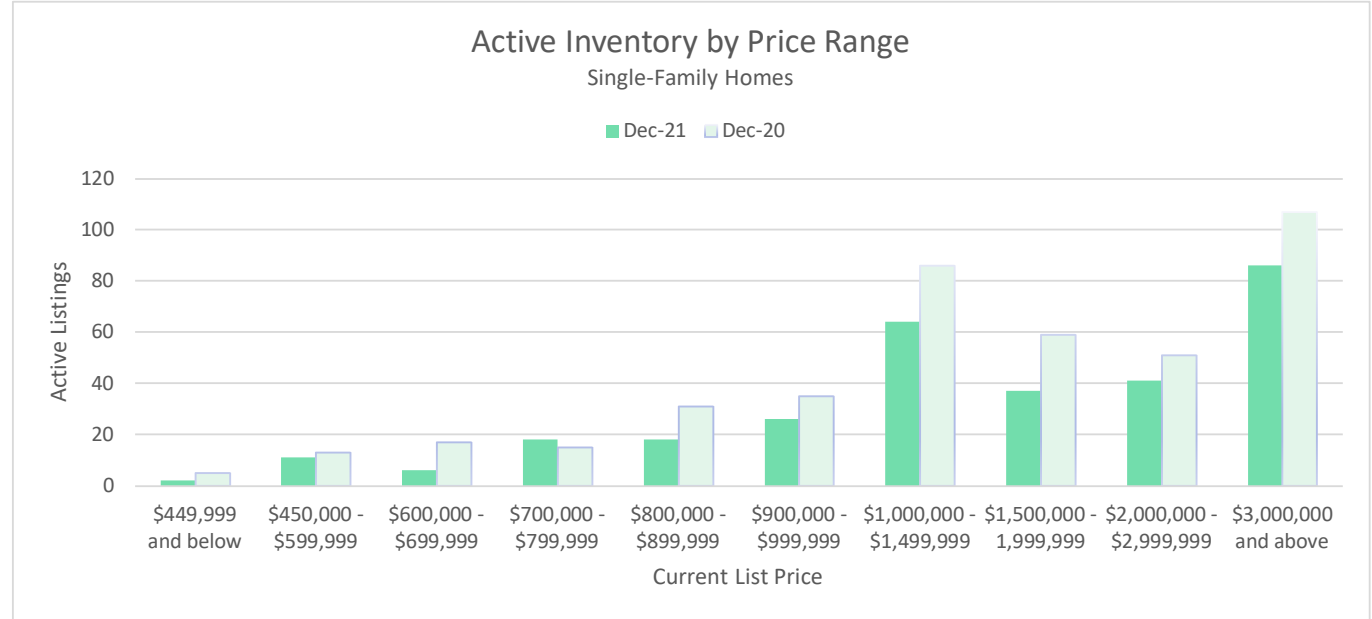
# Active Inventory\* by Price Range: Single-Family Homes

December 2021

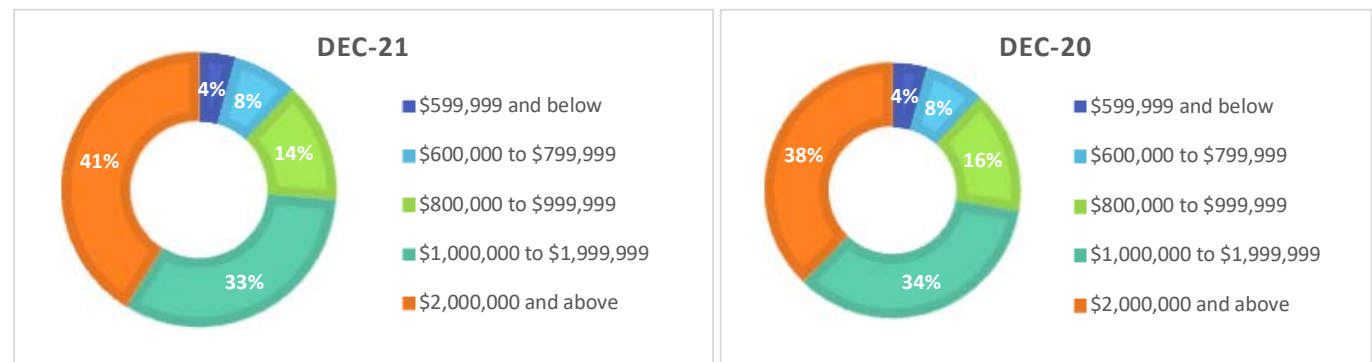
OAHU, HAWAII

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

Single-Family Homes	Dec-21	Dec-20	YOY chg
\$449,999 and below	2	5	-60.0%
\$450,000 - \$599,999	11	13	-15.4%
\$600,000 - \$699,999	6	17	-64.7%
\$700,000 - \$799,999	18	15	20.0%
\$800,000 - \$899,999	18	31	-41.9%
\$900,000 - \$999,999	26	35	-25.7%
\$1,000,000 - \$1,499,999	64	86	-25.6%
\$1,500,000 - 1,999,999	37	59	-37.3%
\$2,000,000 - \$2,999,999	41	51	-19.6%
\$3,000,000 and above	86	107	-19.6%
<b>All Single-Family Homes</b>	<b>309</b>	<b>419</b>	<b>-26.3%</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.

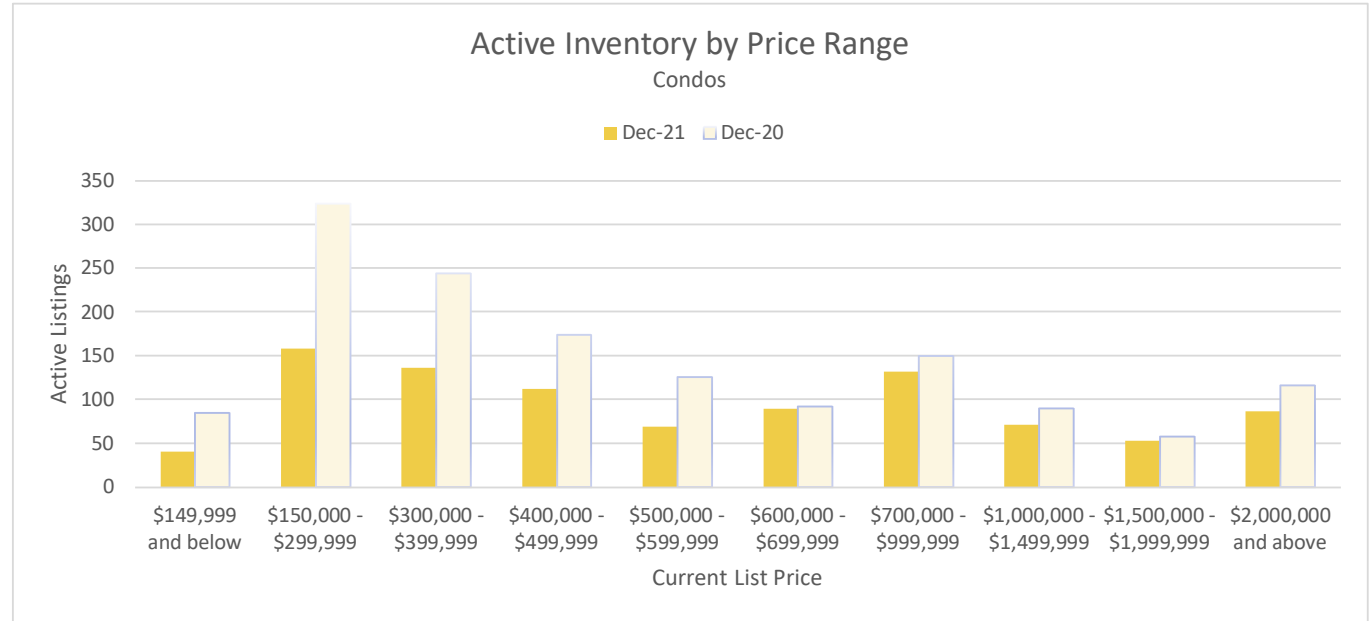
# Active Inventory\* by Price Range: Condos

December 2021

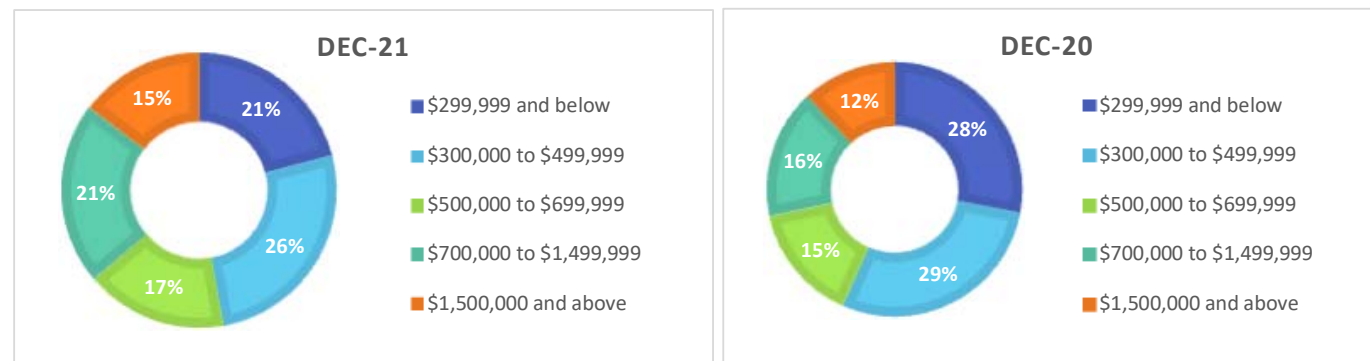
OAHU, HAWAII

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

Condos	Dec-21	Dec-20	YOY chg
\$149,999 and below	40	85	-52.9%
\$150,000 - \$299,999	158	324	-51.2%
\$300,000 - \$399,999	136	244	-44.3%
\$400,000 - \$499,999	112	174	-35.6%
\$500,000 - \$599,999	69	126	-45.2%
\$600,000 - \$699,999	89	92	-3.3%
\$700,000 - \$999,999	132	150	-12.0%
\$1,000,000 - \$1,499,999	71	90	-21.1%
\$1,500,000 - \$1,999,999	53	58	-8.6%
\$2,000,000 and above	86	116	-25.9%
<b>All Condos</b>	<b>946</b>	<b>1,459</b>	<b>-35.2%</b>



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

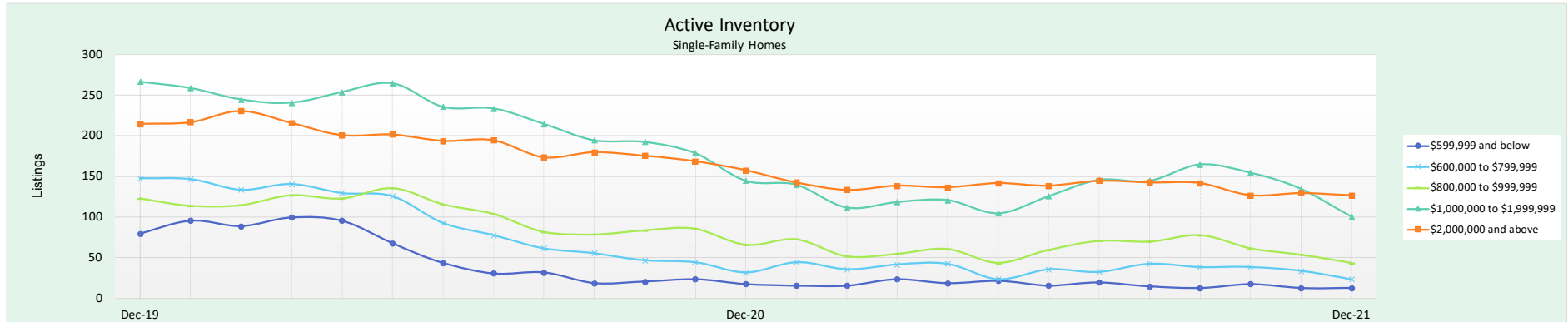


\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and ES status.

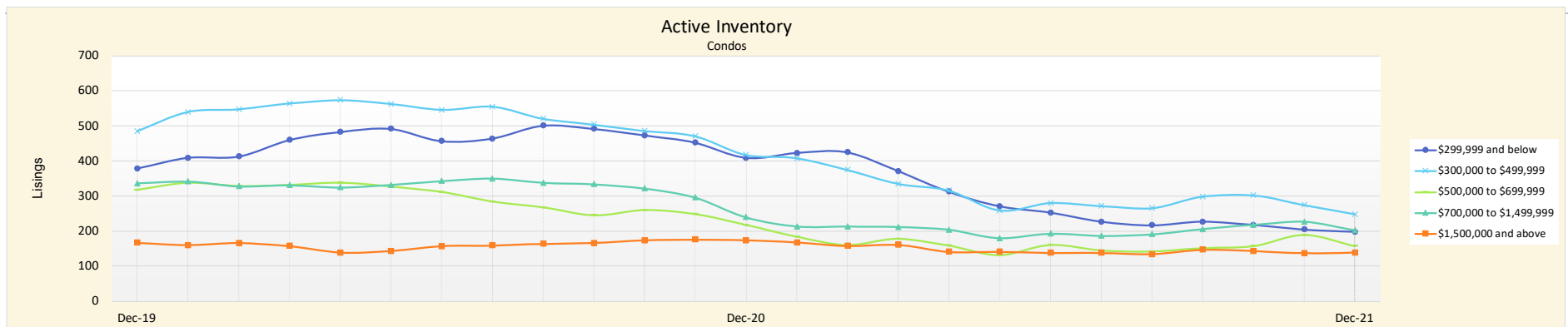
# Active Inventory\*: Single-Family Homes and Condos

December 2021

OAHU, HAWAII



Single-Family Homes	D-19	J-20	F-20	M-20	A-20	M-20	J-20	J-20	A-20	S-20	O-20	N-20	D-20	J-21	F-21	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21
\$599,999 and below	80	96	89	100	96	68	44	31	32	19	21	24	18	16	16	24	19	22	16	20	15	13	18	13	13
\$600,000 to \$799,999	148	147	134	141	130	126	93	78	62	56	47	45	32	45	36	42	43	24	36	33	43	39	39	34	24
\$800,000 to \$999,999	123	114	115	127	123	136	116	104	82	79	84	86	66	73	52	55	61	44	60	71	70	78	62	54	44
\$1,000,000 to \$1,999,999	267	259	245	241	254	265	236	234	215	195	193	179	145	140	112	119	121	105	126	146	145	165	155	135	101
\$2,000,000 and above	215	217	231	216	201	202	194	195	174	180	176	169	158	143	134	139	137	142	139	145	143	142	127	130	127
<b>Total</b>	<b>833</b>	<b>833</b>	<b>814</b>	<b>825</b>	<b>804</b>	<b>797</b>	<b>683</b>	<b>642</b>	<b>565</b>	<b>529</b>	<b>521</b>	<b>503</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>



Condos	D-19	J-20	F-20	M-20	A-20	M-20	J-20	J-20	A-20	S-20	O-20	N-20	D-20	J-21	F-21	M-21	A-21	M-21	J-21	J-21	A-21	S-21	O-21	N-21	D-21
\$299,999 and below	379	409	413	460	483	492	457	464	501	492	473	453	409	423	425	371	313	271	253	227	217	227	218	205	198
\$300,000 to \$499,999	485	540	548	564	574	563	546	555	521	504	486	471	418	408	375	335	316	259	280	272	266	298	302	275	248
\$500,000 to \$699,999	318	338	329	332	339	328	312	285	268	246	260	249	218	184	161	178	159	132	161	145	142	152	158	189	158
\$700,000 to \$1,499,999	336	342	328	331	325	332	343	350	338	334	322	296	240	213	213	212	204	180	193	187	191	206	218	227	203
\$1,500,000 and above	167	160	166	158	139	143	157	159	164	166	174	176	174	168	158	161	141	141	138	138	134	147	143	137	139
<b>Total</b>	<b>1,685</b>	<b>1,789</b>	<b>1,784</b>	<b>1,845</b>	<b>1,860</b>	<b>1,858</b>	<b>1,815</b>	<b>1,813</b>	<b>1,792</b>	<b>1,742</b>	<b>1,715</b>	<b>1,645</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>

\*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.

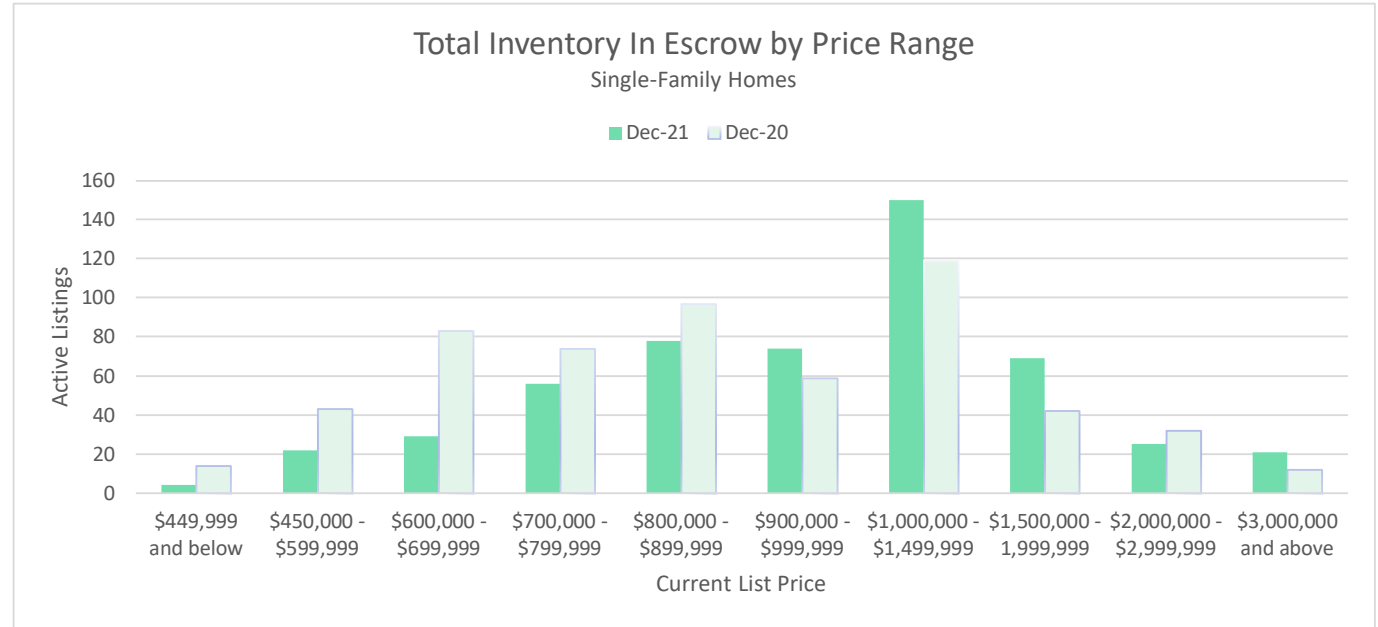
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

December 2021

OAHU, HAWAII

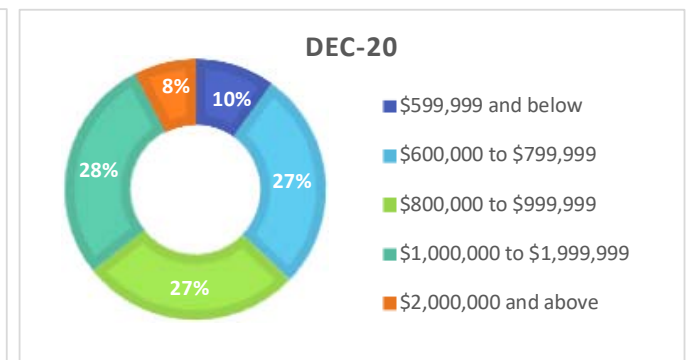
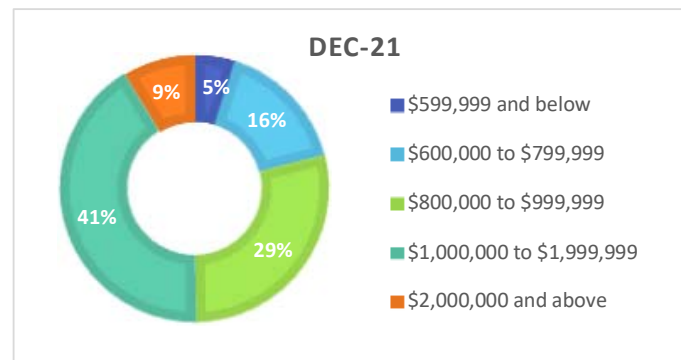
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Dec-21	Dec-20	YOY chg
\$449,999 and below	4	14	-71.4%
\$450,000 - \$599,999	22	43	-48.8%
\$600,000 - \$699,999	29	83	-65.1%
\$700,000 - \$799,999	56	74	-24.3%
\$800,000 - \$899,999	78	97	-19.6%
\$900,000 - \$999,999	74	59	25.4%
\$1,000,000 - \$1,499,999	150	119	26.1%
\$1,500,000 - 1,999,999	69	42	64.3%
\$2,000,000 - \$2,999,999	25	32	-21.9%
\$3,000,000 and above	21	12	75.0%
<b>All Single-Family Homes</b>	<b>528</b>	<b>575</b>	<b>-8.2%</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.

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

December 2021

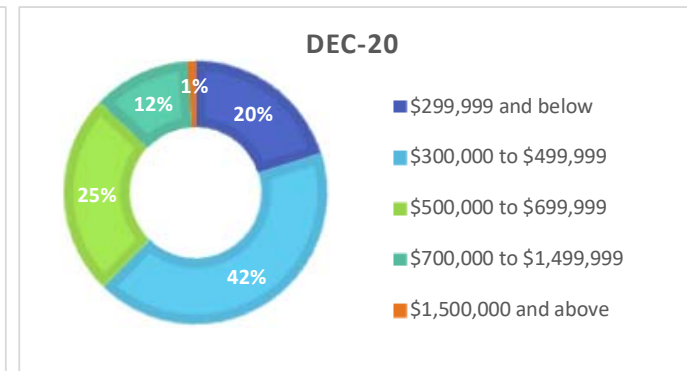
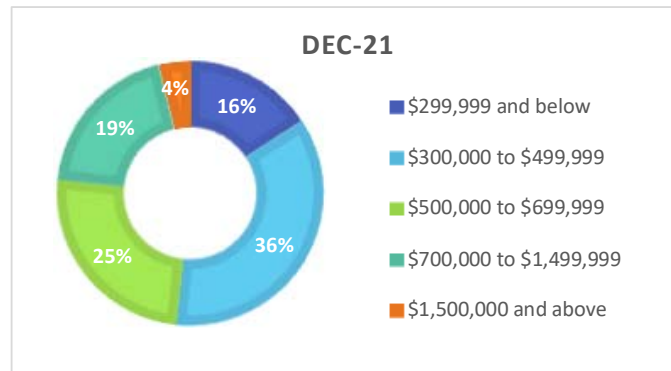
OAHU, HAWAII

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

Condos	Dec-21	Dec-20	YOY chg
\$149,999 and below	27	33	-18.2%
\$150,000 - \$299,999	97	109	-11.0%
\$300,000 - \$399,999	134	133	0.8%
\$400,000 - \$499,999	147	163	-9.8%
\$500,000 - \$599,999	105	102	2.9%
\$600,000 - \$699,999	91	72	26.4%
\$700,000 - \$999,999	102	63	61.9%
\$1,000,000 - \$1,499,999	51	21	142.9%
\$1,500,000 - \$1,999,999	14	4	250.0%
\$2,000,000 and above	16	3	433.3%
<b>All Condos</b>	<b>784</b>	<b>703</b>	<b>11.5%</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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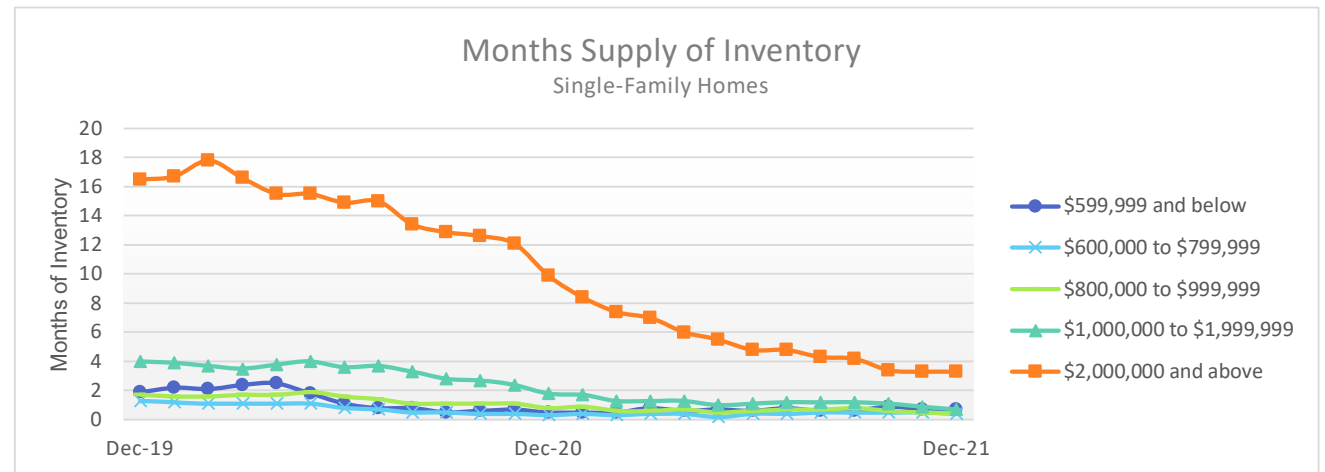
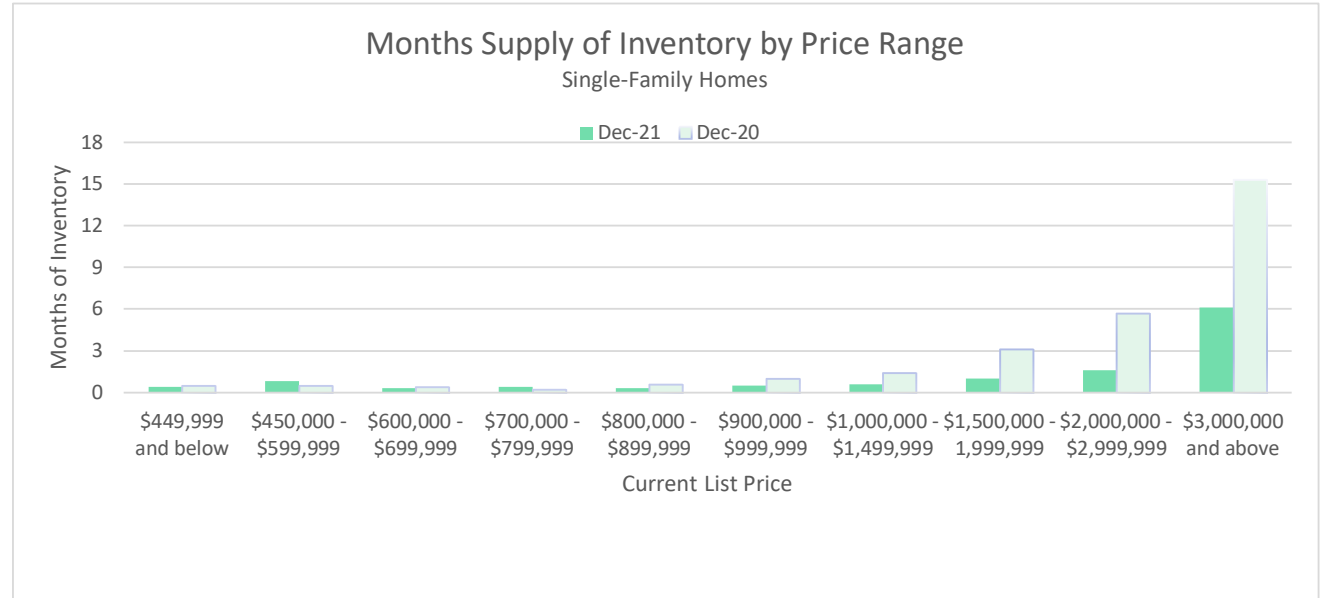
# Months Supply of Active Inventory by Price Range: Single-Family Homes

December 2021

OAHU, HAWAII

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

Single-Family Homes	Dec-21	Dec-20	YOY chg
\$449,999 and below	0.4	0.5	-20.0%
\$450,000 - \$599,999	0.8	0.5	60.0%
\$600,000 - \$699,999	0.3	0.4	-25.0%
\$700,000 - \$799,999	0.4	0.2	100.0%
\$800,000 - \$899,999	0.3	0.6	-50.0%
\$900,000 - \$999,999	0.5	1.0	-50.0%
\$1,000,000 - \$1,499,999	0.6	1.4	-57.1%
\$1,500,000 - 1,999,999	1.0	3.1	-67.7%
\$2,000,000 - \$2,999,999	1.6	5.7	-71.9%
\$3,000,000 and above	6.1	15.3	-60.1%
<b>All Single-Family Homes</b>	<b>0.8</b>	<b>1.3</b>	<b>-38.5%</b>



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

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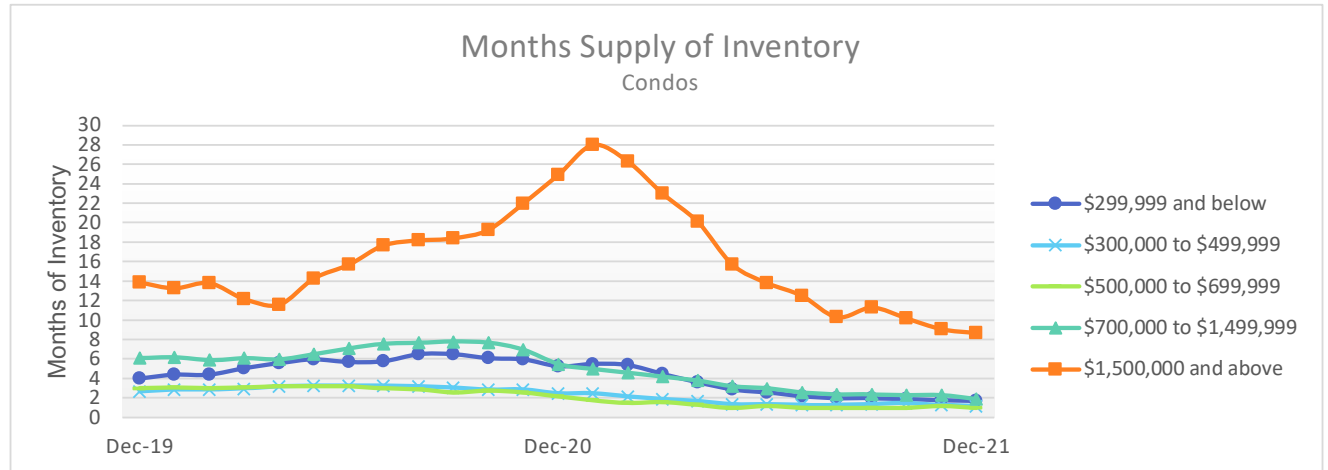
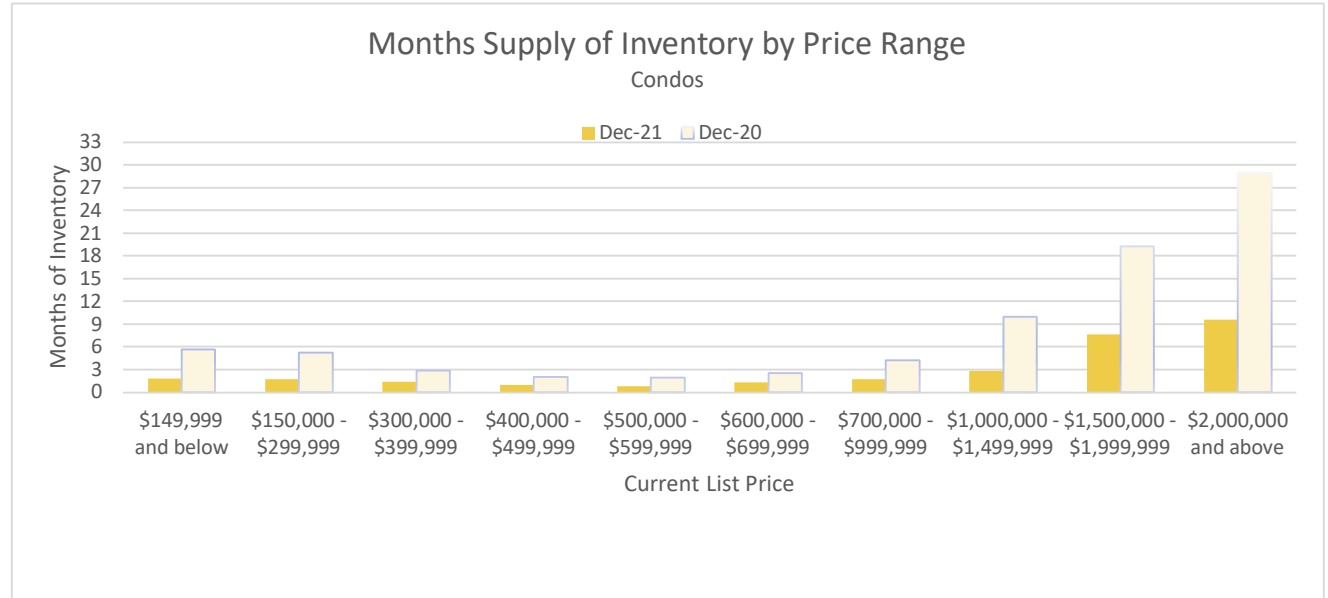
# Months Supply of Active Inventory by Price Range: Condos

December 2021

OAHU, HAWAII

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

Condos	Dec-21	Dec-20	YOY chg
\$149,999 and below	1.8	5.7	-68.4%
\$150,000 - \$299,999	1.7	5.3	-67.9%
\$300,000 - \$399,999	1.4	2.9	-51.7%
\$400,000 - \$499,999	1.0	2.1	-52.4%
\$500,000 - \$599,999	0.8	2.0	-60.0%
\$600,000 - \$699,999	1.3	2.6	-50.0%
\$700,000 - \$999,999	1.7	4.3	-60.5%
\$1,000,000 - \$1,499,999	2.8	10.0	-72.0%
\$1,500,000 - \$1,999,999	7.6	19.3	-60.6%
\$2,000,000 and above	9.6	29.0	-66.9%
<b>All Condos</b>	<b>1.6</b>	<b>3.7</b>	<b>-56.8%</b>



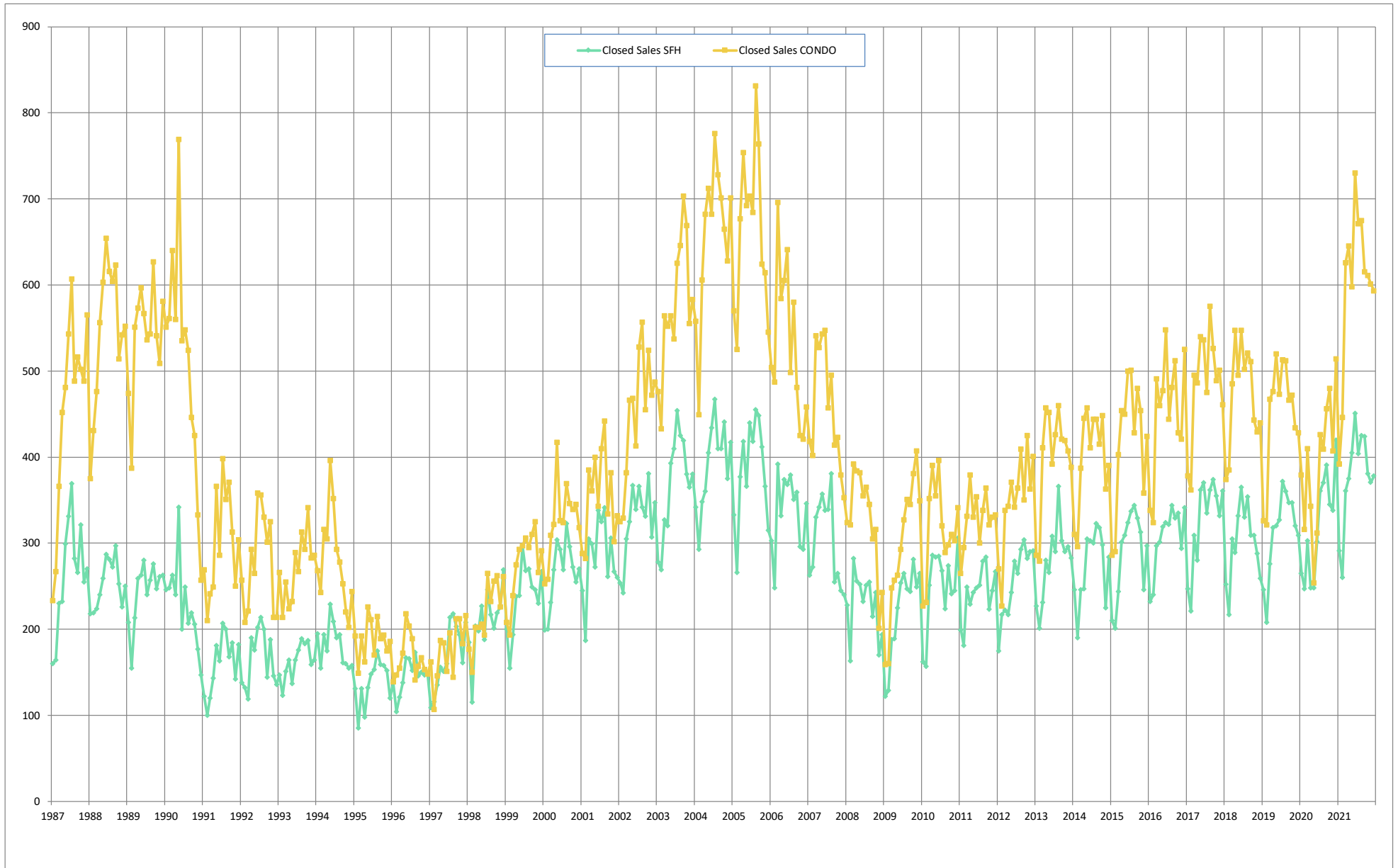
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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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.

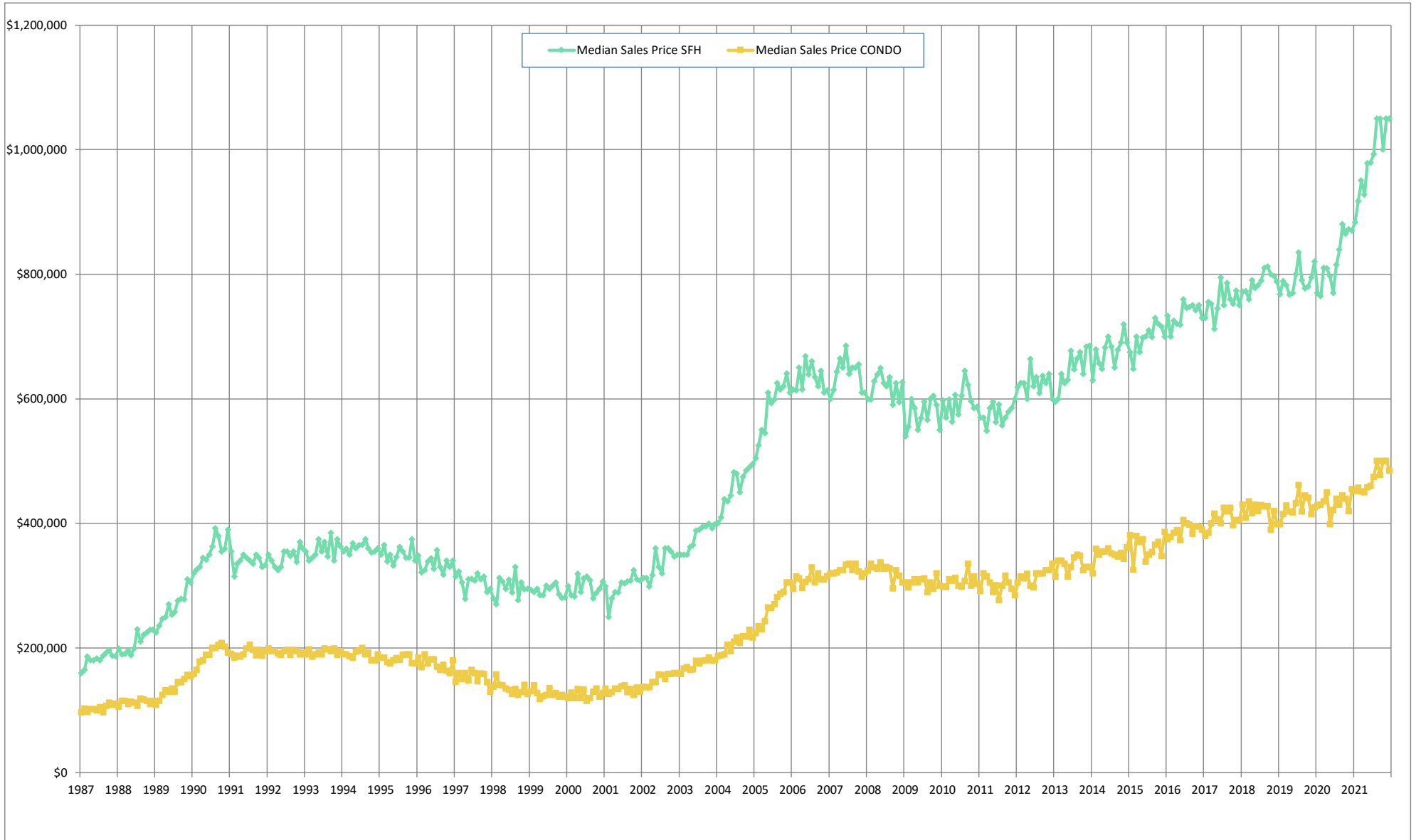
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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present

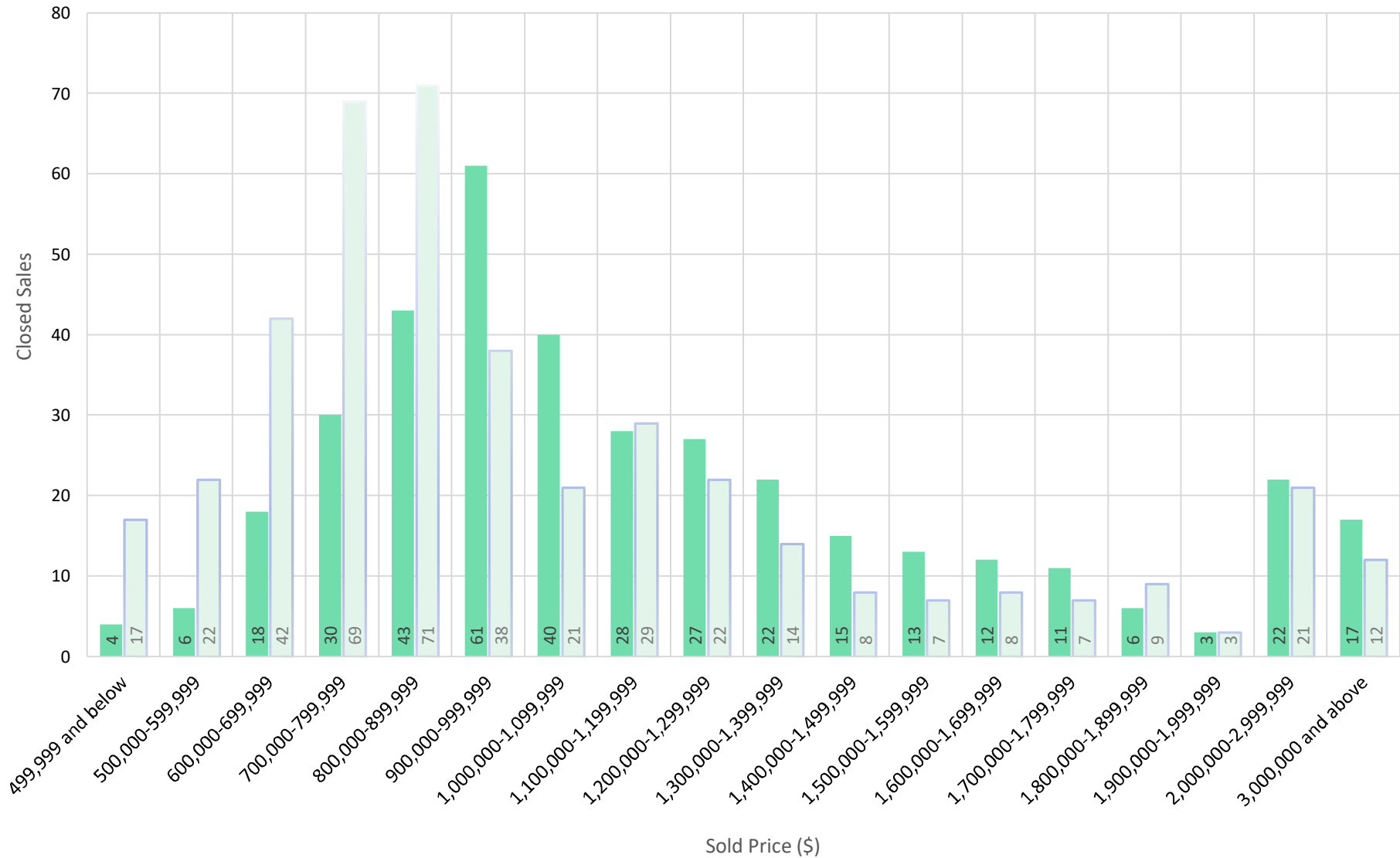


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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## Single-Family Homes Sold December 2021 vs. December 2020

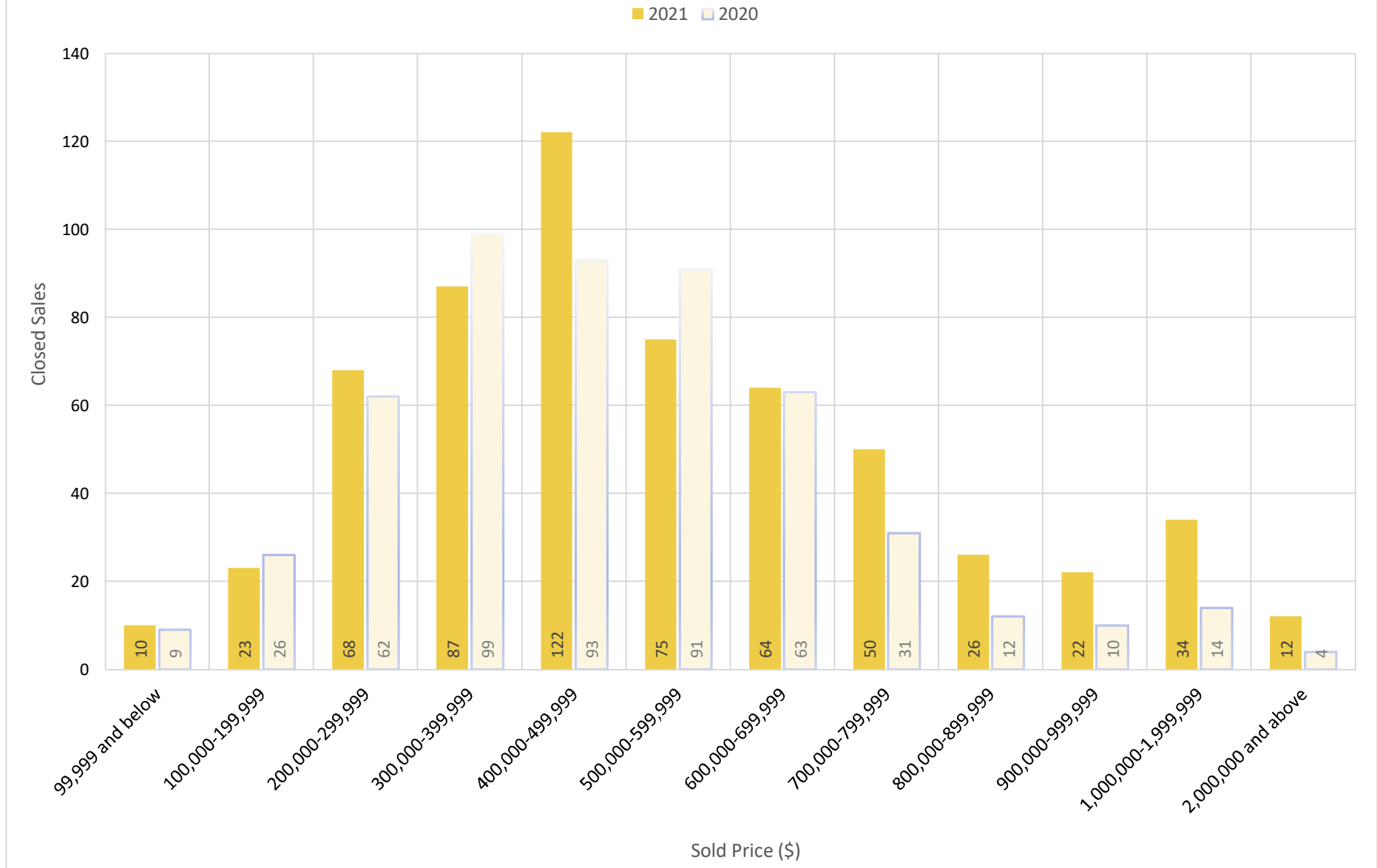
■ 2021 ■ 2020



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

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## Condos Sold December 2021 vs. December 2020

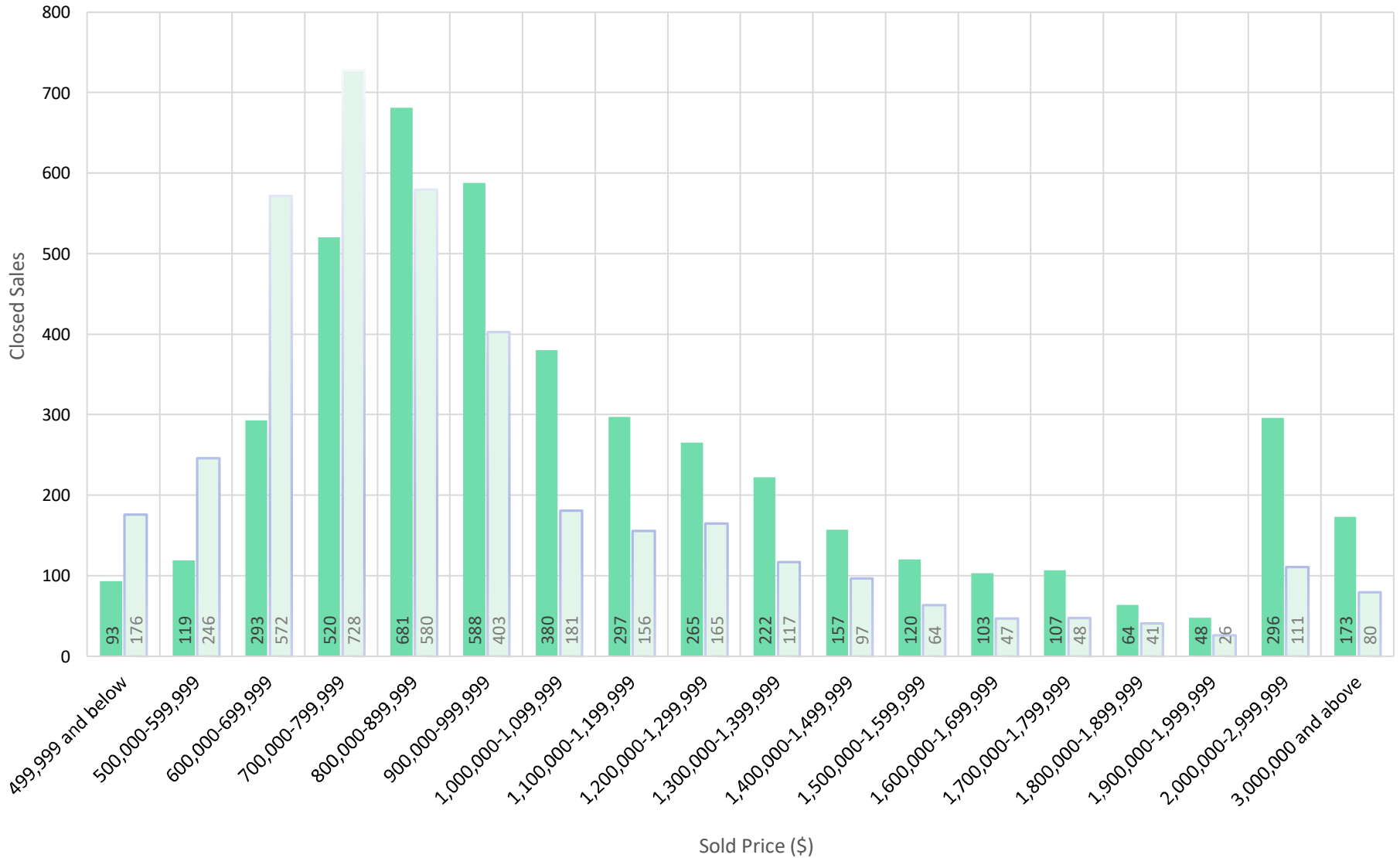


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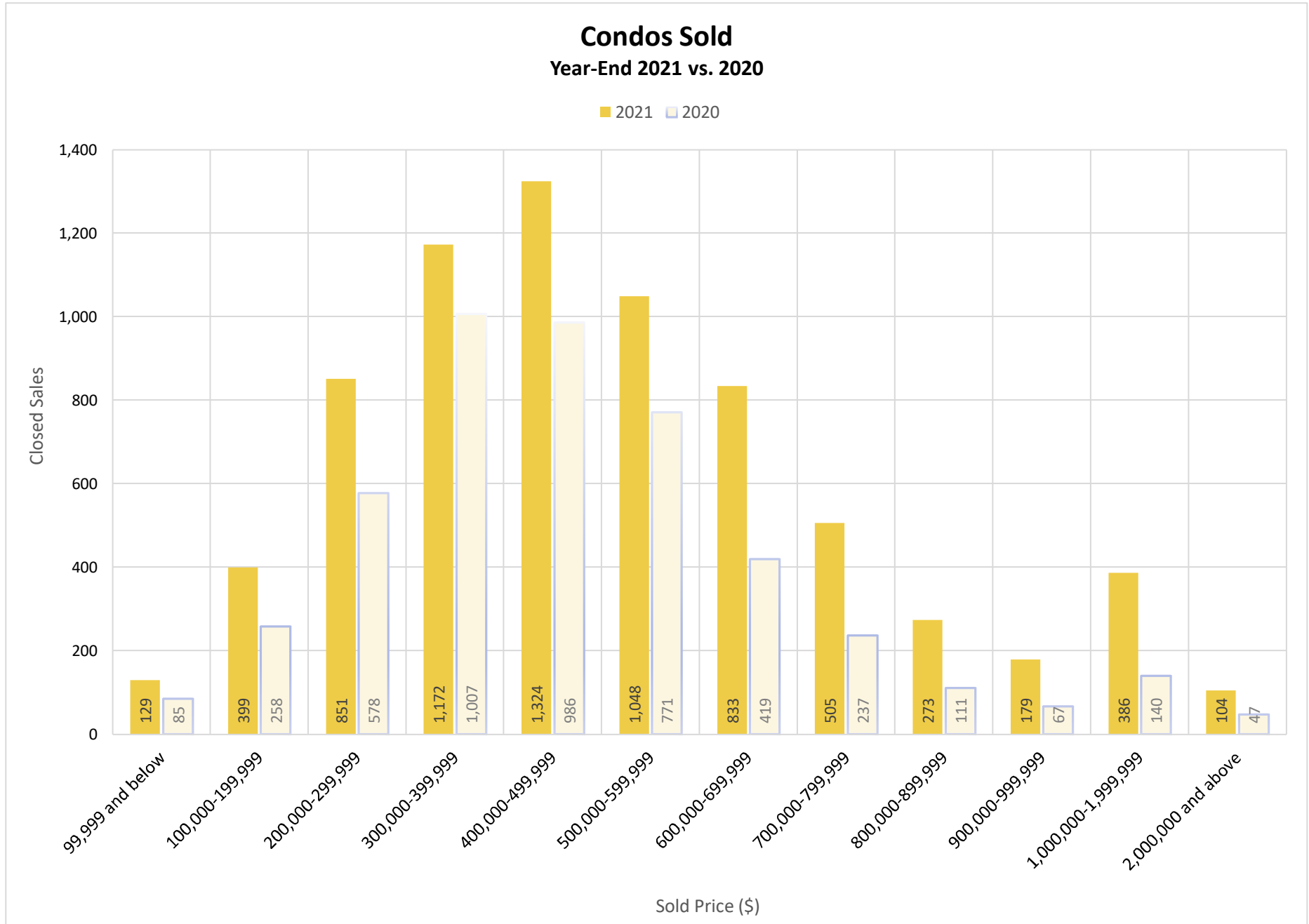
## Single-Family Homes Sold Year-End 2021 vs. 2020

■ 2021 ■ 2020



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