

### Executive Summary

The single-family home and condo markets set new median sales price records, with single-family homes reaching \$1,153,500 and condos hitting \$516,500. While the single-family home market started to cool, with closed sales dropping 15.1%, the demand for condos remained steady, with closed sales rising 15.1% compared to last year.

Single-family homes in the \$600,000 to \$999,999 price range represented the most significant decline in sales activity, dropping 41.2% compared to one year ago. Most regions across O'ahu experienced a dip in sales, except for the Central region of Mililani and Wahiawa, which ended the month on a high note with a 61.9% increase in sales.

Condos in the more affordable price range of \$300,000 to \$599,999 represented 48.0% of closed sales in May, with a volume increase of 13.4% from one year ago. Condo sales in the \$700,000 to \$899,999 range more than doubled compared to May 2021, representing 17.6% of May closings. The Metro region accounted for the most significant increase in condo sales, up 21.9%, while the Ewa Plain area saw sales decline by 20.3%.

Sales of single-family homes and condos are moving at a near-record pace, with properties spending a median of 10 days on the market in May.

Sales closing above the original asking price continued in May, with 217 single-family homes and 313 condos selling for more than the original asking price. For single-family homes, this represents 63% of the month's sales and 45.5% of May condo sales.

Total contract signings fell in May as single-family home pending sales dipped 17.4%, and condo pending sales dropped 14.0%. Condos in the lower price points marked the most significant decline in the \$499,999 and below price range, falling 27.5% compared to the same time last year. However, as pending sales have slowed, so too has the portion of new single-family home listings in escrow or sold by the end of the month, declining to 47.4% in May 2022 compared to 66.7% in May 2021. For condos, 50% of the newly listed condos were in escrow or sold by the end of the month, compared to 55.9% last year.



# Oahu Monthly Housing Statistics

## May 2022



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,153,500	+17.9%
Closed Sales	YoY %chg
344	-15.1%
Average Sales Price	YoY %chg
\$1,450,008	+16.3%

### CONDOS

Median Sales Price	YoY %chg
\$516,500	+12.8%
Closed Sales	YoY %chg
688	+15.1%
Average Sales Price	YoY %chg
\$625,327	+12.5%

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

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# Monthly Indicators

OAHU, HAWAII

## May 2022

**Closed Sales**

**Median Sales Price**

**Average Sales Price**

**Median Days on Market**

**Percent of Orig. List Price Received**

**New Listings**

**Pending Sales\***

**Active Inventory\***

**Total Inventory in Escrow\***

**Months Supply of Active Inventory\***

Single-Family Homes				
May-22	May-21	YoY %chg	Apr-22	MoM %chg
344	405	-15.1%	365	-5.8%
\$1,153,500	\$978,000	17.9%	\$1,105,000	4.4%
\$1,450,008	\$1,246,611	16.3%	\$1,404,481	3.2%
10	8	25.0%	10	0.0%
102.2%	101.4%	0.8%	102.6%	-0.4%
445	430	3.5%	424	5.0%
356	431	-17.4%	366	-2.7%
471	337	39.8%	395	19.2%
583	793	-26.5%	592	-1.5%
1.3	1.0	30.0%	1.1	18.2%

Condos				
May-22	May-21	YoY %chg	Apr-22	MoM %chg
688	598	15.1%	672	2.4%
\$516,500	\$457,750	12.8%	\$510,000	1.3%
\$625,327	\$555,798	12.5%	\$613,189	2.0%
10	12	-16.7%	12	-16.7%
100.0%	100.0%	0.0%	100.0%	0.0%
687	683	0.6%	722	-4.8%
601	699	-14.0%	663	-9.4%
939	983	-4.5%	917	2.4%
856	1,157	-26.0%	956	-10.5%
1.5	2.1	-28.6%	1.5	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

**Closed Sales**

**Median Sales Price**

**Average Sales Price**

**Median Days on Market**

**Percent of Orig. List Price Received**

**New Listings**

**Pending Sales\***

Single-Family Homes				
YTD-2022	YTD-2021	1-yr %chg	YTD-2020	2-yr %chg
1,597	1,692	-5.6%	1,311	21.8%
\$1,115,000	\$935,000	19.3%	\$789,000	41.3%
\$1,440,993	\$1,184,790	21.6%	\$957,453	50.5%
10	9	11.1%	21	-52.4%
101.8%	100.9%	0.9%	98.5%	3.4%
1,968	2,015	-2.3%	1,852	6.3%
1,737	1,945	-10.7%	1,612	7.8%

Condos				
YTD-2022	YTD-2021	1-yr %chg	YTD-2020	2-yr %chg
3,070	2,707	13.4%	1,702	80.4%
\$510,000	\$454,000	12.3%	\$429,000	18.9%
\$617,660	\$531,091	16.3%	\$510,681	20.9%
11	14	-21.4%	29	-62.1%
100.0%	99.2%	0.8%	97.8%	2.2%
3,528	3,386	4.2%	2,894	21.9%
3,172	3,188	-0.5%	1,796	76.6%

\*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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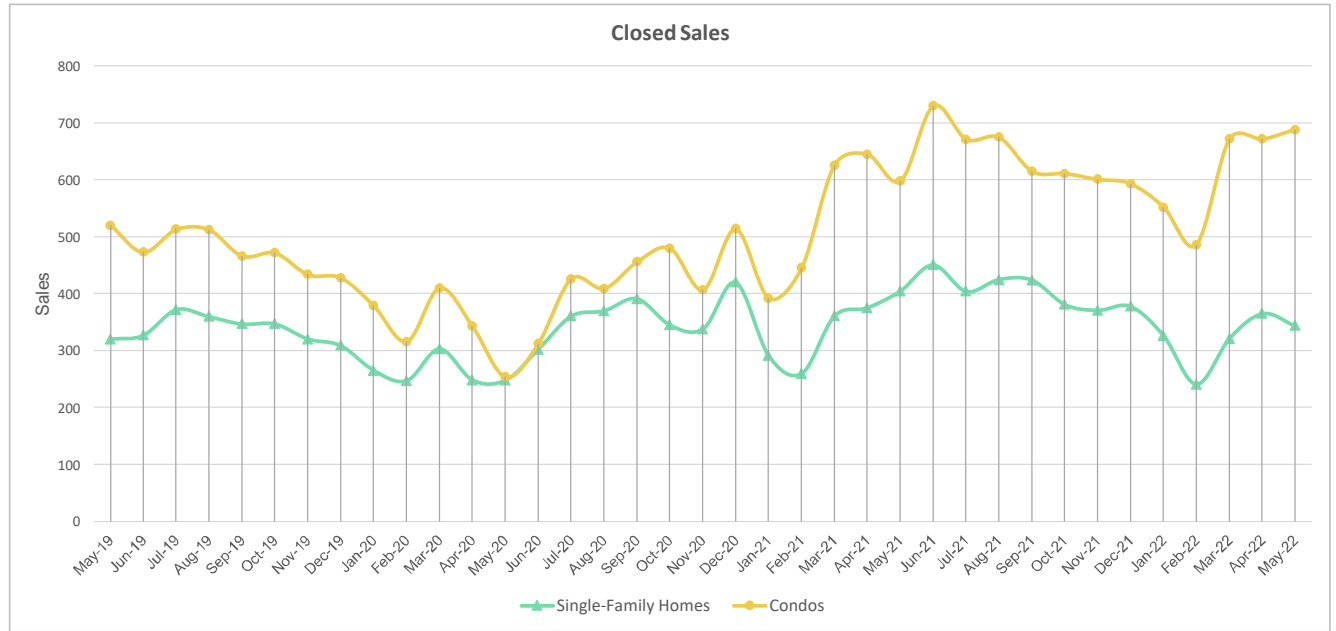
# Closed Sales

May 2022

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
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
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

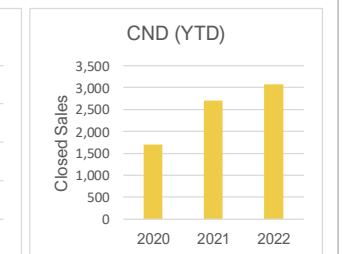
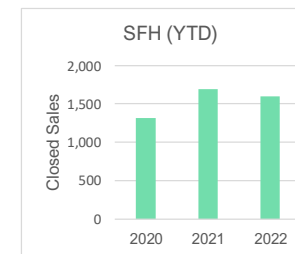
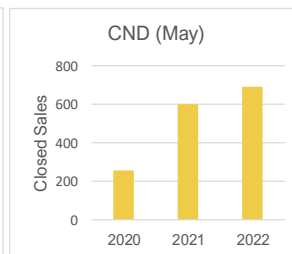
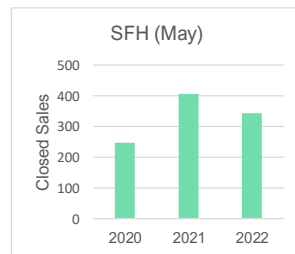


### Monthly Closed Sales

May	SFH	YoY %chg	CND	YoY %chg
2020	248	-22.5%	254	-51.2%
2021	405	63.3%	598	135.4%
2022	344	-15.1%	688	15.1%

### Year-to-Date Closed Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	1,311	-4.2%	1,702	-19.3%
2021	1,692	29.1%	2,707	59.0%
2022	1,597	-5.6%	3,070	13.4%



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

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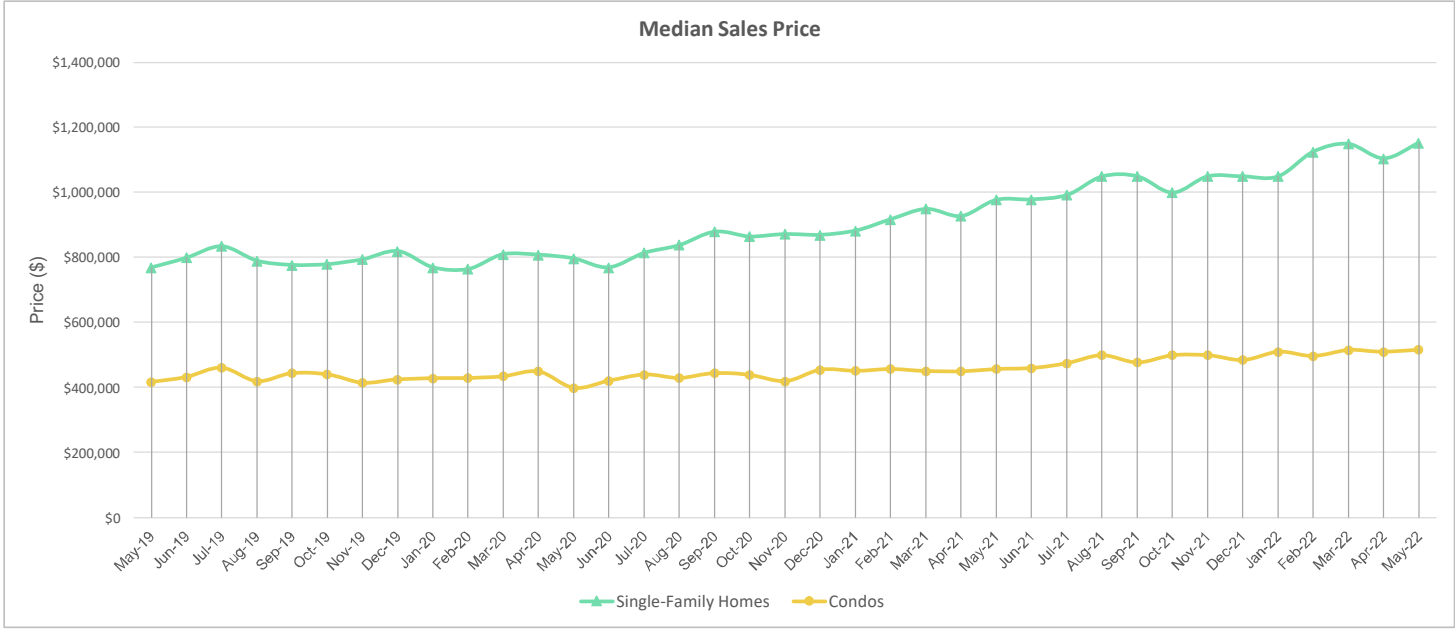
# Median Sales Price

May 2022

OAHU, HAWAII

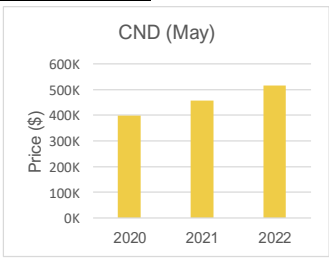
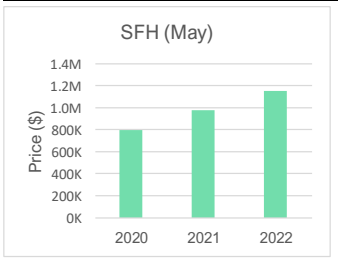
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
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
<b>May-22</b>	<b>\$1,153,500</b>	<b>\$516,500</b>



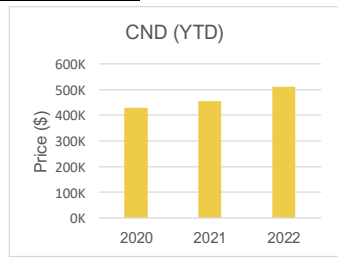
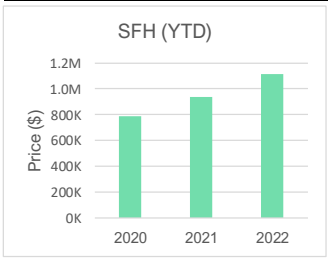
### Monthly Median Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2020	\$797,000	3.5%	\$399,000	-4.4%
2021	\$978,000	22.7%	\$457,750	14.7%
<b>2022</b>	<b>\$1,153,500</b>	<b>17.9%</b>	<b>\$516,500</b>	<b>12.8%</b>



### Year-to-Date Median Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$789,000	1.8%	\$429,000	3.4%
2021	\$935,000	18.5%	\$454,000	5.8%
<b>2022</b>	<b>\$1,115,000</b>	<b>19.3%</b>	<b>\$510,000</b>	<b>12.3%</b>



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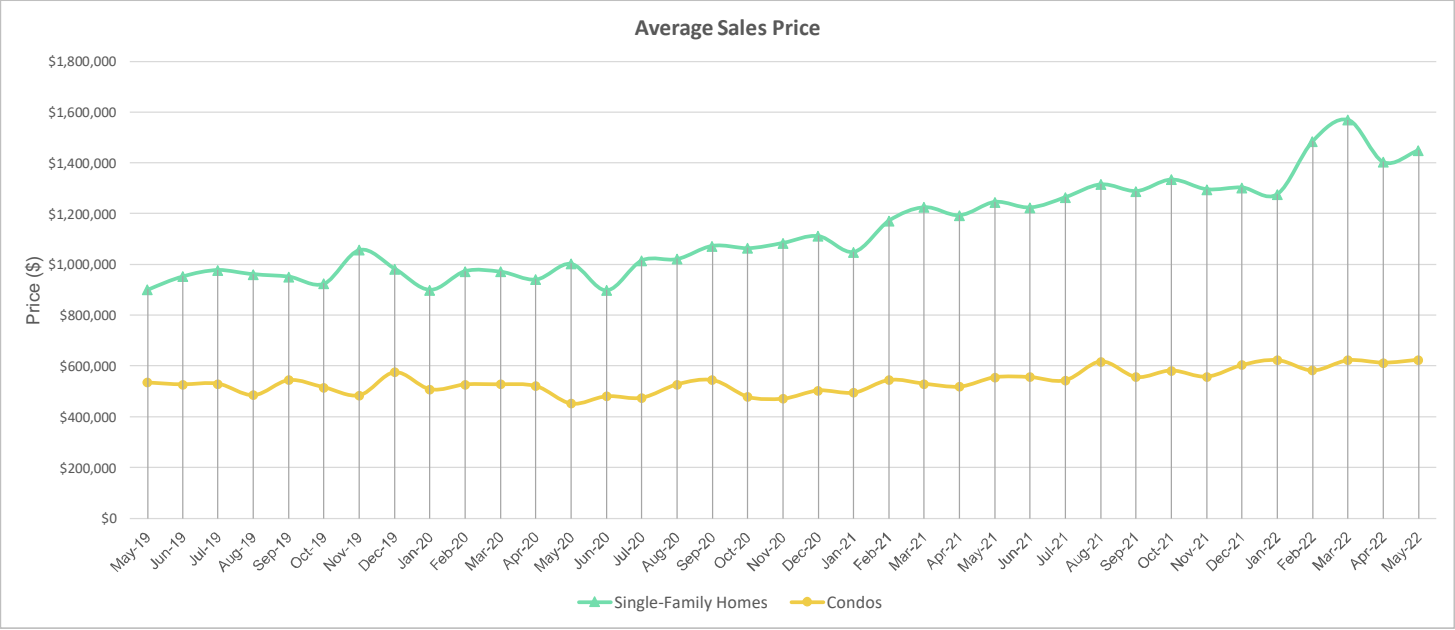
# Average Sales Price

May 2022

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
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	<b>\$1,450,008</b>	<b>\$625,327</b>

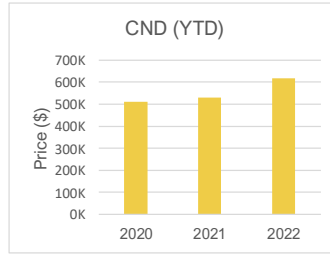
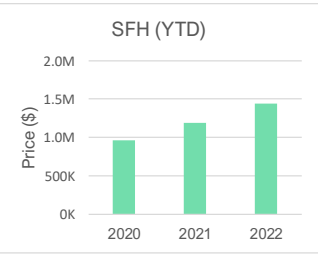
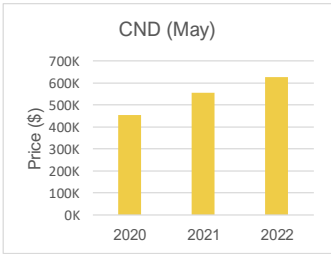
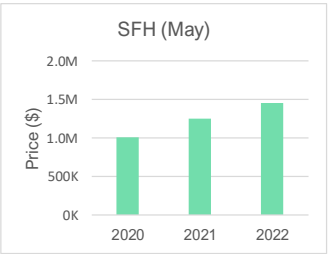


### Monthly Average Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2020	\$1,003,419	11.3%	\$453,220	-15.4%
2021	\$1,246,611	24.2%	\$555,798	22.6%
2022	<b>\$1,450,008</b>	<b>16.3%</b>	<b>\$625,327</b>	<b>12.5%</b>

### Year-to-Date Average Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	\$957,453	3.7%	\$510,681	-0.4%
2021	\$1,184,790	23.7%	\$531,091	4.0%
2022	<b>\$1,440,993</b>	<b>21.6%</b>	<b>\$617,660</b>	<b>16.3%</b>



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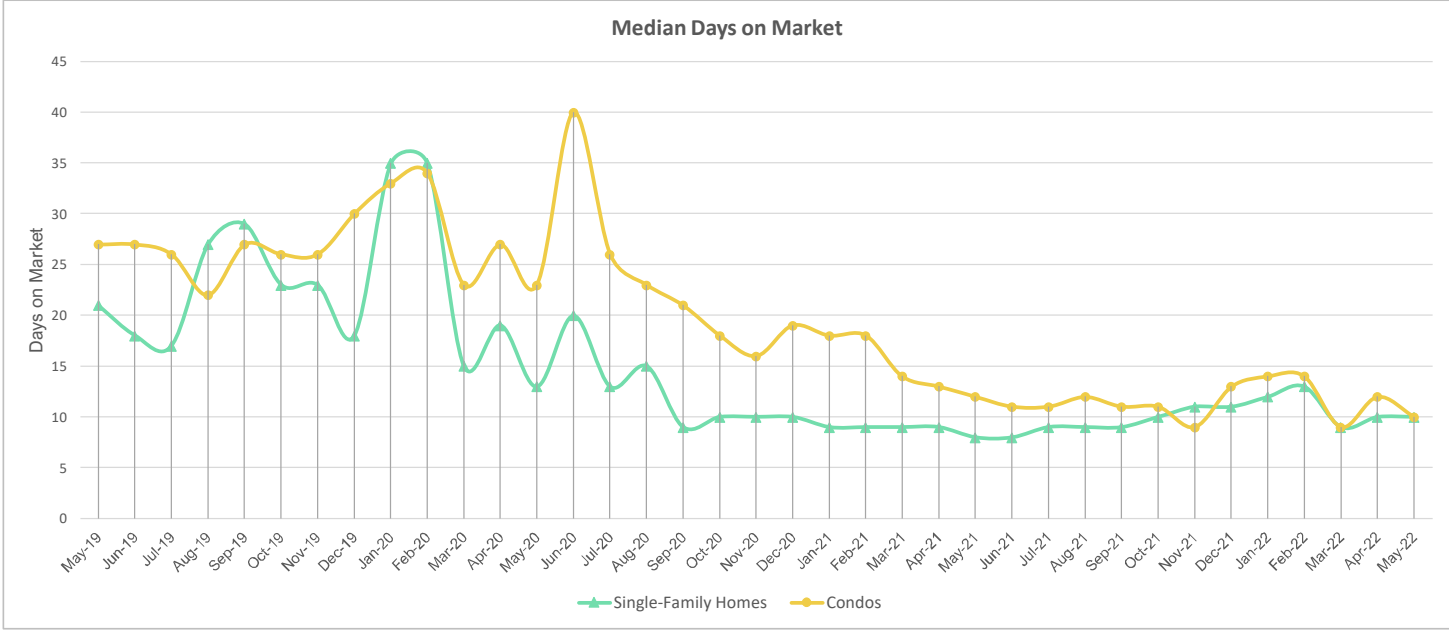
# Median Days on Market

May 2022

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Dec-21	11	13
Jan-22	12	14
Feb-22	13	14
Mar-22	9	9
Apr-22	10	12
<b>May-22</b>	<b>10</b>	<b>10</b>

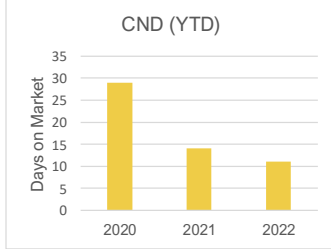
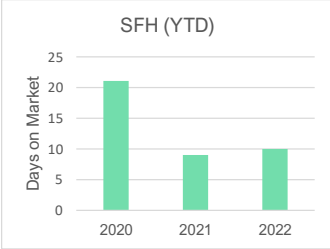
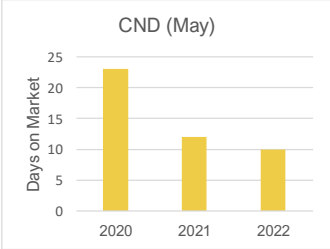
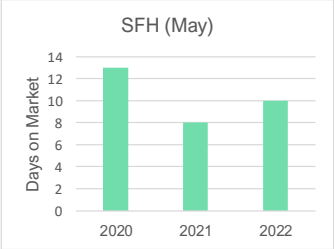


Monthly Median Days on Market

May	SFH	YoY %chg	CND	YoY %chg
2020	13	-38.1%	23	-14.8%
2021	8	-38.5%	12	-47.8%
<b>2022</b>	<b>10</b>	<b>25.0%</b>	<b>10</b>	<b>-16.7%</b>

Year-to-Date Median Days on Market

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	21	-8.7%	29	7.4%
2021	9	-57.1%	14	-51.7%
<b>2022</b>	<b>10</b>	<b>11.1%</b>	<b>11</b>	<b>-21.4%</b>



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

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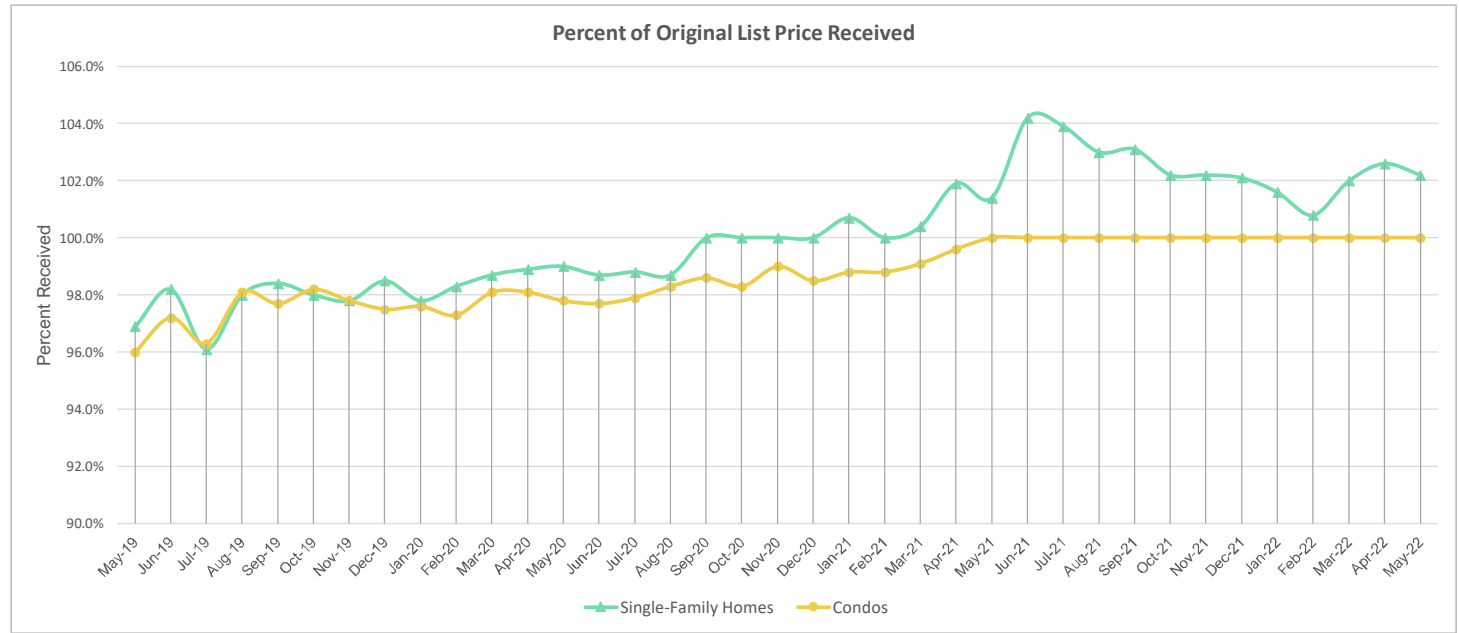
# Percent of Original List Price Received

May 2022

OAHU, HAWAII

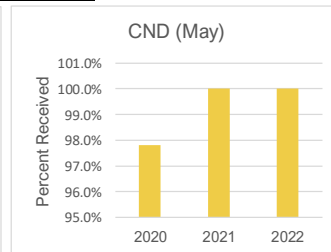
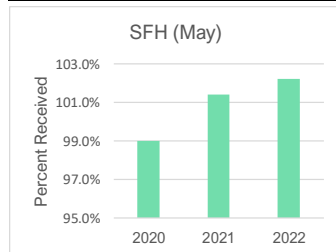
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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	100.7%	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	<b>102.2%</b>	<b>100.0%</b>



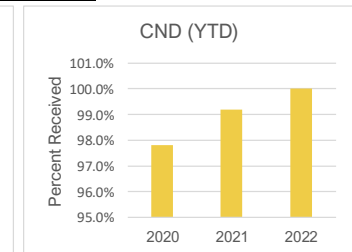
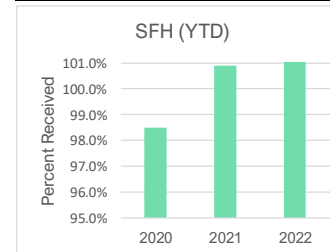
Monthly Percent of Original List Price Received

May	SFH	YoY %chg	CND	YoY %chg
2020	99.0%	2.2%	97.8%	1.9%
2021	101.4%	2.4%	100.0%	2.2%
2022	<b>102.2%</b>	<b>0.8%</b>	<b>100.0%</b>	<b>0.0%</b>



Year-to-Date Percent of Original List Price Received

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	98.5%	1.4%	97.8%	1.1%
2021	100.9%	2.4%	99.2%	1.4%
2022	<b>101.8%</b>	<b>0.9%</b>	<b>100.0%</b>	<b>0.8%</b>



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

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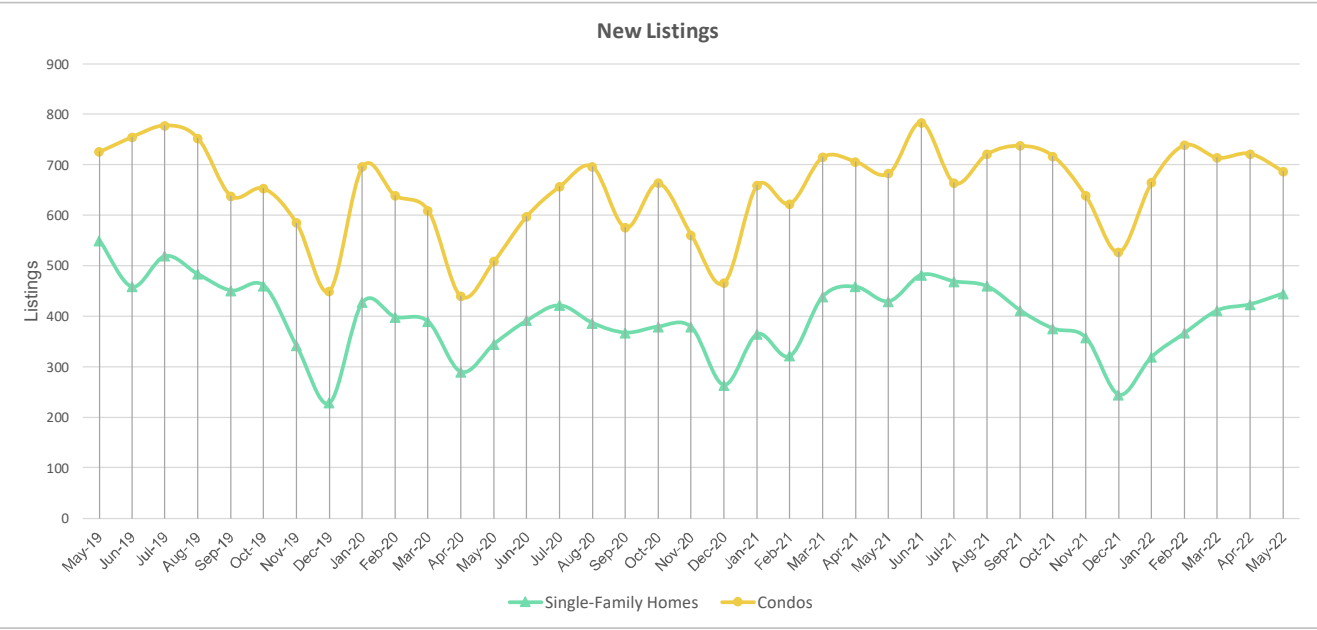
# New Listings

May 2022

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
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
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

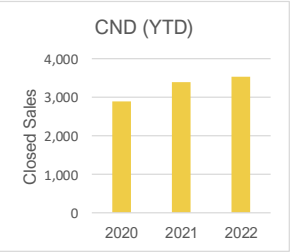
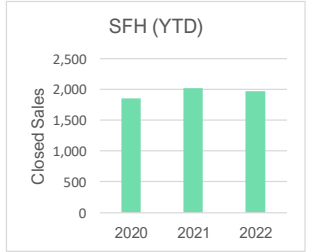
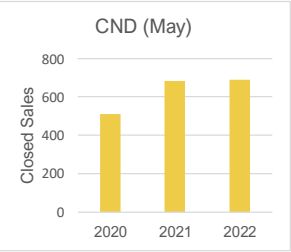
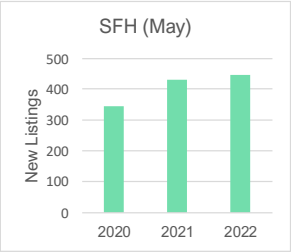


### Monthly New Listings

May	SFH	YoY %chg	CND	YoY %chg
2020	345	-37.3%	509	-29.9%
2021	430	24.6%	683	34.2%
2022	445	3.5%	687	0.6%

### Year-to-Date New Listings

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	1,852	-24.5%	2,894	-21.7%
2021	2,015	8.8%	3,386	17.0%
2022	1,968	-2.3%	3,528	4.2%



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

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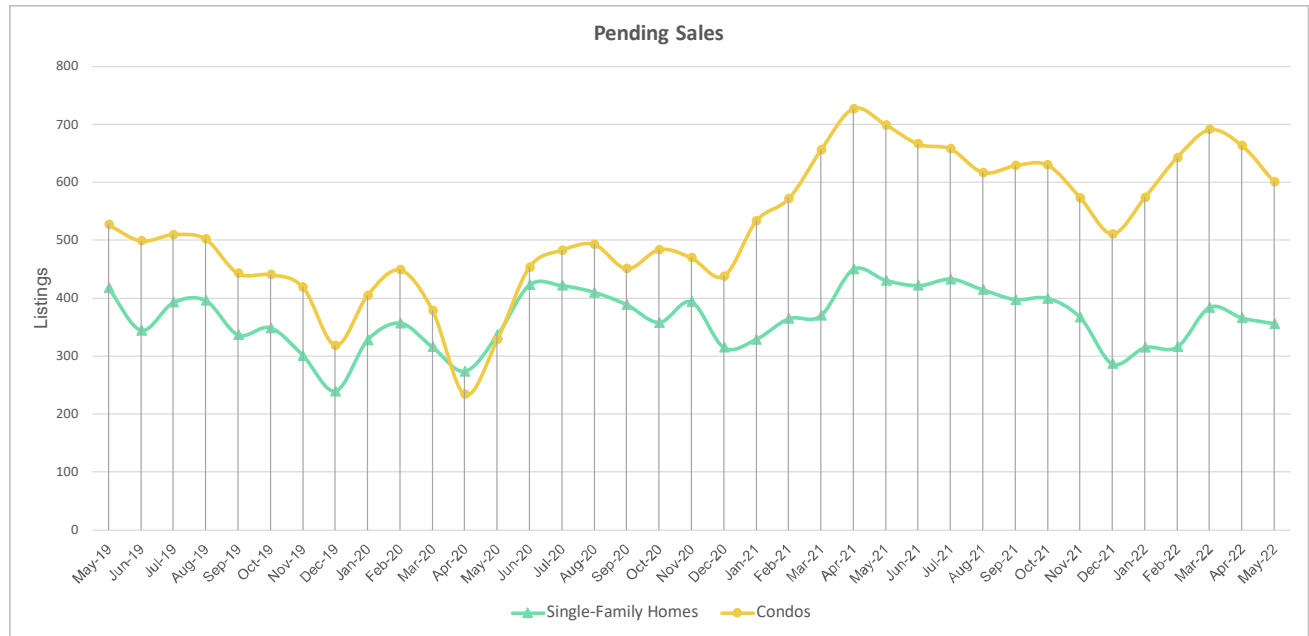
# Pending Sales\*

May 2022

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
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
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
<b>May-22</b>	<b>356</b>	<b>601</b>	<b>957</b>

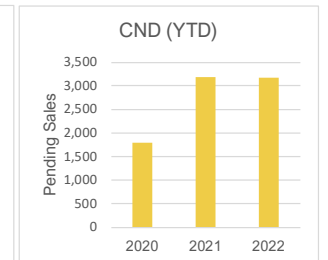
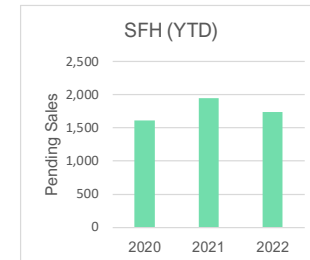
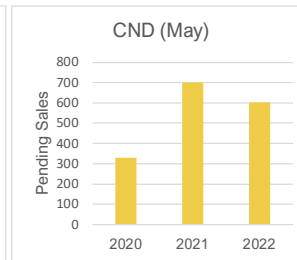
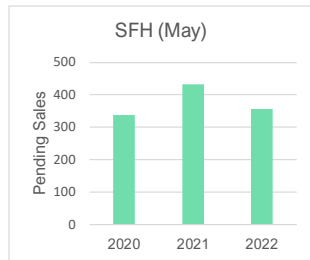


### Monthly Pending Sales

May	SFH	YoY %chg	CND	YoY %chg
2020	337	-19.4%	329	-37.6%
2021	431	27.9%	699	112.5%
<b>2022</b>	<b>356</b>	<b>-17.4%</b>	<b>601</b>	<b>-14.0%</b>

### Year-to-Date Pending Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2020	1,612	-6.4%	1,796	-26.4%
2021	1,945	20.7%	3,188	77.5%
<b>2022</b>	<b>1,737</b>	<b>-10.7%</b>	<b>3,172</b>	<b>-0.5%</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.

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

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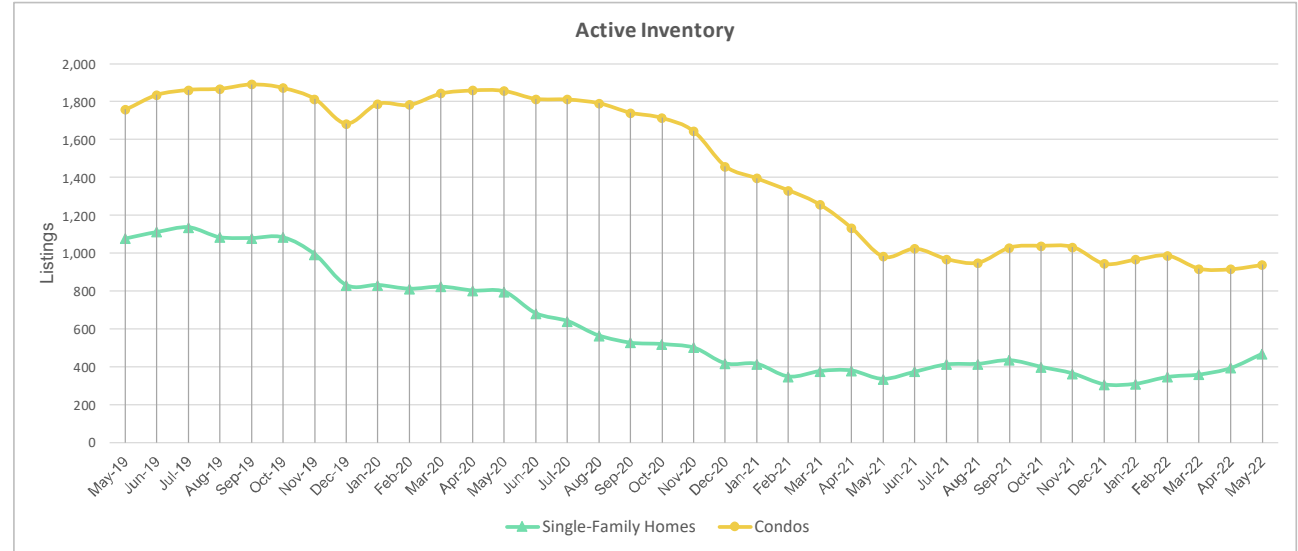
# Active Inventory\*

## May 2022

OAHU, HAWAII

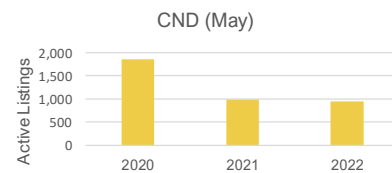
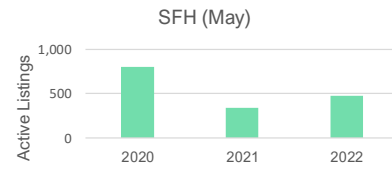
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
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
<b>May-22</b>	<b>471</b>	<b>939</b>	<b>1,410</b>

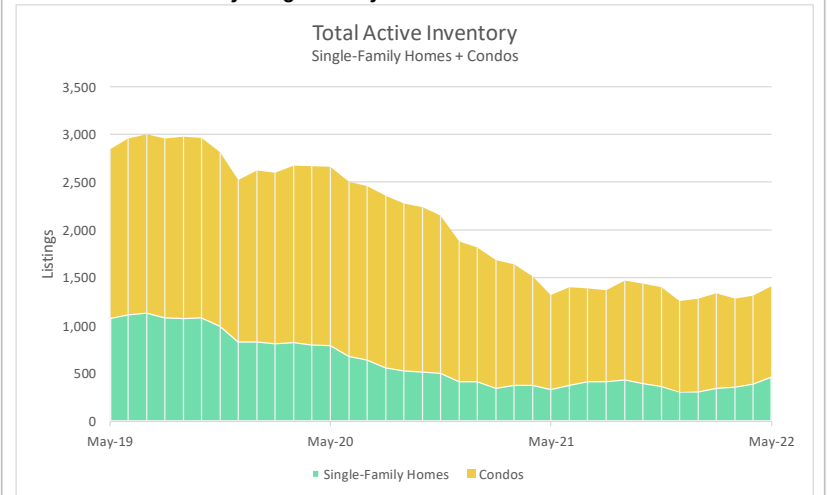


### Active Inventory

May	SFH	YoY %chg	CND	YoY %chg
2020	797	-26.1%	1,858	5.6%
2021	337	-57.7%	983	-47.1%
<b>2022</b>	<b>471</b>	<b>39.8%</b>	<b>939</b>	<b>-4.5%</b>



### Total Active Inventory: Single-Family Homes + Condos



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

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

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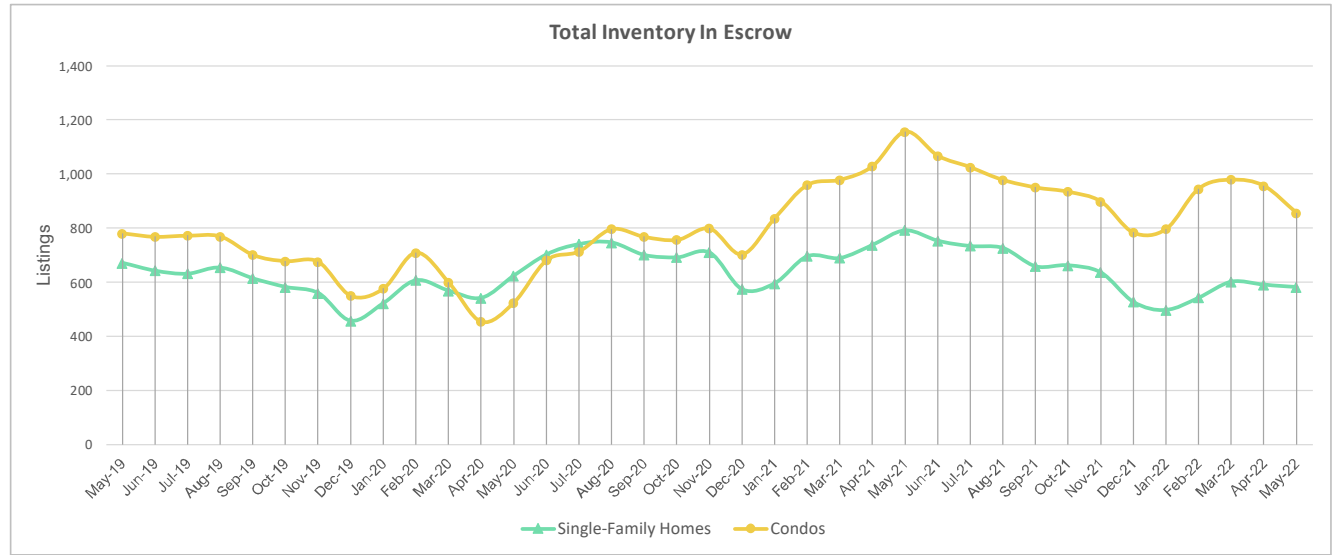
# Total Inventory In Escrow\*

May 2022

OAHU, HAWAII

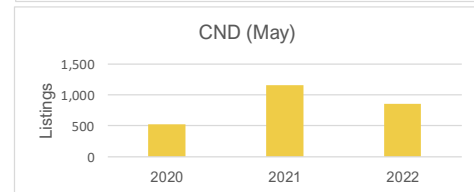
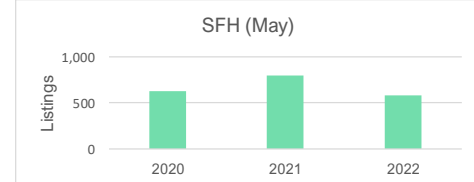
(The number of properties in escrow at the end of the given month / combined listings in ES and EN status)

Mo/Yr	Single-Family Homes	Condos	Total
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
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
<b>May-22</b>	<b>583</b>	<b>856</b>	<b>1,439</b>

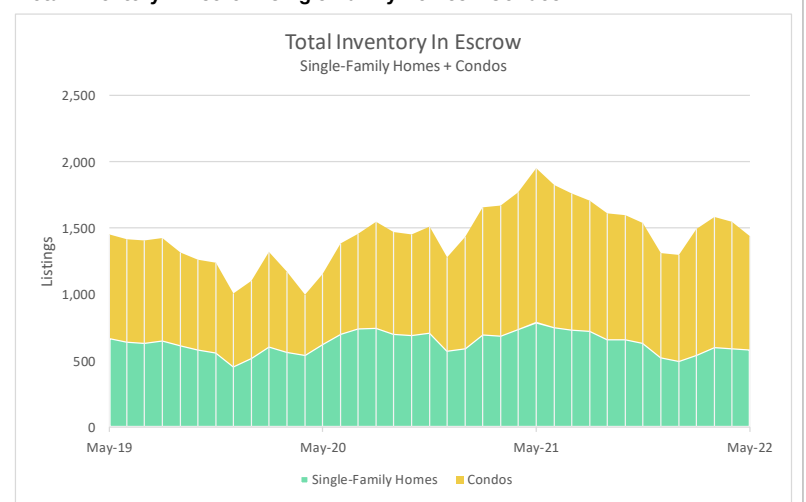


Total Inventory In Escrow

May	SFH	YoY %chg	CND	YoY %chg
2020	625	-7.0%	525	-32.8%
2021	793	26.9%	1,157	120.4%
<b>2022</b>	<b>583</b>	<b>-26.5%</b>	<b>856</b>	<b>-26.0%</b>



Total Inventory In Escrow: Single-Family Homes + Condos



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

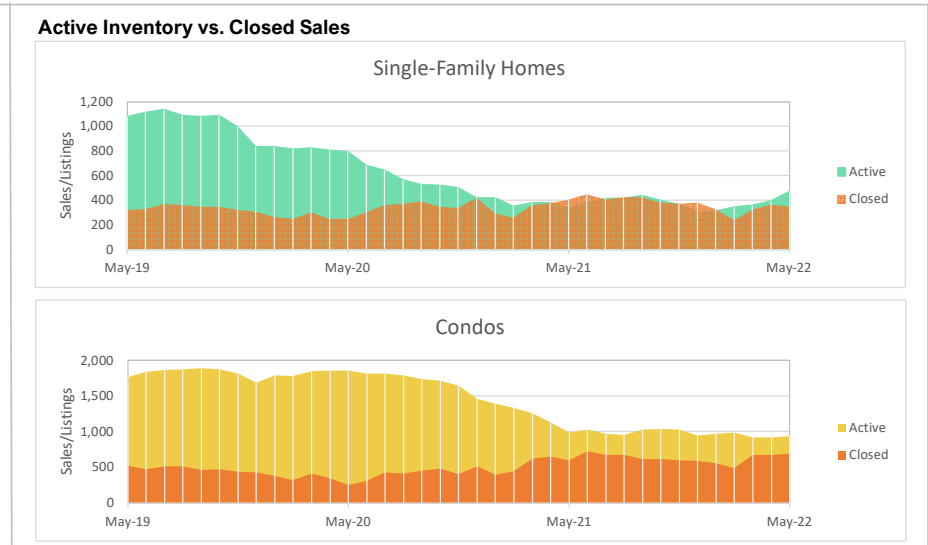
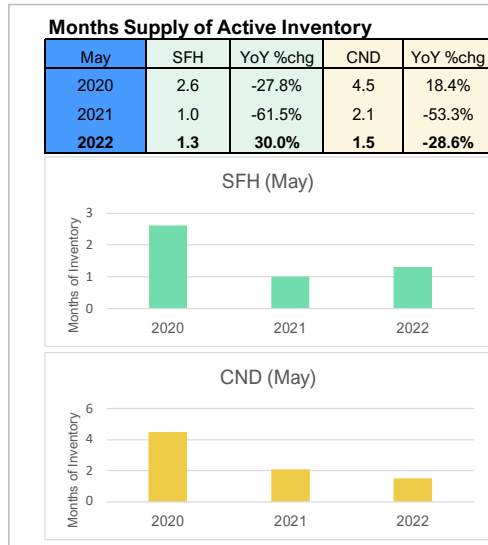
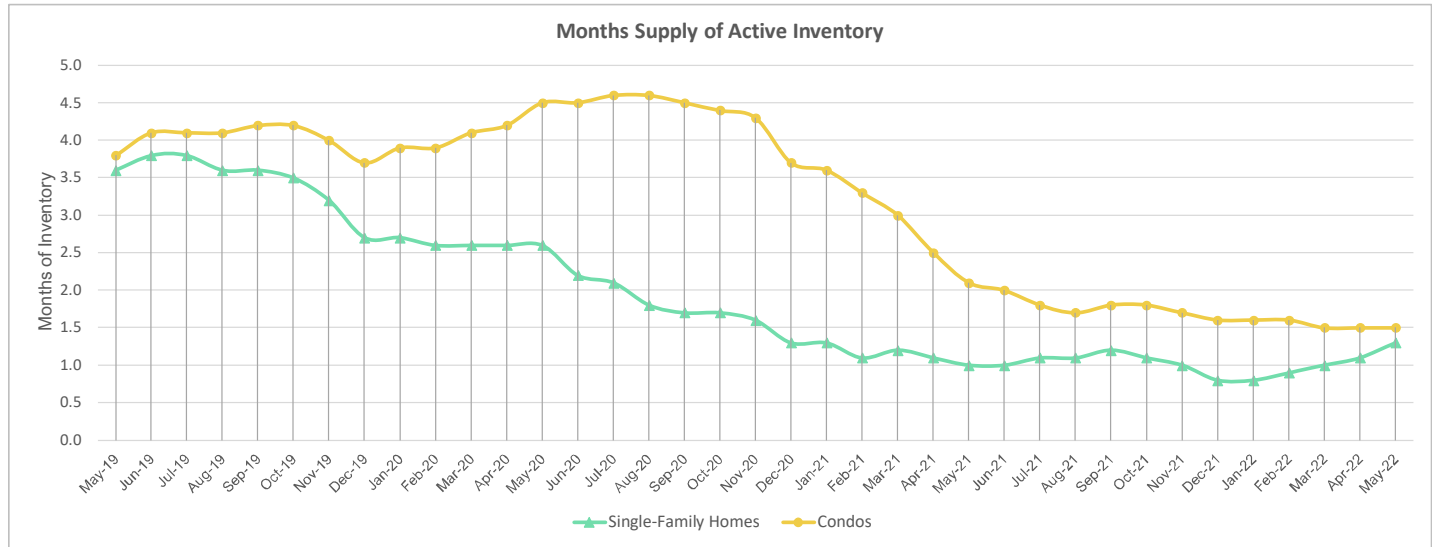
# Months Supply of Active Inventory\*

May 2022

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
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
<b>May-22</b>	<b>1.3</b>	<b>1.5</b>



\*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.

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

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# Housing Supply Overview

May 2022

OAHU, HAWAII

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

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg
\$449,999 and below	0	5	-100.0%	-	19	-	-	100.0%	-	6	7	-14.3%	3	7	-57.1%	6	6	0.0%	11	17	-35.3%	2.0	0.8	150.0%
\$450,000 - \$599,999	6	14	-57.1%	14	9	55.6%	100.0%	100.3%	-0.3%	7	23	-69.6%	6	18	-66.7%	8	16	-50.0%	19	45	-57.8%	0.9	0.7	28.6%
\$600,000 - \$699,999	11	28	-60.7%	8	21	-61.9%	101.5%	99.6%	1.9%	20	40	-50.0%	18	44	-59.1%	15	9	66.7%	27	80	-66.3%	0.9	0.2	350.0%
\$700,000 - \$799,999	22	52	-57.7%	9	8	12.5%	103.7%	101.3%	2.4%	33	44	-25.0%	29	52	-44.2%	23	15	53.3%	50	101	-50.5%	0.7	0.3	133.3%
\$800,000 - \$899,999	37	54	-31.5%	9	8	12.5%	103.2%	103.3%	-0.1%	56	59	-5.1%	53	64	-17.2%	35	25	40.0%	86	120	-28.3%	0.7	0.4	75.0%
\$900,000 - \$999,999	41	57	-28.1%	8	8	0.0%	103.3%	102.0%	1.3%	68	58	17.2%	57	62	-8.1%	58	19	205.3%	94	101	-6.9%	1.2	0.5	140.0%
\$1,000,000 - \$1,499,999	141	110	28.2%	10	9	11.1%	103.3%	101.9%	1.4%	148	100	48.0%	107	107	0.0%	134	63	112.7%	166	185	-10.3%	1.1	0.8	37.5%
\$1,500,000 - 1,999,999	43	42	2.4%	9	9	0.0%	101.2%	105.2%	-3.8%	43	45	-4.4%	42	37	13.5%	59	42	40.5%	66	70	-5.7%	1.3	1.7	-23.5%
\$2,000,000 - \$2,999,999	25	30	-16.7%	13	9	44.4%	100.4%	100.0%	0.4%	36	32	12.5%	27	23	17.4%	46	46	0.0%	42	45	-6.7%	2.0	2.9	-31.0%
\$3,000,000 and above	18	13	38.5%	35	39	-10.3%	96.4%	99.5%	-3.1%	28	22	27.3%	14	17	-17.6%	87	96	-9.4%	22	29	-24.1%	5.1	9.6	-46.9%
All Single-Family Homes	344	405	-15.1%	10	8	25.0%	102.2%	101.4%	0.8%	445	430	3.5%	356	431	-17.4%	471	337	39.8%	583	793	-26.5%	1.3	1.0	30.0%

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		
	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg	May-22	May-21	%chg
\$149,999 and below	20	23	-13.0%	20	64	-68.8%	100.0%	96.5%	3.6%	21	19	10.5%	18	26	-30.8%	37	52	-28.8%	27	48	-43.8%	1.8	3.1	-41.9%
\$150,000 - \$299,999	79	97	-18.6%	16	30	-46.7%	100.0%	97.1%	3.0%	76	110	-30.9%	84	117	-28.2%	150	219	-31.5%	116	196	-40.8%	1.7	2.9	-41.4%
\$300,000 - \$399,999	107	105	1.9%	12	14	-14.3%	100.0%	98.6%	1.4%	103	112	-8.0%	82	118	-30.5%	114	152	-25.0%	121	204	-40.7%	1.2	1.6	-25.0%
\$400,000 - \$499,999	111	106	4.7%	9	9	0.0%	100.0%	100.0%	0.0%	113	127	-11.0%	96	125	-23.2%	105	107	-1.9%	145	212	-31.6%	0.9	1.1	-18.2%
\$500,000 - \$599,999	112	80	40.0%	9	9	0.0%	101.8%	100.3%	1.5%	93	86	8.1%	86	92	-6.5%	81	80	1.3%	124	153	-19.0%	0.9	1.0	-10.0%
\$600,000 - \$699,999	65	83	-21.7%	9	9	0.0%	100.8%	100.8%	0.0%	75	73	2.7%	72	77	-6.5%	81	52	55.8%	93	123	-24.4%	1.2	1.0	20.0%
\$700,000 - \$999,999	133	62	114.5%	10	10	0.0%	100.7%	100.0%	0.7%	130	94	38.3%	116	88	31.8%	162	131	23.7%	153	133	15.0%	1.6	3.0	-46.7%
\$1,000,000 - \$1,499,999	31	21	47.6%	25	22	13.6%	98.3%	100.0%	-1.7%	54	25	116.0%	30	29	3.4%	91	49	85.7%	46	40	15.0%	2.9	3.5	-17.1%
\$1,500,000 - \$1,999,999	16	11	45.5%	14	16	-12.5%	100.0%	96.4%	3.7%	11	15	-26.7%	8	13	-38.5%	56	45	24.4%	16	20	-20.0%	6.2	11.3	-45.1%
\$2,000,000 and above	14	10	40.0%	120	8	1400.0%	94.6%	97.5%	-3.0%	11	22	-50.0%	9	14	-35.7%	62	96	-35.4%	15	28	-46.4%	5.6	19.2	-70.8%
All Condos	688	598	15.1%	10	12	-16.7%	100.0%	100.0%	0.0%	687	683	0.6%	601	699	-14.0%	939	983	-4.5%	856	1,157	-26.0%	1.5	2.1	-28.6%

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

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## Closed Sales by Price Range: Single-Family Homes

May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	5	-100.0%	39	101	-61.4%
\$450,000 - \$599,999	6	14	-57.1%	112	262	-57.3%
\$600,000 - \$699,999	11	28	-60.7%	207	457	-54.7%
\$700,000 - \$799,999	22	52	-57.7%	395	708	-44.2%
\$800,000 - \$899,999	37	54	-31.5%	598	673	-11.1%
\$900,000 - \$999,999	41	57	-28.1%	601	490	22.7%
\$1,000,000 - \$1,499,999	141	110	28.2%	1,470	925	58.9%
\$1,500,000 - 1,999,999	43	42	2.4%	522	296	76.4%
\$2,000,000 - \$2,999,999	25	30	-16.7%	281	187	50.3%
\$3,000,000 and above	18	13	38.5%	206	120	71.7%
<b>All Single-Family Homes</b>	<b>344</b>	<b>405</b>	<b>-15.1%</b>	<b>4,431</b>	<b>4,219</b>	<b>5.0%</b>

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## Closed Sales by Price Range: Condos

May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	20	23	-13.0%	249	209	19.1%
\$150,000 - \$299,999	79	97	-18.6%	1,060	898	18.0%
\$300,000 - \$399,999	107	105	1.9%	1,146	1,111	3.2%
\$400,000 - \$499,999	111	106	4.7%	1,335	1,173	13.8%
\$500,000 - \$599,999	112	80	40.0%	1,109	932	19.0%
\$600,000 - \$699,999	65	83	-21.7%	826	597	38.4%
\$700,000 - \$999,999	133	62	114.5%	1,230	525	134.3%
\$1,000,000 - \$1,499,999	31	21	47.6%	375	164	128.7%
\$1,500,000 - \$1,999,999	16	11	45.5%	110	45	144.4%
\$2,000,000 and above	14	10	40.0%	126	57	121.1%
<b>All Condos</b>	<b>688</b>	<b>598</b>	<b>15.1%</b>	<b>7,566</b>	<b>5,711</b>	<b>32.5%</b>

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

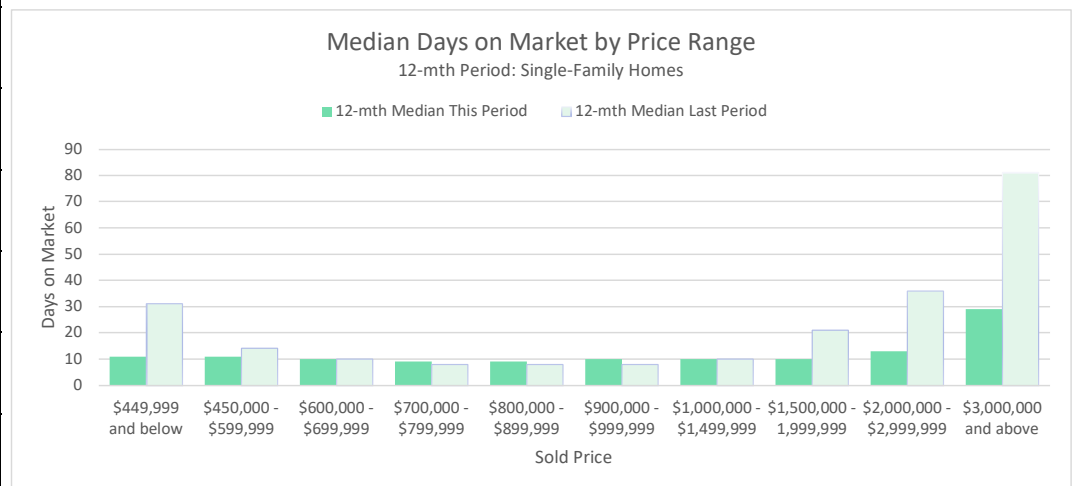
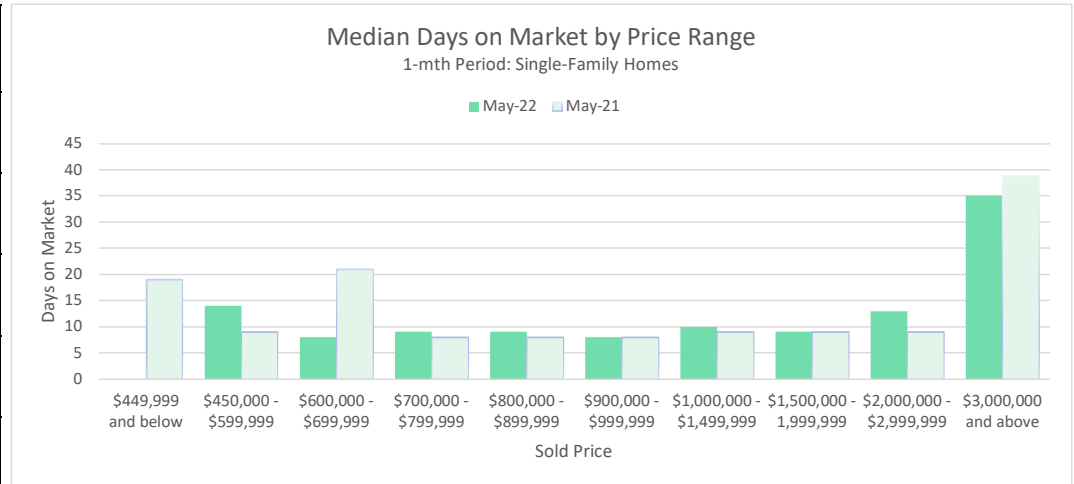
May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	-	19	-	11	31	-64.5%
\$450,000 - \$599,999	14	9	55.6%	11	14	-21.4%
\$600,000 - \$699,999	8	21	-61.9%	10	10	0.0%
\$700,000 - \$799,999	9	8	12.5%	9	8	12.5%
\$800,000 - \$899,999	9	8	12.5%	9	8	12.5%
\$900,000 - \$999,999	8	8	0.0%	10	8	25.0%
\$1,000,000 - \$1,499,999	10	9	11.1%	10	10	0.0%
\$1,500,000 - 1,999,999	9	9	0.0%	10	21	-52.4%
\$2,000,000 - \$2,999,999	13	9	44.4%	13	36	-63.9%
\$3,000,000 and above	35	39	-10.3%	29	81	-64.2%
<b>All Single-Family Homes</b>	<b>10</b>	<b>8</b>	<b>25.0%</b>	<b>10</b>	<b>10</b>	<b>0.0%</b>

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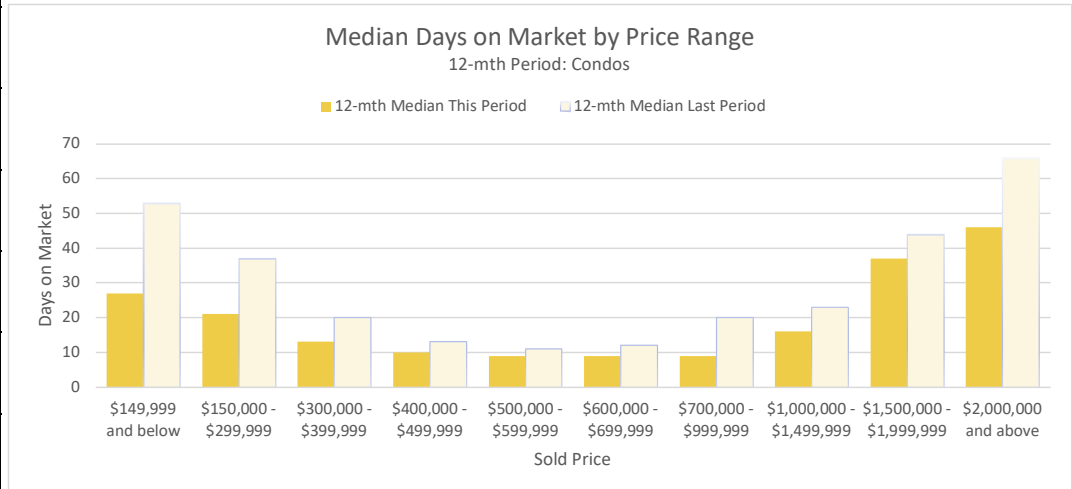
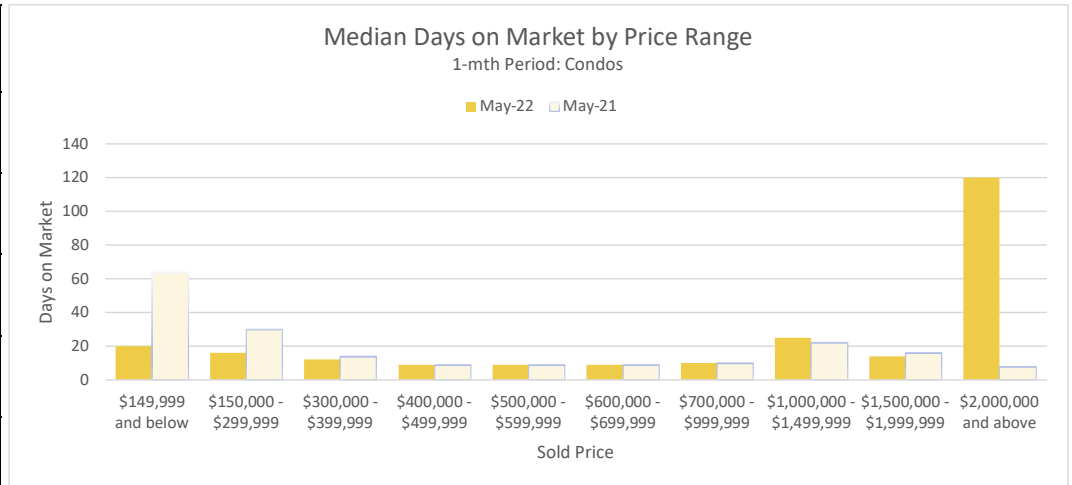
## Median Days on Market by Price Range: Condos

May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	20	64	-68.8%	27	53	-49.1%
\$150,000 - \$299,999	16	30	-46.7%	21	37	-43.2%
\$300,000 - \$399,999	12	14	-14.3%	13	20	-35.0%
\$400,000 - \$499,999	9	9	0.0%	10	13	-23.1%
\$500,000 - \$599,999	9	9	0.0%	9	11	-18.2%
\$600,000 - \$699,999	9	9	0.0%	9	12	-25.0%
\$700,000 - \$999,999	10	10	0.0%	9	20	-55.0%
\$1,000,000 - \$1,499,999	25	22	13.6%	16	23	-30.4%
\$1,500,000 - \$1,999,999	14	16	-12.5%	37	44	-15.9%
\$2,000,000 and above	120	8	1400.0%	46	66	-30.3%
<b>All Condos</b>	<b>10</b>	<b>12</b>	<b>-16.7%</b>	<b>11</b>	<b>18</b>	<b>-38.9%</b>



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

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

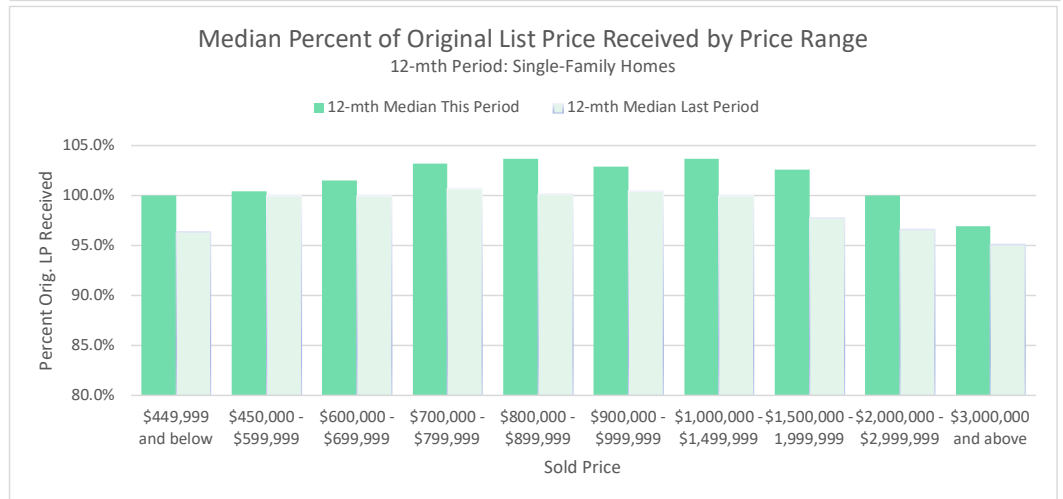
May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	-	100.0%	-	100.0%	96.4%	3.7%
\$450,000 - \$599,999	100.0%	100.3%	-0.3%	100.4%	100.0%	0.4%
\$600,000 - \$699,999	101.5%	99.6%	1.9%	101.5%	100.0%	1.5%
\$700,000 - \$799,999	103.7%	101.3%	2.4%	103.2%	100.7%	2.5%
\$800,000 - \$899,999	103.2%	103.3%	-0.1%	103.7%	100.2%	3.5%
\$900,000 - \$999,999	103.3%	102.0%	1.3%	102.9%	100.5%	2.4%
\$1,000,000 - \$1,499,999	103.3%	101.9%	1.4%	103.7%	100.0%	3.7%
\$1,500,000 - 1,999,999	101.2%	105.2%	-3.8%	102.6%	97.8%	4.9%
\$2,000,000 - \$2,999,999	100.4%	100.0%	0.4%	100.0%	96.6%	3.5%
\$3,000,000 and above	96.4%	99.5%	-3.1%	96.9%	95.1%	1.9%
<b>All Single-Family Homes</b>	<b>102.2%</b>	<b>101.4%</b>	<b>0.8%</b>	<b>102.5%</b>	<b>100.0%</b>	<b>2.5%</b>

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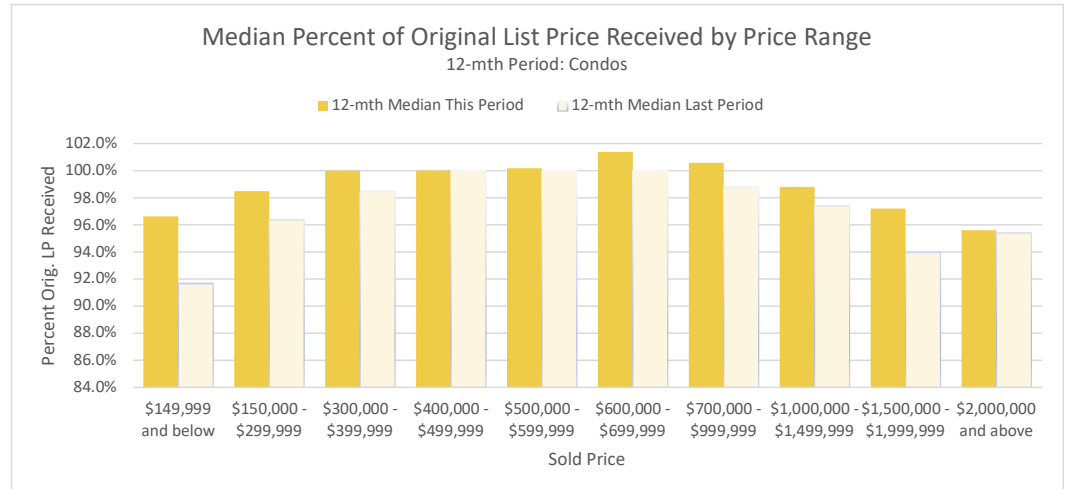
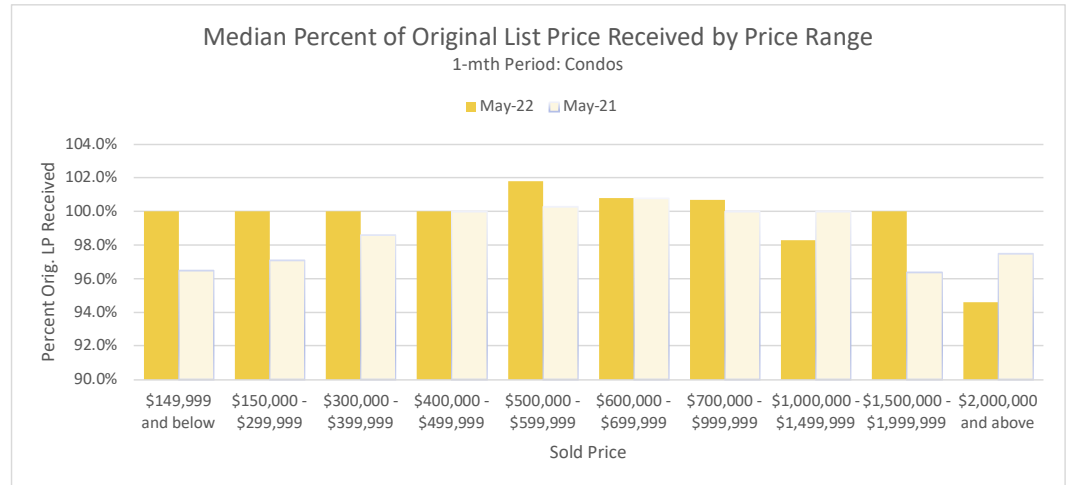
## Median Percent of Original List Price Received by Price Range: Condos

May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	100.0%	96.5%	3.6%	96.6%	91.7%	5.3%
\$150,000 - \$299,999	100.0%	97.1%	3.0%	98.5%	96.4%	2.2%
\$300,000 - \$399,999	100.0%	98.6%	1.4%	100.0%	98.5%	1.5%
\$400,000 - \$499,999	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
\$500,000 - \$599,999	101.8%	100.3%	1.5%	100.2%	100.0%	0.2%
\$600,000 - \$699,999	100.8%	100.8%	0.0%	101.4%	100.0%	1.4%
\$700,000 - \$999,999	100.7%	100.0%	0.7%	100.6%	98.8%	1.8%
\$1,000,000 - \$1,499,999	98.3%	100.0%	-1.7%	98.8%	97.4%	1.4%
\$1,500,000 - \$1,999,999	100.0%	96.4%	3.7%	97.2%	94.0%	3.4%
\$2,000,000 and above	94.6%	97.5%	-3.0%	95.6%	95.4%	0.2%
<b>All Condos</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>1.3%</b>



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## New Listings by Price Range: Single-Family Homes

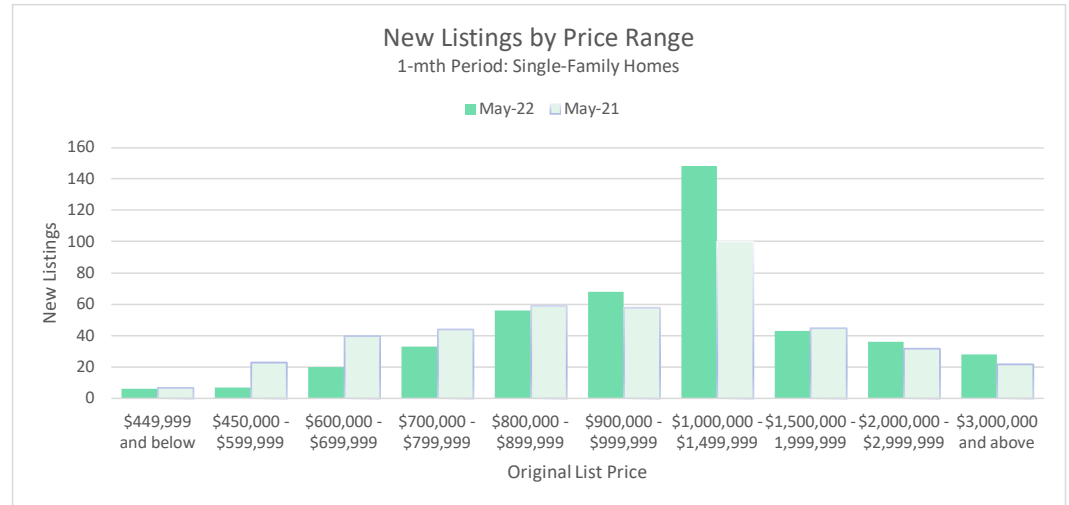
May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	6	7	-14.3%	41	83	-50.6%
\$450,000 - \$599,999	7	23	-69.6%	124	241	-48.5%
\$600,000 - \$699,999	20	40	-50.0%	249	515	-51.7%
\$700,000 - \$799,999	33	44	-25.0%	470	675	-30.4%
\$800,000 - \$899,999	56	59	-5.1%	651	722	-9.8%
\$900,000 - \$999,999	68	58	17.2%	696	529	31.6%
\$1,000,000 - \$1,499,999	148	100	48.0%	1,398	982	42.4%
\$1,500,000 - 1,999,999	43	45	-4.4%	532	384	38.5%
\$2,000,000 - \$2,999,999	36	32	12.5%	322	240	34.2%
\$3,000,000 and above	28	22	27.3%	287	236	21.6%
<b>All Single-Family Homes</b>	<b>445</b>	<b>430</b>	<b>3.5%</b>	<b>4,770</b>	<b>4,607</b>	<b>3.5%</b>

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## New Listings by Price Range: Condos

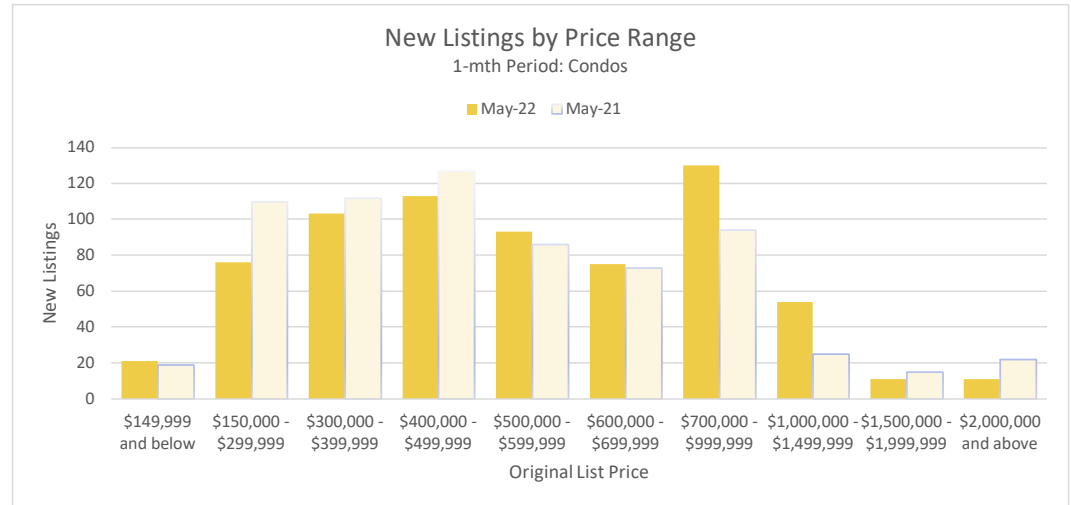
May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	21	19	10.5%	236	283	-16.6%
\$150,000 - \$299,999	76	110	-30.9%	1,124	1,267	-11.3%
\$300,000 - \$399,999	103	112	-8.0%	1,297	1,457	-11.0%
\$400,000 - \$499,999	113	127	-11.0%	1,436	1,431	0.3%
\$500,000 - \$599,999	93	86	8.1%	1,181	1,075	9.9%
\$600,000 - \$699,999	75	73	2.7%	927	702	32.1%
\$700,000 - \$999,999	130	94	38.3%	1,293	773	67.3%
\$1,000,000 - \$1,499,999	54	25	116.0%	468	293	59.7%
\$1,500,000 - \$1,999,999	11	15	-26.7%	169	122	38.5%
\$2,000,000 and above	11	22	-50.0%	187	201	-7.0%
<b>All Condos</b>	<b>687</b>	<b>683</b>	<b>0.6%</b>	<b>8,318</b>	<b>7,604</b>	<b>9.4%</b>

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# Pending Sales by Price Range: Single-Family Homes

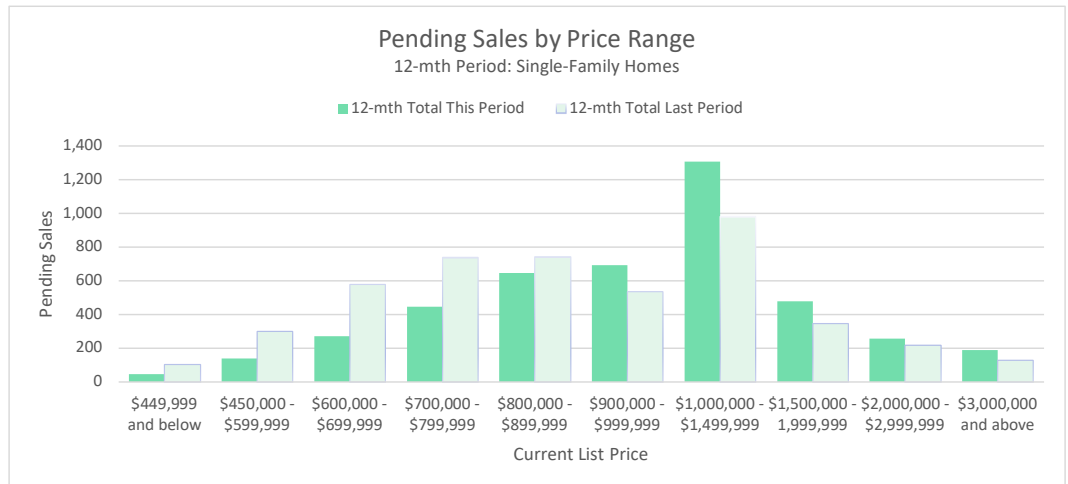
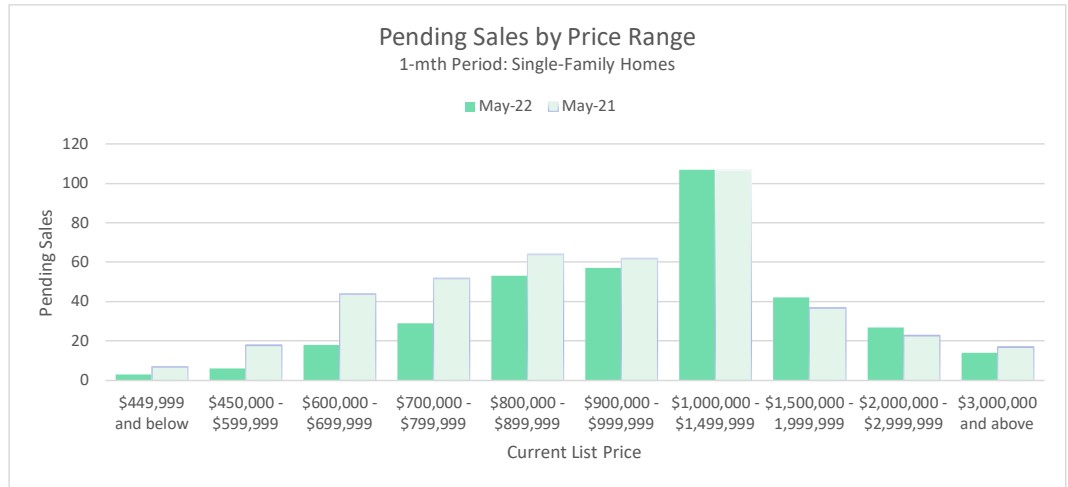
May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	7	-57.1%	46	103	-55.3%
\$450,000 - \$599,999	6	18	-66.7%	136	297	-54.2%
\$600,000 - \$699,999	18	44	-59.1%	268	576	-53.5%
\$700,000 - \$799,999	29	52	-44.2%	444	737	-39.8%
\$800,000 - \$899,999	53	64	-17.2%	646	743	-13.1%
\$900,000 - \$999,999	57	62	-8.1%	693	533	30.0%
\$1,000,000 - \$1,499,999	107	107	0.0%	1,305	980	33.2%
\$1,500,000 - 1,999,999	42	37	13.5%	477	345	38.3%
\$2,000,000 - \$2,999,999	27	23	17.4%	255	216	18.1%
\$3,000,000 and above	14	17	-17.6%	189	126	50.0%
<b>All Single-Family Homes</b>	<b>356</b>	<b>431</b>	<b>-17.4%</b>	<b>4,459</b>	<b>4,656</b>	<b>-4.2%</b>

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## Pending Sales by Price Range: Condos

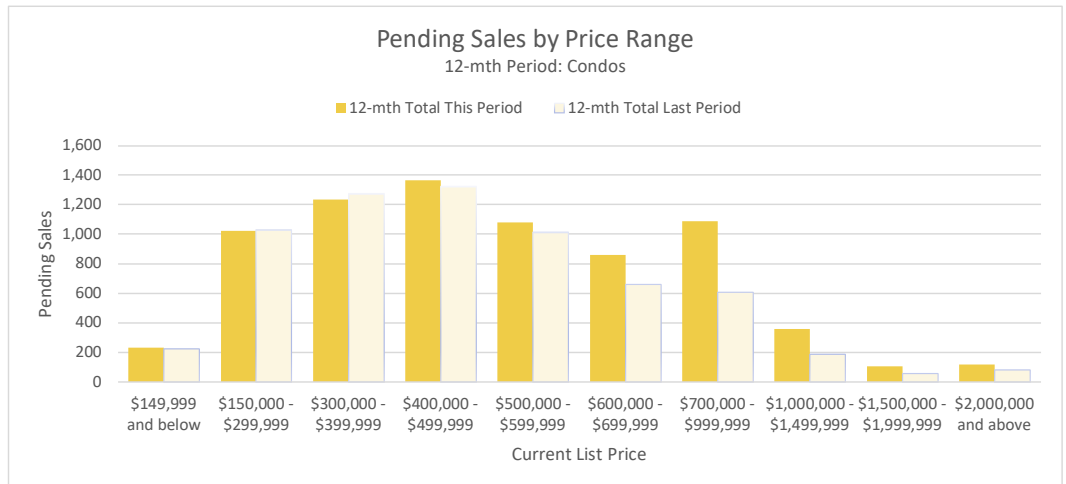
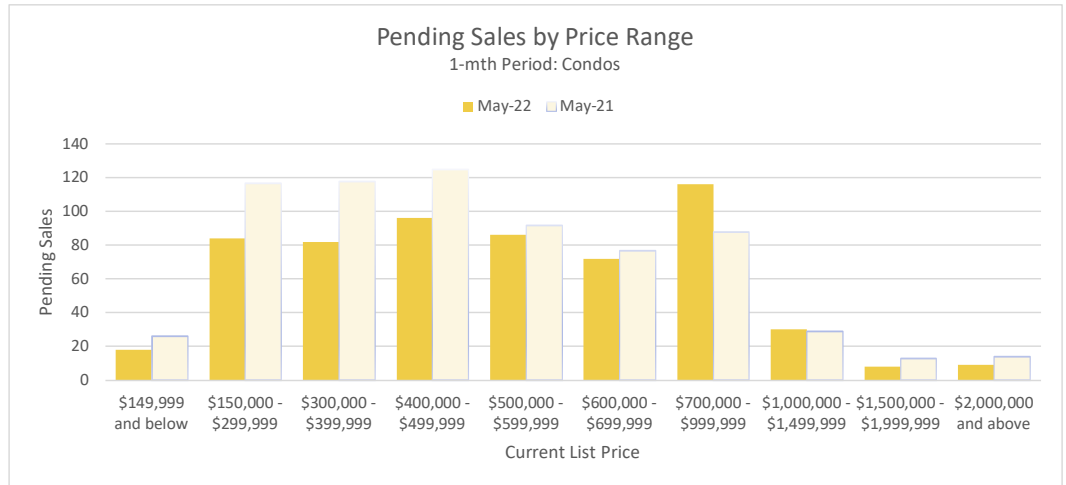
May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	18	26	-30.8%	232	224	3.6%
\$150,000 - \$299,999	84	117	-28.2%	1,022	1,032	-1.0%
\$300,000 - \$399,999	82	118	-30.5%	1,233	1,276	-3.4%
\$400,000 - \$499,999	96	125	-23.2%	1,364	1,323	3.1%
\$500,000 - \$599,999	86	92	-6.5%	1,079	1,013	6.5%
\$600,000 - \$699,999	72	77	-6.5%	858	660	30.0%
\$700,000 - \$999,999	116	88	31.8%	1,086	608	78.6%
\$1,000,000 - \$1,499,999	30	29	3.4%	359	188	91.0%
\$1,500,000 - \$1,999,999	8	13	-38.5%	106	57	86.0%
\$2,000,000 and above	9	14	-35.7%	117	80	46.3%
<b>All Condos</b>	<b>601</b>	<b>699</b>	<b>-14.0%</b>	<b>7,456</b>	<b>6,461</b>	<b>15.4%</b>

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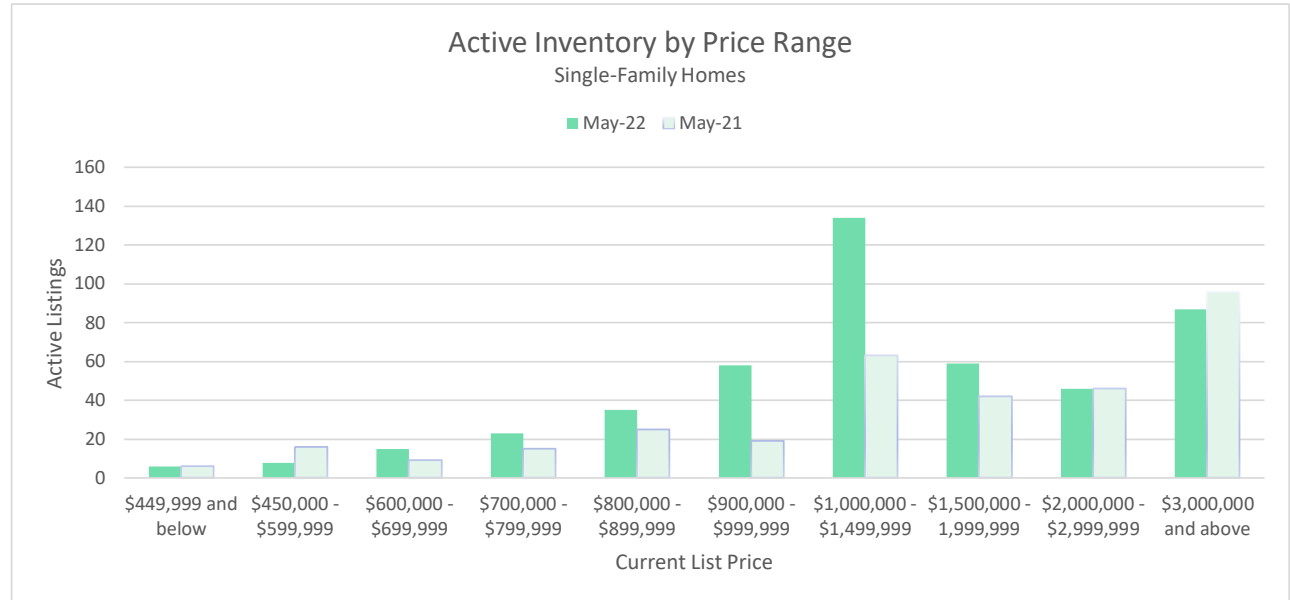
# Active Inventory\* by Price Range: Single-Family Homes

May 2022

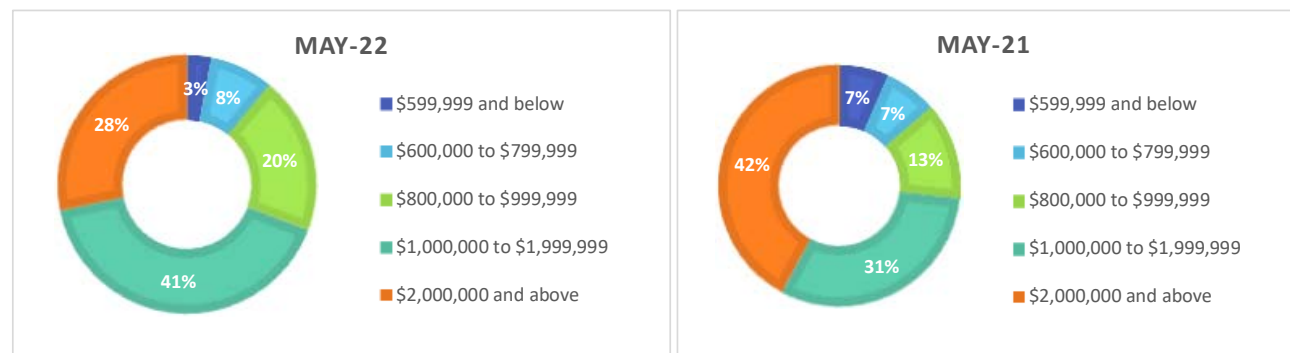
OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	YOY chg
\$449,999 and below	6	6	0.0%
\$450,000 - \$599,999	8	16	-50.0%
\$600,000 - \$699,999	15	9	66.7%
\$700,000 - \$799,999	23	15	53.3%
\$800,000 - \$899,999	35	25	40.0%
\$900,000 - \$999,999	58	19	205.3%
\$1,000,000 - \$1,499,999	134	63	112.7%
\$1,500,000 - 1,999,999	59	42	40.5%
\$2,000,000 - \$2,999,999	46	46	0.0%
\$3,000,000 and above	87	96	-9.4%
<b>All Single-Family Homes</b>	<b>471</b>	<b>337</b>	<b>39.8%</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.

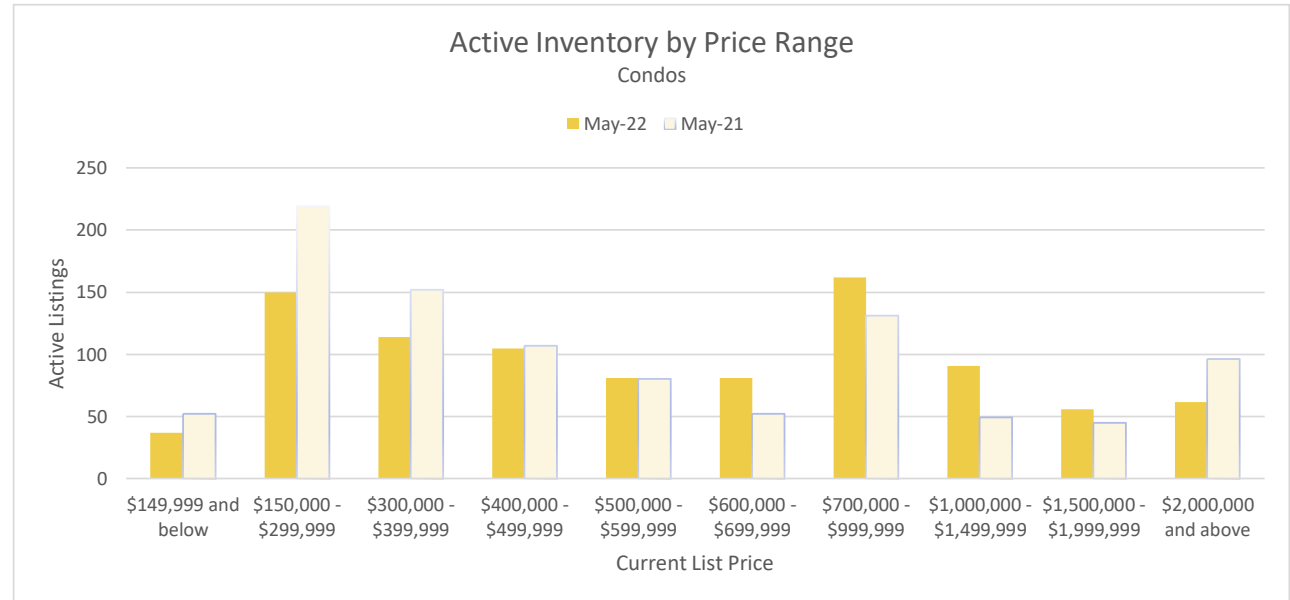
# Active Inventory\* by Price Range: Condos

May 2022

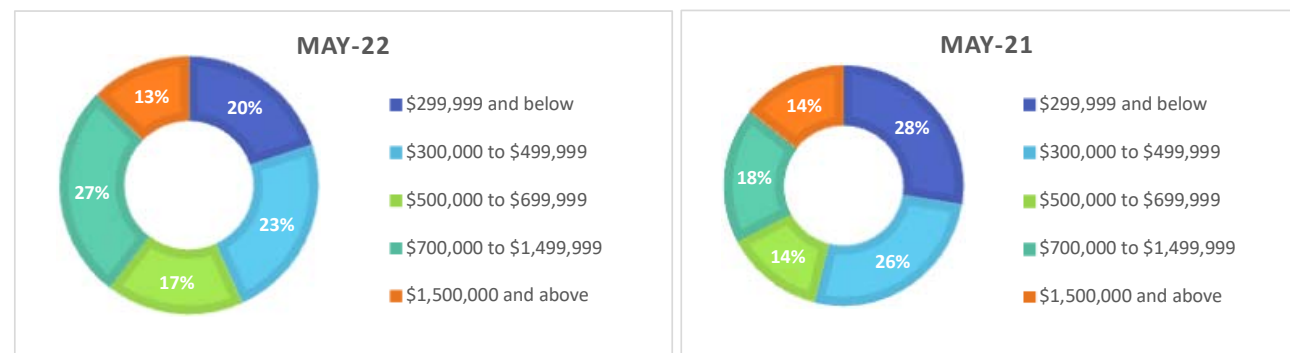
OAHU, HAWAII

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

Condos	May-22	May-21	YOY chg
\$149,999 and below	37	52	-28.8%
\$150,000 - \$299,999	150	219	-31.5%
\$300,000 - \$399,999	114	152	-25.0%
\$400,000 - \$499,999	105	107	-1.9%
\$500,000 - \$599,999	81	80	1.3%
\$600,000 - \$699,999	81	52	55.8%
\$700,000 - \$999,999	162	131	23.7%
\$1,000,000 - \$1,499,999	91	49	85.7%
\$1,500,000 - \$1,999,999	56	45	24.4%
\$2,000,000 and above	62	96	-35.4%
<b>All Condos</b>	<b>939</b>	<b>983</b>	<b>-4.5%</b>



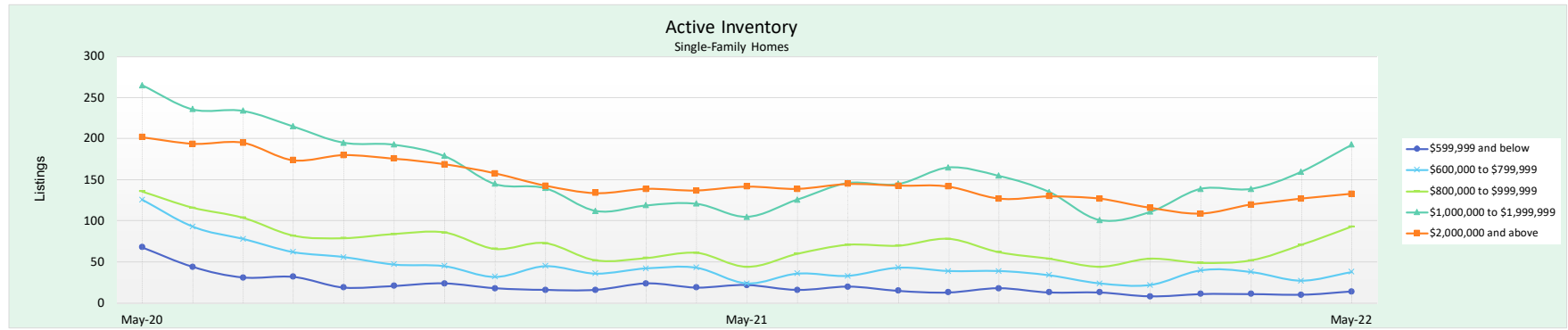
Active Inventory - Percent Share by Price Range (portion of total active status listings represented by a given price range)



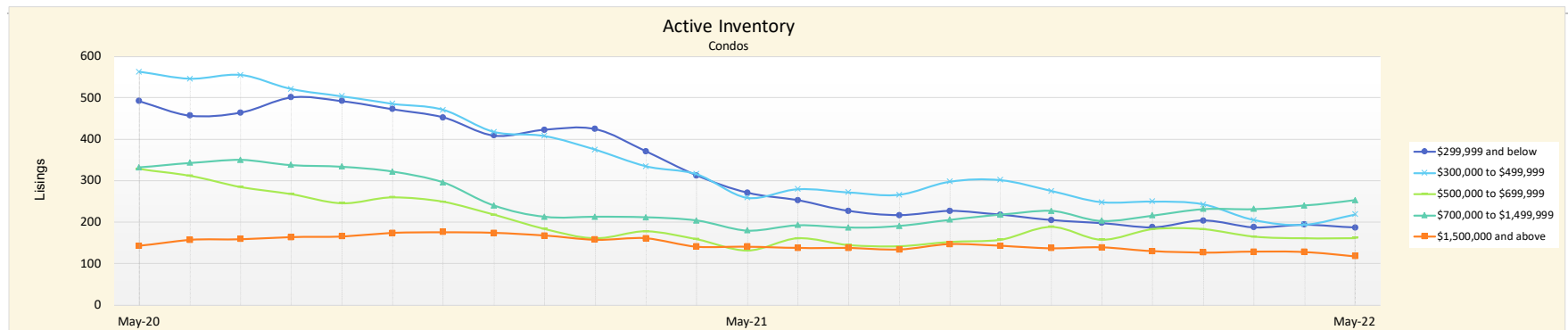
\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and ES status.

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

May 2022  
OAHU, HAWAII



Single-Family Homes	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	J-22	F-22	M-22	A-22	M-22
\$599,999 and below	68	44	31	32	19	21	24	18	16	24	19	19	22	16	20	15	13	18	13	13	8	11	11	10	14
\$600,000 to \$799,999	126	93	78	62	56	47	45	32	45	36	42	43	24	36	33	43	39	39	34	24	22	40	38	27	38
\$800,000 to \$999,999	136	116	104	82	79	84	86	66	73	52	55	61	44	60	71	70	78	62	54	44	54	49	52	71	93
\$1,000,000 to \$1,999,999	265	236	234	215	195	193	179	145	140	112	119	121	105	126	146	145	165	155	135	101	111	139	139	160	193
\$2,000,000 and above	202	194	195	174	180	176	169	158	143	134	139	137	142	139	145	143	142	127	130	127	116	109	120	127	133
<b>Total</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>	<b>311</b>	<b>348</b>	<b>360</b>	<b>395</b>	<b>471</b>



Condos	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	J-22	F-22	M-22	A-22	M-22
\$299,999 and below	492	457	464	501	492	473	453	409	423	425	371	313	271	253	227	217	227	218	205	198	188	204	188	194	187
\$300,000 to \$499,999	563	546	555	521	504	486	471	418	408	375	335	316	259	280	272	266	298	302	275	248	250	243	205	194	219
\$500,000 to \$699,999	328	312	285	268	246	260	249	218	184	161	178	159	132	161	145	142	152	158	189	158	183	183	165	161	162
\$700,000 to \$1,499,999	332	343	350	338	334	322	296	240	213	213	212	204	180	193	187	191	206	218	227	203	216	232	240	253	
\$1,500,000 and above	143	157	159	164	166	174	176	174	168	158	161	141	141	138	138	134	147	143	137	139	130	127	129	128	118
<b>Total</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>	<b>967</b>	<b>989</b>	<b>919</b>	<b>939</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.

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

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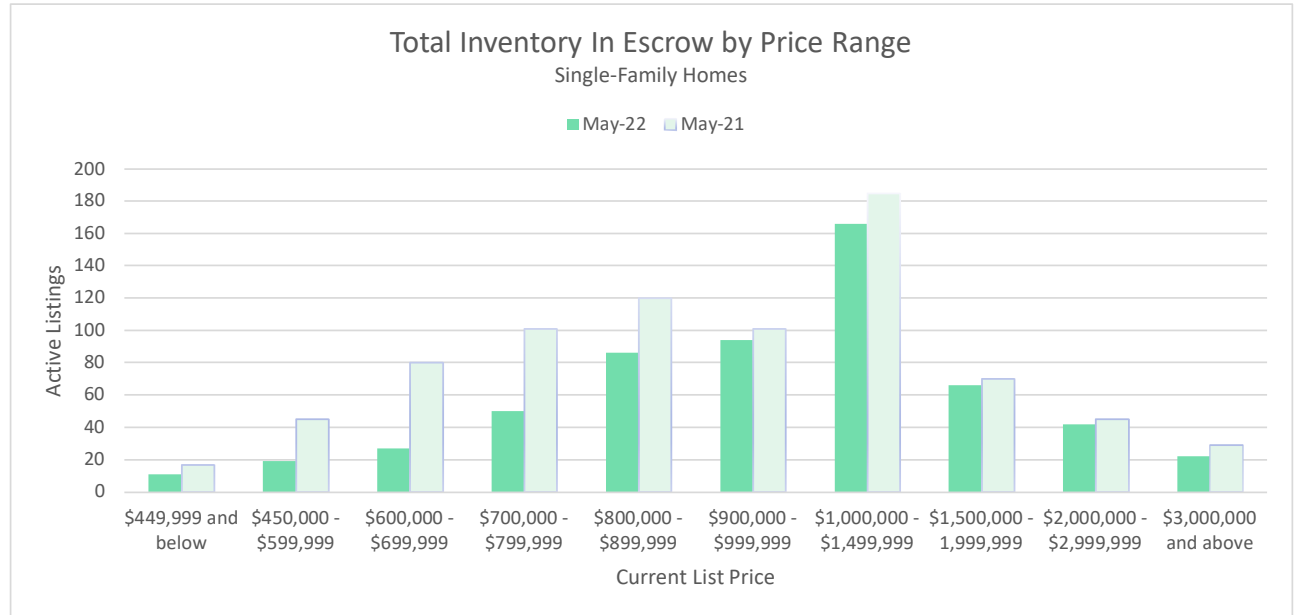
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

May 2022

OAHU, HAWAII

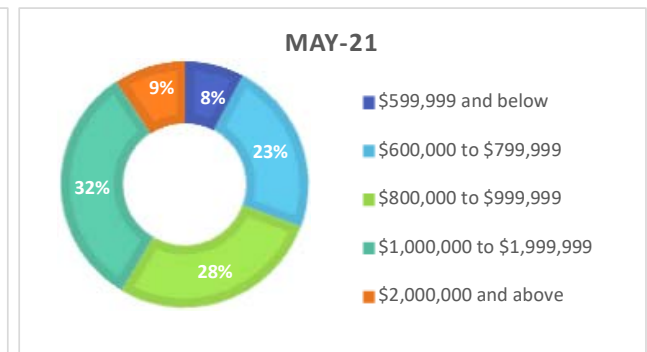
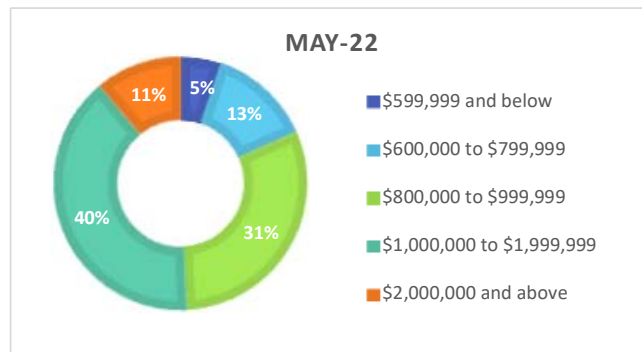
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	May-22	May-21	YOY chg
\$449,999 and below	11	17	-35.3%
\$450,000 - \$599,999	19	45	-57.8%
\$600,000 - \$699,999	27	80	-66.3%
\$700,000 - \$799,999	50	101	-50.5%
\$800,000 - \$899,999	86	120	-28.3%
\$900,000 - \$999,999	94	101	-6.9%
\$1,000,000 - \$1,499,999	166	185	-10.3%
\$1,500,000 - 1,999,999	66	70	-5.7%
\$2,000,000 - \$2,999,999	42	45	-6.7%
\$3,000,000 and above	22	29	-24.1%
<b>All Single-Family Homes</b>	<b>583</b>	<b>793</b>	<b>-26.5%</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.

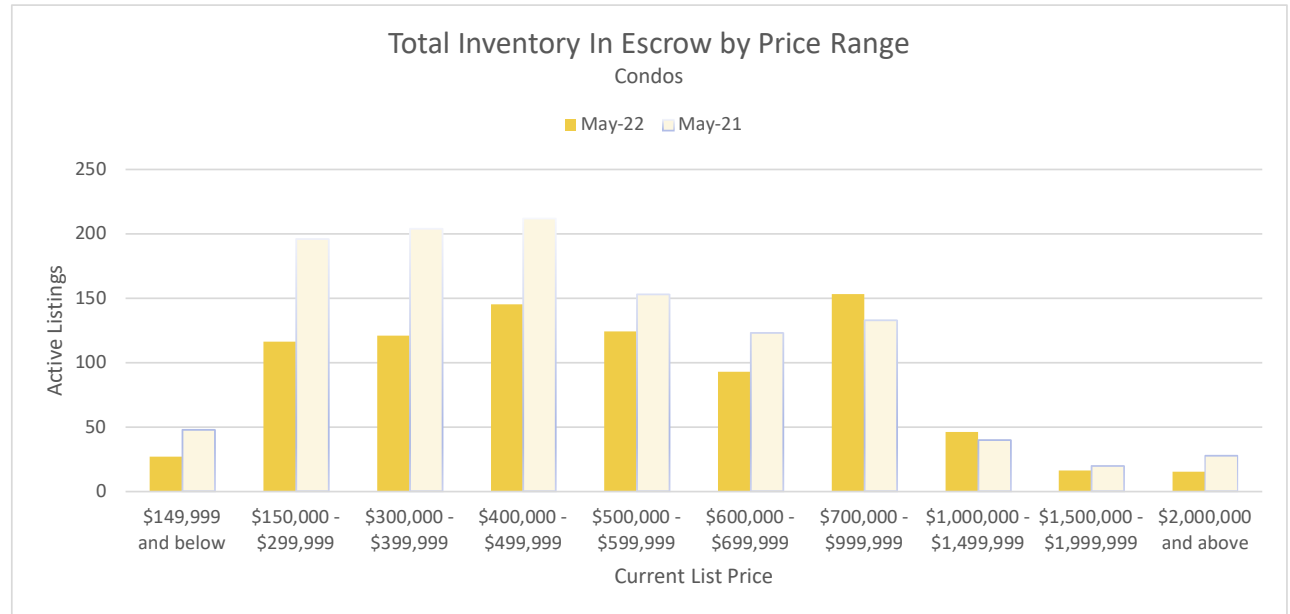
# Total Inventory In Escrow\* by Price Range: Condos

May 2022

OAHU, HAWAII

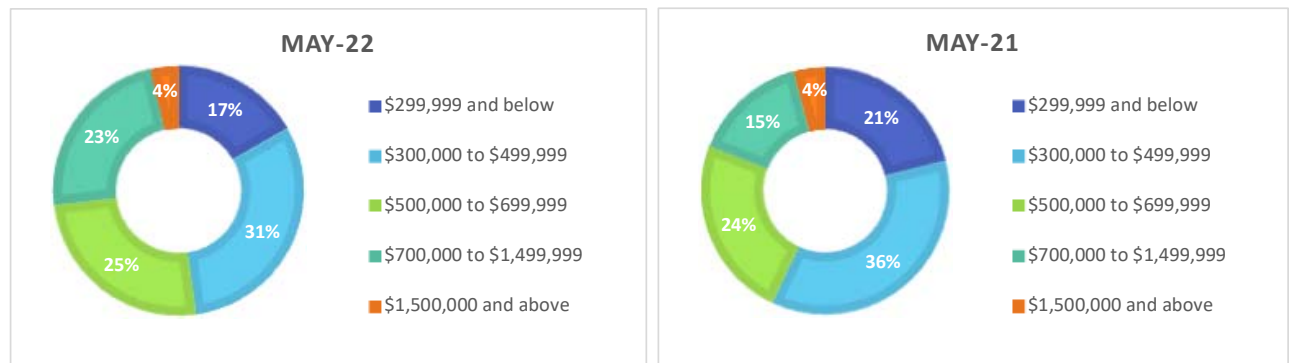
(The number of properties in an escrow status at the end of a given month)

Condos	May-22	May-21	YOY chg
\$149,999 and below	27	48	-43.8%
\$150,000 - \$299,999	116	196	-40.8%
\$300,000 - \$399,999	121	204	-40.7%
\$400,000 - \$499,999	145	212	-31.6%
\$500,000 - \$599,999	124	153	-19.0%
\$600,000 - \$699,999	93	123	-24.4%
\$700,000 - \$999,999	153	133	15.0%
\$1,000,000 - \$1,499,999	46	40	15.0%
\$1,500,000 - \$1,999,999	16	20	-20.0%
\$2,000,000 and above	15	28	-46.4%
<b>All Condos</b>	<b>856</b>	<b>1,157</b>	<b>-26.0%</b>



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

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



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

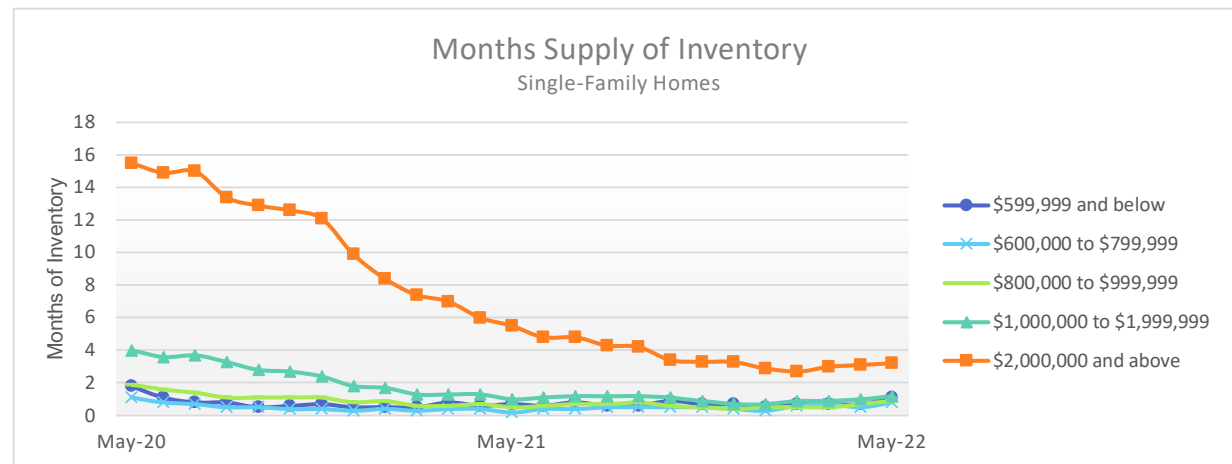
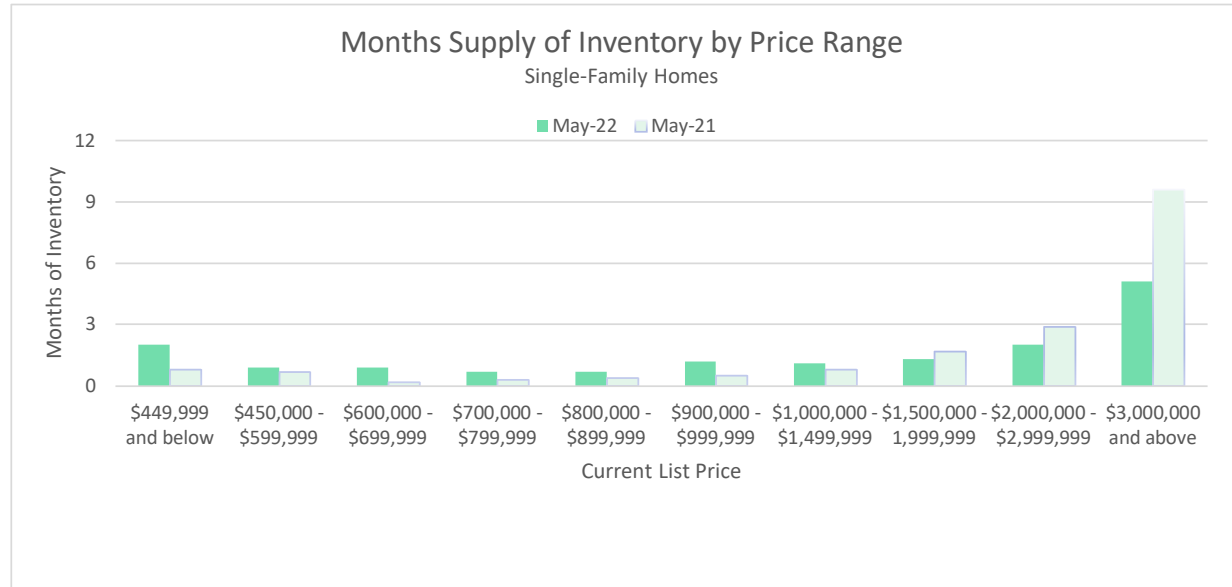
## Months Supply of Active Inventory by Price Range: Single-Family Homes

May 2022

OAHU, HAWAII

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

Single-Family Homes	May-22	May-21	YOY chg
\$449,999 and below	2.0	0.8	150.0%
\$450,000 - \$599,999	0.9	0.7	28.6%
\$600,000 - \$699,999	0.9	0.2	350.0%
\$700,000 - \$799,999	0.7	0.3	133.3%
\$800,000 - \$899,999	0.7	0.4	75.0%
\$900,000 - \$999,999	1.2	0.5	140.0%
\$1,000,000 - \$1,499,999	1.1	0.8	37.5%
\$1,500,000 - 1,999,999	1.3	1.7	-23.5%
\$2,000,000 - \$2,999,999	2.0	2.9	-31.0%
\$3,000,000 and above	5.1	9.6	-46.9%
<b>All Single-Family Homes</b>	<b>1.3</b>	<b>1.0</b>	<b>30.0%</b>



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

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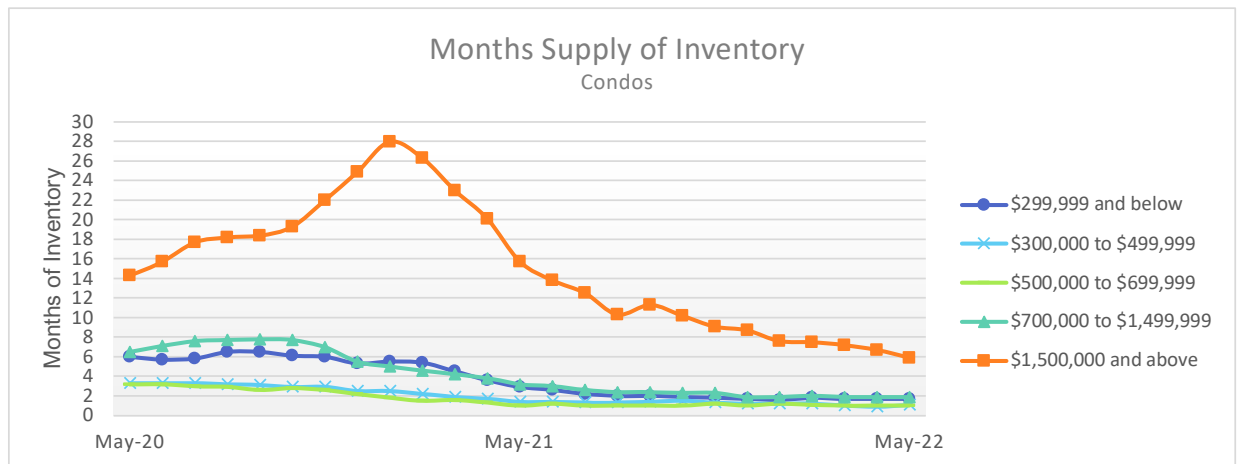
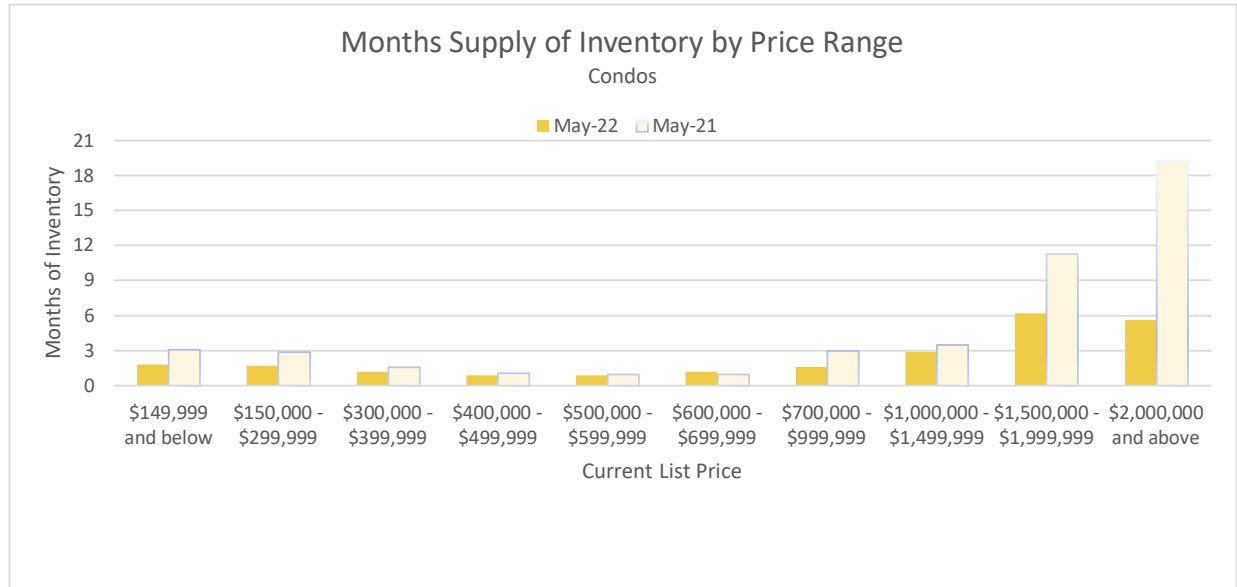
# Months Supply of Active Inventory by Price Range: Condos

May 2022

OAHU, HAWAII

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

Condos	May-22	May-21	YOY chg
\$149,999 and below	1.8	3.1	-41.9%
\$150,000 - \$299,999	1.7	2.9	-41.4%
\$300,000 - \$399,999	1.2	1.6	-25.0%
\$400,000 - \$499,999	0.9	1.1	-18.2%
\$500,000 - \$599,999	0.9	1.0	-10.0%
\$600,000 - \$699,999	1.2	1.0	20.0%
\$700,000 - \$999,999	1.6	3.0	-46.7%
\$1,000,000 - \$1,499,999	2.9	3.5	-17.1%
\$1,500,000 - \$1,999,999	6.2	11.3	-45.1%
\$2,000,000 and above	5.6	19.2	-70.8%
<b>All Condos</b>	<b>1.5</b>	<b>2.1</b>	<b>-28.6%</b>



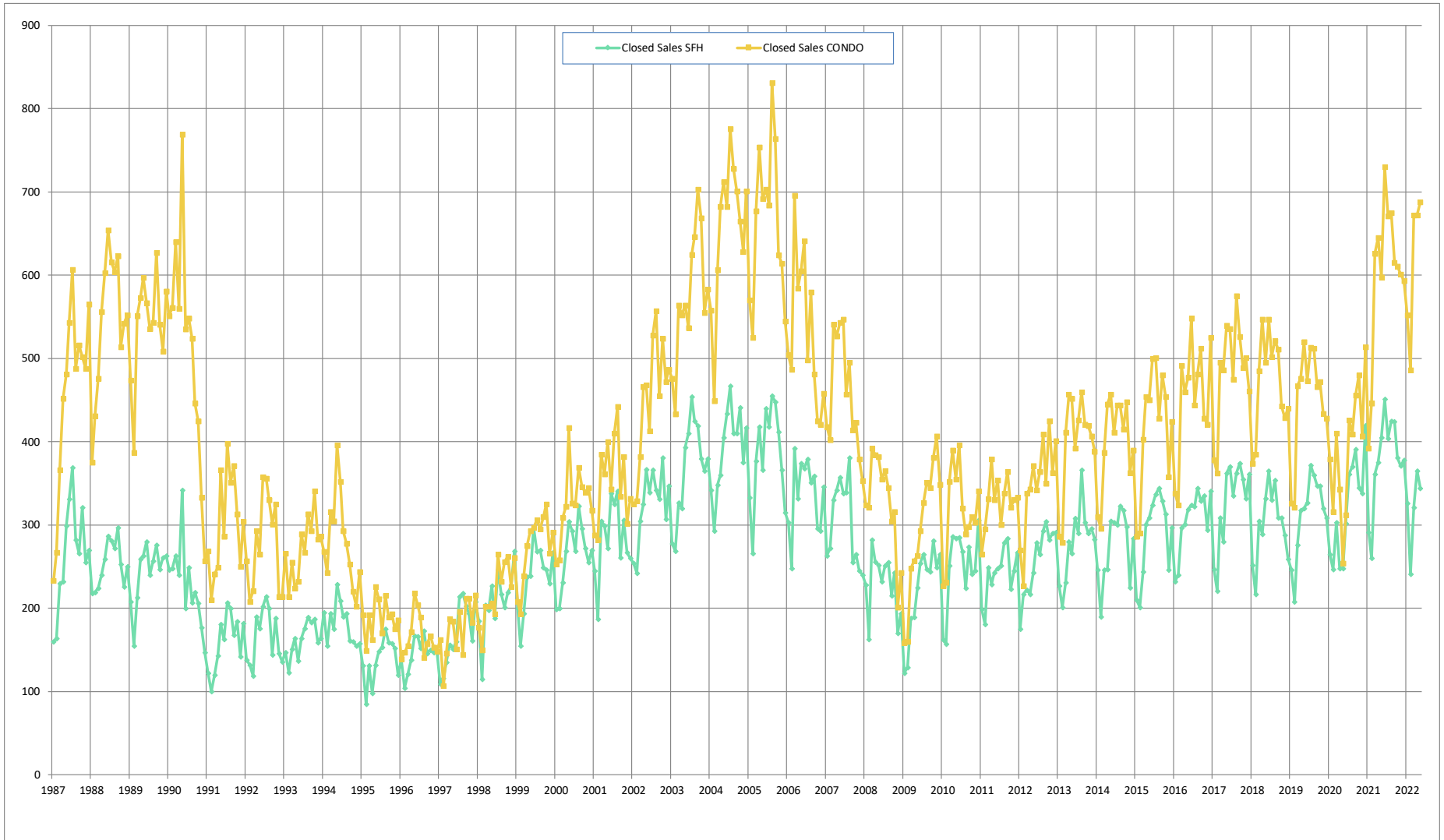
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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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.

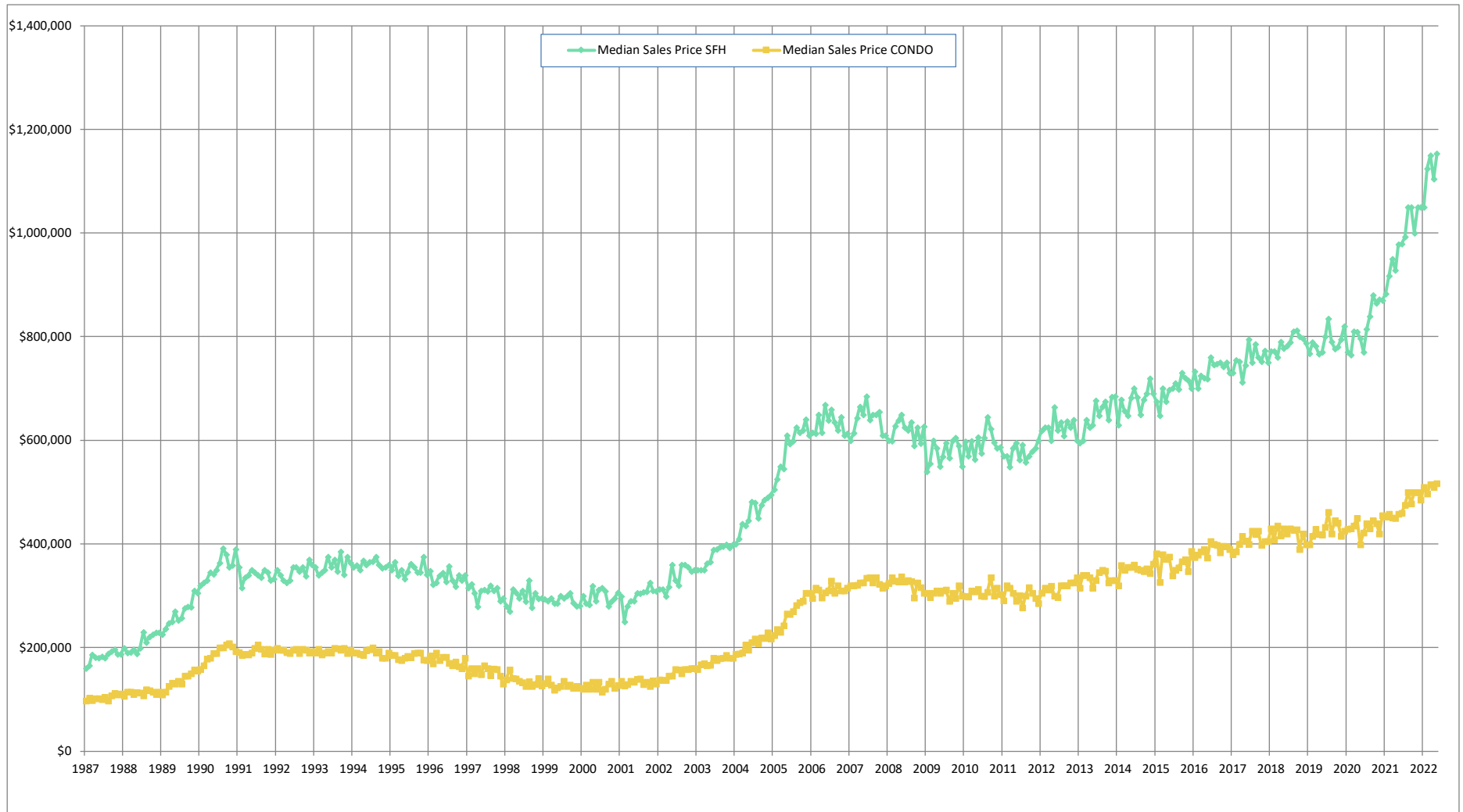
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# Median Sales Price

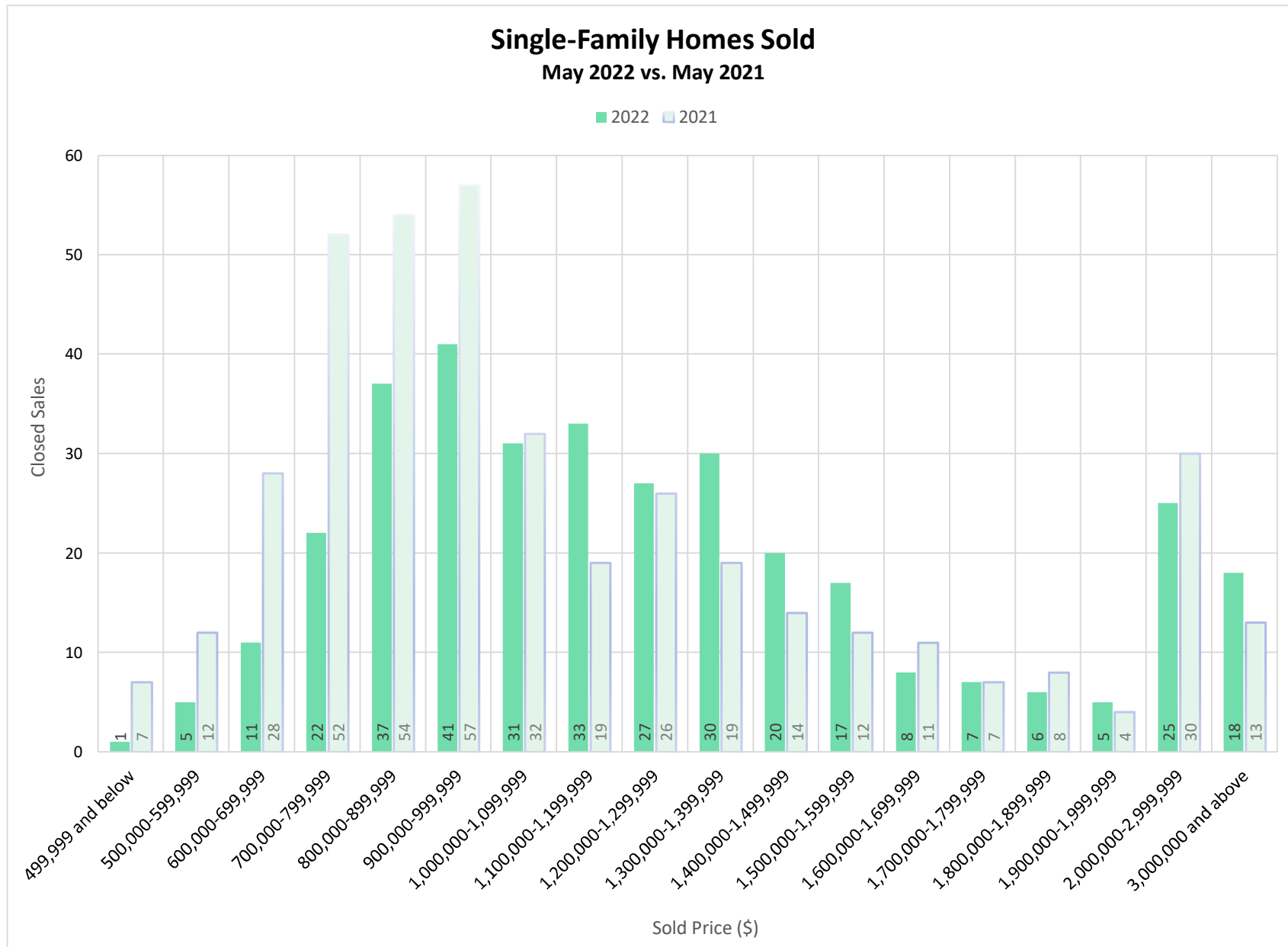
## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



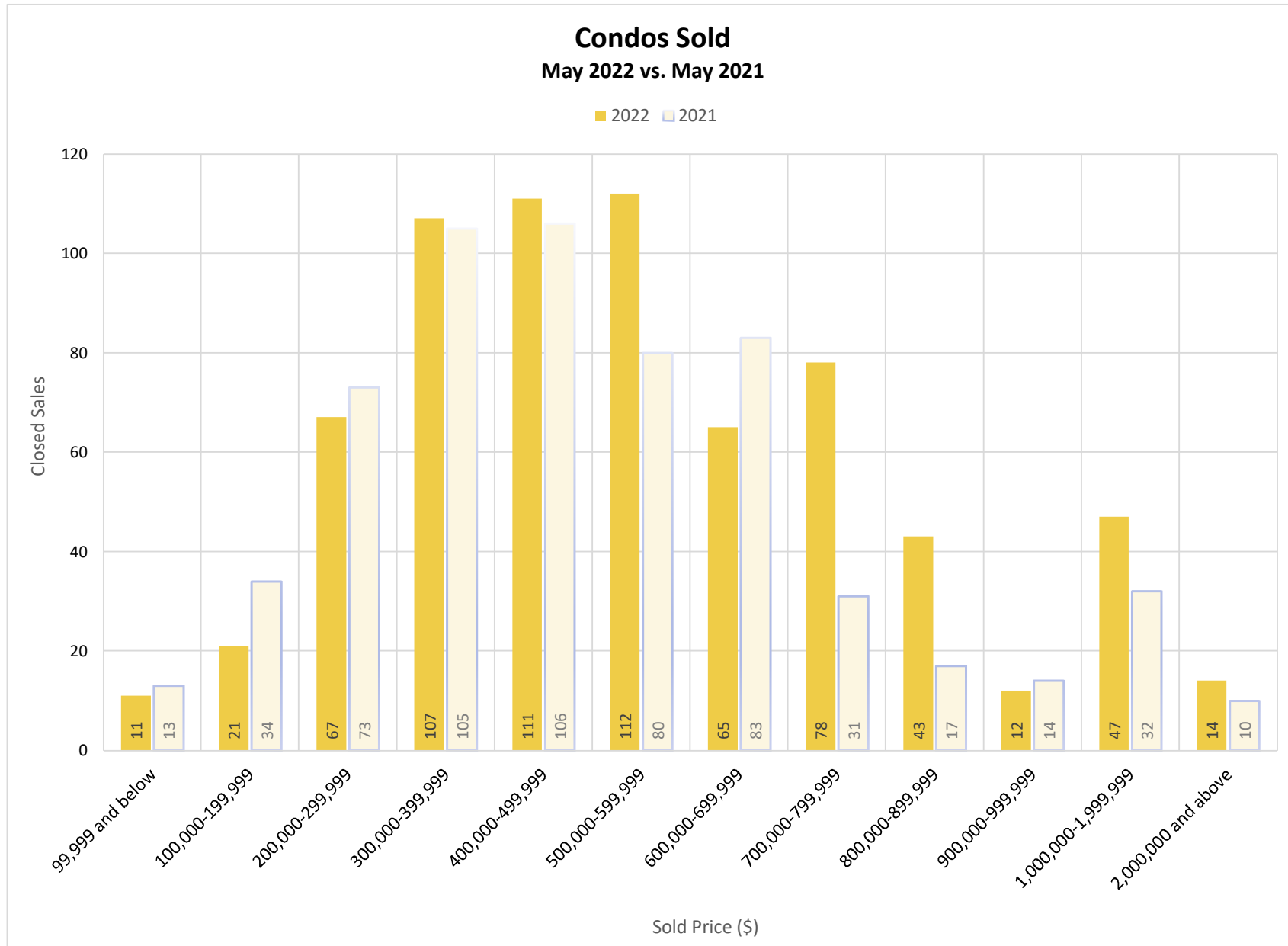
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