

# Oahu Monthly Housing Statistics

## July 2024



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,140,000	+4.6%
Closed Sales	YoY %chg
269	+20.1%
Average Sales Price	YoY %chg
\$1,360,415	+7.1%

### CONDOS

Median Sales Price	YoY %chg
\$509,000	+1.8%
Closed Sales	YoY %chg
389	-7.8%
Average Sales Price	YoY %chg
\$616,302	-0.2%

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

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# Monthly Indicators

OAHU, HAWAII

## July 2024

Single-Family Homes				
Jul-24	Jul-23	YoY %chg	Jun-24	MoM %chg
<b>269</b>	224	20.1%	258	4.3%
<b>\$1,140,000</b>	\$1,090,000	4.6%	\$1,120,000	1.8%
<b>\$1,360,415</b>	\$1,270,421	7.1%	\$1,282,503	6.1%
<b>15</b>	16	-6.3%	15	0.0%
<b>99.0%</b>	100.0%	-1.0%	99.6%	-0.6%
<b>363</b>	275	32.0%	334	8.7%
<b>255</b>	247	3.2%	253	0.8%
<b>722</b>	591	22.2%	653	10.6%
<b>409</b>	383	6.8%	433	-5.5%
<b>3.2</b>	2.6	23.1%	3.0	6.7%

Condos				
Jul-24	Jul-23	YoY %chg	Jun-24	MoM %chg
<b>389</b>	422	-7.8%	355	9.6%
<b>\$509,000</b>	\$500,000	1.8%	\$530,000	-4.0%
<b>\$616,302</b>	\$617,683	-0.2%	\$690,803	-10.8%
<b>30</b>	16	87.5%	26	15.4%
<b>98.1%</b>	98.8%	-0.7%	98.2%	-0.1%
<b>676</b>	521	29.8%	622	8.7%
<b>380</b>	421	-9.7%	385	-1.3%
<b>1,867</b>	1,154	61.8%	1,729	8.0%
<b>580</b>	586	-1.0%	607	-4.4%
<b>5.1</b>	2.8	82.1%	4.7	8.5%

\*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-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg
<b>1,631</b>	1,501	8.7%	2,266	-28.0%
<b>\$1,100,000</b>	\$1,050,000	4.8%	\$1,110,500	-0.9%
<b>\$1,369,568</b>	\$1,308,781	4.6%	\$1,415,213	-3.2%
<b>19</b>	24	-20.8%	10	90.0%
<b>98.9%</b>	98.2%	0.7%	101.6%	-2.7%
<b>2,262</b>	1,994	13.4%	2,745	-17.6%
<b>1,806</b>	1,749	3.3%	2,339	-22.8%

Condos				
YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg
<b>2,623</b>	2,794	-6.1%	4,214	-37.8%
<b>\$510,000</b>	\$500,000	2.0%	\$515,000	-1.0%
<b>\$610,300</b>	\$614,627	-0.7%	\$615,320	-0.8%
<b>29</b>	21	38.1%	11	163.6%
<b>98.0%</b>	98.8%	-0.6%	100.0%	-2.0%
<b>4,373</b>	3,686	18.6%	4,830	-9.5%
<b>2,835</b>	3,002	-5.6%	4,157	-31.8%

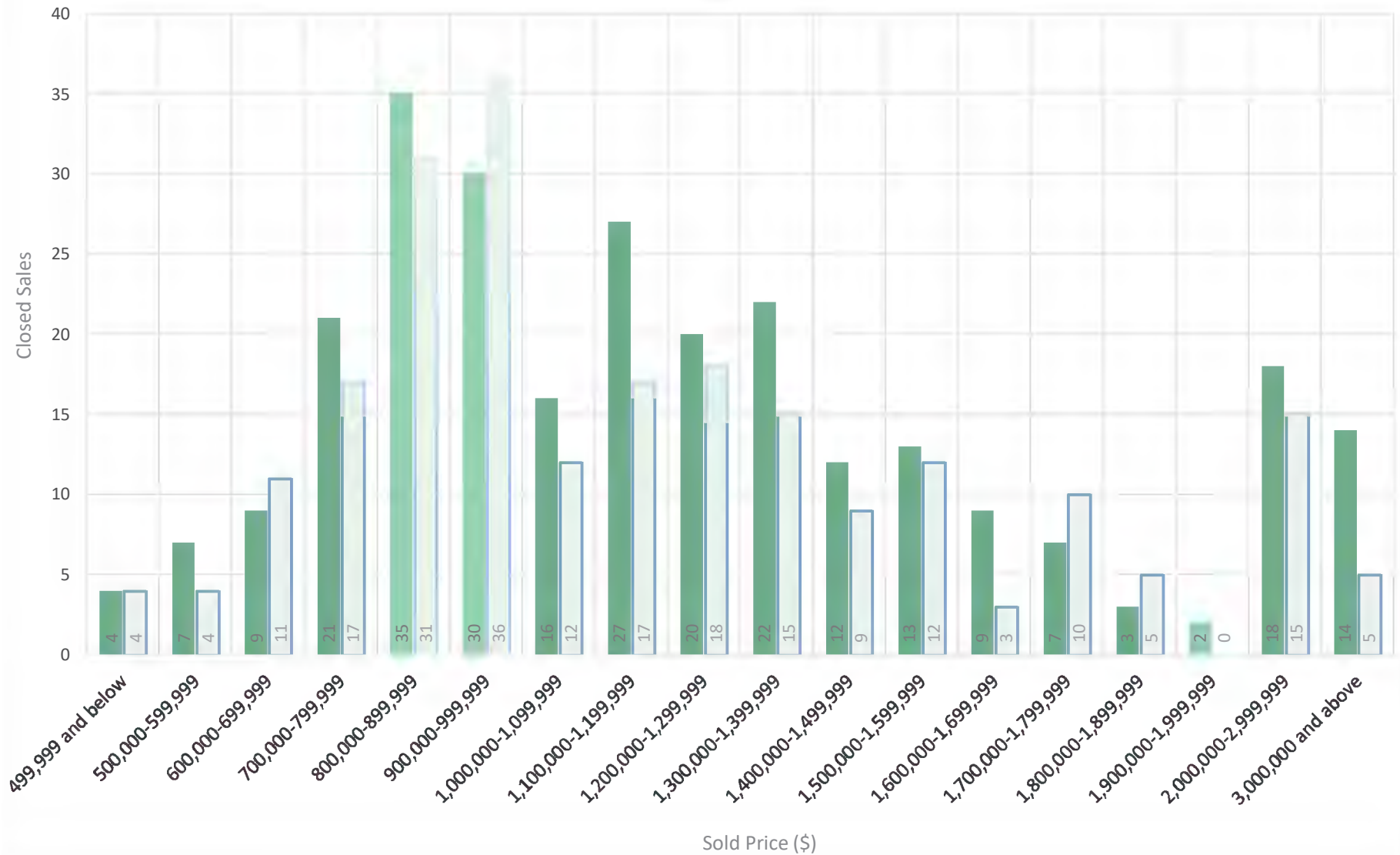
\*see footnotes on pages 9-12 regarding methodology updates

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

## Single-Family Homes Sold

July 2024 vs. July 2023

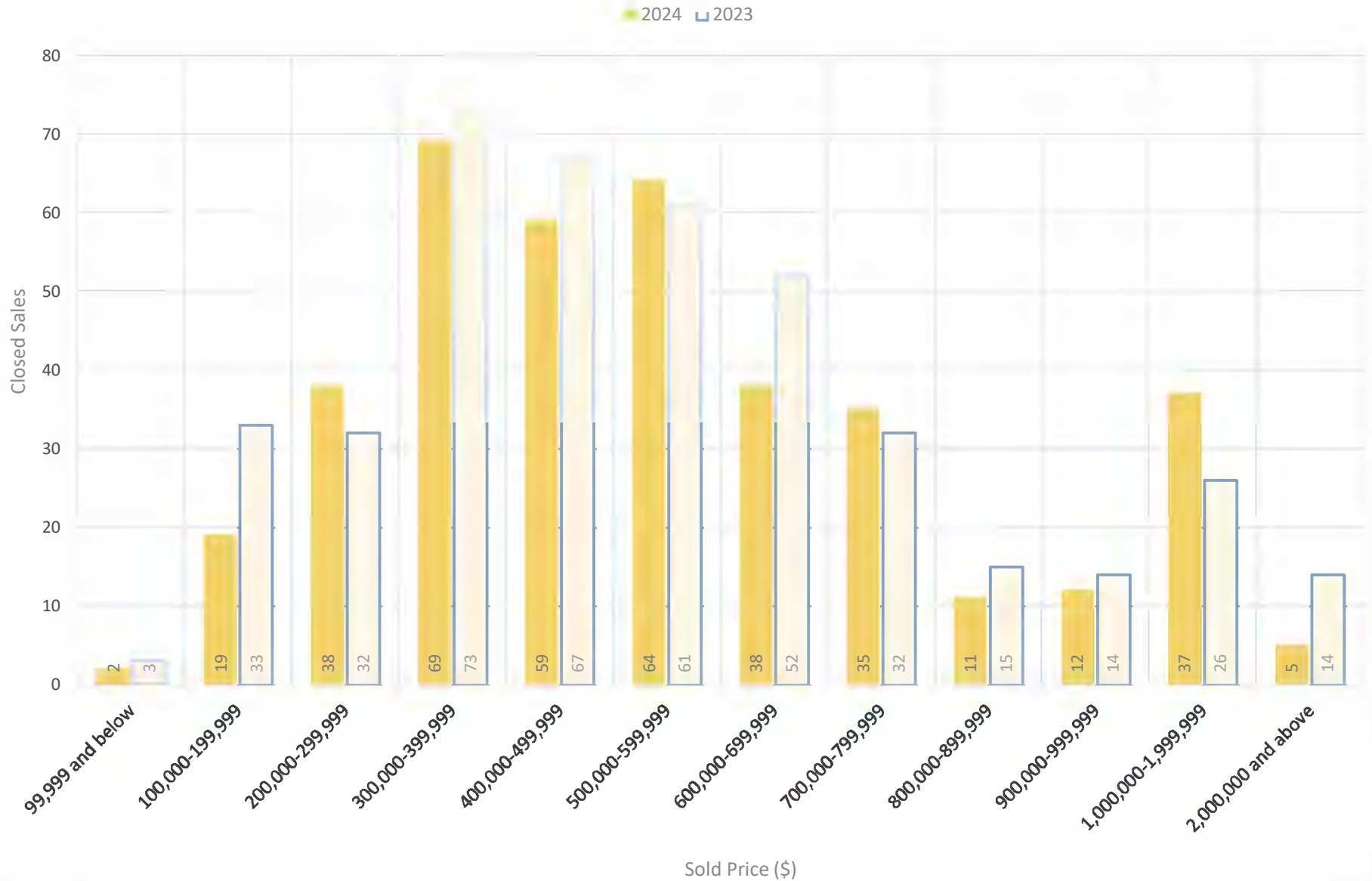
■ 2024 ■ 2023



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

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## Condos Sold July 2024 vs. July 2023



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

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# Closed Sales

## July 2024

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
Jul-21	404	671	1,075
Aug-21	425	675	1,100
Sep-21	424	615	1,039
Oct-21	381	611	992
Nov-21	371	601	972
Dec-21	378	593	971
Jan-22	326	552	878
Feb-22	241	486	727
Mar-22	321	672	993
Apr-22	365	672	1,037
May-22	344	688	1,032
Jun-22	357	626	983
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
Jan-24	184	292	476
Feb-24	179	334	513
Mar-24	230	344	574
Apr-24	262	431	693
May-24	249	478	727
Jun-24	258	355	613
<b>Jul-24</b>	<b>269</b>	<b>389</b>	<b>658</b>

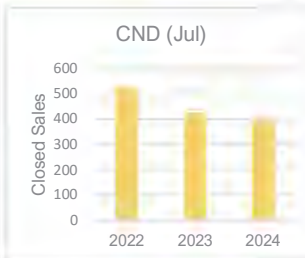


### Monthly Closed Sales

July	SFH	YoY %chg	CND	YoY %chg
2022	312	-22.8%	518	-22.8%
2023	224	-28.2%	422	-18.5%
<b>2024</b>	<b>269</b>	<b>20.1%</b>	<b>389</b>	<b>-7.8%</b>

### Year-to-Date Closed Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	2,266	-11.0%	4,214	2.6%
2023	1,501	-33.8%	2,794	-33.7%
<b>2024</b>	<b>1,631</b>	<b>8.7%</b>	<b>2,623</b>	<b>-6.1%</b>



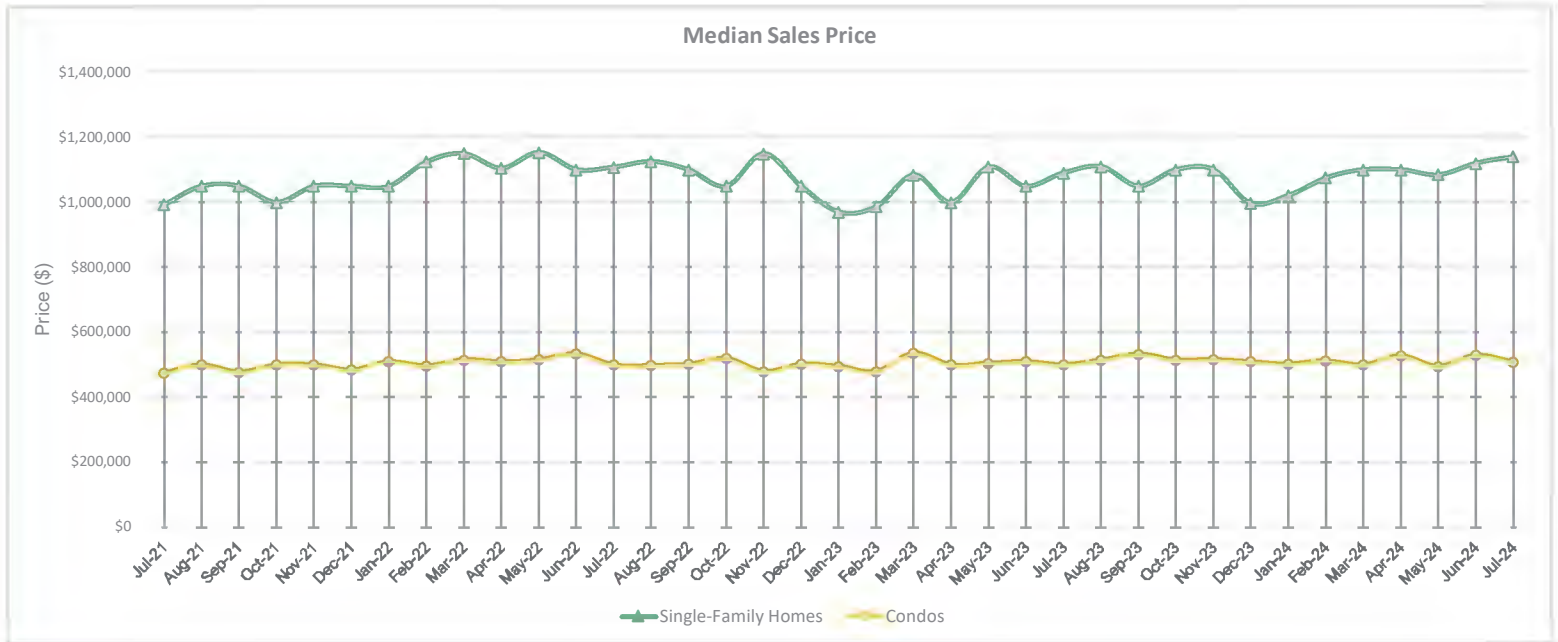
# Median Sales Price

July 2024

OAHU, HAWAII

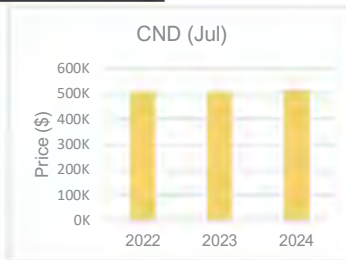
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-21	\$992,500	\$475,000
Aug-21	\$1,050,000	\$500,000
Sep-21	\$1,050,000	\$478,000
Oct-21	\$1,000,000	\$500,000
Nov-21	\$1,050,000	\$500,000
Dec-21	\$1,050,000	\$485,000
Jan-22	\$1,050,000	\$510,000
Feb-22	\$1,125,000	\$497,000
Mar-22	\$1,150,000	\$515,500
Apr-22	\$1,105,000	\$510,000
May-22	\$1,153,500	\$516,500
Jun-22	\$1,100,000	\$534,000
Jul-22	\$1,107,944	\$500,000
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000
Jun-23	\$1,050,000	\$510,000
Jul-23	\$1,090,000	\$500,000
Aug-23	\$1,110,000	\$515,000
Sep-23	\$1,050,000	\$532,500
Oct-23	\$1,100,000	\$515,000
Nov-23	\$1,100,055	\$516,179
Dec-23	\$996,500	\$510,000
Jan-24	\$1,021,016	\$502,500
Feb-24	\$1,075,000	\$512,500
Mar-24	\$1,100,000	\$500,000
Apr-24	\$1,100,000	\$528,000
May-24	\$1,085,000	\$495,000
Jun-24	\$1,120,000	\$530,000
<b>Jul-24</b>	<b>\$1,140,000</b>	<b>\$509,000</b>



### Monthly Median Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2022	\$1,107,944	11.6%	\$500,000	5.3%
2023	\$1,090,000	-1.6%	\$500,000	0.0%
<b>2024</b>	<b>\$1,140,000</b>	<b>4.6%</b>	<b>\$509,000</b>	<b>1.8%</b>



### Year-to-Date Median Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,110,500	16.9%	\$515,000	12.2%
2023	\$1,050,000	-5.4%	\$500,000	-2.9%
<b>2024</b>	<b>\$1,100,000</b>	<b>4.8%</b>	<b>\$510,000</b>	<b>2.0%</b>



# Average Sales Price

## July 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Jul-21	\$1,265,382	\$544,064
Aug-21	\$1,316,681	\$618,612
Sep-21	\$1,289,510	\$558,002
Oct-21	\$1,335,171	\$582,509
Nov-21	\$1,296,551	\$559,007
Dec-21	\$1,303,481	\$604,749
Jan-22	\$1,277,309	\$623,928
Feb-22	\$1,486,088	\$583,367
Mar-22	\$1,570,668	\$623,684
Apr-22	\$1,404,481	\$613,189
May-22	\$1,450,008	\$625,327
Jun-22	\$1,382,559	\$631,822
Jul-22	\$1,329,023	\$590,934
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748
Jun-23	\$1,300,456	\$589,597
Jul-23	\$1,270,421	\$617,683
Aug-23	\$1,427,996	\$628,127
Sep-23	\$1,357,981	\$608,222
Oct-23	\$1,304,757	\$670,805
Nov-23	\$1,434,999	\$676,625
Dec-23	\$1,207,793	\$602,535
Jan-24	\$1,323,172	\$593,630
Feb-24	\$1,437,693	\$580,274
Mar-24	\$1,380,838	\$579,500
Apr-24	\$1,408,991	\$617,664
May-24	\$1,419,039	\$592,964
Jun-24	\$1,282,503	\$690,803
<b>Jul-24</b>	<b>\$1,360,415</b>	<b>\$616,302</b>



### Monthly Average Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2022	\$1,329,023	5.0%	\$590,934	8.6%
2023	\$1,270,421	-4.4%	\$617,683	4.5%
<b>2024</b>	<b>\$1,360,415</b>	<b>7.1%</b>	<b>\$616,302</b>	<b>-0.2%</b>



### Year-to-Date Average Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	\$1,415,213	17.5%	\$615,320	14.4%
2023	\$1,308,781	-7.5%	\$614,627	-0.1%
<b>2024</b>	<b>\$1,369,568</b>	<b>4.6%</b>	<b>\$610,300</b>	<b>-0.7%</b>





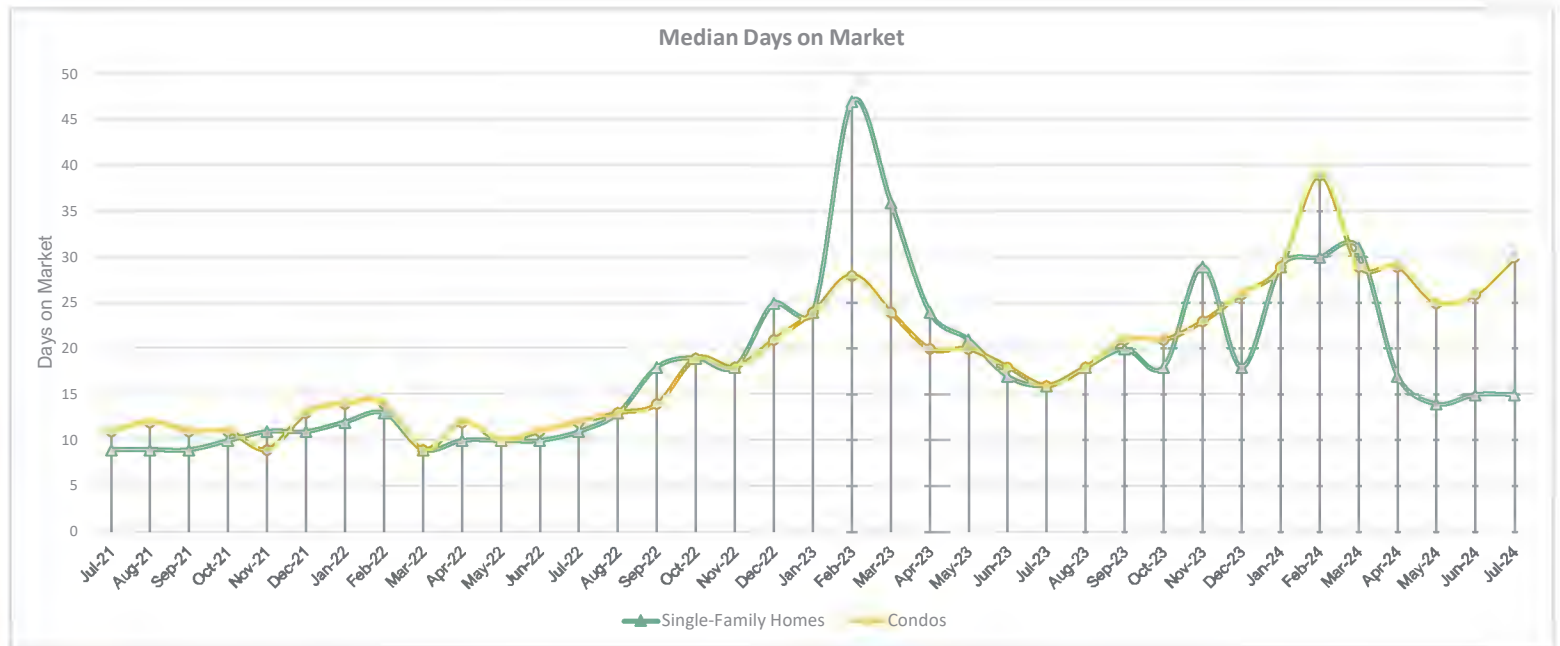
# Median Days on Market

## July 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Jul-21	9	11
Aug-21	9	12
Sep-21	9	11
Oct-21	10	11
Nov-21	11	9
Dec-21	11	13
Jan-22	12	14
Feb-22	13	14
Mar-22	9	9
Apr-22	10	12
May-22	10	10
Jun-22	10	11
Jul-22	11	12
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16
Aug-23	18	18
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26
Jan-24	29	29
Feb-24	30	39
Mar-24	31	29
Apr-24	17	29
May-24	14	25
Jun-24	15	26
Jul-24	15	30

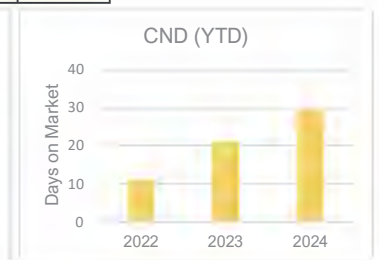
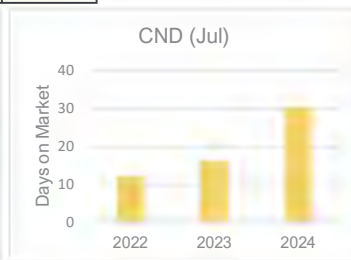


Monthly Median Days on Market

July	SFH	YoY %chg	CND	YoY %chg
2022	11	22.2%	12	9.1%
2023	16	45.5%	16	33.3%
2024	15	-6.3%	30	87.5%

Year-to-Date Median Days on Market

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	10	11.1%	11	-15.4%
2023	24	140.0%	21	90.9%
2024	19	-20.8%	29	38.1%





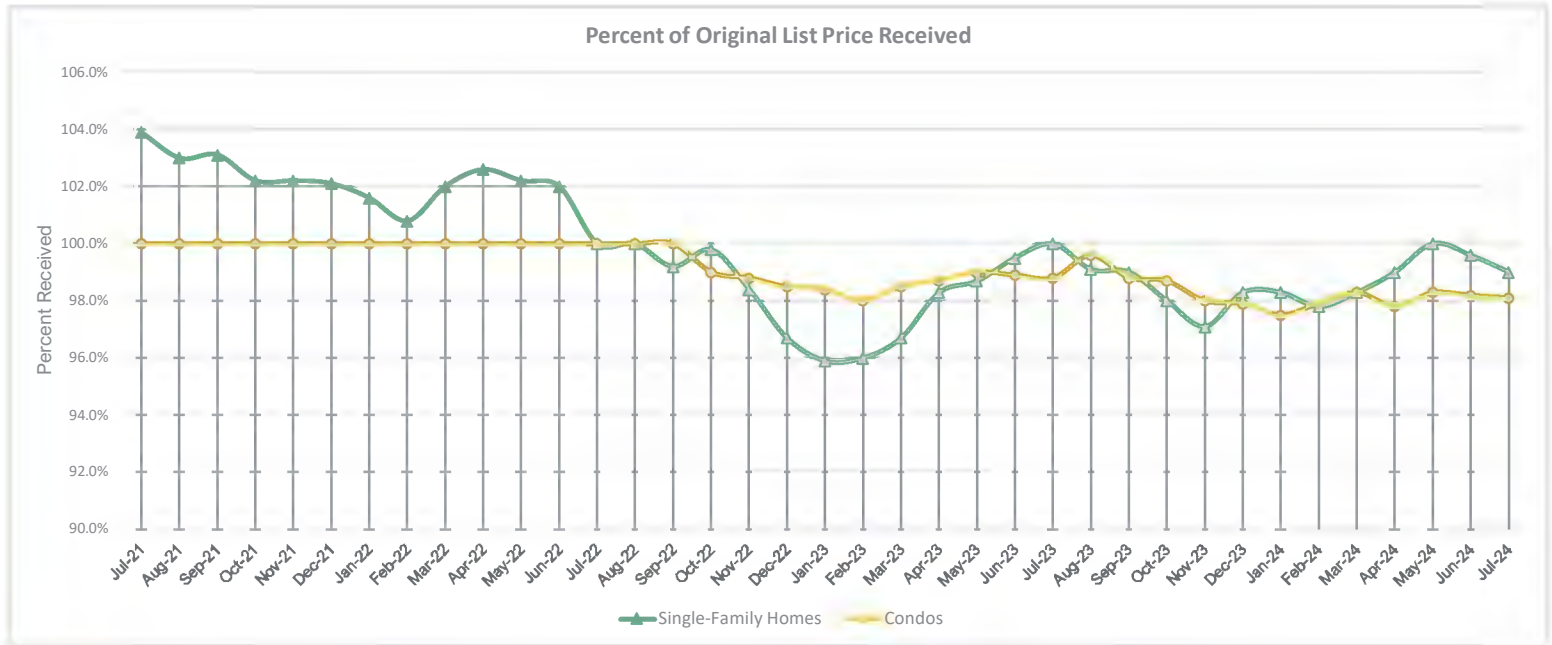
# Percent of Original List Price Received

July 2024

OAHU, HAWAII

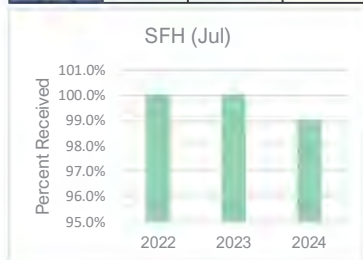
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Jul-21	103.9%	100.0%
Aug-21	103.0%	100.0%
Sep-21	103.1%	100.0%
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%
Jan-22	101.6%	100.0%
Feb-22	100.8%	100.0%
Mar-22	102.0%	100.0%
Apr-22	102.6%	100.0%
May-22	102.2%	100.0%
Jun-22	102.0%	100.0%
Jul-22	100.0%	100.0%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%
Jan-24	98.3%	97.5%
Feb-24	97.8%	97.9%
Mar-24	98.3%	98.3%
Apr-24	99.0%	97.8%
May-24	100.0%	98.3%
Jun-24	99.6%	98.2%
<b>Jul-24</b>	<b>99.0%</b>	<b>98.1%</b>



Monthly Percent of Original List Price Received

July	SFH	YoY %chg	CND	YoY %chg
2022	100.0%	-3.8%	100.0%	0.0%
2023	100.0%	0.0%	98.8%	-1.2%
<b>2024</b>	<b>99.0%</b>	<b>-1.0%</b>	<b>98.1%</b>	<b>-0.7%</b>



Year-to-Date Percent of Original List Price Received

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	101.6%	-0.2%	100.0%	0.0%
2023	98.2%	-3.3%	98.6%	-1.4%
<b>2024</b>	<b>98.9%</b>	<b>0.7%</b>	<b>98.0%</b>	<b>-0.6%</b>



# New Listings

## July 2024

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
Jul-21	469	664	1,133
Aug-21	460	721	1,181
Sep-21	412	738	1,150
Oct-21	376	717	1,093
Nov-21	358	639	997
Dec-21	245	527	772
Jan-22	320	666	986
Feb-22	367	739	1,106
Mar-22	412	714	1,126
Apr-22	424	722	1,146
May-22	445	687	1,132
Jun-22	391	686	1,077
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
Jan-24	285	581	866
Feb-24	295	533	828
Mar-24	291	647	938
Apr-24	349	656	1,005
May-24	345	658	1,003
Jun-24	334	622	956
<b>Jul-24</b>	<b>363</b>	<b>676</b>	<b>1,039</b>



### Monthly New Listings

July	SFH	YoY %chg	CND	YoY %chg
2022	386	-17.7%	616	-7.2%
2023	275	-28.8%	521	-15.4%
<b>2024</b>	<b>363</b>	<b>32.0%</b>	<b>676</b>	<b>29.8%</b>



### Year-to-Date New Listings

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	2,745	-7.5%	4,830	-0.1%
2023	1,994	-27.4%	3,686	-23.7%
<b>2024</b>	<b>2,262</b>	<b>13.4%</b>	<b>4,373</b>	<b>18.6%</b>



# Pending Sales\*

## July 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
Jul-21	433	658	1,091
Aug-21	415	617	1,032
Sep-21	398	629	1,027
Oct-21	400	630	1,030
Nov-21	367	573	940
Dec-21	287	511	798
Jan-22	315	574	889
Feb-22	316	643	959
Mar-22	384	691	1,075
Apr-22	366	663	1,029
May-22	356	601	957
Jun-22	305	501	806
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596
Feb-24	269	390	659
Mar-24	280	439	719
Apr-24	269	443	712
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635



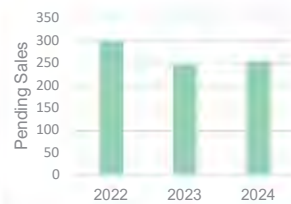
### Monthly Pending Sales

July	SFH	YoY %chg	CND	YoY %chg
2022	297	-31.4%	484	-26.4%
2023	247	-16.8%	421	-13.0%
2024	255	3.2%	380	-9.7%

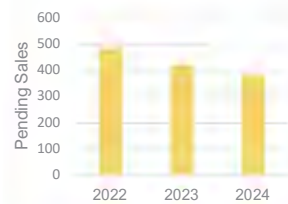
### Year-to-Date Pending Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	2,339	-16.5%	4,157	-7.9%
2023	1,749	-25.2%	3,002	-27.8%
2024	1,806	3.3%	2,835	-5.6%

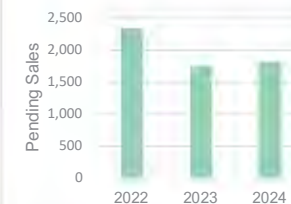
SFH (Jul)



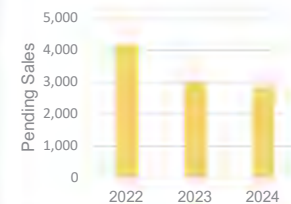
CND (Jul)



SFH (YTD)



CND (YTD)



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

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

# Active Inventory\*

## July 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
Jul-21	415	969	1,384
Aug-21	416	950	1,366
Sep-21	437	1,030	1,467
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745
Aug-23	598	1,146	1,744
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834
Jan-24	607	1,348	1,955
Feb-24	599	1,388	1,987
Mar-24	581	1,493	2,074
Apr-24	618	1,576	2,194
May-24	640	1,651	2,291
Jun-24	653	1,729	2,382
Jul-24	722	1,867	2,589



July	SFH	YoY %chg	CND	YoY %chg
2022	576	38.8%	1,050	8.4%
2023	591	2.6%	1,154	9.9%
2024	722	22.2%	1,867	61.8%



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



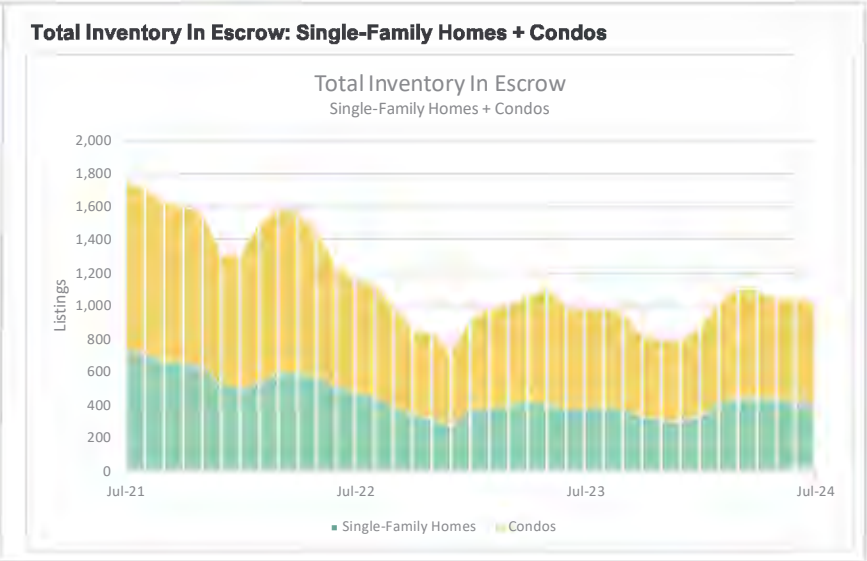
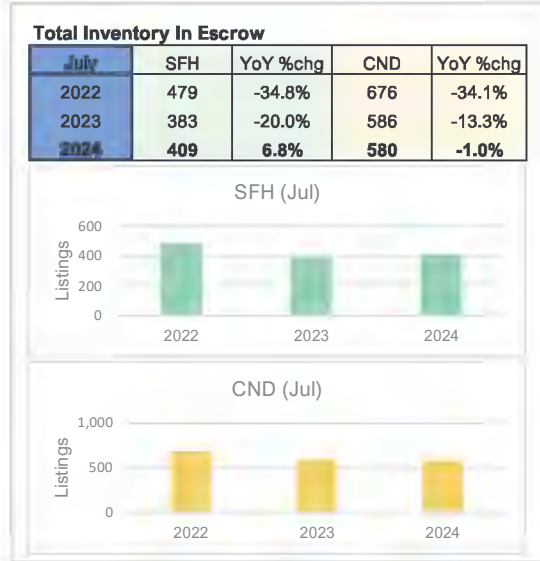
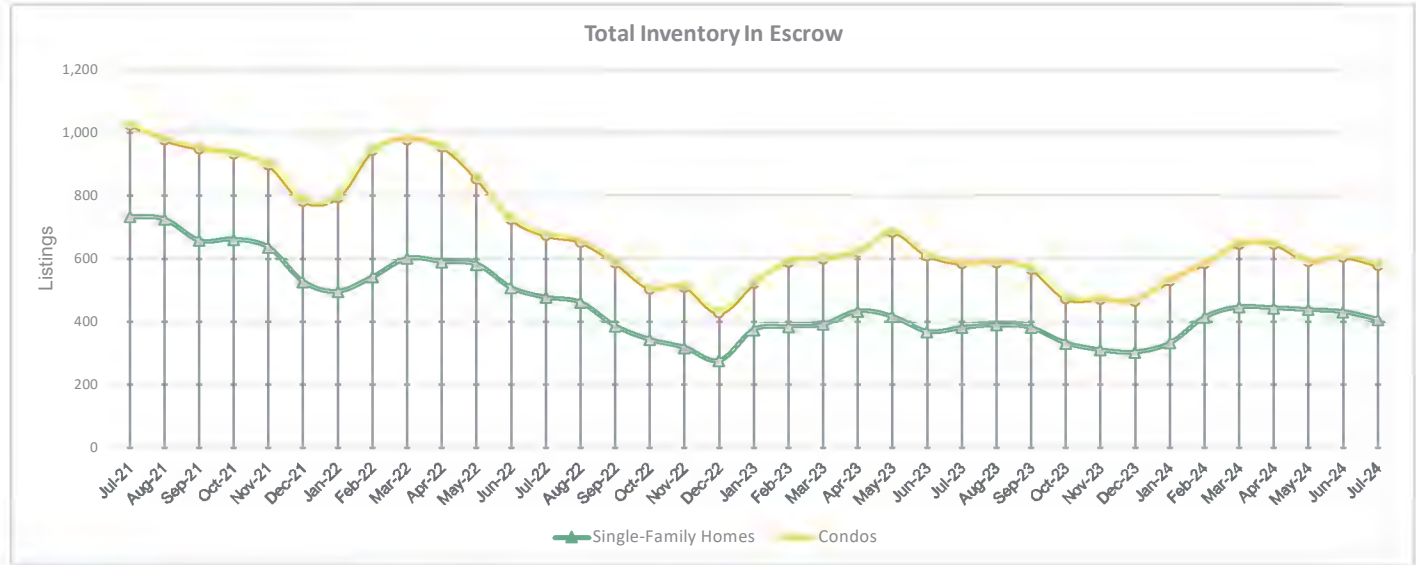
# Total Inventory In Escrow\*

## July 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
Jul-21	735	1,026	1,761
Aug-21	727	979	1,706
Sep-21	660	951	1,611
Oct-21	663	935	1,598
Nov-21	637	899	1,536
Dec-21	528	784	1,312
Jan-22	498	797	1,295
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
Jan-24	334	532	866
Feb-24	416	586	1,002
Mar-24	448	647	1,095
Apr-24	445	647	1,092
May-24	440	593	1,033
Jun-24	433	607	1,040
<b>Jul-24</b>	<b>409</b>	<b>580</b>	<b>989</b>



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

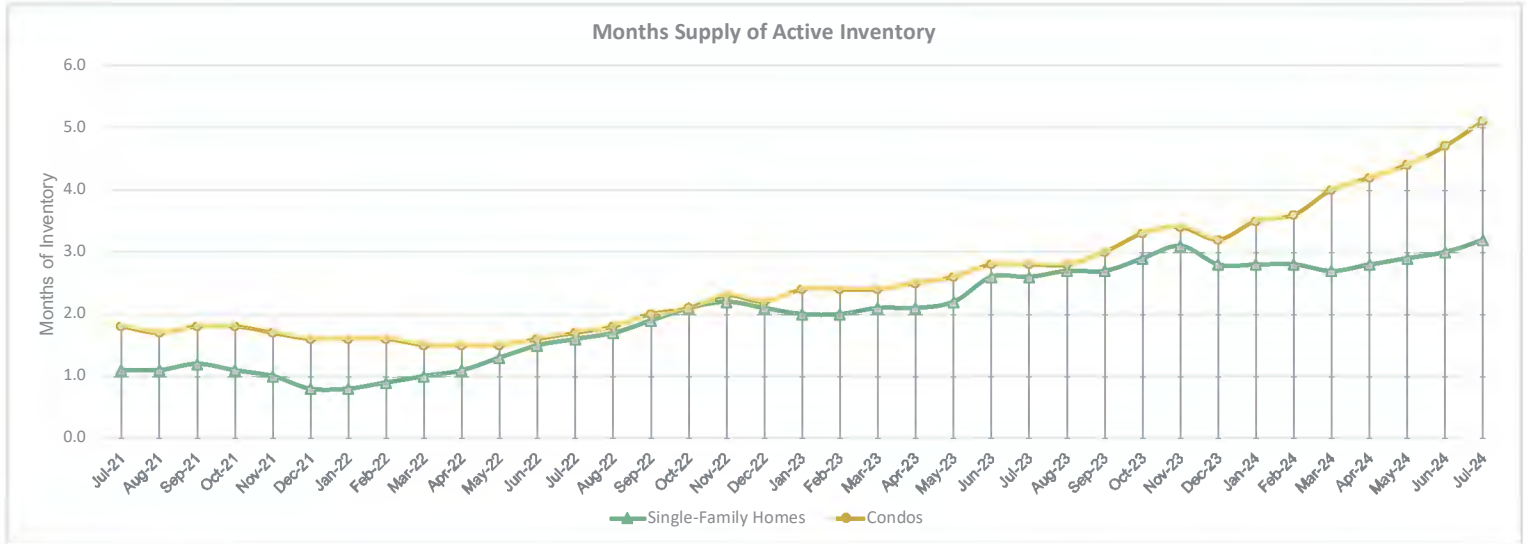
# Months Supply of Active Inventory\*

## July 2024

OAHU, HAWAII

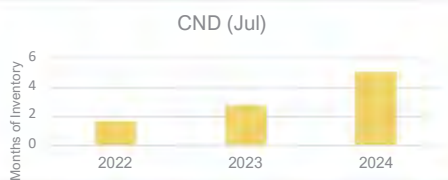
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Jul-21	1.1	1.8
Aug-21	1.1	1.7
Sep-21	1.2	1.8
Oct-21	1.1	1.8
Nov-21	1.0	1.7
Dec-21	0.8	1.6
Jan-22	0.8	1.6
Feb-22	0.9	1.6
Mar-22	1.0	1.5
Apr-22	1.1	1.5
May-22	1.3	1.5
Jun-22	1.5	1.6
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5
Feb-24	2.8	3.6
Mar-24	2.7	4.0
Apr-24	2.8	4.2
May-24	2.9	4.4
Jun-24	3.0	4.7
<b>Jul-24</b>	<b>3.2</b>	<b>5.1</b>

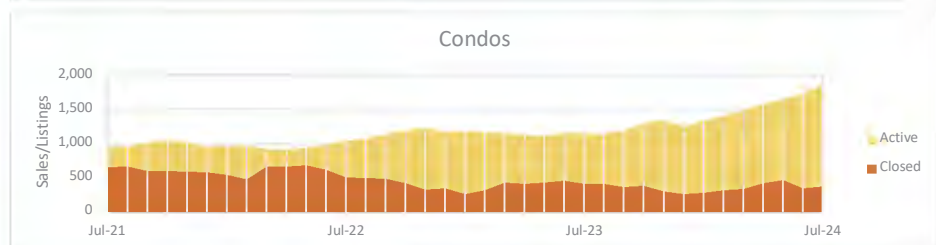
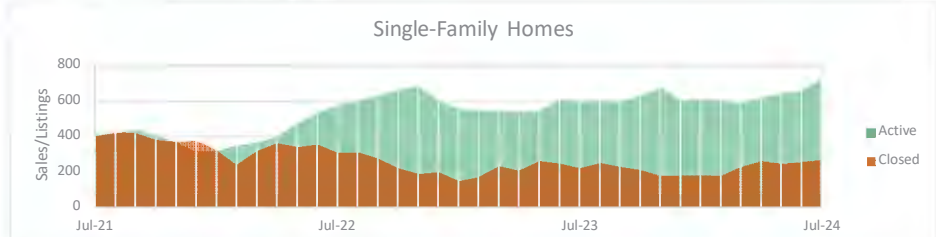


### Months Supply of Active Inventory

July	SFH	YoY %chg	CND	YoY %chg
2022	1.6	45.5%	1.7	-5.6%
2023	2.6	62.5%	2.8	64.7%
<b>2024</b>	<b>3.2</b>	<b>23.1%</b>	<b>5.1</b>	<b>82.1%</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

July 2024

OAHU, HAWAII

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

Single-Family Homes	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg
\$449,999 and below	1	3	-66.7%	107	72	48.6%	56.5%	91.5%	-38.3%	1	4	-75.0%	0	3	-100.0%	6	5	20.0%	6	4	50.0%	3.0	1.7	76.5%
\$450,000 - \$599,999	10	5	100.0%	42	114	-63.2%	90.9%	100.0%	-9.1%	11	11	0.0%	7	11	-36.4%	15	16	-6.3%	17	17	0.0%	2.5	3.2	-21.9%
\$600,000 - \$699,999	9	11	-18.2%	26	8	225.0%	95.5%	100.0%	-4.5%	13	9	44.4%	9	7	28.6%	23	30	-23.3%	18	13	38.5%	2.3	3.3	-30.3%
\$700,000 - \$799,999	21	17	23.5%	22	40	-45.0%	98.7%	98.7%	0.0%	38	25	52.0%	23	26	-11.5%	53	38	39.5%	42	40	5.0%	2.8	1.9	47.4%
\$800,000 - \$899,999	35	31	12.9%	16	21	-23.8%	99.5%	100.0%	-0.5%	39	32	21.9%	24	37	-35.1%	74	64	15.6%	37	54	-31.5%	2.3	1.9	21.1%
\$900,000 - \$999,999	30	36	-16.7%	9	14	-35.7%	100.0%	100.1%	-0.1%	48	38	26.3%	40	37	8.1%	58	57	1.8%	57	53	7.5%	2.1	2.0	5.0%
\$1,000,000 - \$1,499,999	97	71	36.6%	11	15	-26.7%	99.5%	98.5%	1.0%	110	71	54.9%	93	76	22.4%	188	147	27.9%	135	116	16.4%	2.5	1.9	31.6%
\$1,500,000 - 1,999,999	34	30	13.3%	11	10	10.0%	99.4%	100.3%	-0.9%	54	42	28.6%	33	29	13.8%	117	82	42.7%	54	47	14.9%	4.3	3.2	34.4%
\$2,000,000 - \$2,999,999	18	15	20.0%	19	12	58.3%	95.8%	97.7%	-1.9%	29	21	38.1%	16	11	45.5%	74	57	29.8%	22	21	4.8%	4.9	3.8	28.9%
\$3,000,000 and above	14	5	180.0%	18	15	20.0%	96.4%	99.3%	-2.9%	20	22	-9.1%	10	10	0.0%	114	95	20.0%	21	18	16.7%	11.4	11.9	-4.2%
<b>All Single-Family Homes</b>	<b>269</b>	<b>224</b>	<b>20.1%</b>	<b>15</b>	<b>16</b>	<b>-6.3%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>-1.0%</b>	<b>363</b>	<b>275</b>	<b>32.0%</b>	<b>255</b>	<b>247</b>	<b>3.2%</b>	<b>722</b>	<b>591</b>	<b>22.2%</b>	<b>409</b>	<b>383</b>	<b>6.6%</b>	<b>3.2</b>	<b>2.6</b>	<b>23.1%</b>

Condos	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg	Jul-24	Jul-23	%chg
\$149,999 and below	10	17	-41.2%	23	36	-36.1%	95.7%	92.9%	3.0%	21	17	23.5%	12	9	33.3%	51	53	-3.8%	18	18	0.0%	4.3	3.8	13.2%
\$150,000 - \$299,999	49	51	-3.9%	40	21	90.5%	95.3%	97.6%	-2.4%	56	60	-6.7%	36	52	-30.8%	194	124	56.5%	59	73	-19.2%	4.6	2.4	91.7%
\$300,000 - \$399,999	69	73	-5.5%	27	17	58.8%	97.5%	98.5%	-1.0%	110	74	48.6%	74	62	19.4%	283	128	121.1%	101	85	18.8%	4.8	1.9	152.6%
\$400,000 - \$499,999	59	67	-11.9%	36	12	200.0%	98.3%	99.0%	-0.7%	111	84	32.1%	60	76	-21.1%	310	144	115.3%	102	96	6.3%	5.1	2.0	155.0%
\$500,000 - \$599,999	64	61	4.9%	21	17	23.5%	98.5%	100.0%	-1.5%	104	72	44.4%	59	81	-27.2%	242	126	92.1%	90	103	-12.6%	4.5	2.1	114.3%
\$600,000 - \$699,999	38	52	-26.9%	36	15	140.0%	98.7%	99.1%	-0.4%	61	68	-10.3%	30	53	-43.4%	149	107	39.3%	51	79	-35.4%	3.5	2.2	59.1%
\$700,000 - \$999,999	58	61	-4.9%	17	11	54.5%	100.0%	99.5%	0.5%	136	83	63.9%	62	60	3.3%	294	204	44.1%	95	90	5.6%	4.7	3.2	46.9%
\$1,000,000 - \$1,499,999	27	20	35.0%	35	21	66.7%	96.2%	96.8%	-0.6%	50	33	51.5%	28	16	75.0%	179	119	50.4%	39	24	62.5%	8.5	6.0	41.7%
\$1,500,000 - \$1,999,999	10	6	66.7%	51	16	218.8%	97.1%	98.6%	-1.5%	15	15	0.0%	14	3	386.7%	72	61	18.0%	17	6	183.3%	10.3	8.7	18.4%
\$2,000,000 and above	5	14	-64.3%	100	23	334.8%	91.7%	96.5%	-5.0%	12	15	-20.0%	5	9	-44.4%	93	88	5.7%	8	12	-33.3%	15.5	11.0	40.9%
<b>All Condos</b>	<b>389</b>	<b>422</b>	<b>-7.8%</b>	<b>30</b>	<b>16</b>	<b>87.5%</b>	<b>98.1%</b>	<b>98.8%</b>	<b>-0.7%</b>	<b>676</b>	<b>521</b>	<b>29.8%</b>	<b>380</b>	<b>421</b>	<b>-9.7%</b>	<b>1,867</b>	<b>1,154</b>	<b>61.8%</b>	<b>580</b>	<b>586</b>	<b>-1.0%</b>	<b>5.1</b>	<b>2.8</b>	<b>82.1%</b>

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

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# Closed Sales by Price Range: Single-Family Homes

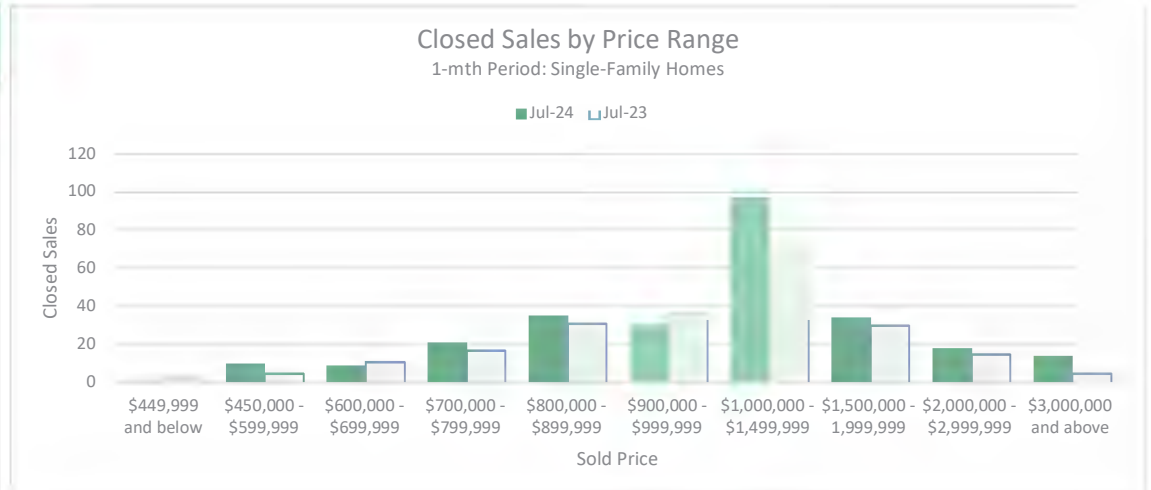
## July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	3	-66.7%	25	30	-16.7%
\$450,000 - \$599,999	10	5	100.0%	74	60	23.3%
\$600,000 - \$699,999	9	11	-18.2%	115	113	1.8%
\$700,000 - \$799,999	21	17	23.5%	230	235	-2.1%
\$800,000 - \$899,999	35	31	12.9%	380	393	-3.3%
\$900,000 - \$999,999	30	36	-16.7%	320	348	-8.0%
\$1,000,000 - \$1,499,999	97	71	36.6%	918	931	-1.4%
\$1,500,000 - 1,999,999	34	30	13.3%	327	317	3.2%
\$2,000,000 - \$2,999,999	18	15	20.0%	182	181	0.6%
\$3,000,000 and above	14	5	180.0%	119	101	17.8%
<b>All Single-Family Homes</b>	<b>269</b>	<b>224</b>	<b>20.1%</b>	<b>2,690</b>	<b>2,709</b>	<b>-0.7%</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.





# Closed Sales by Price Range: Condos

## July 2024

OAHU, HAWAII

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

Condos	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	17	-41.2%	149	171	-12.9%
\$150,000 - \$299,999	49	51	-3.9%	502	608	-17.4%
\$300,000 - \$399,999	69	73	-5.5%	703	809	-13.1%
\$400,000 - \$499,999	59	67	-11.9%	736	853	-13.7%
\$500,000 - \$599,999	64	61	4.9%	653	723	-9.7%
\$600,000 - \$699,999	38	52	-26.9%	505	580	-12.9%
\$700,000 - \$999,999	58	61	-4.9%	743	763	-2.6%
\$1,000,000 - \$1,499,999	27	20	35.0%	252	244	3.3%
\$1,500,000 - \$1,999,999	10	6	66.7%	83	87	-4.6%
\$2,000,000 and above	5	14	-64.3%	76	95	-20.0%
<b>All Condos</b>	<b>389</b>	<b>422</b>	<b>-7.8%</b>	<b>4,402</b>	<b>4,933</b>	<b>-10.8%</b>

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



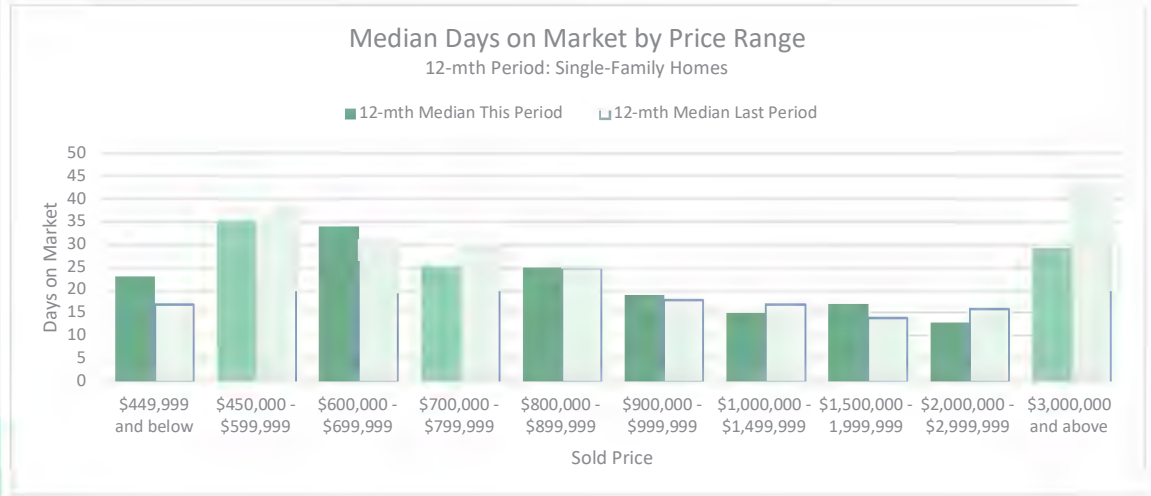
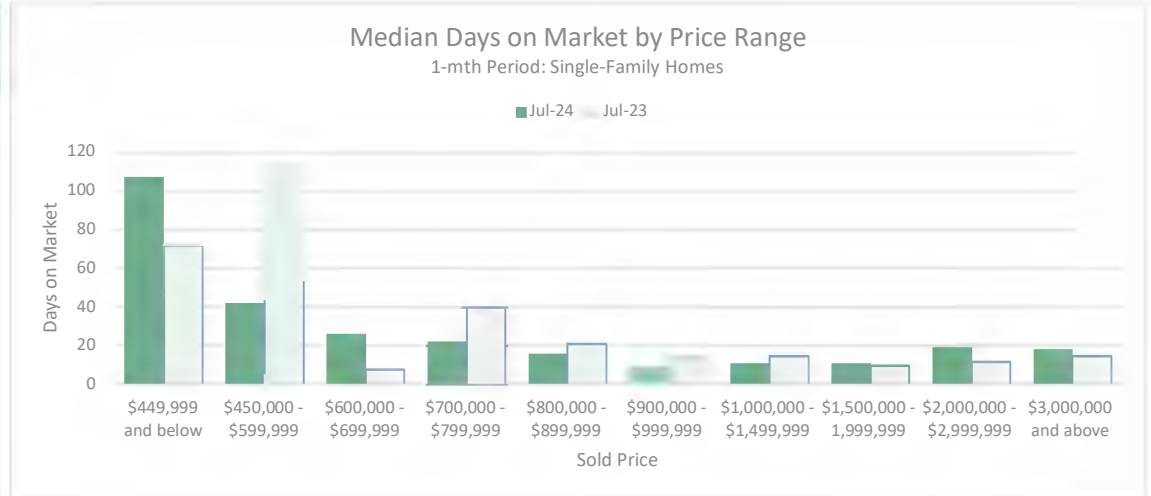
# Median Days on Market by Price Range: Single-Family Homes

July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	107	72	48.6%	23	17	35.3%
\$450,000 - \$599,999	42	114	-63.2%	35	38	-7.9%
\$600,000 - \$699,999	26	8	225.0%	34	31	9.7%
\$700,000 - \$799,999	22	40	-45.0%	25	29	-13.8%
\$800,000 - \$899,999	16	21	-23.8%	25	25	0.0%
\$900,000 - \$999,999	9	14	-35.7%	19	18	5.6%
\$1,000,000 - \$1,499,999	11	15	-26.7%	15	17	-11.8%
\$1,500,000 - 1,999,999	11	10	10.0%	17	14	21.4%
\$2,000,000 - \$2,999,999	19	12	58.3%	13	16	-18.8%
\$3,000,000 and above	18	15	20.0%	29	44	-34.1%
<b>All Single-Family Homes</b>	<b>15</b>	<b>16</b>	<b>-6.3%</b>	<b>19</b>	<b>20</b>	<b>-5.0%</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 Days on Market by Price Range: Condos

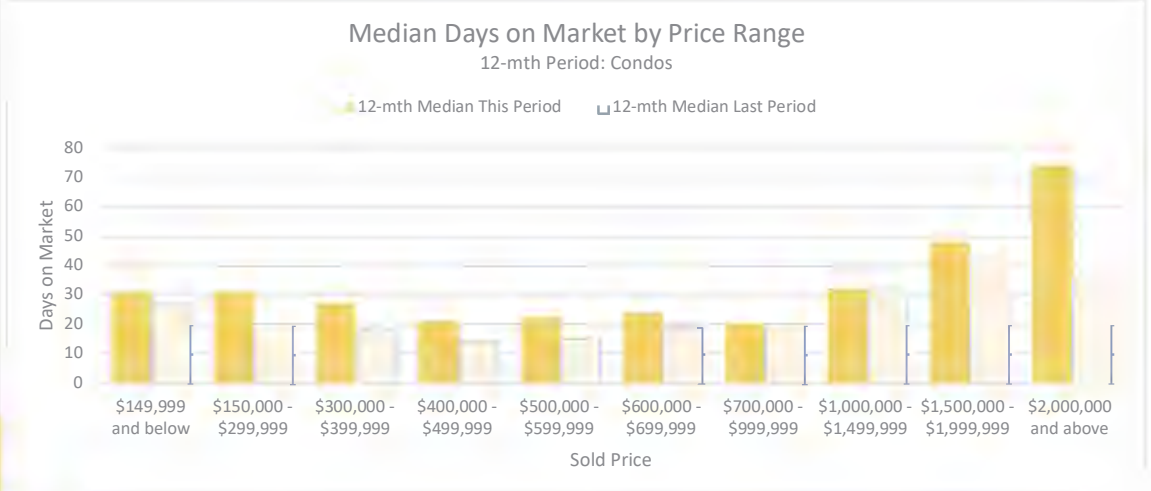
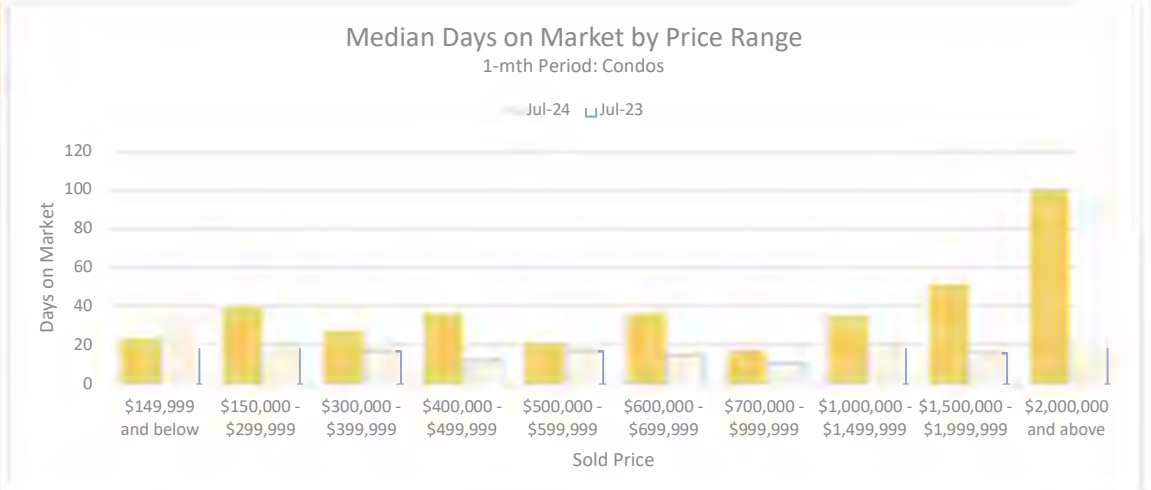
July 2024

OAHU, HAWAII

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

Condos	Jul-24	Jul-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	23	36	-36.1%	31	28	10.7%
\$150,000 - \$299,999	40	21	90.5%	31	20	55.0%
\$300,000 - \$399,999	27	17	58.8%	27	18	50.0%
\$400,000 - \$499,999	36	12	200.0%	21	14	50.0%
\$500,000 - \$599,999	21	17	23.5%	22	15	46.7%
\$600,000 - \$699,999	36	15	140.0%	24	19	26.3%
\$700,000 - \$999,999	17	11	54.5%	20	20	0.0%
\$1,000,000 - \$1,499,999	35	21	66.7%	32	32	0.0%
\$1,500,000 - \$1,999,999	51	16	218.8%	48	43	11.6%
\$2,000,000 and above	100	23	334.8%	74	35	111.4%
<b>All Condos</b>	<b>30</b>	<b>16</b>	<b>87.5%</b>	<b>25</b>	<b>18</b>	<b>38.9%</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.



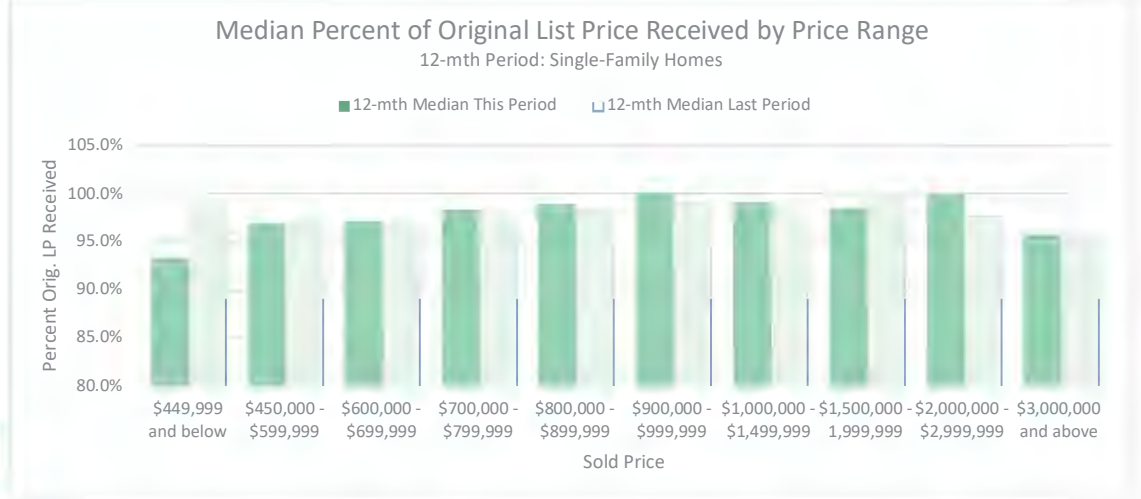
# Median Percent of Original List Price Received by Price Range: Single-Family Homes

July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	56.5%	91.5%	-38.3%	93.3%	98.9%	-5.7%
\$450,000 - \$599,999	90.9%	100.0%	-9.1%	96.8%	97.1%	-0.3%
\$600,000 - \$699,999	95.5%	100.0%	-4.5%	97.1%	97.1%	0.0%
\$700,000 - \$799,999	98.7%	98.7%	0.0%	98.3%	98.1%	0.2%
\$800,000 - \$899,999	99.5%	100.0%	-0.5%	98.9%	98.3%	0.6%
\$900,000 - \$999,999	100.0%	100.1%	-0.1%	100.0%	99.2%	0.8%
\$1,000,000 - \$1,499,999	99.5%	98.5%	1.0%	99.1%	98.5%	0.6%
\$1,500,000 - 1,999,999	99.4%	100.3%	-0.9%	98.5%	100.0%	-1.5%
\$2,000,000 - \$2,999,999	95.8%	97.7%	-1.9%	99.8%	97.7%	2.1%
\$3,000,000 and above	96.4%	99.3%	-2.9%	95.7%	96.1%	-0.4%
<b>All Single-Family Homes</b>	<b>99.0%</b>	<b>100.0%</b>	<b>-1.0%</b>	<b>98.8%</b>	<b>98.4%</b>	<b>0.4%</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.



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

July 2024

OAHU, HAWAII

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

Condos	Jul-24	Jul-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	95.7%	92.9%	3.0%	93.9%	95.6%	-1.8%
\$150,000 - \$299,999	95.3%	97.6%	-2.4%	96.8%	98.2%	-1.4%
\$300,000 - \$399,999	97.5%	98.5%	-1.0%	98.3%	99.0%	-0.7%
\$400,000 - \$499,999	98.3%	99.0%	-0.7%	98.9%	100.0%	-1.1%
\$500,000 - \$599,999	98.5%	100.0%	-1.5%	99.0%	100.0%	-1.0%
\$600,000 - \$699,999	98.7%	99.1%	-0.4%	98.7%	98.8%	-0.1%
\$700,000 - \$999,999	100.0%	99.5%	0.5%	99.0%	98.8%	0.2%
\$1,000,000 - \$1,499,999	96.2%	96.8%	-0.6%	96.3%	96.3%	0.0%
\$1,500,000 - \$1,999,999	97.1%	98.6%	-1.5%	96.3%	95.5%	0.8%
\$2,000,000 and above	91.7%	96.5%	-5.0%	94.6%	96.8%	-2.3%
<b>All Condos</b>	<b>98.1%</b>	<b>98.8%</b>	<b>-0.7%</b>	<b>98.2%</b>	<b>98.9%</b>	<b>-0.7%</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.

# New Listings by Price Range: Single-Family Homes

## July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	4	-75.0%	30	21	42.9%
\$450,000 - \$599,999	11	11	0.0%	83	78	6.4%
\$600,000 - \$699,999	13	9	44.4%	135	132	2.3%
\$700,000 - \$799,999	38	25	52.0%	286	266	7.5%
\$800,000 - \$899,999	39	32	21.9%	423	469	-9.8%
\$900,000 - \$999,999	48	38	26.3%	440	443	-0.7%
\$1,000,000 - \$1,499,999	110	71	54.9%	1,148	1,043	10.1%
\$1,500,000 - 1,999,999	54	42	28.6%	503	470	7.0%
\$2,000,000 - \$2,999,999	29	21	38.1%	297	257	15.6%
\$3,000,000 and above	20	22	-9.1%	247	238	3.8%
<b>All Single-Family Homes</b>	<b>363</b>	<b>275</b>	<b>32.0%</b>	<b>3,592</b>	<b>3,417</b>	<b>5.1%</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.

### New Listings by Price Range

1-mth Period: Single-Family Homes



### New Listings by Price Range

12-mth Period: Single-Family Homes



# New Listings by Price Range: Condos

## July 2024

### OAHU, HAWAII

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

Condos	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	21	17	23.5%	172	194	-11.3%
\$150,000 - \$299,999	56	60	-6.7%	691	720	-4.0%
\$300,000 - \$399,999	110	74	48.6%	1,077	954	12.9%
\$400,000 - \$499,999	111	84	32.1%	1,163	1,005	15.7%
\$500,000 - \$599,999	104	72	44.4%	997	891	11.9%
\$600,000 - \$699,999	61	68	-10.3%	712	744	-4.3%
\$700,000 - \$999,999	136	83	63.9%	1,148	1,025	12.0%
\$1,000,000 - \$1,499,999	50	33	51.5%	466	391	19.2%
\$1,500,000 - \$1,999,999	15	15	0.0%	195	189	3.2%
\$2,000,000 and above	12	15	-20.0%	189	211	-10.4%
<b>All Condos</b>	<b>676</b>	<b>521</b>	<b>29.8%</b>	<b>6,810</b>	<b>6,324</b>	<b>7.7%</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.



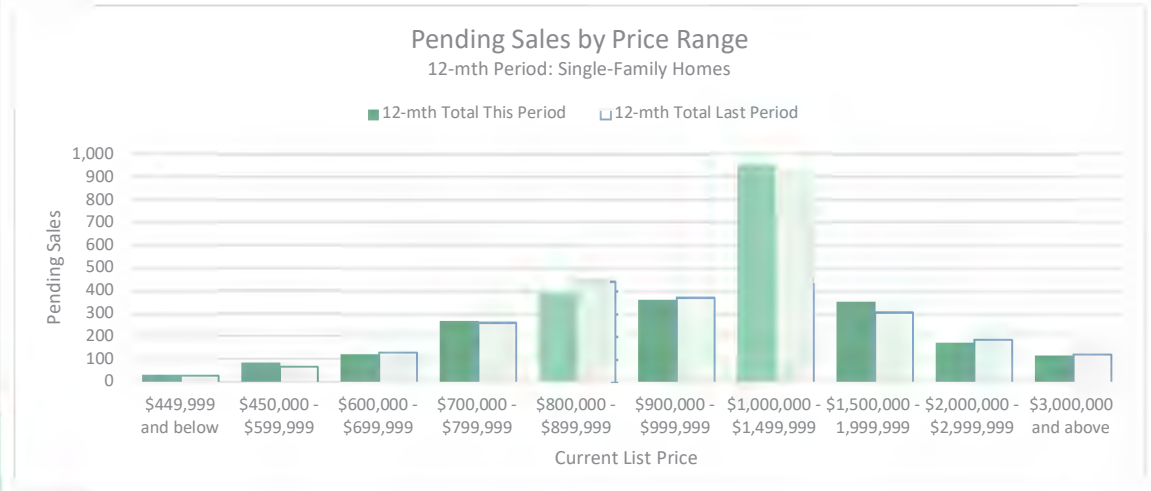
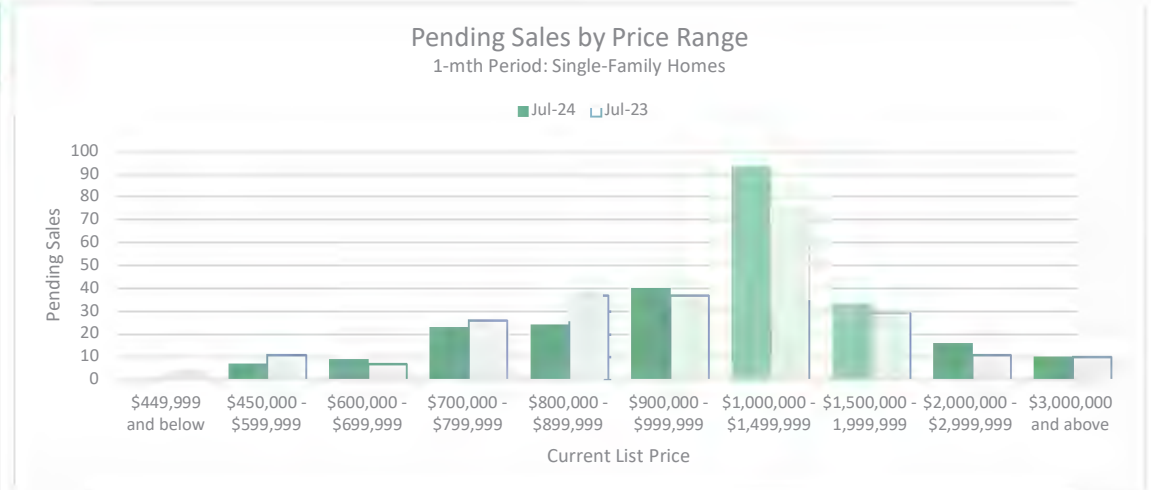
# Pending Sales by Price Range: Single-Family Homes July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	3	-100.0%	32	29	10.3%
\$450,000 - \$599,999	7	11	-36.4%	87	68	27.9%
\$600,000 - \$699,999	9	7	28.6%	123	132	-6.8%
\$700,000 - \$799,999	23	26	-11.5%	268	262	2.3%
\$800,000 - \$899,999	24	37	-35.1%	384	443	-13.3%
\$900,000 - \$999,999	40	37	8.1%	362	372	-2.7%
\$1,000,000 - \$1,499,999	93	76	22.4%	952	925	2.9%
\$1,500,000 - 1,999,999	33	29	13.8%	354	308	14.9%
\$2,000,000 - \$2,999,999	16	11	45.5%	174	187	-7.0%
\$3,000,000 and above	10	10	0.0%	117	123	-4.9%
<b>All Single-Family Homes</b>	<b>255</b>	<b>247</b>	<b>3.2%</b>	<b>2,853</b>	<b>2,849</b>	<b>0.1%</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.





# Pending Sales by Price Range: Condos

July 2024

OAHU, HAWAII

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

Condos	Jul-24	Jul-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	9	33.3%	149	154	-3.2%
\$150,000 - \$299,999	36	52	-30.8%	499	601	-17.0%
\$300,000 - \$399,999	74	62	19.4%	766	837	-8.5%
\$400,000 - \$499,999	60	76	-21.1%	778	837	-7.0%
\$500,000 - \$599,999	59	81	-27.2%	687	701	-2.0%
\$600,000 - \$699,999	30	53	-43.4%	507	611	-17.0%
\$700,000 - \$999,999	62	60	3.3%	749	737	1.6%
\$1,000,000 - \$1,499,999	28	16	75.0%	252	233	8.2%
\$1,500,000 - \$1,999,999	14	3	366.7%	94	92	2.2%
\$2,000,000 and above	5	9	-44.4%	73	100	-27.0%
<b>All Condos</b>	<b>380</b>	<b>421</b>	<b>-9.7%</b>	<b>4,554</b>	<b>4,903</b>	<b>-7.1%</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.



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

July 2024

OAHU, HAWAII

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

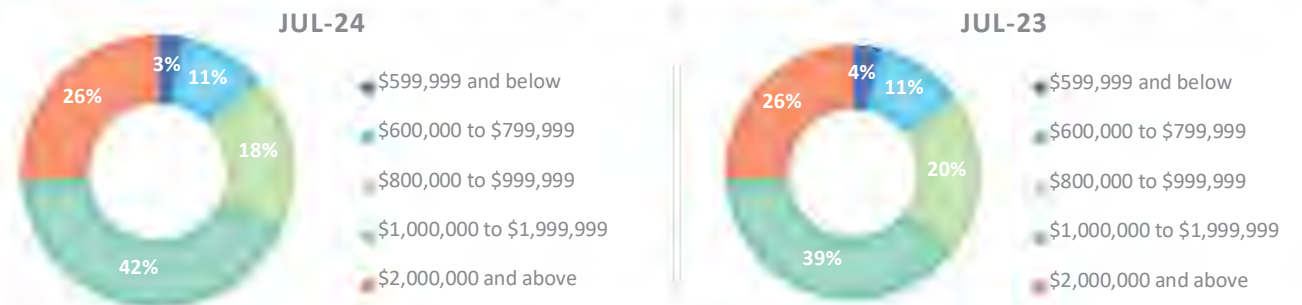
Single-Family Homes	Jul-24	Jul-23	YOY chg
\$449,999 and below	6	5	20.0%
\$450,000 - \$599,999	15	16	-6.3%
\$600,000 - \$699,999	23	30	-23.3%
\$700,000 - \$799,999	53	38	39.5%
\$800,000 - \$899,999	74	64	15.6%
\$900,000 - \$999,999	58	57	1.8%
\$1,000,000 - \$1,499,999	188	147	27.9%
\$1,500,000 - 1,999,999	117	82	42.7%
\$2,000,000 - \$2,999,999	74	57	29.8%
\$3,000,000 and above	114	95	20.0%
<b>All Single-Family Homes</b>	<b>722</b>	<b>591</b>	<b>22.2%</b>

## Active Inventory by Price Range

Single-Family Homes



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



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

# Active Inventory\* by Price Range: Condos

July 2024

OAHU, HAWAII

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

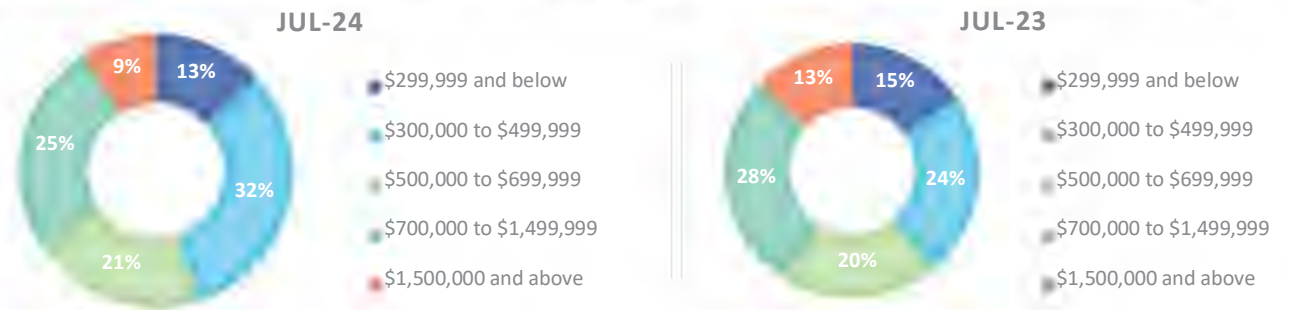
Condos	Jul-24	Jul-23	YOY chg
\$149,999 and below	51	59	-3.8%
\$150,000 - \$299,999	184	124	56.5%
\$300,000 - \$399,999	283	128	121.1%
\$400,000 - \$499,999	310	144	115.3%
\$500,000 - \$599,999	242	126	92.1%
\$600,000 - \$699,999	149	107	39.3%
\$700,000 - \$999,999	294	204	44.1%
\$1,000,000 - \$1,499,999	179	119	50.4%
\$1,500,000 - \$1,999,999	72	61	18.0%
\$2,000,000 and above	93	88	5.7%
<b>All Condos</b>	<b>1,667</b>	<b>1,154</b>	<b>61.8%</b>

## Active Inventory by Price Range

Condos



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

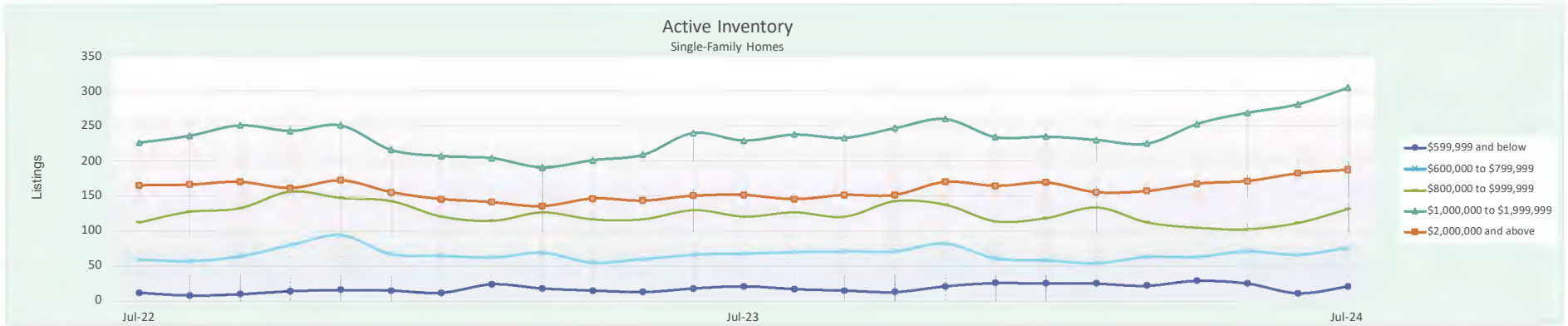


\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

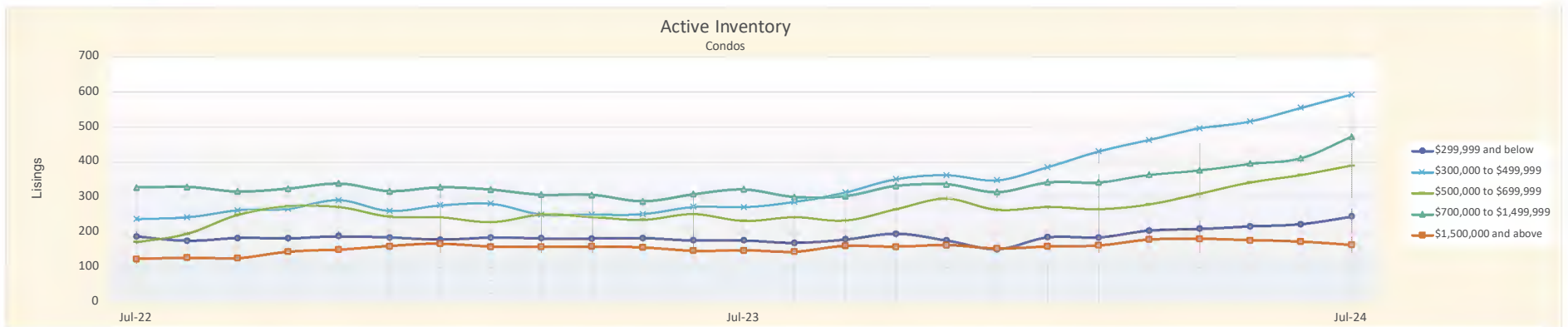


# Active Inventory\*: Single-Family Homes and Condos

July 2024  
OAHU, HAWAII



Single-Family Homes	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24
\$599,999 and below	12	8	10	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21
\$600,000 to \$799,999	59	57	64	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76
\$800,000 to \$999,999	113	128	133	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132
\$1,000,000 to \$1,999,999	226	236	251	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305
\$2,000,000 and above	166	167	171	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188
<b>Total</b>	<b>576</b>	<b>596</b>	<b>629</b>	<b>656</b>	<b>682</b>	<b>597</b>	<b>551</b>	<b>547</b>	<b>541</b>	<b>535</b>	<b>543</b>	<b>605</b>	<b>591</b>	<b>598</b>	<b>592</b>	<b>626</b>	<b>672</b>	<b>600</b>	<b>607</b>	<b>599</b>	<b>581</b>	<b>618</b>	<b>640</b>	<b>653</b>	<b>722</b>



Condos	J-22	A-22	S-22	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24
\$299,999 and below	188	176	184	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245
\$300,000 to \$499,999	238	243	263	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593
\$500,000 to \$699,999	172	196	250	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391
\$700,000 to \$1,499,999	328	330	317	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473
\$1,500,000 and above	124	128	127	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165
<b>Total</b>	<b>1,050</b>	<b>1,073</b>	<b>1,141</b>	<b>1,194</b>	<b>1,244</b>	<b>1,170</b>	<b>1,196</b>	<b>1,177</b>	<b>1,152</b>	<b>1,144</b>	<b>1,118</b>	<b>1,159</b>	<b>1,154</b>	<b>1,146</b>	<b>1,194</b>	<b>1,306</b>	<b>1,337</b>	<b>1,234</b>	<b>1,348</b>	<b>1,388</b>	<b>1,493</b>	<b>1,576</b>	<b>1,651</b>	<b>1,729</b>	<b>1,867</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 C status.



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

July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	YOY chg
\$449,999 and below	6	4	50.0%
\$450,000 - \$599,999	17	17	0.0%
\$600,000 - \$699,999	18	13	38.5%
\$700,000 - \$799,999	42	40	5.0%
\$800,000 - \$899,999	37	54	-31.5%
\$900,000 - \$999,999	57	53	7.5%
\$1,000,000 - \$1,499,999	135	116	16.4%
\$1,500,000 - 1,999,999	54	47	14.9%
\$2,000,000 - \$2,999,999	22	21	4.8%
\$3,000,000 and above	21	18	16.7%
<b>All Single-Family Homes</b>	<b>409</b>	<b>385</b>	<b>6.2%</b>

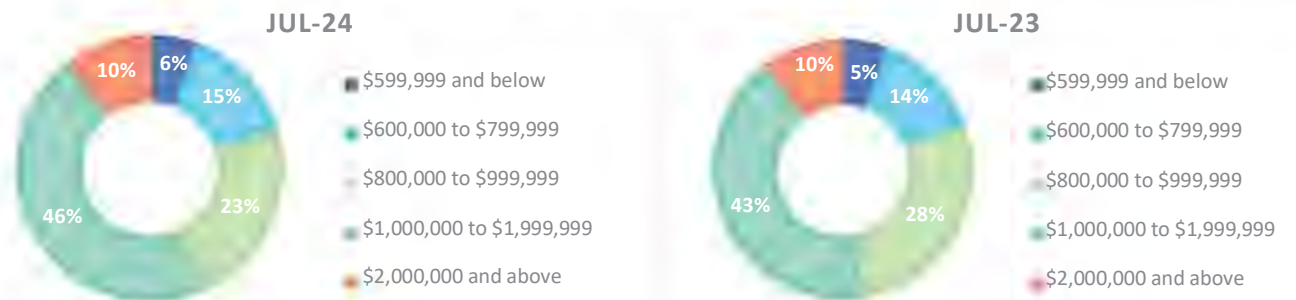
## Total Inventory In Escrow by Price Range

Single-Family Homes



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

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



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

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

July 2024

OAHU, HAWAII

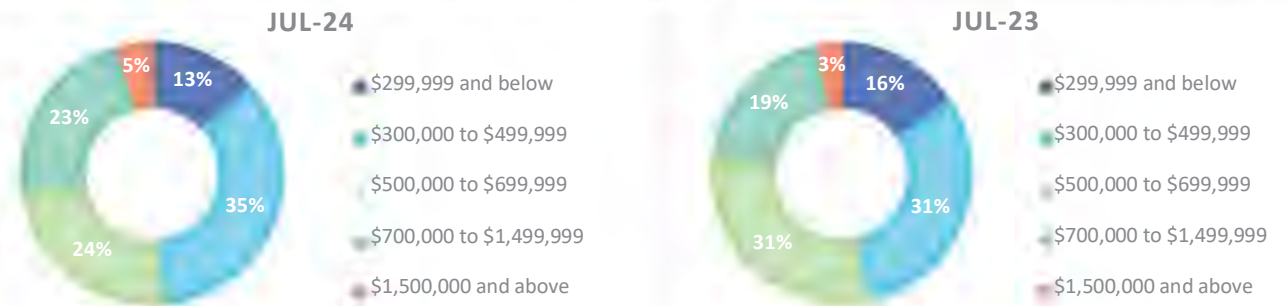
(The number of properties in an escrow status at the end of a given month)

Condos	Jul-24	Jul-23	YOY chg
\$149,999 and below	18	18	0.0%
\$150,000 - \$299,999	59	73	-19.2%
\$300,000 - \$399,999	101	85	18.8%
\$400,000 - \$499,999	102	96	6.3%
\$500,000 - \$599,999	90	103	-12.8%
\$600,000 - \$699,999	51	79	-35.4%
\$700,000 - \$999,999	95	90	5.6%
\$1,000,000 - \$1,499,999	39	24	62.5%
\$1,500,000 - \$1,999,999	17	6	183.3%
\$2,000,000 and above	8	12	-33.3%
<b>All Condos</b>	<b>580</b>	<b>586</b>	<b>-1.0%</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.

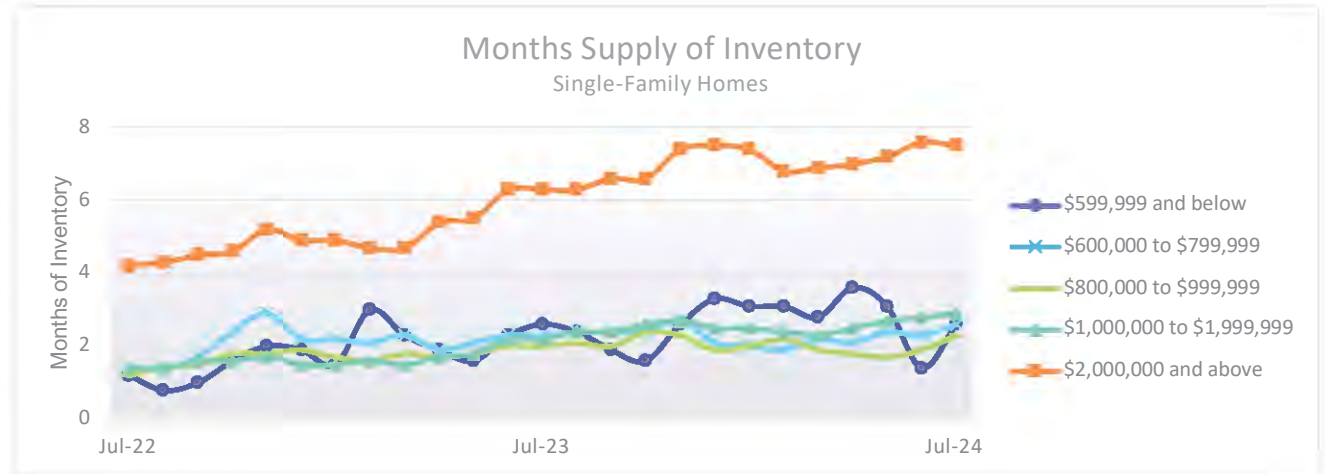
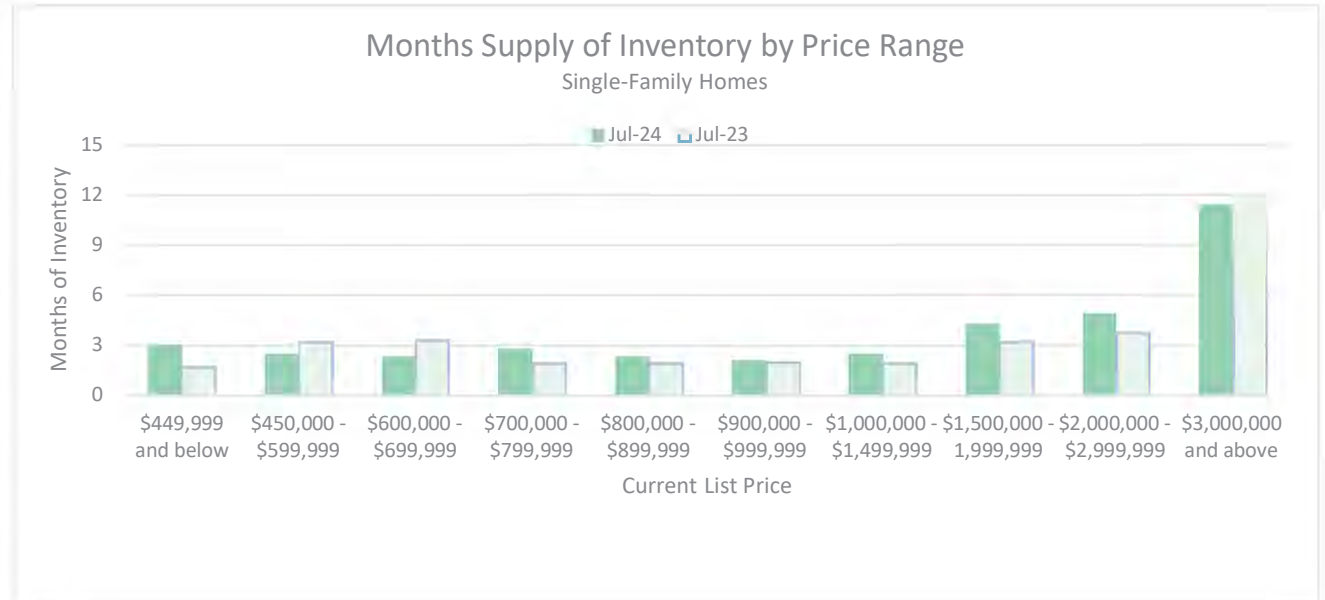
# Months Supply of Active Inventory by Price Range: Single-Family Homes

## July 2024

OAHU, HAWAII

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

Single-Family Homes	Jul-24	Jul-23	YOY chg
\$449,999 and below	3.0	1.7	76.5%
\$450,000 - \$599,999	2.5	3.2	-21.9%
\$600,000 - \$699,999	2.3	3.3	-30.3%
\$700,000 - \$799,999	2.8	1.9	47.4%
\$800,000 - \$899,999	2.3	1.9	21.1%
\$900,000 - \$999,999	2.1	2.0	5.0%
\$1,000,000 - \$1,499,999	2.5	1.9	31.6%
\$1,500,000 - 1,999,999	4.3	3.2	34.4%
\$2,000,000 - \$2,999,999	4.9	3.8	28.9%
\$3,000,000 and above	11.4	11.9	-4.2%
<b>All Single-Family Homes</b>	<b>3.2</b>	<b>2.6</b>	<b>23.1%</b>





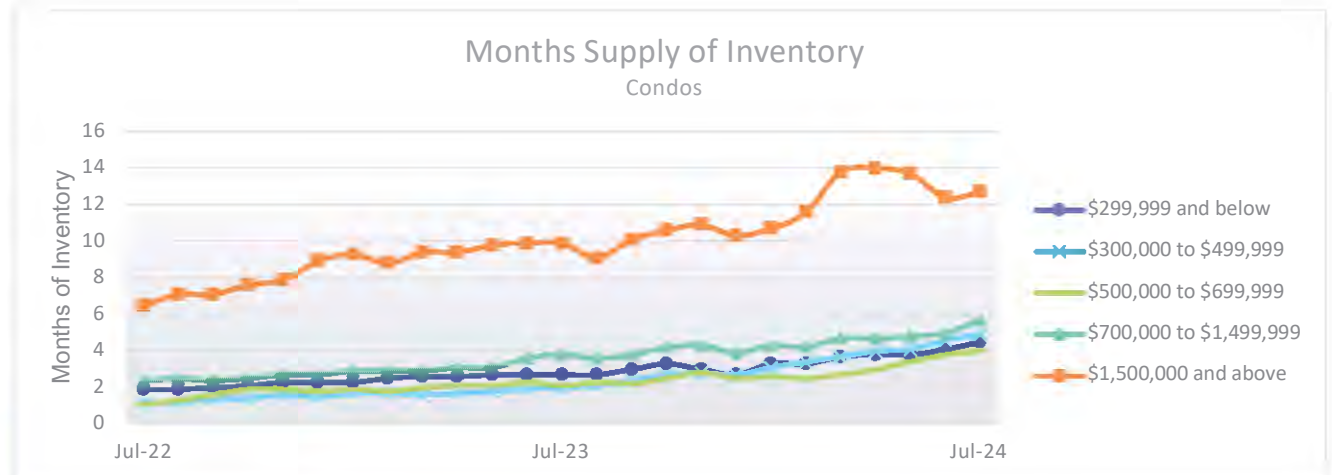
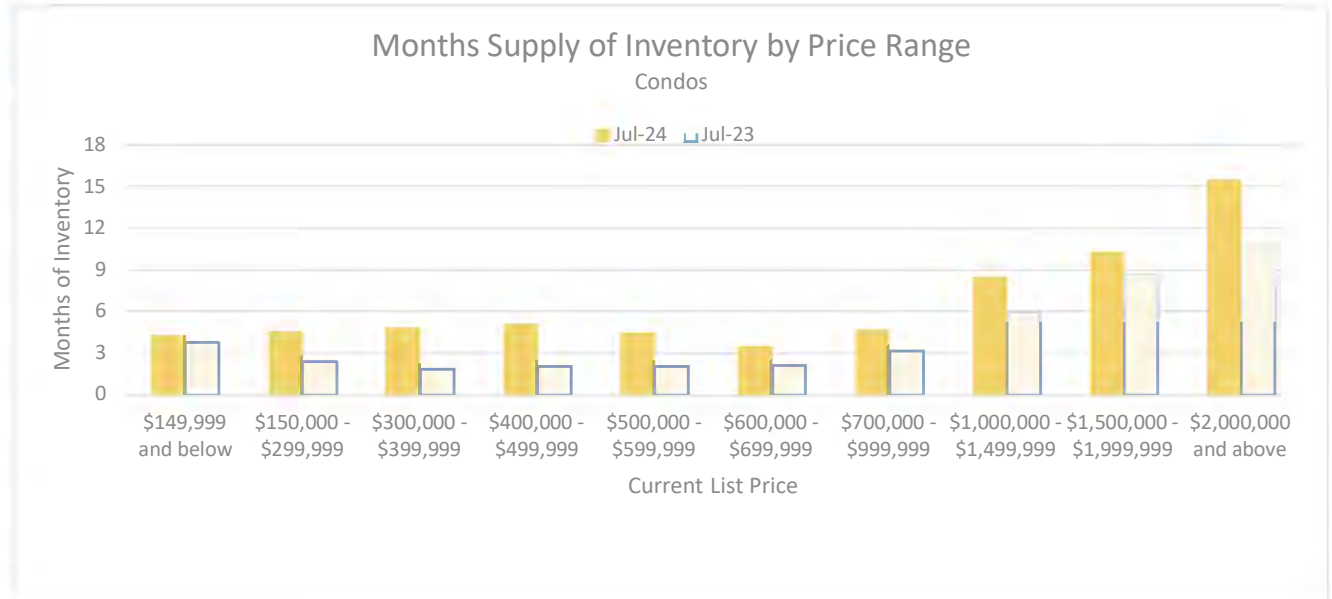
# Months Supply of Active Inventory by Price Range: Condos

## July 2024

OAHU, HAWAII

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

Condos	Jul-24	Jul-23	YOY chg
\$149,999 and below	4.3	3.8	13.2%
\$150,000 - \$299,999	4.6	2.4	91.7%
\$300,000 - \$399,999	4.8	1.9	152.6%
\$400,000 - \$499,999	5.1	2.0	155.0%
\$500,000 - \$599,999	4.5	2.1	114.3%
\$600,000 - \$699,999	3.5	2.2	59.1%
\$700,000 - \$999,999	4.7	3.2	46.9%
\$1,000,000 - \$1,499,999	8.5	6.0	41.7%
\$1,500,000 - \$1,999,999	10.3	8.7	18.4%
\$2,000,000 and above	15.5	11.0	40.9%
<b>All Condos</b>	<b>5.1</b>	<b>2.8</b>	<b>82.1%</b>

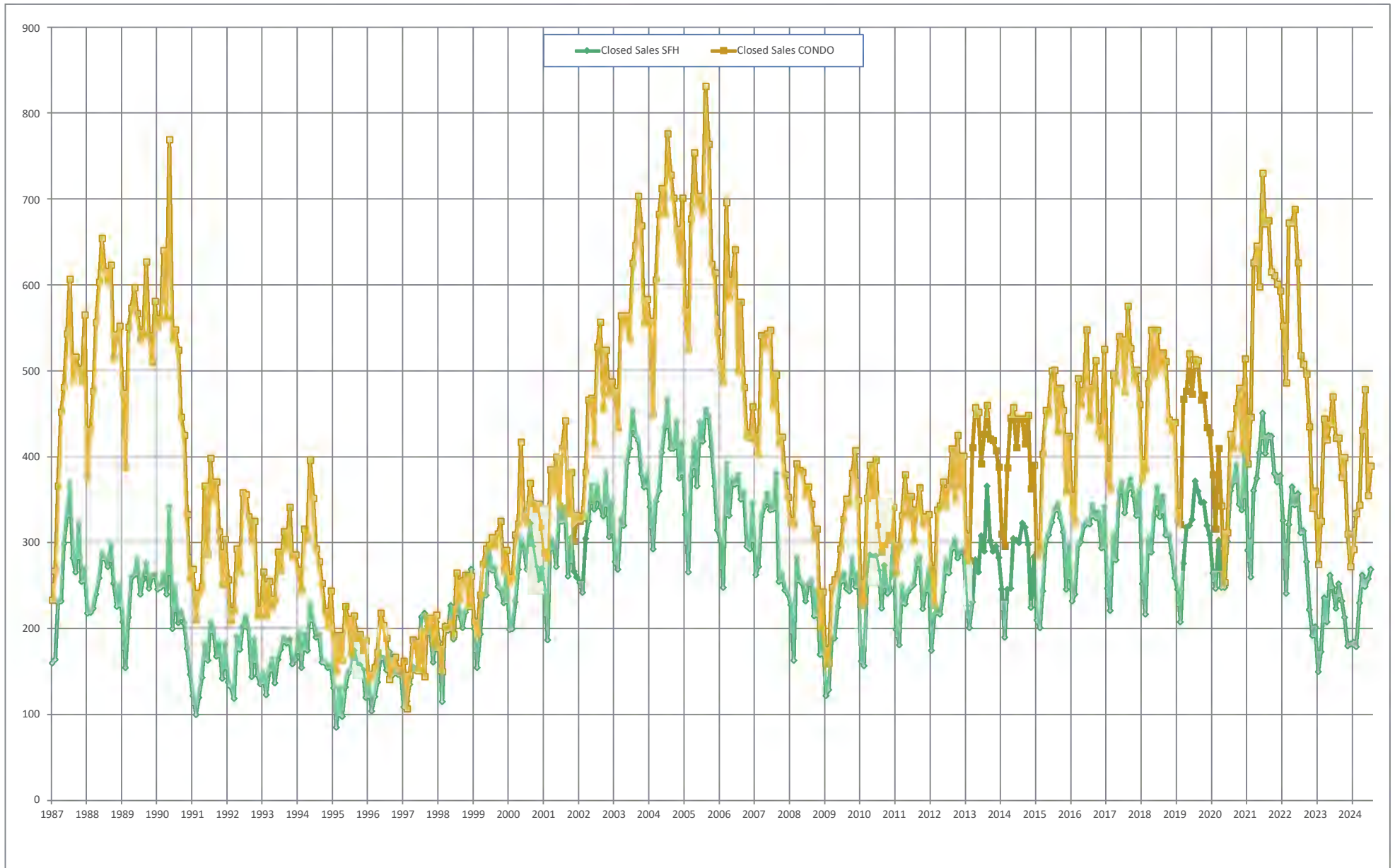




# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



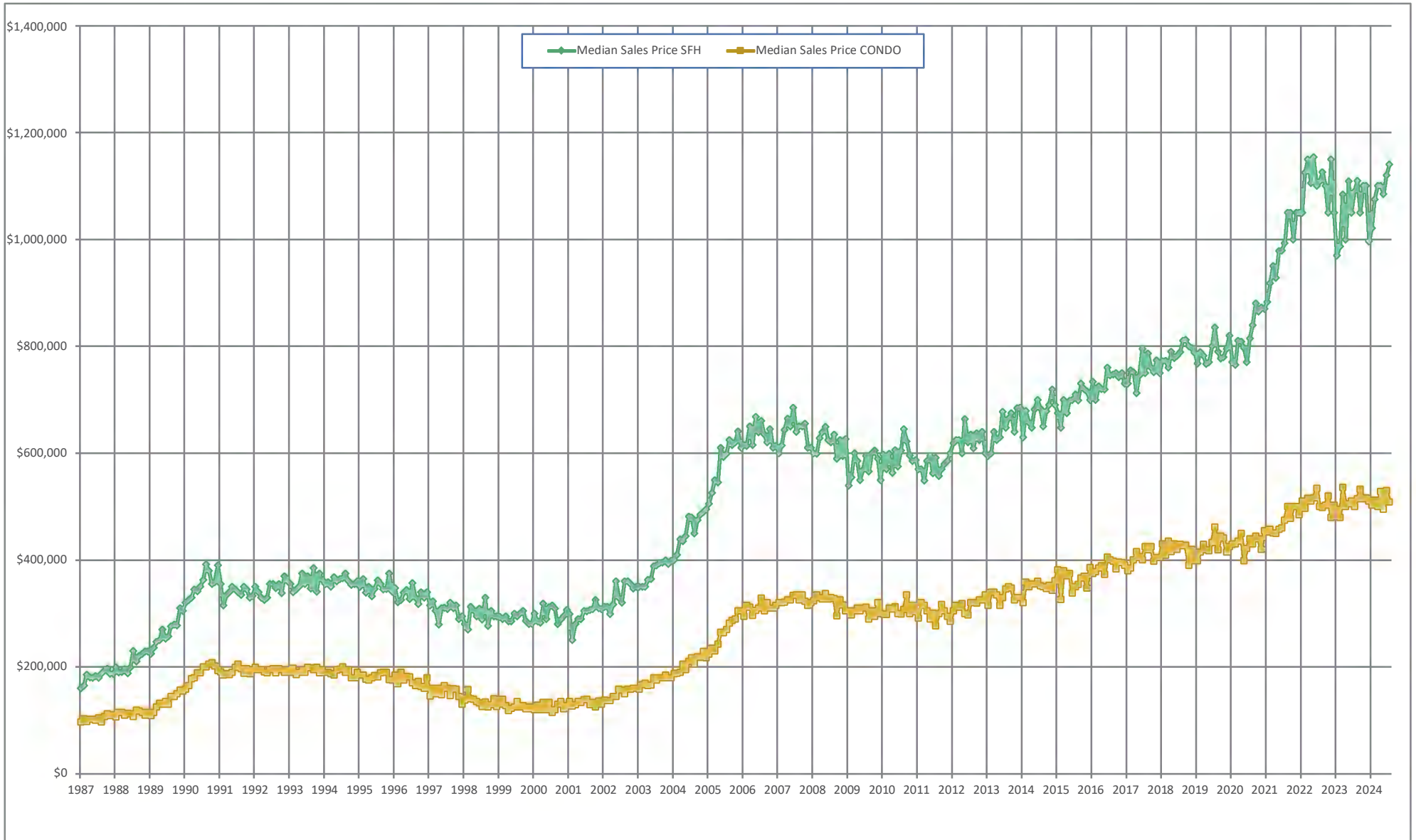
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

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