

O'ahu's housing market closed out the first quarter of 2025 with mixed results. In March, single-family home sales dipped 10.4% year-over-year, with 206 sales, while condo sales rose 7.3%, with 369 units sold.

The median sales price for a single-family home rose 5.5% year-over-year to \$1,160,000, up from \$1,100,000 in March 2024. The condo median price remained unchanged at \$500,000. While the average sales price for single-family homes reached \$1,819,326—a figure influenced by a single transaction in the Kāhala area for \$65.75 million—excluding this sale results in an adjusted average of \$1,507,469 and no change to the median sales price. Average condo prices experienced a 6.1% uptick year-over-year to \$614,751.

Year-to-date sales in the single-family home market were 4.0% lower than the same period in 2024, with 569 total sales through the first quarter of 2025. Condo sales held nearly even, up 0.4% year-over-year with 974 total sales. Compared to 2024, the year-to-date median sales price for single-family homes rose 7.5% to \$1,150,000 while the condo median ticked up 1.0% to \$510,000.

Despite fewer home sales, median days on market for single-family homes remained under one month at 15 days, compared to 31 days a year ago. In contrast, condo properties spent more time on the market, with a median of 40 days, up from 29 days in March 2024.

New listing volume rose across both markets in March, providing buyers with more options. The single-family home market added 377 new listings, a 29.6% year-over-year increase, while condo listings grew 21.9% to 789. A greater share of new listings remained active at the end of the month, with 73% of single-family home listings and 82% of condo listings still on the market—up from 58% and 73%, respectively, in March 2024.

Active inventory continued to grow in March, ending the month with 773 single-family home and 2,302 condo listings, reflecting year-over-year increases of 33.0% and 54.2%, respectively. For single-family homes, inventory grew across all regions, with the largest unit gain in 'Ewa Plain, where active listings increased to 144, up 73.5% from a year ago. The Central region also experienced strong growth, with listings more than doubling to 67. Condo inventory also grew in every region, driven by increased listing volume, longer days on market and a slight decline in contract activity. Several areas offered more than double the number of condo listings compared to March 2024, including Hawai'i Kai with 78 listings, Kailua with 28, Makakilo with 34, Pearl City with 111 and Waipahu with 42.

Contract signings declined year-over-year in both markets, down 5.4% for single-family homes and 4.3% for condos. In the single-family home market, the largest drops occurred in the 'Ewa Plain and Pearl City regions, which recorded 41 and 15 pending sales, respectively. For condos, most of the decline was concentrated in the Metro region, where pending sales fell from 264 to 223—a 15.5% decrease.



# Oahu Monthly Housing Statistics

## March 2025



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,160,000	+5.5%
Closed Sales	YoY %chg
206	-10.4%
Average Sales Price	YoY %chg
\$1,819,326	+31.8%

### CONDOS

Median Sales Price	YoY %chg
\$500,000	0.0%
Closed Sales	YoY %chg
369	+7.3%
Average Sales Price	YoY %chg
\$614,751	+6.1%

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

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# Monthly Indicators

OAHU, HAWAII

## March 2025

	Single-Family Homes					Condos				
	Mar-25	Mar-24	YoY %chg	Feb-25	MoM %chg	Mar-25	Mar-24	YoY %chg	Feb-25	MoM %chg
Closed Sales	206	230	-10.4%	167	23.4%	369	344	7.3%	293	25.9%
Median Sales Price	\$1,160,000	\$1,100,000	5.5%	\$1,185,000	-2.1%	\$500,000	\$500,000	0.0%	\$494,000	1.2%
Average Sales Price	\$1,819,326	\$1,380,838	31.8%	\$1,400,996	29.9%	\$614,751	\$579,500	6.1%	\$610,108	0.8%
Median Days on Market	15	31	-51.6%	23	-34.8%	40	29	37.9%	48	-16.7%
Percent of Orig. List Price Received	99.0%	98.3%	0.7%	98.0%	1.0%	97.1%	98.3%	-1.2%	96.5%	0.6%
New Listings	377	291	29.6%	281	34.2%	789	647	21.9%	641	23.1%
Pending Sales*	265	280	-5.4%	233	13.7%	420	439	-4.3%	381	10.2%
Active Inventory*	773	581	33.0%	728	6.2%	2,302	1,493	54.2%	2,160	6.6%
Total Inventory in Escrow*	439	448	-2.0%	385	14.0%	619	647	-4.3%	573	8.0%
Months Supply of Active Inventory*	3.3	2.7	22.2%	3.1	6.5%	6.2	4.0	55.0%	5.8	6.9%

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

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

## Year-to-Date

	Single-Family Homes					Condos				
	YTD-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg	YTD-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg
Closed Sales	569	593	-4.0%	559	1.8%	974	970	0.4%	1,044	-6.7%
Median Sales Price	\$1,150,000	\$1,070,000	7.5%	\$1,025,000	12.2%	\$510,000	\$505,000	1.0%	\$500,000	2.0%
Average Sales Price	\$1,531,743	\$1,377,753	11.2%	\$1,335,094	14.7%	\$625,004	\$584,486	6.9%	\$627,071	-0.3%
Median Days on Market	20	29	-31.0%	36	-44.4%	43	32	34.4%	25	72.0%
Percent of Orig. List Price Received	98.3%	98.2%	0.1%	96.5%	1.9%	96.8%	98.0%	-1.2%	98.3%	-1.5%
New Listings	994	871	14.1%	794	25.2%	2,169	1,761	23.2%	1,516	43.1%
Pending Sales*	707	769	-8.1%	742	-4.7%	1,158	1,205	-3.9%	1,221	-5.2%

\*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.

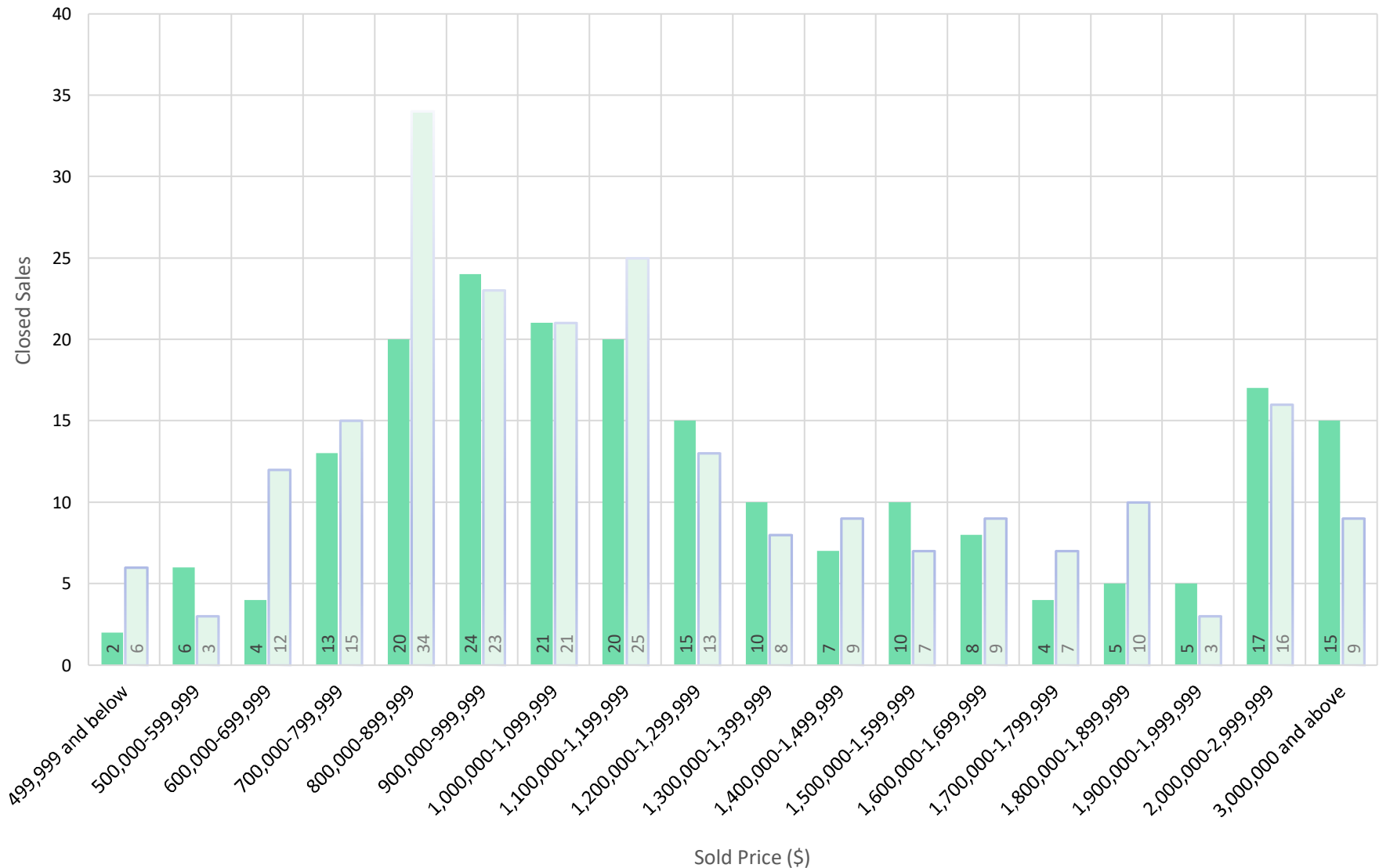
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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## Single-Family Homes Sold

March 2025 vs. March 2024

2025 2024



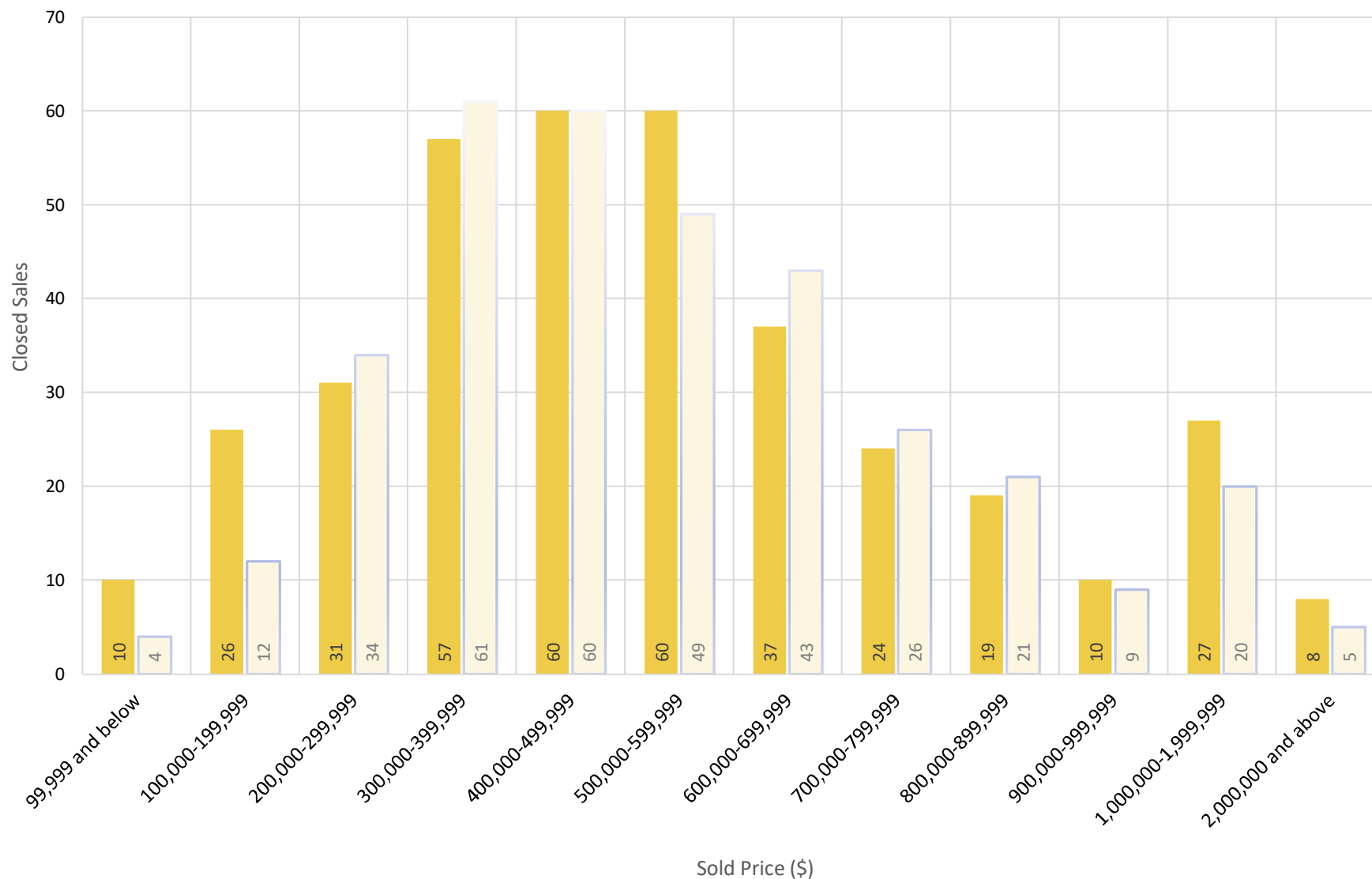
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## Condos Sold

### March 2025 vs. March 2024

■ 2025 ■ 2024



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

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# Closed Sales

March 2025

OAHU, HAWAII

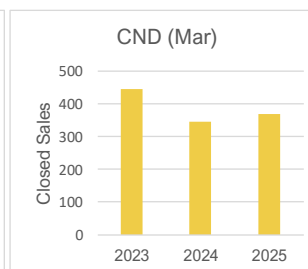
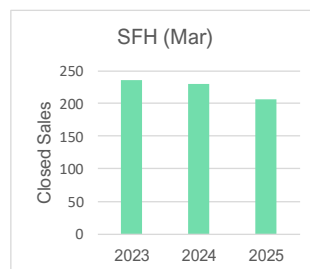
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	261	405	666
Nov-24	203	341	544
Dec-24	228	323	551
Jan-25	196	312	508
Feb-25	167	293	460
Mar-25	206	369	575



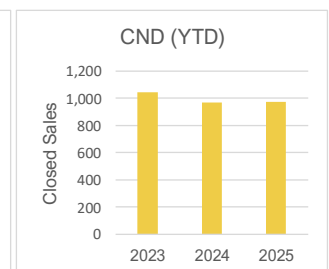
## Monthly Closed Sales

March	SFH	YoY %chg	CND	YoY %chg
2023	236	-26.5%	444	-33.9%
2024	230	-2.5%	344	-22.5%
2025	206	-10.4%	369	7.3%



## Year-to-Date Closed Sales

March	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	559	-37.0%	1,044	-38.9%
2024	593	6.1%	970	-7.1%
2025	569	-4.0%	974	0.4%



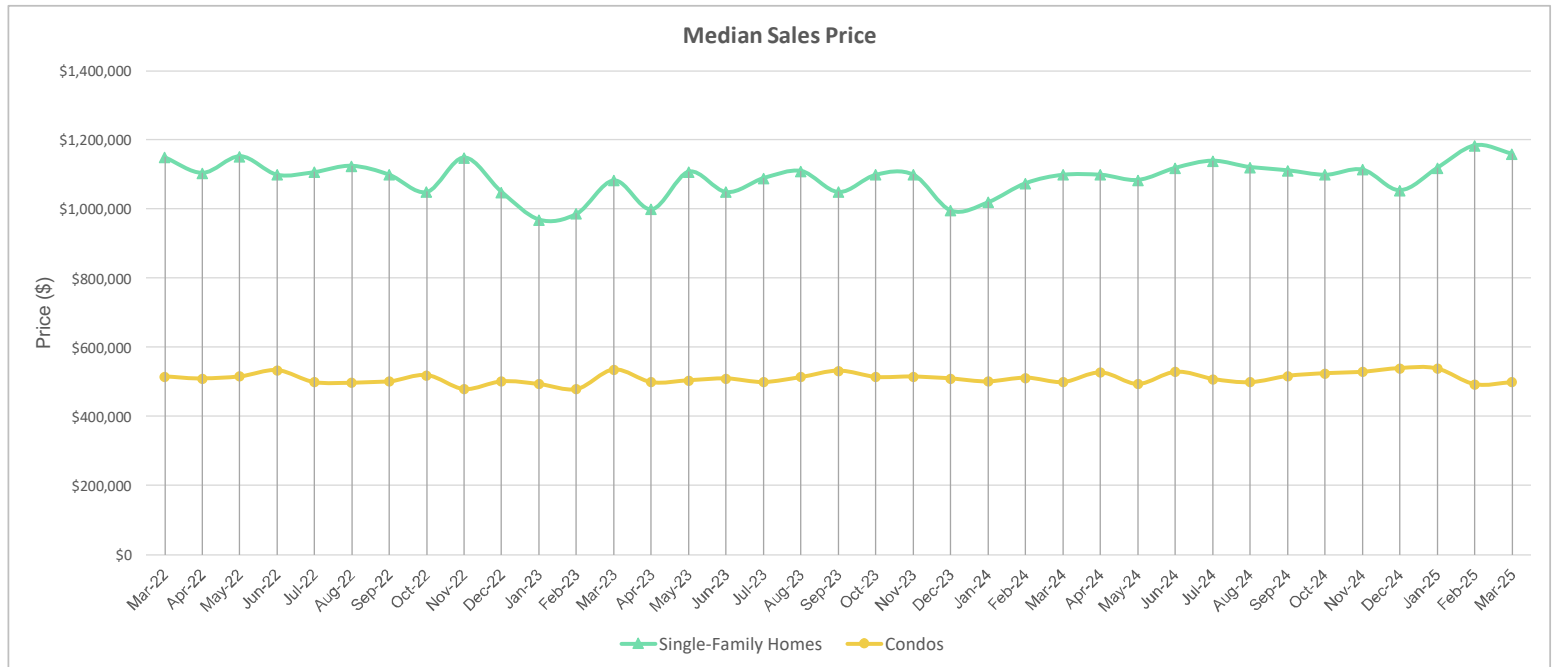
# Median Sales Price

March 2025

OAHU, HAWAII

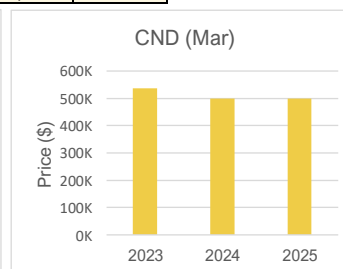
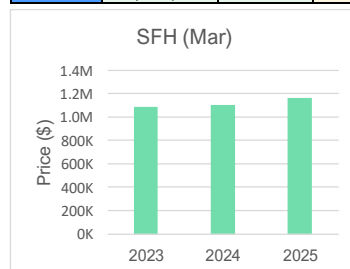
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jul-24	\$1,140,000	\$509,000
Aug-24	\$1,122,000	\$500,000
Sep-24	\$1,112,722	\$517,500
Oct-24	\$1,100,000	\$525,000
Nov-24	\$1,115,000	\$530,000
Dec-24	\$1,054,500	\$540,000
Jan-25	\$1,120,000	\$539,500
Feb-25	\$1,185,000	\$494,000
Mar-25	\$1,160,000	\$500,000



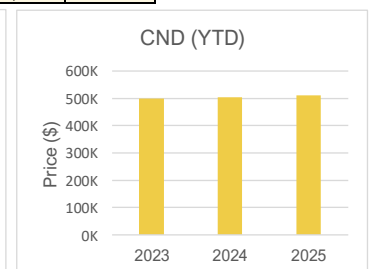
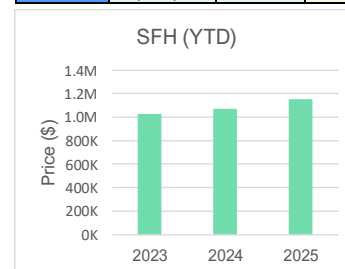
## Monthly Median Sales Price

March	SFH	YoY %chg	CND	YoY %chg
2023	\$1,083,750	-5.8%	\$536,000	4.0%
2024	\$1,100,000	1.5%	\$500,000	-6.7%
2025	\$1,160,000	5.5%	\$500,000	0.0%



## Year-to-Date Median Sales Price

March	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,025,000	-6.8%	\$500,000	-2.0%
2024	\$1,070,000	4.4%	\$505,000	1.0%
2025	\$1,150,000	7.5%	\$510,000	1.0%



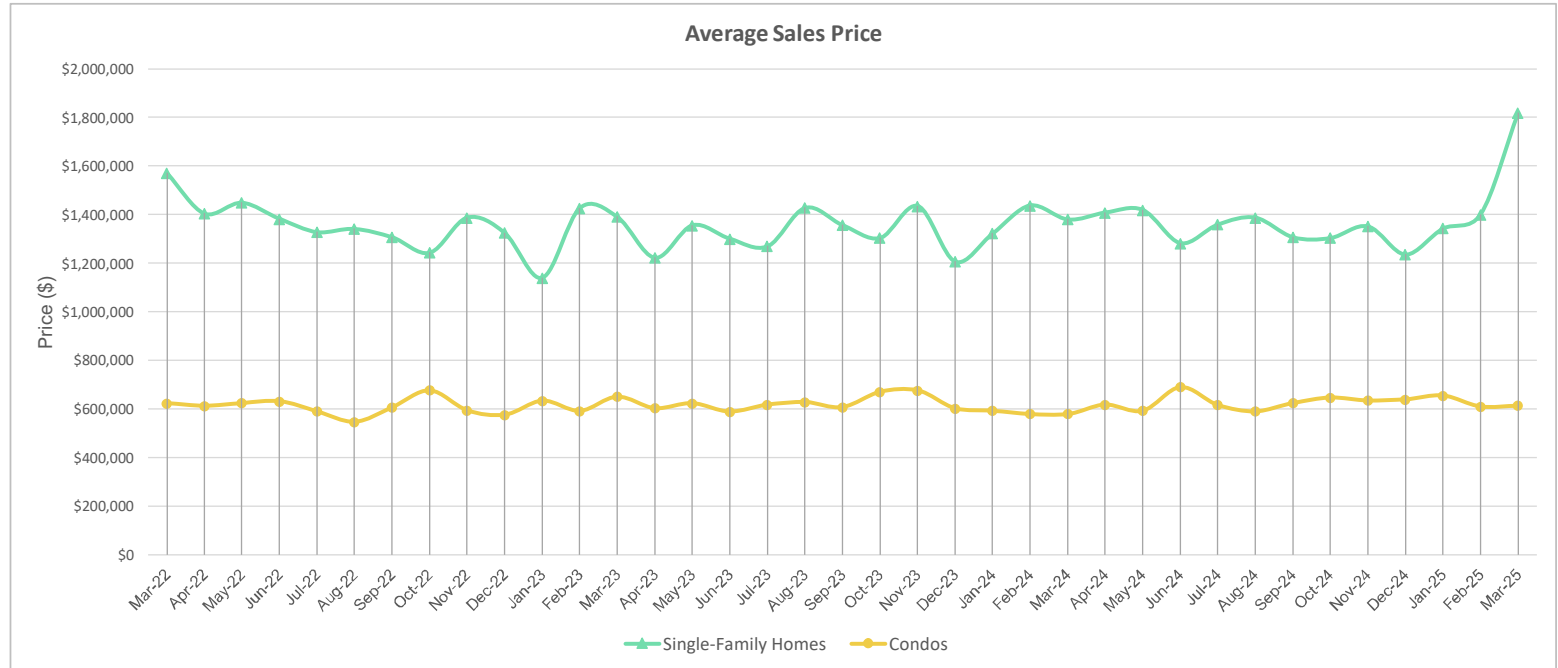
# Average Sales Price

March 2025

OAHU, HAWAII

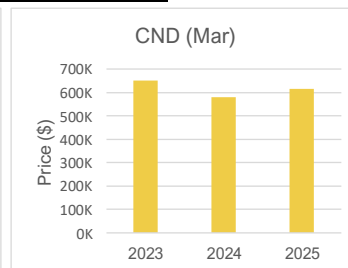
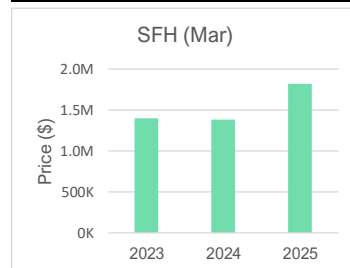
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Jul-24	\$1,360,415	\$616,302
Aug-24	\$1,387,740	\$590,171
Sep-24	\$1,307,833	\$625,154
Oct-24	\$1,304,557	\$647,091
Nov-24	\$1,351,976	\$635,715
Dec-24	\$1,236,689	\$639,866
Jan-25	\$1,344,122	\$654,915
Feb-25	\$1,400,996	\$610,108
Mar-25	\$1,819,326	\$614,751



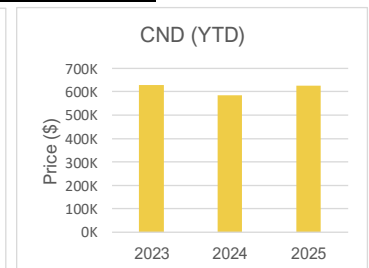
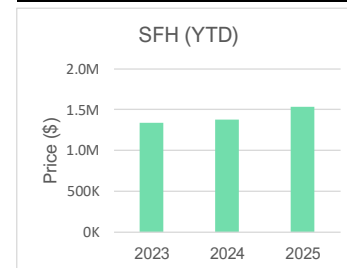
## Monthly Average Sales Price

Month	SFH	YoY %chg	CND	YoY %chg
March 2023	\$1,391,538	-11.4%	\$651,630	4.5%
March 2024	\$1,380,838	-0.8%	\$579,500	-11.1%
March 2025	\$1,819,326	31.8%	\$614,751	6.1%



## Year-to-Date Average Sales Price

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,335,094	-7.1%	\$627,071	2.4%
2024	\$1,377,753	3.2%	\$584,486	-6.8%
2025	\$1,531,743	11.2%	\$625,004	6.9%





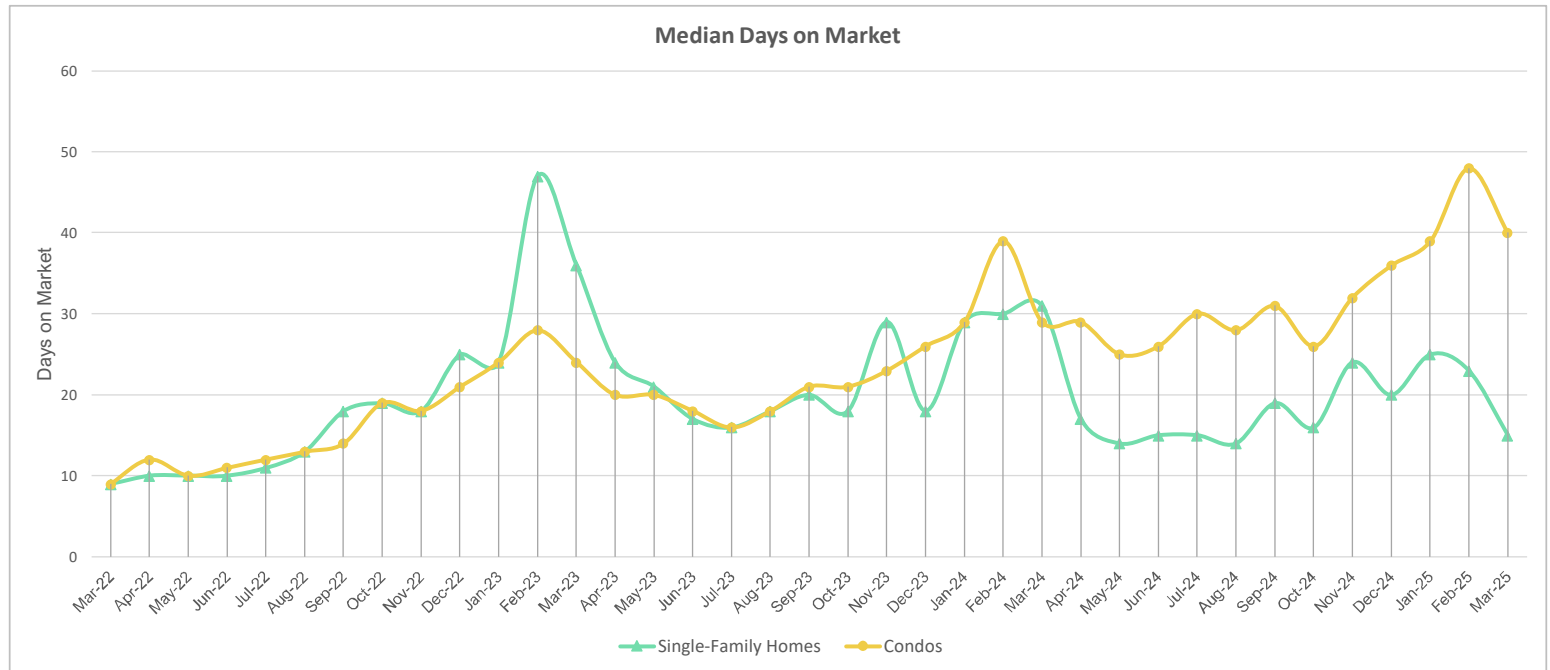
# Median Days on Market

March 2025

OAHU, HAWAII

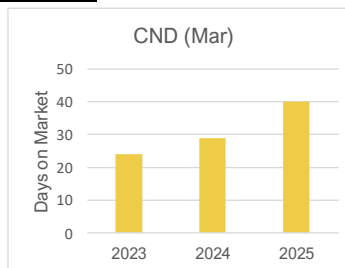
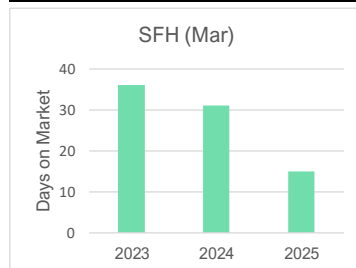
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Mar-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
Aug-24	14	28
Sep-24	19	31
Oct-24	16	26
Nov-24	24	32
Dec-24	20	36
Jan-25	25	39
Feb-25	23	48
Mar-25	15	40



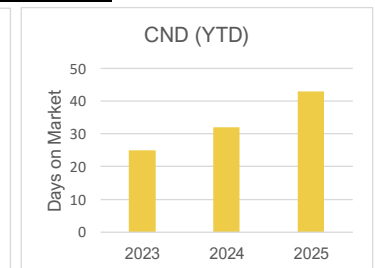
## Monthly Median Days on Market

Month	SFH	YoY %chg	CND	YoY %chg
March 2023	36	300.0%	24	166.7%
March 2024	31	-13.9%	29	20.8%
March 2025	15	-51.6%	40	37.9%



## Year-to-Date Median Days on Market

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	36	227.3%	25	127.3%
2024	29	-19.4%	32	28.0%
2025	20	-31.0%	43	34.4%



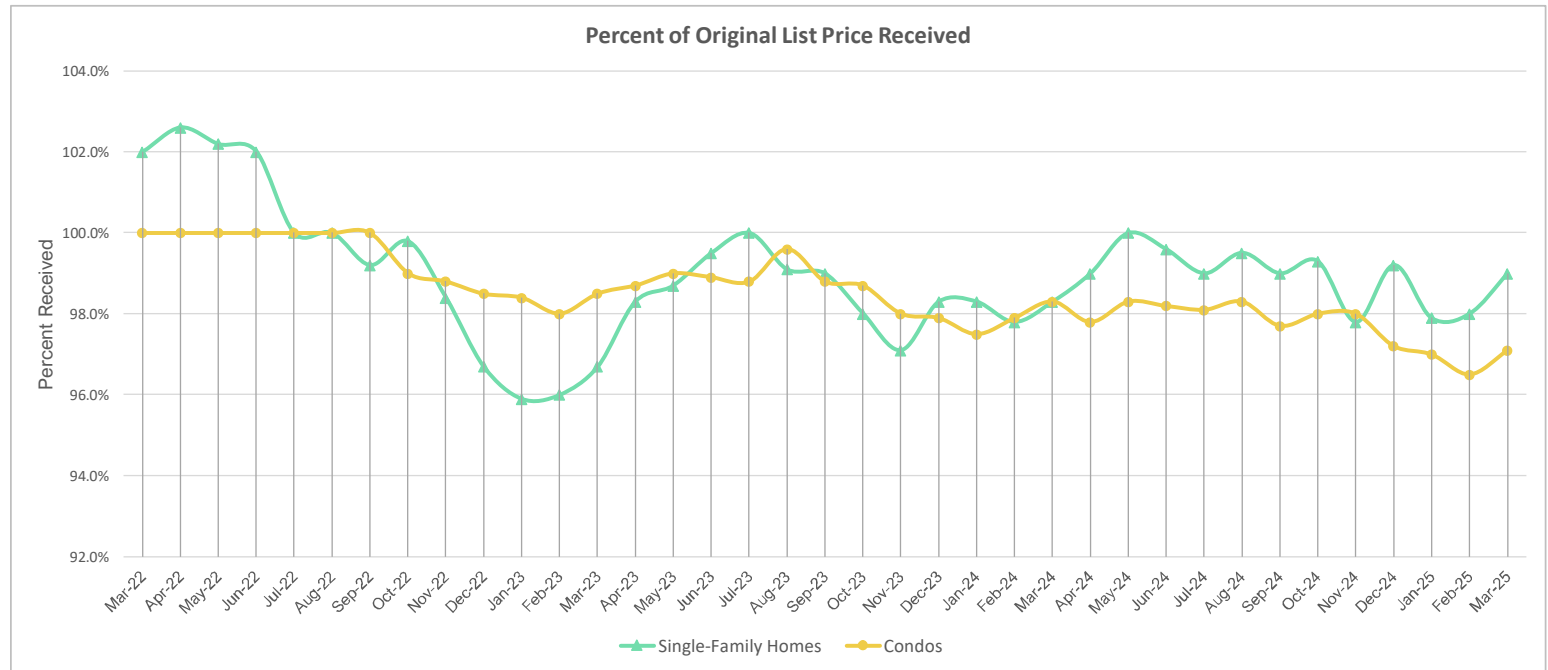
# Percent of Original List Price Received

March 2025

OAHU, HAWAII

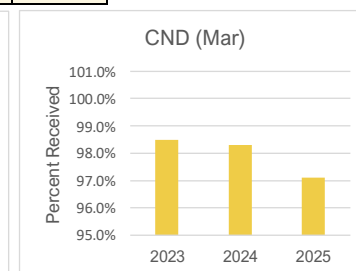
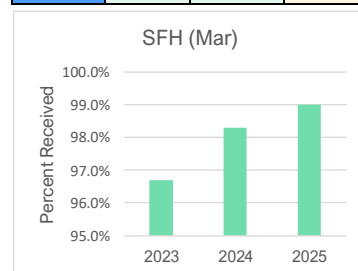
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Jul-24	99.0%	98.1%
Aug-24	99.5%	98.3%
Sep-24	99.0%	97.7%
Oct-24	99.3%	98.0%
Nov-24	97.8%	98.0%
Dec-24	99.2%	97.2%
Jan-25	97.9%	97.0%
Feb-25	98.0%	96.5%
Mar-25	99.0%	97.1%



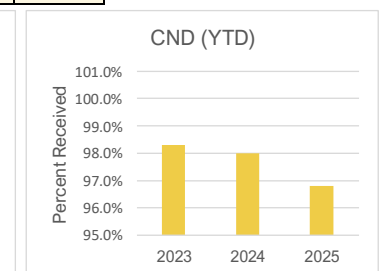
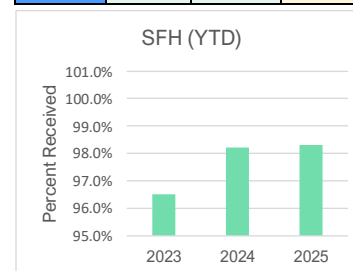
## Monthly Percent of Original List Price Received

Month	SFH	YoY %chg	CND	YoY %chg
March 2023	96.7%	-5.2%	98.5%	-1.5%
March 2024	98.3%	1.7%	98.3%	-0.2%
March 2025	99.0%	0.7%	97.1%	-1.2%



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

Month	YTD SFH	YoY %chg	YTD CND	YoY %chg
March 2023	96.5%	-4.9%	98.3%	-1.7%
March 2024	98.2%	1.8%	98.0%	-0.3%
March 2025	98.3%	0.1%	96.8%	-1.2%



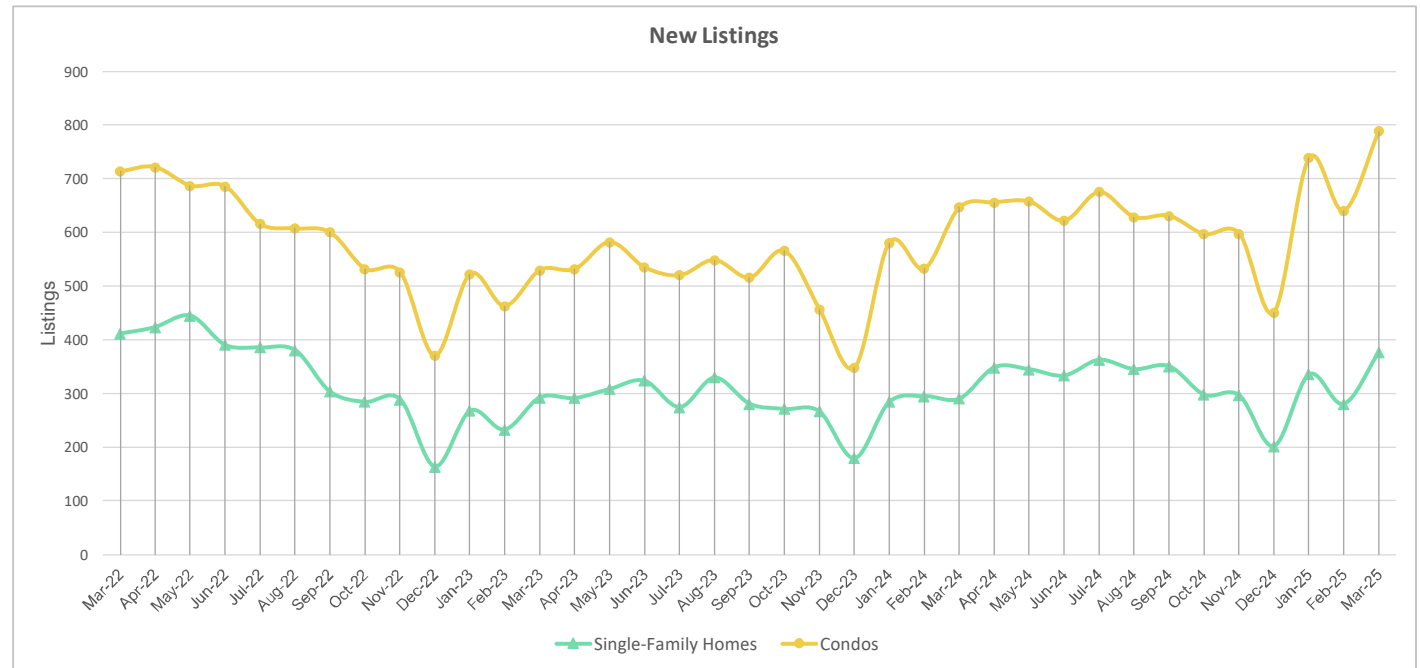
# New Listings

March 2025

OAHU, HAWAII

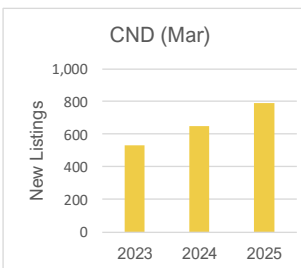
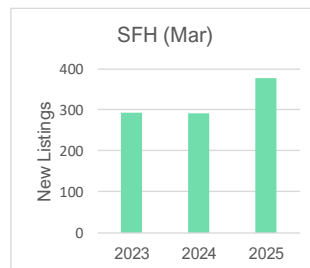
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Mar-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
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	298	597	895
Nov-24	297	598	895
Dec-24	202	451	653
Jan-25	336	739	1,075
Feb-25	281	641	922
<b>Mar-25</b>	<b>377</b>	<b>789</b>	<b>1,166</b>



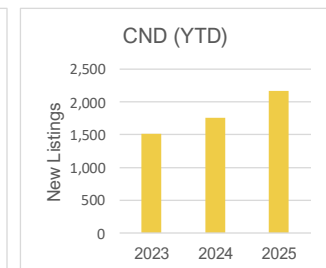
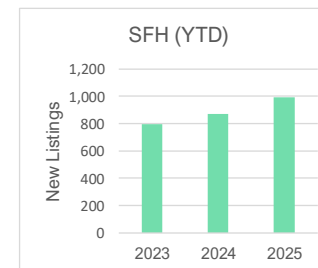
## Monthly New Listings

March	SFH	YoY %chg	CND	YoY %chg
2023	293	-28.9%	530	-25.8%
2024	291	-0.7%	647	22.1%
<b>2025</b>	<b>377</b>	<b>29.6%</b>	<b>789</b>	<b>21.9%</b>



## Year-to-Date New Listings

March	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	794	-27.8%	1,516	-28.5%
2024	871	9.7%	1,761	16.2%
<b>2025</b>	<b>994</b>	<b>14.1%</b>	<b>2,169</b>	<b>23.2%</b>



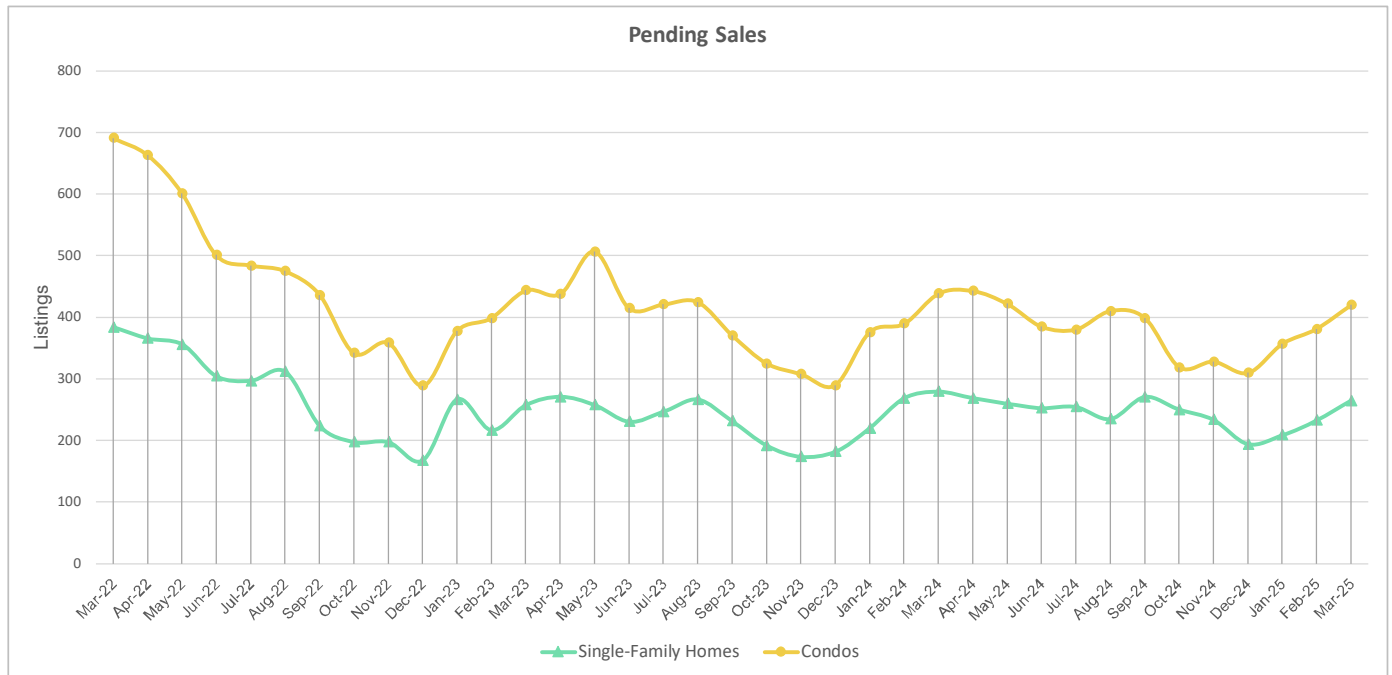
# Pending Sales\*

March 2025

OAHU, HAWAII

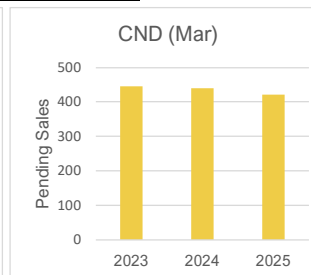
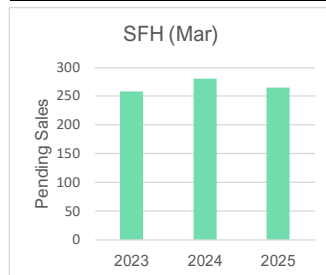
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Mar-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
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	250	319	569
Nov-24	234	328	562
Dec-24	194	310	504
Jan-25	209	357	566
Feb-25	233	381	614
Mar-25	265	420	685



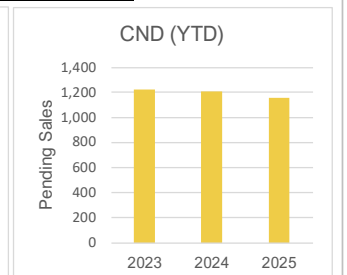
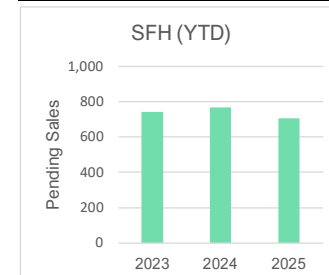
## Monthly Pending Sales

March	SFH	YoY %chg	CND	YoY %chg
2023	258	-32.8%	444	-35.7%
2024	280	8.5%	439	-1.1%
2025	265	-5.4%	420	-4.3%



## Year-to-Date Pending Sales

March	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	742	-26.9%	1,221	-36.0%
2024	769	3.6%	1,205	-1.3%
2025	707	-8.1%	1,158	-3.9%



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

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

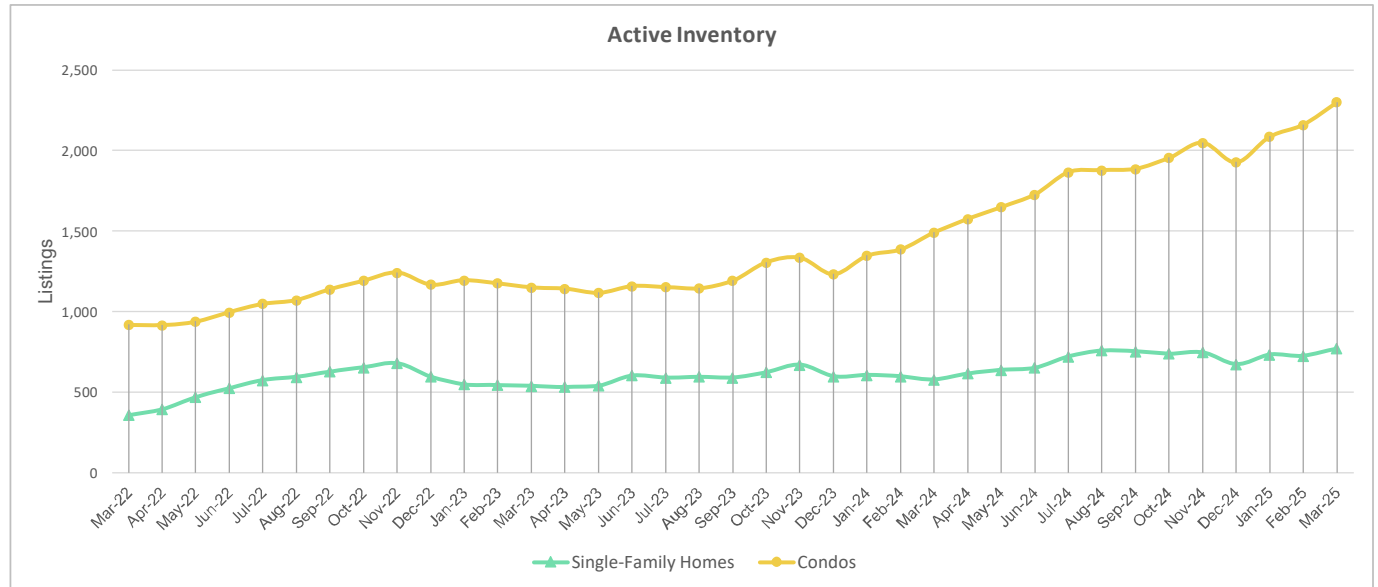
# Active Inventory\*

March 2025

OAHU, HAWAII

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

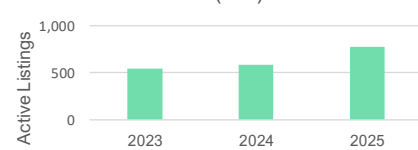
Mo/Yr	Single-Family Homes	Condos	Total
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	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
Aug-24	760	1,879	2,639
Sep-24	755	1,887	2,642
Oct-24	741	1,957	2,698
Nov-24	749	2,049	2,798
Dec-24	675	1,928	2,603
Jan-25	734	2,088	2,822
Feb-25	728	2,160	2,888
Mar-25	773	2,302	3,075



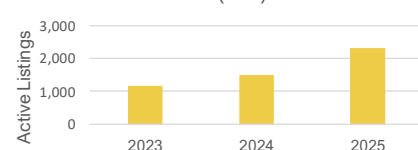
## Active Inventory

Month	SFH	YoY %chg	CND	YoY %chg
March 2023	541	50.3%	1,152	25.4%
March 2024	581	7.4%	1,493	29.6%
March 2025	773	33.0%	2,302	54.2%

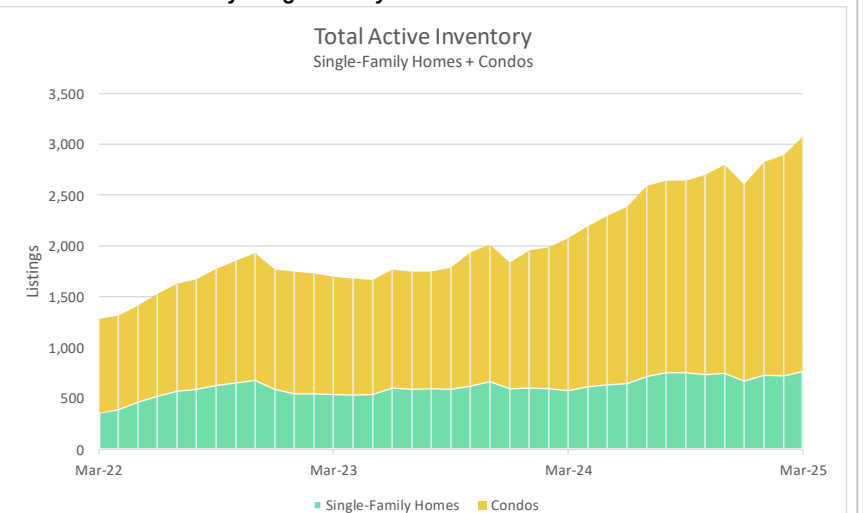
### SFH (Mar)



### CND (Mar)



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



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

# Total Inventory In Escrow\*

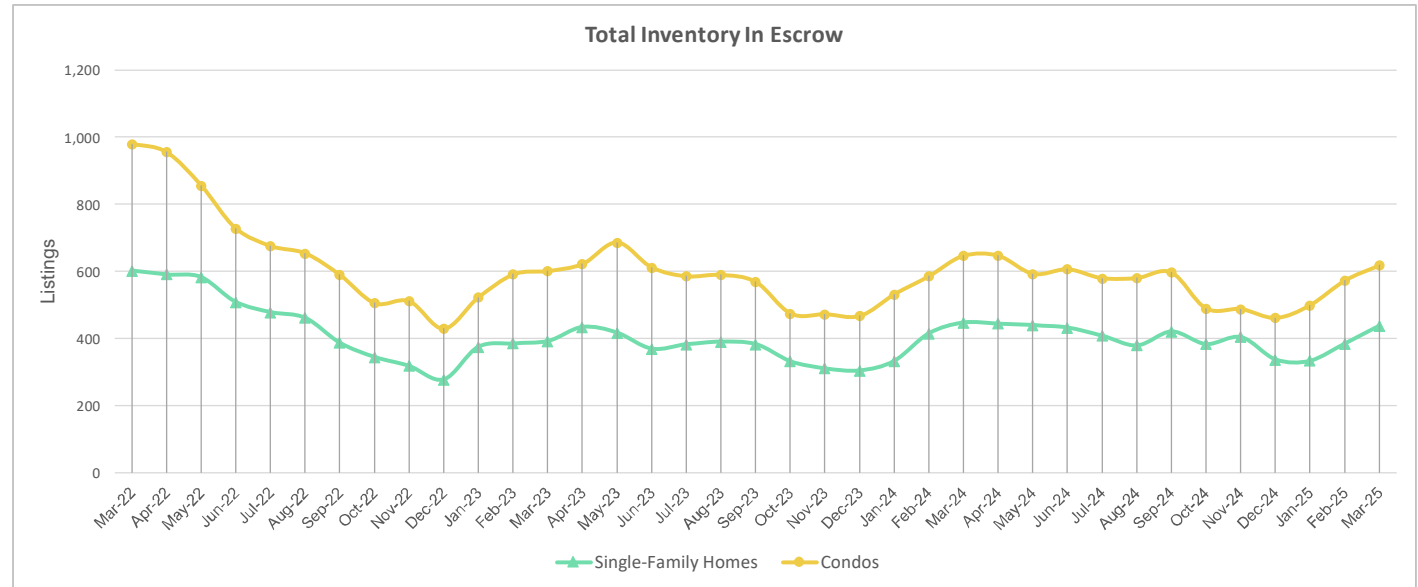
March 2025

OAHU, HAWAII

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

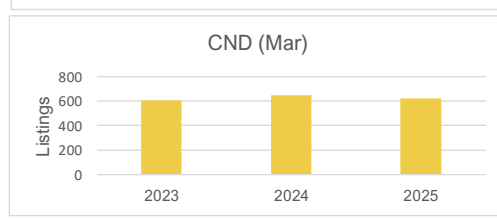
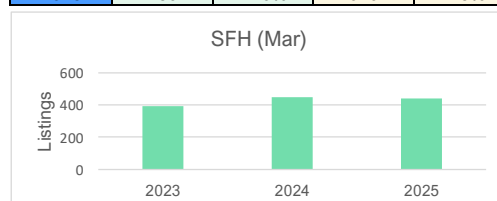
Mo/Yr	Single-Family Homes	Condos	Total
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	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
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	384	490	874
Nov-24	405	488	893
Dec-24	338	462	800
Jan-25	335	500	835
Feb-25	385	573	958
Mar-25	439	619	1,058

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

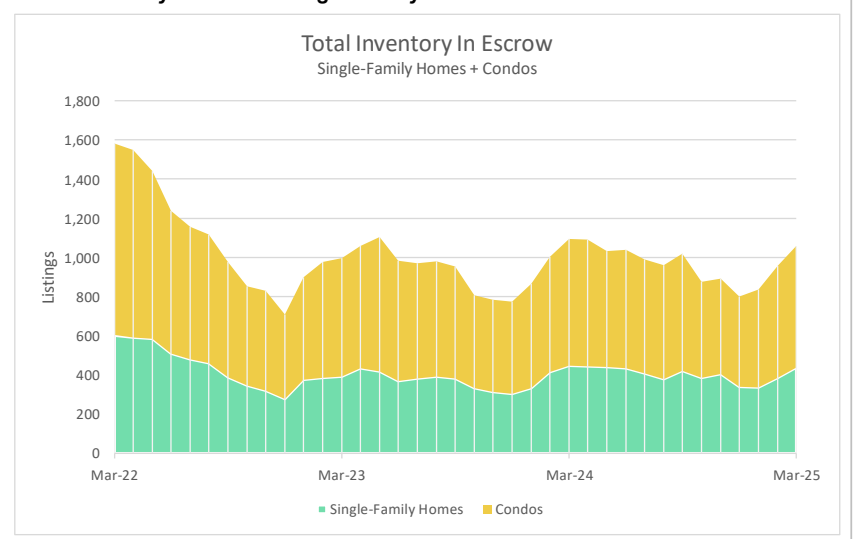


## Total Inventory In Escrow

Month	SFH	YoY %chg	CND	YoY %chg
2023	393	-34.8%	602	-38.6%
2024	448	14.0%	647	7.5%
2025	439	-2.0%	619	-4.3%



## Total Inventory In Escrow: Single-Family Homes + Condos



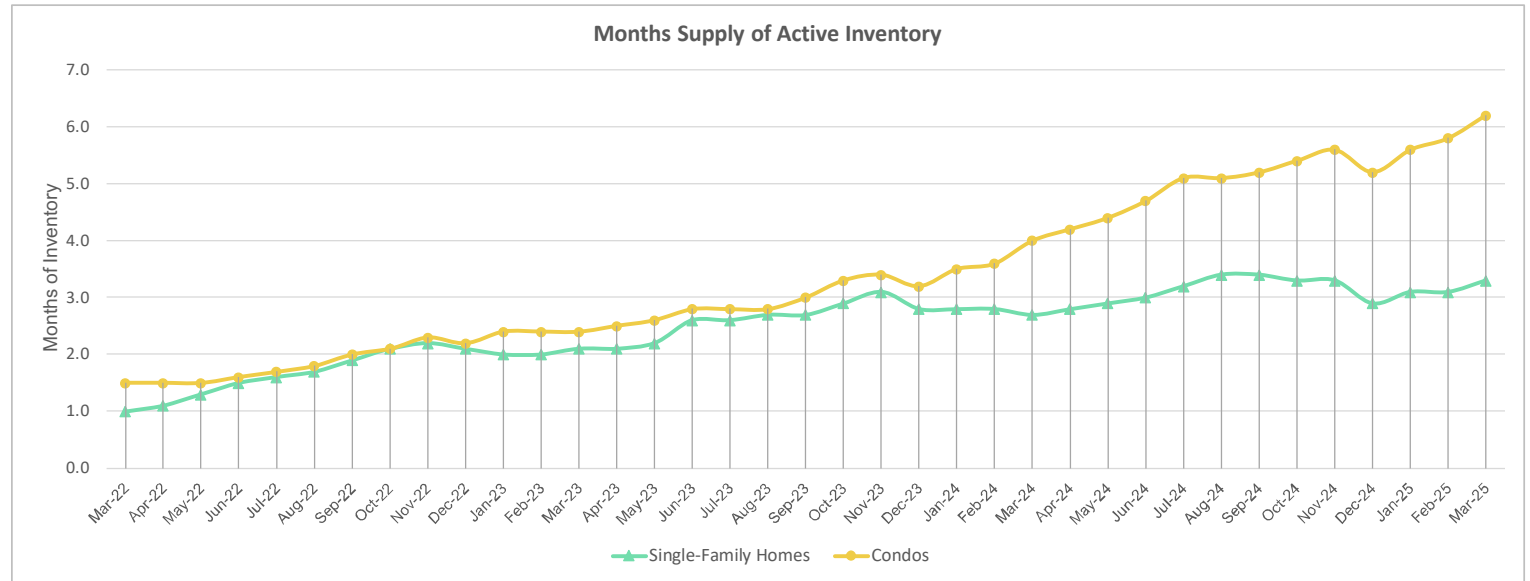
# Months Supply of Active Inventory\*

March 2025

OAHU, HAWAII

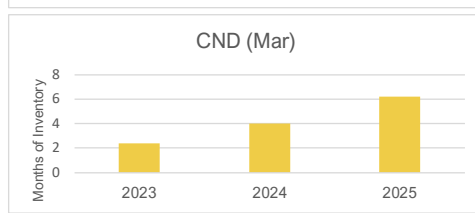
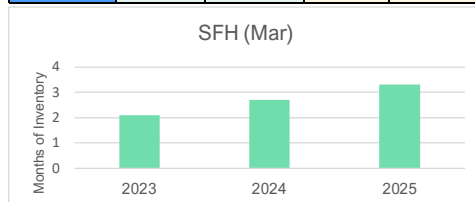
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	3.3	5.4
Nov-24	3.3	5.6
Dec-24	2.9	5.2
Jan-25	3.1	5.6
Feb-25	3.1	5.8
Mar-25	3.3	6.2

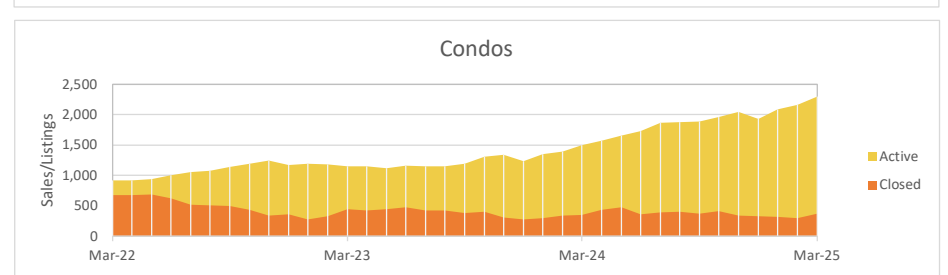
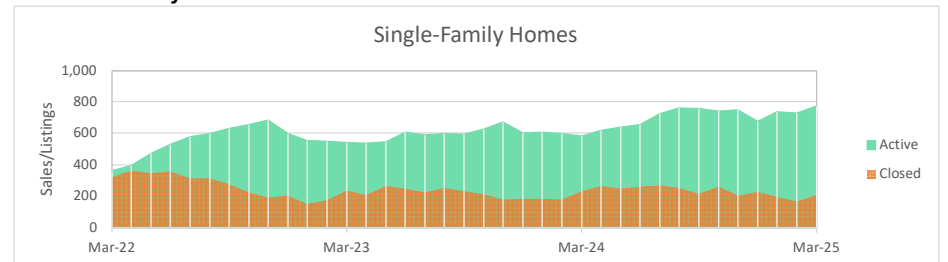


## Months Supply of Active Inventory

March	SFH	YoY %chg	CND	YoY %chg
2023	2.1	110.0%	2.4	60.0%
2024	2.7	28.6%	4.0	66.7%
2025	3.3	22.2%	6.2	55.0%



## Active Inventory vs. Closed Sales



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

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

# Housing Supply Overview

March 2025

OAHU, HAWAII

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

	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
Single-Family Homes	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg
\$449,999 and below	1	5	-80.0%	7	23	-69.6%	102.8%	93.2%	10.3%	4	4	0.0%	8	5	60.0%	4	6	-33.3%	16	7	128.6%	2.0	2.0	0.0%
\$450,000 - \$599,999	7	4	75.0%	35	22	59.1%	100.0%	96.8%	3.3%	5	11	-54.5%	7	11	-36.4%	25	16	56.3%	16	20	-20.0%	3.6	3.2	12.5%
\$600,000 - \$699,999	4	12	-66.7%	53	39	35.9%	89.0%	98.3%	-9.5%	13	10	30.0%	7	7	0.0%	40	21	90.5%	18	14	28.6%	5.0	2.1	138.1%
\$700,000 - \$799,999	13	15	-13.3%	34	104	-67.3%	95.7%	94.2%	1.6%	23	24	-4.2%	27	19	42.1%	49	42	16.7%	37	35	5.7%	2.9	2.2	31.8%
\$800,000 - \$899,999	20	34	-41.2%	13	22	-40.9%	97.7%	99.7%	-2.0%	49	40	22.5%	46	44	4.5%	81	61	32.8%	61	73	-16.4%	2.8	1.9	47.4%
\$900,000 - \$999,999	24	23	4.3%	14	13	7.7%	99.0%	98.1%	0.9%	34	26	30.8%	19	37	-48.6%	70	52	34.6%	39	60	-35.0%	2.6	1.9	36.8%
\$1,000,000 - \$1,499,999	73	76	-3.9%	13	40	-67.5%	98.7%	97.9%	0.8%	124	89	39.3%	91	95	-4.2%	211	133	58.6%	149	146	2.1%	2.5	1.9	31.6%
\$1,500,000 - 1,999,999	32	36	-11.1%	9	17	-47.1%	100.0%	98.8%	1.2%	62	42	47.6%	30	35	-14.3%	94	92	2.2%	55	50	10.0%	2.9	3.5	-17.1%
\$2,000,000 - \$2,999,999	17	16	6.3%	15	7	114.3%	100.0%	100.0%	0.0%	31	28	10.7%	17	18	-5.6%	77	65	18.5%	28	27	3.7%	4.8	4.6	4.3%
\$3,000,000 and above	15	9	66.7%	22	50	-56.0%	98.7%	96.3%	2.5%	32	17	88.2%	13	9	44.4%	122	93	31.2%	20	16	25.0%	12.2	10.3	18.4%
All Single-Family Homes	206	230	-10.4%	15	31	-51.6%	99.0%	98.3%	0.7%	377	291	29.6%	265	280	-5.4%	773	581	33.0%	439	448	-2.0%	3.3	2.7	22.2%

	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		
Condos	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg	Mar-25	Mar-24	%chg
\$149,999 and below	20	8	150.0%	41	64	-35.9%	92.7%	86.3%	7.4%	25	20	25.0%	20	17	17.6%	56	42	33.3%	31	27	14.8%	4.3	3.2	34.4%
\$150,000 - \$299,999	47	42	11.9%	71	45	57.8%	94.4%	96.5%	-2.2%	75	59	27.1%	54	47	14.9%	246	163	50.9%	69	72	-4.2%	6.0	3.8	57.9%
\$300,000 - \$399,999	57	61	-6.6%	49	33	48.5%	95.8%	97.6%	-1.8%	142	104	36.5%	65	66	-1.5%	361	228	58.3%	101	98	3.1%	6.1	3.7	64.9%
\$400,000 - \$499,999	60	60	0.0%	33	23	43.5%	98.2%	100.0%	-1.8%	121	119	1.7%	66	83	-20.5%	368	236	55.9%	90	114	-21.1%	5.8	3.7	56.8%
\$500,000 - \$599,999	60	49	22.4%	24	27	-11.1%	98.4%	99.0%	-0.6%	126	92	37.0%	55	67	-17.9%	310	158	96.2%	82	98	-16.3%	5.6	2.7	107.4%
\$600,000 - \$699,999	37	43	-14.0%	64	20	220.0%	95.9%	98.6%	-2.7%	86	57	50.9%	48	43	11.6%	209	122	71.3%	77	69	11.6%	5.5	2.7	103.7%
\$700,000 - \$999,999	53	56	-5.4%	26	23	13.0%	98.4%	98.8%	-0.4%	133	103	29.1%	72	78	-7.7%	367	229	60.3%	108	108	0.0%	5.7	3.8	50.0%
\$1,000,000 - \$1,499,999	19	13	46.2%	46	101	-54.5%	96.9%	93.9%	3.2%	50	48	4.2%	20	24	-16.7%	176	135	30.4%	32	38	-15.8%	7.7	7.5	2.7%
\$1,500,000 - \$1,999,999	8	7	14.3%	151	164	-7.9%	90.6%	95.9%	-5.5%	15	22	-31.8%	7	7	0.0%	86	75	14.7%	13	11	18.2%	10.8	10.7	0.9%
\$2,000,000 and above	8	5	60.0%	82	105	-21.9%	94.9%	93.3%	1.7%	16	23	-30.4%	13	7	85.7%	123	105	17.1%	16	12	33.3%	17.6	15.0	17.3%
All Condos	369	344	7.3%	40	29	37.9%	97.1%	98.3%	-1.2%	789	647	21.9%	420	439	-4.3%	2,302	1,493	54.2%	619	647	-4.3%	6.2	4.0	55.0%

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

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

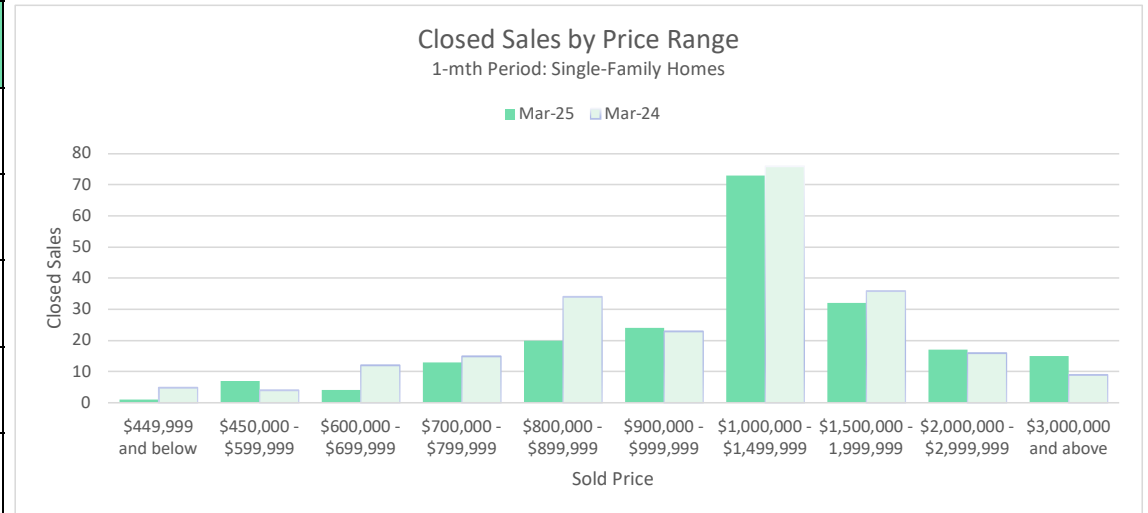
### March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	5	-80.0%	24	32	-25.0%
\$450,000 - \$599,999	7	4	75.0%	78	63	23.8%
\$600,000 - \$699,999	4	12	-66.7%	95	115	-17.4%
\$700,000 - \$799,999	13	15	-13.3%	204	232	-12.1%
\$800,000 - \$899,999	20	34	-41.2%	348	386	-9.8%
\$900,000 - \$999,999	24	23	4.3%	323	323	0.0%
\$1,000,000 - \$1,499,999	73	76	-3.9%	1,002	853	17.5%
\$1,500,000 - 1,999,999	32	36	-11.1%	385	312	23.4%
\$2,000,000 - \$2,999,999	17	16	6.3%	188	173	8.7%
\$3,000,000 and above	15	9	66.7%	122	105	16.2%
<b>All Single-Family Homes</b>	<b>206</b>	<b>230</b>	<b>-10.4%</b>	<b>2,769</b>	<b>2,594</b>	<b>6.7%</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

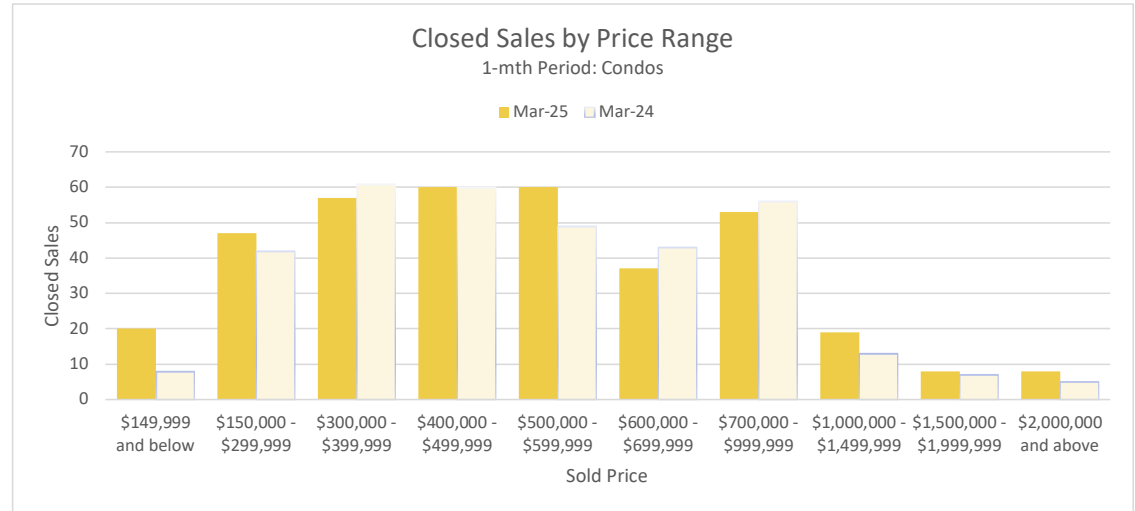
March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	20	8	150.0%	153	150	2.0%
\$150,000 - \$299,999	47	42	11.9%	489	518	-5.6%
\$300,000 - \$399,999	57	61	-6.6%	710	732	-3.0%
\$400,000 - \$499,999	60	60	0.0%	764	751	1.7%
\$500,000 - \$599,999	60	49	22.4%	662	706	-6.2%
\$600,000 - \$699,999	37	43	-14.0%	456	540	-15.6%
\$700,000 - \$999,999	53	56	-5.4%	763	720	6.0%
\$1,000,000 - \$1,499,999	19	13	46.2%	279	221	26.2%
\$1,500,000 - \$1,999,999	8	7	14.3%	99	81	22.2%
\$2,000,000 and above	8	5	60.0%	88	80	10.0%
<b>All Condos</b>	<b>369</b>	<b>344</b>	<b>7.3%</b>	<b>4,463</b>	<b>4,499</b>	<b>-0.8%</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

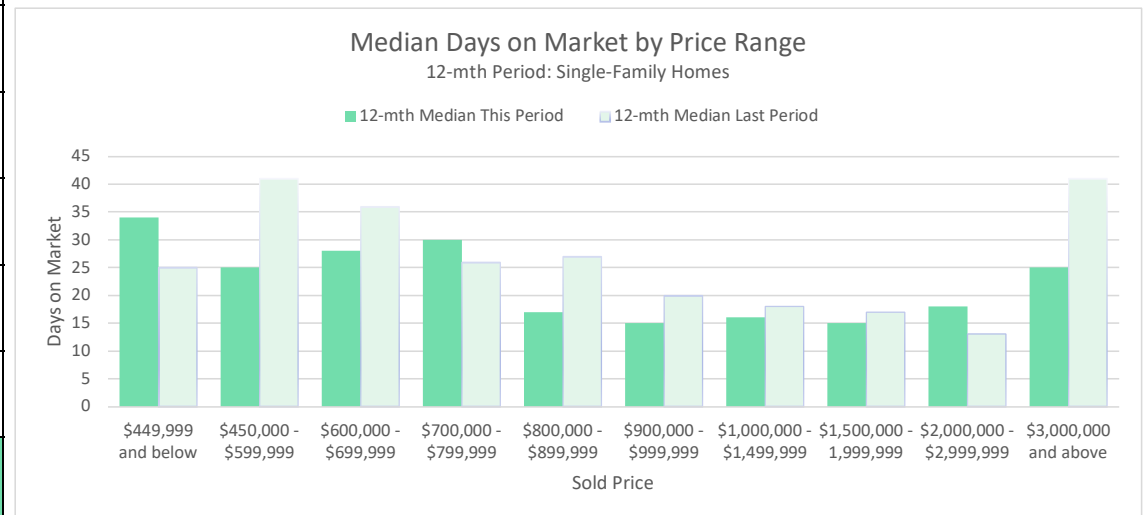
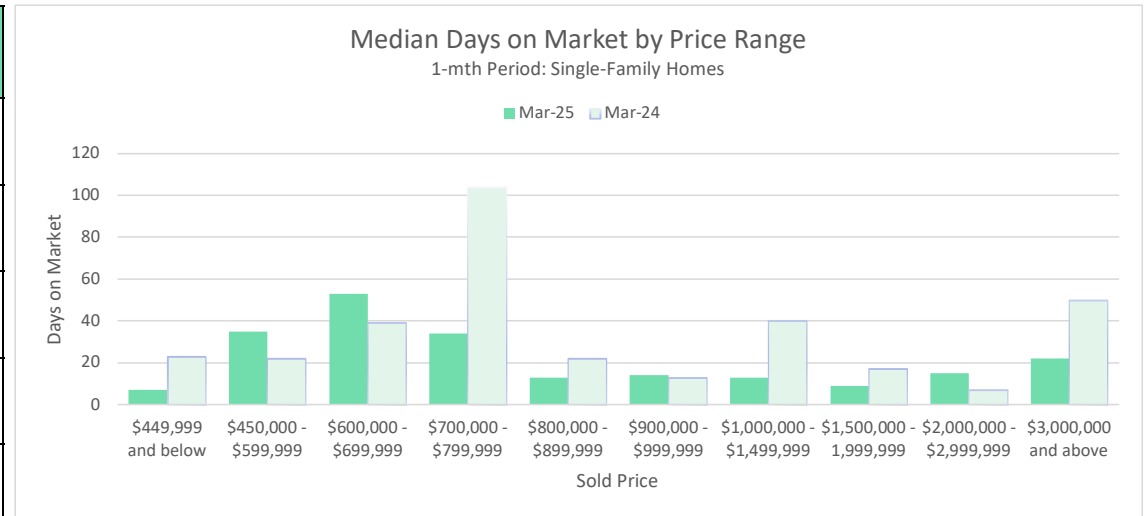
March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	7	23	-69.6%	34	25	36.0%
\$450,000 - \$599,999	35	22	59.1%	25	41	-39.0%
\$600,000 - \$699,999	53	39	35.9%	28	36	-22.2%
\$700,000 - \$799,999	34	104	-67.3%	30	26	15.4%
\$800,000 - \$899,999	13	22	-40.9%	17	27	-37.0%
\$900,000 - \$999,999	14	13	7.7%	15	20	-25.0%
\$1,000,000 - \$1,499,999	13	40	-67.5%	16	18	-11.1%
\$1,500,000 - 1,999,999	9	17	-47.1%	15	17	-11.8%
\$2,000,000 - \$2,999,999	15	7	114.3%	18	13	38.5%
\$3,000,000 and above	22	50	-56.0%	25	41	-39.0%
<b>All Single-Family Homes</b>	<b>15</b>	<b>31</b>	<b>-51.6%</b>	<b>18</b>	<b>21</b>	<b>-14.3%</b>

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



## Median Days on Market by Price Range: Condos

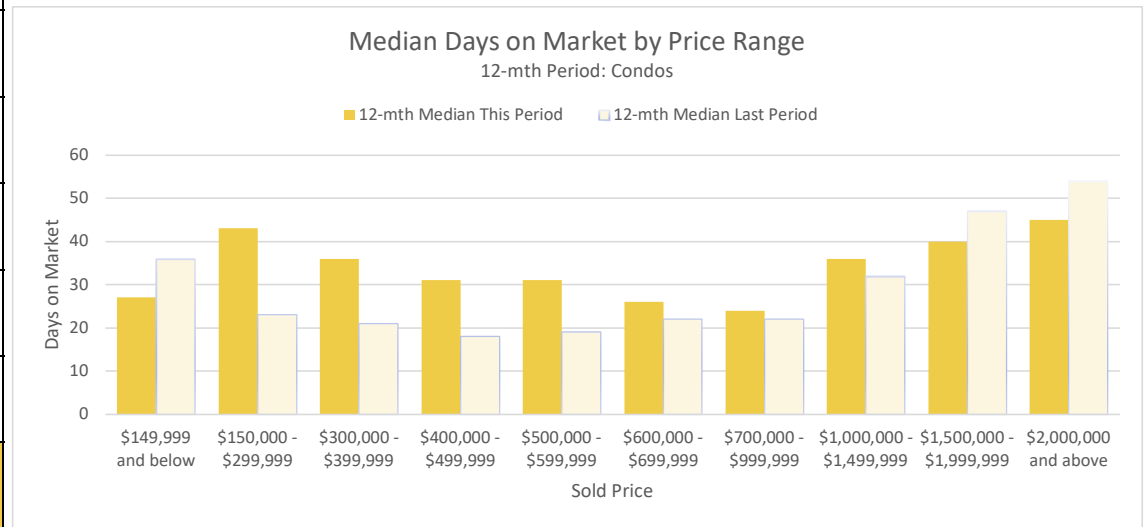
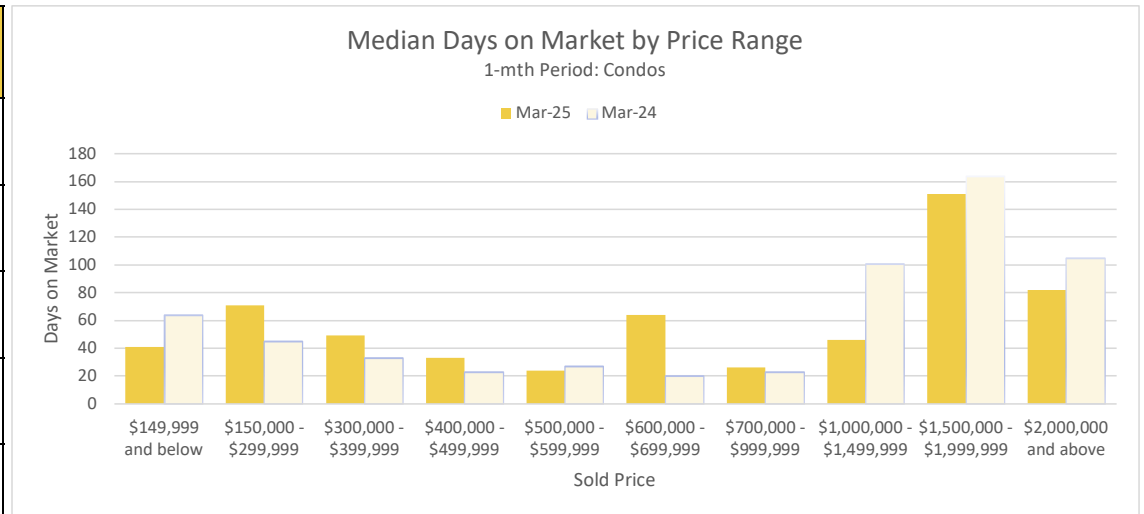
March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	41	64	-35.9%	27	36	-25.0%
\$150,000 - \$299,999	71	45	57.8%	43	23	87.0%
\$300,000 - \$399,999	49	33	48.5%	36	21	71.4%
\$400,000 - \$499,999	33	23	43.5%	31	18	72.2%
\$500,000 - \$599,999	24	27	-11.1%	31	19	63.2%
\$600,000 - \$699,999	64	20	220.0%	26	22	18.2%
\$700,000 - \$999,999	26	23	13.0%	24	22	9.1%
\$1,000,000 - \$1,499,999	46	101	-54.5%	36	32	12.5%
\$1,500,000 - \$1,999,999	151	164	-7.9%	40	47	-14.9%
\$2,000,000 and above	82	105	-21.9%	45	54	-16.7%
<b>All Condos</b>	<b>40</b>	<b>29</b>	<b>37.9%</b>	<b>31</b>	<b>22</b>	<b>40.9%</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

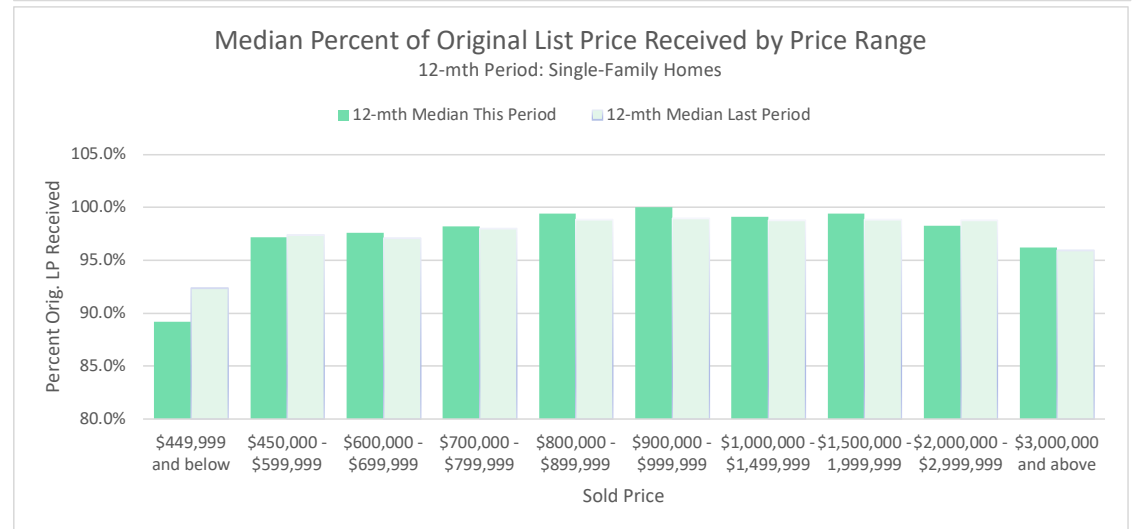
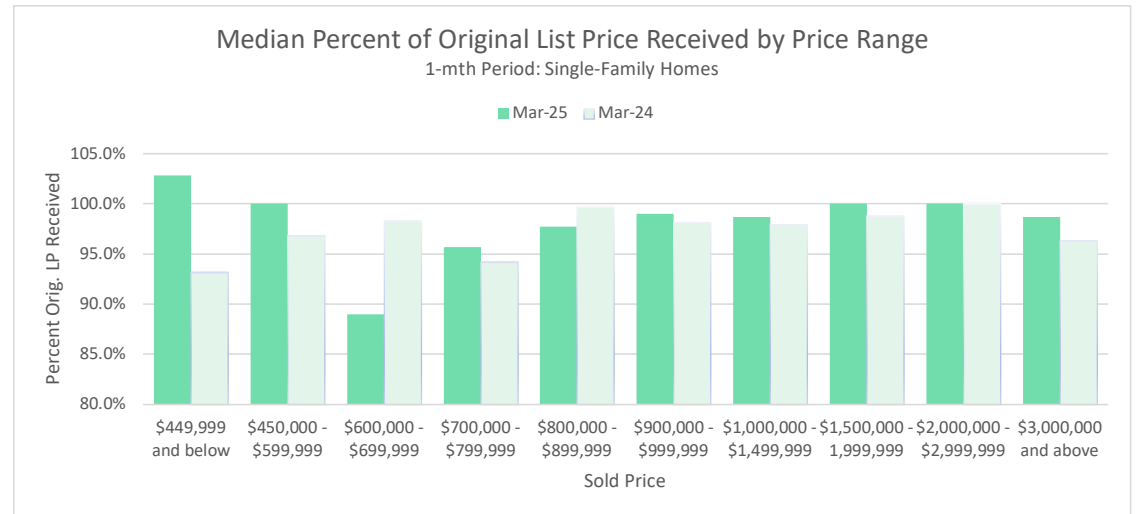
March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	102.8%	93.2%	10.3%	89.2%	92.4%	-3.5%
\$450,000 - \$599,999	100.0%	96.8%	3.3%	97.2%	97.4%	-0.2%
\$600,000 - \$699,999	89.0%	98.3%	-9.5%	97.6%	97.1%	0.5%
\$700,000 - \$799,999	95.7%	94.2%	1.6%	98.2%	98.0%	0.2%
\$800,000 - \$899,999	97.7%	99.7%	-2.0%	99.4%	98.9%	0.5%
\$900,000 - \$999,999	99.0%	98.1%	0.9%	100.0%	99.0%	1.0%
\$1,000,000 - \$1,499,999	98.7%	97.9%	0.8%	99.1%	98.8%	0.3%
\$1,500,000 - 1,999,999	100.0%	98.8%	1.2%	99.4%	98.9%	0.5%
\$2,000,000 - \$2,999,999	100.0%	100.0%	0.0%	98.3%	98.8%	-0.5%
\$3,000,000 and above	98.7%	96.3%	2.5%	96.2%	96.0%	0.2%
<b>All Single-Family Homes</b>	<b>99.0%</b>	<b>98.3%</b>	<b>0.7%</b>	<b>99.1%</b>	<b>98.5%</b>	<b>0.6%</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

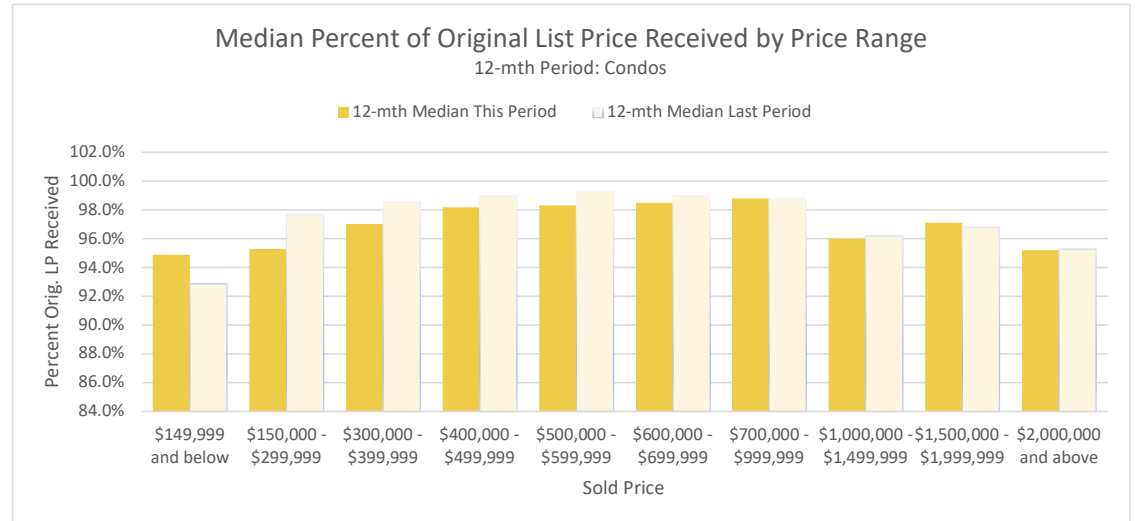
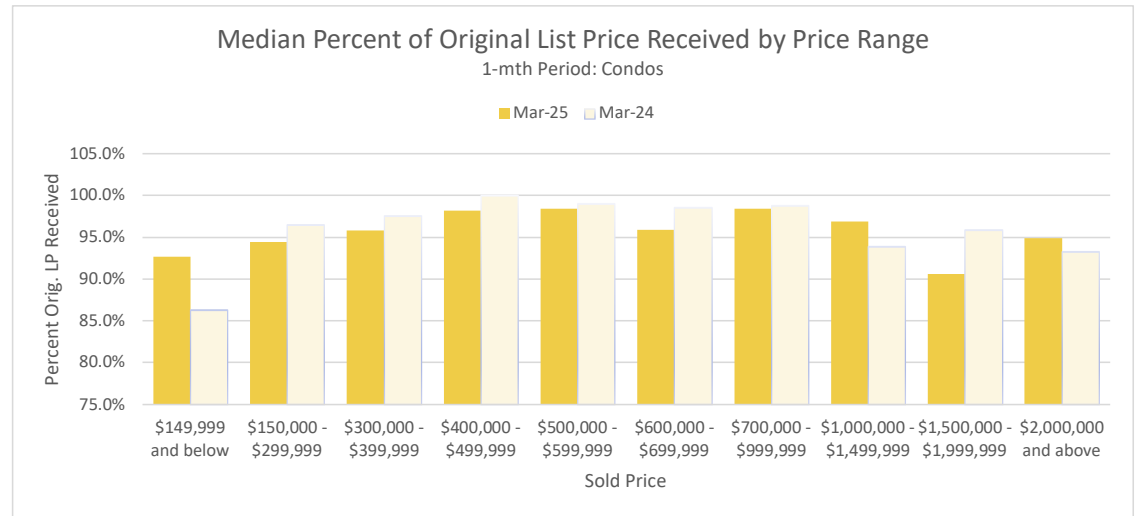
March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	92.7%	86.3%	7.4%	94.9%	92.9%	2.2%
\$150,000 - \$299,999	94.4%	96.5%	-2.2%	95.3%	97.7%	-2.5%
\$300,000 - \$399,999	95.8%	97.6%	-1.8%	97.0%	98.6%	-1.6%
\$400,000 - \$499,999	98.2%	100.0%	-1.8%	98.2%	99.0%	-0.8%
\$500,000 - \$599,999	98.4%	99.0%	-0.6%	98.3%	99.3%	-1.0%
\$600,000 - \$699,999	95.9%	98.6%	-2.7%	98.5%	99.0%	-0.5%
\$700,000 - \$999,999	98.4%	98.8%	-0.4%	98.8%	98.8%	0.0%
\$1,000,000 - \$1,499,999	96.9%	93.9%	3.2%	96.0%	96.2%	-0.2%
\$1,500,000 - \$1,999,999	90.6%	95.9%	-5.5%	97.1%	96.8%	0.3%
\$2,000,000 and above	94.9%	93.3%	1.7%	95.2%	95.3%	-0.1%
<b>All Condos</b>	<b>97.1%</b>	<b>98.3%</b>	<b>-1.2%</b>	<b>97.7%</b>	<b>98.5%</b>	<b>-0.8%</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.



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

March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	4	0.0%	30	30	0.0%
\$450,000 - \$599,999	5	11	-54.5%	98	80	22.5%
\$600,000 - \$699,999	13	10	30.0%	154	133	15.8%
\$700,000 - \$799,999	23	24	-4.2%	261	279	-6.5%
\$800,000 - \$899,999	49	40	22.5%	409	448	-8.7%
\$900,000 - \$999,999	34	26	30.8%	442	429	3.0%
\$1,000,000 - \$1,499,999	124	89	39.3%	1,318	1,030	28.0%
\$1,500,000 - 1,999,999	62	42	47.6%	561	477	17.6%
\$2,000,000 - \$2,999,999	31	28	10.7%	301	267	12.7%
\$3,000,000 and above	32	17	88.2%	305	228	33.8%
<b>All Single-Family Homes</b>	<b>377</b>	<b>291</b>	<b>29.6%</b>	<b>3,879</b>	<b>3,401</b>	<b>14.1%</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.

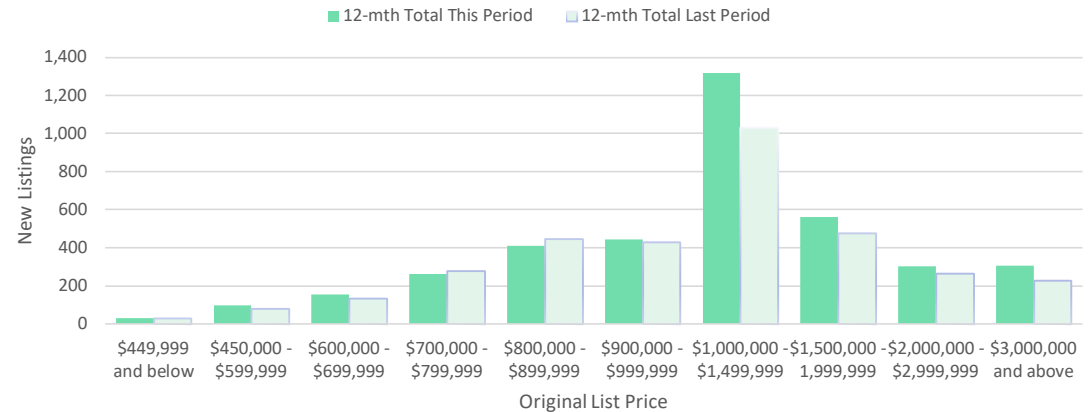
### New Listings by Price Range

1-mth Period: Single-Family Homes



### New Listings by Price Range

12-mth Period: Single-Family Homes



## New Listings by Price Range: Condos

March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	25	20	25.0%	193	175	10.3%
\$150,000 - \$299,999	75	59	27.1%	754	682	10.6%
\$300,000 - \$399,999	142	104	36.5%	1,171	1,000	17.1%
\$400,000 - \$499,999	121	119	1.7%	1,286	1,068	20.4%
\$500,000 - \$599,999	126	92	37.0%	1,138	942	20.8%
\$600,000 - \$699,999	86	57	50.9%	817	705	15.9%
\$700,000 - \$999,999	133	103	29.1%	1,340	1,006	33.2%
\$1,000,000 - \$1,499,999	50	48	4.2%	517	412	25.5%
\$1,500,000 - \$1,999,999	15	22	-31.8%	218	178	22.5%
\$2,000,000 and above	16	23	-30.4%	253	200	26.5%
<b>All Condos</b>	<b>789</b>	<b>647</b>	<b>21.9%</b>	<b>7,687</b>	<b>6,368</b>	<b>20.7%</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.

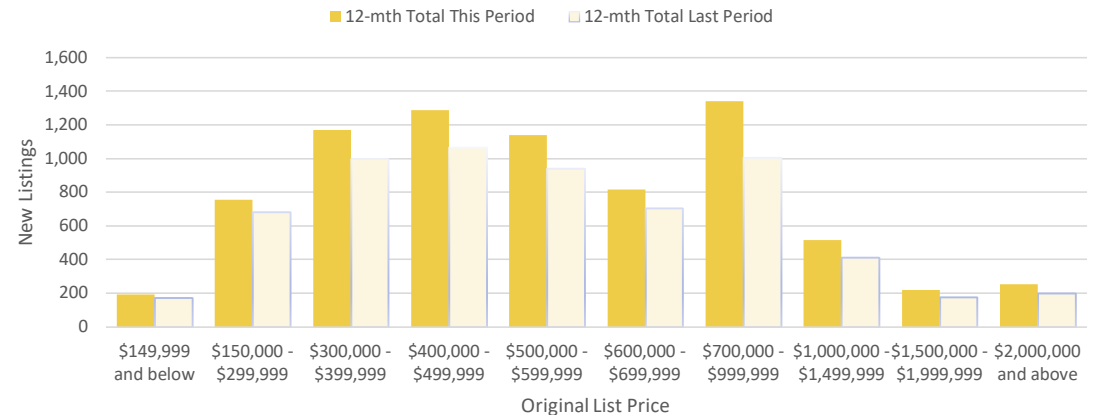
### New Listings by Price Range

1-mth Period: Condos



### New Listings by Price Range

12-mth Period: Condos





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

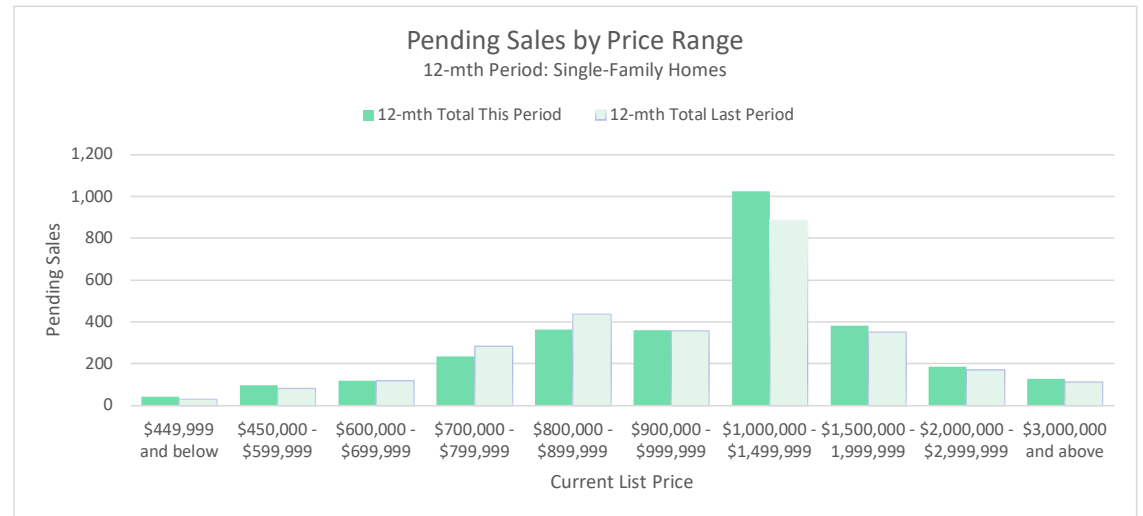
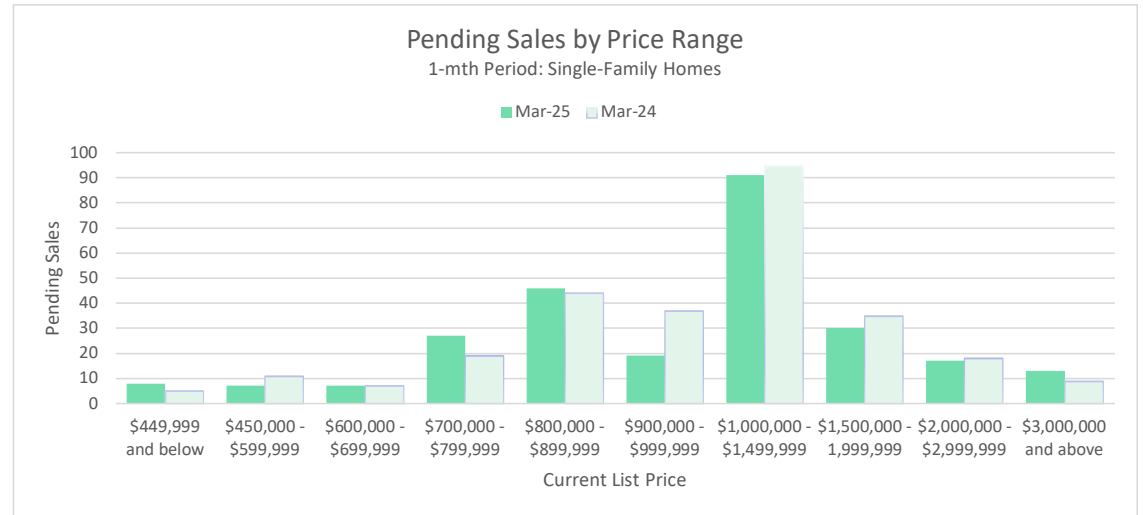
### March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	8	5	60.0%	40	28	42.9%
\$450,000 - \$599,999	7	11	-36.4%	95	82	15.9%
\$600,000 - \$699,999	7	7	0.0%	119	117	1.7%
\$700,000 - \$799,999	27	19	42.1%	233	282	-17.4%
\$800,000 - \$899,999	46	44	4.5%	362	436	-17.0%
\$900,000 - \$999,999	19	37	-48.6%	361	358	0.8%
\$1,000,000 - \$1,499,999	91	95	-4.2%	1,026	889	15.4%
\$1,500,000 - 1,999,999	30	35	-14.3%	380	350	8.6%
\$2,000,000 - \$2,999,999	17	18	-5.6%	184	170	8.2%
\$3,000,000 and above	13	9	44.4%	128	111	15.3%
<b>All Single-Family Homes</b>	<b>265</b>	<b>280</b>	<b>-5.4%</b>	<b>2,928</b>	<b>2,823</b>	<b>3.7%</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: Condos

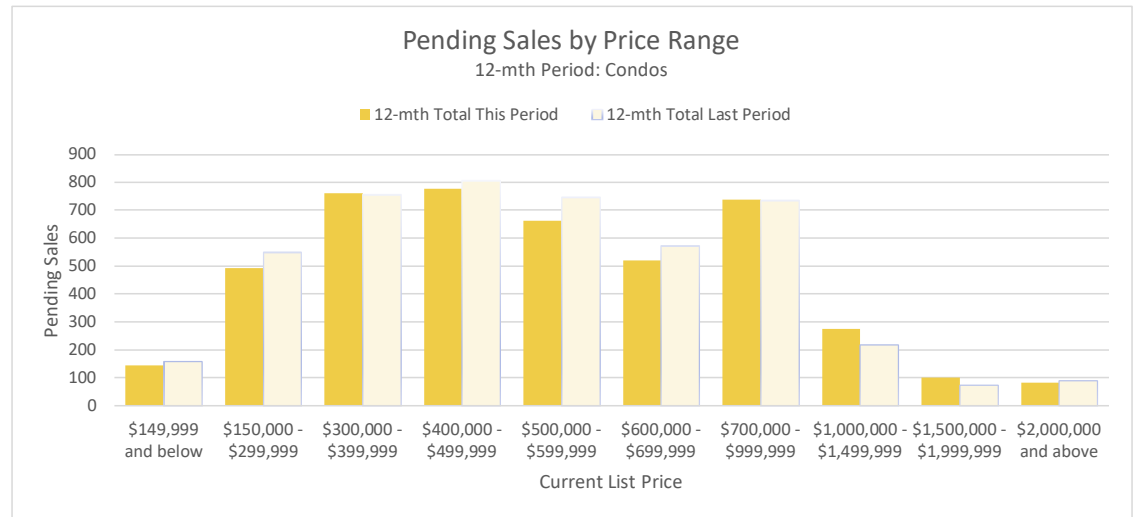
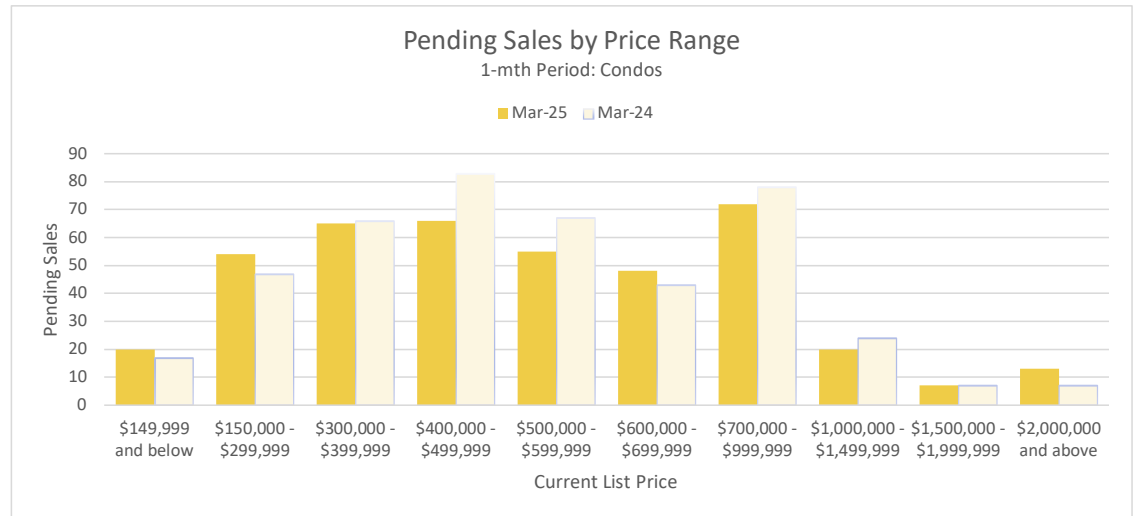
March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	20	17	17.6%	144	159	-9.4%
\$150,000 - \$299,999	54	47	14.9%	493	549	-10.2%
\$300,000 - \$399,999	65	66	-1.5%	761	755	0.8%
\$400,000 - \$499,999	66	83	-20.5%	777	806	-3.6%
\$500,000 - \$599,999	55	67	-17.9%	662	746	-11.3%
\$600,000 - \$699,999	48	43	11.6%	519	573	-9.4%
\$700,000 - \$999,999	72	78	-7.7%	738	736	0.3%
\$1,000,000 - \$1,499,999	20	24	-16.7%	276	218	26.6%
\$1,500,000 - \$1,999,999	7	7	0.0%	101	74	36.5%
\$2,000,000 and above	13	7	85.7%	83	89	-6.7%
<b>All Condos</b>	<b>420</b>	<b>439</b>	<b>-4.3%</b>	<b>4,554</b>	<b>4,705</b>	<b>-3.2%</b>

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



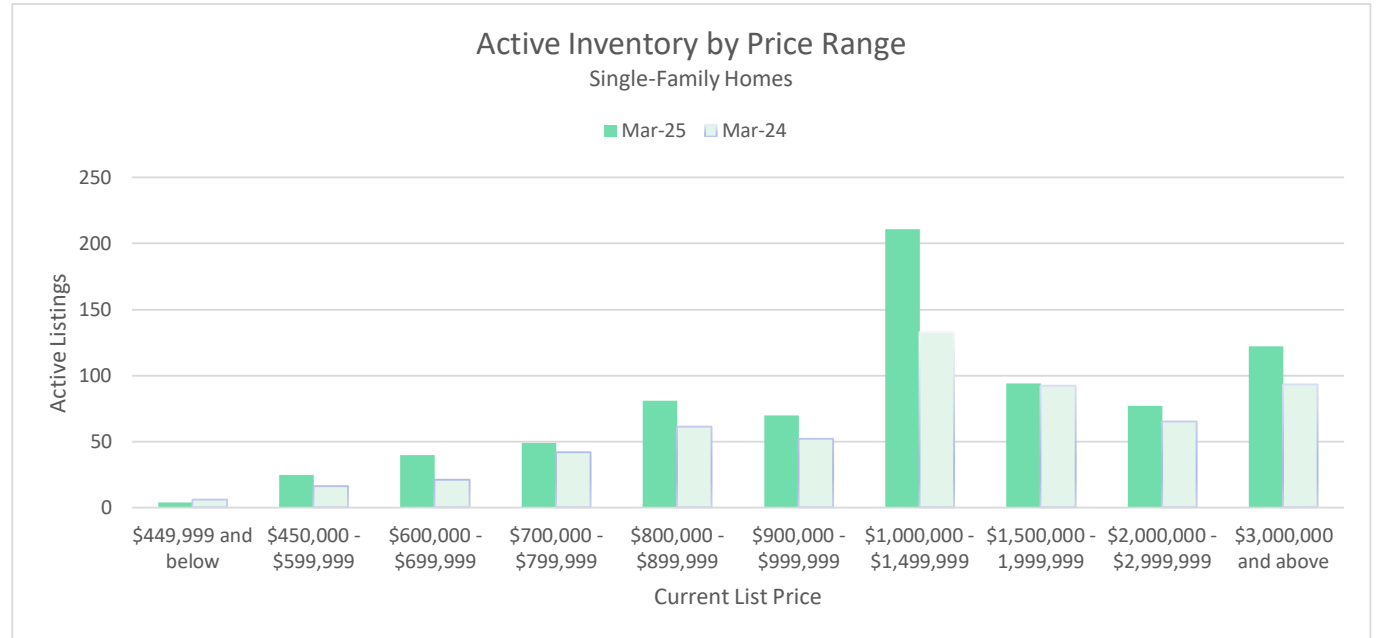
## Active Inventory\* by Price Range: Single-Family Homes

March 2025

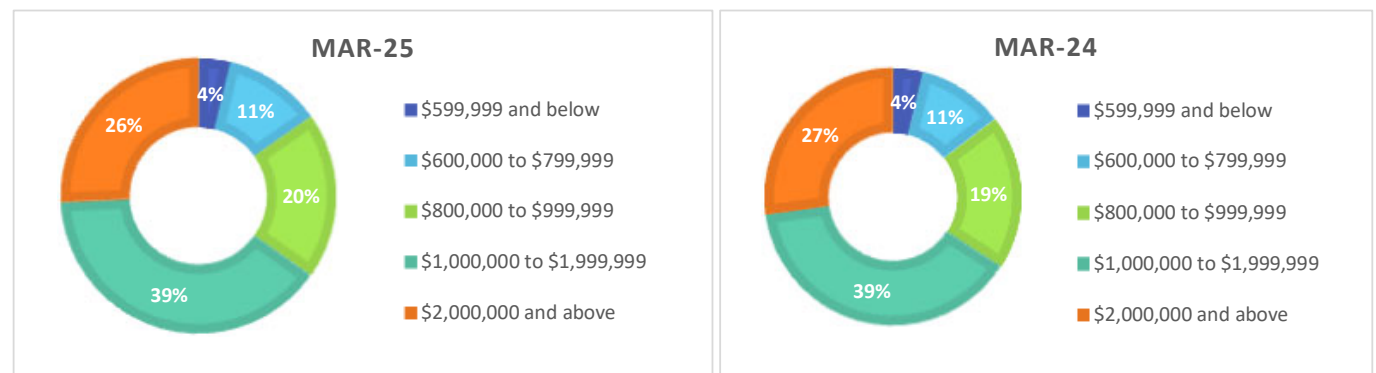
OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	YOY chg
\$449,999 and below	4	6	-33.3%
\$450,000 - \$599,999	25	16	56.3%
\$600,000 - \$699,999	40	21	90.5%
\$700,000 - \$799,999	49	42	16.7%
\$800,000 - \$899,999	81	61	32.8%
\$900,000 - \$999,999	70	52	34.6%
\$1,000,000 - \$1,499,999	211	133	58.6%
\$1,500,000 - 1,999,999	94	92	2.2%
\$2,000,000 - \$2,999,999	77	65	18.5%
\$3,000,000 and above	122	93	31.2%
<b>All Single-Family Homes</b>	<b>773</b>	<b>581</b>	<b>33.0%</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 C status.

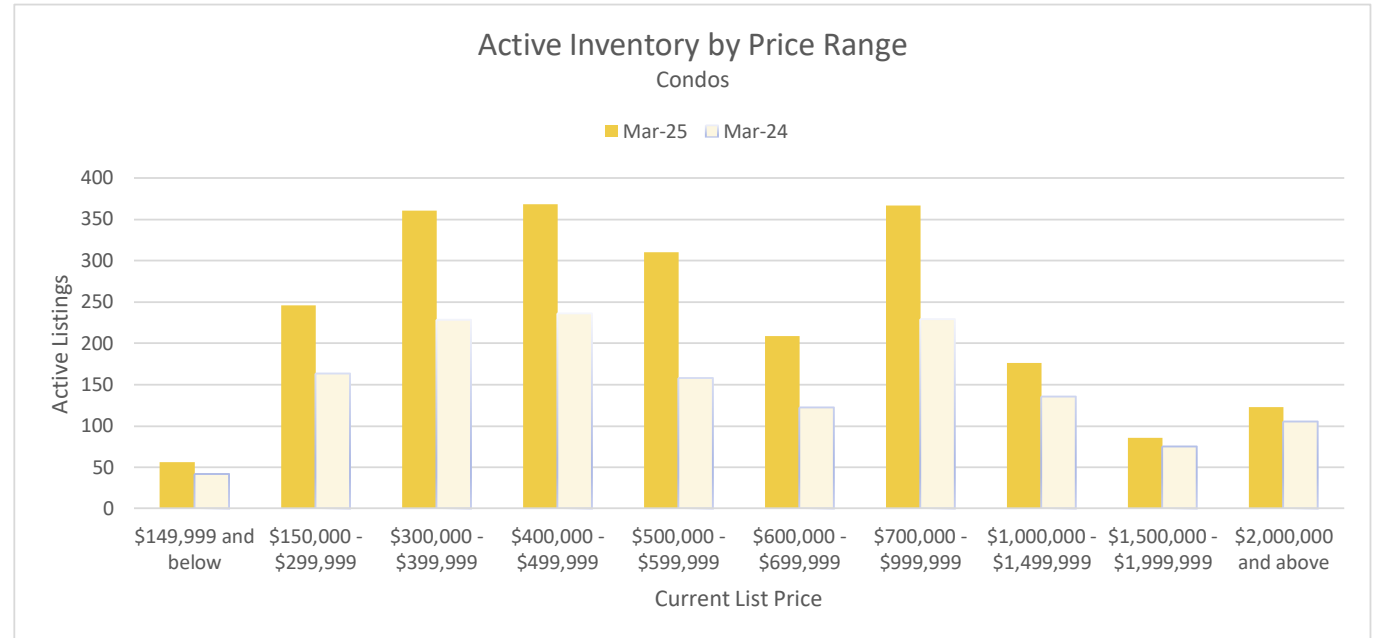
## Active Inventory\* by Price Range: Condos

March 2025

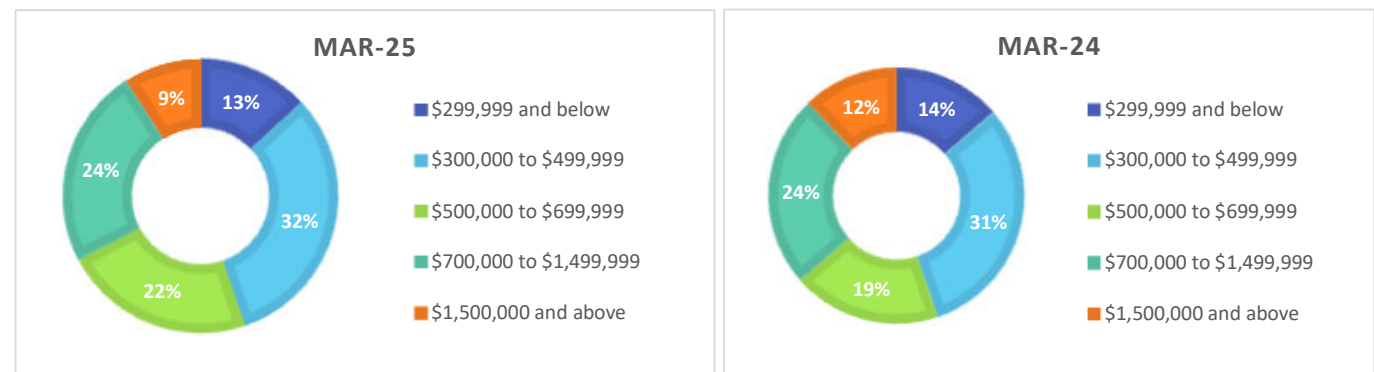
OAHU, HAWAII

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

Condos	Mar-25	Mar-24	YOY chg
\$149,999 and below	56	42	33.3%
\$150,000 - \$299,999	246	163	50.9%
\$300,000 - \$399,999	361	228	58.3%
\$400,000 - \$499,999	368	236	55.9%
\$500,000 - \$599,999	310	158	96.2%
\$600,000 - \$699,999	209	122	71.3%
\$700,000 - \$999,999	367	229	60.3%
\$1,000,000 - \$1,499,999	176	135	30.4%
\$1,500,000 - \$1,999,999	86	75	14.7%
\$2,000,000 and above	123	105	17.1%
<b>All Condos</b>	<b>2,302</b>	<b>1,493</b>	<b>54.2%</b>



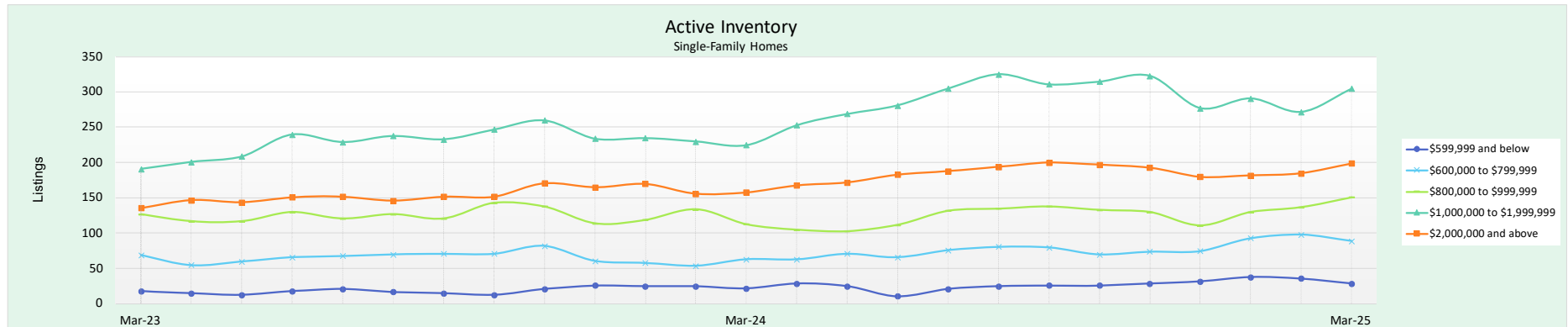
**Active Inventory - Percent Share by Price Range** (portion of total active status listings represented by a given price range)



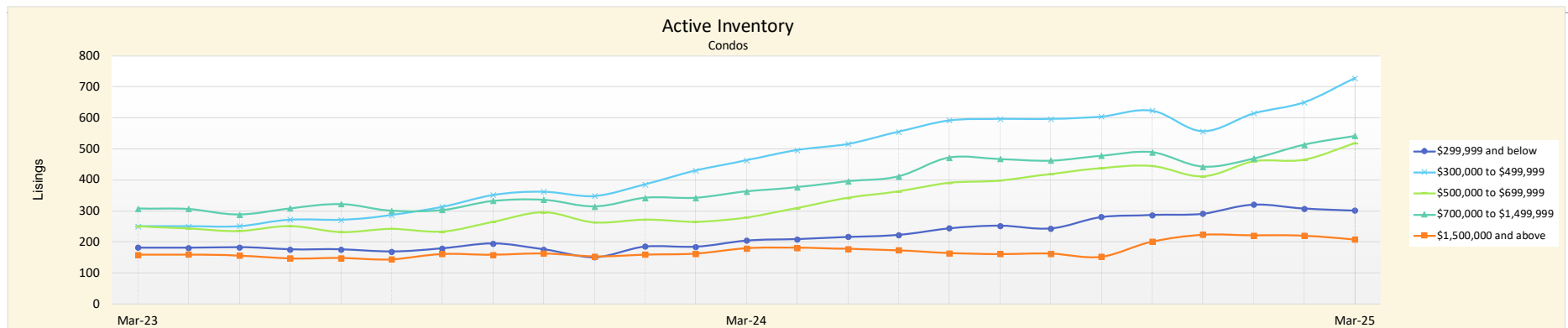
\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

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

March 2025  
OAHU, HAWAII



Single-Family Homes	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	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25
\$599,999 and below	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36	29
\$600,000 to \$799,999	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70	74	75	93	98	89
\$800,000 to \$999,999	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137	151
\$1,000,000 to \$1,999,999	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272	305
\$2,000,000 and above	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185	199
<b>Total</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>	<b>760</b>	<b>755</b>	<b>741</b>	<b>749</b>	<b>675</b>	<b>734</b>	<b>728</b>	<b>773</b>



Condos	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	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25
\$299,999 and below	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308	302
\$300,000 to \$499,999	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651	729
\$500,000 to \$699,999	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466	519
\$700,000 to \$1,499,999	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514	543
\$1,500,000 and above	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221	209
<b>Total</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>	<b>1,879</b>	<b>1,887</b>	<b>1,957</b>	<b>2,049</b>	<b>1,928</b>	<b>2,088</b>	<b>2,160</b>	<b>2,302</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.

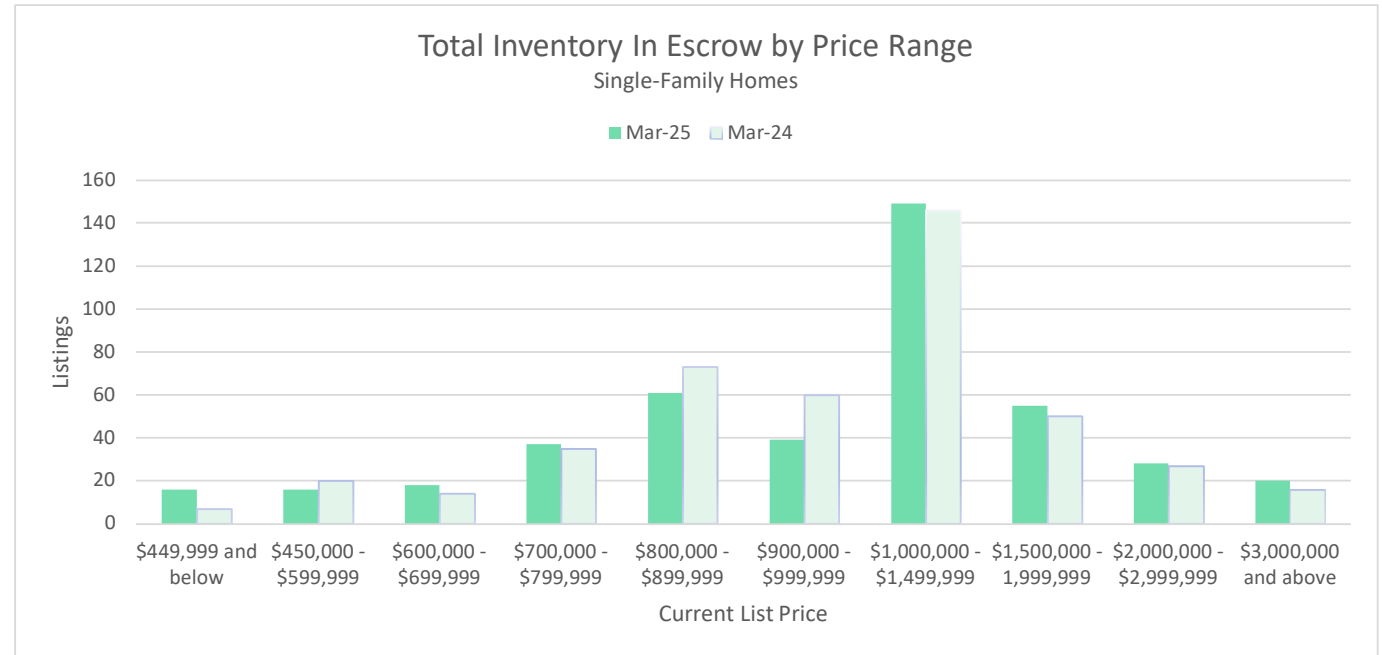
## Total Inventory In Escrow\* by Price Range: Single-Family Homes

March 2025

OAHU, HAWAII

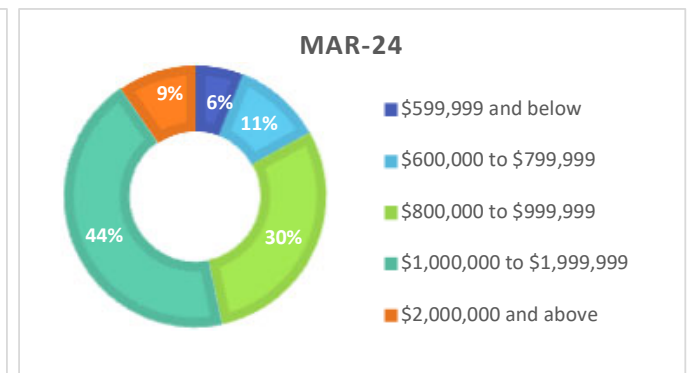
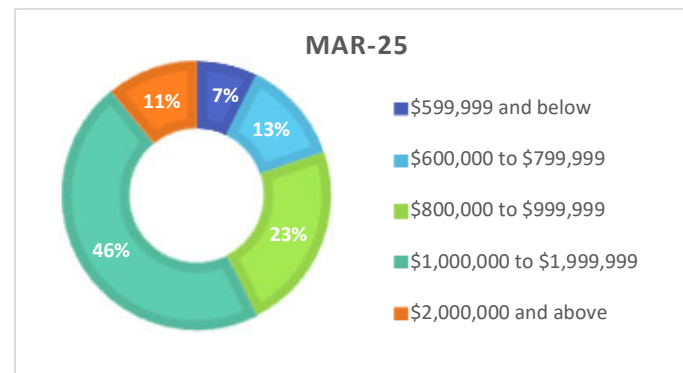
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Mar-25	Mar-24	YOY chg
\$449,999 and below	16	7	128.6%
\$450,000 - \$599,999	16	20	-20.0%
\$600,000 - \$699,999	18	14	28.6%
\$700,000 - \$799,999	37	35	5.7%
\$800,000 - \$899,999	61	73	-16.4%
\$900,000 - \$999,999	39	60	-35.0%
\$1,000,000 - \$1,499,999	149	146	2.1%
\$1,500,000 - 1,999,999	55	50	10.0%
\$2,000,000 - \$2,999,999	28	27	3.7%
\$3,000,000 and above	20	16	25.0%
<b>All Single-Family Homes</b>	<b>439</b>	<b>448</b>	<b>-2.0%</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.

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

March 2025

OAHU, HAWAII

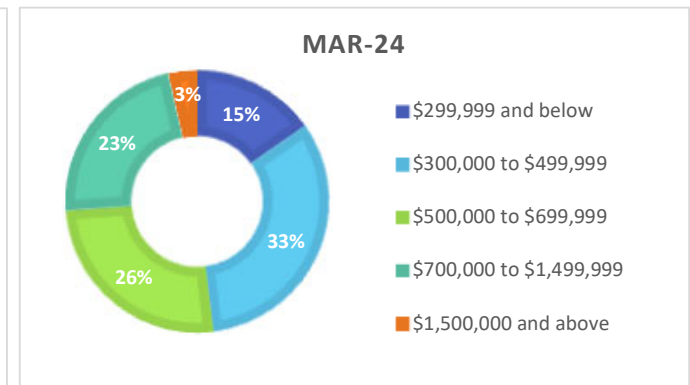
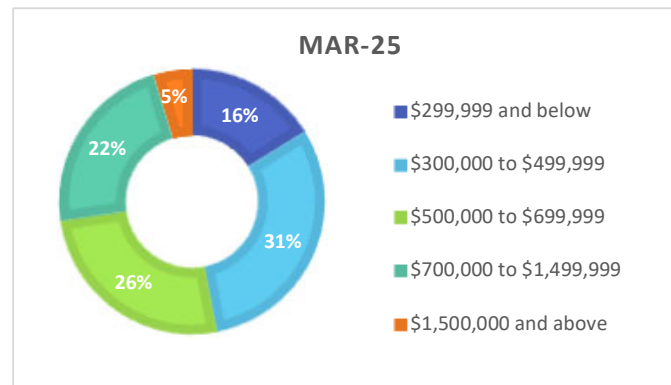
(The number of properties in an escrow status at the end of a given month)

Condos	Mar-25	Mar-24	YOY chg
\$149,999 and below	31	27	14.8%
\$150,000 - \$299,999	69	72	-4.2%
\$300,000 - \$399,999	101	98	3.1%
\$400,000 - \$499,999	90	114	-21.1%
\$500,000 - \$599,999	82	98	-16.3%
\$600,000 - \$699,999	77	69	11.6%
\$700,000 - \$999,999	108	108	0.0%
\$1,000,000 - \$1,499,999	32	38	-15.8%
\$1,500,000 - \$1,999,999	13	11	18.2%
\$2,000,000 and above	16	12	33.3%
<b>All Condos</b>	<b>619</b>	<b>647</b>	<b>-4.3%</b>



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

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



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

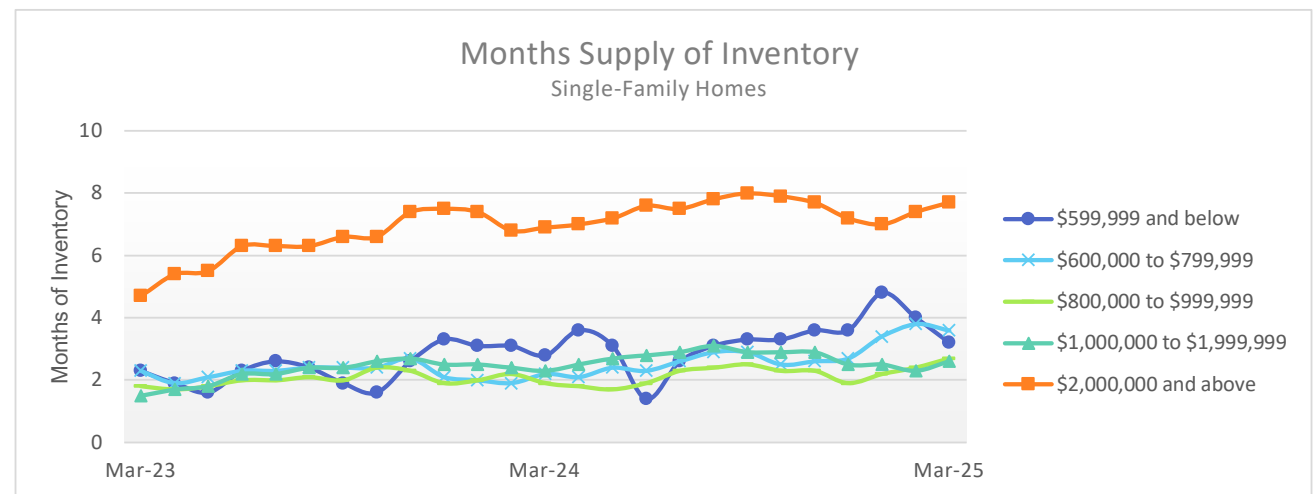
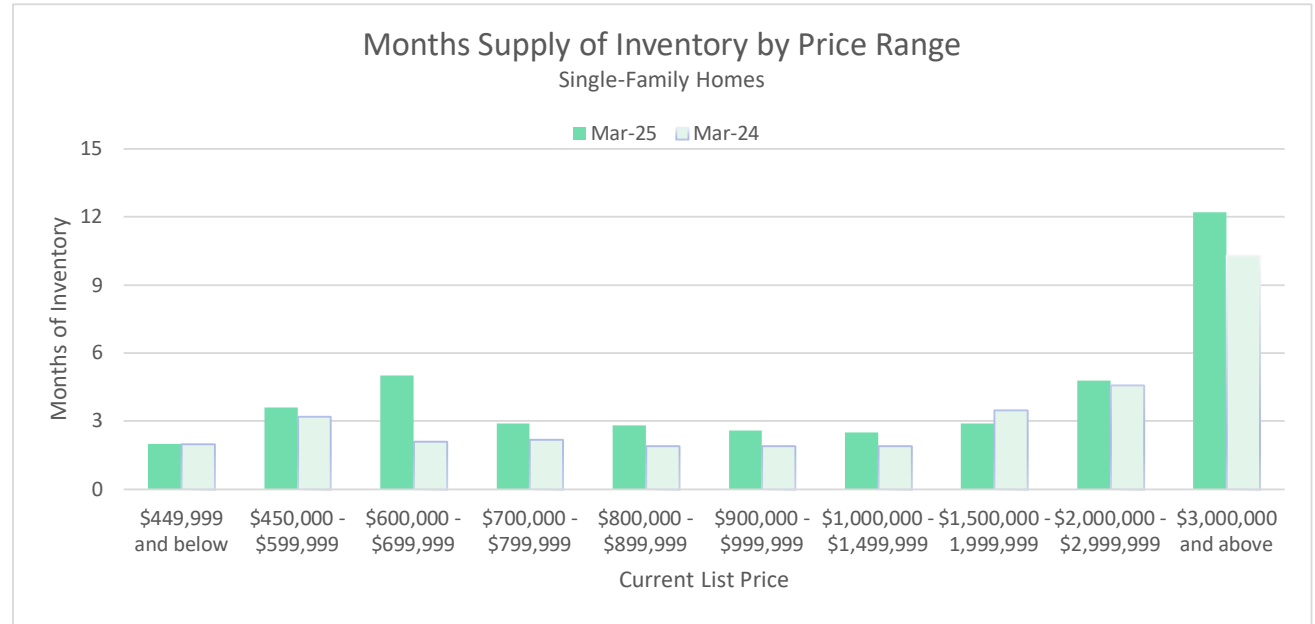
# Months Supply of Active Inventory by Price Range: Single-Family Homes

March 2025

OAHU, HAWAII

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

Single-Family Homes	Mar-25	Mar-24	YOY chg
\$449,999 and below	2.0	2.0	0.0%
\$450,000 - \$599,999	3.6	3.2	12.5%
\$600,000 - \$699,999	5.0	2.1	138.1%
\$700,000 - \$799,999	2.9	2.2	31.8%
\$800,000 - \$899,999	2.8	1.9	47.4%
\$900,000 - \$999,999	2.6	1.9	36.8%
\$1,000,000 - \$1,499,999	2.5	1.9	31.6%
\$1,500,000 - 1,999,999	2.9	3.5	-17.1%
\$2,000,000 - \$2,999,999	4.8	4.6	4.3%
\$3,000,000 and above	12.2	10.3	18.4%
<b>All Single-Family Homes</b>	<b>3.3</b>	<b>2.7</b>	<b>22.2%</b>





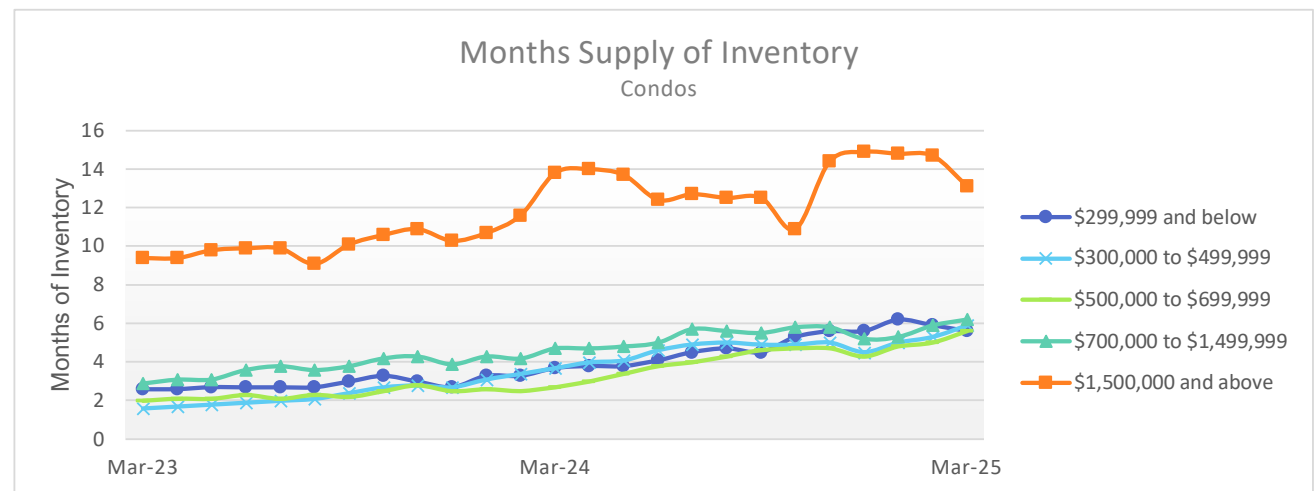
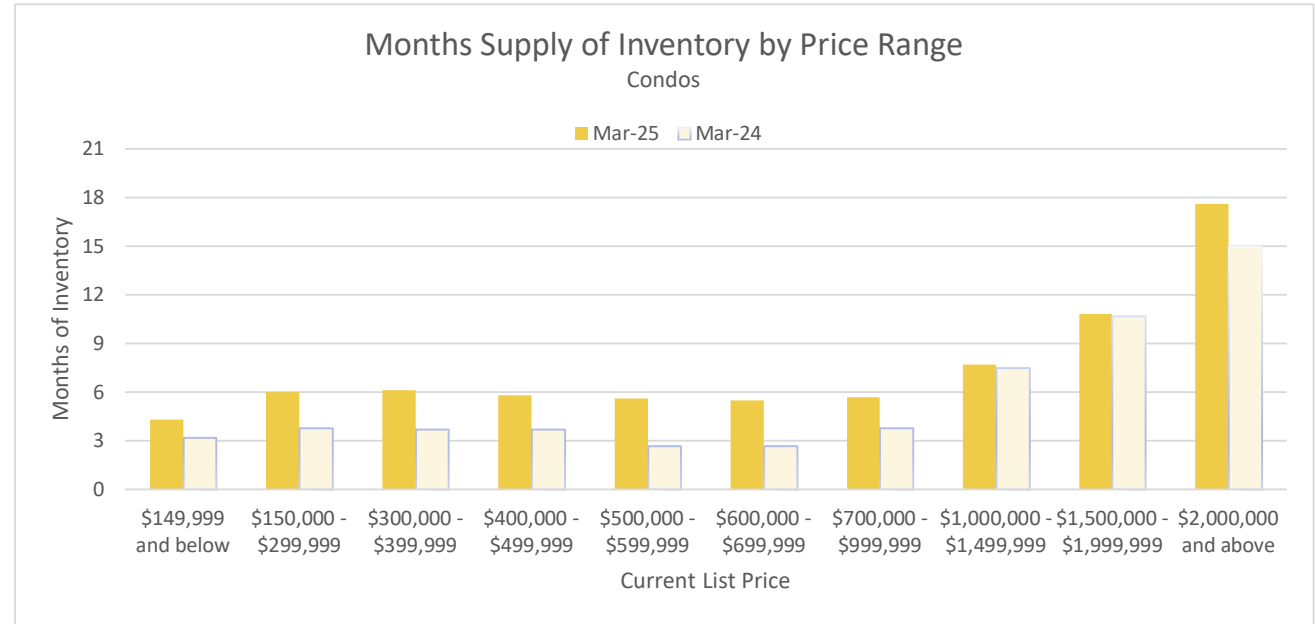
## Months Supply of Active Inventory by Price Range: Condos

March 2025

OAHU, HAWAII

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

Condos	Mar-25	Mar-24	YOY chg
\$149,999 and below	4.3	3.2	34.4%
\$150,000 - \$299,999	6.0	3.8	57.9%
\$300,000 - \$399,999	6.1	3.7	64.9%
\$400,000 - \$499,999	5.8	3.7	56.8%
\$500,000 - \$599,999	5.6	2.7	107.4%
\$600,000 - \$699,999	5.5	2.7	103.7%
\$700,000 - \$999,999	5.7	3.8	50.0%
\$1,000,000 - \$1,499,999	7.7	7.5	2.7%
\$1,500,000 - \$1,999,999	10.8	10.7	0.9%
\$2,000,000 and above	17.6	15.0	17.3%
<b>All Condos</b>	<b>6.2</b>	<b>4.0</b>	<b>55.0%</b>



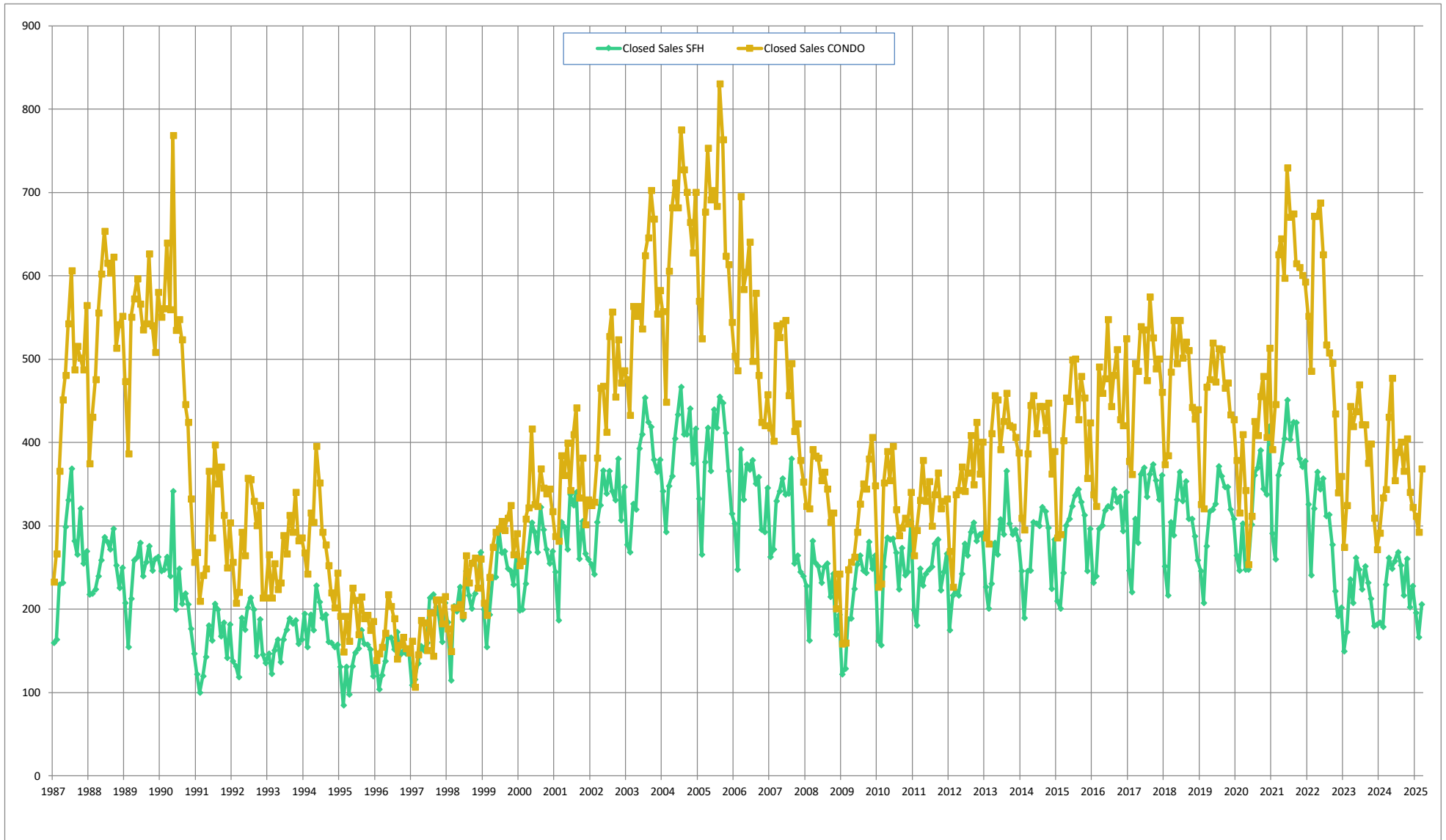
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



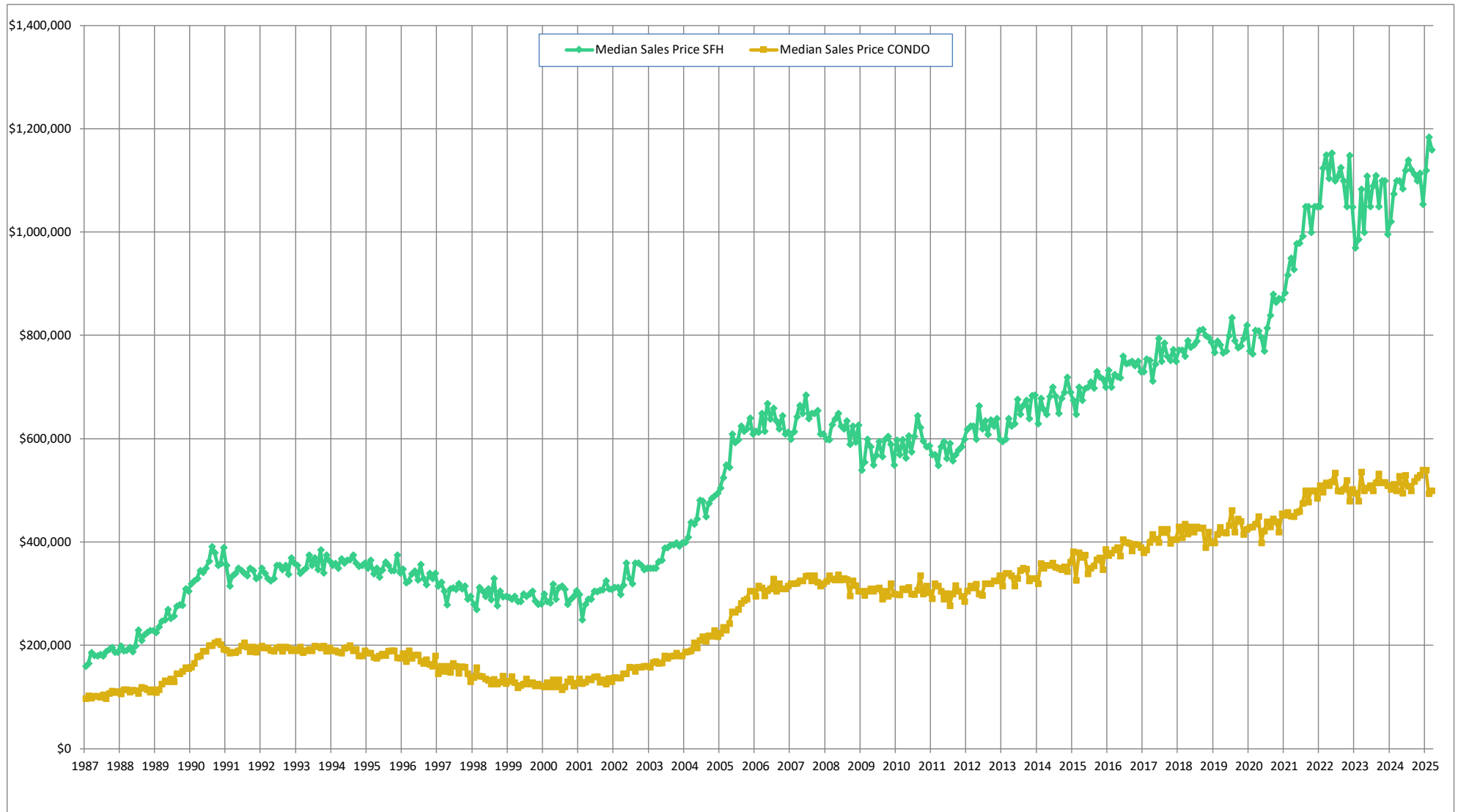
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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