

O'ahu's housing market recorded a slowdown in overall sales activity in May, particularly in the condominium segment. Single-family home sales dipped 5.6% year-over-year to 235 closed sales, while condominium sales dropped 21.8% to 374 transactions. Year-to-date, sales remained below 2024 levels, down 5.3% for single-family homes and 7.2% for condominiums.

Median Sales Prices

The median price of a single-family home rose 8.3% year-over-year to \$1,175,000, while the condominium median price saw a modest 1.0% increase to \$500,000. Compared to April, the median single-family price rose 0.4%, while the median condominium price declined by 1.0%.

Median Days on Market

Properties took longer to sell in May, reflecting more deliberation among buyers. Median days on market for single-family homes rose to 21 days, up from 14 just a year ago, and condominiums rose to 39 days, up from 25.

As of early June, the 30-year fixed-rate averaged 6.85%, according to Freddie Mac. Higher borrowing costs and rising fees are prompting more cautious decision-making, especially among condominium buyers who continue to prioritize affordability.

Sales Volume

In May, single-family home sales declined 5.6% year-over-year, with the sharpest drop in the \$800,000 to \$1,099,999 range, down 30.2% from 96 to 67 sales. 'Ewa Plain and Pearl City saw the largest regional declines, down 25% and 48% respectively, while Kailua experienced a 58.8% increase in closed sales.

In addition, condominium sales dropped 21.8% year-over-year to 374. Sales at \$1 million and above declined only slightly from 42 to 39. The steepest regional slowdowns occurred in Metro, 'Ewa Plain, and Leeward regions.

Pending Sales

Buyer activity was mixed across single-family and condo markets, but picked up in several neighborhoods. Pending sales for single-family homes rose 13.1% overall, with strong gains in 'Ewa Plain (41.5%) and Diamond Head (46.4%). Pending condominium sales fell 8.3% overall but rose 33.3% in both Central O'ahu and Pearl City.

New Listings and Active Inventory

In May, new single-family home listings increased 13.6% to 392, including a 44% rise in the \$800,000 to \$999,999 range, led by 'Ewa Plain, which accounted for 36% of those listings. Active inventory inched up slightly from a month ago, up 1.6% for single-family homes with 818 active single-family homes, a year-over-year change of 27.8%. Approximately 33% of those listings had undergone a price decrease at some point since it was first listed, compared to approximately 35% of active listings in May 2024.

In the condo market, new listings increased 4.6% to 688, with nearly half (48%) priced between \$300,000 and \$599,999, the range that saw the most year-over-year growth (12.2%). Active condominium inventory was 1.8% higher than one month ago and jumped 54.8% year-over-year to 2,556 units. Sellers appeared more responsive to market shifts, with 40% of condominium listings having experienced a price reduction, up from 35% a year ago.



Oahu Monthly Housing Statistics

May 2025



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,175,000	+8.3%
Closed Sales	YoY %chg
235	-5.6%
Average Sales Price	YoY %chg
\$1,394,811	-1.7%

CONDOS

Median Sales Price	YoY %chg
\$500,000	+1.0%
Closed Sales	YoY %chg
374	-21.8%
Average Sales Price	YoY %chg
\$638,701	+7.7%

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

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Monthly Indicators

OAHU, HAWAII

May 2025

	Single-Family Homes						Condos				
	May-25	May-24	YoY %chg	Apr-25	MoM %chg		May-25	May-24	YoY %chg	Apr-25	MoM %chg
Closed Sales	235	249	-5.6%	241	-2.5%		374	478	-21.8%	395	-5.3%
Median Sales Price	\$1,175,000	\$1,085,000	8.3%	\$1,170,000	0.4%		\$500,000	\$495,000	1.0%	\$505,000	-1.0%
Average Sales Price	\$1,394,811	\$1,419,039	-1.7%	\$1,399,728	-0.4%		\$638,701	\$592,964	7.7%	\$608,762	4.9%
Median Days on Market	21	14	50.0%	29	-27.6%		39	25	56.0%	43	-9.3%
Percent of Orig. List Price Received	99.0%	100.0%	-1.0%	97.8%	1.2%		96.9%	98.3%	-1.4%	96.3%	0.6%
New Listings	392	345	13.6%	366	7.1%		688	658	4.6%	851	-19.2%
Pending Sales*	294	260	13.1%	264	11.4%		387	422	-8.3%	375	3.2%
Active Inventory*	818	640	27.8%	805	1.6%		2,556	1,651	54.8%	2,512	1.8%
Total Inventory in Escrow*	483	440	9.8%	447	8.1%		588	593	-0.8%	582	1.0%
Months Supply of Active Inventory*	3.6	2.9	24.1%	3.5	2.9%		7.1	4.4	61.4%	6.8	4.4%

*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	1,045	1,104	-5.3%	1,029	1.6%		1,743	1,879	-7.2%	1,902	-8.4%
Median Sales Price	\$1,160,000	\$1,074,500	8.0%	\$1,049,500	10.5%		\$505,000	\$505,000	0.0%	\$500,000	1.0%
Average Sales Price	\$1,470,076	\$1,394,398	5.4%	\$1,319,079	11.4%		\$624,938	\$594,246	5.2%	\$621,029	0.6%
Median Days on Market	22	21	4.8%	27	-18.5%		42	30	40.0%	23	82.6%
Percent of Orig. List Price Received	98.4%	98.8%	-0.4%	97.6%	0.8%		96.8%	98.0%	-1.2%	98.5%	-1.7%
New Listings	1,752	1,565	11.9%	1,395	25.6%		3,708	3,075	20.6%	2,630	41.0%
Pending Sales*	1,265	1,298	-2.5%	1,271	-0.5%		1,920	2,070	-7.2%	2,166	-11.4%

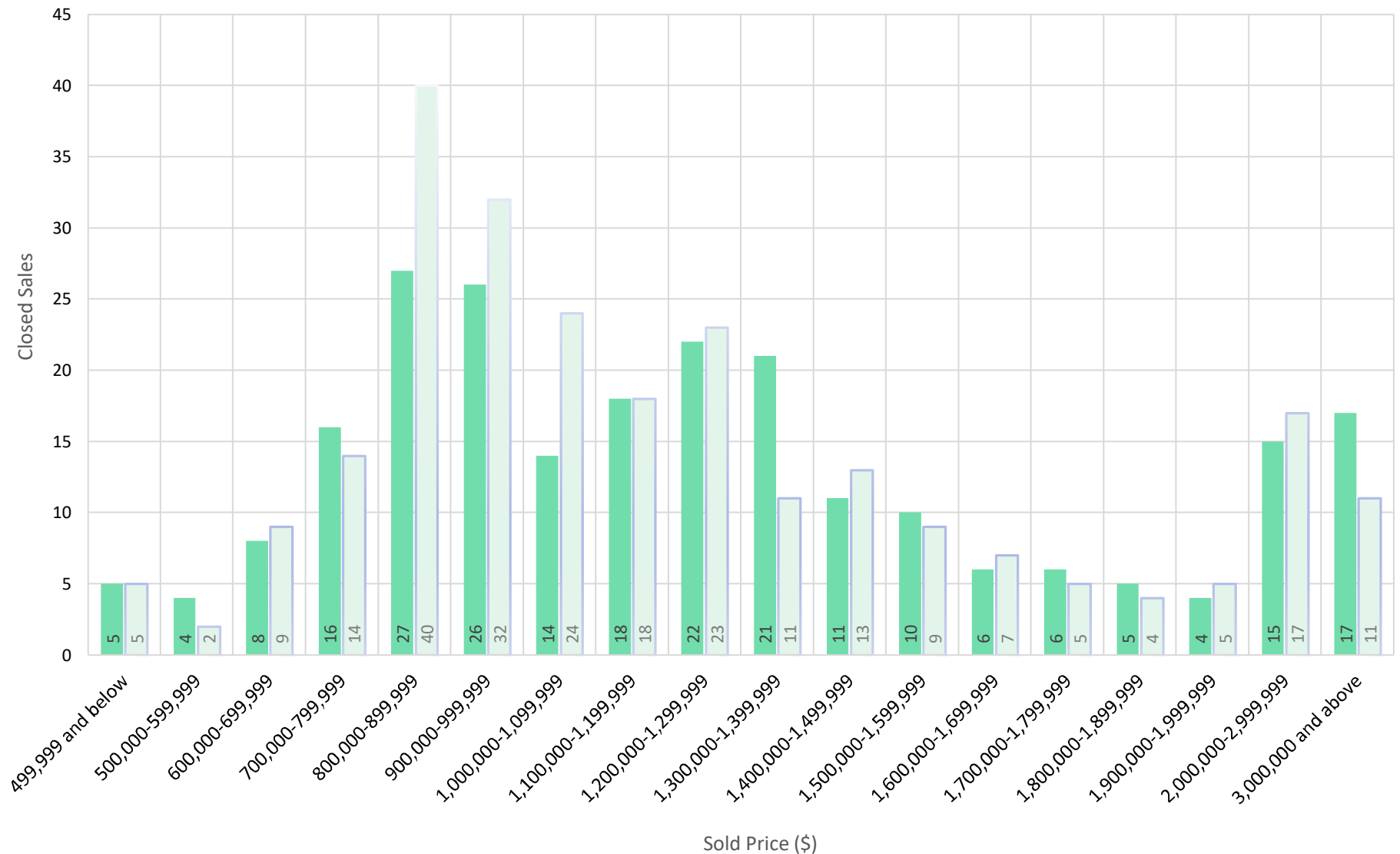
*see footnotes on pages 9-12 regarding methodology updates

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

May 2025 vs. May 2024

2025 2024



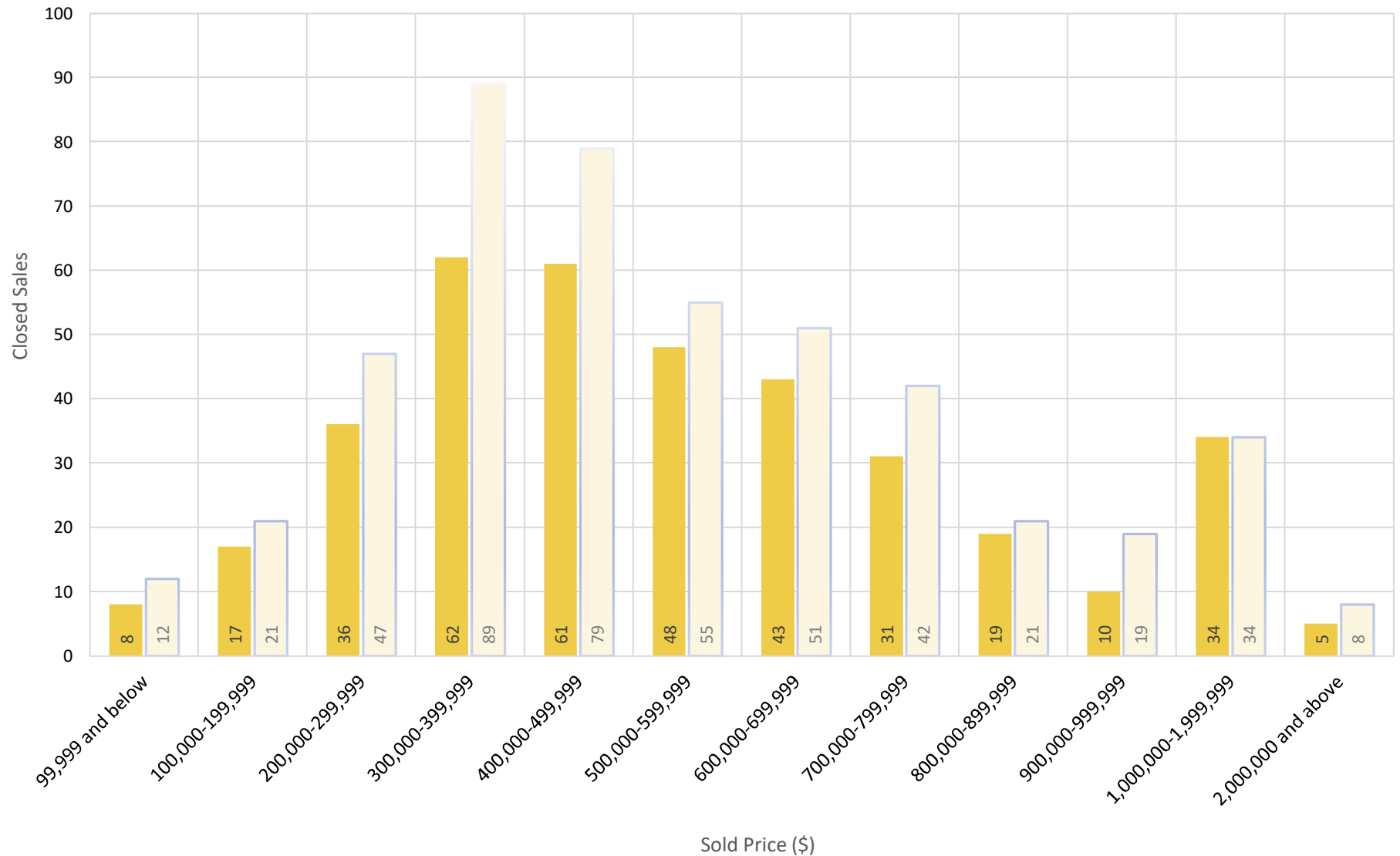
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold

May 2025 vs. May 2024

■ 2025 ■ 2024



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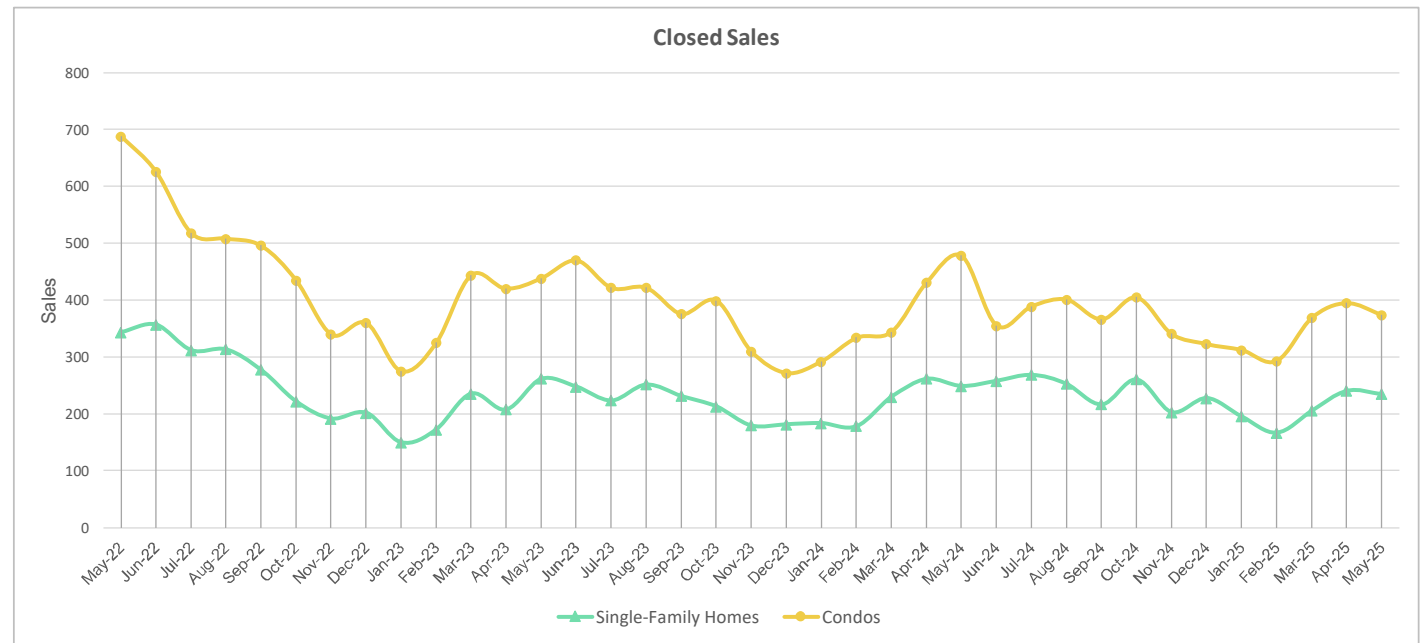
Closed Sales

May 2025

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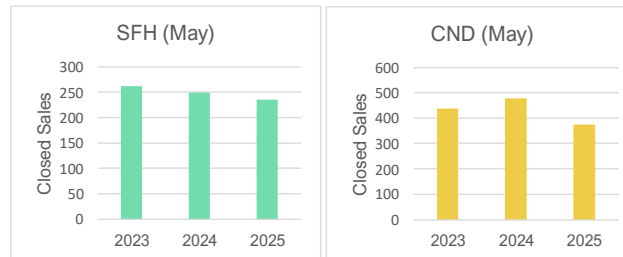
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Apr-25	241	395	636
May-25	235	374	609



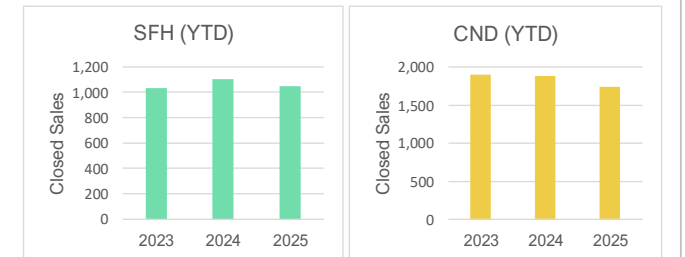
Monthly Closed Sales

May	SFH	YoY %chg	CND	YoY %chg
2023	262	-23.8%	438	-36.3%
2024	249	-5.0%	478	9.1%
2025	235	-5.6%	374	-21.8%



Year-to-Date Closed Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,029	-35.6%	1,902	-38.0%
2024	1,104	7.3%	1,879	-1.2%
2025	1,045	-5.3%	1,743	-7.2%



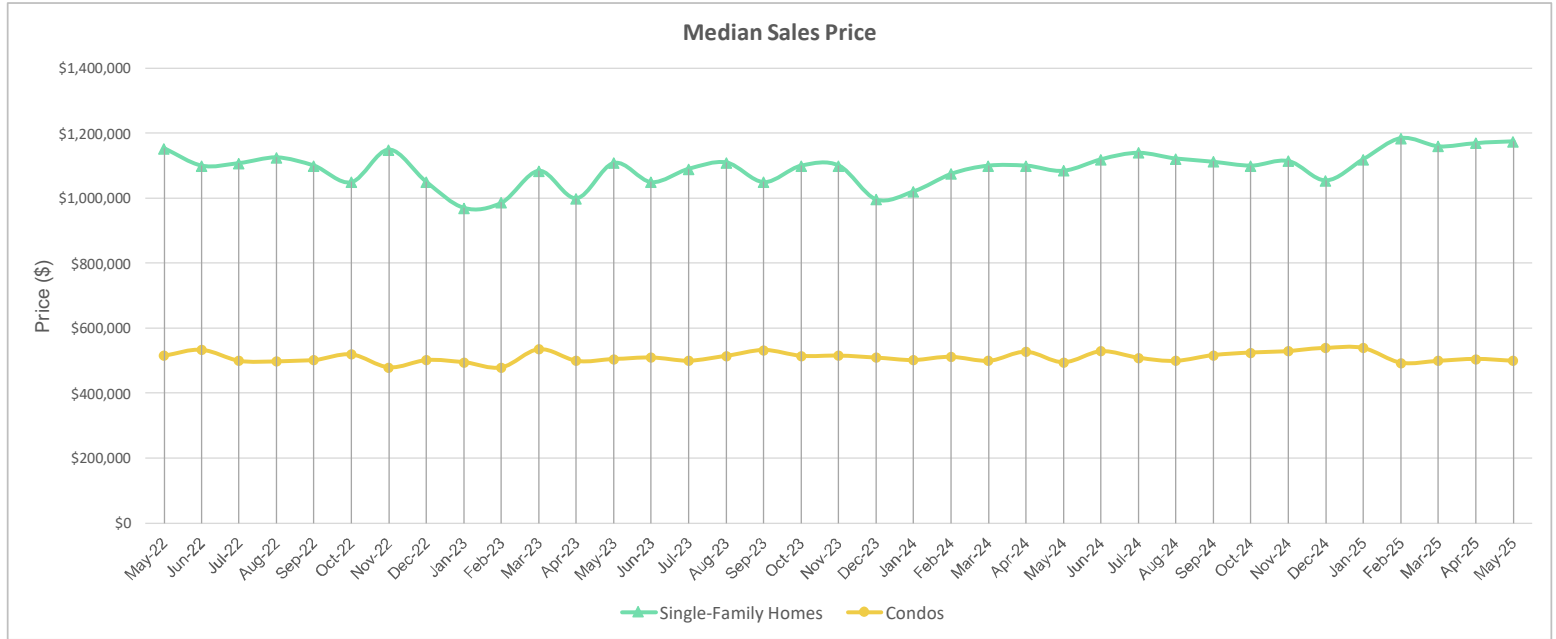
Median Sales Price

May 2025

OAHU, HAWAII

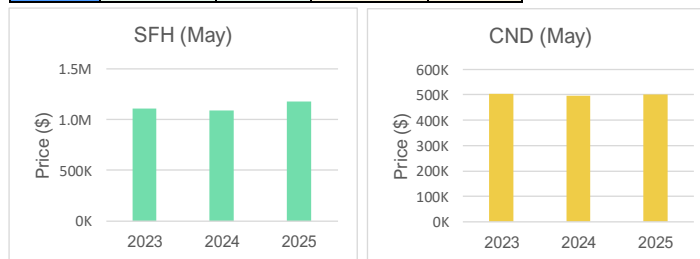
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Apr-25	\$1,170,000	\$505,000
May-25	\$1,175,000	\$500,000



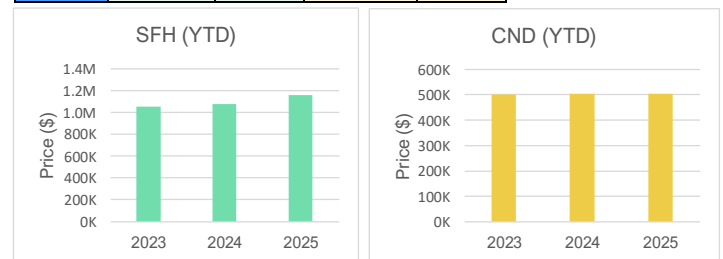
Monthly Median Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2023	\$1,109,000	-3.9%	\$505,000	-2.2%
2024	\$1,085,000	-2.2%	\$495,000	-2.0%
2025	\$1,175,000	8.3%	\$500,000	1.0%



Year-to-Date Median Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,049,500	-5.9%	\$500,000	-2.0%
2024	\$1,074,500	2.4%	\$505,000	1.0%
2025	\$1,160,000	8.0%	\$505,000	0.0%



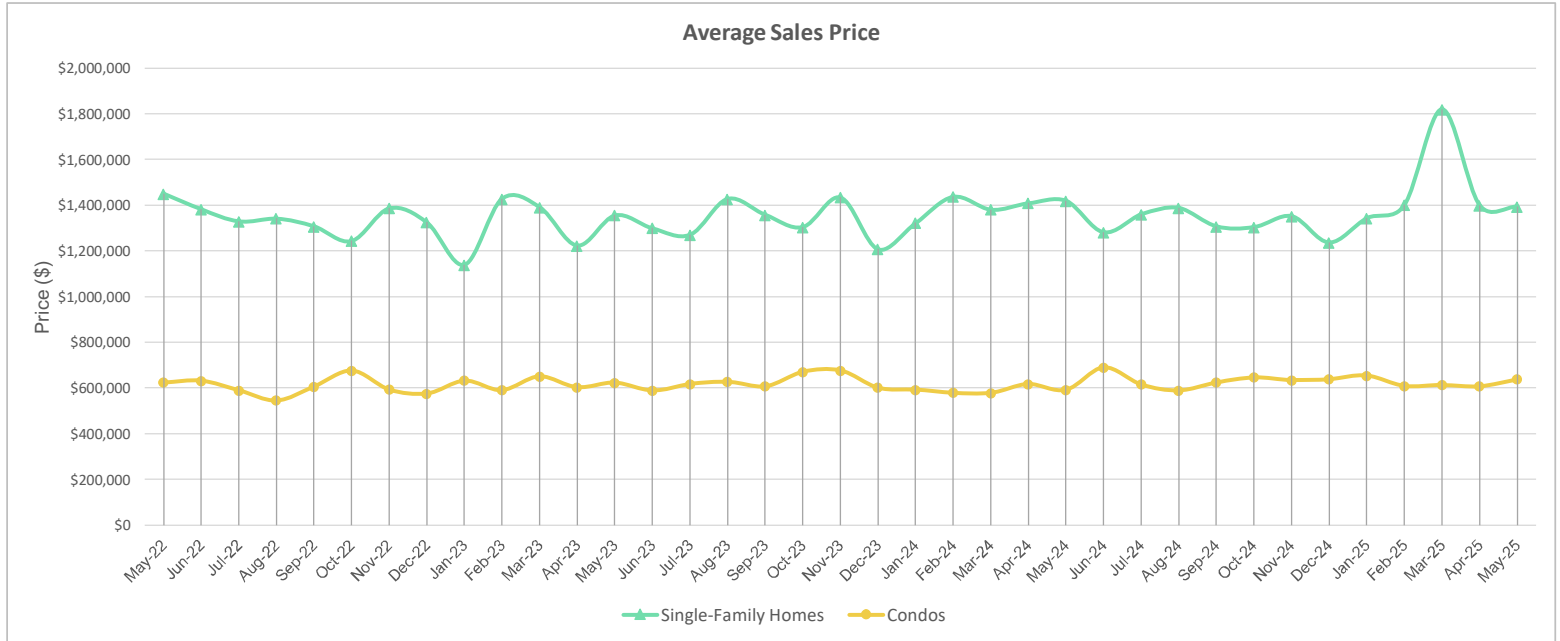
Average Sales Price

May 2025

OAHU, HAWAII

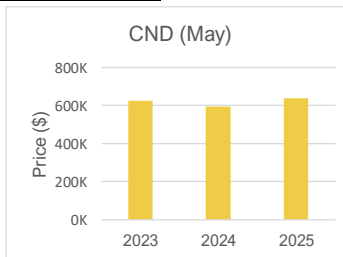
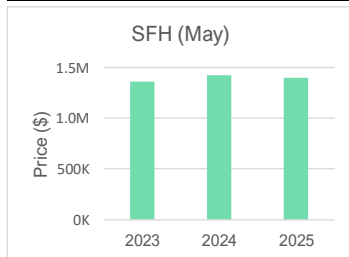
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Apr-25	\$1,399,728	\$608,762
May-25	\$1,394,811	\$638,701



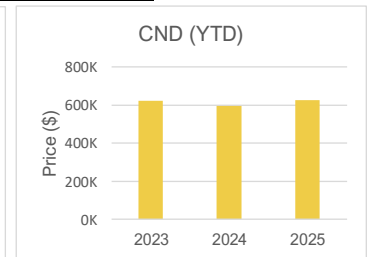
Monthly Average Sales Price

May	SFH	YoY %chg	CND	YoY %chg
2023	\$1,355,804	-6.5%	\$623,748	-0.3%
2024	\$1,419,039	4.7%	\$592,964	-4.9%
2025	\$1,394,811	-1.7%	\$638,701	7.7%



Year-to-Date Average Sales Price

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,319,079	-8.5%	\$621,029	0.5%
2024	\$1,394,398	5.7%	\$594,246	-4.3%
2025	\$1,470,076	5.4%	\$624,938	5.2%



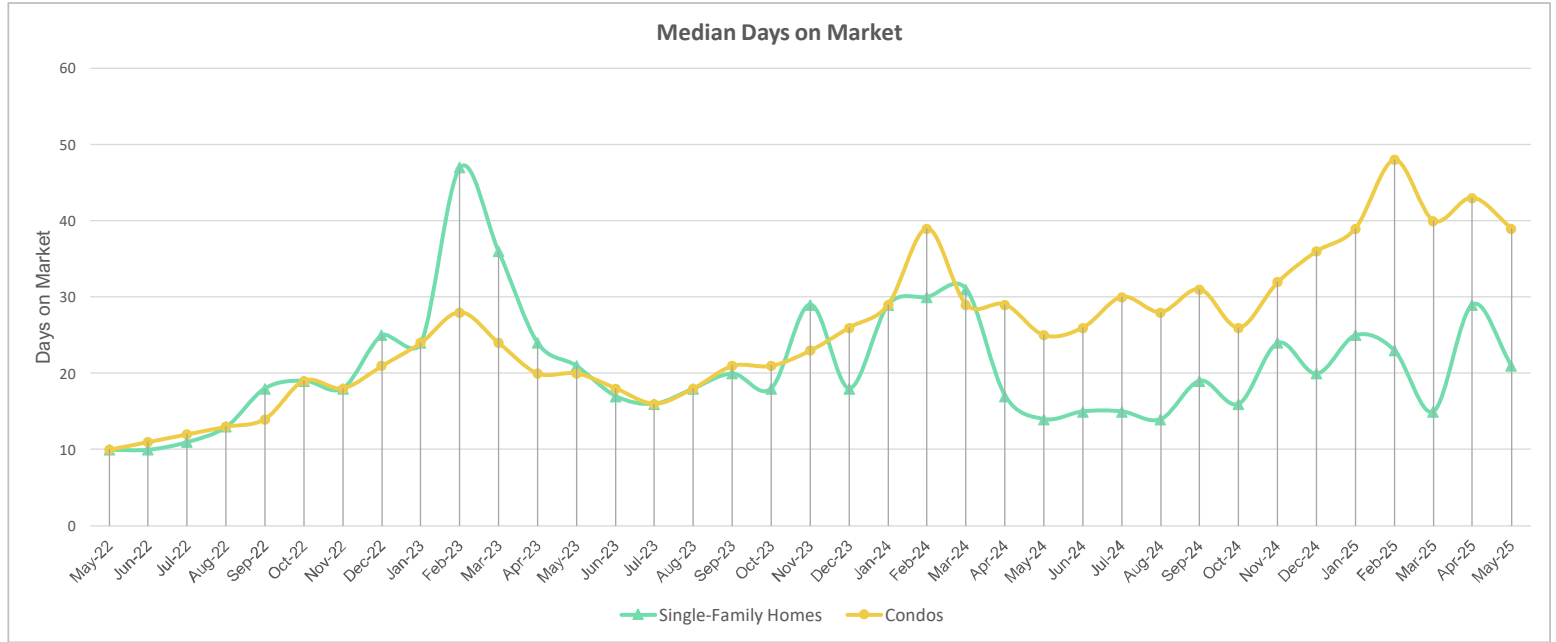
Median Days on Market

May 2025

OAHU, HAWAII

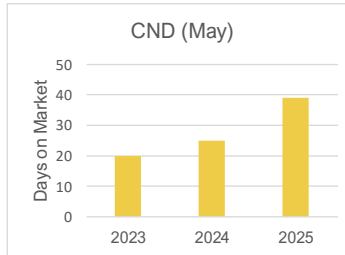
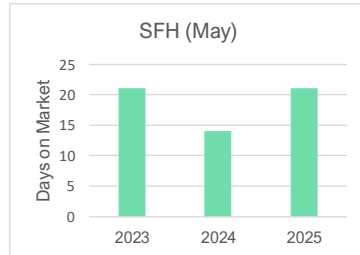
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
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
Apr-25	29	43
May-25	21	39



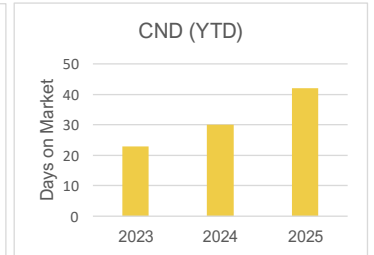
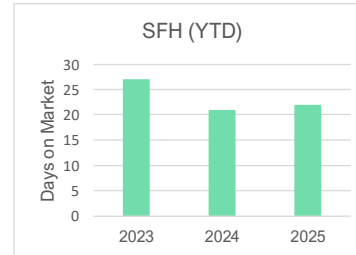
Monthly Median Days on Market

May	SFH	YoY %chg	CND	YoY %chg
2023	21	110.0%	20	100.0%
2024	14	-33.3%	25	25.0%
2025	21	50.0%	39	56.0%



Year-to-Date Median Days on Market

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	27	170.0%	23	109.1%
2024	21	-22.2%	30	30.4%
2025	22	4.8%	42	40.0%



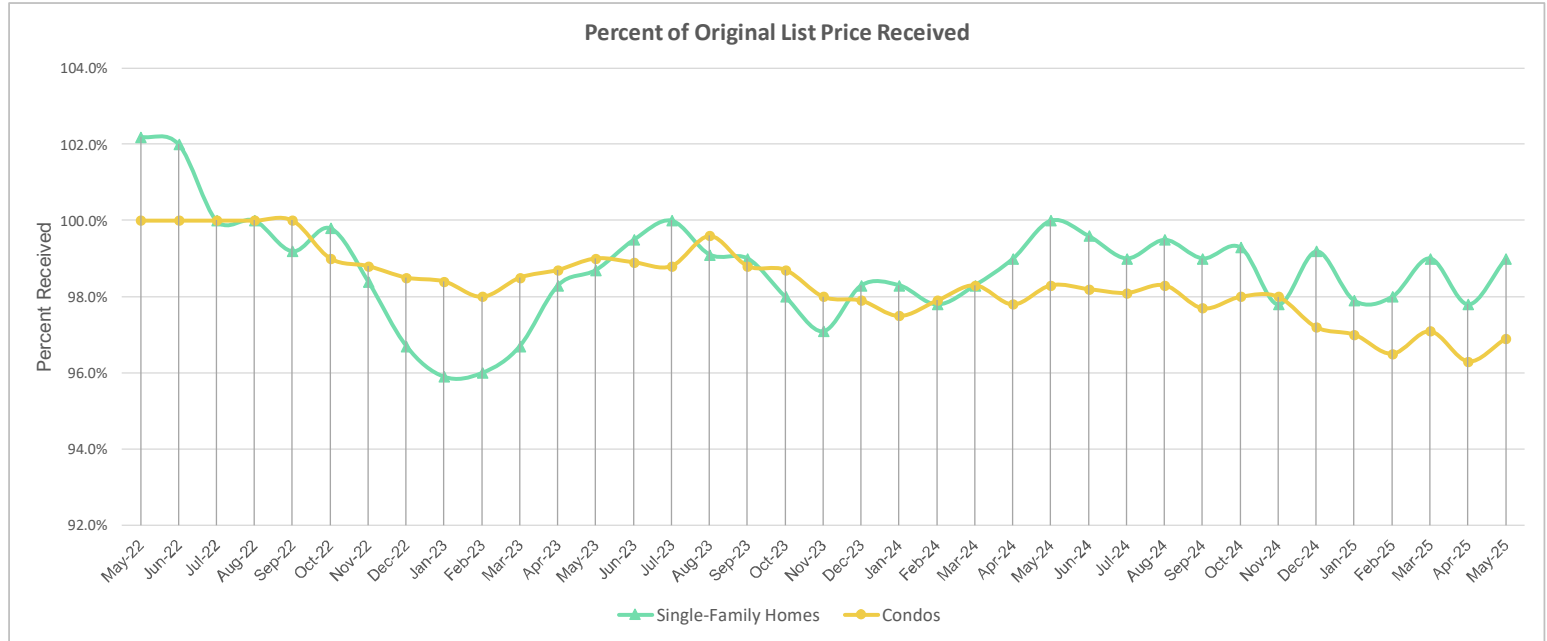
Percent of Original List Price Received

May 2025

OAHU, HAWAII

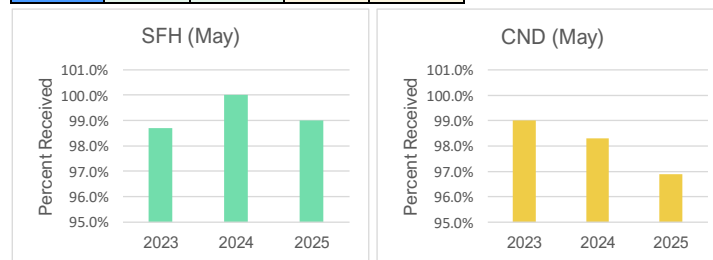
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Apr-25	97.8%	96.3%
May-25	99.0%	96.9%



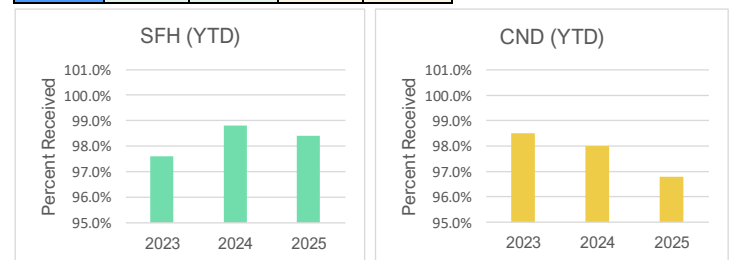
Monthly Percent of Original List Price Received

May	SFH	YoY %chg	CND	YoY %chg
2023	98.7%	-3.4%	99.0%	-1.0%
2024	100.0%	1.3%	98.3%	-0.7%
2025	99.0%	-1.0%	96.9%	-1.4%



Year-to-Date Percent of Original List Price Received

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	97.6%	-4.1%	98.5%	-1.5%
2024	98.8%	1.2%	98.0%	-0.5%
2025	98.4%	-0.4%	96.8%	-1.2%



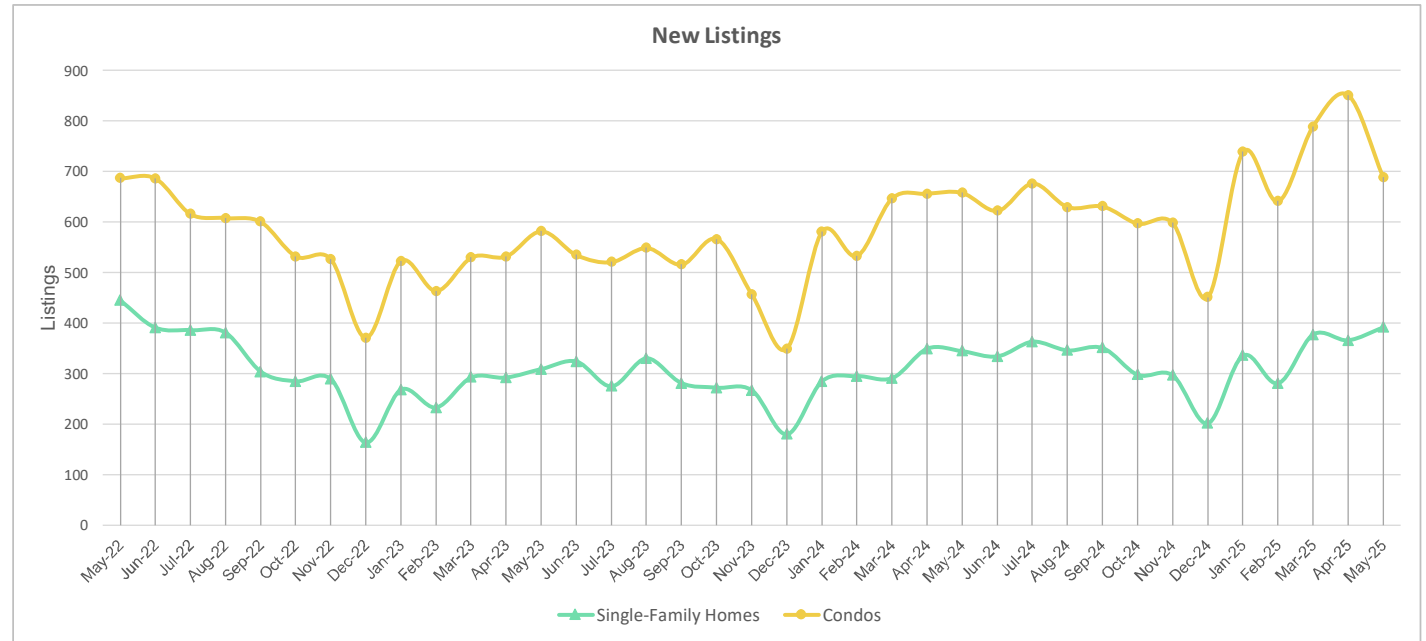
New Listings

May 2025

OAHU, HAWAII

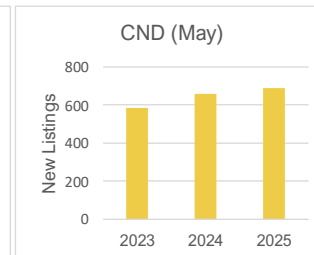
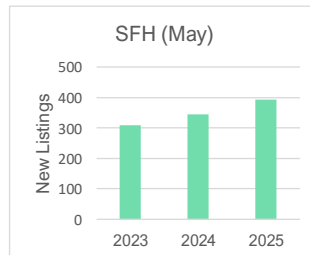
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
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
Mar-25	377	789	1,166
Apr-25	366	851	1,217
May-25	392	688	1,080



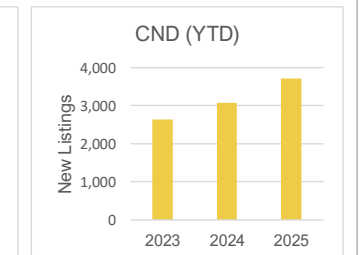
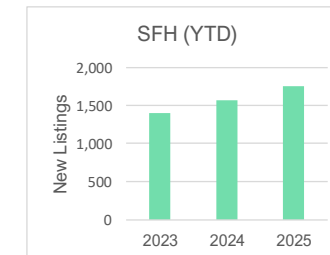
Monthly New Listings

May	SFH	YoY %chg	CND	YoY %chg
2023	309	-30.6%	582	-15.3%
2024	345	11.7%	658	13.1%
2025	392	13.6%	688	4.6%



Year-to-Date New Listings

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,395	-29.1%	2,630	-25.5%
2024	1,565	12.2%	3,075	16.9%
2025	1,752	11.9%	3,708	20.6%



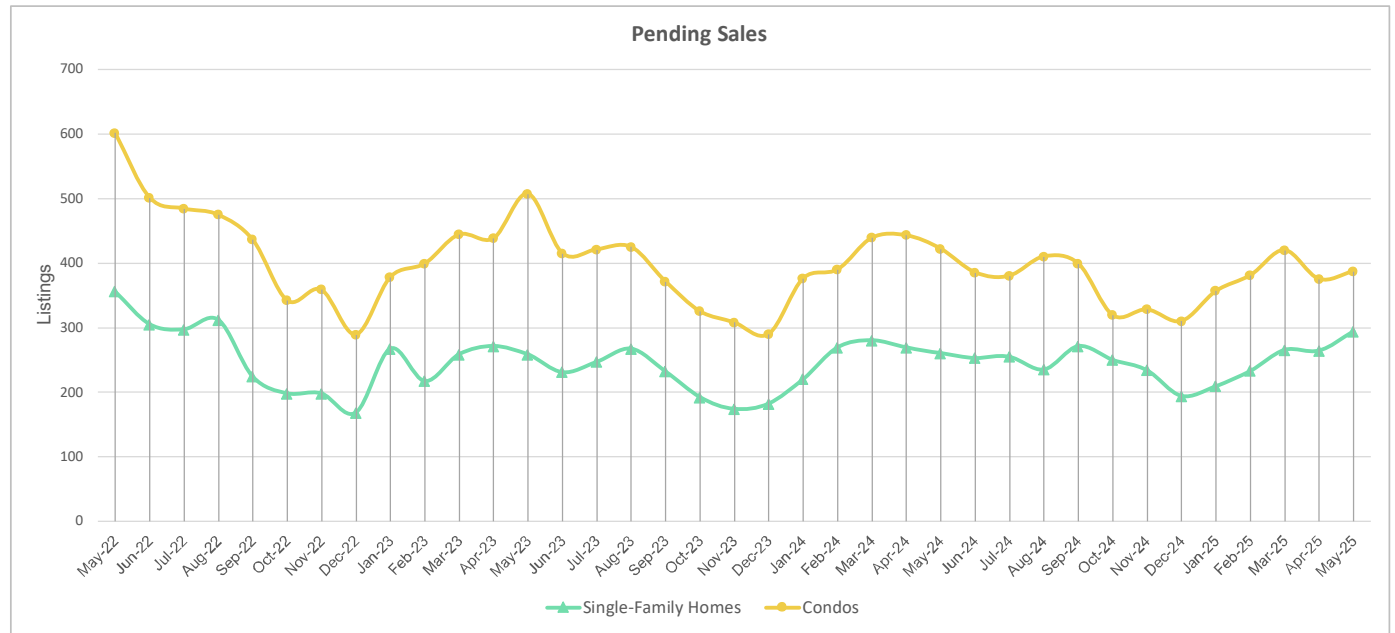
Pending Sales*

May 2025

OAHU, HAWAII

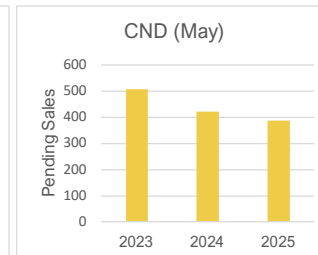
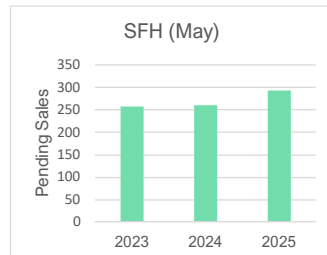
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
Apr-25	264	375	639
May-25	294	387	681



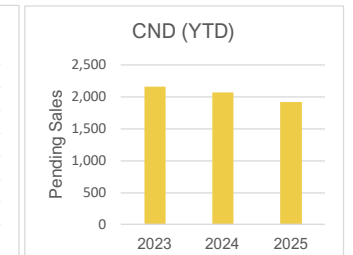
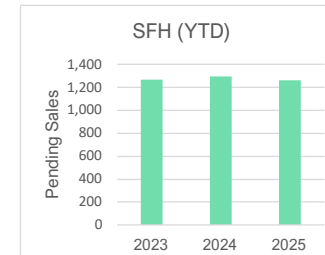
Monthly Pending Sales

May	SFH	YoY %chg	CND	YoY %chg
2023	258	-27.5%	507	-15.6%
2024	260	0.8%	422	-16.8%
2025	294	13.1%	387	-8.3%



Year-to-Date Pending Sales

May	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,271	-26.8%	2,166	-31.7%
2024	1,298	2.1%	2,070	-4.4%
2025	1,265	-2.5%	1,920	-7.2%



*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.

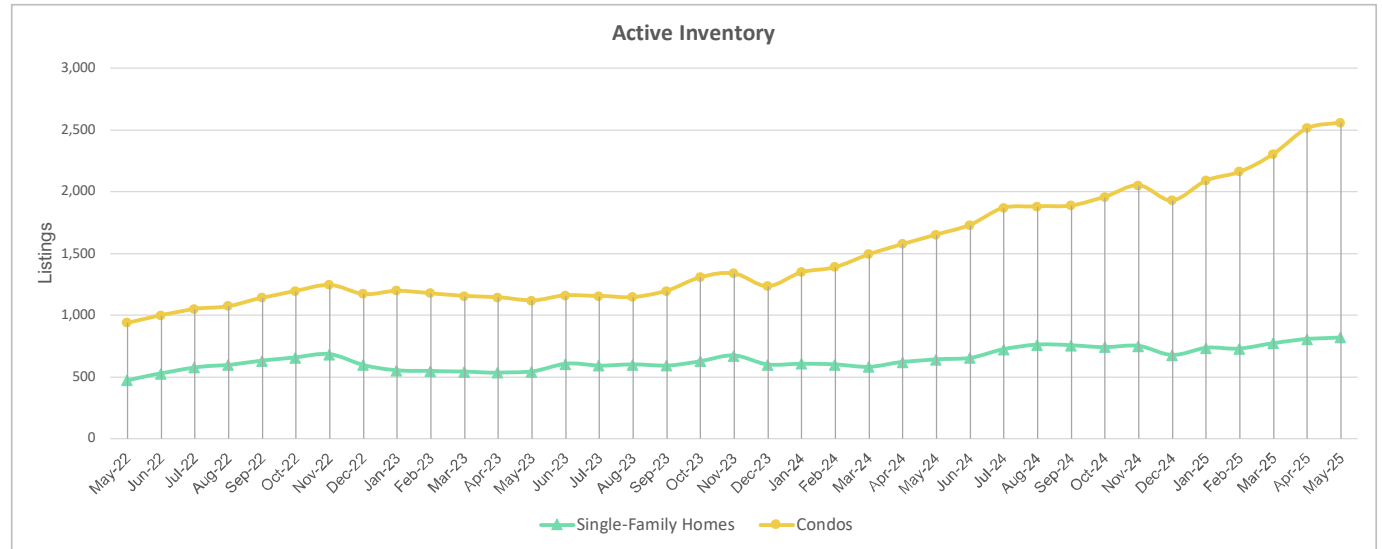
Active Inventory*

May 2025

OAHU, HAWAII

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

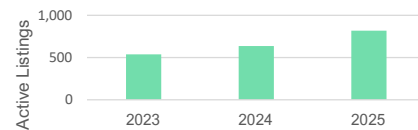
Mo/Yr	Single-Family Homes	Condos	Total
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	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
Apr-25	805	2,512	3,317
May-25	818	2,556	3,374



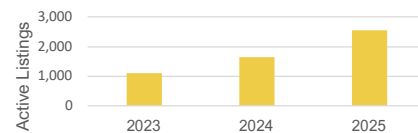
Active Inventory

May	SFH	YoY %chg	CND	YoY %chg
2023	543	15.3%	1,118	19.1%
2024	640	17.9%	1,651	47.7%
2025	818	27.8%	2,556	54.8%

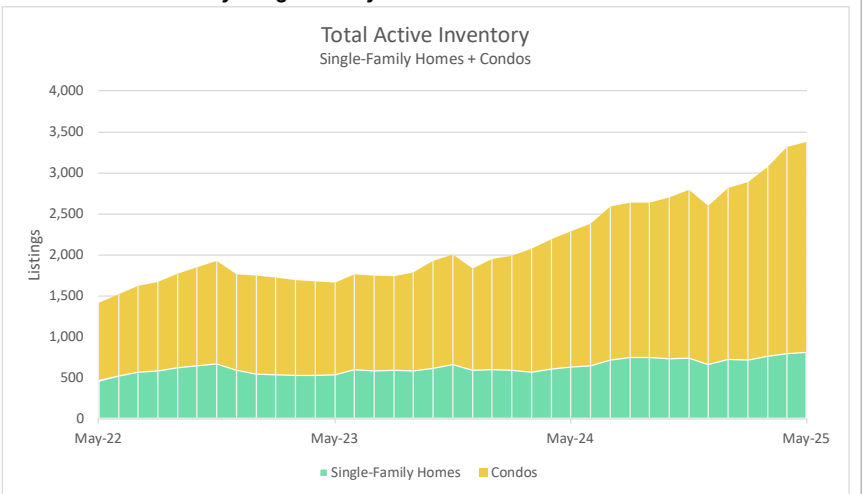
SFH (May)



CND (May)



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*

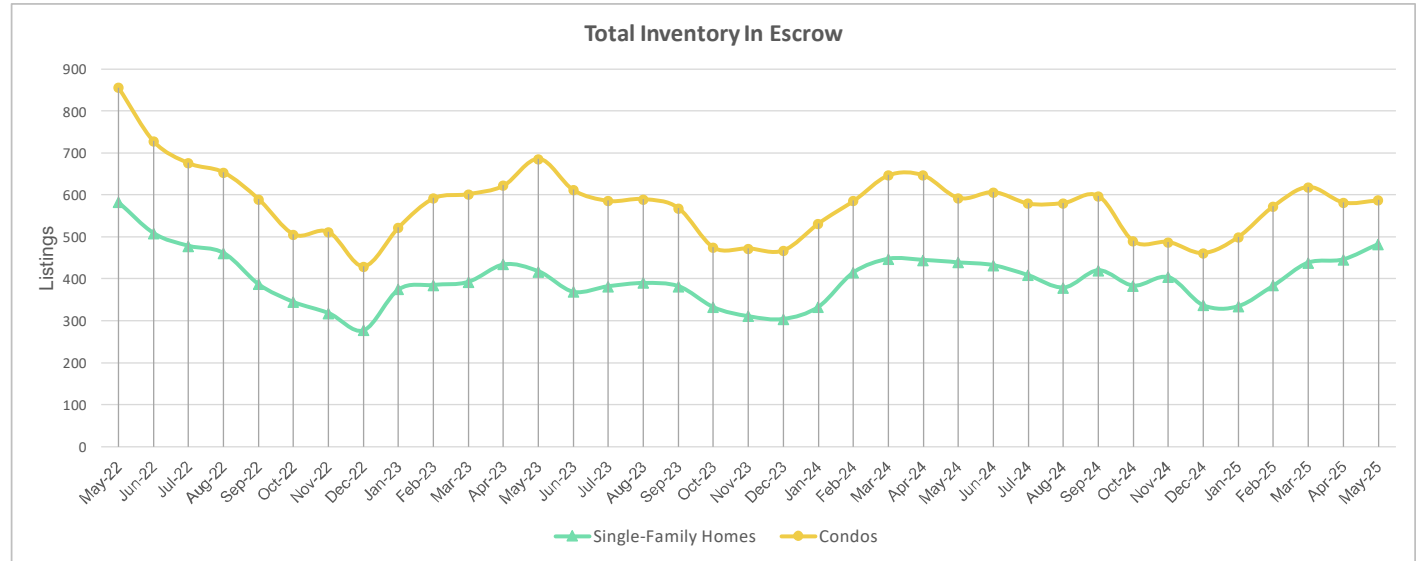
May 2025

OAHU, HAWAII

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

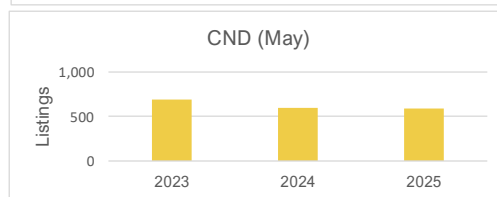
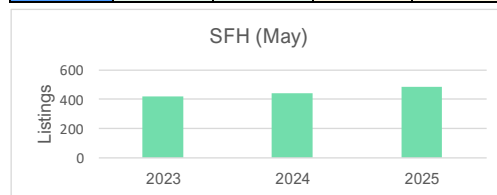
Mo/Yr	Single-Family Homes	Condos	Total
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	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
Apr-25	447	582	1,029
May-25	483	588	1,071

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

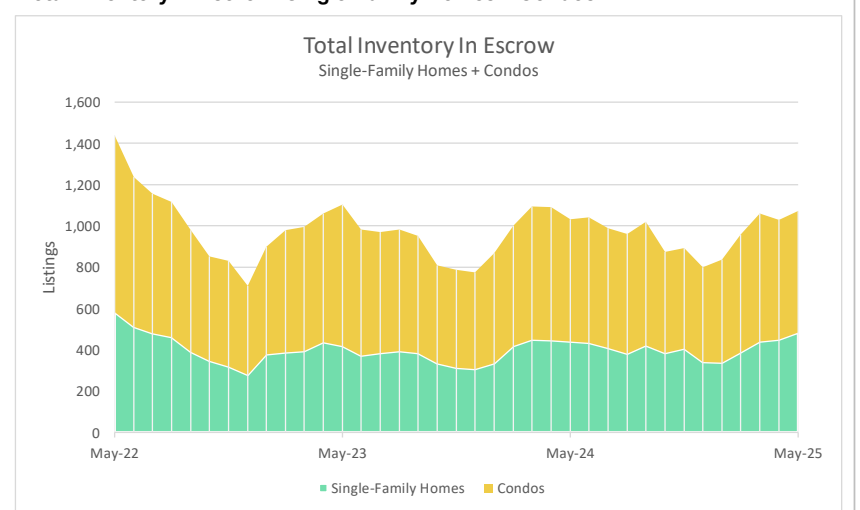


Total Inventory In Escrow

May	SFH	YoY %chg	CND	YoY %chg
2023	418	-28.3%	686	-19.9%
2024	440	5.3%	593	-13.6%
2025	483	9.8%	588	-0.8%



Total Inventory In Escrow: Single-Family Homes + Condos



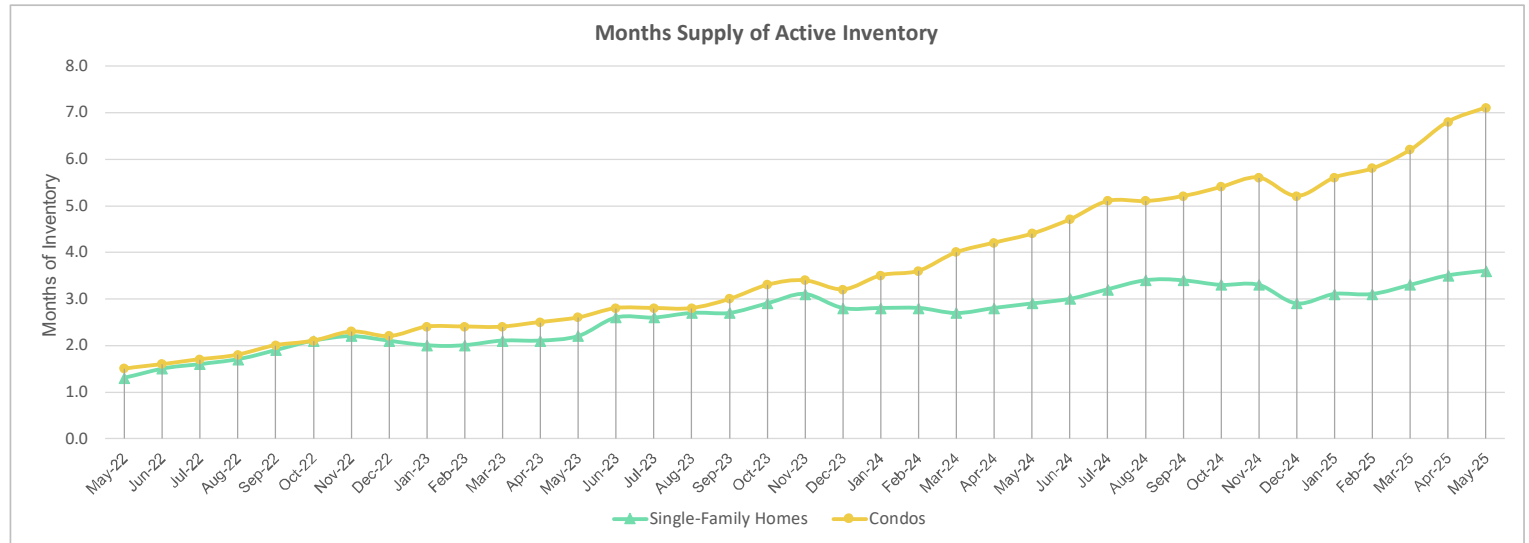
Months Supply of Active Inventory*

May 2025

OAHU, HAWAII

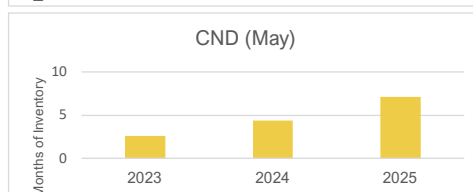
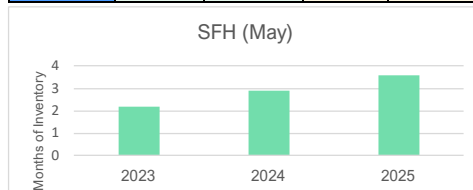
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
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
Apr-25	3.5	6.8
May-25	3.6	7.1

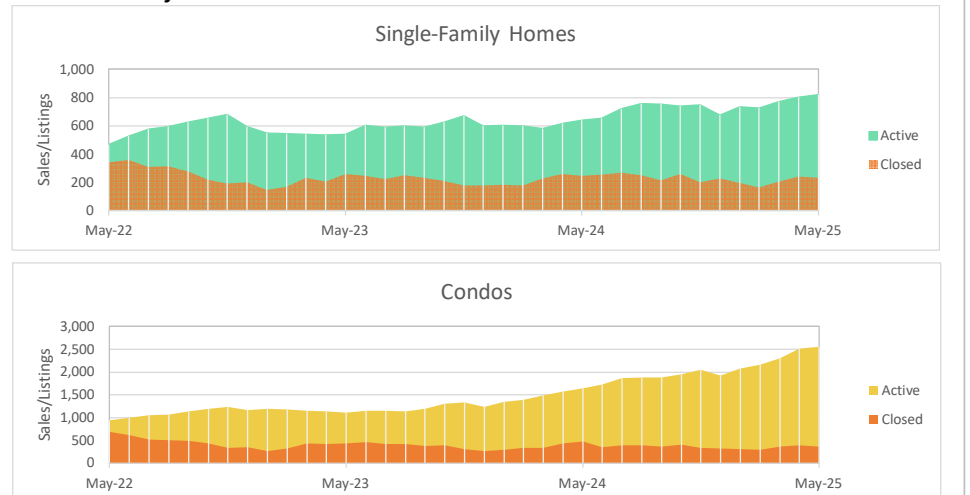


Months Supply of Active Inventory

May	SFH	YoY %chg	CND	YoY %chg
2023	2.2	69.2%	2.6	73.3%
2024	2.9	31.8%	4.4	69.2%
2025	3.6	24.1%	7.1	61.4%



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

May 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	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg
\$449,999 and below	5	3	66.7%	70	97	-27.8%	84.4%	93.3%	-9.5%	3	1	200.0%	1	3	-66.7%	7	4	75.0%	9	8	12.5%	3.5	1.3	169.2%
\$450,000 - \$599,999	4	4	0.0%	62	11	463.6%	96.6%	100.9%	-4.3%	9	7	28.6%	10	9	11.1%	22	21	4.8%	19	18	5.6%	3.1	4.2	-26.2%
\$600,000 - \$699,999	8	9	-11.1%	74	21	252.4%	96.7%	98.6%	-1.9%	14	10	40.0%	13	13	0.0%	41	19	115.8%	24	19	26.3%	5.1	1.9	168.4%
\$700,000 - \$799,999	16	14	14.3%	40	19	110.5%	99.7%	100.0%	-0.3%	21	28	-25.0%	14	16	-12.5%	49	52	-5.8%	29	32	-9.4%	3.1	2.7	14.8%
\$800,000 - \$899,999	27	40	-32.5%	9	17	-47.1%	100.0%	99.9%	0.1%	55	36	52.8%	40	38	5.3%	85	56	51.8%	66	60	10.0%	3.1	1.8	72.2%
\$900,000 - \$999,999	26	32	-18.8%	27	22	22.7%	96.6%	100.0%	-3.4%	53	39	35.9%	48	34	41.2%	64	47	36.2%	67	49	36.7%	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	86	89	-3.4%	17	11	54.5%	99.6%	100.0%	-0.4%	114	111	2.7%	109	95	14.7%	214	154	39.0%	169	167	1.2%	2.5	2.2	13.6%
\$1,500,000 - 1,999,999	31	30	3.3%	8	11	-27.3%	98.5%	100.0%	-1.5%	67	55	21.8%	37	21	76.2%	116	115	0.9%	61	39	56.4%	3.6	4.1	-12.2%
\$2,000,000 - \$2,999,999	15	17	-11.8%	10	28	-64.3%	100.0%	96.8%	3.3%	24	34	-29.4%	12	16	-25.0%	94	75	25.3%	24	27	-11.1%	6.3	5.0	26.0%
\$3,000,000 and above	17	11	54.5%	21	59	-64.4%	99.2%	92.1%	7.7%	32	24	33.3%	10	15	-33.3%	126	97	29.9%	15	21	-28.6%	11.5	10.8	6.5%
All Single-Family Homes	235	249	-5.6%	21	14	50.0%	99.0%	100.0%	-1.0%	392	345	13.6%	294	260	13.1%	818	640	27.8%	483	440	9.8%	3.6	2.9	24.1%

	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	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg	May-25	May-24	%chg
\$149,999 and below	16	23	-30.4%	34	21	61.9%	90.4%	96.7%	-6.5%	14	16	-12.5%	14	9	55.6%	62	41	51.2%	25	17	47.1%	5.2	3.2	62.5%
\$150,000 - \$299,999	45	57	-21.1%	62	32	93.8%	95.9%	95.8%	0.1%	62	61	1.6%	44	45	-2.2%	269	176	52.8%	67	58	15.5%	6.7	4.0	67.5%
\$300,000 - \$399,999	62	89	-30.3%	34	41	-17.1%	96.8%	97.7%	-0.9%	106	93	14.0%	73	76	-3.9%	416	245	69.8%	99	99	0.0%	7.1	4.0	77.5%
\$400,000 - \$499,999	61	79	-22.8%	33	18	83.3%	97.4%	99.4%	-2.0%	120	110	9.1%	60	68	-11.8%	409	272	50.4%	92	93	-1.1%	6.8	4.3	58.1%
\$500,000 - \$599,999	48	55	-12.7%	26	23	13.0%	97.9%	98.3%	-0.4%	106	93	14.0%	57	53	7.5%	339	210	61.4%	83	85	-2.4%	6.2	3.8	63.2%
\$600,000 - \$699,999	43	51	-15.7%	29	17	70.6%	96.9%	99.3%	-2.4%	74	72	2.8%	42	46	-8.7%	253	133	90.2%	65	67	-3.0%	6.8	2.9	134.5%
\$700,000 - \$999,999	60	82	-26.8%	34	20	70.0%	98.7%	99.5%	-0.8%	112	115	-2.6%	55	72	-23.6%	405	244	66.0%	91	102	-10.8%	6.8	3.9	74.4%
\$1,000,000 - \$1,499,999	25	27	-7.4%	73	12	508.3%	94.0%	97.7%	-3.8%	63	60	5.0%	24	35	-31.4%	186	152	22.4%	40	45	-11.1%	8.5	7.6	11.8%
\$1,500,000 - \$1,999,999	9	7	28.6%	94	33	184.8%	94.7%	97.1%	-2.5%	14	21	-33.3%	7	13	-46.2%	91	83	9.6%	10	18	-44.4%	10.1	11.9	-15.1%
\$2,000,000 and above	5	8	-37.5%	61	95	-35.8%	92.2%	96.9%	-4.9%	17	17	0.0%	11	5	120.0%	126	95	32.6%	16	9	77.8%	18.0	13.6	32.4%
All Condos	374	478	-21.8%	39	25	56.0%	96.9%	98.3%	-1.4%	688	658	4.6%	387	422	-8.3%	2,556	1,651	54.8%	588	593	-0.8%	7.1	4.4	61.4%

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

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Closed Sales by Price Range: Single-Family Homes

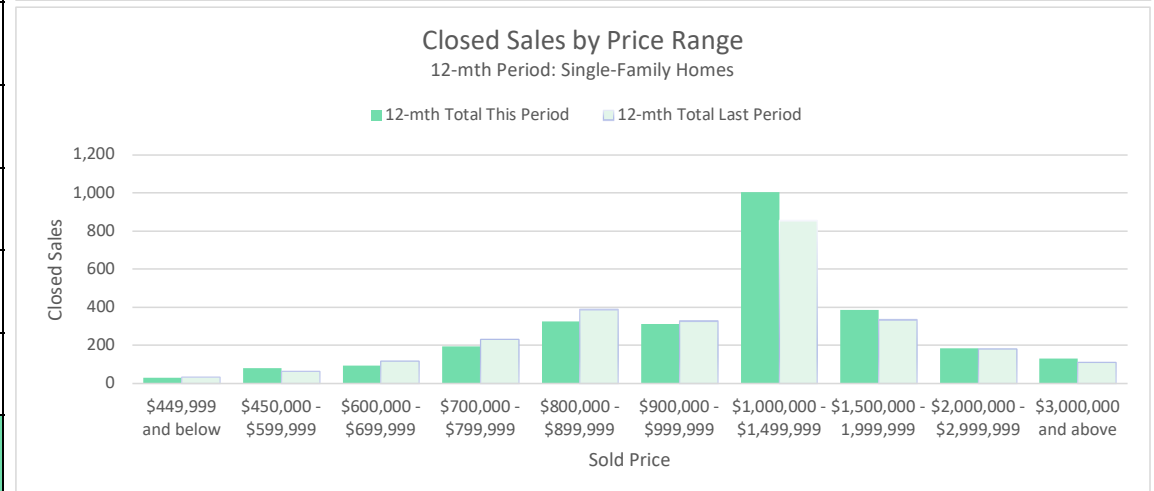
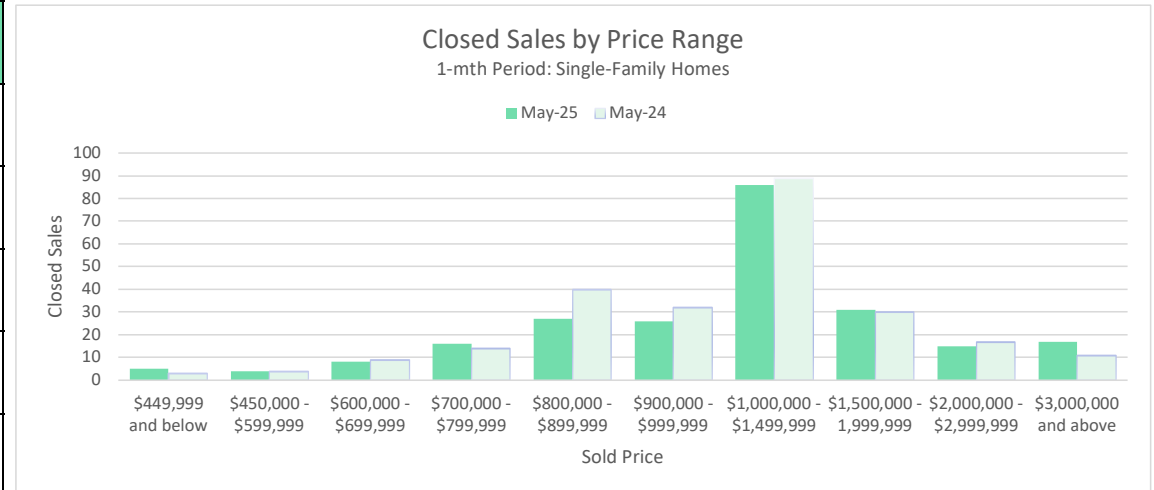
May 2025

OAHU, HAWAII

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

Single-Family Homes	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	5	3	66.7%	29	31	-6.5%
\$450,000 - \$599,999	4	4	0.0%	79	62	27.4%
\$600,000 - \$699,999	8	9	-11.1%	92	116	-20.7%
\$700,000 - \$799,999	16	14	14.3%	195	229	-14.8%
\$800,000 - \$899,999	27	40	-32.5%	326	389	-16.2%
\$900,000 - \$999,999	26	32	-18.8%	310	328	-5.5%
\$1,000,000 - \$1,499,999	86	89	-3.4%	1,005	857	17.3%
\$1,500,000 - 1,999,999	31	30	3.3%	386	335	15.2%
\$2,000,000 - \$2,999,999	15	17	-11.8%	183	180	1.7%
\$3,000,000 and above	17	11	54.5%	129	108	19.4%
All Single-Family Homes	235	249	-5.6%	2,734	2,635	3.8%

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

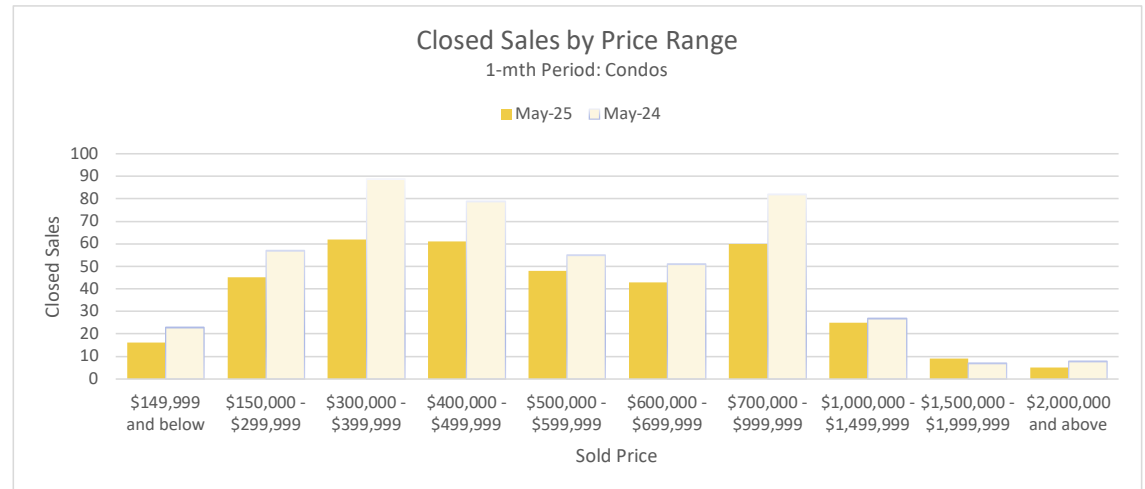
May 2025

OAHU, HAWAII

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

Condos	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	16	23	-30.4%	145	154	-5.8%
\$150,000 - \$299,999	45	57	-21.1%	475	525	-9.5%
\$300,000 - \$399,999	62	89	-30.3%	706	732	-3.6%
\$400,000 - \$499,999	61	79	-22.8%	720	764	-5.8%
\$500,000 - \$599,999	48	55	-12.7%	657	676	-2.8%
\$600,000 - \$699,999	43	51	-15.7%	446	551	-19.1%
\$700,000 - \$999,999	60	82	-26.8%	722	747	-3.3%
\$1,000,000 - \$1,499,999	25	27	-7.4%	263	241	9.1%
\$1,500,000 - \$1,999,999	9	7	28.6%	102	79	29.1%
\$2,000,000 and above	5	8	-37.5%	87	81	7.4%
All Condos	374	478	-21.8%	4,323	4,550	-5.0%

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



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

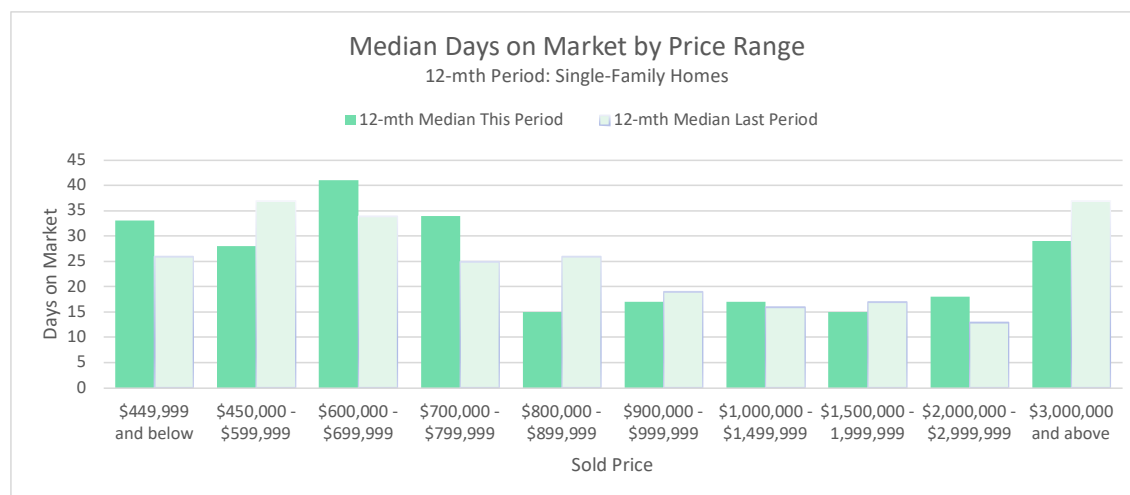
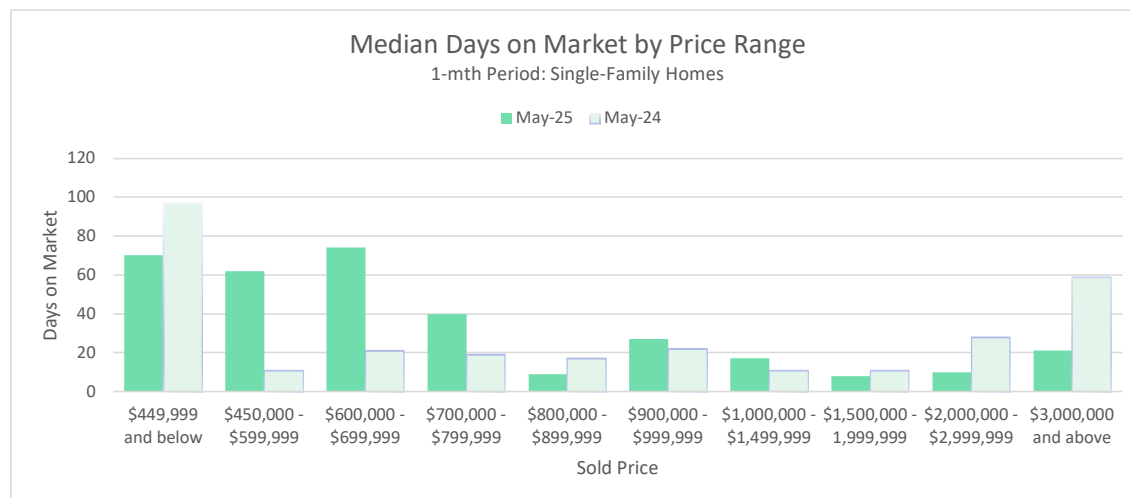
May 2025

OAHU, HAWAII

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

Single-Family Homes	May-25	May-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	70	97	-27.8%	33	26	26.9%
\$450,000 - \$599,999	62	11	463.6%	28	37	-24.3%
\$600,000 - \$699,999	74	21	252.4%	41	34	20.6%
\$700,000 - \$799,999	40	19	110.5%	34	25	36.0%
\$800,000 - \$899,999	9	17	-47.1%	15	26	-42.3%
\$900,000 - \$999,999	27	22	22.7%	17	19	-10.5%
\$1,000,000 - \$1,499,999	17	11	54.5%	17	16	6.3%
\$1,500,000 - 1,999,999	8	11	-27.3%	15	17	-11.8%
\$2,000,000 - \$2,999,999	10	28	-64.3%	18	13	38.5%
\$3,000,000 and above	21	59	-64.4%	29	37	-21.6%
All Single-Family Homes	21	14	50.0%	19	20	-5.0%

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



Median Days on Market by Price Range: Condos

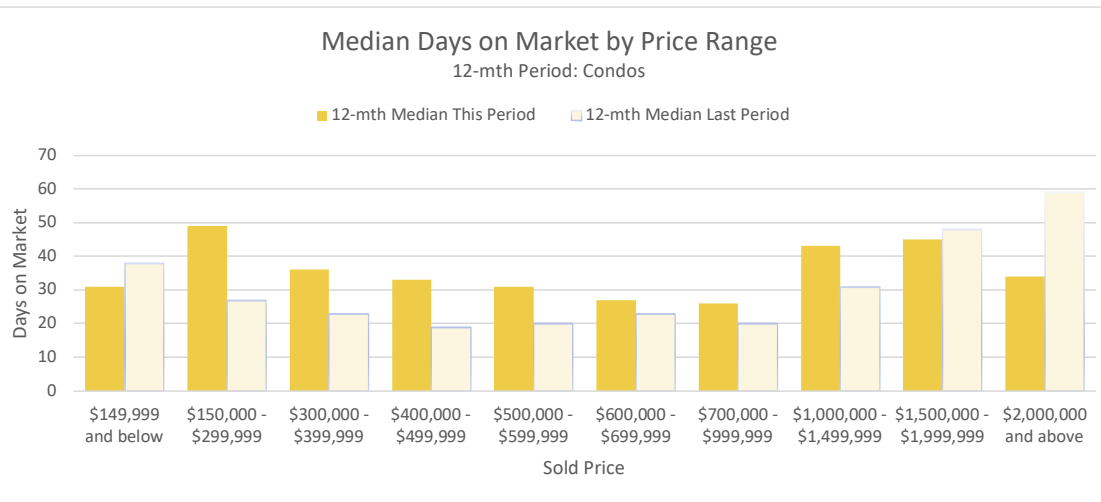
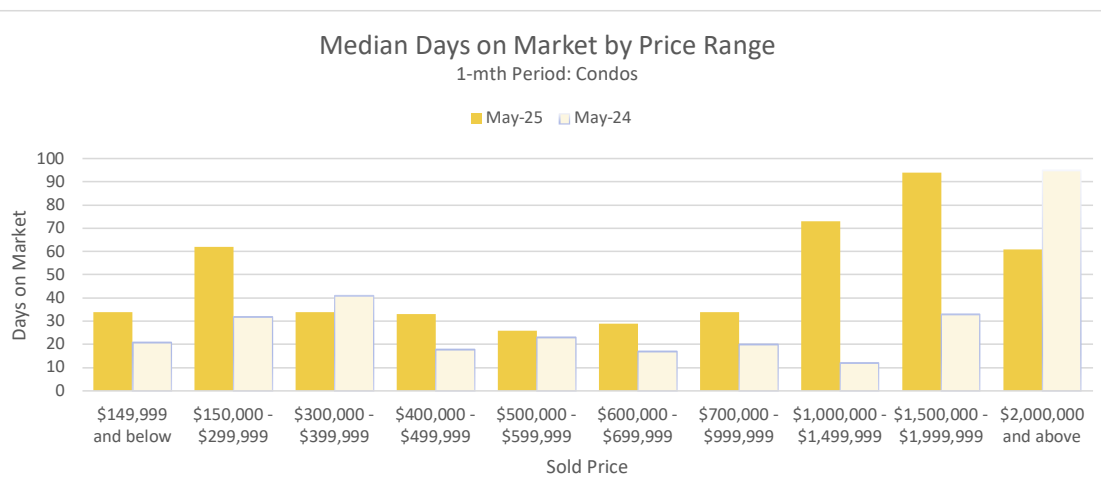
May 2025

OAHU, HAWAII

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

Condos	May-25	May-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	34	21	61.9%	31	38	-18.4%
\$150,000 - \$299,999	62	32	93.8%	49	27	81.5%
\$300,000 - \$399,999	34	41	-17.1%	36	23	56.5%
\$400,000 - \$499,999	33	18	83.3%	33	19	73.7%
\$500,000 - \$599,999	26	23	13.0%	31	20	55.0%
\$600,000 - \$699,999	29	17	70.6%	27	23	17.4%
\$700,000 - \$999,999	34	20	70.0%	26	20	30.0%
\$1,000,000 - \$1,499,999	73	12	508.3%	43	31	38.7%
\$1,500,000 - \$1,999,999	94	33	184.8%	45	48	-6.3%
\$2,000,000 and above	61	95	-35.8%	34	59	-42.4%
All Condos	39	25	56.0%	33	23	43.5%

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



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

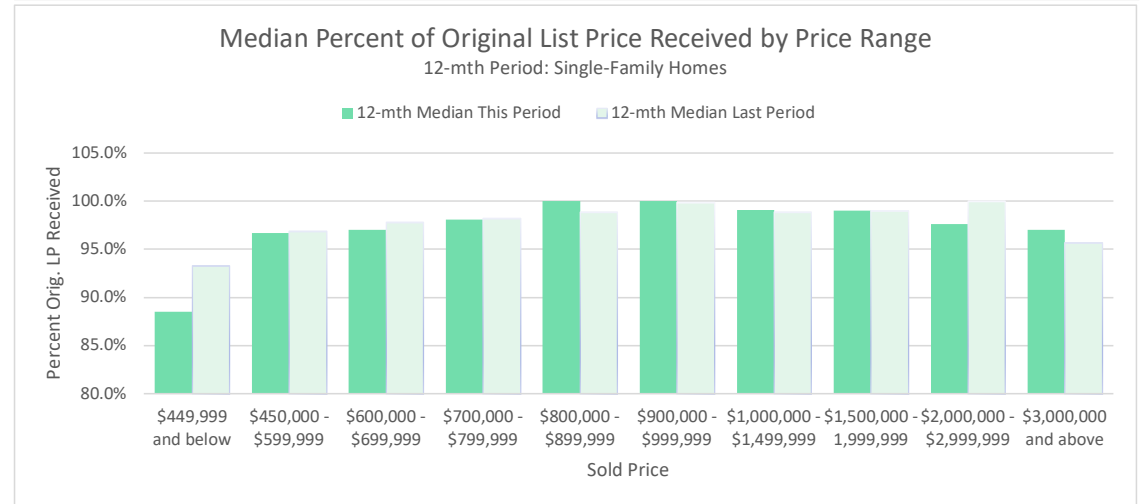
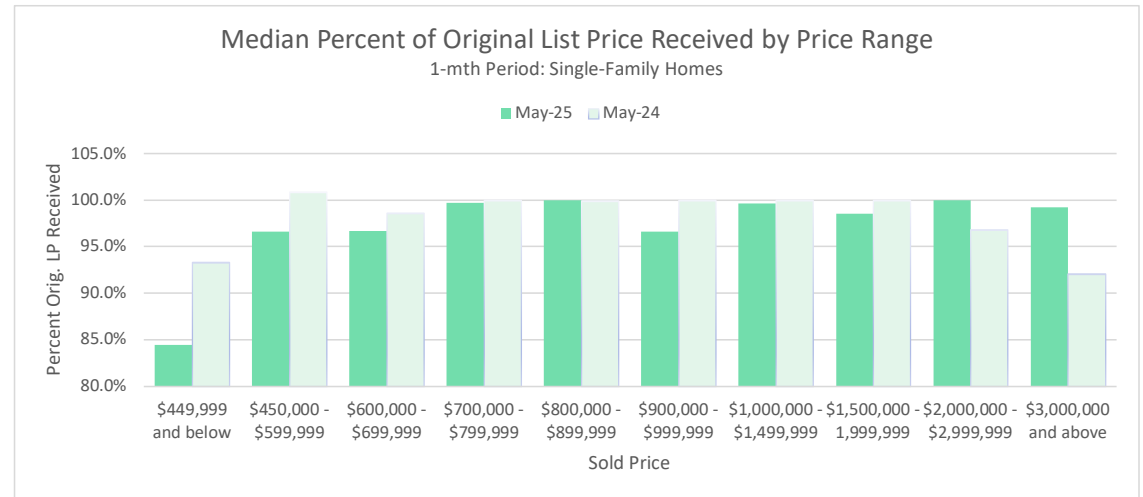
May 2025

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

Single-Family Homes	May-25	May-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	84.4%	93.3%	-9.5%	88.5%	93.3%	-5.1%
\$450,000 - \$599,999	96.6%	100.9%	-4.3%	96.7%	96.9%	-0.2%
\$600,000 - \$699,999	96.7%	98.6%	-1.9%	97.0%	97.8%	-0.8%
\$700,000 - \$799,999	99.7%	100.0%	-0.3%	98.1%	98.2%	-0.1%
\$800,000 - \$899,999	100.0%	99.9%	0.1%	100.0%	98.9%	1.1%
\$900,000 - \$999,999	96.6%	100.0%	-3.4%	100.0%	99.9%	0.1%
\$1,000,000 - \$1,499,999	99.6%	100.0%	-0.4%	99.1%	98.9%	0.2%
\$1,500,000 - 1,999,999	98.5%	100.0%	-1.5%	99.0%	99.0%	0.0%
\$2,000,000 - \$2,999,999	100.0%	96.8%	3.3%	97.6%	100.0%	-2.4%
\$3,000,000 and above	99.2%	92.1%	7.7%	97.0%	95.7%	1.4%
All Single-Family Homes	99.0%	100.0%	-1.0%	98.9%	98.7%	0.2%

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



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

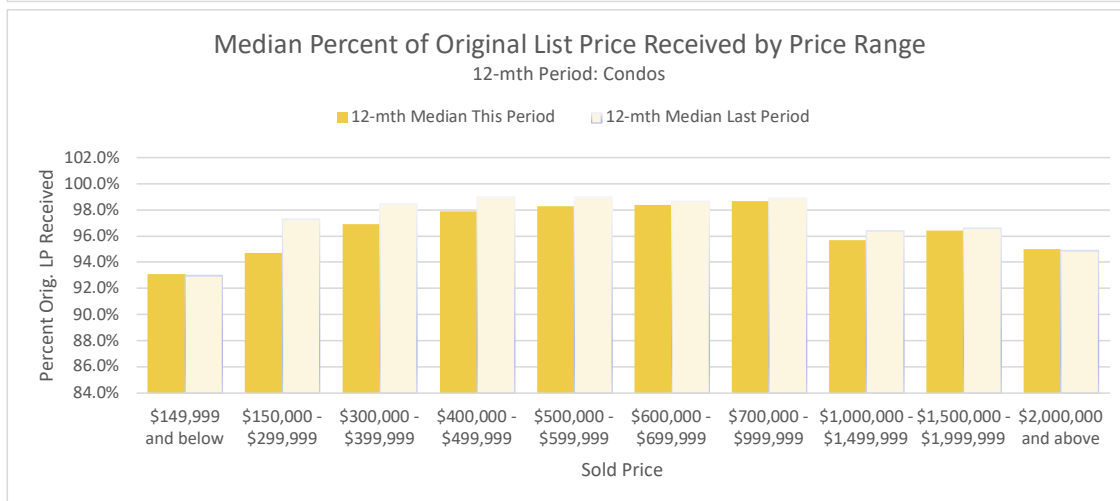
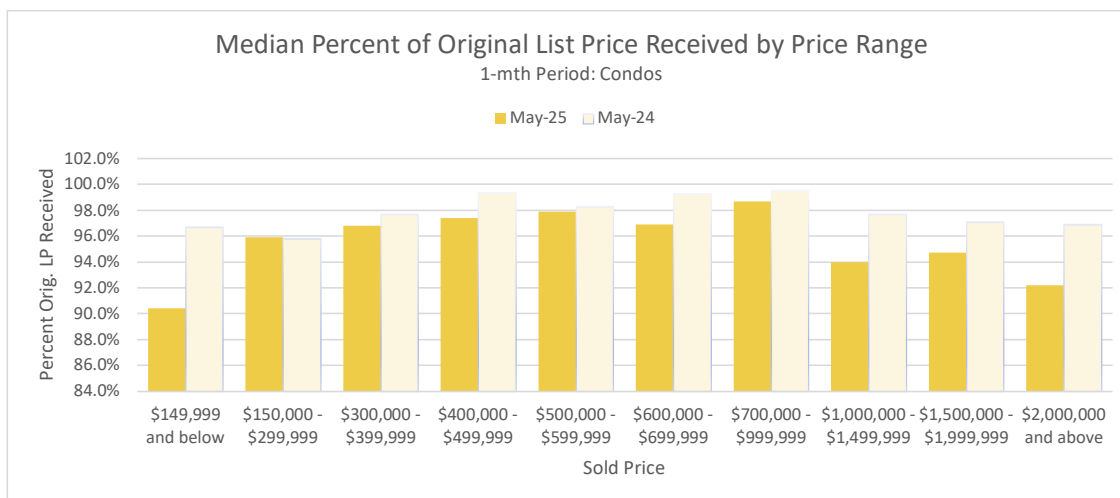
May 2025

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

Condos	May-25	May-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	90.4%	96.7%	-6.5%	93.1%	93.0%	0.1%
\$150,000 - \$299,999	95.9%	95.8%	0.1%	94.7%	97.3%	-2.7%
\$300,000 - \$399,999	96.8%	97.7%	-0.9%	96.9%	98.5%	-1.6%
\$400,000 - \$499,999	97.4%	99.4%	-2.0%	97.9%	99.0%	-1.1%
\$500,000 - \$599,999	97.9%	98.3%	-0.4%	98.3%	99.0%	-0.7%
\$600,000 - \$699,999	96.9%	99.3%	-2.4%	98.4%	98.7%	-0.3%
\$700,000 - \$999,999	98.7%	99.5%	-0.8%	98.7%	98.9%	-0.2%
\$1,000,000 - \$1,499,999	94.0%	97.7%	-3.8%	95.7%	96.4%	-0.7%
\$1,500,000 - \$1,999,999	94.7%	97.1%	-2.5%	96.4%	96.6%	-0.2%
\$2,000,000 and above	92.2%	96.9%	-4.9%	95.0%	94.9%	0.1%
All Condos	96.9%	98.3%	-1.4%	97.6%	98.4%	-0.8%

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

May 2025

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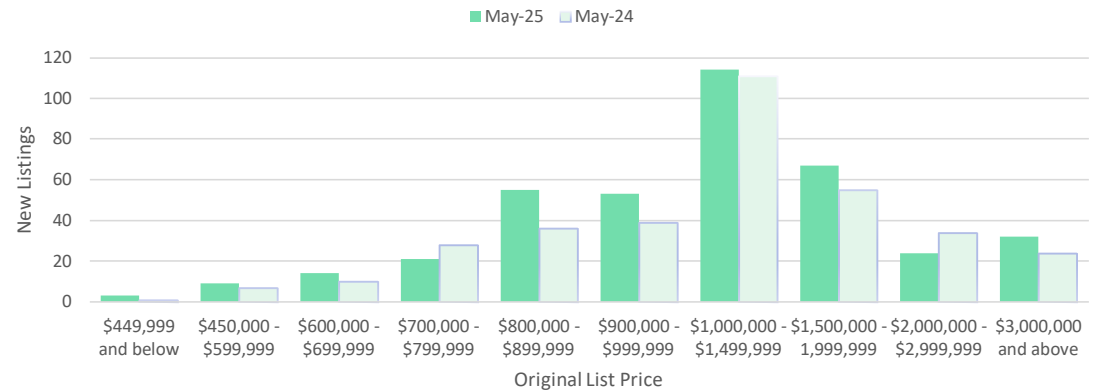
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	1	200.0%	30	34	-11.8%
\$450,000 - \$599,999	9	7	28.6%	93	91	2.2%
\$600,000 - \$699,999	14	10	40.0%	163	132	23.5%
\$700,000 - \$799,999	21	28	-25.0%	268	275	-2.5%
\$800,000 - \$899,999	55	36	52.8%	424	438	-3.2%
\$900,000 - \$999,999	53	39	35.9%	468	422	10.9%
\$1,000,000 - \$1,499,999	114	111	2.7%	1,303	1,093	19.2%
\$1,500,000 - 1,999,999	67	55	21.8%	588	483	21.7%
\$2,000,000 - \$2,999,999	24	34	-29.4%	294	289	1.7%
\$3,000,000 and above	32	24	33.3%	312	237	31.6%
All Single-Family Homes	392	345	13.6%	3,943	3,494	12.9%

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.

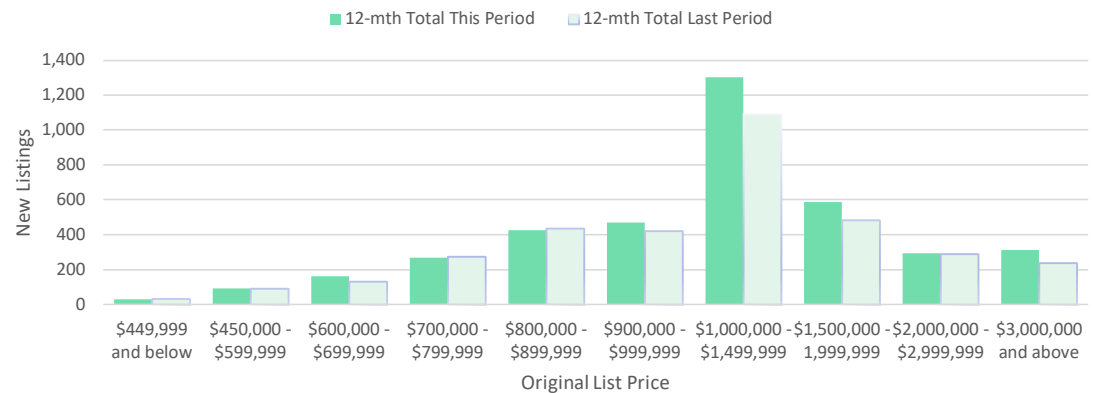
New Listings by Price Range

1-mth Period: Single-Family Homes



New Listings by Price Range

12-mth Period: Single-Family Homes



New Listings by Price Range: Condos

May 2025

OAHU, HAWAII

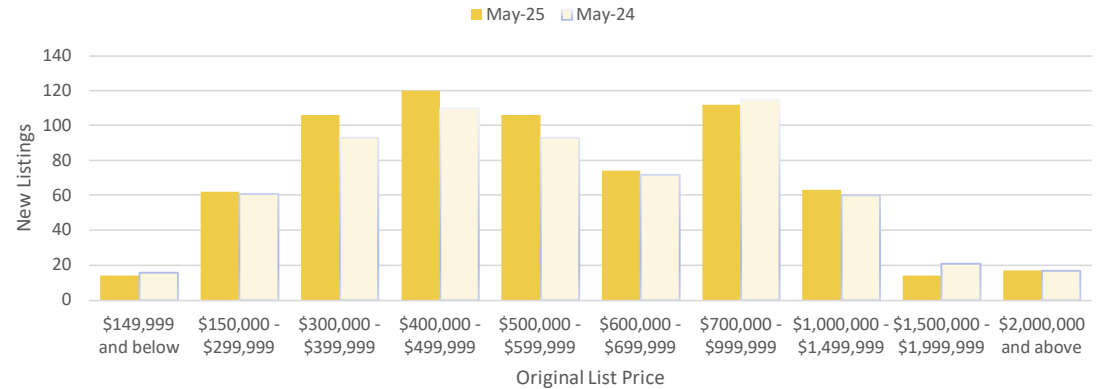
(A count of properties that have been newly listed on the market in a given month)

Condos	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	16	-12.5%	198	167	18.6%
\$150,000 - \$299,999	62	61	1.6%	768	681	12.8%
\$300,000 - \$399,999	106	93	14.0%	1,225	1,018	20.3%
\$400,000 - \$499,999	120	110	9.1%	1,332	1,112	19.8%
\$500,000 - \$599,999	106	93	14.0%	1,180	957	23.3%
\$600,000 - \$699,999	74	72	2.8%	840	737	14.0%
\$700,000 - \$999,999	112	115	-2.6%	1,365	1,073	27.2%
\$1,000,000 - \$1,499,999	63	60	5.0%	529	447	18.3%
\$1,500,000 - \$1,999,999	14	21	-33.3%	212	185	14.6%
\$2,000,000 and above	17	17	0.0%	263	191	37.7%
All Condos	688	658	4.6%	7,912	6,568	20.5%

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

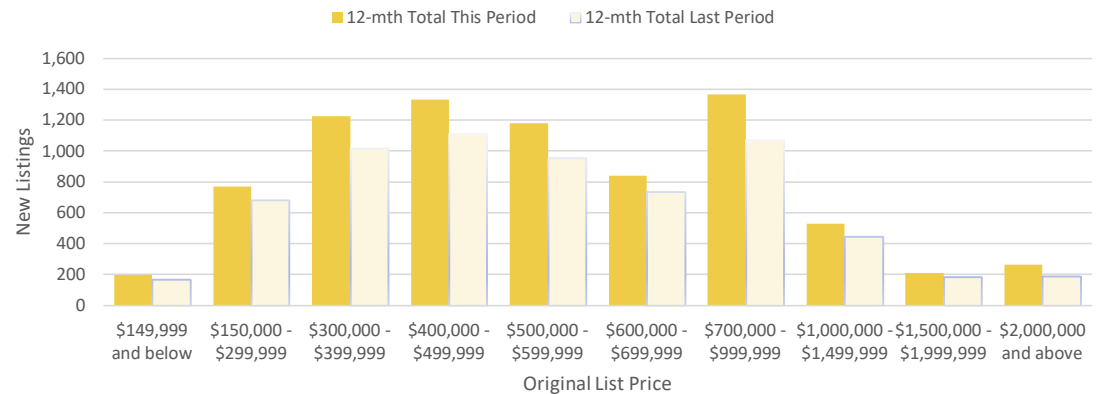
New Listings by Price Range

1-mth Period: Condos



New Listings by Price Range

12-mth Period: Condos



Pending Sales by Price Range: Single-Family Homes

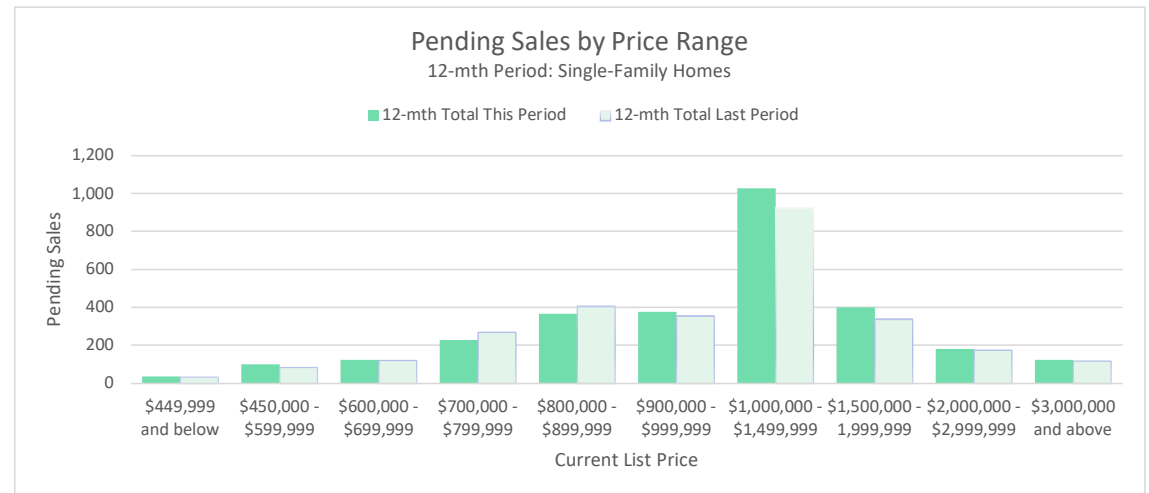
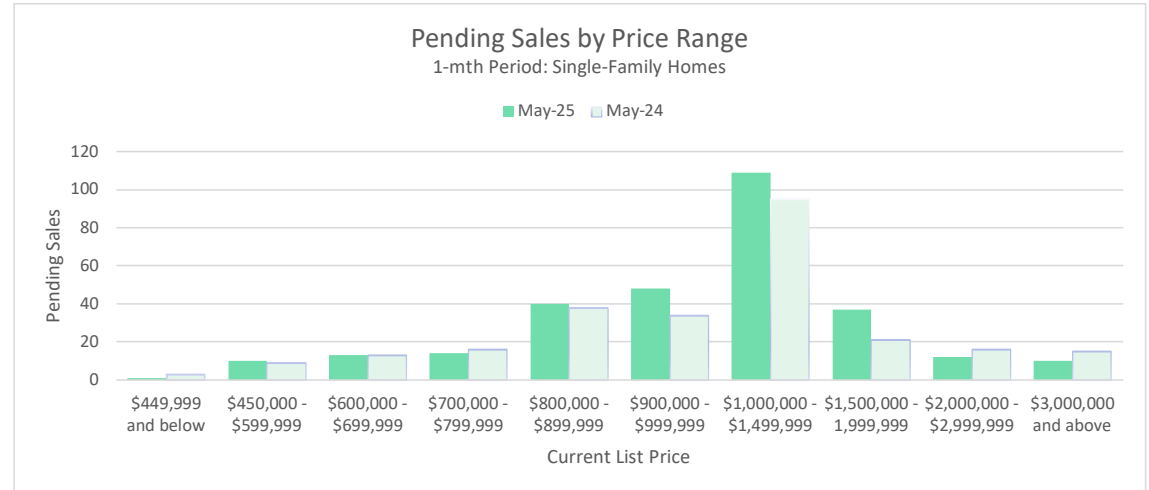
May 2025

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

Single-Family Homes	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	3	-66.7%	35	33	6.1%
\$450,000 - \$599,999	10	9	11.1%	100	84	19.0%
\$600,000 - \$699,999	13	13	0.0%	122	120	1.7%
\$700,000 - \$799,999	14	16	-12.5%	226	268	-15.7%
\$800,000 - \$899,999	40	38	5.3%	365	408	-10.5%
\$900,000 - \$999,999	48	34	41.2%	376	356	5.6%
\$1,000,000 - \$1,499,999	109	95	14.7%	1,026	925	10.9%
\$1,500,000 - 1,999,999	37	21	76.2%	401	340	17.9%
\$2,000,000 - \$2,999,999	12	16	-25.0%	182	174	4.6%
\$3,000,000 and above	10	15	-33.3%	124	115	7.8%
All Single-Family Homes	294	260	13.1%	2,957	2,823	4.7%

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



Pending Sales by Price Range: Condos

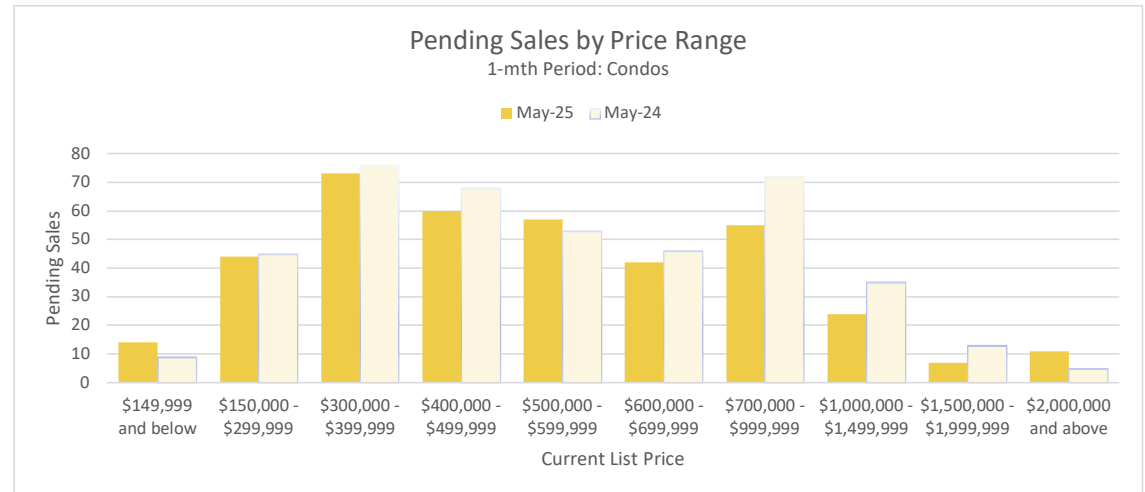
May 2025

OAHU, HAWAII

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

Condos	May-25	May-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	9	55.6%	150	155	-3.2%
\$150,000 - \$299,999	44	45	-2.2%	492	515	-4.5%
\$300,000 - \$399,999	73	76	-3.9%	751	764	-1.7%
\$400,000 - \$499,999	60	68	-11.8%	755	786	-3.9%
\$500,000 - \$599,999	57	53	7.5%	659	713	-7.6%
\$600,000 - \$699,999	42	46	-8.7%	491	552	-11.1%
\$700,000 - \$999,999	55	72	-23.6%	696	744	-6.5%
\$1,000,000 - \$1,499,999	24	35	-31.4%	273	234	16.7%
\$1,500,000 - \$1,999,999	7	13	-46.2%	94	79	19.0%
\$2,000,000 and above	11	5	120.0%	90	83	8.4%
All Condos	387	422	-8.3%	4,451	4,625	-3.8%

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.



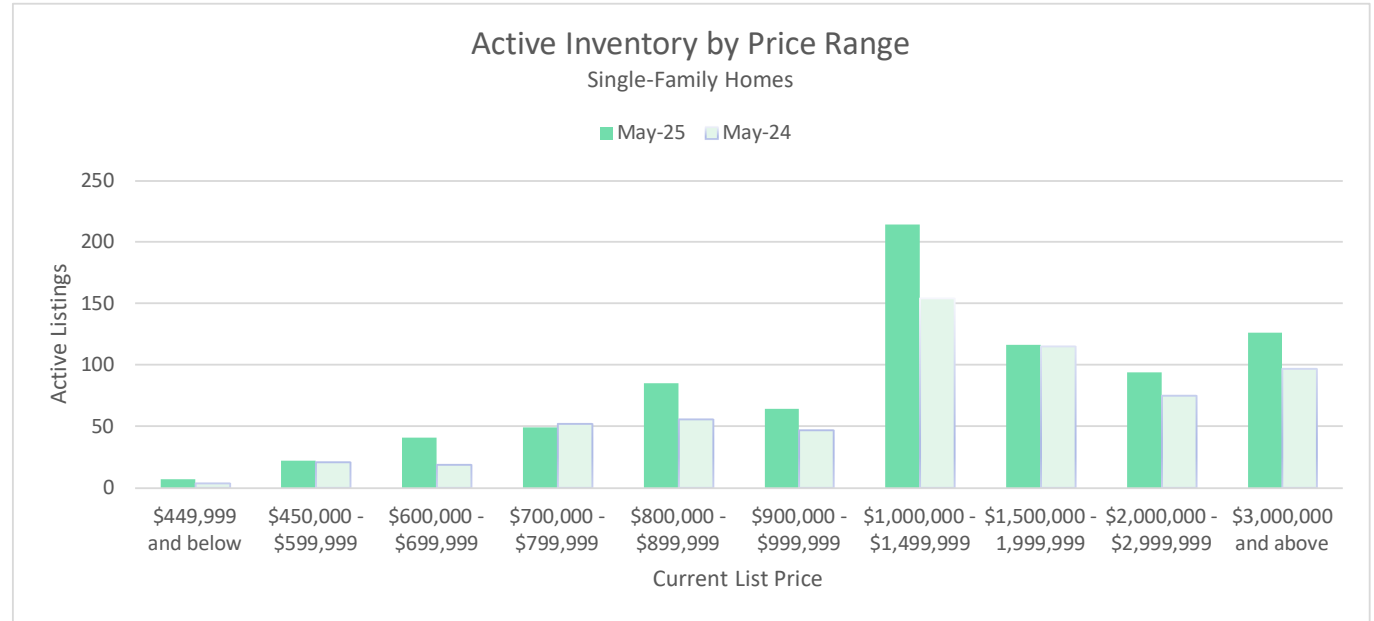
Active Inventory* by Price Range: Single-Family Homes

May 2025

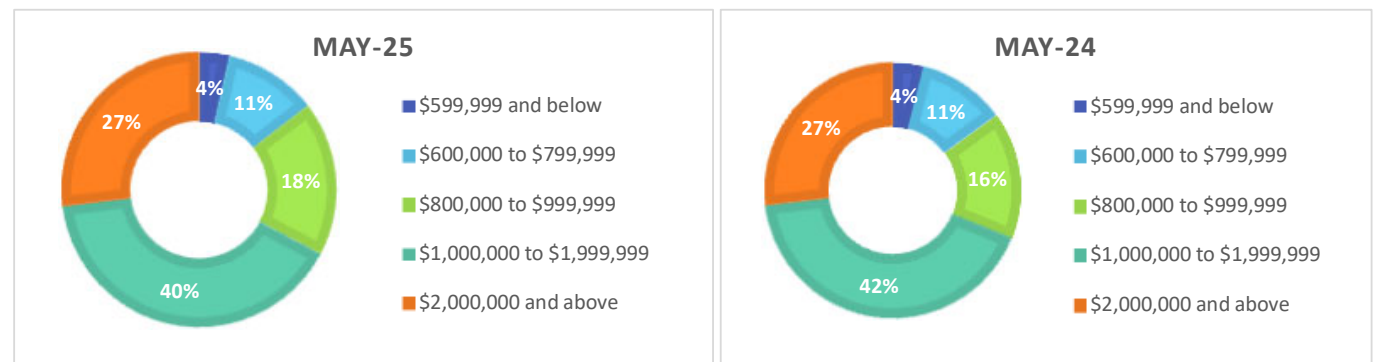
OAHU, HAWAII

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

Single-Family Homes	May-25	May-24	YOY chg
\$449,999 and below	7	4	75.0%
\$450,000 - \$599,999	22	21	4.8%
\$600,000 - \$699,999	41	19	115.8%
\$700,000 - \$799,999	49	52	-5.8%
\$800,000 - \$899,999	85	56	51.8%
\$900,000 - \$999,999	64	47	36.2%
\$1,000,000 - \$1,499,999	214	154	39.0%
\$1,500,000 - 1,999,999	116	115	0.9%
\$2,000,000 - \$2,999,999	94	75	25.3%
\$3,000,000 and above	126	97	29.9%
All Single-Family Homes	818	640	27.8%



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.

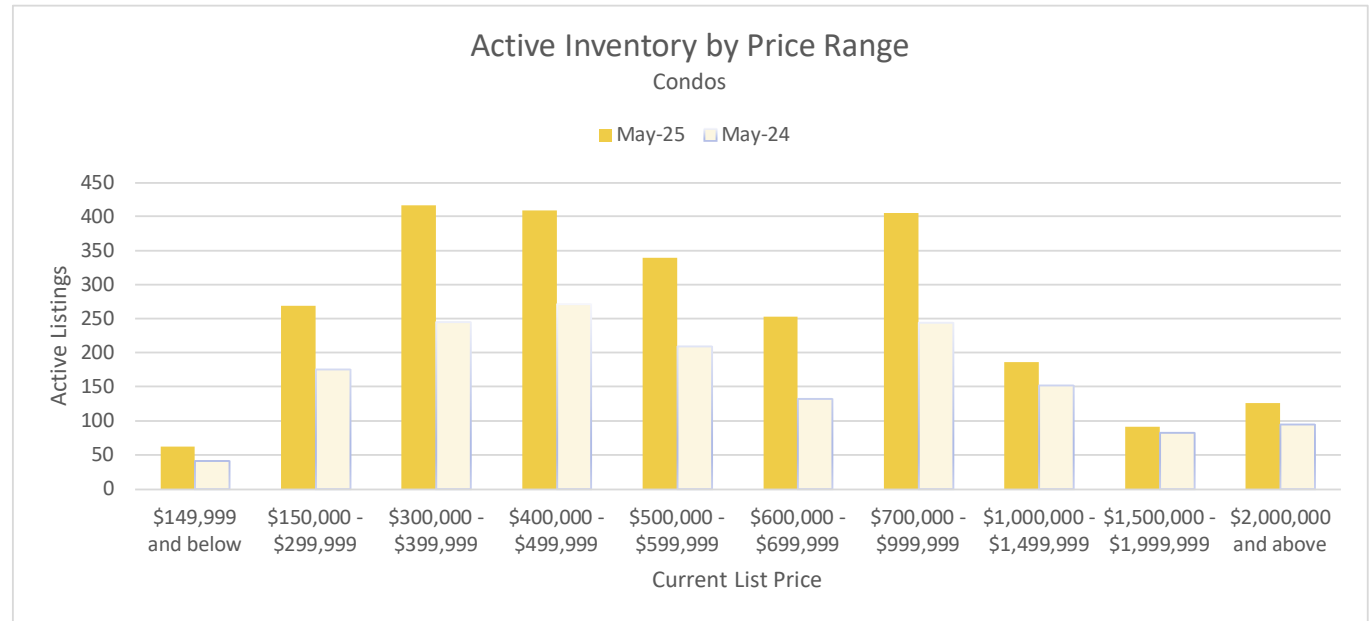
Active Inventory* by Price Range: Condos

May 2025

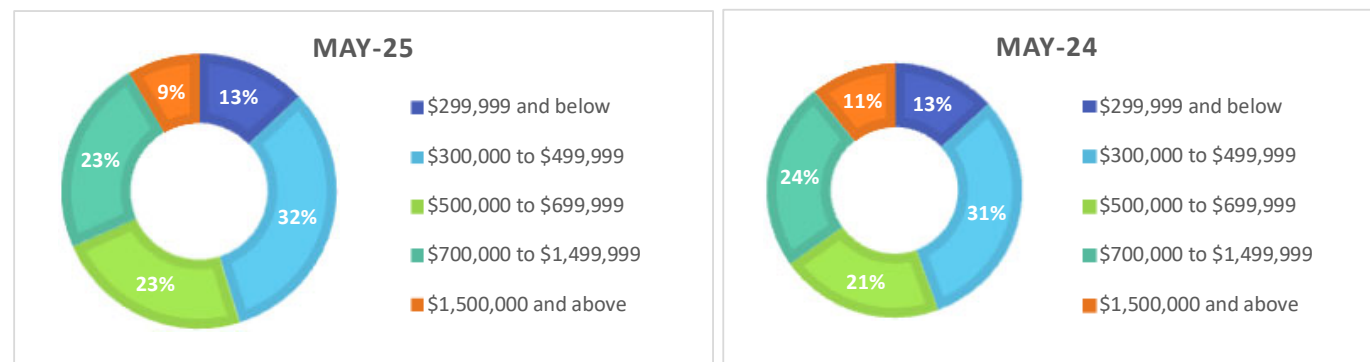
OAHU, HAWAII

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

Condos	May-25	May-24	YOY chg
\$149,999 and below	62	41	51.2%
\$150,000 - \$299,999	269	176	52.8%
\$300,000 - \$399,999	416	245	69.8%
\$400,000 - \$499,999	409	272	50.4%
\$500,000 - \$599,999	339	210	61.4%
\$600,000 - \$699,999	253	133	90.2%
\$700,000 - \$999,999	405	244	66.0%
\$1,000,000 - \$1,499,999	186	152	22.4%
\$1,500,000 - \$1,999,999	91	83	9.6%
\$2,000,000 and above	126	95	32.6%
All Condos	2,556	1,651	54.8%



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

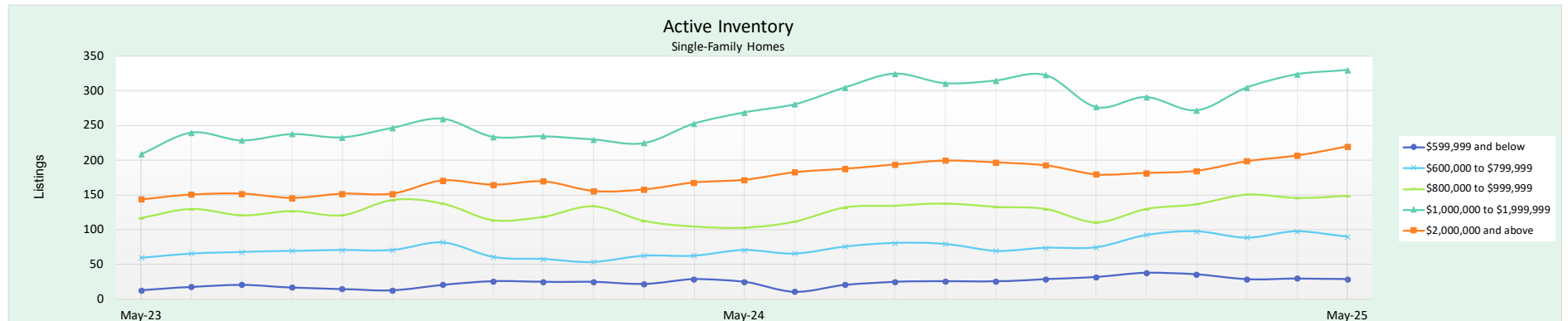


*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

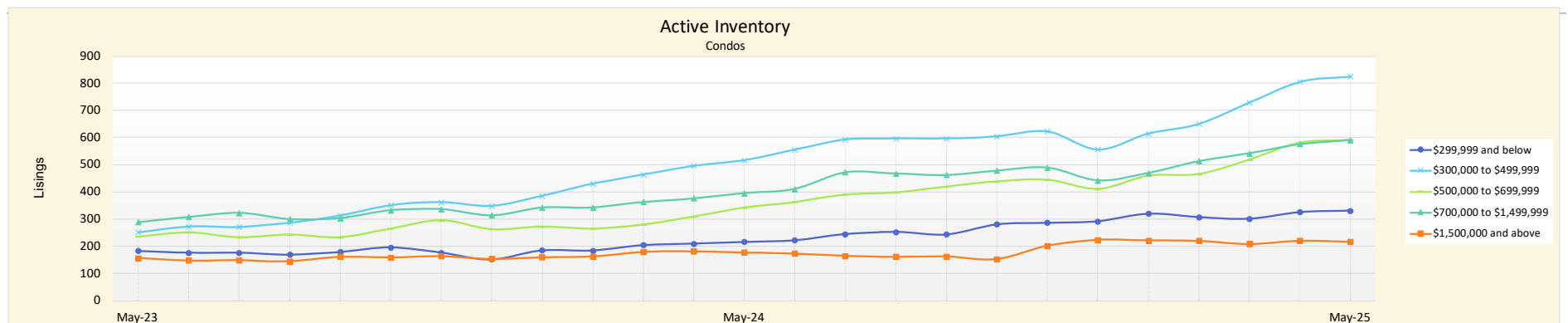
Active Inventory*: Single-Family Homes and Condos

May 2025

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Single-Family Homes	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	A-25	M-25
\$599,999 and below	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36	29	30	29
\$600,000 to \$799,999	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70	74	75	93	98	89	98	90
\$800,000 to \$999,999	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137	151	146	149
\$1,000,000 to \$1,999,999	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272	305	324	330
\$2,000,000 and above	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185	199	207	220
Total	543	605	591	598	592	626	672	600	607	599	581	618	640	653	722	760	755	741	749	675	734	728	773	805	818



Condos	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	A-25	M-25
\$299,999 and below	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308	302	326	331
\$300,000 to \$499,999	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651	729	806	825
\$500,000 to \$699,999	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466	519	582	592
\$700,000 to \$1,499,999	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514	543	577	591
\$1,500,000 and above	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221	209	221	217
Total	1,118	1,159	1,154	1,146	1,194	1,306	1,337	1,234	1,348	1,388	1,493	1,576	1,651	1,729	1,867	1,879	1,887	1,957	2,049	1,928	2,088	2,160	2,302	2,512	2,556

*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.

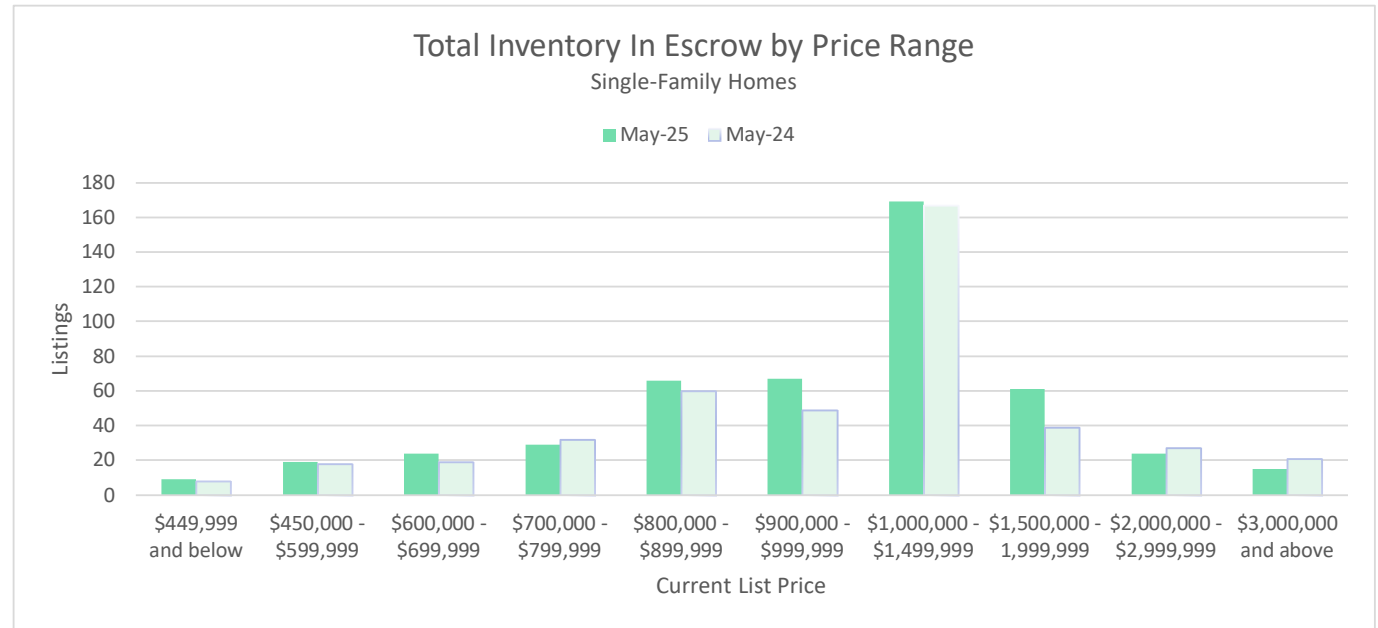
Total Inventory In Escrow* by Price Range: Single-Family Homes

May 2025

OAHU, HAWAII

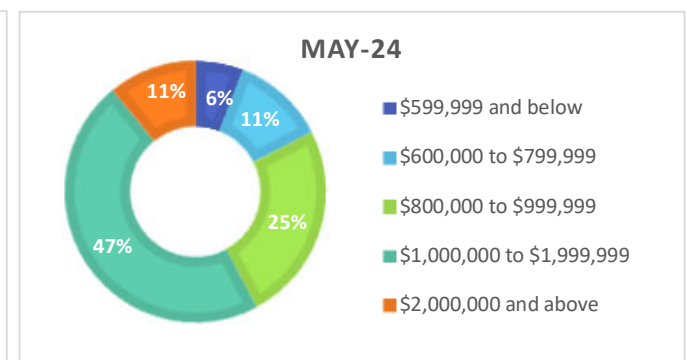
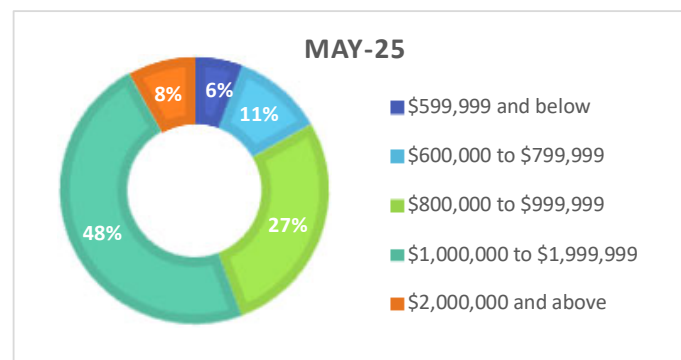
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	May-25	May-24	YOY chg
\$449,999 and below	9	8	12.5%
\$450,000 - \$599,999	19	18	5.6%
\$600,000 - \$699,999	24	19	26.3%
\$700,000 - \$799,999	29	32	-9.4%
\$800,000 - \$899,999	66	60	10.0%
\$900,000 - \$999,999	67	49	36.7%
\$1,000,000 - \$1,499,999	169	167	1.2%
\$1,500,000 - 1,999,999	61	39	56.4%
\$2,000,000 - \$2,999,999	24	27	-11.1%
\$3,000,000 and above	15	21	-28.6%
All Single-Family Homes	483	440	9.8%



Total Inventory In Escrow - Percent Share by Price Range

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



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

Total Inventory In Escrow* by Price Range: Condos

May 2025

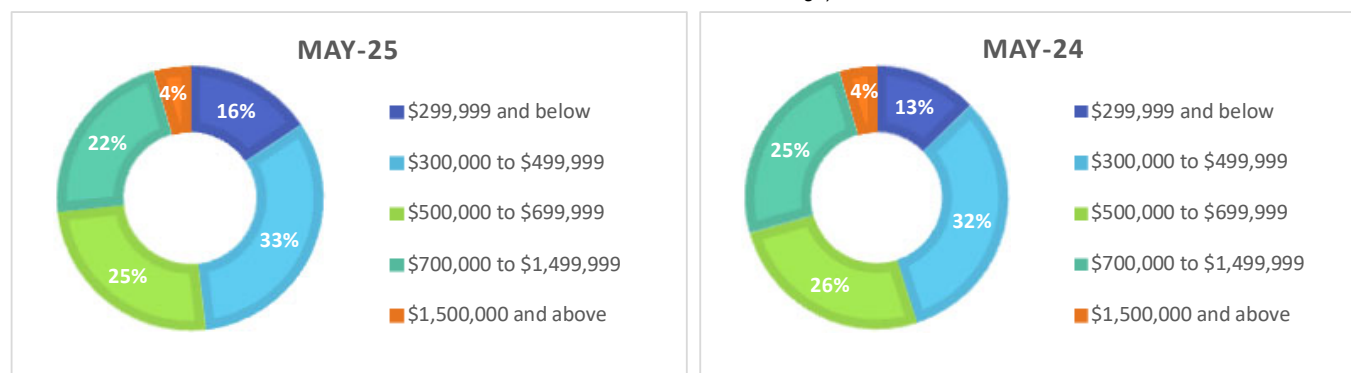
OAHU, HAWAII

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

Condos	May-25	May-24	YOY chg
\$149,999 and below	25	17	47.1%
\$150,000 - \$299,999	67	58	15.5%
\$300,000 - \$399,999	99	99	0.0%
\$400,000 - \$499,999	92	93	-1.1%
\$500,000 - \$599,999	83	85	-2.4%
\$600,000 - \$699,999	65	67	-3.0%
\$700,000 - \$999,999	91	102	-10.8%
\$1,000,000 - \$1,499,999	40	45	-11.1%
\$1,500,000 - \$1,999,999	10	18	-44.4%
\$2,000,000 and above	16	9	77.8%
All Condos	588	593	-0.8%



Total Inventory In Escrow - Percent Share by Price Range (portion of total inventory in escrow represented by a given price range)



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

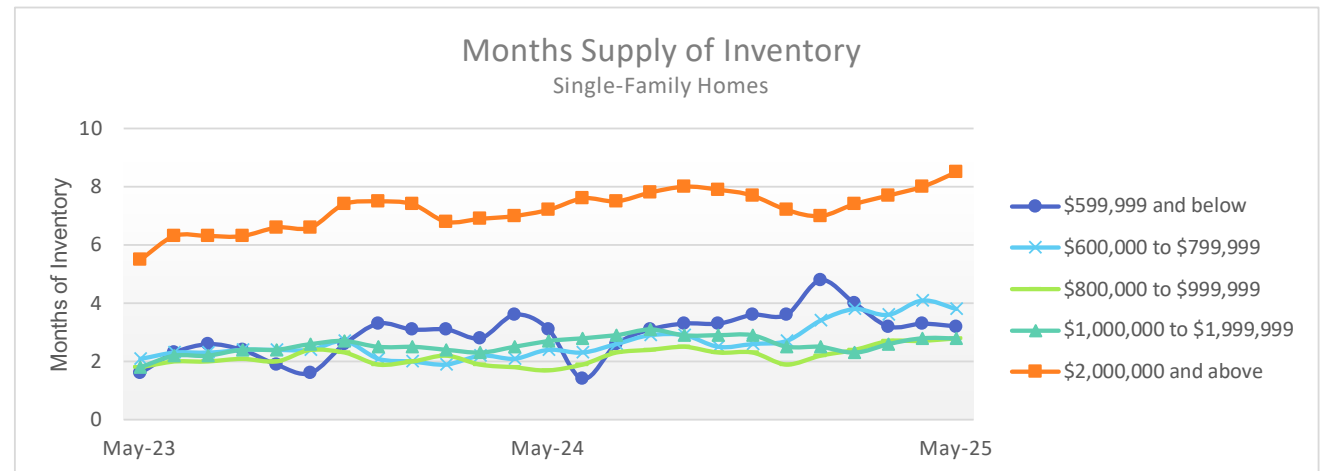
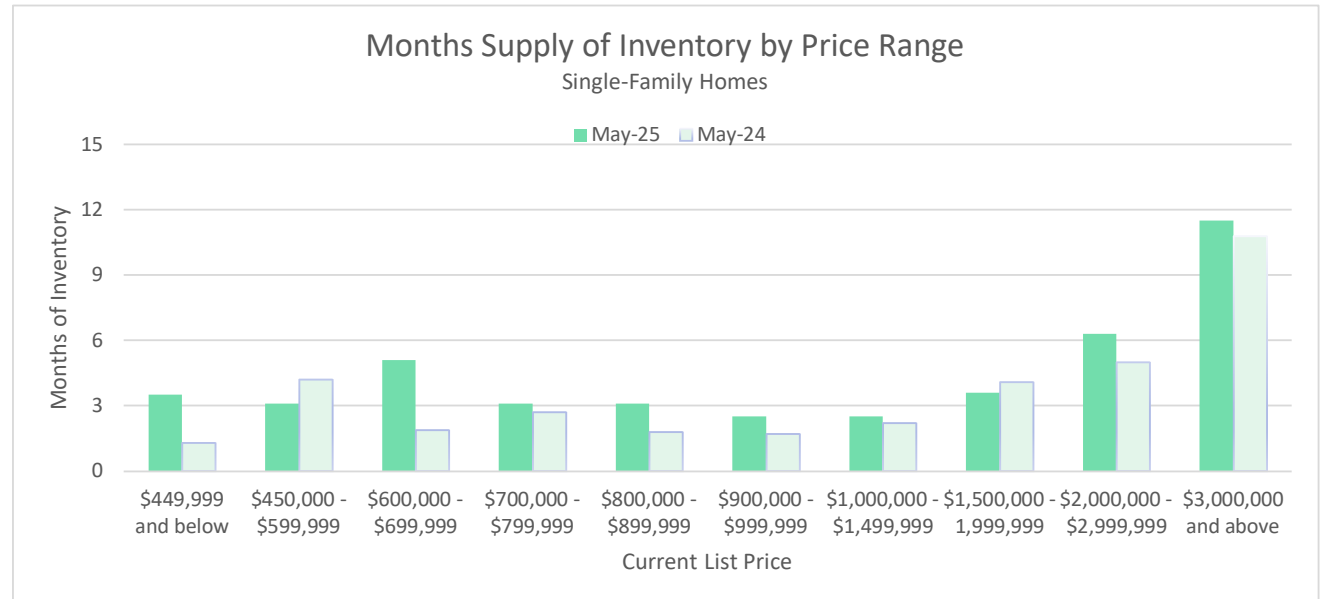
Months Supply of Active Inventory by Price Range: Single-Family Homes

May 2025

OAHU, HAWAII

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

Single-Family Homes	May-25	May-24	YOY chg
\$449,999 and below	3.5	1.3	169.2%
\$450,000 - \$599,999	3.1	4.2	-26.2%
\$600,000 - \$699,999	5.1	1.9	168.4%
\$700,000 - \$799,999	3.1	2.7	14.8%
\$800,000 - \$899,999	3.1	1.8	72.2%
\$900,000 - \$999,999	2.5	1.7	47.1%
\$1,000,000 - \$1,499,999	2.5	2.2	13.6%
\$1,500,000 - 1,999,999	3.6	4.1	-12.2%
\$2,000,000 - \$2,999,999	6.3	5.0	26.0%
\$3,000,000 and above	11.5	10.8	6.5%
All Single-Family Homes	3.6	2.9	24.1%



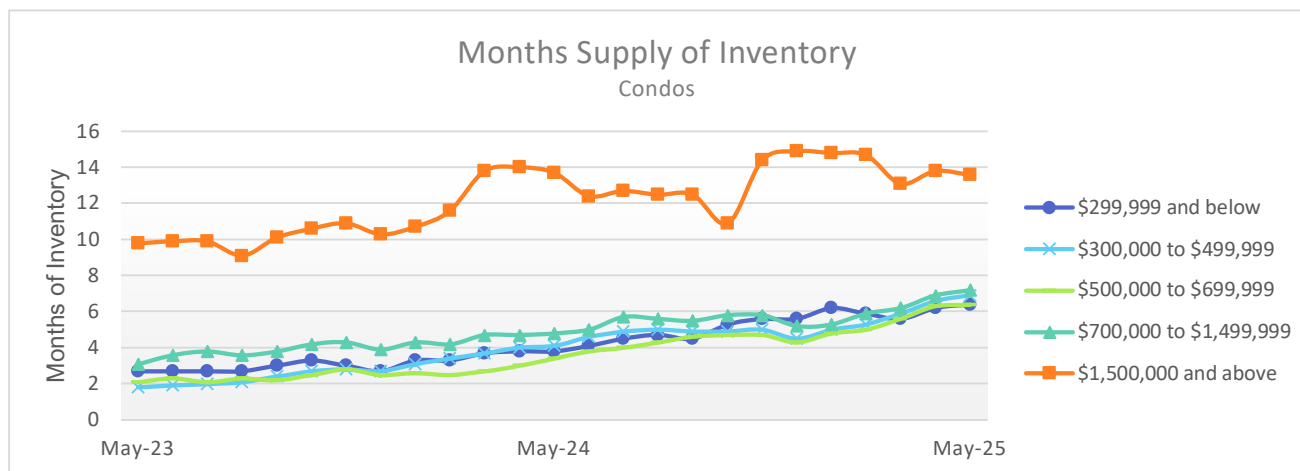
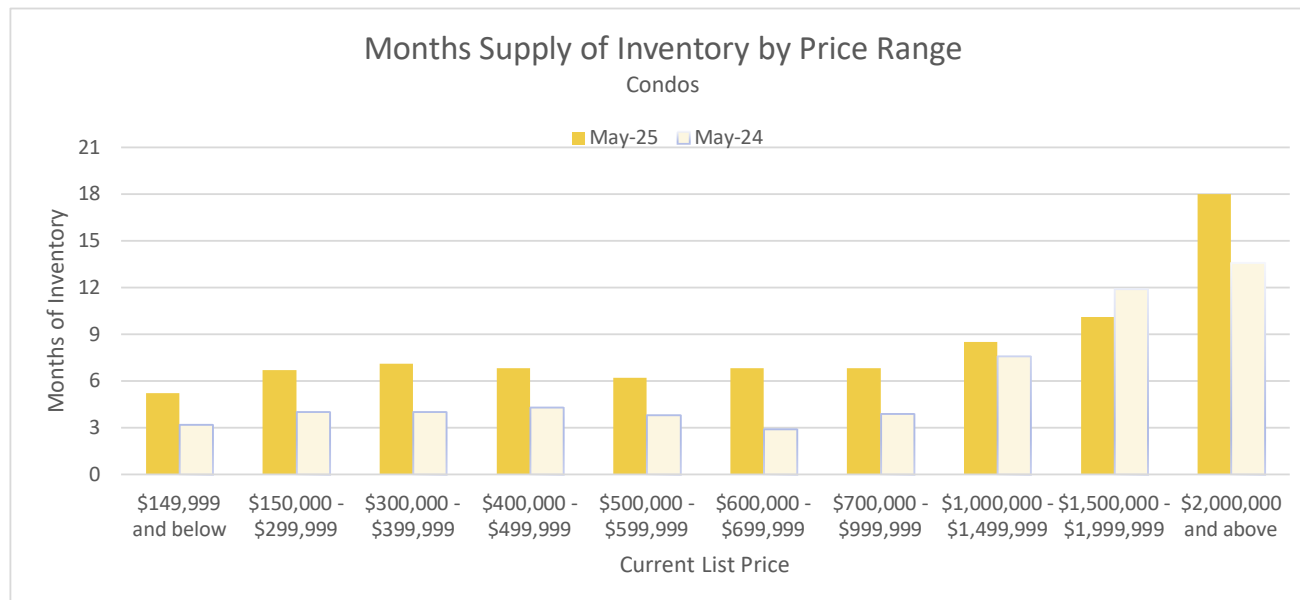
Months Supply of Active Inventory by Price Range: Condos

May 2025

OAHU, HAWAII

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

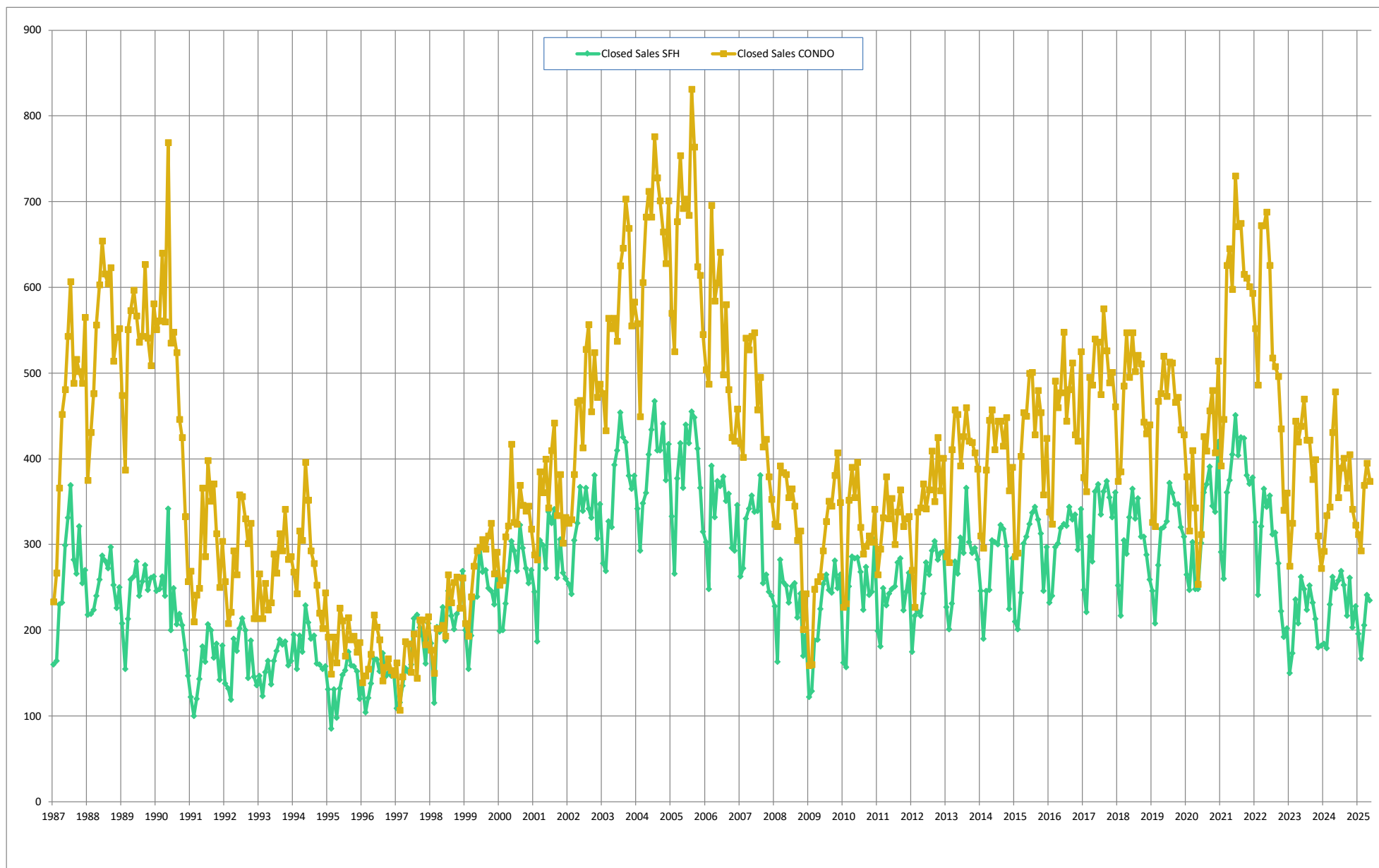
Condos	May-25	May-24	YOY chg
\$149,999 and below	5.2	3.2	62.5%
\$150,000 - \$299,999	6.7	4.0	67.5%
\$300,000 - \$399,999	7.1	4.0	77.5%
\$400,000 - \$499,999	6.8	4.3	58.1%
\$500,000 - \$599,999	6.2	3.8	63.2%
\$600,000 - \$699,999	6.8	2.9	134.5%
\$700,000 - \$999,999	6.8	3.9	74.4%
\$1,000,000 - \$1,499,999	8.5	7.6	11.8%
\$1,500,000 - \$1,999,999	10.1	11.9	-15.1%
\$2,000,000 and above	18.0	13.6	32.4%
All Condos	7.1	4.4	61.4%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



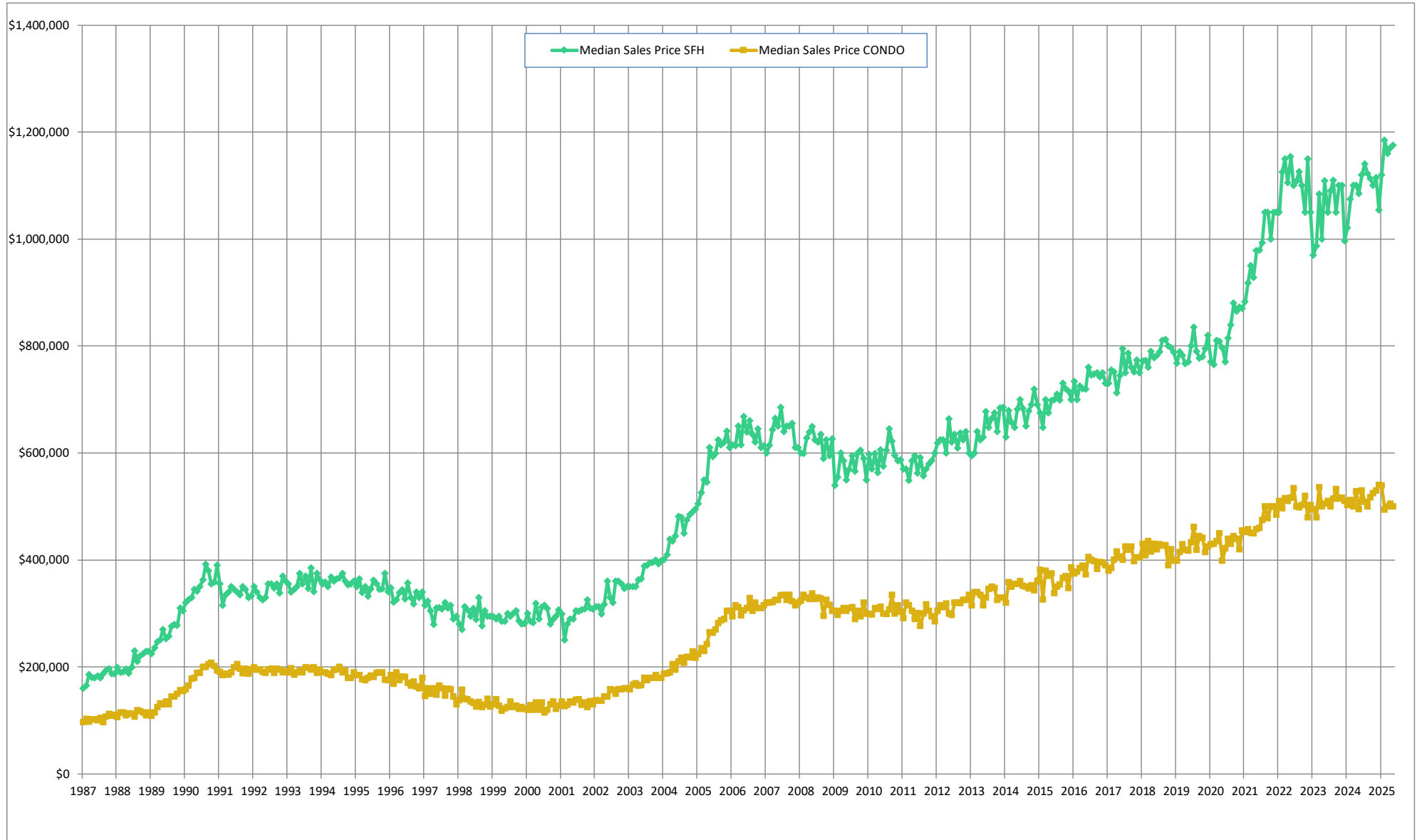
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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