Oahu Local Market Update

February 2023

Honolulu Board of REALTORS®

LOCAL MARKETS	TMK AREAS
Moanalua - Salt Lake	1-1-1
Kalihi - Palama	1-1-2 to 1-1-7
Downtown - Nuuanu	1-1-8 to 1-2-2
Ala Moana - Kakaako	1-2-3
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)
Waikiki	1-2-6
Kapahulu - Diamond Head	1-3-1 to 1-3-4
Waialae - Kahala	1-3-5
Aina Haina - Kuliouou	1-3-6 to 1-3-8
Hawaii Kai	1-3-9
Kailua - Waimanalo	1-4-1 to selected 1-4-4
Kaneohe	1-4-4 to 1-4-7
Windward Coast	1-4-8 to 1-5-5
North Shore	1-5-6 to 1-6-9
Wahiawa	1-7-1 to 1-7-7
Makaha - Nanakuli	1-8-1 to 1-8-9
Ewa Plain	1-9-1
Makakilo	1-9-2 to 1-9-3
Waipahu	1-9-4
Mililani	Selected 1-9-4 to 1-9-5
Pearl City - Aiea	1-9-6 to 1-9-9

CONTENTS:

Current Month Overview (Single-Family Homes)	2
Current Month Overview (Condos)	3
Year-to-Date Overview	4
Aina Haina - Kuliouou	5
Ala Moana - Kakaako	6
Downtown - Nuuanu	7
Ewa Plain	8
Hawaii Kai	9
Kailua - Waimanalo	10
Kalihi - Palama	11
Kaneohe	12
Kapahulu - Diamond Head	13
Makaha - Nanakuli	14
Makakilo	15
Makiki - Moiliili	16
Mililani	17
Moanalua - Salt Lake	18
North Shore	19
Pearl City - Aiea	20
Wahiawa	21
Waialae - Kahala	22
Waikiki	23
Waipahu	24
Windward Coast	25
Oahu - Islandwide	26
Neighborhoods Summary	27
Single-Family Homes	27-32
Condos	33-36

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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

Single Family Homes

February 2023

FEBRUARY 2023		Closed Sales			Median Sales Price			Percent of Original List Price Received			Median Days on Market		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	4	6	-33%	$2,137,500	$2,075,000	3%	98.8%	100.3%	-1%	31	21	48%
Ala Moana - Kakaako	1-2-3	0	0	-	-	-	-	-	-	-	-	-	-
Downtown - Nuuanu	1-1-8 to 1-2-2	2	9	-78%	$905,000	$1,230,000	-26%	100.2%	102.5%	-2%	50	8	525%
Ewa Plain	1-9-1	33	56	-41%	$910,000	$907,500	0%	95.9%	101.2%	-5%	61	10	510%
Hawaii Kai	1-3-9	11	11	0%	$1,700,000	$1,875,000	-9%	93.1%	110.9%	-16%	24	9	167%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	20	22	-9%	$1,420,000	$1,470,000	-3%	98.0%	100.0%	-2%	35	16	119%
Kalihi - Palama	1-1-2 to 1-1-7	9	11	-18%	$750,000	$1,055,000	-29%	95.9%	100.0%	-4%	73	35	109%
Kaneohe	Selected 1-4-4 to 1-4-7	6	8	-25%	$1,140,000	$1,167,500	-2%	92.8%	102.1%	-9%	42	28	50%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	9	14	-36%	$1,305,000	$1,747,500	-25%	94.0%	106.0%	-11%	27	11	145%
Makaha - Nanakuli	1-8-1 to 1-8-9	20	17	18%	$675,000	$670,000	1%	95.2%	100.0%	-5%	73	11	564%
Makakilo	1-9-2 to 1-9-3	9	11	-18%	$850,000	$1,020,000	-17%	97.1%	101.6%	-4%	40	8	400%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	2	8	-75%	$5,700,000	$1,562,500	265%	93.7%	102.2%	-8%	28	26	8%
Mililani	Selected 1-9-4 to 1-9-5	4	9	-56%	$1,146,000	$980,000	17%	93.5%	100.0%	-6%	73	14	421%
Moanalua - Salt Lake	1-1-1	0	1	-100%	-	$1,430,000	-	-	105.9%	-	-	5	-
North Shore	1-5-6 to 1-6-9	8	5	60%	$1,292,750	$1,750,000	-26%	95.9%	100.7%	-5%	52	9	478%
Pearl City - Aiea	1-9-6 to 1-9-9	17	19	-11%	$905,000	$1,030,000	-12%	98.4%	101.1%	-3%	10	13	-23%
Wahiawa	1-7-1 to 1-7-7	4	5	-20%	$750,000	$876,000	-14%	95.2%	104.3%	-9%	39	12	225%
Waialae - Kahala	1-3-5	9	9	0%	$2,960,000	$2,980,000	-1%	97.0%	96.1%	1%	80	30	167%
Waikiki	1-2-6	0	0	-	-	-	-	-	-	-	-	-	-
Waipahu	1-9-4	3	14	-79%	$888,000	$974,986	-9%	98.8%	100.8%	-2%	60	14	329%
Windward Coast	1-4-8 to 1-5-5	3	6	-50%	$1,080,000	$1,477,500	-27%	87.3%	97.7%	-11%	11	75	-85%

FEBRUARY 2023		New Listings			Pending Sales*			Active Inventory*			Total Inventory In Escrow*		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	8	8	0%	5	8	-38%	25	17	47%	9	13	-31%
Ala Moana - Kakaako	1-2-3	1	2	-50%	0	0	-	1	3	-67%	1	1	0%
Downtown - Nuuanu	1-1-8 to 1-2-2	4	4	0%	3	6	-50%	21	12	75%	4	9	-56%
Ewa Plain	1-9-1	44	80	-45%	33	66	-50%	94	42	124%	67	104	-36%
Hawaii Kai	1-3-9	9	25	-64%	9	17	-47%	17	18	-6%	16	24	-33%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	29	36	-19%	24	27	-11%	39	27	44%	39	41	-5%
Kalihi - Palama	1-1-2 to 1-1-7	7	14	-50%	12	14	-14%	22	17	29%	21	27	-22%
Kaneohe	Selected 1-4-4 to 1-4-7	11	22	-50%	14	18	-22%	21	18	17%	23	40	-43%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	15	21	-29%	10	17	-41%	41	24	71%	20	34	-41%
Makaha - Nanakuli	1-8-1 to 1-8-9	27	31	-13%	14	26	-46%	79	33	139%	30	52	-42%
Makakilo	1-9-2 to 1-9-3	9	18	-50%	12	14	-14%	18	14	29%	13	22	-41%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	12	14	-14%	11	9	22%	24	24	0%	20	18	11%
Mililani	Selected 1-9-4 to 1-9-5	5	18	-72%	12	19	-37%	20	9	122%	24	27	-11%
Moanalua - Salt Lake	1-1-1	4	6	-33%	5	7	-29%	4	3	33%	9	8	13%
North Shore	1-5-6 to 1-6-9	6	9	-33%	7	15	-53%	25	19	32%	10	25	-60%
Pearl City - Aiea	1-9-6 to 1-9-9	19	16	19%	18	18	0%	24	12	100%	26	34	-24%
Wahiawa	1-7-1 to 1-7-7	4	6	-33%	2	7	-71%	11	7	57%	7	11	-36%
Waialae - Kahala	1-3-5	5	8	-38%	8	6	33%	21	17	24%	10	10	0%
Waikiki	1-2-6	0	0	-	0	0	-	0	0	-	0	1	-100%
Waipahu	1-9-4	12	22	-45%	15	16	-6%	28	17	65%	28	30	-7%
Windward Coast	1-4-8 to 1-5-5	2	7	-71%	3	6	-50%	12	15	-20%	9	13	-31%

*Metrics updated as of 2021, in accordance with Monthly Statistical Report.

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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

Condos

February 2023

FEBRUARY 2023		Closed Sales			Median Sales Price			Percent of Original List Price Received			Median Days on Market		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	0	0	-	-	-	-	-	-	-	-	-	-
Ala Moana - Kakaako	1-2-3	30	58	-48%	$502,500	$750,000	-33%	96.0%	96.3%	0%	70	52	35%
Downtown - Nuuanu	1-1-8 to 1-2-2	40	30	33%	$490,000	$500,750	-2%	95.9%	100.0%	-4%	31	17	82%
Ewa Plain	1-9-1	25	46	-46%	$517,000	$705,000	-27%	99.0%	102.2%	-3%	22	8	175%
Hawaii Kai	1-3-9	11	13	-15%	$780,000	$750,000	4%	98.7%	98.7%	0%	13	47	-72%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	10	10	0%	$759,500	$850,000	-11%	100.0%	103.0%	-3%	12	8	50%
Kalihi - Palama	1-1-2 to 1-1-7	6	14	-57%	$532,500	$402,500	32%	97.8%	98.3%	-1%	37	38	-3%
Kaneohe	Selected 1-4-4 to 1-4-7	10	12	-17%	$590,000	$675,000	-13%	97.9%	102.4%	-4%	37	9	311%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	7	12	-42%	$790,000	$580,000	36%	95.8%	100.0%	-4%	26	16	63%
Makaha - Nanakuli	1-8-1 to 1-8-9	9	15	-40%	$235,000	$215,000	9%	98.8%	100.0%	-1%	47	10	370%
Makakilo	1-9-2 to 1-9-3	7	11	-36%	$645,000	$610,000	6%	100.0%	103.3%	-3%	58	9	544%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	20	56	-64%	$375,000	$402,500	-7%	95.7%	99.7%	-4%	50	10	400%
Mililani	Selected 1-9-4 to 1-9-5	21	32	-34%	$450,000	$510,000	-12%	100.0%	103.9%	-4%	21	9	133%
Moanalua - Salt Lake	1-1-1	8	24	-67%	$395,000	$450,000	-12%	99.0%	99.6%	-1%	12	19	-37%
North Shore	1-5-6 to 1-6-9	2	8	-75%	$682,500	$1,057,500	-35%	90.6%	100.0%	-9%	108	12	800%
Pearl City - Aiea	1-9-6 to 1-9-9	16	25	-36%	$384,000	$435,000	-12%	99.3%	100.2%	-1%	33	19	74%
Wahiawa	1-7-1 to 1-7-7	1	1	0%	$101,266	$130,000	-22%	96.9%	100.0%	-3%	34	44	-23%
Waialae - Kahala	1-3-5	1	4	-75%	$580,000	$714,000	-19%	96.7%	100.1%	-3%	4	33	-88%
Waikiki	1-2-6	93	100	-7%	$390,000	$382,500	2%	96.7%	98.2%	-2%	25	19	32%
Waipahu	1-9-4	7	11	-36%	$375,000	$485,500	-23%	100.0%	102.0%	-2%	12	6	100%
Windward Coast	1-4-8 to 1-5-5	1	4	-75%	$475,000	$220,000	116%	96.0%	94.5%	2%	28	46	-39%

FEBRUARY 2023		New Listings			Pending Sales*			Active Inventory*			Total Inventory In Escrow*		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	0	0	-	0	0	-	1	0	-	0	0	-
Ala Moana - Kakaako	1-2-3	65	97	-33%	45	73	-38%	273	206	33%	68	114	-40%
Downtown - Nuuanu	1-1-8 to 1-2-2	39	50	-22%	27	43	-37%	76	80	-5%	42	64	-34%
Ewa Plain	1-9-1	29	70	-59%	37	60	-38%	58	30	93%	56	83	-33%
Hawaii Kai	1-3-9	12	20	-40%	19	19	0%	35	17	106%	26	28	-7%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	10	13	-23%	11	8	38%	7	8	-13%	14	11	27%
Kalihi - Palama	1-1-2 to 1-1-7	17	16	6%	14	9	56%	24	19	26%	19	18	6%
Kaneohe	Selected 1-4-4 to 1-4-7	14	26	-46%	15	28	-46%	18	10	80%	17	35	-51%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	3	9	-67%	7	8	-13%	20	20	0%	9	14	-36%
Makaha - Nanakuli	1-8-1 to 1-8-9	25	27	-7%	15	34	-56%	47	28	68%	23	53	-57%
Makakilo	1-9-2 to 1-9-3	10	17	-41%	12	24	-50%	14	6	133%	19	27	-30%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	51	81	-37%	29	75	-61%	112	98	14%	46	110	-58%
Mililani	Selected 1-9-4 to 1-9-5	26	27	-4%	23	25	-8%	30	13	131%	31	44	-30%
Moanalua - Salt Lake	1-1-1	18	44	-59%	13	30	-57%	21	32	-34%	20	39	-49%
North Shore	1-5-6 to 1-6-9	2	11	-82%	5	13	-62%	4	7	-43%	7	16	-56%
Pearl City - Aiea	1-9-6 to 1-9-9	21	31	-32%	26	26	0%	29	24	21%	34	46	-26%
Wahiawa	1-7-1 to 1-7-7	1	0	-	1	1	0%	2	3	-33%	4	4	0%
Waialae - Kahala	1-3-5	5	9	-44%	4	7	-43%	6	6	0%	5	8	-38%
Waikiki	1-2-6	100	170	-41%	84	140	-40%	381	367	4%	127	197	-36%
Waipahu	1-9-4	12	18	-33%	11	19	-42%	15	11	36%	20	31	-35%
Windward Coast	1-4-8 to 1-5-5	3	3	0%	1	1	0%	4	4	0%	5	4	25%

*Metrics updated as of 2021, in accordance with Monthly Statistical Report.

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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

Single Family Homes and Condos

Year-to-Date February 2023

YEAR-TO-DATE Single-Family Homes		Closed Sales			Median Sales Price			% Orig. List Price Received			Median Days on Market			New Listings			Pending Sales*		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	10	11	-9%	$2,137,500	$1,700,000	26%	97.6%	102.7%	-5%	31	12	158%	17	16	6%	7	14	-50%
Ala Moana - Kakaako	1-2-3	0	1	-100%	-	$1,205,000	-	-	96.5%	-	-	36	-	1	3	-67%	0	1	-100%
Downtown - Nuuanu	1-1-8 to 1-2-2	8	19	-58%	$1,129,000	$1,230,000	-8%	95.9%	102.5%	-6%	21	9	133%	14	15	-7%	6	15	-60%
Ewa Plain	1-9-1	55	131	-58%	$840,000	$920,000	-9%	95.8%	101.7%	-6%	48	10	380%	92	143	-36%	84	127	-34%
Hawaii Kai	1-3-9	16	34	-53%	$1,437,500	$1,500,000	-4%	95.2%	103.8%	-8%	12	13	-8%	21	36	-42%	23	31	-26%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	36	55	-35%	$1,475,000	$1,490,000	-1%	96.2%	100.0%	-4%	22	10	120%	56	58	-3%	52	51	2%
Kalihi - Palama	1-1-2 to 1-1-7	15	20	-25%	$815,000	$967,500	-16%	95.9%	100.4%	-4%	59	26	127%	21	31	-32%	24	28	-14%
Kaneohe	Selected 1-4-4 to 1-4-7	21	23	-9%	$1,100,000	$1,210,000	-9%	94.2%	101.0%	-7%	32	12	167%	23	41	-44%	24	40	-40%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	13	31	-58%	$1,200,000	$1,585,000	-24%	94.0%	100.0%	-6%	30	18	67%	27	35	-23%	27	36	-25%
Makaha - Nanakuli	1-8-1 to 1-8-9	37	52	-29%	$660,000	$710,000	-7%	95.7%	100.0%	-4%	56	13	331%	57	63	-10%	42	59	-29%
Makakilo	1-9-2 to 1-9-3	13	27	-52%	$839,000	$1,000,000	-16%	97.7%	101.6%	-4%	40	12	233%	19	38	-50%	22	35	-37%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	9	15	-40%	$1,600,000	$1,640,000	-2%	91.4%	100.8%	-9%	22	22	0%	25	20	25%	21	14	50%
Mililani	Selected 1-9-4 to 1-9-5	6	25	-76%	$1,031,000	$1,050,000	-2%	92.5%	100.5%	-8%	73	14	421%	23	30	-23%	25	30	-17%
Moanalua - Salt Lake	1-1-1	1	6	-83%	$953,888	$1,117,500	-15%	95.9%	107.9%	-11%	10	15	-33%	6	9	-33%	7	9	-22%
North Shore	1-5-6 to 1-6-9	11	14	-21%	$1,389,000	$1,700,000	-18%	95.9%	96.8%	-1%	56	41	37%	10	25	-60%	15	26	-42%
Pearl City - Aiea	1-9-6 to 1-9-9	31	33	-6%	$885,000	$1,070,000	-17%	98.4%	101.6%	-3%	11	12	-8%	38	36	6%	44	43	2%
Wahiawa	1-7-1 to 1-7-7	8	12	-33%	$765,000	$900,500	-15%	93.2%	103.9%	-10%	46	12	283%	8	16	-50%	6	10	-40%
Waialae - Kahala	1-3-5	10	11	-9%	$2,730,000	$2,750,000	-1%	95.7%	100.0%	-4%	76	17	347%	10	17	-41%	17	14	21%
Waikiki	1-2-6	0	0	-	-	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Waipahu	1-9-4	18	37	-51%	$915,000	$905,000	1%	99.9%	102.3%	-2%	15	10	50%	24	37	-35%	28	31	-10%
Windward Coast	1-4-8 to 1-5-5	5	10	-50%	$1,080,000	$1,585,000	-32%	100.0%	97.7%	2%	11	75	-85%	9	18	-50%	10	17	-41%

YEAR-TO-DATE Condos		Closed Sales			Median Sales Price			% Orig. List Price Received			Median Days on Market			New Listings			Pending Sales*		
		Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change	Feb-23	Feb-22	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	0	0	-	-	-	-	-	-	-	-	-	-	0	0	-	0	0	-
Ala Moana - Kakaako	1-2-3	69	123	-44%	$593,750	$790,000	-25%	96.6%	97.2%	-1%	49	41	20%	151	171	-12%	92	143	-36%
Downtown - Nuuanu	1-1-8 to 1-2-2	57	78	-27%	$560,000	$503,750	11%	97.1%	100.0%	-3%	34	17	100%	72	97	-26%	65	82	-21%
Ewa Plain	1-9-1	51	94	-46%	$522,000	$702,500	-26%	99.2%	102.6%	-3%	26	8	225%	80	118	-32%	72	105	-31%
Hawaii Kai	1-3-9	16	32	-50%	$774,500	$807,500	-4%	97.5%	100.0%	-3%	28	15	87%	38	37	3%	33	38	-13%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	17	16	6%	$745,000	$740,000	1%	99.3%	101.1%	-2%	18	9	100%	20	19	5%	17	17	0%
Kalihi - Palama	1-1-2 to 1-1-7	10	25	-60%	$443,500	$430,000	3%	98.3%	98.8%	-1%	21	29	-28%	30	25	20%	22	26	-15%
Kaneohe	Selected 1-4-4 to 1-4-7	18	28	-36%	$691,500	$712,500	-3%	98.2%	103.3%	-5%	37	9	311%	24	45	-47%	28	44	-36%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	10	23	-57%	$682,500	$580,000	18%	99.5%	100.0%	-1%	11	31	-65%	18	23	-22%	14	19	-26%
Makaha - Nanakuli	1-8-1 to 1-8-9	19	31	-39%	$230,000	$230,000	0%	99.5%	100.0%	-1%	27	9	200%	38	57	-33%	24	57	-58%
Makakilo	1-9-2 to 1-9-3	15	27	-44%	$635,000	$550,000	15%	100.0%	102.2%	-2%	13	9	44%	20	36	-44%	22	36	-39%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	45	110	-59%	$382,000	$398,750	-4%	96.9%	99.1%	-2%	39	12	225%	91	166	-45%	59	150	-61%
Mililani	Selected 1-9-4 to 1-9-5	39	76	-49%	$460,000	$512,500	-10%	100.0%	103.2%	-3%	19	9	111%	53	60	-12%	44	57	-23%
Moanalua - Salt Lake	1-1-1	15	40	-63%	$440,000	$446,500	-1%	99.1%	100.0%	-1%	12	17	-29%	29	63	-54%	25	43	-42%
North Shore	1-5-6 to 1-6-9	5	13	-62%	$875,000	$850,000	3%	94.6%	100.0%	-5%	41	11	273%	6	22	-73%	8	20	-60%
Pearl City - Aiea	1-9-6 to 1-9-9	34	66	-48%	$415,000	$451,500	-8%	100.0%	100.0%	0%	10	16	-38%	47	60	-22%	44	62	-29%
Wahiawa	1-7-1 to 1-7-7	2	5	-60%	$176,633	$130,000	36%	98.9%	100.0%	-1%	22	16	38%	4	4	0%	4	3	33%
Waialae - Kahala	1-3-5	3	10	-70%	$580,000	$649,000	-11%	98.7%	100.5%	-2%	11	11	0%	8	13	-38%	6	12	-50%
Waikiki	1-2-6	154	201	-23%	$403,750	$403,000	0%	96.6%	97.9%	-1%	26	27	-4%	229	341	-33%	174	261	-33%
Waipahu	1-9-4	20	36	-44%	$497,000	$487,750	2%	100.0%	101.9%	-2%	13	9	44%	25	41	-39%	22	36	-39%
Windward Coast	1-4-8 to 1-5-5	1	4	-75%	$475,000	$220,000	116%	96.0%	94.5%	2%	28	46	-39%	3	7	-57%	2	6	-67%

*Metric updated as of 2021, in accordance with Monthly Statistical Report.

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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

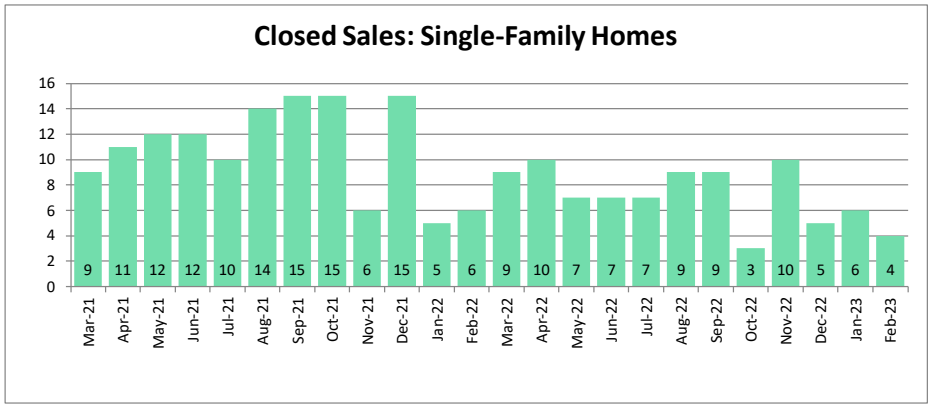
February 2023

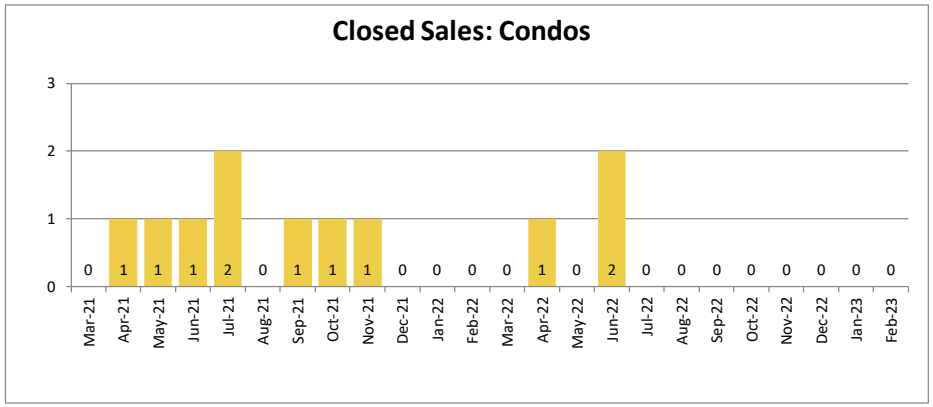
Aina Haina - Kuliouou

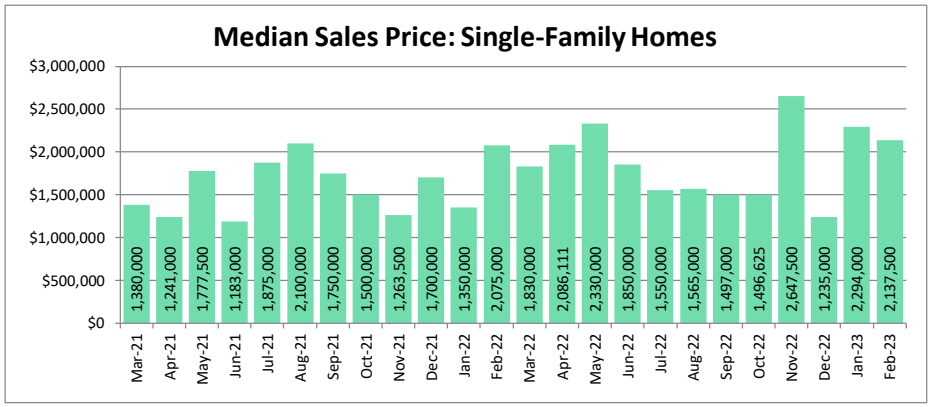
1-3-6 to 1-3-8

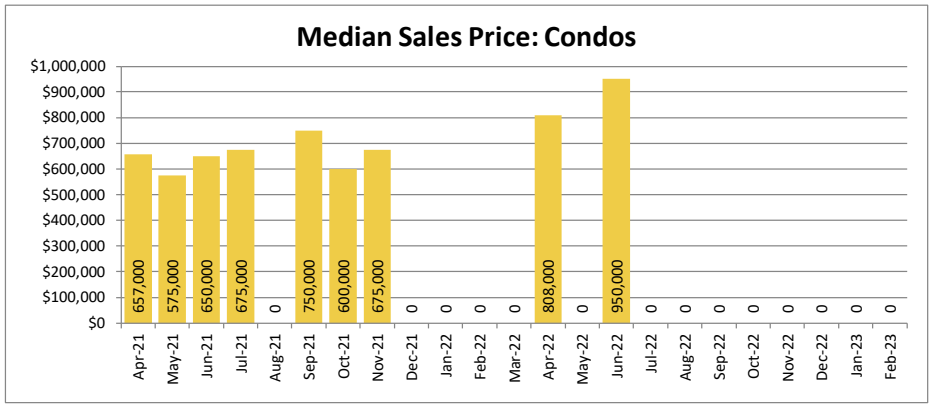
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	4	6	-33%	10	11	-9%
Median Sales Price	$2,137,500	$2,075,000	3%	$2,137,500	$1,700,000	26%
Percent of Original List Price Received	98.8%	100.3%	-1%	97.6%	102.7%	-5%
Median Days on Market	31	21	48%	31	12	158%
New Listings	8	8	0%	17	16	6%
Pending Sales	5	8	-38%	7	14	-50%
Active Inventory	25	17	47%	-	-	-
Total Inventory In Escrow	9	13	-31%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	0	0	-	0	0	-
Median Sales Price	-	-	-	-	-	-
Percent of Original List Price Received	-	-	-	-	-	-
Median Days on Market	-	-	-	-	-	-
New Listings	0	0	-	0	0	-
Pending Sales	0	0	-	0	0	-
Active Inventory	1	0	-	-	-	-
Total Inventory In Escrow	0	0	-	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

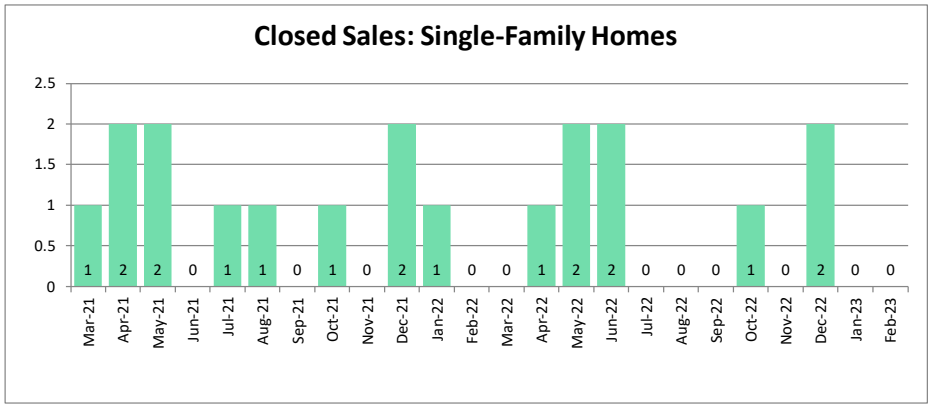
Honolulu Board of REALTORS®

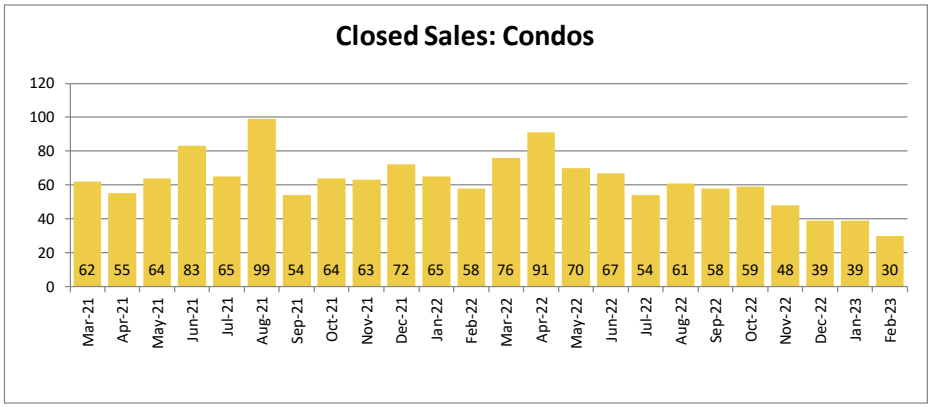
Ala Moana - Kakaako

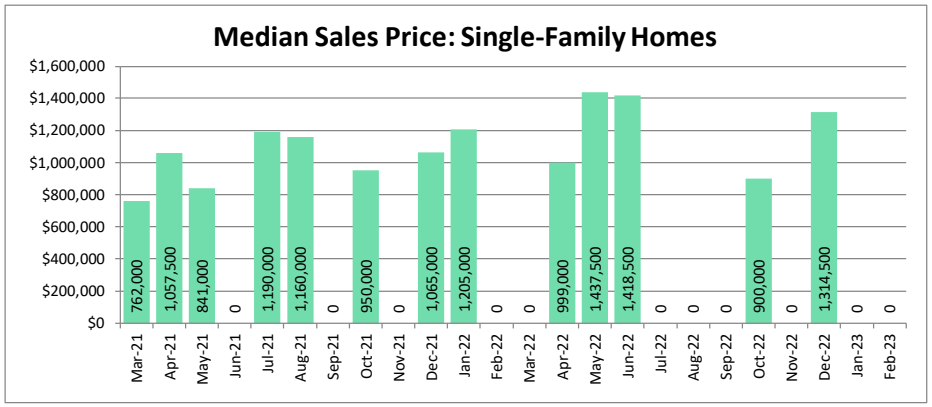
1-2-3

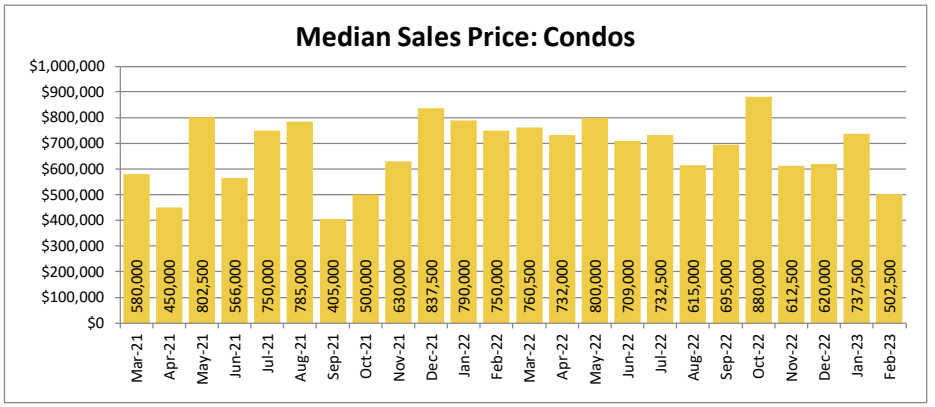
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	0	0	-	0	1	-100%
Median Sales Price	-	-	-	-	$1,205,000	-
Percent of Original List Price Received	-	-	-	-	96.5%	-
Median Days on Market	-	-	-	-	36	-
New Listings	1	2	-50%	1	3	-67%
Pending Sales	0	0	-	0	1	-100%
Active Inventory	1	3	-67%	-	-	-
Total Inventory In Escrow	1	1	0%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	30	58	-48%	69	123	-44%
Median Sales Price	$502,500	$750,000	-33%	$593,750	$790,000	-25%
Percent of Original List Price Received	96.0%	96.3%	0%	96.6%	97.2%	-1%
Median Days on Market	70	52	35%	49	41	20%
New Listings	65	97	-33%	151	171	-12%
Pending Sales	45	73	-38%	92	143	-36%
Active Inventory	273	206	33%	-	-	-
Total Inventory In Escrow	68	114	-40%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

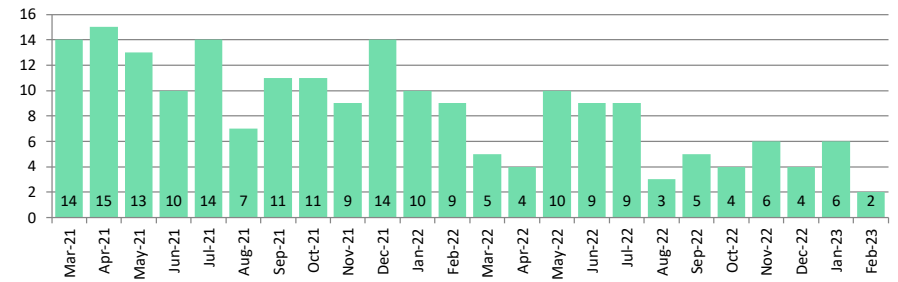
Downtown-Nuuanu

1-1-8 to 1-2-2

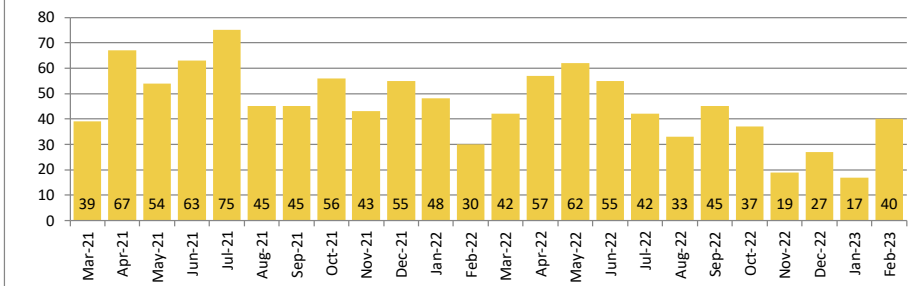
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	2	9	-78%	8	19	-58%
Median Sales Price	$905,000	$1,230,000	-26%	$1,129,000	$1,230,000	-8%
Percent of Original List Price Received	100.2%	102.5%	-2%	95.9%	102.5%	-6%
Median Days on Market	50	8	525%	21	9	133%
New Listings	4	4	0%	14	15	-7%
Pending Sales	3	6	-50%	6	15	-60%
Active Inventory	21	12	75%	-	-	-
Total Inventory In Escrow	4	9	-56%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	40	30	33%	57	78	-27%
Median Sales Price	$490,000	$500,750	-2%	$560,000	$503,750	11%
Percent of Original List Price Received	95.9%	100.0%	-4%	97.1%	100.0%	-3%
Median Days on Market	31	17	82%	34	17	100%
New Listings	39	50	-22%	72	97	-26%
Pending Sales	27	43	-37%	65	82	-21%
Active Inventory	76	80	-5%	-	-	-
Total Inventory In Escrow	42	64	-34%	-	-	-

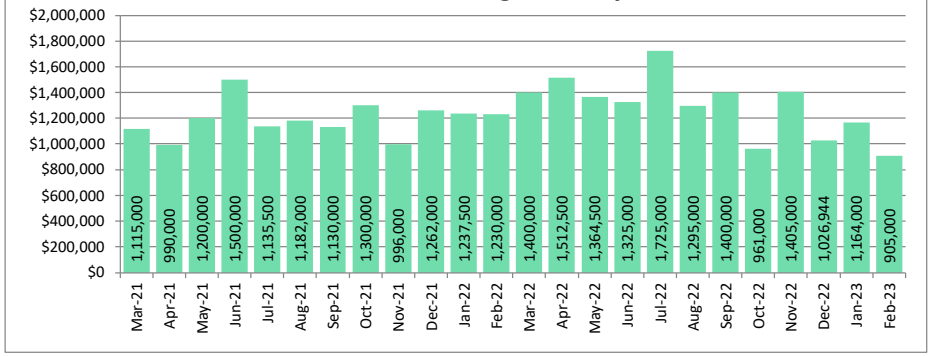
Closed Sales: Single-Family Homes



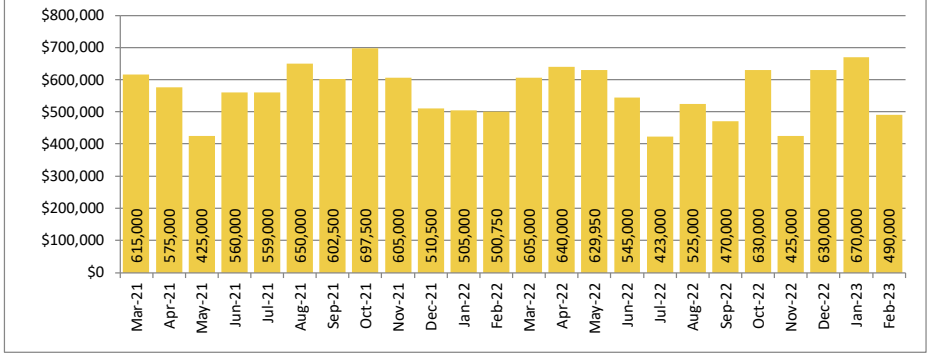
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

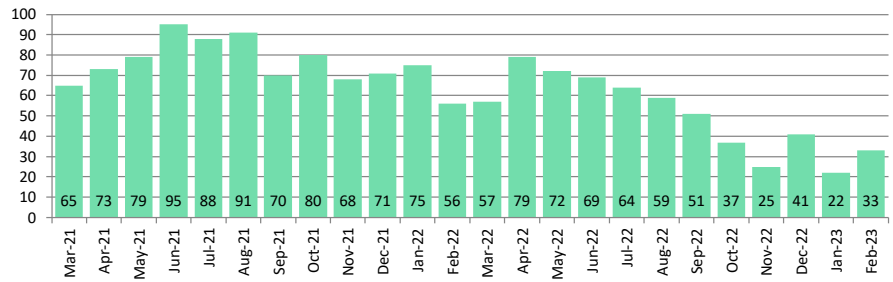
Ewa Plain

1-9-1

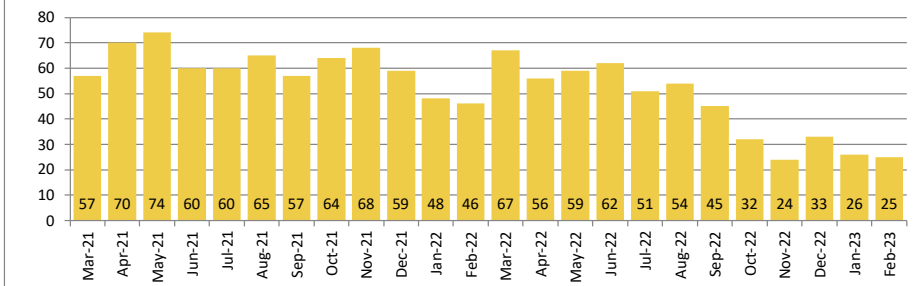
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	33	56	-41%	55	131	-58%
Median Sales Price	$910,000	$907,500	0%	$840,000	$920,000	-9%
Percent of Original List Price Received	95.9%	101.2%	-5%	95.8%	101.7%	-6%
Median Days on Market	61	10	510%	48	10	380%
New Listings	44	80	-45%	92	143	-36%
Pending Sales	33	66	-50%	84	127	-34%
Active Inventory	94	42	124%	-	-	-
Total Inventory In Escrow	67	104	-36%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	25	46	-46%	51	94	-46%
Median Sales Price	$517,000	$705,000	-27%	$522,000	$702,500	-26%
Percent of Original List Price Received	99.0%	102.2%	-3%	99.2%	102.6%	-3%
Median Days on Market	22	8	175%	26	8	225%
New Listings	29	70	-59%	80	118	-32%
Pending Sales	37	60	-38%	72	105	-31%
Active Inventory	58	30	93%	-	-	-
Total Inventory In Escrow	56	83	-33%	-	-	-

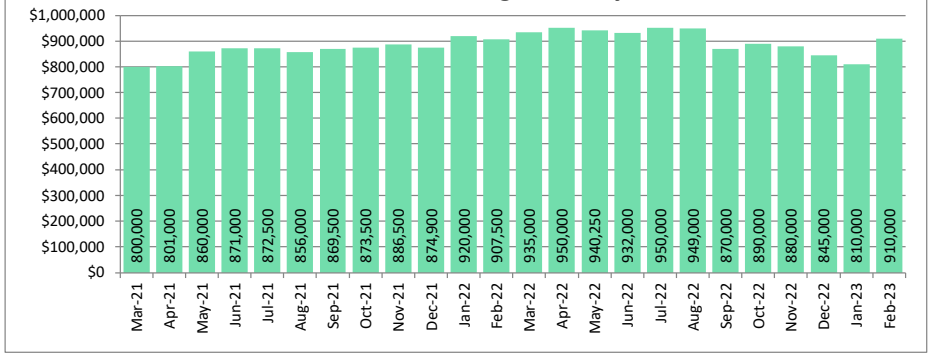
Closed Sales: Single-Family Homes



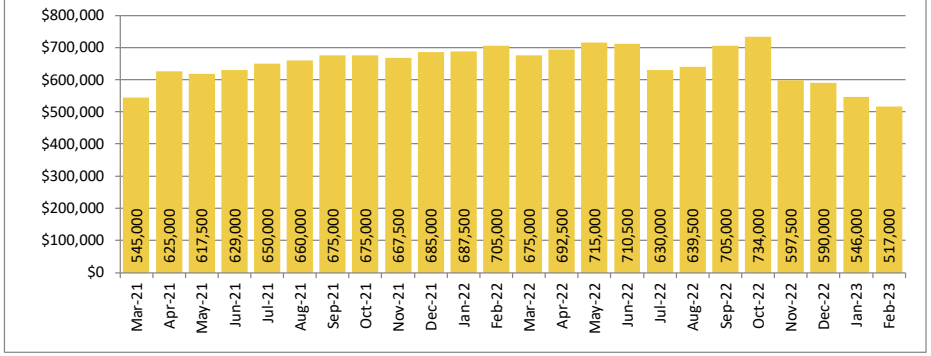
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

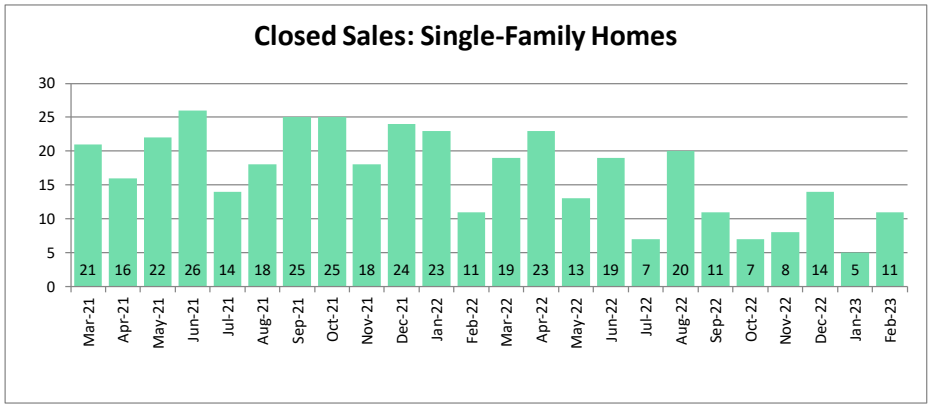
Hawaii Kai

1-3-9

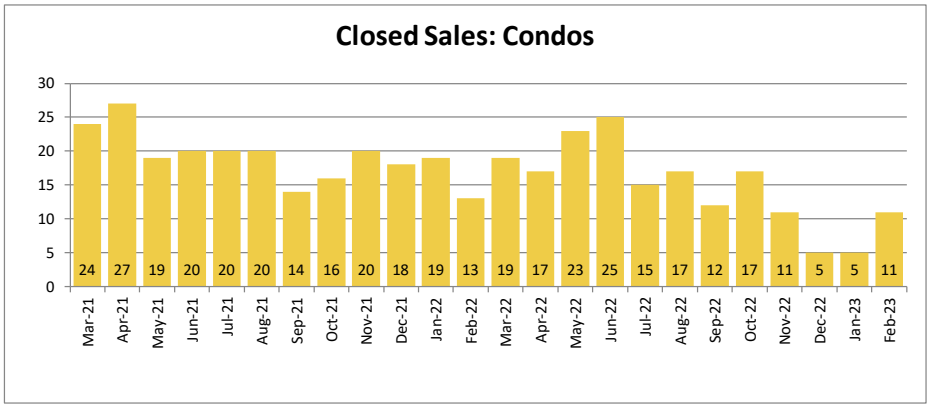
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	11	11	0%	16	34	-53%
Median Sales Price	$1,700,000	$1,875,000	-9%	$1,437,500	$1,500,000	-4%
Percent of Original List Price Received	93.1%	110.9%	-16%	95.2%	103.8%	-8%
Median Days on Market	24	9	167%	12	13	-8%
New Listings	9	25	-64%	21	36	-42%
Pending Sales	9	17	-47%	23	31	-26%
Active Inventory	17	18	-6%	-	-	-
Total Inventory In Escrow	16	24	-33%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	11	13	-15%	16	32	-50%
Median Sales Price	$780,000	$750,000	4%	$774,500	$807,500	-4%
Percent of Original List Price Received	98.7%	98.7%	0%	97.5%	100.0%	-3%
Median Days on Market	13	47	-72%	28	15	87%
New Listings	12	20	-40%	38	37	3%
Pending Sales	19	19	0%	33	38	-13%
Active Inventory	35	17	106%	-	-	-
Total Inventory In Escrow	26	28	-7%	-	-	-

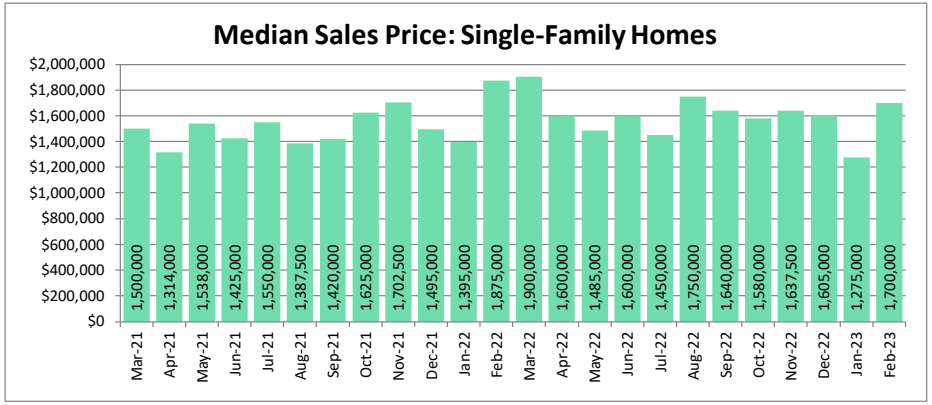
Closed Sales: Single-Family Homes



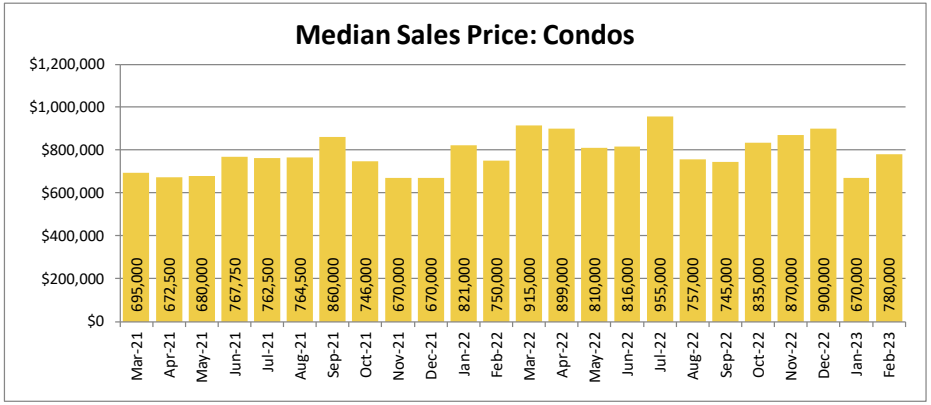
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

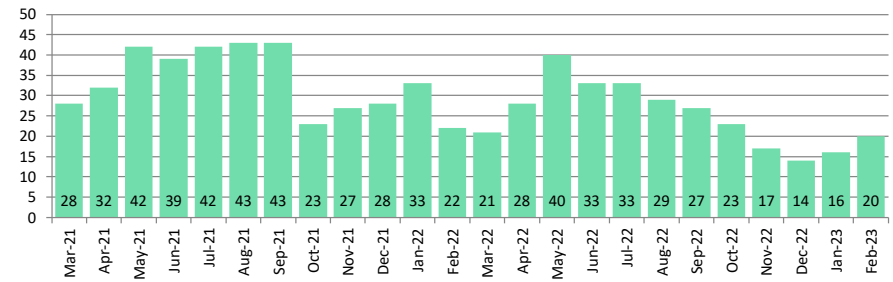
Kailua - Waimanalo

1-4-1 to Selected 1-4-4

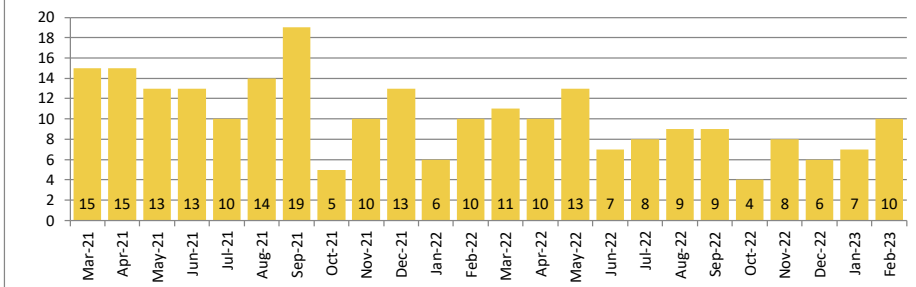
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	20	22	-9%	36	55	-35%
Median Sales Price	$1,420,000	$1,470,000	-3%	$1,475,000	$1,490,000	-1%
Percent of Original List Price Received	98.0%	100.0%	-2%	96.2%	100.0%	-4%
Median Days on Market	35	16	119%	22	10	120%
New Listings	29	36	-19%	56	58	-3%
Pending Sales	24	27	-11%	52	51	2%
Active Inventory	39	27	44%	-	-	-
Total Inventory In Escrow	39	41	-5%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	10	10	0%	17	16	6%
Median Sales Price	$759,500	$850,000	-11%	$745,000	$740,000	1%
Percent of Original List Price Received	100.0%	103.0%	-3%	99.3%	101.1%	-2%
Median Days on Market	12	8	50%	18	9	100%
New Listings	10	13	-23%	20	19	5%
Pending Sales	11	8	38%	17	17	0%
Active Inventory	7	8	-13%	-	-	-
Total Inventory In Escrow	14	11	27%	-	-	-

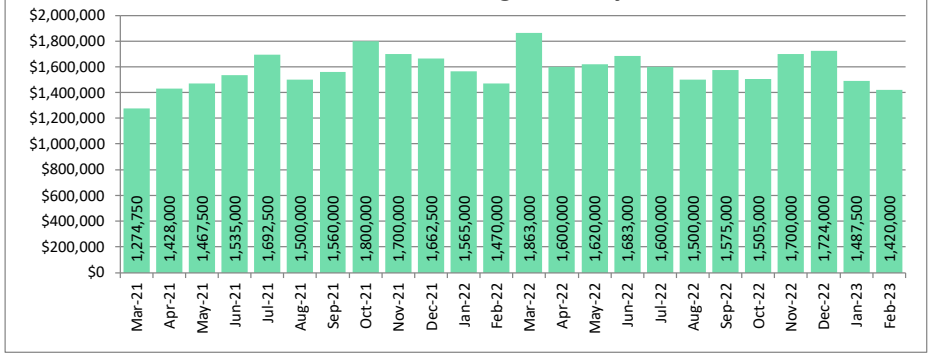
Closed Sales: Single-Family Homes



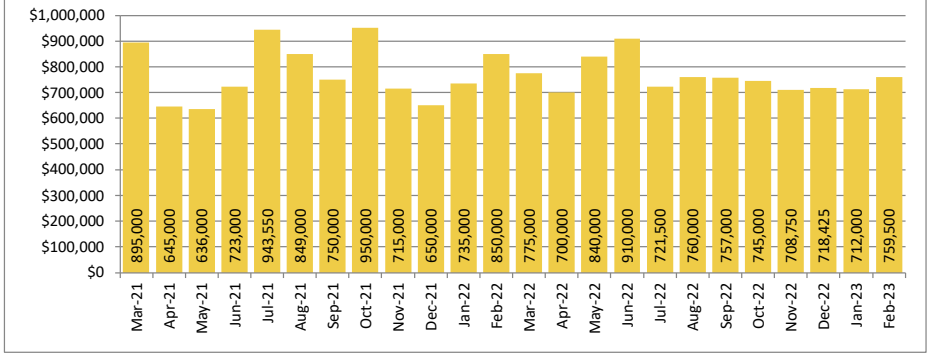
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

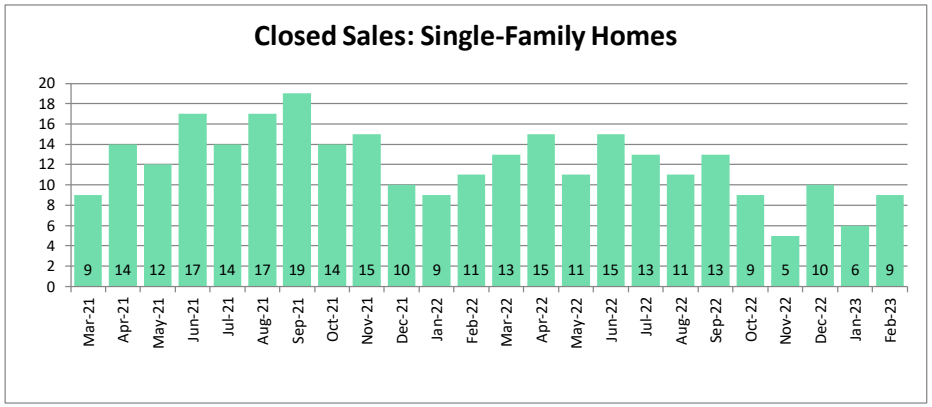
Honolulu Board of REALTORS®

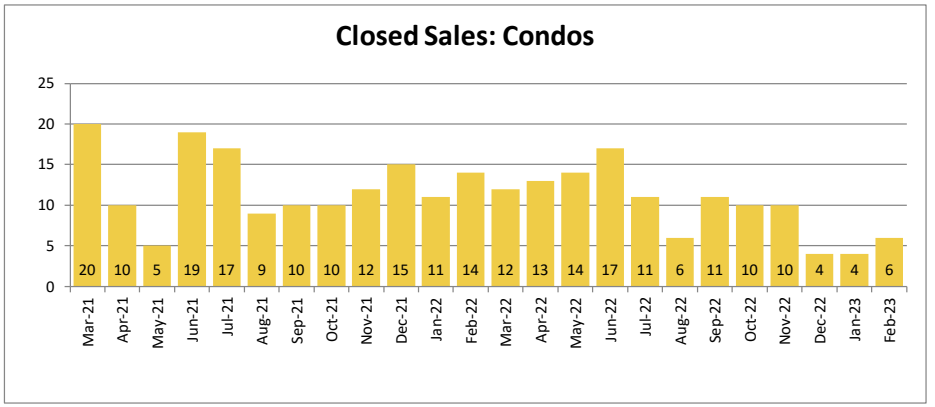
Kalihi - Palama

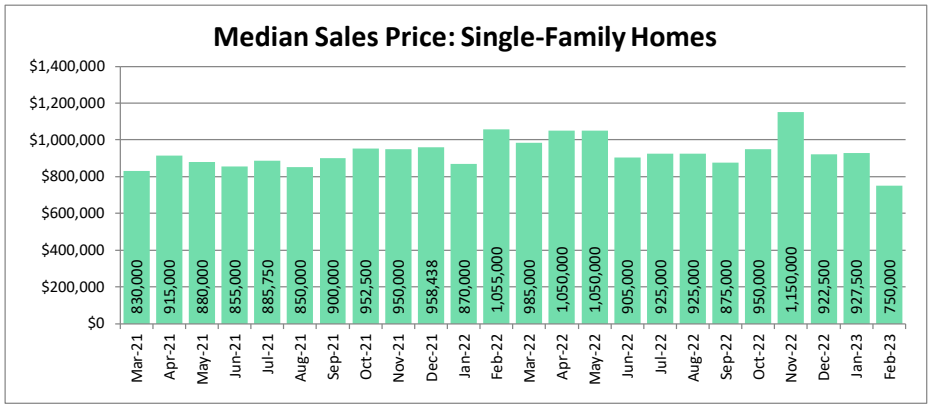
1-1-2 to 1-1-7

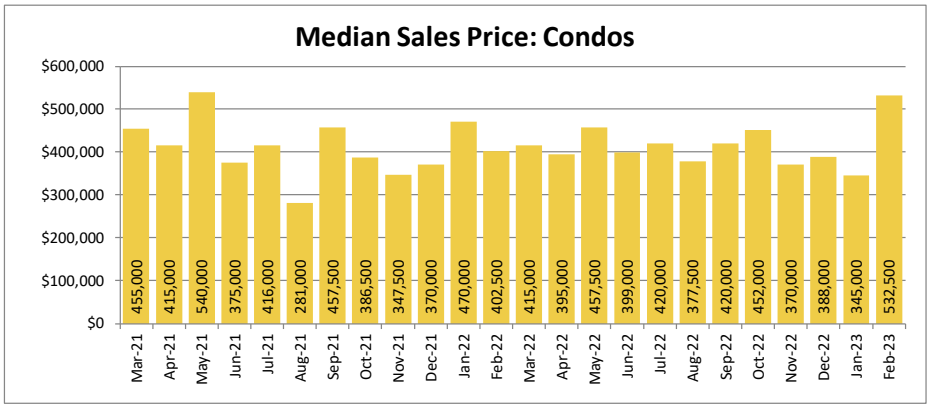
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	9	11	-18%	15	20	-25%
Median Sales Price	$750,000	$1,055,000	-29%	$815,000	$967,500	-16%
Percent of Original List Price Received	95.9%	100.0%	-4%	95.9%	100.4%	-4%
Median Days on Market	73	35	109%	59	26	127%
New Listings	7	14	-50%	21	31	-32%
Pending Sales	12	14	-14%	24	28	-14%
Active Inventory	22	17	29%	-	-	-
Total Inventory In Escrow	21	27	-22%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	6	14	-57%	10	25	-60%
Median Sales Price	$532,500	$402,500	32%	$443,500	$430,000	3%
Percent of Original List Price Received	97.8%	98.3%	-1%	98.3%	98.8%	-1%
Median Days on Market	37	38	-3%	21	29	-28%
New Listings	17	16	6%	30	25	20%
Pending Sales	14	9	56%	22	26	-15%
Active Inventory	24	19	26%	-	-	-
Total Inventory In Escrow	19	18	6%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

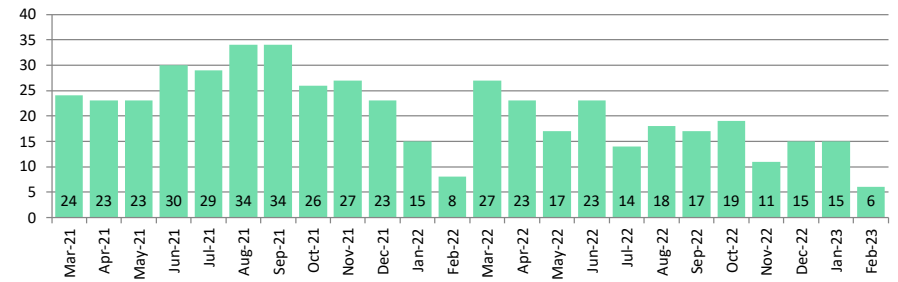
Kaneohe

Selected 1-4-4 to 1-4-7

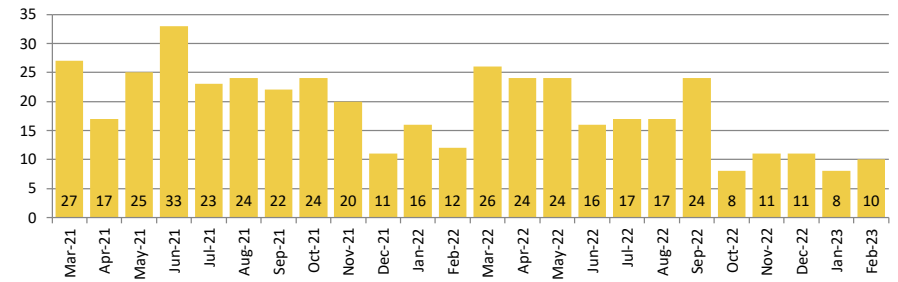
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	6	8	-25%	21	23	-9%
Median Sales Price	$1,140,000	$1,167,500	-2%	$1,100,000	$1,210,000	-9%
Percent of Original List Price Received	92.8%	102.1%	-9%	94.2%	101.0%	-7%
Median Days on Market	42	28	50%	32	12	167%
New Listings	11	22	-50%	23	41	-44%
Pending Sales	14	18	-22%	24	40	-40%
Active Inventory	21	18	17%	-	-	-
Total Inventory In Escrow	23	40	-43%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	10	12	-17%	18	28	-36%
Median Sales Price	$590,000	$675,000	-13%	$691,500	$712,500	-3%
Percent of Original List Price Received	97.9%	102.4%	-4%	98.2%	103.3%	-5%
Median Days on Market	37	9	311%	37	9	311%
New Listings	14	26	-46%	24	45	-47%
Pending Sales	15	28	-46%	28	44	-36%
Active Inventory	18	10	80%	-	-	-
Total Inventory In Escrow	17	35	-51%	-	-	-

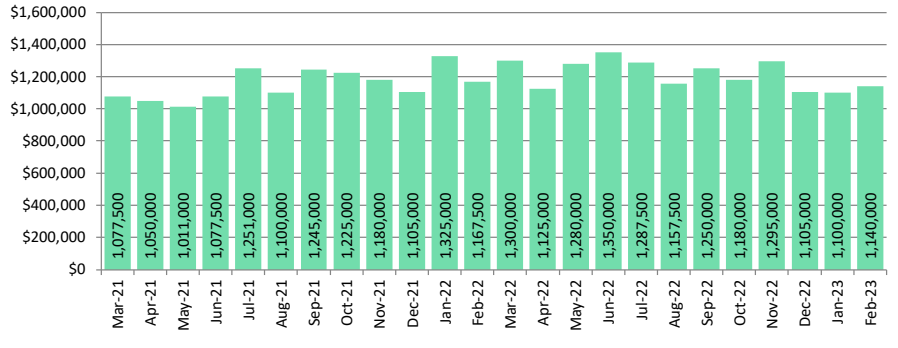
Closed Sales: Single-Family Homes



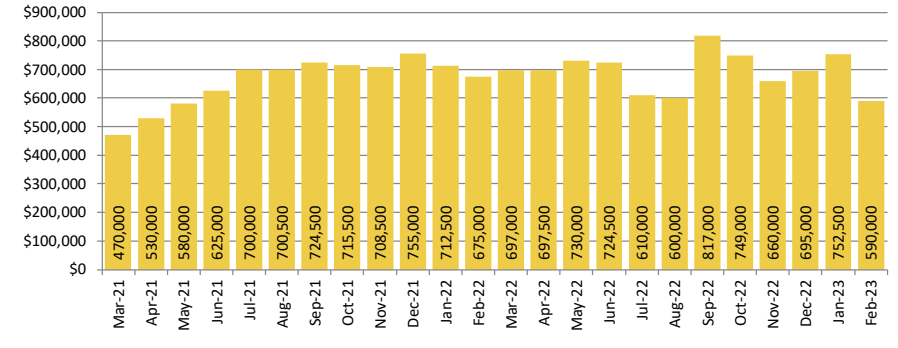
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

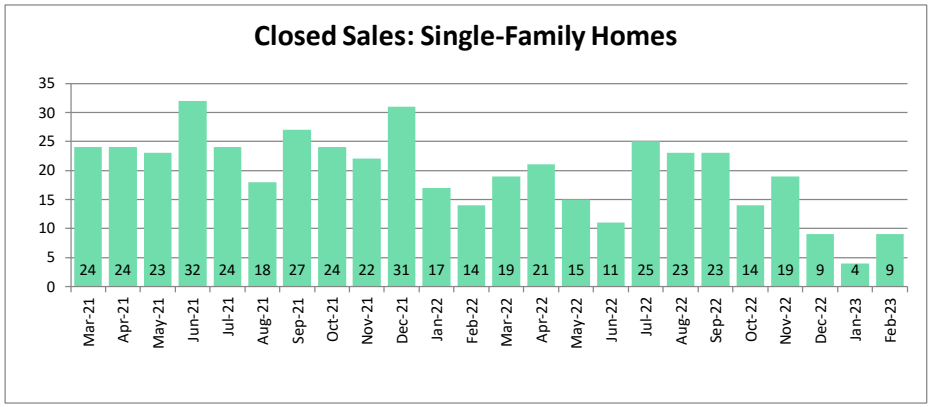
February 2023

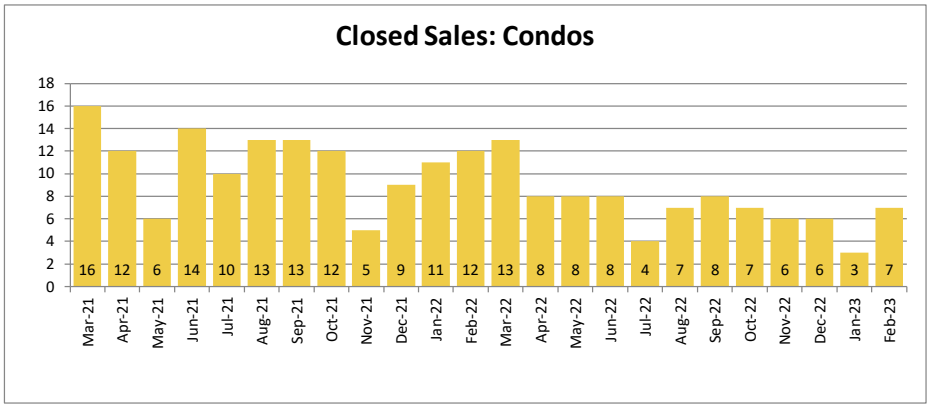
Kapahulu - Diamond Head

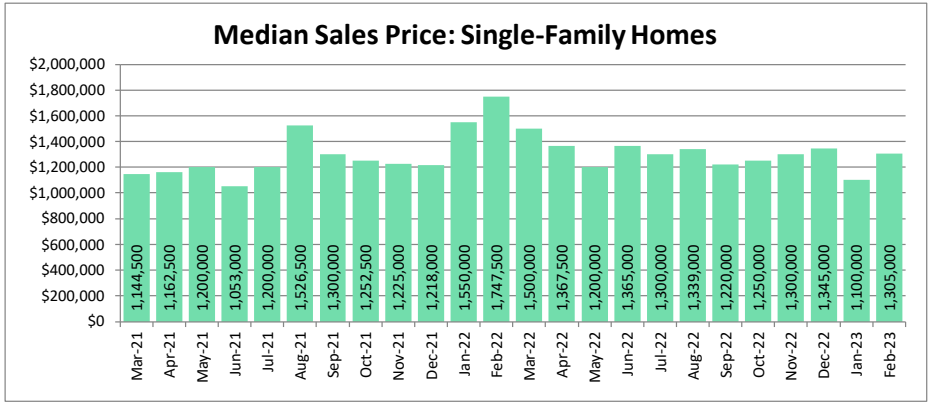
1-3-1 to 1-3-4

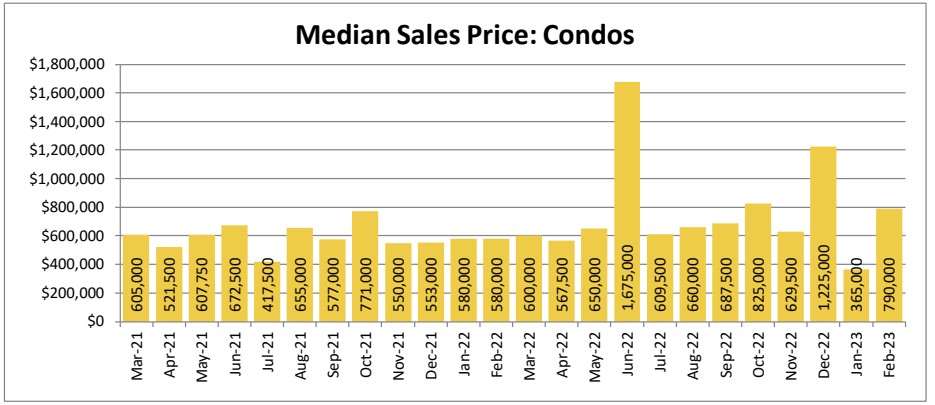
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	9	14	-36%	13	31	-58%
Median Sales Price	$1,305,000	$1,747,500	-25%	$1,200,000	$1,585,000	-24%
Percent of Original List Price Received	94.0%	106.0%	-11%	94.0%	100.0%	-6%
Median Days on Market	27	11	145%	30	18	67%
New Listings	15	21	-29%	27	35	-23%
Pending Sales	10	17	-41%	27	36	-25%
Active Inventory	41	24	71%	-	-	-
Total Inventory In Escrow	20	34	-41%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	7	12	-42%	10	23	-57%
Median Sales Price	$790,000	$580,000	36%	$682,500	$580,000	18%
Percent of Original List Price Received	95.8%	100.0%	-4%	99.5%	100.0%	-1%
Median Days on Market	26	16	63%	11	31	-65%
New Listings	3	9	-67%	18	23	-22%
Pending Sales	7	8	-13%	14	19	-26%
Active Inventory	20	20	0%	-	-	-
Total Inventory In Escrow	9	14	-36%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

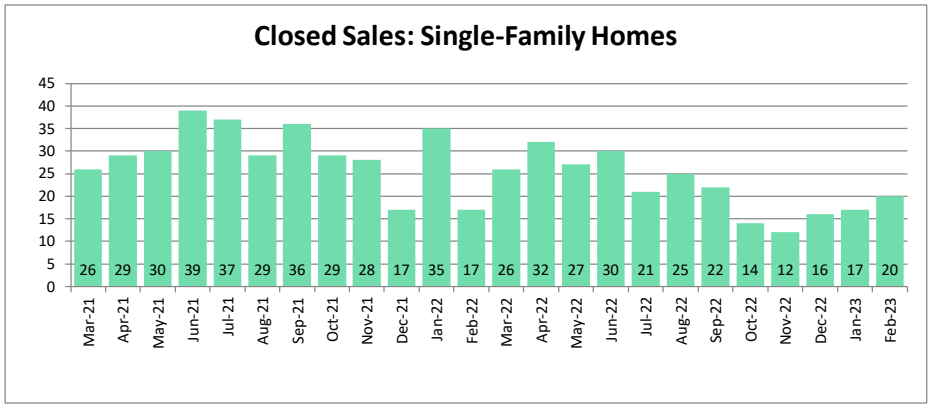
February 2023

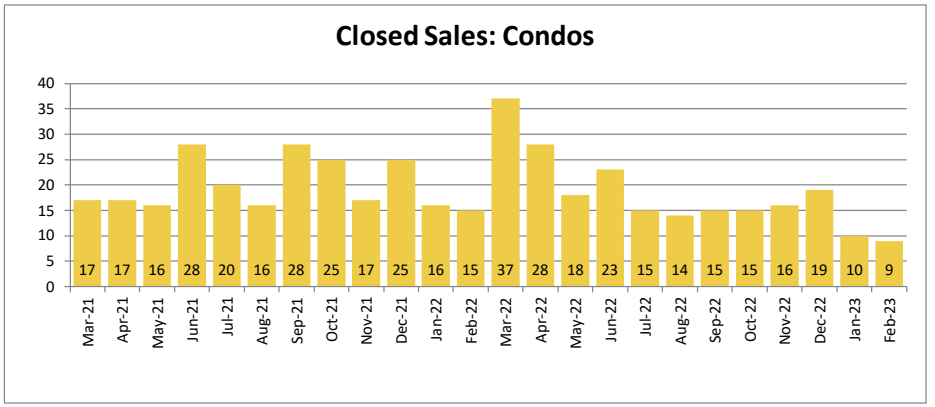
Makaha - Nanakuli

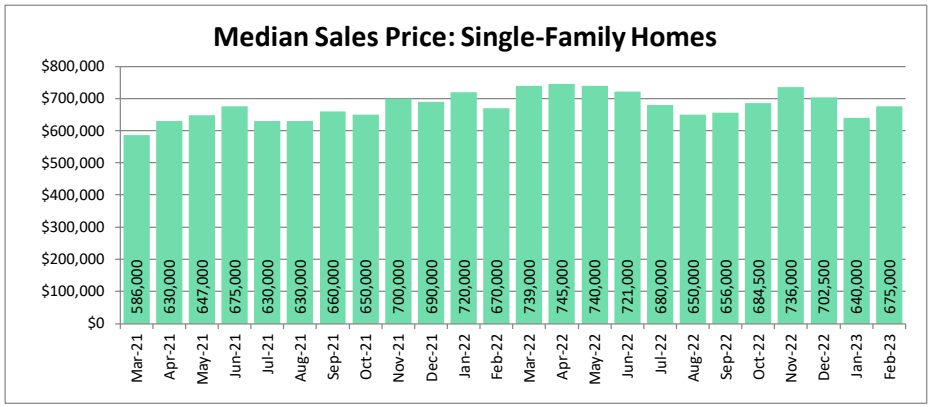
1-8-1 to 1-8-9

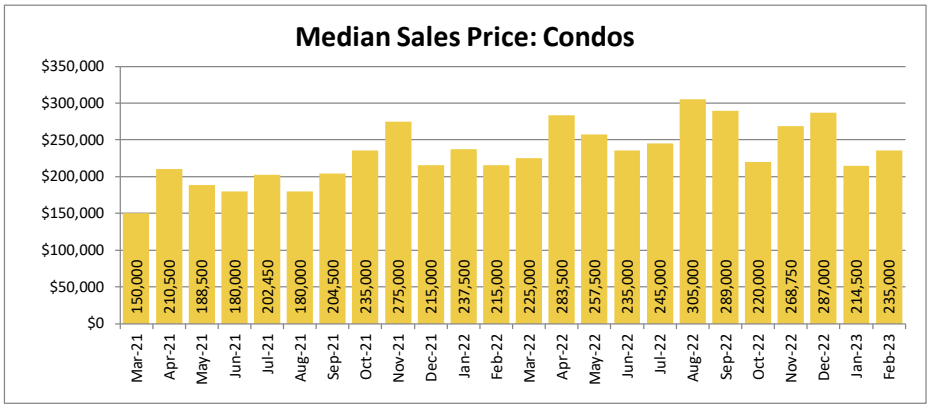
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	20	17	18%	37	52	-29%
Median Sales Price	$675,000	$670,000	1%	$660,000	$710,000	-7%
Percent of Original List Price Received	95.2%	100.0%	-5%	95.7%	100.0%	-4%
Median Days on Market	73	11	564%	56	13	331%
New Listings	27	31	-13%	57	63	-10%
Pending Sales	14	26	-46%	42	59	-29%
Active Inventory	79	33	139%	-	-	-
Total Inventory In Escrow	30	52	-42%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	9	15	-40%	19	31	-39%
Median Sales Price	$235,000	$215,000	9%	$230,000	$230,000	0%
Percent of Original List Price Received	98.8%	100.0%	-1%	99.5%	100.0%	-1%
Median Days on Market	47	10	370%	27	9	200%
New Listings	25	27	-7%	38	57	-33%
Pending Sales	15	34	-56%	24	57	-58%
Active Inventory	47	28	68%	-	-	-
Total Inventory In Escrow	23	53	-57%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

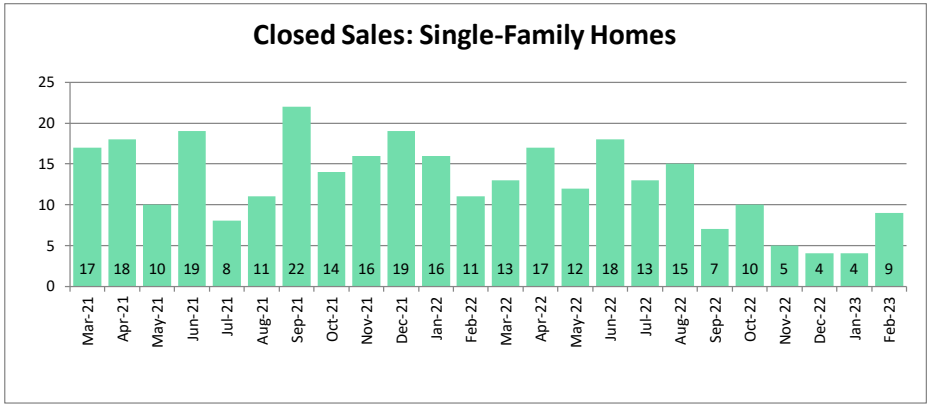
Makakilo

1-9-2 to 1-9-3

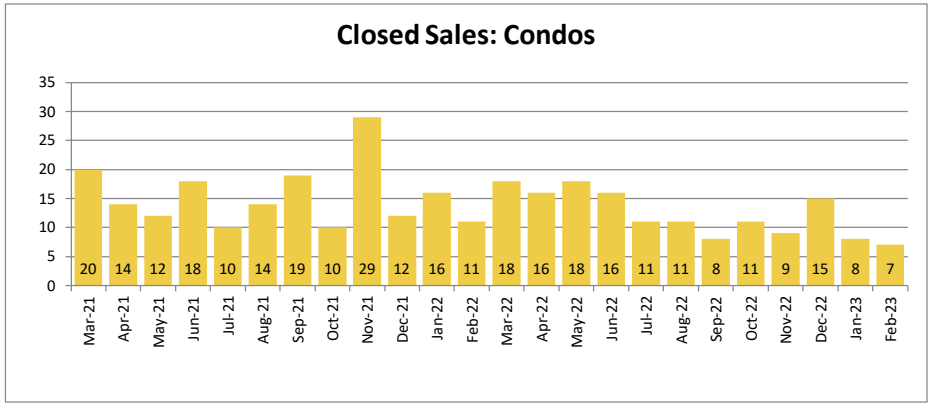
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	9	11	-18%	13	27	-52%
Median Sales Price	$850,000	$1,020,000	-17%	$839,000	$1,000,000	-16%
Percent of Original List Price Received	97.1%	101.6%	-4%	97.7%	101.6%	-4%
Median Days on Market	40	8	400%	40	12	233%
New Listings	9	18	-50%	19	38	-50%
Pending Sales	12	14	-14%	22	35	-37%
Active Inventory	18	14	29%	-	-	-
Total Inventory In Escrow	13	22	-41%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	7	11	-36%	15	27	-44%
Median Sales Price	$645,000	$610,000	6%	$635,000	$550,000	15%
Percent of Original List Price Received	100.0%	103.3%	-3%	100.0%	102.2%	-2%
Median Days on Market	58	9	544%	13	9	44%
New Listings	10	17	-41%	20	36	-44%
Pending Sales	12	24	-50%	22	36	-39%
Active Inventory	14	6	133%	-	-	-
Total Inventory In Escrow	19	27	-30%	-	-	-

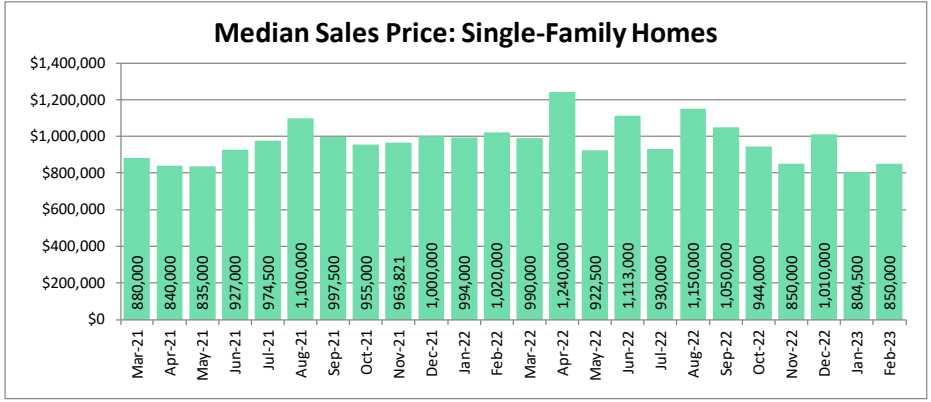
Closed Sales: Single-Family Homes



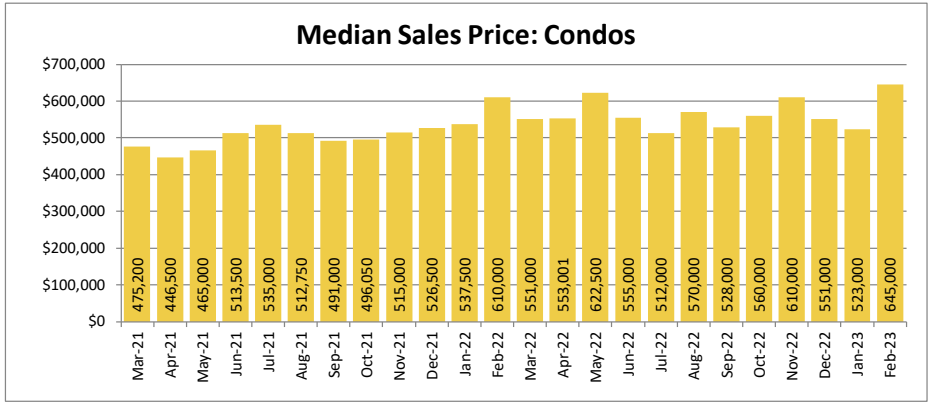
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

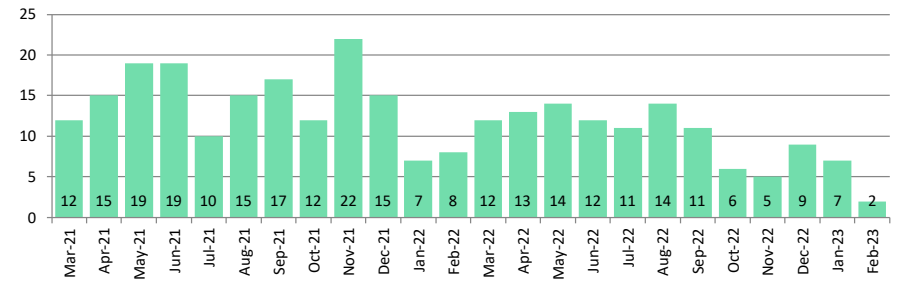
Makiki - Moiliili

1-2-4 to 1-2-9 (except 1-2-6)

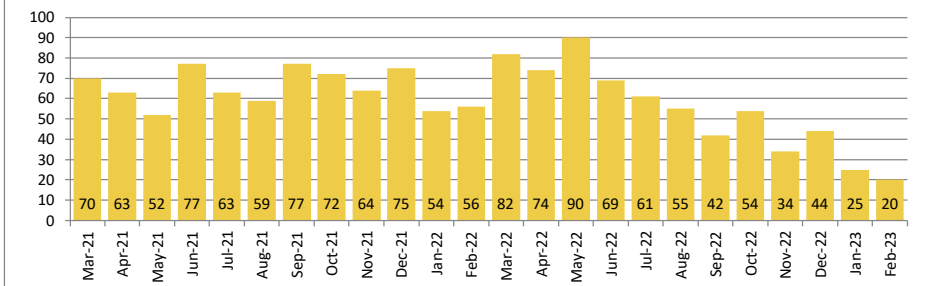
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	2	8	-75%	9	15	-40%
Median Sales Price	$5,700,000	$1,562,500	265%	$1,600,000	$1,640,000	-2%
Percent of Original List Price Received	93.7%	102.2%	-8%	91.4%	100.8%	-9%
Median Days on Market	28	26	8%	22	22	0%
New Listings	12	14	-14%	25	20	25%
Pending Sales	11	9	22%	21	14	50%
Active Inventory	24	24	0%	-	-	-
Total Inventory In Escrow	20	18	11%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	20	56	-64%	45	110	-59%
Median Sales Price	$375,000	$402,500	-7%	$382,000	$398,750	-4%
Percent of Original List Price Received	95.7%	99.7%	-4%	96.9%	99.1%	-2%
Median Days on Market	50	10	400%	39	12	225%
New Listings	51	81	-37%	91	166	-45%
Pending Sales	29	75	-61%	59	150	-61%
Active Inventory	112	98	14%	-	-	-
Total Inventory In Escrow	46	110	-58%	-	-	-

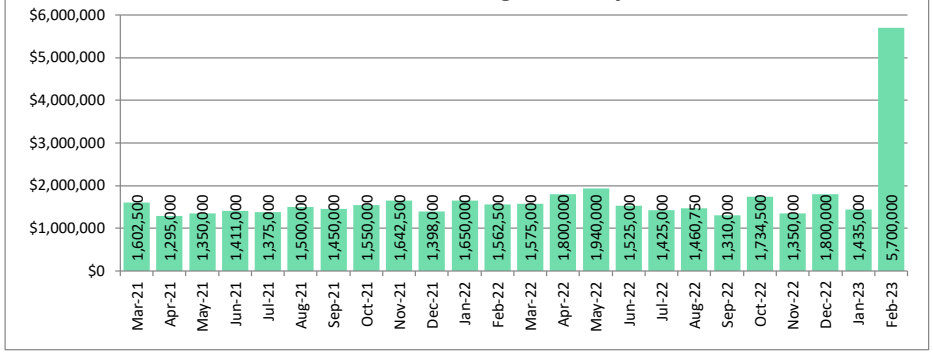
Closed Sales: Single-Family Homes



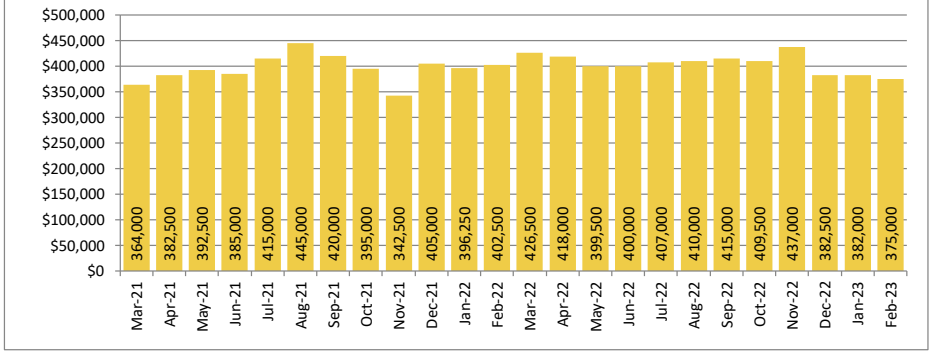
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

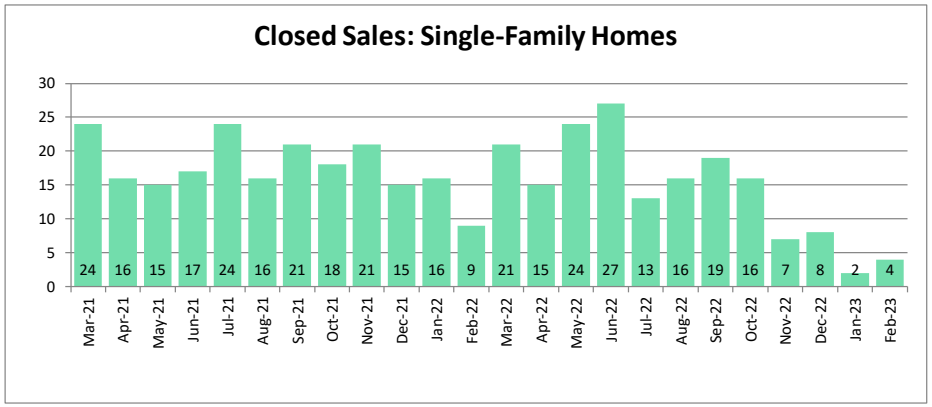
February 2023

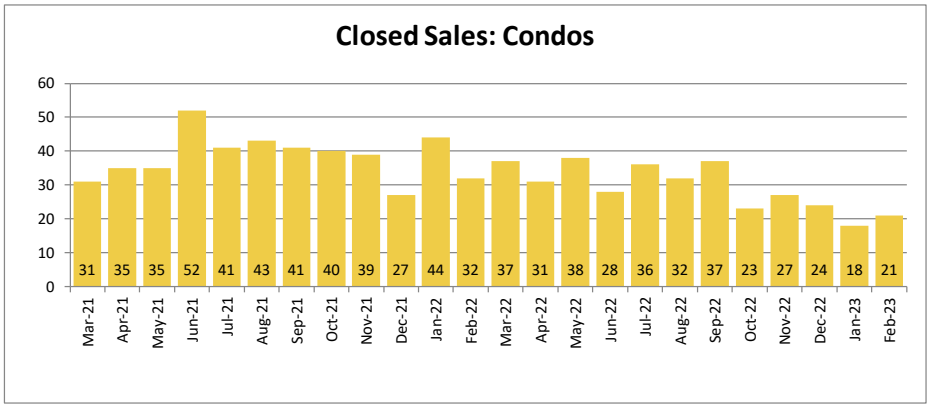
Mililani

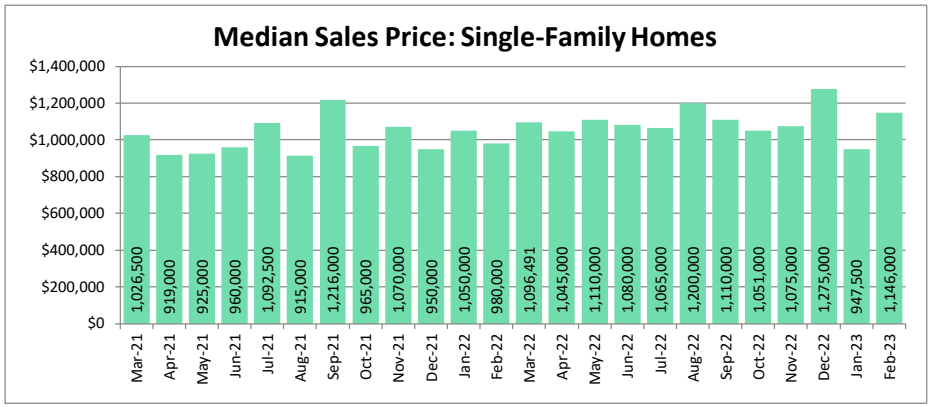
Selected 1-9-4 to 1-9-5

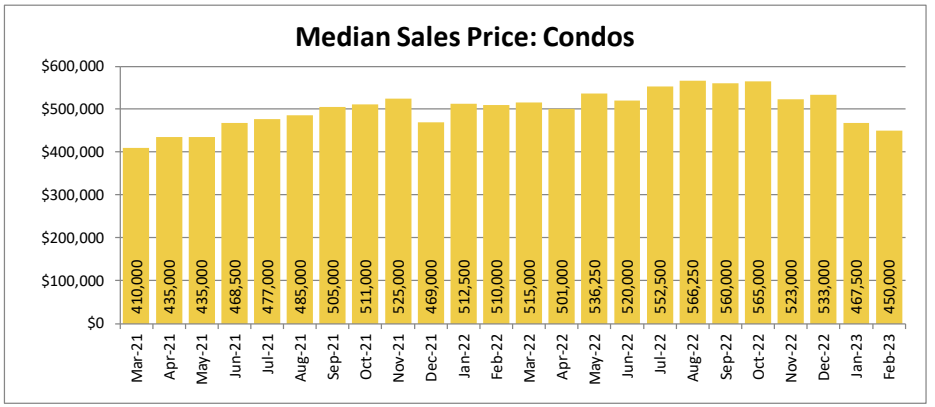
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	4	9	-56%	6	25	-76%
Median Sales Price	$1,146,000	$980,000	17%	$1,031,000	$1,050,000	-2%
Percent of Original List Price Received	93.5%	100.0%	-6%	92.5%	100.5%	-8%
Median Days on Market	73	14	421%	73	14	421%
New Listings	5	18	-72%	23	30	-23%
Pending Sales	12	19	-37%	25	30	-17%
Active Inventory	20	9	122%	-	-	-
Total Inventory In Escrow	24	27	-11%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	21	32	-34%	39	76	-49%
Median Sales Price	$450,000	$510,000	-12%	$460,000	$512,500	-10%
Percent of Original List Price Received	100.0%	103.9%	-4%	100.0%	103.2%	-3%
Median Days on Market	21	9	133%	19	9	111%
New Listings	26	27	-4%	53	60	-12%
Pending Sales	23	25	-8%	44	57	-23%
Active Inventory	30	13	131%	-	-	-
Total Inventory In Escrow	31	44	-30%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

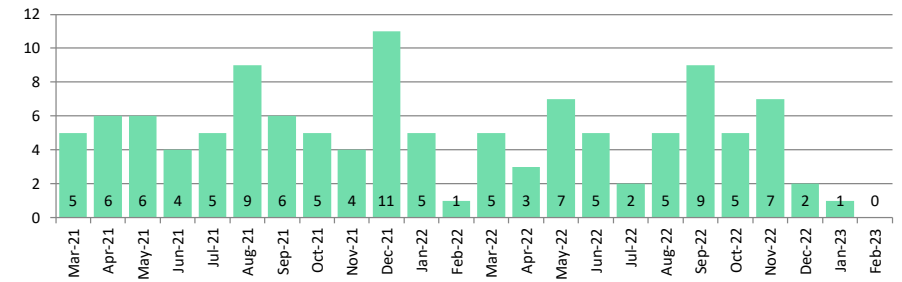
Moanalua - Salt Lake

1-1-1

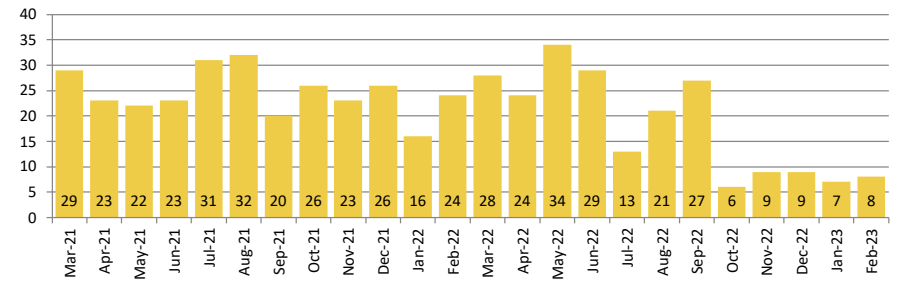
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	0	1	-100%	1	6	-83%
Median Sales Price	-	$1,430,000	-	$953,888	$1,117,500	-15%
Percent of Original List Price Received	-	105.9%	-	95.9%	107.9%	-11%
Median Days on Market	-	5	-	10	15	-33%
New Listings	4	6	-33%	6	9	-33%
Pending Sales	5	7	-29%	7	9	-22%
Active Inventory	4	3	33%	-	-	-
Total Inventory In Escrow	9	8	13%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	8	24	-67%	15	40	-63%
Median Sales Price	$395,000	$450,000	-12%	$440,000	$446,500	-1%
Percent of Original List Price Received	99.0%	99.6%	-1%	99.1%	100.0%	-1%
Median Days on Market	12	19	-37%	12	17	-29%
New Listings	18	44	-59%	29	63	-54%
Pending Sales	13	30	-57%	25	43	-42%
Active Inventory	21	32	-34%	-	-	-
Total Inventory In Escrow	20	39	-49%	-	-	-

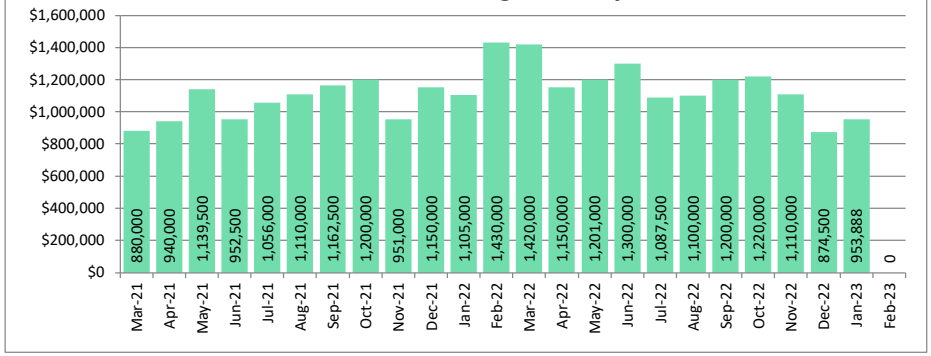
Closed Sales: Single-Family Homes



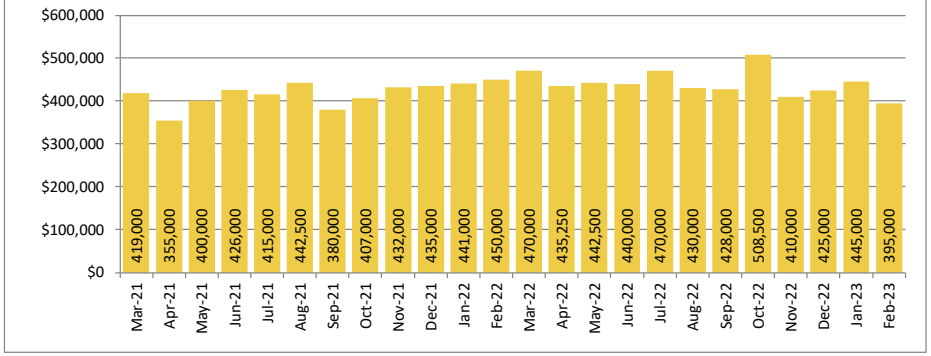
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

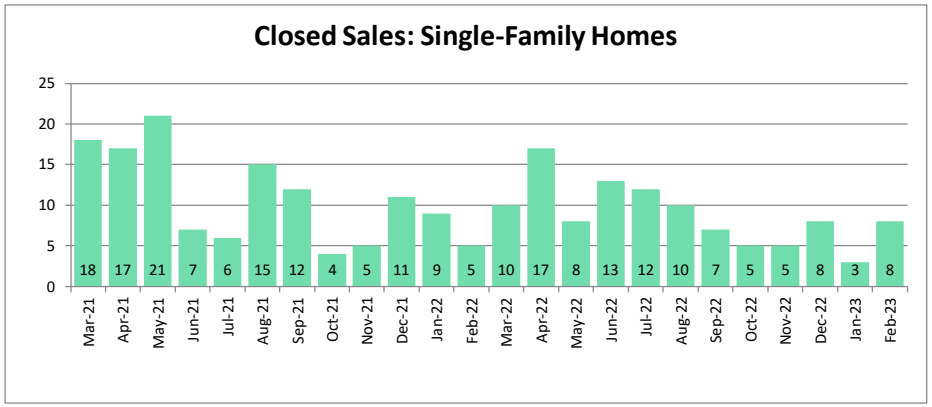
North Shore

1-5-6 to 1-6-9

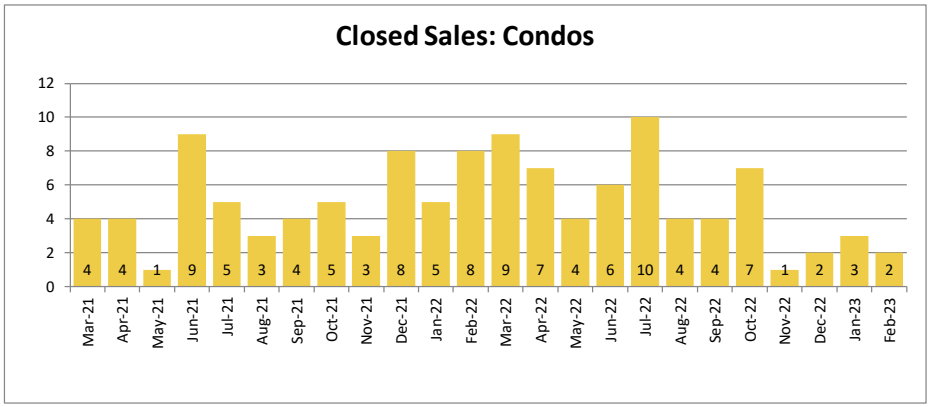
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	8	5	60%	11	14	-21%
Median Sales Price	$1,292,750	$1,750,000	-26%	$1,389,000	$1,700,000	-18%
Percent of Original List Price Received	95.9%	100.7%	-5%	95.9%	96.8%	-1%
Median Days on Market	52	9	478%	56	41	37%
New Listings	6	9	-33%	10	25	-60%
Pending Sales	7	15	-53%	15	26	-42%
Active Inventory	25	19	32%	-	-	-
Total Inventory In Escrow	10	25	-60%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	2	8	-75%	5	13	-62%
Median Sales Price	$682,500	$1,057,500	-35%	$875,000	$850,000	3%
Percent of Original List Price Received	90.6%	100.0%	-9%	94.6%	100.0%	-5%
Median Days on Market	108	12	800%	41	11	273%
New Listings	2	11	-82%	6	22	-73%
Pending Sales	5	13	-62%	8	20	-60%
Active Inventory	4	7	-43%	-	-	-
Total Inventory In Escrow	7	16	-56%	-	-	-

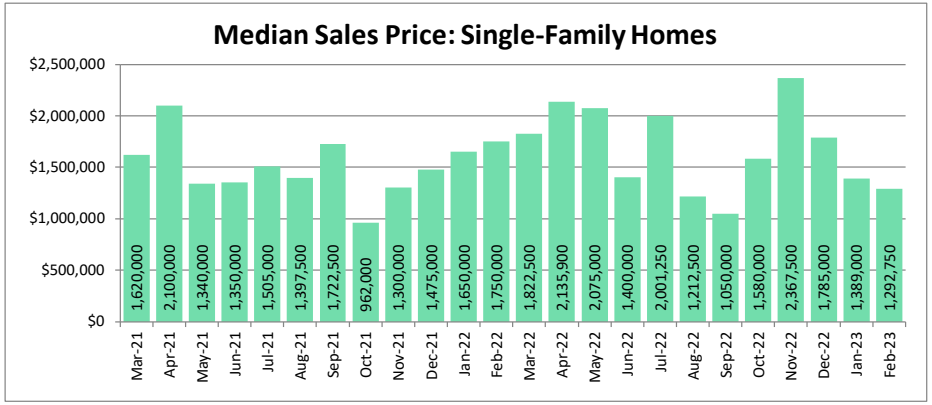
Closed Sales: Single-Family Homes



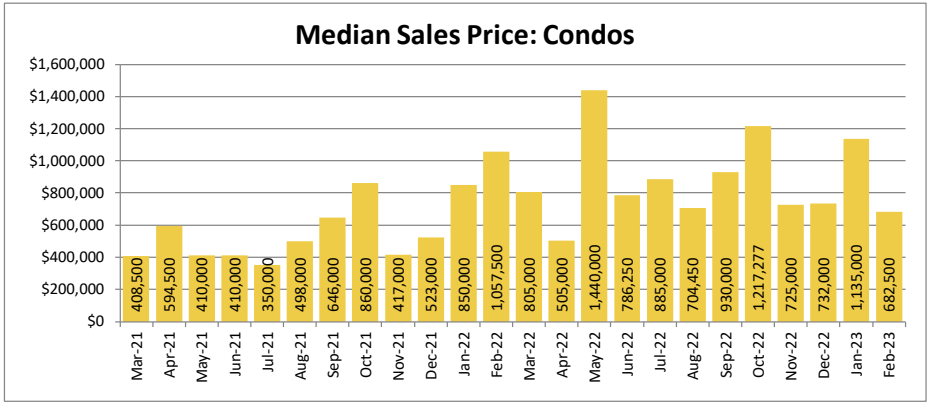
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

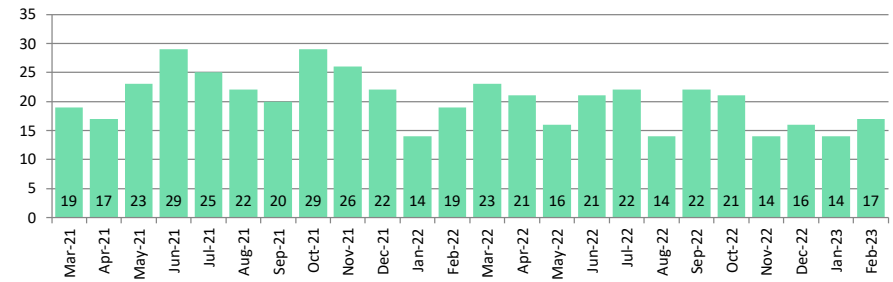
Pearl City - Aiea

1-9-6 to 1-9-9

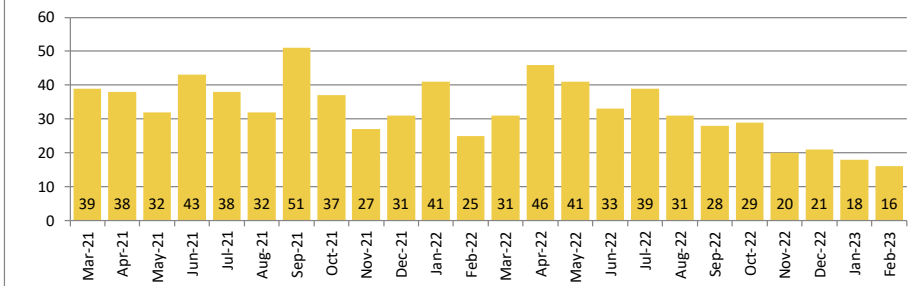
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	17	19	-11%	31	33	-6%
Median Sales Price	$905,000	$1,030,000	-12%	$885,000	$1,070,000	-17%
Percent of Original List Price Received	98.4%	101.1%	-3%	98.4%	101.6%	-3%
Median Days on Market	10	13	-23%	11	12	-8%
New Listings	19	16	19%	38	36	6%
Pending Sales	18	18	0%	44	43	2%
Active Inventory	24	12	100%	-	-	-
Total Inventory In Escrow	26	34	-24%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	16	25	-36%	34	66	-48%
Median Sales Price	$384,000	$435,000	-12%	$415,000	$451,500	-8%
Percent of Original List Price Received	99.3%	100.2%	-1%	100.0%	100.0%	0%
Median Days on Market	33	19	74%	10	16	-38%
New Listings	21	31	-32%	47	60	-22%
Pending Sales	26	26	0%	44	62	-29%
Active Inventory	29	24	21%	-	-	-
Total Inventory In Escrow	34	46	-26%	-	-	-

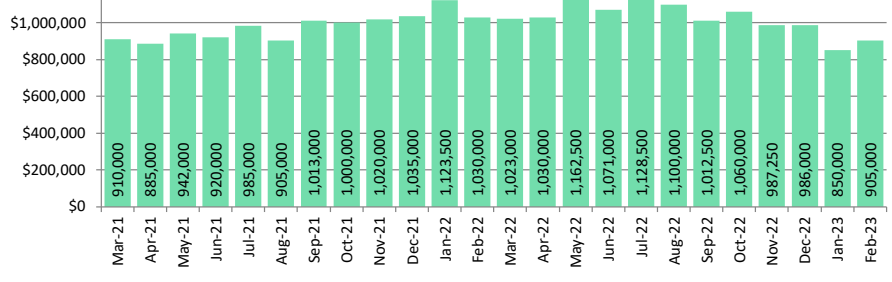
Closed Sales: Single-Family Homes



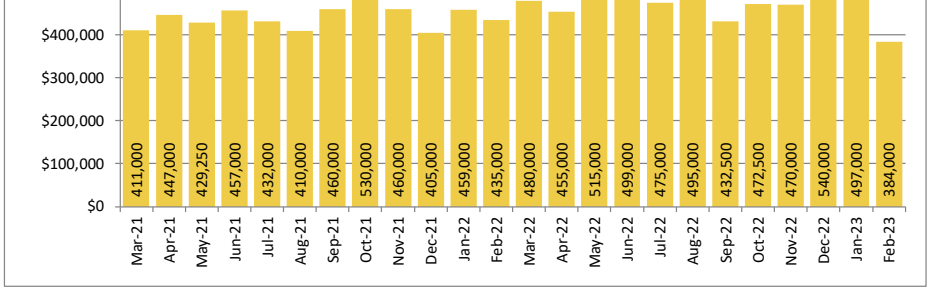
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

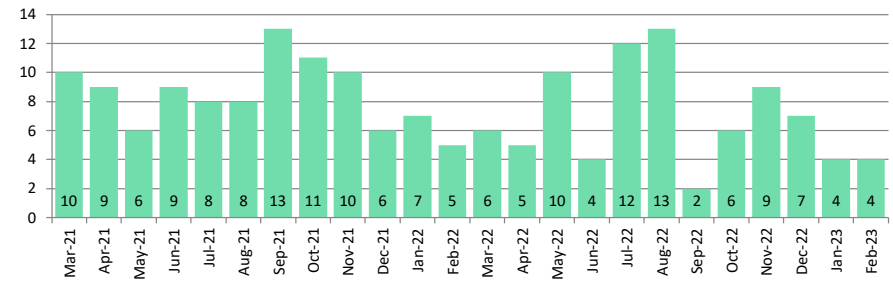
Wahiawa

1-7-1 to 1-7-7

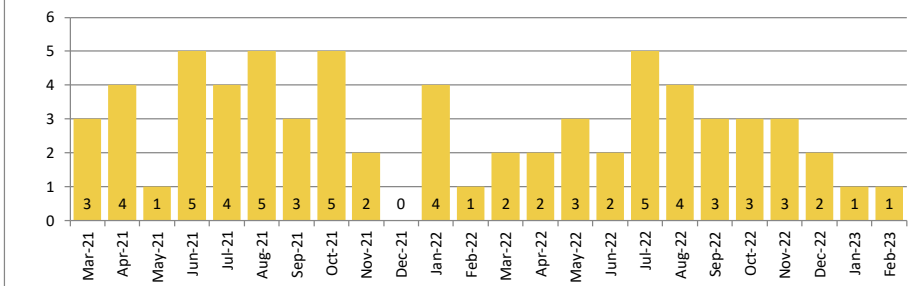
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	4	5	-20%	8	12	-33%
Median Sales Price	$750,000	$876,000	-14%	$765,000	$900,500	-15%
Percent of Original List Price Received	95.2%	104.3%	-9%	93.2%	103.9%	-10%
Median Days on Market	39	12	225%	46	12	283%
New Listings	4	6	-33%	8	16	-50%
Pending Sales	2	7	-71%	6	10	-40%
Active Inventory	11	7	57%	-	-	-
Total Inventory In Escrow	7	11	-36%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	1	1	0%	2	5	-60%
Median Sales Price	$101,266	$130,000	-22%	$176,633	$130,000	36%
Percent of Original List Price Received	96.9%	100.0%	-3%	98.9%	100.0%	-1%
Median Days on Market	34	44	-23%	22	16	38%
New Listings	1	0	-	4	4	0%
Pending Sales	1	1	0%	4	3	33%
Active Inventory	2	3	-33%	-	-	-
Total Inventory In Escrow	4	4	0%	-	-	-

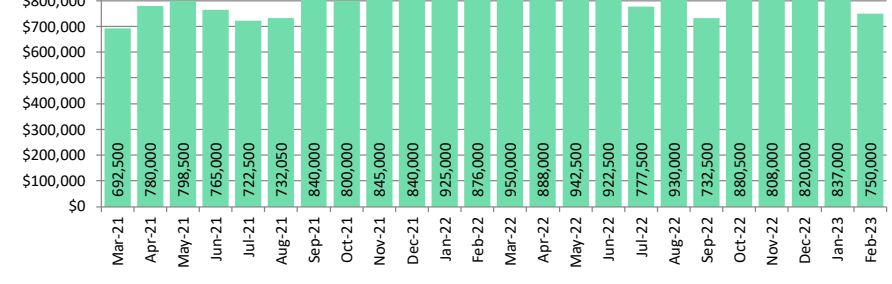
Closed Sales: Single-Family Homes



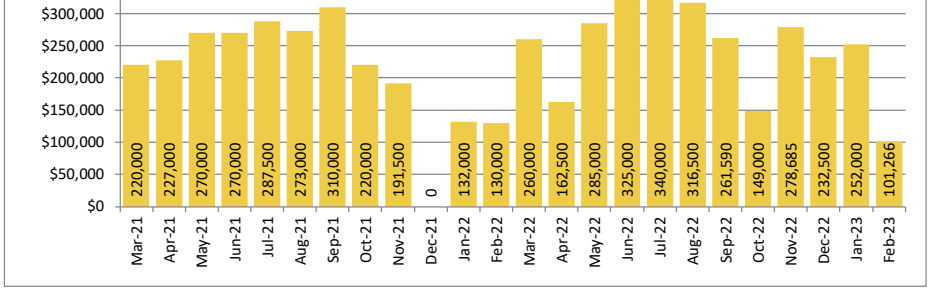
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

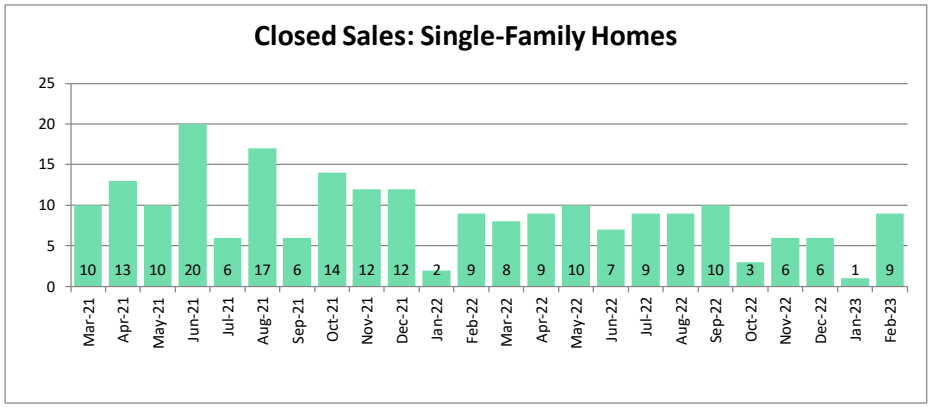
February 2023

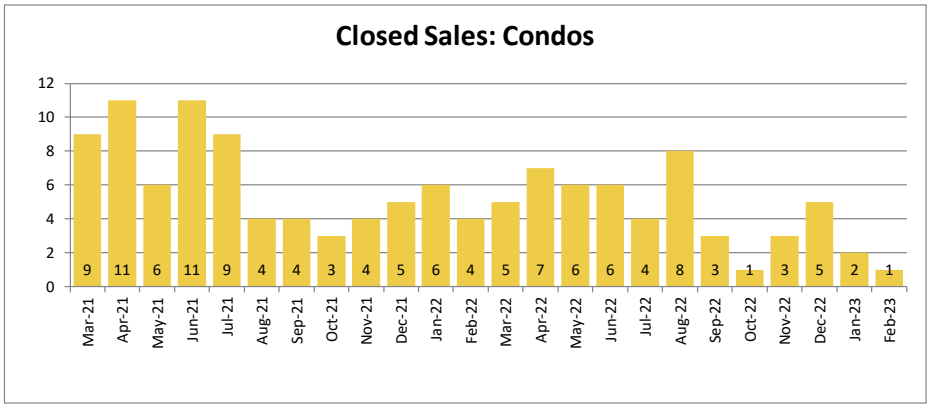
Waialae - Kahala

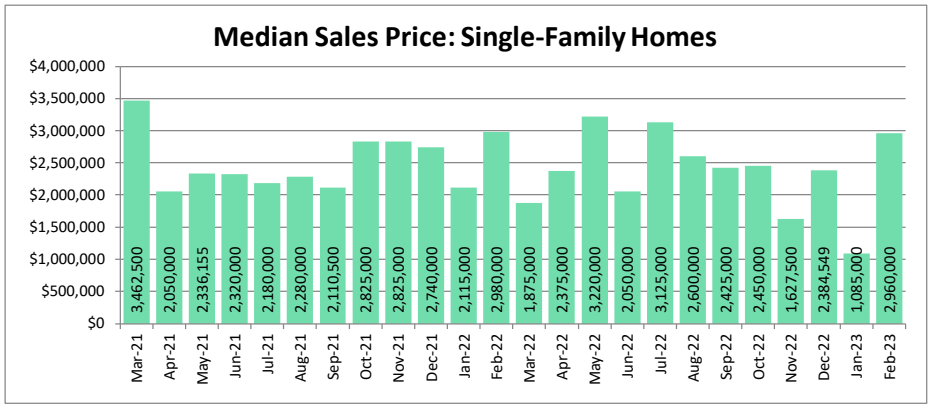
1-3-5

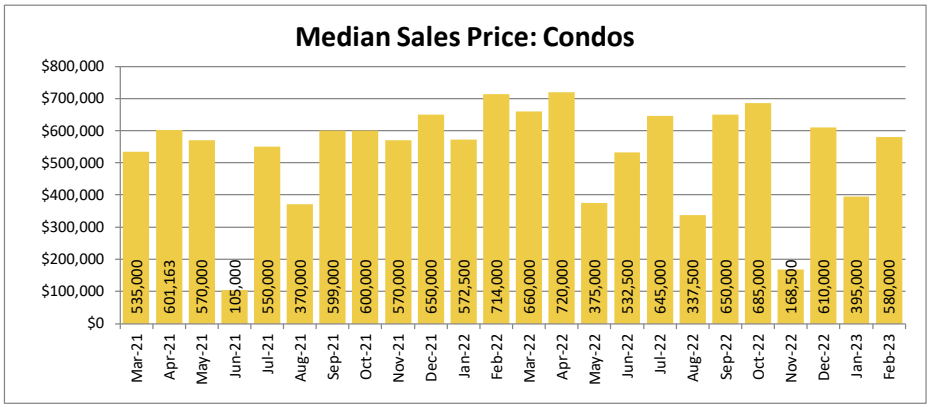
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	9	9	0%	10	11	-9%
Median Sales Price	$2,960,000	$2,980,000	-1%	$2,730,000	$2,750,000	-1%
Percent of Original List Price Received	97.0%	96.1%	1%	95.7%	100.0%	-4%
Median Days on Market	80	30	167%	76	17	347%
New Listings	5	8	-38%	10	17	-41%
Pending Sales	8	6	33%	17	14	21%
Active Inventory	21	17	24%	-	-	-
Total Inventory In Escrow	10	10	0%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	1	4	-75%	3	10	-70%
Median Sales Price	$580,000	$714,000	-19%	$580,000	$649,000	-11%
Percent of Original List Price Received	96.7%	100.1%	-3%	98.7%	100.5%	-2%
Median Days on Market	4	33	-88%	11	11	0%
New Listings	5	9	-44%	8	13	-38%
Pending Sales	4	7	-43%	6	12	-50%
Active Inventory	6	6	0%	-	-	-
Total Inventory In Escrow	5	8	-38%	-	-	-









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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

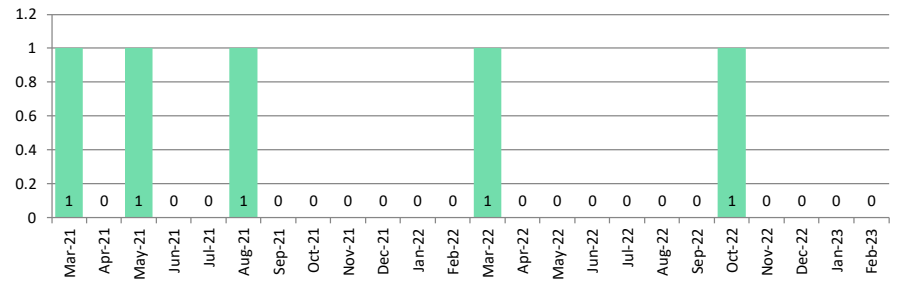
Waikiki

1-2-6

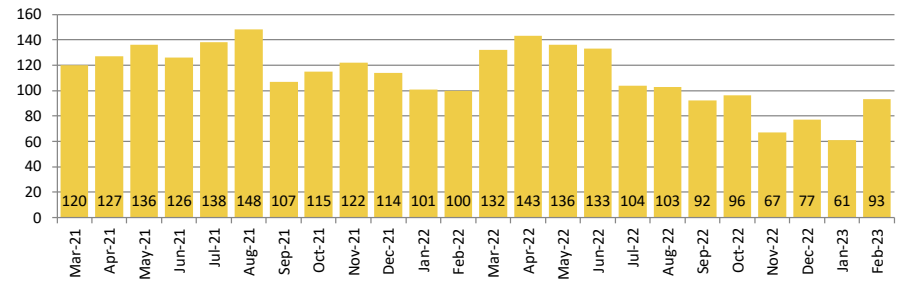
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	0	0	-	0	0	-
Median Sales Price	-	-	-	-	-	-
Percent of Original List Price Received	-	-	-	-	-	-
Median Days on Market	-	-	-	-	-	-
New Listings	0	0	-	0	0	-
Pending Sales	0	0	-	0	0	-
Active Inventory	0	0	-	-	-	-
Total Inventory In Escrow	0	1	-100%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	93	100	-7%	154	201	-23%
Median Sales Price	$390,000	$382,500	2%	$403,750	$403,000	0%
Percent of Original List Price Received	96.7%	98.2%	-2%	96.6%	97.9%	-1%
Median Days on Market	25	19	32%	26	27	-4%
New Listings	100	170	-41%	229	341	-33%
Pending Sales	84	140	-40%	174	261	-33%
Active Inventory	381	367	4%	-	-	-
Total Inventory In Escrow	127	197	-36%	-	-	-

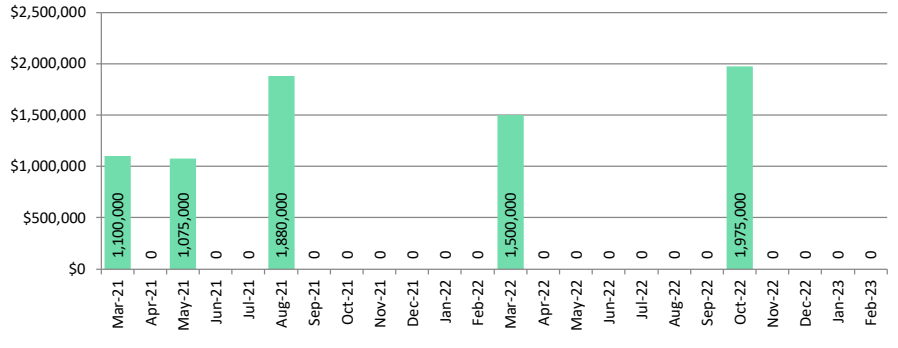
Closed Sales: Single-Family Homes



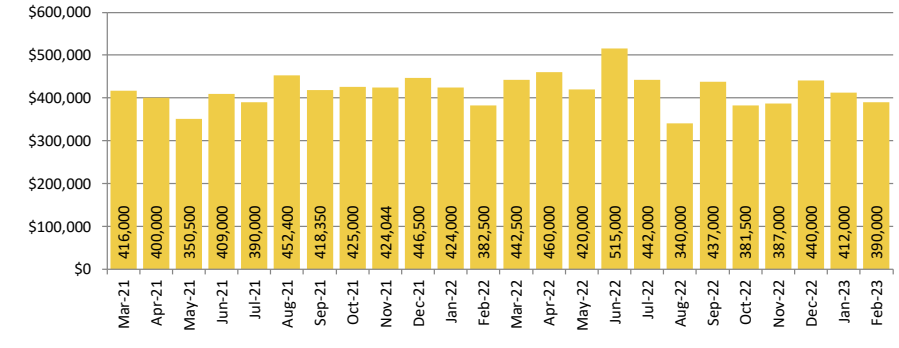
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

Honolulu Board of REALTORS®

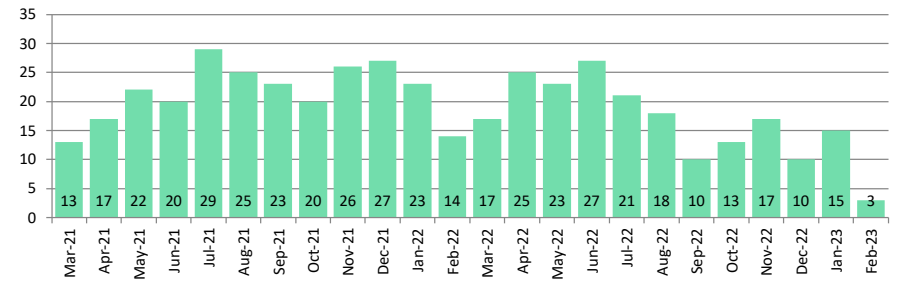
Waipahu

1-9-4

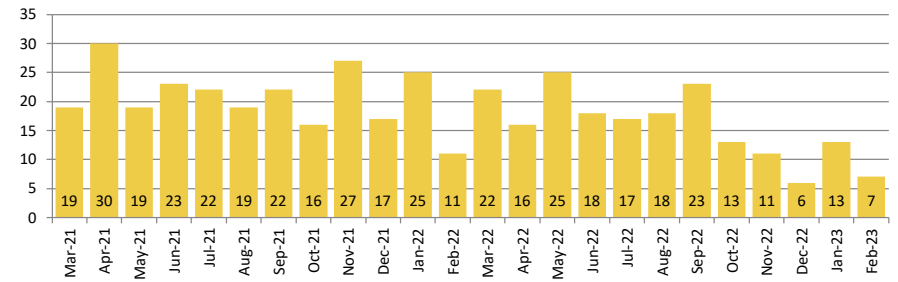
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	3	14	-79%	18	37	-51%
Median Sales Price	$888,000	$974,986	-9%	$915,000	$905,000	1%
Percent of Original List Price Received	98.8%	100.8%	-2%	99.9%	102.3%	-2%
Median Days on Market	60	14	329%	15	10	50%
New Listings	12	22	-45%	24	37	-35%
Pending Sales	15	16	-6%	28	31	-10%
Active Inventory	28	17	65%	-	-	-
Total Inventory In Escrow	28	30	-7%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	7	11	-36%	20	36	-44%
Median Sales Price	$375,000	$485,500	-23%	$497,000	$487,750	2%
Percent of Original List Price Received	100.0%	102.0%	-2%	100.0%	101.9%	-2%
Median Days on Market	12	6	100%	13	9	44%
New Listings	12	18	-33%	25	41	-39%
Pending Sales	11	19	-42%	22	36	-39%
Active Inventory	15	11	36%	-	-	-
Total Inventory In Escrow	20	31	-35%	-	-	-

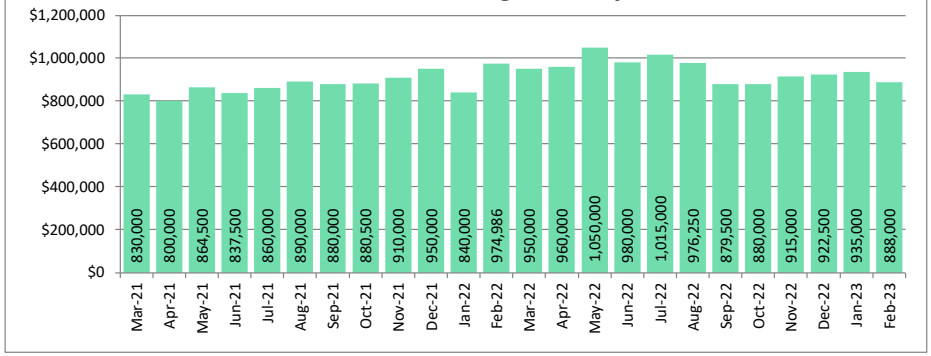
Closed Sales: Single-Family Homes



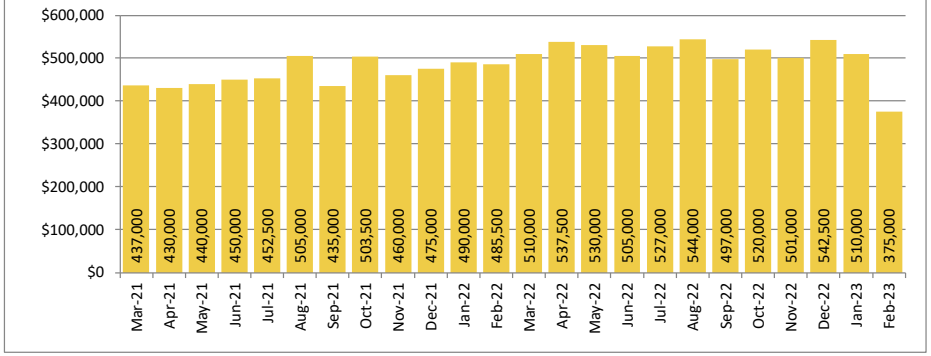
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

February 2023

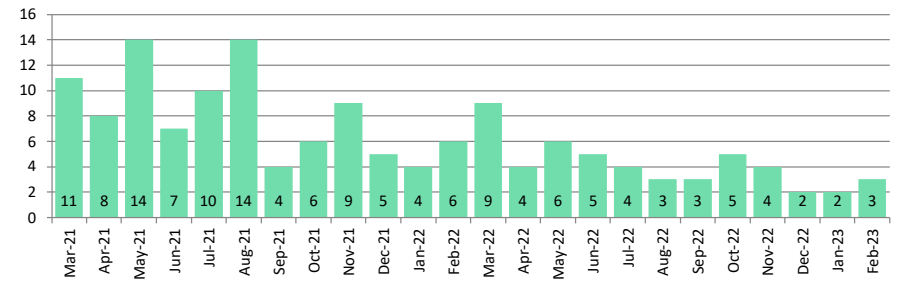
Windward Coast

1-4-8 to 1-5-5

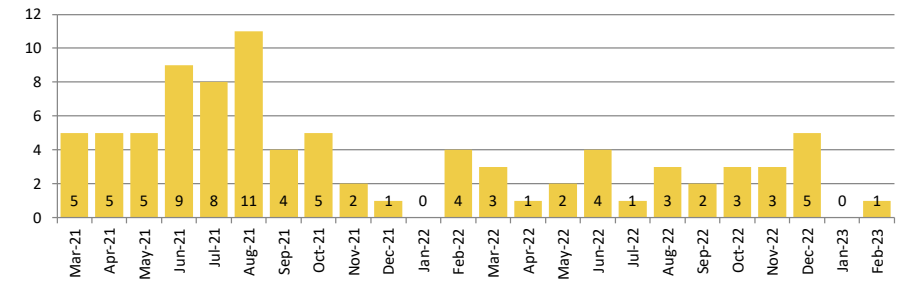
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	3	6	-50%	5	10	-50%
Median Sales Price	$1,080,000	$1,477,500	-27%	$1,080,000	$1,585,000	-32%
Percent of Original List Price Received	87.3%	97.7%	-11%	100.0%	97.7%	2%
Median Days on Market	11	75	-85%	11	75	-85%
New Listings	2	7	-71%	9	18	-50%
Pending Sales	3	6	-50%	10	17	-41%
Active Inventory	12	15	-20%	-	-	-
Total Inventory In Escrow	9	13	-31%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	1	4	-75%	1	4	-75%
Median Sales Price	$475,000	$220,000	116%	$475,000	$220,000	116%
Percent of Original List Price Received	96.0%	94.5%	2%	96.0%	94.5%	2%
Median Days on Market	28	46	-39%	28	46	-39%
New Listings	3	3	0%	3	7	-57%
Pending Sales	1	1	0%	2	6	-67%
Active Inventory	4	4	0%	-	-	-
Total Inventory In Escrow	5	4	25%	-	-	-

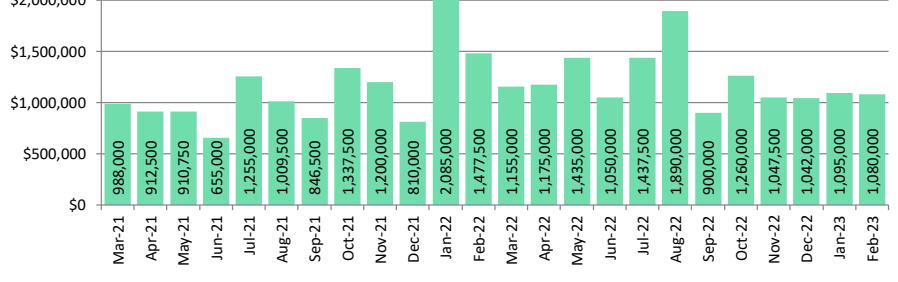
Closed Sales: Single-Family Homes



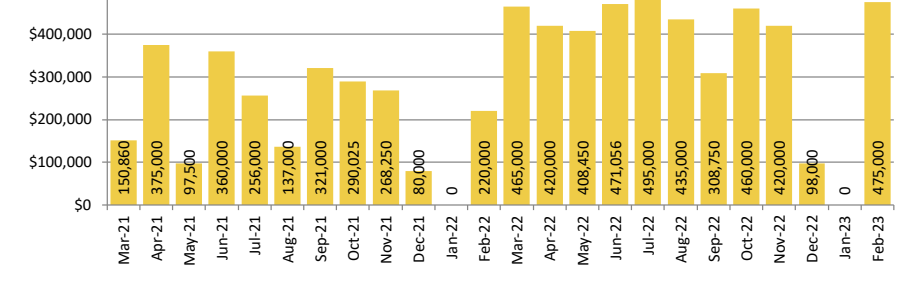
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Local Market Update

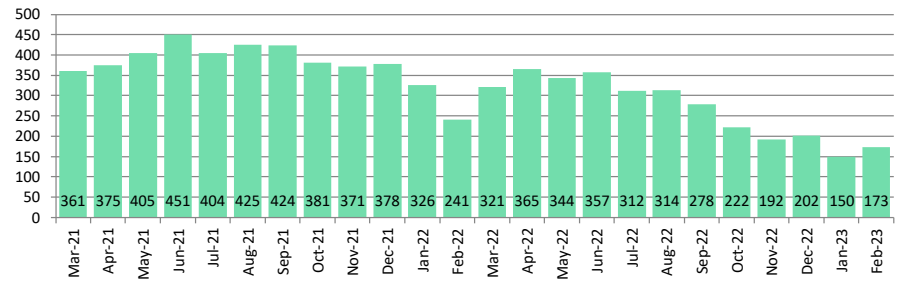
February 2023

Oahu - Islandwide

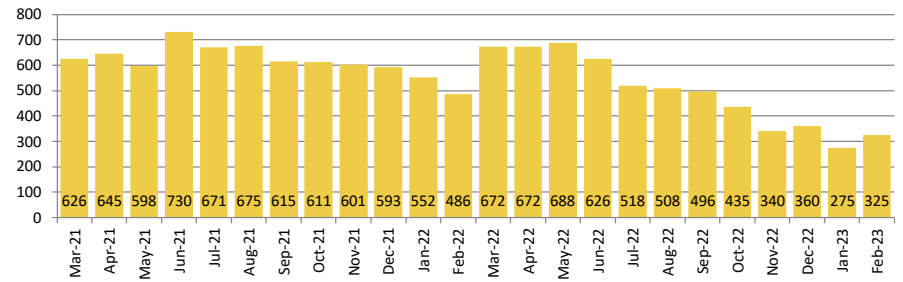
Single-Family Homes	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	173	241	-28%	323	567	-43%
Median Sales Price	$987,000	$1,125,000	-12%	$980,000	$1,084,250	-10%
Percent of Original List Price Received	96.0%	100.8%	-5%	95.9%	101.2%	-5%
Median Days on Market	47	13	262%	35	12	192%
New Listings	233	367	-37%	501	687	-27%
Pending Sales	217	316	-31%	484	631	-23%
Active Inventory	547	348	57%	-	-	-
Total Inventory In Escrow	386	544	-29%	-	-	-

Condos	February			Year to Date		
	2023	2022	Change	2023	2022	Change
Closed Sales	325	486	-33%	600	1,038	-42%
Median Sales Price	$480,000	$497,000	-3%	$485,000	$500,000	-3%
Percent of Original List Price Received	98.0%	100.0%	-2%	98.1%	100.0%	-2%
Median Days on Market	28	14	100%	26	14	86%
New Listings	463	739	-37%	986	1,405	-30%
Pending Sales	399	643	-38%	777	1,217	-36%
Active Inventory	1,177	989	19%	-	-	-
Total Inventory In Escrow	592	946	-37%	-	-	-

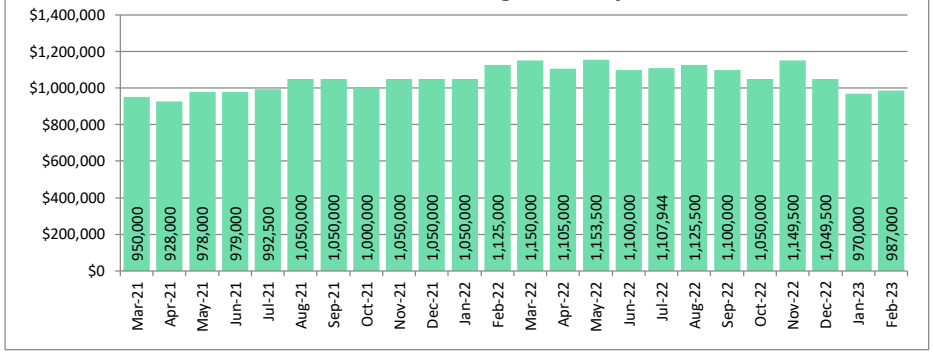
Closed Sales: Single-Family Homes



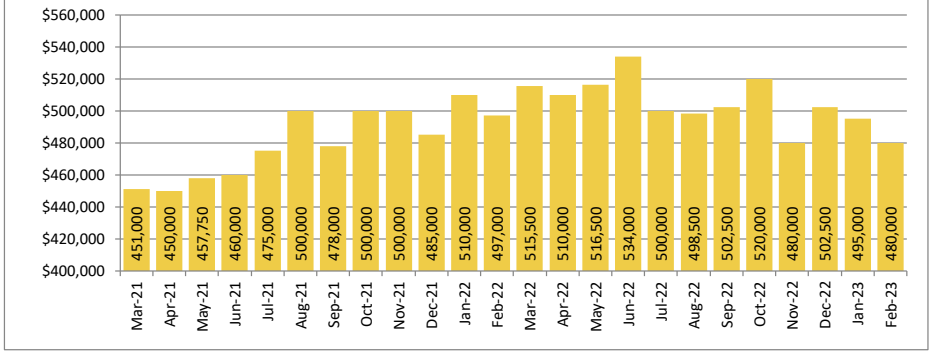
Closed Sales: Condos



Median Sales Price: Single-Family Homes



Median Sales Price: Condos



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

©Copyright 2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
Central Region																
LAUNANI VALLEY	--	$ 947,500	--	--	--	2	--	--	--	$ 947,500	--	--	--	2	--	--
MILILANI AREA	$ 1,146,000	$ 980,000	16.9%	$ 166,000	4	5	-20.0%	-1	$ 1,031,000	$ 1,047,500	-1.6%	$ (16,500)	6	16	-62.5%	-10
MILILANI MAUKA	--	$ 1,466,250	--	--	--	2	--	--	--	$ 1,267,000	--	--	--	5	--	--
WAHIAWA AREA	$ 750,000	$ 668,000	12.3%	$ 82,000	3	1	200.0%	2	$ 765,000	$ 862,000	-11.3%	$ (97,000)	6	4	50.0%	2
WAHIAWA HEIGHTS	--	$ 1,377,500	--	--	--	2	--	--	$ 950,000	$ 1,005,000	-5.5%	$ (55,000)	1	5	-80.0%	-4
WAHIAWA PARK	--	$ 850,000	--	--	--	1	--	--	--	$ 852,500	--	--	--	2	--	--
WAIPIO ACRES/WAIKALANI WOODLANDS	--	--	--	--	--	--	--	--	--	$ 983,000	--	--	--	2	--	--
WHITMORE VILLAGE	$ 750,000	$ 876,000	-14.4%	$ (126,000)	1	1	0.0%	0	$ 750,000	$ 876,000	-14.4%	$ (126,000)	1	1	0.0%	0
Central Region	**$ 880,000**	**$ 967,500**	**-9.0%**	**$ (87,500)**	**8**	**14**	**-42.9%**	**-6**	**$ 880,000**	**$ 1,000,000**	**-12.0%**	**$ (120,000)**	**14**	**37**	**-62.2%**	**-23**
Diamond Head Region																
AINA HAINA AREA	--	$ 2,250,000	--	--	--	1	--	--	--	$ 2,250,000	--	--	--	1	--	--
DIAMOND HEAD	$ 5,000,000	$ 5,025,000	-0.5%	$ (25,000)	1	3	-66.7%	-2	$ 5,000,000	$ 4,862,500	2.8%	$ 137,500	1	6	-83.3%	-5
HAWAII LOA RIDGE	$ 4,290,000	$ 3,675,000	16.7%	$ 615,000	2	2	0.0%	0	$ 2,929,000	$ 3,675,000	-20.3%	$ (746,000)	4	2	100.0%	2
KAHALA AREA	$ 3,290,000	$ 3,350,000	-1.8%	$ (60,000)	4	3	33.3%	1	$ 3,290,000	$ 3,350,000	-1.8%	$ (60,000)	4	3	33.3%	1
KAHALA-PUUPANINI	$ 2,202,500	$ 3,025,000	-27.2%	$ (822,500)	2	1	100.0%	1	$ 1,840,000	$ 2,512,500	-26.8%	$ (672,500)	3	2	50.0%	1
KAI NANI	--	$ 8,250,000	--	--	--	1	--	--	--	$ 8,250,000	--	--	--	1	--	--
KAIMUKI	$ 1,112,500	$ 1,150,000	-3.3%	$ (37,500)	2	1	100.0%	1	$ 1,112,500	$ 1,170,000	-4.9%	$ (57,500)	2	6	-66.7%	-4
KALANI IKI	--	--	--	--	--	--	--	--	--	$ 1,480,000	--	--	--	1	--	--
KAPAHULU	--	$ 1,600,000	--	--	--	2	--	--	$ 1,200,000	$ 1,600,000	-25.0%	$ (400,000)	1	2	-50.0%	-1
KULIOUOU	$ 1,875,000	$ 1,300,000	44.2%	$ 575,000	1	1	0.0%	0	$ 1,875,000	$ 1,325,000	41.5%	$ 550,000	1	5	-80.0%	-4
MAUNALANI HEIGHTS	$ 1,198,000	$ 2,955,000	-59.5%	$ (1,757,000)	1	3	-66.7%	-2	$ 1,198,000	$ 2,955,000	-59.5%	$ (1,757,000)	1	3	-66.7%	-2
NIU BEACH	--	--	--	--	--	--	--	--	$ 3,400,000	--	--	--	1	--	--	--
NIU VALLEY	$ 1,105,000	$ 1,505,000	-26.6%	$ (400,000)	1	1	0.0%	0	$ 1,285,000	$ 1,427,500	-10.0%	$ (142,500)	3	2	50.0%	1
PALOLO	$ 918,000	$ 1,555,000	-41.0%	$ (637,000)	1	2	-50.0%	-1	$ 918,000	$ 1,555,000	-41.0%	$ (637,000)	3	4	-25.0%	-1
ST. LOUIS	--	$ 1,200,000	--	--	--	1	--	--	--	$ 1,219,000	--	--	--	4	--	--
WAIALAE IKI	$ 2,380,000	$ 2,440,000	-2.5%	$ (60,000)	2	4	-50.0%	-2	$ 1,830,000	$ 2,750,000	-33.5%	$ (920,000)	3	5	-40.0%	-2
WAIALAE NUI RDGE	$ 2,322,500	$ 1,712,500	35.6%	$ 610,001	2	2	0.0%	0	$ 2,322,500	$ 1,712,500	35.6%	$ 610,001	2	2	0.0%	0
WAIALAE NUI-LWR	--	--	--	--	--	--	--	--	$ 1,085,000	--	--	--	1	--	--	--
WAILUPE BCH	$ 4,800,000	--	--	--	1	--	--	--	$ 4,800,000	--	--	--	1	--	--	--
WILHELMINA	$ 1,765,000	$ 1,430,000	23.4%	$ 335,000	2	1	100.0%	1	$ 1,765,000	$ 1,525,000	15.7%	$ 240,000	2	4	-50.0%	-2
Diamond Head Region	**$ 2,275,000**	**$ 2,250,000**	**1.1%**	**$ 25,000**	**22**	**29**	**-24.1%**	**-7**	**$ 1,840,000**	**$ 1,795,000**	**2.5%**	**$ 45,000**	**33**	**53**	**-37.7%**	**-20**
Ewa Plain Region																
EWA BEACH	$ 840,000	$ 967,500	-13.2%	$ (127,500)	3	6	-50.0%	-3	$ 772,500	$ 967,500	-20.2%	$ (195,000)	6	8	-25.0%	-2
EWA GEN ALII COURT	--	--	--	--	--	--	--	--	--	$ 790,000	--	--	--	1	--	--
EWA GEN ALII COVE	--	$ 775,000	--	--	--	1	--	--	--	$ 775,000	--	--	--	1	--	--
EWA GEN BREAKERS	--	$ 1,185,000	--	--	--	1	--	--	--	$ 1,185,000	--	--	--	1	--	--
EWA GEN CORAL RIDGE	--	--	--	--	--	--	--	--	--	$ 1,200,000	--	--	--	1	--	--
EWA GEN CORTEBELLA	--	--	--	--	--	--	--	--	--	$ 725,000	--	--	--	2	--	--
EWA GEN HALEAKEA	$ 1,350,000	--	--	--	2	--	--	--	$ 1,350,000	$ 1,367,500	-1.3%	$ (17,500)	2	2	0.0%	0
EWA GEN KEALII	--	$ 1,550,000	--	--	--	1	--	--	--	$ 1,550,000	--	--	--	1	--	--
EWA GEN KULA LEI	$ 865,000	$ 970,000	-10.8%	$ (105,000)	1	2	-50.0%	-1	$ 865,000	$ 957,500	-9.7%	$ (92,500)	1	3	-66.7%	-2
EWA GEN LAS BRISAS	$ 685,000	$ 760,000	-9.9%	$ (75,000)	1	3	-66.7%	-2	$ 685,000	$ 760,000	-9.9%	$ (75,000)	1	5	-80.0%	-4

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
EWA GEN LATITUDES	$ 1,089,000	$ 979,000	11.2%	$ 110,000	1	2	-50.0%	-1	$ 1,089,000	$ 975,000	11.7%	$ 114,000	1	3	-66.7%	-2
EWA GEN LAULANI	--	$ 789,000	--	--	--	1	--	--	$ 810,000	$ 839,500	-3.5%	$ (29,500)	1	2	-50.0%	-1
EWA GEN LAULANI-TIDES	$ 800,000	$ 848,000	-5.7%	$ (48,000)	1	2	-50.0%	-1	$ 795,000	$ 845,000	-5.9%	$ (50,000)	2	3	-33.3%	-1
EWA GEN LOMBARD WAY	$ 675,000	--	--	--	1	--	--	--	$ 670,000	--	--	--	2	--	--	--
EWA GEN MERIDIAN	--	$ 860,000	--	--	--	1	--	--	--	$ 860,000	--	--	--	1	--	--
EWA GEN MONTECITO/TUSCANY	--	$ 818,000	--	--	--	1	--	--	--	$ 800,000	--	--	--	3	--	--
EWA GEN NORTHPARK	$ 840,000	--	--	--	1	--	--	--	$ 840,000	--	--	--	1	--	--	--
EWA GEN PARKSIDE	$ 875,000	--	--	--	1	--	--	--	$ 875,000	$ 910,000	-3.8%	$ (35,000)	1	1	0.0%	0
EWA GEN PRESCOTT	$ 910,000	$ 1,000,500	-9.0%	$ (90,500)	1	2	-50.0%	-1	$ 910,000	$ 1,000,500	-9.0%	$ (90,500)	1	4	-75.0%	-3
EWA GEN SANDALWOOD	$ 1,068,000	--	--	--	1	--	--	--	$ 1,068,000	--	--	--	1	--	--	--
EWA GEN SODA CREEK	--	$ 770,000	--	--	--	1	--	--	$ 712,500	$ 770,000	-7.5%	$ (57,500)	2	1	100.0%	1
EWA GEN SONOMA	--	$ 1,135,500	--	--	--	1	--	--	--	$ 1,135,500	--	--	--	1	--	--
EWA GEN SUMMERHILL	--	--	--	--	--	--	--	--	--	$ 900,000	--	--	--	1	--	--
EWA GEN SUN TERRA	--	--	--	--	--	--	--	--	--	$ 700,000	--	--	--	1	--	--
EWA GEN SUN TERRA ON THE PARK	--	--	--	--	--	--	--	--	--	$ 925,000	--	--	--	1	--	--
EWA GEN SUN TERRA SOUTH	$ 810,000	$ 833,500	-2.8%	$ (23,500)	1	3	-66.7%	-2	$ 810,000	$ 833,500	-2.8%	$ (23,500)	1	5	-80.0%	-4
EWA GEN TERRAZZA	$ 781,000	$ 850,000	-8.1%	$ (69,000)	1	1	0.0%	0	$ 781,000	$ 810,000	-3.6%	$ (29,000)	1	3	-66.7%	-2
EWA GEN TIBURON	--	--	--	--	--	--	--	--	--	$ 795,000	--	--	--	2	--	--
EWA GEN TUSCANY II	--	--	--	--	--	--	--	--	$ 840,000	--	--	--	1	--	--	--
EWA GEN WOODBRIDGE	--	$ 1,367,500	--	--	--	2	--	--	--	$ 1,335,000	--	--	--	3	--	--
EWA GEN-SEABRIDGE	--	$ 845,000	--	--	--	2	--	--	$ 825,000	$ 845,000	-2.4%	$ (20,000)	2	2	0.0%	0
EWA VILLAGES	$ 842,500	$ 765,000	10.1%	$ 77,500	2	3	-33.3%	-1	$ 775,000	$ 766,000	1.2%	$ 9,000	5	7	-28.6%	-2
EWA VILLAGES-HOONANI	--	$ 867,000	--	--	--	1	--	--	--	$ 867,000	--	--	--	1	--	--
HAWAIIAN HOMES LAND	--	$ 680,000	--	--	--	1	--	--	--	$ 680,000	--	--	--	1	--	--
HOAKALEI-KA MAKANA	$ 1,160,200	$ 1,312,000	-11.6%	$ (151,800)	2	4	-50.0%	-2	$ 1,160,200	$ 1,150,000	0.9%	$ 10,200	2	11	-81.8%	-9
HOAKALEI-KIPUKA	$ 1,125,000	--	--	--	1	--	--	--	$ 1,267,500	$ 1,407,500	-9.9%	$ (140,000)	2	2	0.0%	0
HOAKALEI-KUAPAPA	$ 1,267,500	--	--	--	2	--	--	--	$ 1,145,000	$ 1,262,500	-9.3%	$ (117,500)	4	4	0.0%	0
HOOPILI-AULU	--	--	--	--	--	--	--	--	--	$ 1,202,000	--	--	--	1	--	--
HOOPILI-ILIAHI	--	--	--	--	--	--	--	--	--	$ 876,500	--	--	--	2	--	--
HOOPILI-MAMAKA	$ 799,000	--	--	--	1	--	--	--	$ 799,000	--	--	--	1	--	--	--
KAPOLEI	$ 950,000	$ 892,500	6.4%	$ 57,500	1	2	-50.0%	-1	$ 865,000	$ 885,000	-2.3%	$ (20,000)	4	3	33.3%	1
KAPOLEI KNOLLS	$ 1,150,000	$ 1,035,000	11.1%	$ 115,000	1	2	-50.0%	-1	$ 1,150,000	$ 1,050,000	9.5%	$ 100,000	1	5	-80.0%	-4
KAPOLEI-AELOA	$ 999,000	--	--	--	1	--	--	--	$ 999,000	$ 851,000	17.4%	$ 148,000	1	1	0.0%	0
KAPOLEI-IWALANI	$ 810,000	$ 1,031,000	-21.4%	$ (221,000)	1	3	-66.7%	-2	$ 810,000	$ 1,031,000	-21.4%	$ (221,000)	1	3	-66.7%	-2
KAPOLEI-KAI	--	--	--	--	--	--	--	--	--	$ 860,000	--	--	--	1	--	--
KAPOLEI-KAWENA AT MEHANA	--	--	--	--	--	--	--	--	--	$ 920,000	--	--	--	1	--	--
KAPOLEI-KEKUILANI	--	--	--	--	--	--	--	--	--	$ 720,000	--	--	--	2	--	--
KAPOLEI-MALANAI	$ 890,000	--	--	--	1	--	--	--	$ 890,000	--	--	--	1	--	--	--
KAPOLEI-MEHANA-KUKUNA	$ 900,000	$ 880,000	2.3%	$ 20,000	1	1	0.0%	0	$ 900,000	$ 880,000	2.3%	$ 20,000	1	1	0.0%	0
KAPOLEI-MEHANA-LA HIKI	--	--	--	--	--	--	--	--	--	$ 950,000	--	--	--	1	--	--
KAPOLEI-MEHANA-OLINO	$ 1,049,000	--	--	--	1	--	--	--	$ 1,049,000	--	--	--	1	--	--	--
LEEWARD ESTATES	--	$ 1,100,000	--	--	--	1	--	--	--	$ 1,010,000	--	--	--	2	--	--
NANAKAI GARDENS	$ 750,000	$ 880,000	-14.8%	$ (130,000)	1	1	0.0%	0	$ 750,000	$ 880,000	-14.8%	$ (130,000)	1	1	0.0%	0
OCEAN POINTE	$ 960,000	$ 994,000	-3.4%	$ (34,000)	1	4	-75.0%	-3	$ 900,000	$ 937,500	-4.0%	$ (37,500)	2	16	-87.5%	-14
WESTLOCH ESTATES	$ 850,000	--	--	--	1	--	--	--	$ 850,000	$ 960,000	-11.5%	$ (110,000)	1	2	-50.0%	-1
WESTLOCH FAIRWAY	--	$ 890,000	--	--	--	1	--	--	$ 885,000	$ 890,000	-0.6%	$ (5,000)	1	2	-50.0%	-1
Ewa Plain Region	**$ 905,000**	**$ 900,000**	**0.6%**	**$ 5,000**	**34**	**57**	**-40.4%**	**-23**	**$ 840,000**	**$ 917,500**	**-8.4%**	**$ (77,500)**	**56**	**132**	**-57.6%**	**-76**

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
Hawaii Kai Region																
ANCHORAGE	--	$ 1,875,000	--	--	--	1	--	--	--	$ 1,875,000	--	--	--	1	--	--
HAHAIONE-LOWER	$ 1,150,000	--	--	--	1	--	--	--	$ 1,150,000	$ 1,160,000	-0.9%	$ (10,000)	1	1	0.0%	0
KALAMA VALLEY	$ 1,660,000	--	--	--	1	--	--	--	$ 1,360,000	$ 1,515,000	-10.2%	$ (155,000)	3	4	-25.0%	-1
KAMILOIKI	$ 1,375,000	--	--	--	1	--	--	--	$ 1,216,000	--	--	--	2	--	--	--
KOKO HEAD TERRACE	--	$ 1,061,650	--	--	--	2	--	--	$ 1,272,500	$ 1,290,000	-1.4%	$ (17,500)	2	8	-75.0%	-6
KOKO KAI	--	$ 3,946,250	--	--	--	2	--	--	--	$ 3,946,250	--	--	--	2	--	--
KOKO VILLAS	$ 2,044,000	$ 2,550,000	-19.8%	$ (506,000)	2	1	100.0%	1	$ 2,044,000	$ 2,550,000	-19.8%	$ (506,000)	2	1	100.0%	1
MARINERS COVE	$ 1,724,500	$ 1,510,000	14.2%	$ 214,500	2	1	100.0%	1	$ 1,724,500	$ 1,510,000	14.2%	$ 214,500	2	5	-60.0%	-3
MARINERS RIDGE	$ 1,425,000	--	--	--	1	--	--	--	$ 1,425,000	$ 1,900,000	-25.0%	$ (475,000)	1	1	0.0%	0
MARINERS VALLEY	--	--	--	--	--	--	--	--	--	$ 1,330,000	--	--	--	4	--	--
NAPALI HAWEO	--	$ 1,995,000	--	--	--	1	--	--	--	$ 1,995,000	--	--	--	1	--	--
PORTLOCK	$ 8,250,000	$ 2,600,000	217.3%	$ 5,650,000	1	1	0.0%	0	$ 8,250,000	$ 3,080,000	167.9%	$ 5,170,000	1	3	-66.7%	-2
SPINNAKER ISLE	$ 2,025,000	$ 1,850,000	9.5%	$ 175,000	1	1	0.0%	0	$ 2,025,000	$ 1,850,000	9.5%	$ 175,000	1	1	0.0%	0
TRIANGLE	$ 1,810,000	--	--	--	1	--	--	--	$ 1,810,000	--	--	--	1	--	--	--
WEST MARINA	--	$ 1,500,000	--	--	--	1	--	--	--	$ 1,355,000	--	--	--	2	--	--
Hawaii Kai Region	**$ 1,700,000**	**$ 1,875,000**	**-9.3%**	**$ (175,000)**	**11**	**11**	**0.0%**	**0**	**$ 1,437,500**	**$ 1,500,000**	**-4.2%**	**$ (62,500)**	**16**	**34**	**-52.9%**	**-18**
Kailua Region																
AIKAHI PARK	$ 2,100,000	--	--	--	1	--	--	--	$ 1,850,000	--	--	--	2	--	--	--
BEACHSIDE	--	$ 4,800,000	--	--	--	1	--	--	$ 10,300,000	$ 3,500,000	194.3%	$ 6,800,000	1	3	-66.7%	-2
COCONUT GROVE	$ 1,359,250	$ 1,150,000	18.2%	$ 209,250	2	5	-60.0%	-3	$ 1,336,750	$ 1,250,000	6.9%	$ 86,750	6	11	-45.5%	-5
ENCHANTED LAKE	$ 2,112,500	$ 1,615,000	30.8%	$ 497,500	2	2	0.0%	0	$ 1,611,000	$ 1,680,000	-4.1%	$ (69,000)	5	7	-28.6%	-2
HILLCREST	$ 2,250,000	--	--	--	1	--	--	--	$ 2,250,000	--	--	--	1	--	--	--
KAILUA BLUFFS	$ 1,350,000	$ 1,410,000	-4.3%	$ (60,000)	1	2	-50.0%	-1	$ 1,612,500	$ 1,410,000	14.4%	$ 202,500	2	2	0.0%	0
KAILUA ESTATES	--	$ 2,200,000	--	--	--	1	--	--	--	$ 2,200,000	--	--	--	1	--	--
KALAHEO HILLSIDE	--	--	--	--	--	--	--	--	--	$ 1,700,000	--	--	--	1	--	--
KALAMA TRACT	$ 2,000,000	$ 1,850,000	8.1%	$ 150,000	1	1	0.0%	0	$ 2,000,000	$ 1,850,000	8.1%	$ 150,000	1	3	-66.7%	-2
KALAMA/CNUT GROV	--	--	--	--	--	--	--	--	--	$ 1,375,000	--	--	--	1	--	--
KAOPA	--	--	--	--	--	--	--	--	$ 1,475,000	$ 1,277,500	15.5%	$ 197,500	1	2	-50.0%	-1
KEOLU HILLS	$ 1,475,000	$ 1,242,500	18.7%	$ 232,500	3	2	50.0%	1	$ 1,312,500	$ 1,300,000	1.0%	$ 12,500	4	8	-50.0%	-4
KOOLAUPOKO	--	$ 1,605,000	--	--	--	2	--	--	$ 2,300,000	$ 1,910,000	20.4%	$ 390,000	1	3	-66.7%	-2
KUULEI TRACT	$ 1,450,000	--	--	--	2	--	--	--	$ 1,450,000	$ 1,757,500	-17.5%	$ (307,500)	2	1	100.0%	1
LANIKAI	$ 6,697,500	$ 6,387,500	4.9%	$ 310,000	2	2	0.0%	0	$ 6,697,500	$ 6,500,000	3.0%	$ 197,500	2	5	-60.0%	-3
MAUNAWILI	--	$ 1,845,000	--	--	--	1	--	--	--	$ 1,725,000	--	--	--	2	--	--
OLOMANA	$ 1,225,000	$ 1,450,000	-15.5%	$ (225,000)	1	1	0.0%	0	$ 1,512,500	$ 1,450,000	4.3%	$ 62,500	2	3	-33.3%	-1
POHAKUPU	$ 1,350,000	--	--	--	1	--	--	--	$ 1,350,000	--	--	--	1	--	--	--
WAIMANALO	$ 815,000	$ 770,000	5.8%	$ 45,000	3	2	50.0%	1	$ 625,000	$ 770,000	-18.8%	$ (145,000)	5	2	150.0%	3
Kailua Region	**$ 1,420,000**	**$ 1,470,000**	**-3.4%**	**$ (50,000)**	**20**	**22**	**-9.1%**	**-2**	**$ 1,475,000**	**$ 1,490,000**	**-1.0%**	**$ (15,000)**	**36**	**55**	**-34.5%**	**-19**
Kaneohe Region																
AHAOLELO	--	--	--	--	--	--	--	--	$ 1,600,000	--	--	--	1	--	--	--
AHUIMANU AREA	--	$ 975,000	--	--	--	1	--	--	$ 1,062,500	$ 1,150,000	-7.6%	$ (87,500)	2	2	0.0%	0
ALII BLUFFS	--	--	--	--	--	--	--	--	--	$ 2,000,000	--	--	--	1	--	--

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
BAY VIEW ESTATES	--	--	--	--	--	--	--	--	$ 1,051,008	--	--	--	1	--	--	--
CROWN TERRACE	--	--	--	--	--	--	--	--	--	$ 1,042,500	--	--	--	2	--	--
HAIKU VILLAGE	$ 1,350,000	--	--	--	2	--	--	--	$ 1,350,000	--	--	--	2	--	--	--
HAKIPUU	--	$ 1,050,000	--	--	--	1	--	--	--	$ 1,050,000	--	--	--	1	--	--
HAUULA	$ 1,585,000	$ 1,371,250	15.6%	$ 213,750	2	2	0.0%	0	$ 1,080,000	$ 1,371,250	-21.2%	$ (291,250)	3	2	50.0%	1
HEEIA VIEW	--	$ 1,375,000	--	--	--	1	--	--	--	$ 1,375,000	--	--	--	1	--	--
KAAAWA	--	--	--	--	--	--	--	--	--	$ 1,520,000	--	--	--	1	--	--
KAMOOALII	--	--	--	--	--	--	--	--	--	$ 900,000	--	--	--	1	--	--
KANEOHE TOWN	--	--	--	--	--	--	--	--	$ 1,168,250	--	--	--	4	--	--	--
KAPUNA HALA	$ 910,000	--	--	--	1	--	--	--	$ 955,000	--	--	--	2	--	--	--
LILIPUNA	--	--	--	--	--	--	--	--	$ 1,120,000	$ 1,425,000	-21.4%	$ (305,000)	2	1	100.0%	1
LULANI OCEAN	--	--	--	--	--	--	--	--	--	$ 1,560,000	--	--	--	3	--	--
MAHALANI	--	$ 980,000	--	--	--	1	--	--	$ 1,100,000	$ 980,000	12.2%	$ 120,000	1	1	0.0%	0
MAHINUI	$ 1,950,000	$ 1,657,500	17.6%	$ 292,500	1	2	-50.0%	-1	$ 1,950,000	$ 1,500,000	30.0%	$ 450,000	1	3	-66.7%	-2
MIKIOLA	$ 1,050,000	--	--	--	1	--	--	--	$ 1,050,000	--	--	--	1	--	--	--
NOHANANI TRACT	--	--	--	--	--	--	--	--	--	$ 1,700,000	--	--	--	1	--	--
PIKOILOA	--	--	--	--	--	--	--	--	$ 1,322,500	--	--	--	2	--	--	--
PUNALUU	--	$ 1,650,000	--	--	--	3	--	--	--	$ 1,650,000	--	--	--	3	--	--
PUOHALA VILLAGE	--	$ 1,210,000	--	--	--	1	--	--	--	$ 1,210,000	--	--	--	1	--	--
PUUALII	--	--	--	--	--	--	--	--	--	$ 490,000	--	--	--	1	--	--
VALLEY ESTATES	$ 725,000	--	--	--	1	--	--	--	$ 725,000	$ 830,000	-12.7%	$ (105,000)	1	1	0.0%	0
WAIHEE	--	$ 1,125,000	--	--	--	1	--	--	--	$ 1,125,000	--	--	--	1	--	--
WAIKALUA	--	$ 1,070,000	--	--	--	1	--	--	$ 835,000	$ 1,065,000	-21.6%	$ (230,000)	1	3	-66.7%	-2
Kaneohe Region	**$ 1,155,000**	**$ 1,255,000**	**-8.0%**	**$ (100,000)**	**8**	**14**	**-42.9%**	**-6**	**$ 1,090,000**	**$ 1,302,500**	**-16.3%**	**$ (212,500)**	**24**	**30**	**-20.0%**	**-6**
Leeward Region																
LUALUALEI	$ 675,000	$ 720,000	-6.3%	$ (45,000)	5	2	150.0%	3	$ 697,500	$ 710,000	-1.8%	$ (12,500)	8	8	0.0%	0
MAILI	$ 636,500	$ 568,000	12.1%	$ 68,500	8	4	100.0%	4	$ 640,000	$ 596,000	7.4%	$ 44,000	17	13	30.8%	4
MAILI SEA-KAIMALINO	$ 575,000	--	--	--	1	--	--	--	$ 575,000	--	--	--	1	--	--	--
MAILI SEA-MAKALAE 1	--	$ 670,000	--	--	--	3	--	--	--	$ 710,000	--	--	--	6	--	--
MAILI SEA-MAKALAE 2	--	$ 742,500	--	--	--	2	--	--	--	$ 740,000	--	--	--	3	--	--
MAILI SEA-NOHOKAI	$ 760,000	--	--	--	3	--	--	--	$ 760,000	$ 894,000	-15.0%	$ (134,000)	3	3	0.0%	0
MAILI SEA-PALEKAI	$ 670,000	$ 760,000	-11.8%	$ (90,000)	1	1	0.0%	0	$ 670,000	$ 760,000	-11.8%	$ (90,000)	1	1	0.0%	0
MAILI SEA-POOKELA	--	--	--	--	--	--	--	--	--	$ 812,000	--	--	--	1	--	--
MAKAHA	$ 1,212,500	$ 576,500	110.3%	$ 636,000	2	4	-50.0%	-2	$ 410,000	$ 710,000	-42.3%	$ (300,000)	5	9	-44.4%	-4
NANAKULI	--	--	--	--	--	--	--	--	--	$ 450,000	--	--	--	1	--	--
WAIANAE	--	$ 495,000	--	--	--	1	--	--	$ 465,000	$ 705,000	-34.0%	$ (240,000)	2	7	-71.4%	-5
Leeward Region	**$ 675,000**	**$ 670,000**	**0.7%**	**$ 5,000**	**20**	**17**	**17.6%**	**3**	**$ 660,000**	**$ 710,000**	**-7.0%**	**$ (50,000)**	**37**	**52**	**-28.8%**	**-15**
Makakilo Region																
MAKAKILO-ANUHEA	$ 980,000	$ 965,000	1.6%	$ 15,000	1	1	0.0%	0	$ 980,000	$ 965,000	1.6%	$ 15,000	1	3	-66.7%	-2
MAKAKILO-HIGHLANDS	--	--	--	--	--	--	--	--	--	$ 990,000	--	--	--	2	--	--
MAKAKILO-HIGHPOINTE	--	--	--	--	--	--	--	--	--	$ 1,250,000	--	--	--	1	--	--
MAKAKILO-KAHIWELO	$ 987,000	$ 1,300,000	-24.1%	$ (313,000)	1	2	-50.0%	-1	$ 1,088,500	$ 1,305,000	-16.6%	$ (216,500)	2	4	-50.0%	-2

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
MAKAKILO-KUMULANI	--	$ 1,596,500	--	--	--	2	--	--	--	$ 1,596,500	--	--	--	2	--	--
MAKAKILO-LOWER	$ 1,002,500	--	--	--	4	--	--	--	$ 844,500	$ 709,000	19.1%	$ 135,500	6	2	200.0%	4
MAKAKILO-PALEHUA HGTS	--	--	--	--	--	--	--	--	--	$ 1,040,000	--	--	--	2	--	--
MAKAKILO-ROYAL RIDGE	--	$ 992,500	--	--	--	2	--	--	--	$ 992,500	--	--	--	2	--	--
MAKAKILO-STARSEDGE	--	$ 1,150,000	--	--	--	1	--	--	--	$ 1,188,688	--	--	--	2	--	--
MAKAKILO-UPPER	$ 830,000	$ 869,000	-4.5%	$ (39,000)	2	2	0.0%	0	$ 825,000	$ 925,000	-10.8%	$ (100,000)	3	6	-50.0%	-3
Makakilo Region	**$ 915,000**	**$ 1,085,000**	**-15.7%**	**$ (170,000)**	**8**	**10**	**-20.0%**	**-2**	**$ 844,500**	**$ 1,010,000**	**-16.4%**	**$ (165,500)**	**12**	**26**	**-53.8%**	**-14**
Metro Region																
ALEWA HEIGHTS	--	$ 850,000	--	--	--	1	--	--	--	$ 1,246,000	--	--	--	4	--	--
ALIAMANU	--	$ 1,430,000	--	--	--	1	--	--	--	$ 1,055,849	--	--	--	4	--	--
DOWSETT	--	--	--	--	--	--	--	--	$ 1,124,000	$ 1,900,000	-40.8%	$ (776,000)	2	2	0.0%	0
KALIHI UKA	--	--	--	--	--	--	--	--	--	$ 760,000	--	--	--	1	--	--
KALIHI VALLEY	$ 820,000	$ 1,900,000	-56.8%	$ (1,080,000)	3	1	200.0%	2	$ 820,000	$ 1,775,000	-53.8%	$ (955,000)	3	2	50.0%	1
KALIHI-LOWER	$ 480,000	$ 862,500	-44.3%	$ (382,500)	1	2	-50.0%	-1	$ 1,005,000	$ 875,000	14.9%	$ 130,000	3	3	0.0%	0
KALIHI-UPPER	$ 925,000	$ 799,000	15.8%	$ 126,000	2	1	100.0%	1	$ 850,000	$ 799,000	6.4%	$ 51,000	3	4	-25.0%	-1
KAMEHAMEHA HEIGHTS	$ 700,000	$ 1,299,000	-46.1%	$ (599,000)	2	5	-60.0%	-3	$ 700,000	$ 1,299,000	-46.1%	$ (599,000)	2	5	-60.0%	-3
KAPALAMA	$ 710,000	$ 1,055,000	-32.7%	$ (345,000)	1	1	0.0%	0	$ 724,000	$ 1,146,500	-36.9%	$ (422,500)	4	2	100.0%	2
KAPIOLANI	--	--	--	--	--	--	--	--	$ 1,050,000	--	--	--	1	--	--	--
LILIHA	--	--	--	--	--	--	--	--	--	$ 850,000	--	--	--	1	--	--
MAKIKI HEIGHTS	$ 8,300,000	$ 1,600,000	418.8%	$ 6,700,000	1	1	0.0%	0	$ 8,300,000	$ 1,600,000	418.8%	$ 6,700,000	1	1	0.0%	0
MANOA AREA	$ 3,100,000	$ 1,784,000	73.8%	$ 1,316,000	1	1	0.0%	0	$ 1,435,000	$ 1,650,000	-13.0%	$ (215,000)	3	3	0.0%	0
MANOA-LOWER	--	--	--	--	--	--	--	--	$ 1,130,000	$ 1,570,000	-28.0%	$ (440,000)	1	2	-50.0%	-1
MANOA-UPPER	--	$ 1,437,500	--	--	--	2	--	--	--	$ 1,525,000	--	--	--	3	--	--
MANOA-WOODLAWN	--	$ 1,832,500	--	--	--	2	--	--	$ 1,650,000	$ 1,865,000	-11.5%	$ (215,000)	3	3	0.0%	0
MOANALUA GARDENS	--	--	--	--	--	--	--	--	--	$ 1,315,000	--	--	--	2	--	--
MOANALUA VALLEY	--	--	--	--	--	--	--	--	$ 953,888	--	--	--	1	--	--	--
MOILIILI	--	$ 1,260,000	--	--	--	1	--	--	--	$ 1,260,000	--	--	--	1	--	--
NUUANU AREA	--	$ 1,266,000	--	--	--	1	--	--	$ 1,180,000	$ 1,258,000	-6.2%	$ (78,000)	1	2	-50.0%	-1
NUUANU-LOWER	--	$ 1,315,000	--	--	--	2	--	--	--	$ 1,300,000	--	--	--	3	--	--
OLD PALI	--	$ 2,108,634	--	--	--	1	--	--	--	$ 2,108,634	--	--	--	1	--	--
PACIFIC HEIGHTS	$ 905,000	--	--	--	2	--	--	--	$ 905,000	--	--	--	2	--	--	--
PAUOA VALLEY	--	$ 1,212,500	--	--	--	2	--	--	$ 1,240,000	$ 1,195,000	3.8%	$ 45,000	1	5	-80.0%	-4
PAWAA	--	--	--	--	--	--	--	--	--	$ 1,205,000	--	--	--	1	--	--
PUNAHOU	--	$ 1,110,000	--	--	--	1	--	--	--	$ 1,110,000	--	--	--	1	--	--
PUNCHBOWL AREA	--	$ 888,000	--	--	--	1	--	--	$ 750,000	$ 888,000	-15.5%	$ (138,000)	1	1	0.0%	0
PUUNUI	--	$ 1,310,000	--	--	--	2	--	--	$ 1,288,000	$ 1,200,000	7.3%	$ 88,000	1	3	-66.7%	-2
TANTALUS	--	--	--	--	--	--	--	--	--	$ 2,400,000	--	--	--	1	--	--
Metro Region	**$ 815,000**	**$ 1,299,000**	**-37.3%**	**$ (484,000)**	**13**	**29**	**-55.2%**	**-16**	**$ 1,050,000**	**$ 1,250,000**	**-16.0%**	**$ (200,000)**	**33**	**61**	**-45.9%**	**-28**
North Shore Region																
HALEIWA	$ 2,050,000	--	--	--	1	--	--	--	$ 2,050,000	$ 1,200,000	70.8%	$ 850,000	1	1	0.0%	0
KAHUKU	--	--	--	--	--	--	--	--	--	$ 754,000	--	--	--	1	--	--
KAWAILOA-NORTH SHORE	--	--	--	--	--	--	--	--	$ 5,000,000	$ 2,300,000	117.4%	$ 2,700,000	1	1	0.0%	0

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Single Family Homes Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
KAWELA BAY	--	--	--	--	--	--	--	--	--	$ 5,300,000	--	--	--	1	--	--
LAIE	$ 950,000	--	--	--	1	--	--	--	$ 1,087,500	$ 2,650,000	-59.0%	$ (1,562,500)	2	3	-33.3%	-1
MOKULEIA	$ 2,900,000	$ 3,561,000	-18.6%	$ (661,000)	1	1	0.0%	0	$ 2,144,500	$ 2,580,500	-16.9%	$ (436,000)	2	2	0.0%	0
PAALAAKAI	$ 959,000	--	--	--	2	--	--	--	$ 959,000	--	--	--	2	--	--	--
PUPUKEA	--	$ 1,790,000	--	--	--	1	--	--	--	$ 1,790,000	--	--	--	1	--	--
SUNSET AREA	--	--	--	--	--	--	--	--	--	$ 2,475,000	--	--	--	2	--	--
SUNSET/VELZY	$ 1,640,500	$ 1,750,000	-6.3%	$ (109,500)	2	1	100.0%	1	$ 1,640,500	$ 1,750,000	-6.3%	$ (109,500)	2	1	100.0%	1
WAIALUA	$ 870,000	$ 1,267,500	-31.4%	$ (397,500)	2	2	0.0%	0	$ 825,000	$ 1,470,000	-43.9%	$ (645,000)	3	4	-25.0%	-1
North Shore Region	**$ 1,030,500**	**$ 1,750,000**	**-41.1%**	**$ (719,500)**	**9**	**5**	**80.0%**	**4**	**$ 1,225,000**	**$ 1,750,000**	**-30.0%**	**$ (525,000)**	**13**	**17**	**-23.5%**	**-4**
Pearl City Region																
AIEA AREA	$ 865,000	--	--	--	2	--	--	--	$ 865,000	--	--	--	2	--	--	--
AIEA HEIGHTS	$ 1,300,000	$ 1,275,000	2.0%	$ 25,000	1	3	-66.7%	-2	$ 1,300,000	$ 1,231,944	5.5%	$ 68,056	1	4	-75.0%	-3
FOSTER VILLAGE	--	$ 988,888	--	--	--	1	--	--	--	$ 988,888	--	--	--	1	--	--
HALAWA	$ 900,000	$ 950,000	-5.3%	$ (50,000)	1	1	0.0%	0	$ 985,000	$ 1,207,500	-18.4%	$ (222,500)	3	2	50.0%	1
HALAWA HEIGHTS	--	$ 1,500,000	--	--	--	1	--	--	--	$ 1,500,000	--	--	--	1	--	--
MOMILANI	--	$ 991,500	--	--	--	2	--	--	$ 910,000	$ 990,000	-8.1%	$ (80,000)	1	3	-66.7%	-2
NEWTOWN	$ 994,500	$ 1,288,000	-22.8%	$ (293,500)	2	1	100.0%	1	$ 950,000	$ 1,224,000	-22.4%	$ (274,000)	3	2	50.0%	1
PACIFIC PALISADES	$ 1,042,500	$ 1,029,000	1.3%	$ 13,500	2	3	-33.3%	-1	$ 834,000	$ 1,029,500	-19.0%	$ (195,500)	6	6	0.0%	0
PEARL CITY-UPPER	$ 905,000	$ 960,000	-5.7%	$ (55,000)	7	3	133.3%	4	$ 850,000	$ 990,000	-14.1%	$ (140,000)	11	4	175.0%	7
PEARLRIDGE	--	--	--	--	--	--	--	--	$ 1,410,000	--	--	--	1	--	--	--
ROYAL SUMMIT	--	--	--	--	--	--	--	--	--	$ 1,800,000	--	--	--	1	--	--
WAIAU	$ 885,000	$ 910,000	-2.7%	$ (25,000)	1	1	0.0%	0	$ 885,000	$ 995,000	-11.1%	$ (110,000)	1	2	-50.0%	-1
WAILUNA	--	$ 1,265,000	--	--	--	1	--	--	--	$ 1,265,000	--	--	--	1	--	--
WAIMALU	$ 800,000	$ 1,167,500	-31.5%	$ (367,500)	1	2	-50.0%	-1	$ 825,000	$ 1,040,000	-20.7%	$ (215,000)	2	6	-66.7%	-4
Pearl City Region	**$ 905,000**	**$ 1,030,000**	**-12.1%**	**$ (125,000)**	**17**	**19**	**-10.5%**	**-2**	**$ 885,000**	**$ 1,070,000**	**-17.3%**	**$ (185,000)**	**31**	**33**	**-6.1%**	**-2**
Waipahu Region																
BUSINESS	--	--	--	--	--	--	--	--	--	$ 750,000	--	--	--	1	--	--
CRESTVIEW	--	--	--	--	--	--	--	--	$ 850,000	$ 780,000	9.0%	$ 70,000	1	1	0.0%	0
HALE LUMI	--	--	--	--	--	--	--	--	$ 949,000	--	--	--	1	--	--	--
HARBOR VIEW	--	$ 944,000	--	--	--	2	--	--	$ 1,100,000	$ 944,000	16.5%	$ 156,000	1	2	-50.0%	-1
ROBINSON HEIGHTS	--	$ 830,000	--	--	--	1	--	--	$ 680,000	$ 920,000	-26.1%	$ (240,000)	1	3	-66.7%	-2
ROYAL KUNIA	--	$ 1,086,000	--	--	--	2	--	--	$ 1,175,000	$ 976,000	20.4%	$ 199,000	3	4	-25.0%	-1
SEAVIEW	$ 885,000	--	--	--	1	--	--	--	$ 885,000	--	--	--	1	--	--	--
VILLAGE PARK	--	$ 945,000	--	--	--	2	--	--	$ 805,000	$ 870,000	-7.5%	$ (65,000)	3	8	-62.5%	-5
WAIKELE	--	$ 980,000	--	--	--	1	--	--	$ 1,078,250	$ 876,500	23.0%	$ 201,750	2	3	-33.3%	-1
WAIPAHU ESTATES	$ 910,000	$ 1,100,000	-17.3%	$ (190,000)	1	1	0.0%	0	$ 910,000	$ 1,100,000	-17.3%	$ (190,000)	1	3	-66.7%	-2
WAIPAHU GARDENS	$ 888,000	--	--	--	1	--	--	--	$ 888,000	--	--	--	1	--	--	--
WAIPAHU TRIANGLE	--	--	--	--	--	--	--	--	--	$ 875,000	--	--	--	1	--	--
WAIPAHU-LOWER	--	$ 1,175,000	--	--	--	2	--	--	$ 761,500	$ 860,000	-11.5%	$ (98,500)	2	7	-71.4%	-5
WAIPIO GENTRY	--	$ 1,000,000	--	--	--	3	--	--	$ 935,000	$ 990,000	-5.6%	$ (55,000)	1	4	-75.0%	-3
Waipahu Region	**$ 888,000**	**$ 974,986**	**-8.9%**	**$ (86,986)**	**3**	**14**	**-78.6%**	**-11**	**$ 915,000**	**$ 905,000**	**1.1%**	**$ 10,000**	**18**	**37**	**-51.4%**	**-19**

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
Central Region																
LAUNANI VALLEY	--	$ 532,500	--	--	--	8	--	--	$ 622,000	$ 515,000	20.8%	$ 107,000	2	17	-88.2%	-15
MILILANI AREA	$ 539,000	$ 610,000	-11.6%	$ (71,000)	7	10	-30.0%	-3	$ 539,500	$ 635,000	-15.0%	$ (95,500)	14	29	-51.7%	-15
MILILANI MAUKA	$ 422,500	$ 562,500	-24.9%	$ (140,000)	4	4	0.0%	0	$ 457,500	$ 585,000	-21.8%	$ (127,500)	6	11	-45.5%	-5
WAHIAWA HEIGHTS	$ 101,266	$ 130,000	-22.1%	$ (28,734)	1	1	0.0%	0	$ 101,266	$ 130,000	-22.1%	$ (28,734)	1	5	-80.0%	-4
WAIPIO ACRES/WAIKALANI WOODLANDS	$ 432,500	$ 400,000	8.1%	$ 32,500	10	10	0.0%	0	$ 430,000	$ 380,000	13.2%	$ 50,000	17	19	-10.5%	-2
WILIKINA	--	--	--	--	--	--	--	--	$ 252,000	--	--	--	1	--	--	--
Central Region	**$ 442,500**	**$ 505,000**	**-12.4%**	**$ (62,500)**	**22**	**33**	**-33.3%**	**-11**	**$ 450,000**	**$ 500,000**	**-10.0%**	**$ (50,000)**	**41**	**81**	**-49.4%**	**-40**
Diamond Head Region																
DIAMOND HEAD	$ 1,342,500	$ 590,000	127.5%	$ 752,500	6	11	-45.5%	-5	$ 1,342,500	$ 590,000	127.5%	$ 752,500	8	21	-61.9%	-13
KAIMUKI	$ 425,000	--	--	--	1	--	--	--	$ 425,000	$ 385,000	10.4%	$ 40,000	1	1	0.0%	0
KALANI IKI	--	$ 1,390,000	--	--	--	1	--	--	--	$ 1,397,500	--	--	--	2	--	--
KAPAHULU	--	$ 355,000	--	--	--	1	--	--	--	$ 355,000	--	--	--	1	--	--
PALOLO	--	--	--	--	--	--	--	--	$ 301,000	--	--	--	1	--	--	--
WAIALAE G/C	$ 580,000	--	--	--	1	--	--	--	$ 350,000	$ 327,500	6.9%	$ 22,500	2	2	0.0%	0
WAIALAE NUI VLY	--	$ 700,000	--	--	--	3	--	--	$ 670,000	$ 649,000	3.2%	$ 21,000	1	6	-83.3%	-5
Diamond Head Region	**$ 685,000**	**$ 659,000**	**3.9%**	**$ 26,000**	**8**	**16**	**-50.0%**	**-8**	**$ 580,000**	**$ 595,000**	**-2.5%**	**$ (15,000)**	**13**	**33**	**-60.6%**	**-20**
Ewa Plain Region																
AG/INDL/NAVY	--	$ 320,000	--	--	--	1	--	--	--	$ 334,500	--	--	--	2	--	--
EWA	$ 432,500	$ 510,500	-15.3%	$ (78,000)	4	4	0.0%	0	$ 440,000	$ 482,500	-8.8%	$ (42,500)	8	14	-42.9%	-6
EWA BEACH	--	$ 315,000	--	--	--	3	--	--	--	$ 315,000	--	--	--	3	--	--
EWA GEN	--	$ 617,500	--	--	--	2	--	--	$ 570,000	$ 615,000	-7.3%	$ (45,000)	1	3	-66.7%	-2
EWA GEN PARKSIDE	$ 865,000	--	--	--	1	--	--	--	$ 865,000	--	--	--	1	--	--	--
EWA GEN SODA CREEK	$ 495,000	$ 525,000	-5.7%	$ (30,000)	3	3	0.0%	0	$ 465,000	$ 512,500	-9.3%	$ (47,500)	10	6	66.7%	4
EWA GEN SUN TERRA ON THE PARK	$ 517,000	--	--	--	1	--	--	--	$ 517,000	--	--	--	1	--	--	--
EWA GEN-SEABRIDGE	--	$ 851,500	--	--	--	1	--	--	--	$ 851,500	--	--	--	1	--	--
HOAKALEI-KA MAKANA	--	$ 769,500	--	--	--	2	--	--	$ 785,000	$ 770,000	1.9%	$ 15,000	1	3	-66.7%	-2
HOAKALEI-LEI PAUKU	--	$ 955,000	--	--	--	1	--	--	$ 800,000	$ 955,000	-16.2%	$ (155,000)	1	1	0.0%	0
HOOPILI-AKOKO	--	--	--	--	--	--	--	--	--	$ 770,000	--	--	--	3	--	--
HOOPILI-ILIAHI	$ 407,411	--	--	--	2	--	--	--	$ 407,411	--	--	--	2	--	--	--
HOOPILI-KOHINA	$ 675,000	$ 520,000	29.8%	$ 155,000	1	1	0.0%	0	$ 698,000	$ 520,000	34.2%	$ 178,000	4	1	300.0%	3
KAPOLEI	$ 430,000	$ 545,000	-21.1%	$ (115,000)	3	3	0.0%	0	$ 462,500	$ 545,000	-15.1%	$ (82,500)	6	11	-45.5%	-5
KAPOLEI-KAHIKU AT MEHANA	$ 710,000	$ 785,000	-9.6%	$ (75,000)	1	2	-50.0%	-1	$ 705,000	$ 820,000	-14.0%	$ (115,000)	3	4	-25.0%	-1
KAPOLEI-MALANAI	$ 476,000	--	--	--	1	--	--	--	$ 476,000	--	--	--	1	--	--	--
KAPOLEI-MEHANA-MANAWA	--	$ 819,000	--	--	--	1	--	--	--	$ 819,000	--	--	--	1	--	--
KAPOLEI-MEHANA-NANALA	--	$ 661,000	--	--	--	1	--	--	--	$ 745,500	--	--	--	2	--	--
KAPOLEI-MEHANA-OLINO	$ 760,000	$ 798,000	-4.8%	$ (38,000)	1	1	0.0%	0	$ 760,000	$ 783,500	-3.0%	$ (23,500)	1	2	-50.0%	-1
KAPOLEI-MEHANA-PULEWA	$ 614,000	$ 710,000	-13.5%	$ (96,000)	1	2	-50.0%	-1	$ 614,000	$ 710,000	-13.5%	$ (96,000)	1	2	-50.0%	-1
KAPOLEI-POHAKALA AT MEHANA	$ 775,000	$ 659,000	17.6%	$ 116,000	1	1	0.0%	0	$ 775,000	$ 659,000	17.6%	$ 116,000	1	1	0.0%	0
KO OLINA	$ 1,462,500	$ 986,500	48.3%	$ 476,000	2	12	-83.3%	-10	$ 1,162,500	$ 998,000	16.5%	$ 164,500	4	19	-78.9%	-15
OCEAN POINTE	$ 715,000	$ 707,500	1.1%	$ 7,500	3	4	-25.0%	-1	$ 710,000	$ 715,000	-0.7%	$ (5,000)	5	14	-64.3%	-9
WESTLOCH FAIRWAY	--	$ 400,000	--	--	--	1	--	--	--	$ 400,000	--	--	--	1	--	--
Ewa Plain Region	**$ 517,000**	**$ 705,000**	**-26.7%**	**$ (188,000)**	**25**	**46**	**-45.7%**	**-21**	**$ 522,000**	**$ 702,500**	**-25.7%**	**$ (180,500)**	**51**	**94**	**-45.7%**	**-43**

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
Hawaii Kai Region																
HAHAIONE-LOWER	$ 685,000	$ 700,000	-2.1%	$ (15,000)	4	5	-20.0%	-1	$ 650,000	$ 650,000	0.0%	$ -	7	11	-36.4%	-4
MARINERS VALLEY	--	$ 475,000	--	--	--	2	--	--	--	$ 800,000	--	--	--	5	--	--
WEST MARINA	$ 945,000	$ 920,000	2.7%	$ 25,000	7	6	16.7%	1	$ 945,000	$ 915,000	3.3%	$ 30,000	9	16	-43.8%	-7
Hawaii Kai Region	**$ 780,000**	**$ 750,000**	**4.0%**	**$ 30,000**	**11**	**13**	**-15.4%**	**-2**	**$ 774,500**	**$ 807,500**	**-4.1%**	**$ (33,000)**	**16**	**32**	**-50.0%**	**-16**
Kailua Region																
AIKAHI PARK	$ 745,000	$ 730,000	2.1%	$ 15,000	1	1	0.0%	0	$ 712,000	$ 730,000	-2.5%	$ (18,000)	3	1	200.0%	2
BLUESTONE	--	$ 1,475,000	--	--	--	3	--	--	$ 1,310,000	$ 1,462,500	-10.4%	$ (152,500)	1	4	-75.0%	-3
KAILUA BLUFFS	--	$ 1,145,000	--	--	--	1	--	--	--	$ 1,145,000	--	--	--	1	--	--
KAILUA TOWN	$ 769,000	$ 655,000	17.4%	$ 114,000	9	5	80.0%	4	$ 737,500	$ 667,500	10.5%	$ 70,000	12	10	20.0%	2
KUKILAKILA	--	--	--	--	--	--	--	--	$ 990,000	--	--	--	1	--	--	--
Kailua Region	**$ 759,500**	**$ 850,000**	**-10.6%**	**$ (90,500)**	**10**	**10**	**0.0%**	**0**	**$ 745,000**	**$ 740,000**	**0.7%**	**$ 5,000**	**17**	**16**	**6.3%**	**1**
Kaneohe Region																
COUNTRY CLUB	$ 750,000	$ 950,000	-21.1%	$ (200,000)	1	1	0.0%	0	$ 860,000	$ 860,000	0.0%	$ -	3	4	-25.0%	-1
HAIKU PLANTATION	--	$ 730,000	--	--	--	1	--	--	$ 600,000	$ 783,500	-23.4%	$ (183,500)	1	2	-50.0%	-1
HAIKU VILLAGE	$ 630,000	--	--	--	1	--	--	--	$ 630,000	--	--	--	1	--	--	--
HALE KOU	--	$ 387,000	--	--	--	1	--	--	--	$ 387,000	--	--	--	1	--	--
LILIPUNA	$ 825,000	$ 752,500	9.6%	$ 72,500	1	2	-50.0%	-1	$ 830,000	$ 755,000	9.9%	$ 75,000	2	3	-33.3%	-1
MAHALANI	--	$ 840,000	--	--	--	1	--	--	--	$ 867,500	--	--	--	2	--	--
PUNALUU	$ 475,000	$ 220,000	115.9%	$ 255,000	1	4	-75.0%	-3	$ 475,000	$ 220,000	115.9%	$ 255,000	1	4	-75.0%	-3
PUUALII	--	$ 506,500	--	--	--	2	--	--	--	$ 628,500	--	--	--	4	--	--
TEMPLE VALLEY	$ 550,000	$ 820,000	-32.9%	$ (270,000)	1	1	0.0%	0	$ 655,000	$ 560,000	17.0%	$ 95,000	2	5	-60.0%	-3
WINDWARD ESTATES	$ 512,000	$ 450,000	13.8%	$ 62,000	6	3	100.0%	3	$ 539,000	$ 450,000	19.8%	$ 89,000	9	7	28.6%	2
Kaneohe Region	**$ 550,000**	**$ 507,500**	**8.4%**	**$ 42,500**	**11**	**16**	**-31.3%**	**-5**	**$ 648,000**	**$ 592,500**	**9.4%**	**$ 55,500**	**19**	**32**	**-40.6%**	**-13**
Leeward Region																
MAILI	$ 479,725	$ 230,000	108.6%	$ 249,725	2	5	-60.0%	-3	$ 190,000	$ 230,000	-17.4%	$ (40,000)	7	7	0.0%	0
MAKAHA	$ 235,000	$ 184,900	27.1%	$ 50,100	5	9	-44.4%	-4	$ 235,000	$ 218,000	7.8%	$ 17,000	9	21	-57.1%	-12
MAKAHA OCEANVIEW ESTATES	--	$ 330,000	--	--	--	1	--	--	--	$ 302,500	--	--	--	2	--	--
WAIANAE	$ 225,000	--	--	--	2	--	--	--	$ 230,000	$ 205,000	12.2%	$ 25,000	3	1	200.0%	2
Leeward Region	**$ 235,000**	**$ 215,000**	**9.3%**	**$ 20,000**	**9**	**15**	**-40.0%**	**-6**	**$ 230,000**	**$ 230,000**	**0.0%**	**$ -**	**19**	**31**	**-38.7%**	**-12**
Makakilo Region																
MAKAKILO-UPPER	$ 645,000	$ 610,000	5.7%	$ 35,000	7	11	-36.4%	-4	$ 635,000	$ 550,000	15.5%	$ 85,000	15	27	-44.4%	-12
Makakilo Region	**$ 645,000**	**$ 610,000**	**5.7%**	**$ 35,000**	**7**	**11**	**-36.4%**	**-4**	**$ 635,000**	**$ 550,000**	**15.5%**	**$ 85,000**	**15**	**27**	**-44.4%**	**-12**
Metro Region																
ALA MOANA	$ 429,000	$ 432,000	-0.7%	$ (3,000)	12	14	-14.3%	-2	$ 446,500	$ 680,000	-34.3%	$ (233,500)	30	35	-14.3%	-5

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
CHINATOWN	$ 575,000	$ 620,000	-7.3%	$ (45,000)	3	5	-40.0%	-2	$ 575,000	$ 565,000	1.8%	$ 10,000	3	11	-72.7%	-8
DILLINGHAM	--	$ 465,000	--	--	--	1	--	--	--	$ 465,000	--	--	--	1	--	--
DOWNTOWN	$ 350,000	$ 504,750	-30.7%	$ (154,750)	11	8	37.5%	3	$ 370,000	$ 406,500	-9.0%	$ (36,500)	15	22	-31.8%	-7
HOLIDAY MART	$ 522,500	$ 345,500	51.2%	$ 177,000	2	8	-75.0%	-6	$ 402,500	$ 351,000	14.7%	$ 51,500	6	21	-71.4%	-15
KAKAAKO	$ 703,500	$ 885,000	-20.5%	$ (181,500)	32	39	-17.9%	-7	$ 792,500	$ 892,500	-11.2%	$ (100,000)	58	82	-29.3%	-24
KALIHI AREA	$ 375,000	$ 361,250	3.8%	$ 13,750	1	2	-50.0%	-1	$ 370,000	$ 375,000	-1.3%	$ (5,000)	2	3	-33.3%	-1
KALIHI-LOWER	--	$ 269,000	--	--	--	4	--	--	$ 325,000	$ 293,000	10.9%	$ 32,000	1	5	-80.0%	-4
KAPAHULU	$ 472,000	$ 395,500	19.3%	$ 76,500	1	2	-50.0%	-1	$ 472,000	$ 400,000	18.0%	$ 72,000	3	7	-57.1%	-4
KAPALAMA	--	--	--	--	--	--	--	--	$ 310,000	--	--	--	1	--	--	--
KAPIO/KINAU/WARD	$ 310,000	$ 394,750	-21.5%	$ (84,750)	1	4	-75.0%	-3	$ 310,000	$ 348,750	-11.1%	$ (38,750)	1	6	-83.3%	-5
KAPIOLANI	$ 507,500	$ 587,500	-13.6%	$ (80,000)	2	8	-75.0%	-6	$ 512,500	$ 581,000	-11.8%	$ (68,500)	6	16	-62.5%	-10
KUAKINI	$ 490,000	--	--	--	1	--	--	--	$ 490,000	--	--	--	1	--	--	--
MAKIKI	--	$ 327,500	--	--	--	4	--	--	$ 400,000	$ 327,500	22.1%	$ 72,500	1	6	-83.3%	-5
MAKIKI AREA	$ 350,000	$ 405,000	-13.6%	$ (55,000)	11	17	-35.3%	-6	$ 360,000	$ 395,000	-8.9%	$ (35,000)	23	31	-25.8%	-8
MCCULLY	$ 505,000	$ 390,000	29.5%	$ 115,000	1	3	-66.7%	-2	$ 505,000	$ 372,500	35.6%	$ 132,500	1	4	-75.0%	-3
MOILIILI	$ 295,000	$ 402,000	-26.6%	$ (107,000)	5	10	-50.0%	-5	$ 370,000	$ 379,000	-2.4%	$ (9,000)	10	18	-44.4%	-8
NUUANU-LOWER	$ 585,000	$ 459,500	27.3%	$ 125,500	4	6	-33.3%	-2	$ 470,000	$ 445,000	5.6%	$ 25,000	5	10	-50.0%	-5
PALAMA	--	$ 276,900	--	--	--	1	--	--	--	$ 280,950	--	--	--	2	--	--
PAWAA	$ 268,750	$ 442,500	-39.3%	$ (173,750)	2	2	0.0%	0	$ 311,250	$ 403,000	-22.8%	$ (91,750)	4	7	-42.9%	-3
PUNAHOU	$ 550,000	$ 418,500	31.4%	$ 131,500	1	6	-83.3%	-5	$ 550,000	$ 475,000	15.8%	$ 75,000	1	16	-93.8%	-15
PUNCHBOWL AREA	$ 290,000	$ 368,234	-21.2%	$ (78,234)	3	10	-70.0%	-7	$ 272,500	$ 365,000	-25.3%	$ (92,500)	4	19	-78.9%	-15
PUNCHBOWL-LOWER	$ 350,000	$ 388,500	-9.9%	$ (38,500)	3	4	-25.0%	-1	$ 365,000	$ 363,500	0.4%	$ 1,500	5	14	-64.3%	-9
SALT LAKE	$ 395,000	$ 450,000	-12.2%	$ (55,000)	8	24	-66.7%	-16	$ 440,000	$ 446,500	-1.5%	$ (6,500)	15	40	-62.5%	-25
WAIKIKI	$ 390,000	$ 382,500	2.0%	$ 7,500	93	100	-7.0%	-7	$ 403,750	$ 403,000	0.2%	$ 750	154	201	-23.4%	-47
Metro Region	**$ 440,000**	**$ 440,000**	**0.0%**	**$ -**	**197**	**282**	**-30.1%**	**-85**	**$ 440,000**	**$ 450,000**	**-2.2%**	**$ (10,000)**	**350**	**577**	**-39.3%**	**-227**
North Shore Region																
KUILIMA	--	$ 1,275,000	--	--	--	6	--	--	$ 1,135,000	$ 1,150,000	-1.3%	$ (15,000)	3	9	-66.7%	-6
MOKULEIA	$ 682,500	$ 769,000	-11.2%	$ (86,500)	2	1	100.0%	1	$ 682,500	$ 769,000	-11.2%	$ (86,500)	2	1	100.0%	1
WAIALUA	--	$ 310,000	--	--	--	1	--	--	--	$ 377,500	--	--	--	3	--	--
North Shore Region	**$ 682,500**	**$ 1,057,500**	**-35.5%**	**$ (375,000)**	**2**	**8**	**-75.0%**	**-6**	**$ 875,000**	**$ 850,000**	**2.9%**	**$ 25,000**	**5**	**13**	**-61.5%**	**-8**
Pearl City Region																
AG/PRESERVE	--	$ 305,000	--	--	--	1	--	--	--	$ 305,000	--	--	--	1	--	--
AIEA HEIGHTS	--	--	--	--	--	--	--	--	--	$ 730,000	--	--	--	1	--	--
HALAWA	$ 621,000	$ 420,000	47.9%	$ 201,000	1	1	0.0%	0	$ 579,000	$ 420,000	37.9%	$ 159,000	3	5	-40.0%	-2
MANANA	$ 290,000	$ 260,000	11.5%	$ 30,000	1	3	-66.7%	-2	$ 276,250	$ 257,500	7.3%	$ 18,750	2	4	-50.0%	-2
NAVY/FEDERAL	$ 385,000	$ 435,000	-11.5%	$ (50,000)	1	1	0.0%	0	$ 385,000	$ 432,500	-11.0%	$ (47,500)	1	2	-50.0%	-1
NEWTOWN	--	$ 675,000	--	--	--	1	--	--	--	$ 643,500	--	--	--	3	--	--
PACIFIC PALISADES	--	--	--	--	--	--	--	--	--	$ 975,000	--	--	--	1	--	--
PEARL CITY-LOWER	--	--	--	--	--	--	--	--	--	$ 420,000	--	--	--	1	--	--
PEARL CITY-UPPER	$ 380,000	--	--	--	1	--	--	--	$ 270,000	--	--	--	2	--	--	--
PEARLRIDGE	$ 383,000	$ 397,500	-3.6%	$ (14,500)	9	12	-25.0%	-3	$ 417,500	$ 436,000	-4.2%	$ (18,500)	20	32	-37.5%	-12
WAIAU	$ 378,000	$ 567,500	-33.4%	$ (189,500)	1	6	-83.3%	-5	$ 504,000	$ 510,000	-1.2%	$ (6,000)	2	13	-84.6%	-11
WAILUNA	$ 708,000	--	--	--	1	--	--	--	$ 708,000	$ 755,000	-6.2%	$ (47,000)	3	1	200.0%	2

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

Condos Sold - February 2023 vs 2022

(Residential resales data, based on region and neighborhood groupings as listed in MLS)

Honolulu Board of REALTORS®

Note: YTD sold counts reflect combined monthly "snapshots" of the reported MLS data from Jan. 1 to the end of the currently reported month.

	February 2023 Median	February 2022 Median	+/-	+/-	February 2023 Sold	February 2022 Sold	+/-	+/-	YTD 2023 Median	YTD 2022 Median	+/-	+/-	YTD 2023 Sold	YTD 2022 Sold	+/-	+/-
WAIMALU	$ 415,000	--	--	--	1	--	--	--	$ 415,000	$ 352,500	17.7%	$ 62,500	1	2	-50.0%	-1
Pearl City Region	**$ 384,000**	**$ 435,000**	**-11.7%**	**$ (51,000)**	**16**	**25**	**-36.0%**	**-9**	**$ 415,000**	**$ 451,500**	**-8.1%**	**$ (36,500)**	**34**	**66**	**-48.5%**	**-32**
Waipahu Region																
ROYAL KUNIA	--	--	--	--	--	--	--	--	$ 512,500	$ 550,000	-6.8%	$ (37,500)	2	3	-33.3%	-1
VILLAGE PARK	--	--	--	--	--	--	--	--	--	$ 480,000	--	--	--	1	--	--
WAIKELE	$ 745,000	$ 620,000	20.2%	$ 125,000	1	5	-80.0%	-4	$ 552,500	$ 545,000	1.4%	$ 7,500	6	15	-60.0%	-9
WAIPAHU-LOWER	$ 315,500	$ 242,500	30.1%	$ 73,000	4	2	100.0%	2	$ 331,000	$ 287,500	15.1%	$ 43,500	5	6	-16.7%	-1
WAIPIO GENTRY	$ 492,500	$ 457,500	7.7%	$ 35,000	2	4	-50.0%	-2	$ 495,000	$ 460,000	7.6%	$ 35,000	7	11	-36.4%	-4
Waipahu Region	**$ 375,000**	**$ 485,500**	**-22.8%**	**$ (110,500)**	**7**	**11**	**-36.4%**	**-4**	**$ 497,000**	**$ 487,750**	**1.9%**	**$ 9,250**	**20**	**36**	**-44.4%**	**-16**

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

©2023. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.