Honolulu Board of REALTORS®
Housing Advocates. Community Builders. Good Neighbors.

MONTHLY STATS REPORT
OCTOBER 2024

Single-family homes and condos experienced a year-over-year increase in sales. Both markets began the fourth quarter ahead of last year, with single-family home sales rising 22.5%, from 213 to 261 sales, and condo sales increasing modestly by 1.5%, from 399 to 405 sales. Month-over-month, single-family home sales rose 20.3%, and condo sales grew 10.7%.

Year-over-year the median price for single-family homes remained unchanged at $1,100,000, while condos saw a 1.9% increase to $525,000. Compared to October 2023, median days on market remained steady, with single-family homes at 16 days, down from 18, and condos at 26 days, up from 21.

Compared to last October, single-family home sales increased modestly across most price points, with the largest gains occurring in the ʻEwa Plain and Pearl City regions, up 42.4% and 76.5%, respectively. Condo sales in the $400,000 to $699,999 range rose 14.9%, from 168 to 193 sales, while sales at the lower ($399,999 and below) and higher ($700,000 and up) price points saw slight declines. Overall, condo sales remained steady year-over-year, with a 14.1% drop in the Metro region balanced by gains in the Central and Pearl City regions, which rose 37% and 64.7%, respectively.

Active inventory remained high year-over-year, with single-family home listings rising 18.4% to 741 and condos increasing 49.8% to 1,957 by the end of October. Single-family homes priced at $1,300,000 and above grew 34% to 402 units, while condos listed in the $300,000 to $599,999 range skyrocketed 76.5% to 865 listings. Single-family home inventory increased most prominently in regions such as Central, Diamond Head, Kailua, Kaneohe, Leeward, and North Shore, while condo inventory more than doubled in Diamond Head, Hawaiʻi Kai, and North Shore. New listings increased in October, with single-family homes rising 9.6% to 298 and condos up 5.5% to 597 year-over-year.

Single-family home contract signings rose 30.2% year-over-year, with pending sales increasing from 192 to 250. The $900,000 to $1,399,999 price range saw the largest gain in contract signings, with a 58.2% increase in pending sales compared to last October. Additionally, 31% of single-family homes closed above the original asking price, compared to 29% last year. The condo market experienced a modest 1.8% dip in contract signings, totaling 319 pending sales; however, condos priced between $900,000 and $1,999,999 surged 57.7% in contract activity, while those in the $2,000,000 and above range slumped by 66.7%. Condos closing above asking accounted for 17% of sales, slightly down from 18% a year ago.

Oahu Monthly Housing Statistics

October 2024

Honolulu Board of REALTORS®

SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
$1,100,000	0.0%
Closed Sales	**YoY %chg**
261	+22.5%
Average Sales Price	**YoY %chg**
$1,304,557	0.0%

CONDOS

Median Sales Price	YoY %chg
$525,000	+1.9%
Closed Sales	**YoY %chg**
405	+1.5%
Average Sales Price	**YoY %chg**
$647,091	-3.5%

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

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

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Monthly Indicators

OAHU, HAWAII

Honolulu Board of REALTORS®

October 2024

	Single-Family Homes					Condos				
	Oct-24	Oct-23	YoY %chg	Sep-24	MoM %chg	Oct-24	Oct-23	YoY %chg	Sep-24	MoM %chg
Closed Sales	**261**	213	22.5%	217	20.3%	**405**	399	1.5%	366	10.7%
Median Sales Price	**$1,100,000**	$1,100,000	0.0%	$1,112,722	-1.1%	**$525,000**	$515,000	1.9%	$517,500	1.4%
Average Sales Price	**$1,304,557**	$1,304,757	0.0%	$1,307,833	-0.3%	**$647,091**	$670,805	-3.5%	$625,154	3.5%
Median Days on Market	**16**	18	-11.1%	19	-15.8%	**26**	21	23.8%	31	-16.1%
Percent of Orig. List Price Received	**99.3%**	98.0%	1.3%	99.0%	0.3%	**98.0%**	98.7%	-0.7%	97.7%	0.3%
New Listings	**298**	272	9.6%	351	-15.1%	**597**	566	5.5%	631	-5.4%
Pending Sales*	**250**	192	30.2%	271	-7.7%	**319**	325	-1.8%	399	-20.1%
Active Inventory*	**741**	626	18.4%	755	-1.9%	**1,957**	1,306	49.8%	1,887	3.7%
Total Inventory in Escrow*	**384**	333	15.3%	421	-8.8%	**490**	475	3.2%	598	-18.1%
Months Supply of Active Inventory*	**3.3**	2.9	13.8%	3.4	-2.9%	**5.4**	3.3	63.6%	5.2	3.8%

*see footnotes on pages 9-12 regarding methodology updates

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

Year-to-Date

	Single-Family Homes					Condos				
	YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg	YTD-2024	YTD-2023	1-yr %chg	YTD-2022	2-yr %chg
Closed Sales	**2,362**	2,198	7.5%	3,080	-23.3%	**3,795**	3,991	-4.9%	5,653	-32.9%
Median Sales Price	**$1,100,000**	$1,050,000	4.8%	$1,106,000	-0.5%	**$510,000**	$507,000	0.6%	$510,000	0.0%
Average Sales Price	**$1,357,899**	$1,326,983	2.3%	$1,384,727	-1.9%	**$613,537**	$620,628	-1.1%	$613,246	0.0%
Median Days on Market	**18**	22	-18.2%	11	63.6%	**29**	21	38.1%	12	141.7%
Percent of Orig. List Price Received	**99.0%**	98.4%	0.6%	100.6%	-1.6%	**98.0%**	98.7%	-0.7%	100.0%	-2.0%
New Listings	**3,257**	2,877	13.2%	3,715	-12.3%	**6,230**	5,317	17.2%	6,571	-5.2%
Pending Sales*	**2,562**	2,440	5.0%	3,073	-16.6%	**3,963**	4,123	-3.9%	5,410	-26.7%

*see footnotes on pages 9-12 regarding methodology updates

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

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

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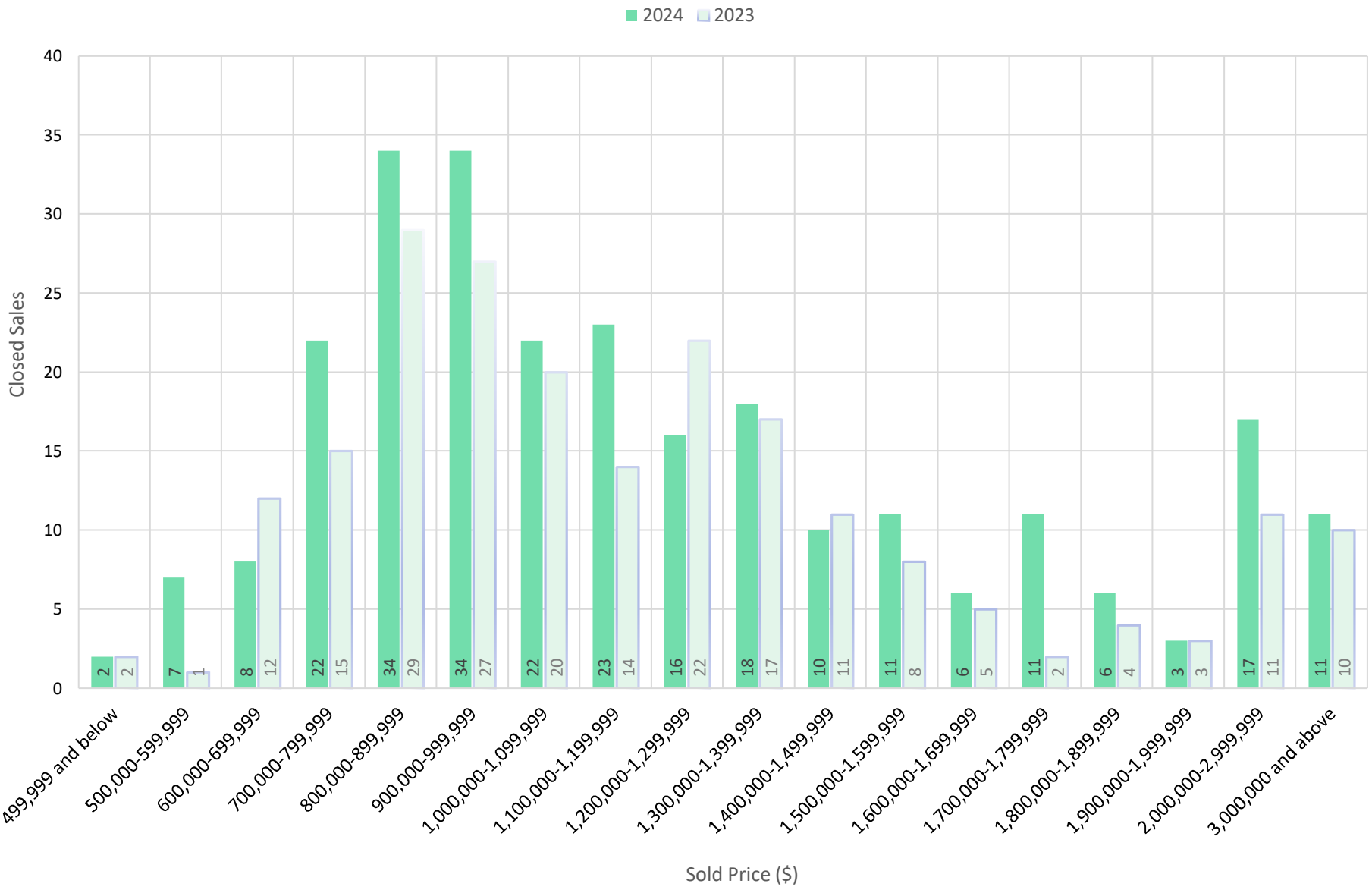
Single-Family Homes Sold

October 2024 vs. October 2023



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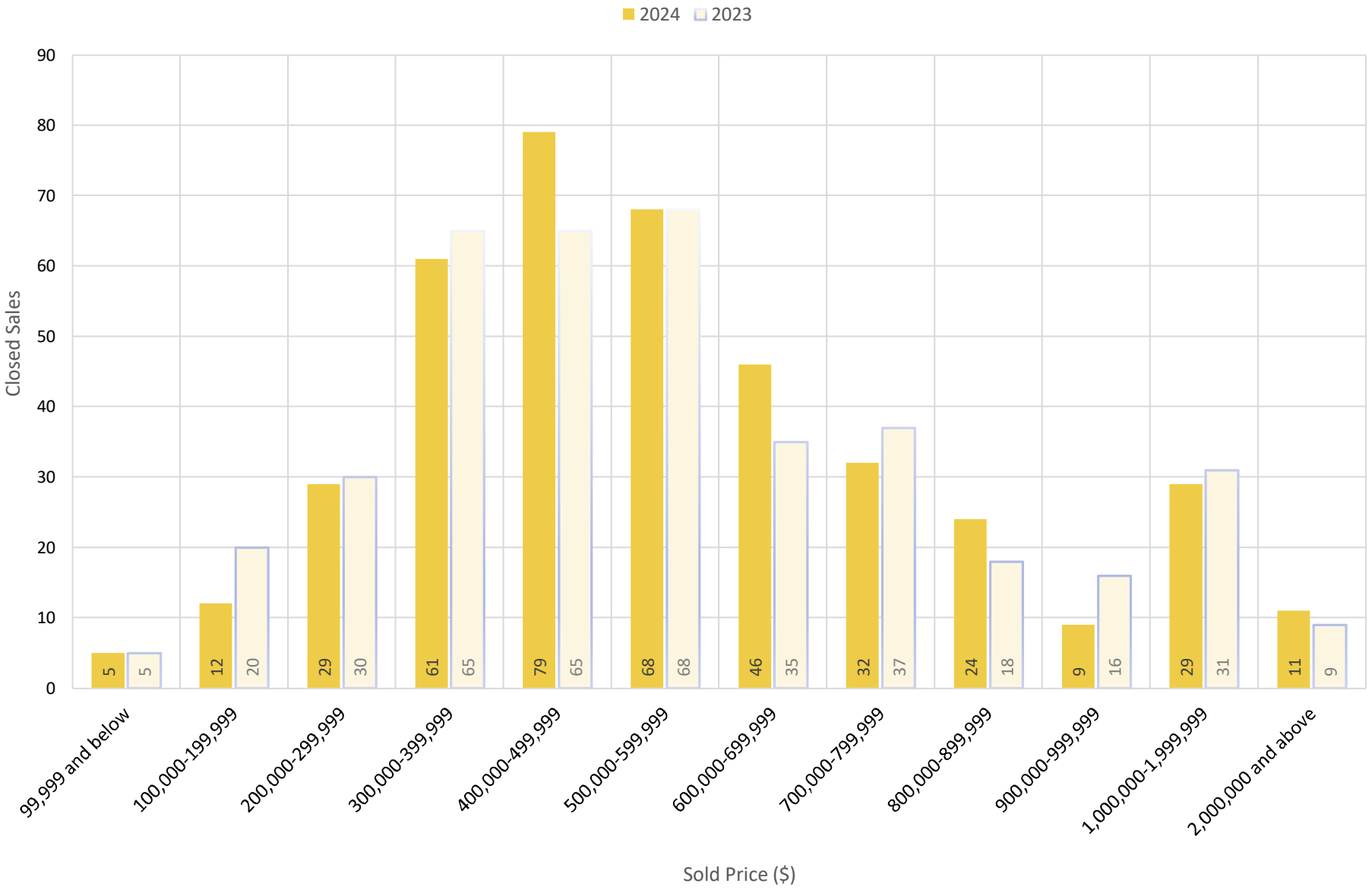
Condos Sold

October 2024 vs. October 2023



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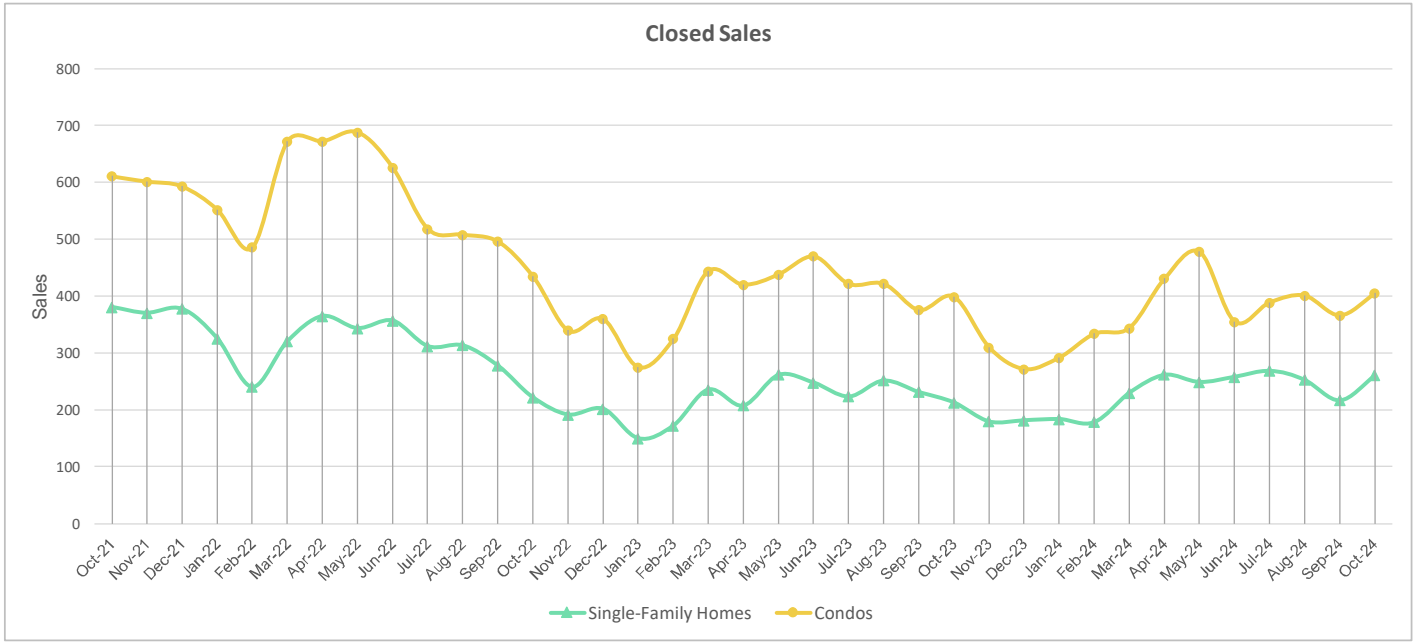
Closed Sales

October 2024

OAHU, HAWAII

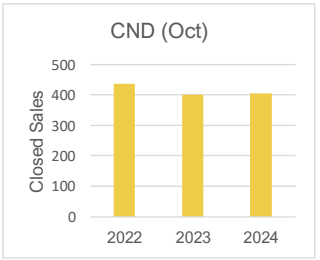
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Oct-21	381	611	992
Nov-21	371	601	972
Dec-21	378	593	971
Jan-22	326	552	878
Feb-22	241	486	727
Mar-22	321	672	993
Apr-22	365	672	1,037
May-22	344	688	1,032
Jun-22	357	626	983
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
Jan-24	184	292	476
Feb-24	179	334	513
Mar-24	230	344	574
Apr-24	262	431	693
May-24	249	478	727
Jun-24	258	355	613
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	**261**	**405**	**666**



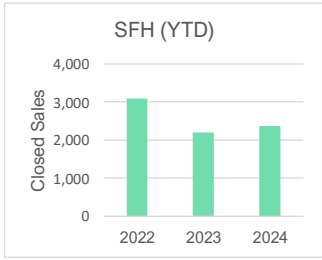
Monthly Closed Sales

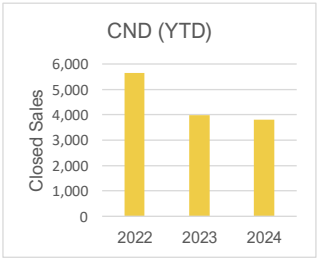
October	SFH	YoY %chg	CND	YoY %chg
2022	222	-41.7%	435	-28.8%
2023	213	-4.1%	399	-8.3%
2024	**261**	**22.5%**	**405**	**1.5%**



Year-to-Date Closed Sales

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	3,080	-18.5%	5,653	-5.9%
2023	2,198	-28.6%	3,991	-29.4%
2024	**2,362**	**7.5%**	**3,795**	**-4.9%**





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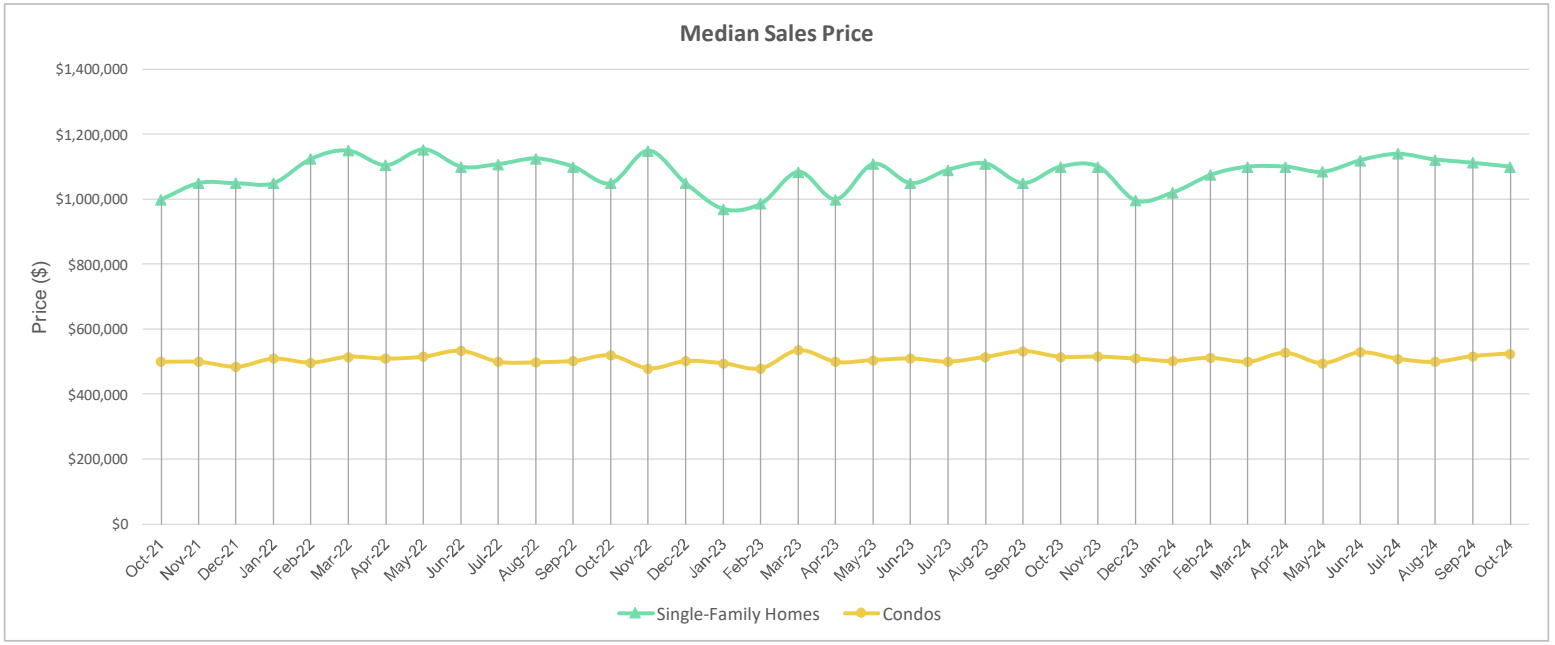
Median Sales Price

October 2024

OAHU, HAWAII

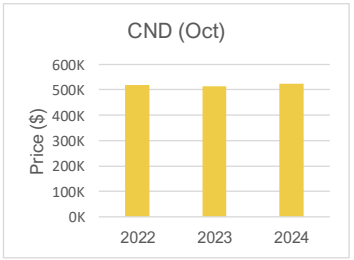
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Oct-21	$1,000,000	$500,000
Nov-21	$1,050,000	$500,000
Dec-21	$1,050,000	$485,000
Jan-22	$1,050,000	$510,000
Feb-22	$1,125,000	$497,000
Mar-22	$1,150,000	$515,500
Apr-22	$1,105,000	$510,000
May-22	$1,153,500	$516,500
Jun-22	$1,100,000	$534,000
Jul-22	$1,107,944	$500,000
Aug-22	$1,125,500	$498,500
Sep-22	$1,100,000	$502,500
Oct-22	$1,050,000	$520,000
Nov-22	$1,149,500	$480,000
Dec-22	$1,049,500	$502,500
Jan-23	$970,000	$495,000
Feb-23	$987,000	$480,000
Mar-23	$1,083,750	$536,000
Apr-23	$999,995	$500,000
May-23	$1,109,000	$505,000
Jun-23	$1,050,000	$510,000
Jul-23	$1,090,000	$500,000
Aug-23	$1,110,000	$515,000
Sep-23	$1,050,000	$532,500
Oct-23	$1,100,000	$515,000
Nov-23	$1,100,055	$516,179
Dec-23	$996,500	$510,000
Jan-24	$1,021,016	$502,500
Feb-24	$1,075,000	$512,500
Mar-24	$1,100,000	$500,000
Apr-24	$1,100,000	$528,000
May-24	$1,085,000	$495,000
Jun-24	$1,120,000	$530,000
Jul-24	$1,140,000	$509,000
Aug-24	$1,122,000	$500,000
Sep-24	$1,112,722	$517,500
Oct-24	**$1,100,000**	**$525,000**



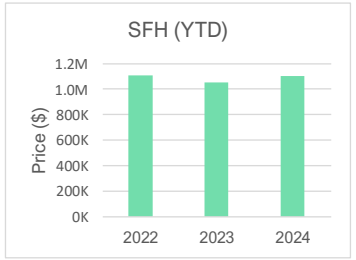
Monthly Median Sales Price

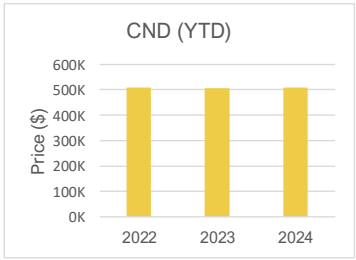
October	SFH	YoY %chg	CND	YoY %chg
2022	$1,050,000	5.0%	$520,000	4.0%
2023	$1,100,000	4.8%	$515,000	-1.0%
2024	**$1,100,000**	**0.0%**	**$525,000**	**1.9%**



Year-to-Date Median Sales Price

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	$1,106,000	13.4%	$510,000	8.5%
2023	$1,050,000	-5.1%	$507,000	-0.6%
2024	**$1,100,000**	**4.8%**	**$510,000**	**0.6%**





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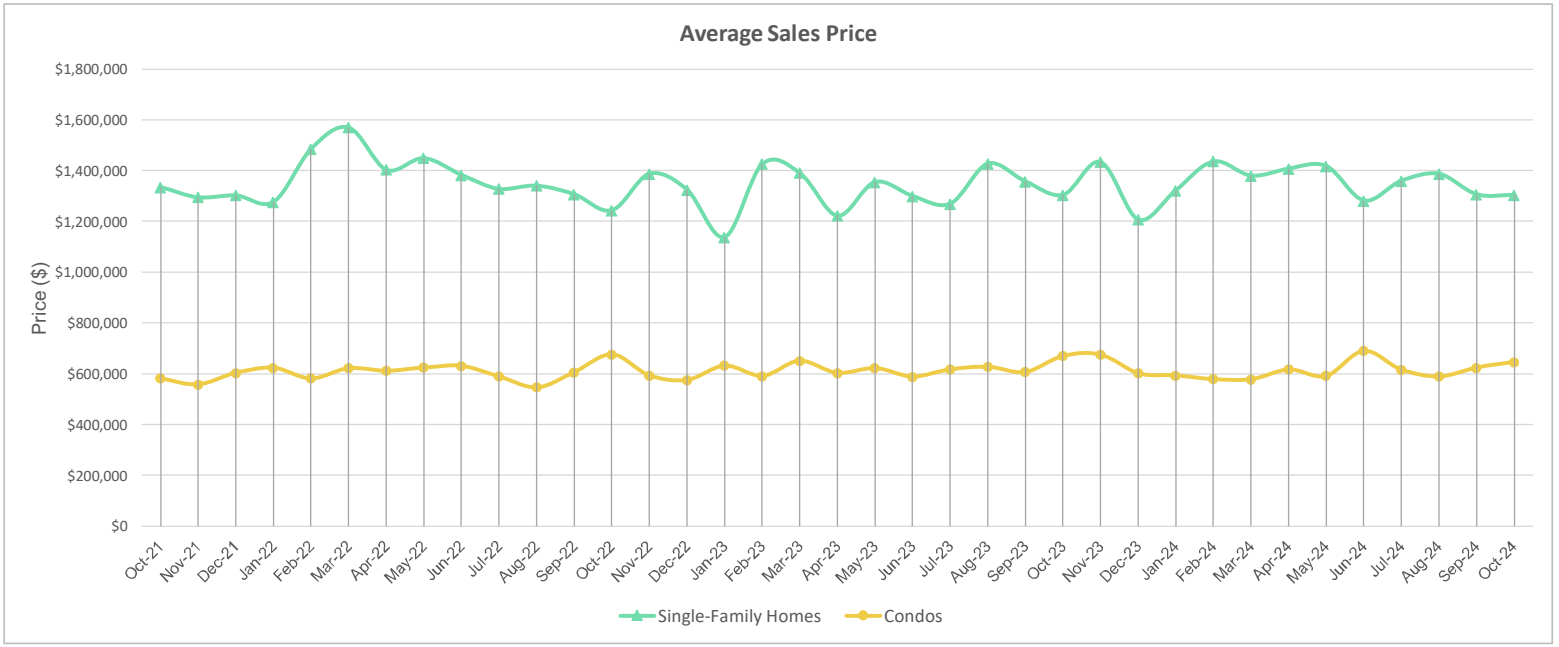
Average Sales Price

October 2024

OAHU, HAWAII

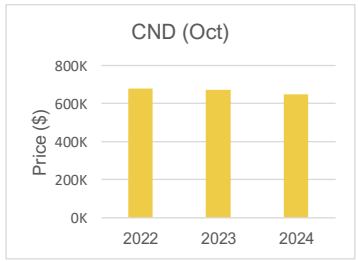
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Oct-21	$1,335,171	$582,509
Nov-21	$1,296,551	$559,007
Dec-21	$1,303,481	$604,749
Jan-22	$1,277,309	$623,928
Feb-22	$1,486,088	$583,367
Mar-22	$1,570,668	$623,684
Apr-22	$1,404,481	$613,189
May-22	$1,450,008	$625,327
Jun-22	$1,382,559	$631,822
Jul-22	$1,329,023	$590,934
Aug-22	$1,341,958	$547,319
Sep-22	$1,307,249	$607,502
Oct-22	$1,243,960	$676,988
Nov-22	$1,387,685	$594,444
Dec-22	$1,325,156	$576,689
Jan-23	$1,139,294	$633,441
Feb-23	$1,427,864	$592,131
Mar-23	$1,391,538	$651,630
Apr-23	$1,223,383	$603,795
May-23	$1,355,804	$623,748
Jun-23	$1,300,456	$589,597
Jul-23	$1,270,421	$617,683
Aug-23	$1,427,996	$628,127
Sep-23	$1,357,981	$608,222
Oct-23	$1,304,757	$670,805
Nov-23	$1,434,999	$676,625
Dec-23	$1,207,793	$602,535
Jan-24	$1,323,172	$593,630
Feb-24	$1,437,693	$580,274
Mar-24	$1,380,838	$579,500
Apr-24	$1,408,991	$617,664
May-24	$1,419,039	$592,964
Jun-24	$1,282,503	$690,803
Jul-24	$1,360,415	$616,302
Aug-24	$1,387,740	$590,171
Sep-24	$1,307,833	$625,154
Oct-24	**$1,304,557**	**$647,091**



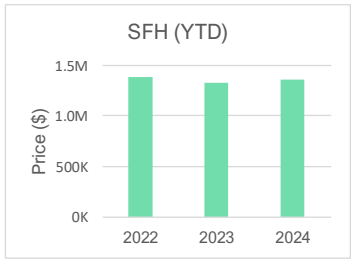
Monthly Average Sales Price

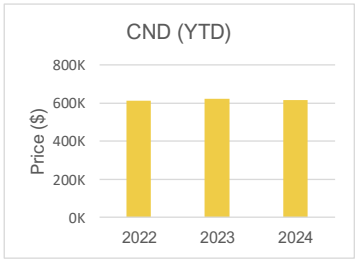
October	SFH	YoY %chg	CND	YoY %chg
2022	$1,243,960	-6.8%	$676,988	16.2%
2023	$1,304,757	4.9%	$670,805	-0.9%
2024	**$1,304,557**	**0.0%**	**$647,091**	**-3.5%**



Year-to-Date Average Sales Price

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	$1,384,727	11.6%	$613,246	10.8%
2023	$1,326,983	-4.2%	$620,628	1.2%
2024	**$1,357,899**	**2.3%**	**$613,537**	**-1.1%**





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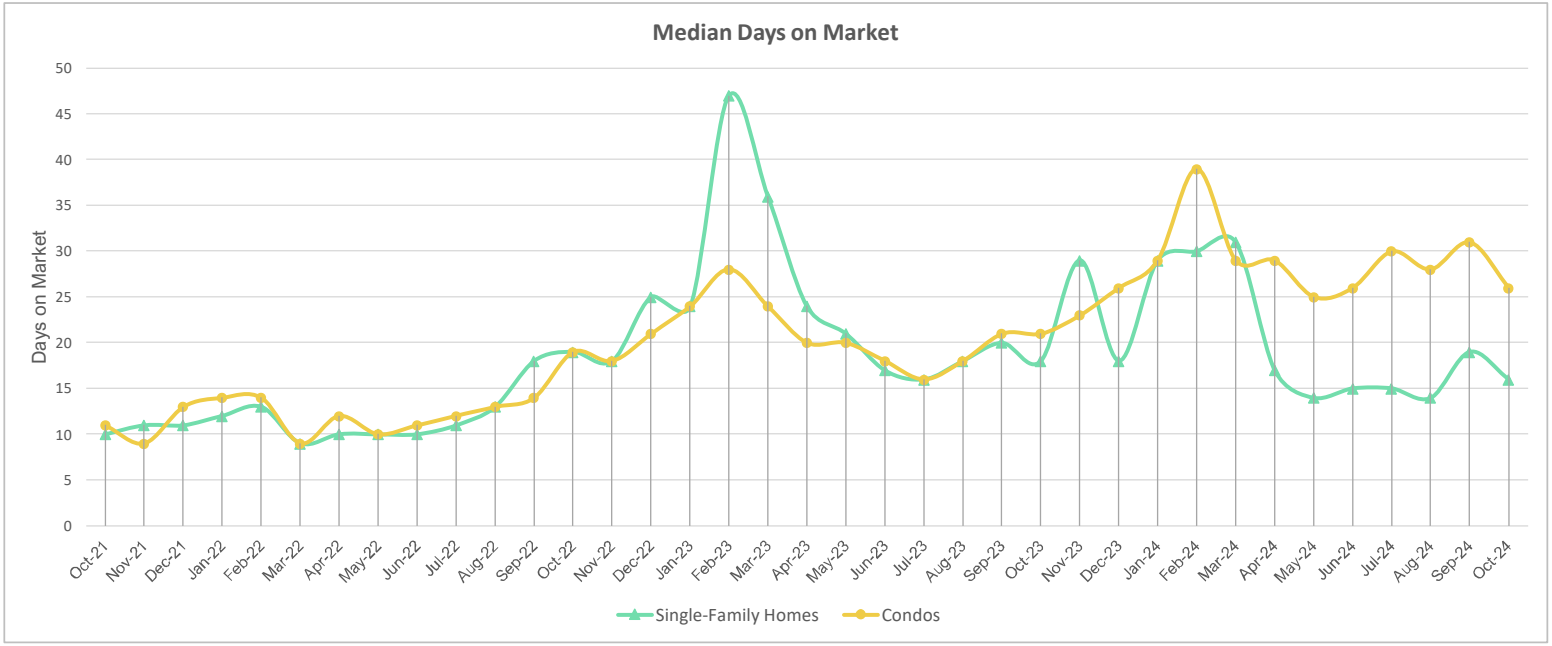
Median Days on Market

October 2024

OAHU, HAWAII

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

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

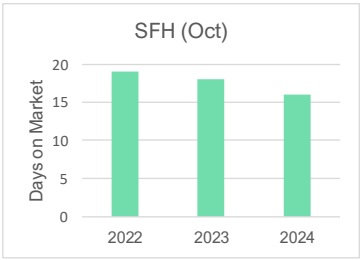


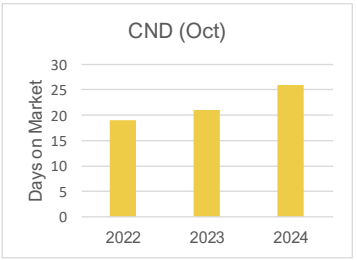
Monthly Median Days on Market

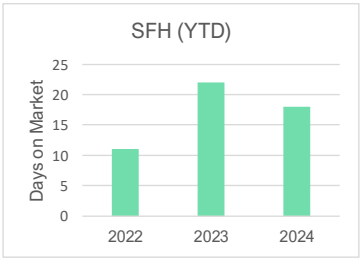
October	SFH	YoY %chg	CND	YoY %chg
2022	19	90.0%	19	72.7%
2023	18	-5.3%	21	10.5%
2024	**16**	**-11.1%**	**26**	**23.8%**

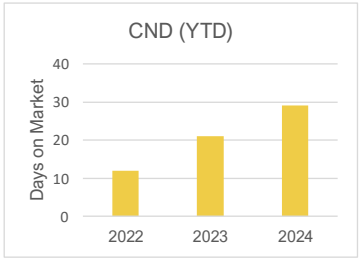
Year-to-Date Median Days on Market

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	11	22.2%	12	0.0%
2023	22	100.0%	21	75.0%
2024	**18**	**-18.2%**	**29**	**38.1%**









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

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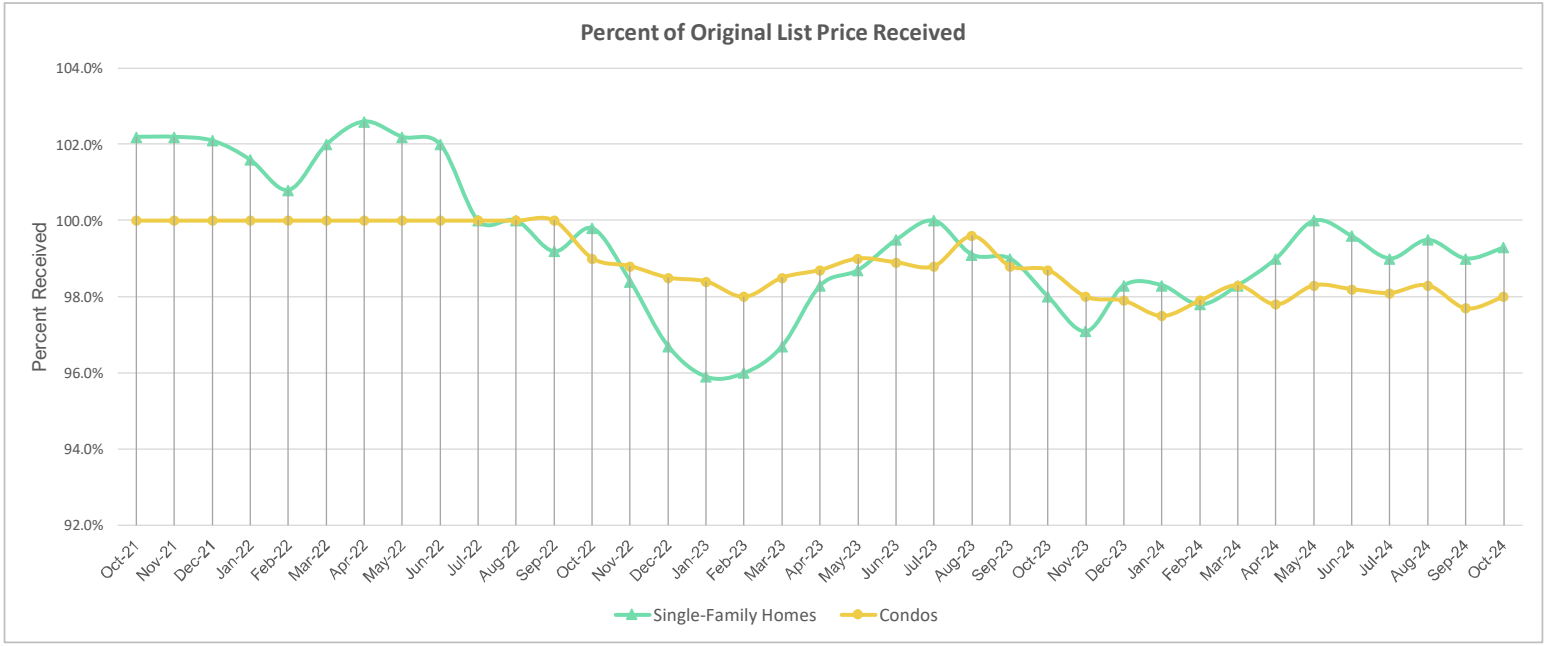
Percent of Original List Price Received

October 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
Oct-21	102.2%	100.0%
Nov-21	102.2%	100.0%
Dec-21	102.1%	100.0%
Jan-22	101.6%	100.0%
Feb-22	100.8%	100.0%
Mar-22	102.0%	100.0%
Apr-22	102.6%	100.0%
May-22	102.2%	100.0%
Jun-22	102.0%	100.0%
Jul-22	100.0%	100.0%
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%
Jan-24	98.3%	97.5%
Feb-24	97.8%	97.9%
Mar-24	98.3%	98.3%
Apr-24	99.0%	97.8%
May-24	100.0%	98.3%
Jun-24	99.6%	98.2%
Jul-24	99.0%	98.1%
Aug-24	99.5%	98.3%
Sep-24	99.0%	97.7%
Oct-24	**99.3%**	**98.0%**

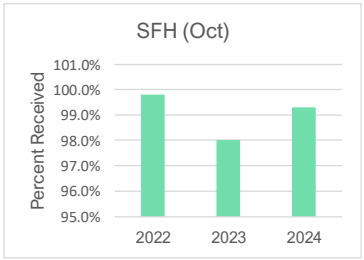


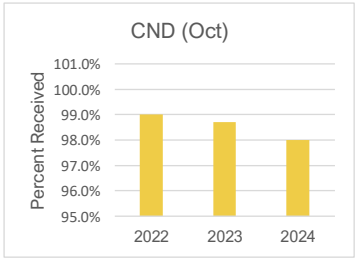
Monthly Percent of Original List Price Received

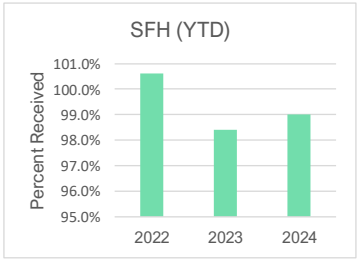
October	SFH	YoY %chg	CND	YoY %chg
2022	99.8%	-2.3%	99.0%	-1.0%
2023	98.0%	-1.8%	98.7%	-0.3%
2024	**99.3%**	**1.3%**	**98.0%**	**-0.7%**

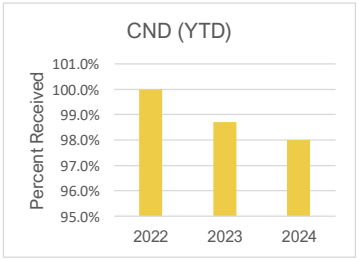
Year-to-Date Percent of Original List Price Received

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	100.6%	-1.4%	100.0%	0.0%
2023	98.4%	-2.2%	98.7%	-1.3%
2024	**99.0%**	**0.6%**	**98.0%**	**-0.7%**









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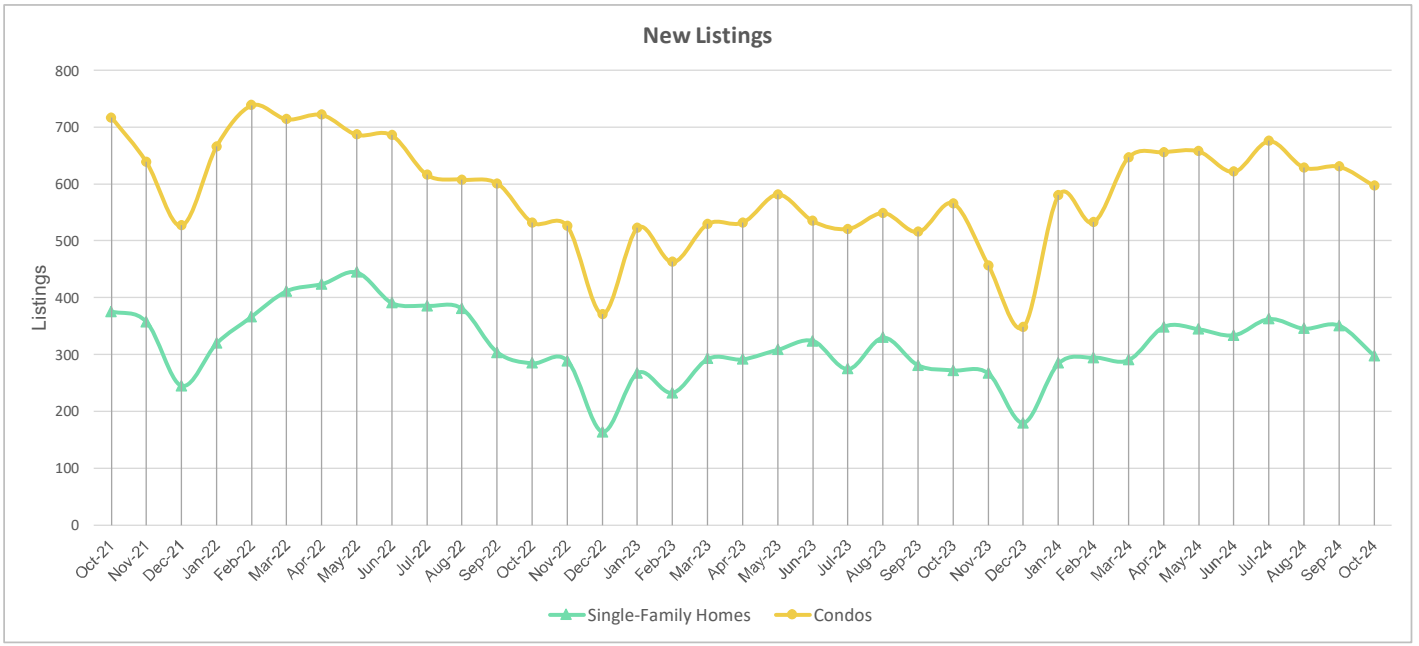
New Listings

October 2024

OAHU, HAWAII

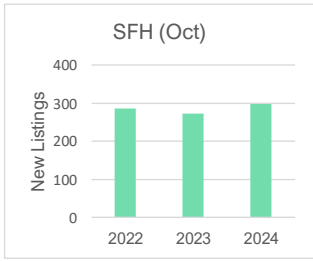
(A count of properties that have been newly listed on the market in a given month)

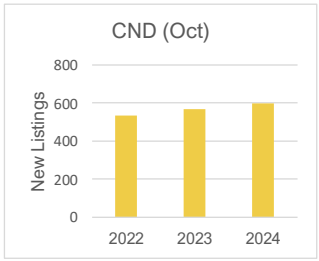
Mo-Yr	Single-Family Homes	Condos	Total
Oct-21	376	717	1,093
Nov-21	358	639	997
Dec-21	245	527	772
Jan-22	320	666	986
Feb-22	367	739	1,106
Mar-22	412	714	1,126
Apr-22	424	722	1,146
May-22	445	687	1,132
Jun-22	391	686	1,077
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
Jan-24	285	581	866
Feb-24	295	533	828
Mar-24	291	647	938
Apr-24	349	656	1,005
May-24	345	658	1,003
Jun-24	334	622	956
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	**298**	**597**	**895**



Monthly New Listings

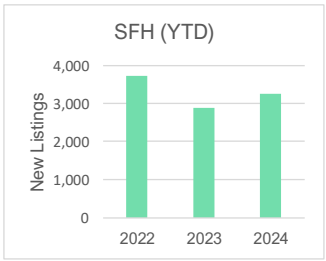
October	SFH	YoY %chg	CND	YoY %chg
2022	285	-24.2%	532	-25.8%
2023	272	-4.6%	566	6.4%
2024	**298**	**9.6%**	**597**	**5.5%**

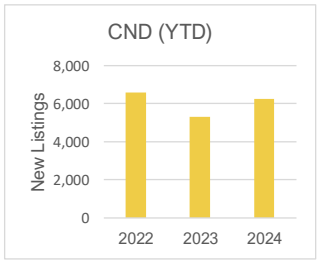




Year-to-Date New Listings

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	3,715	-11.8%	6,571	-6.3%
2023	2,877	-22.6%	5,317	-19.1%
2024	**3,257**	**13.2%**	**6,230**	**17.2%**





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

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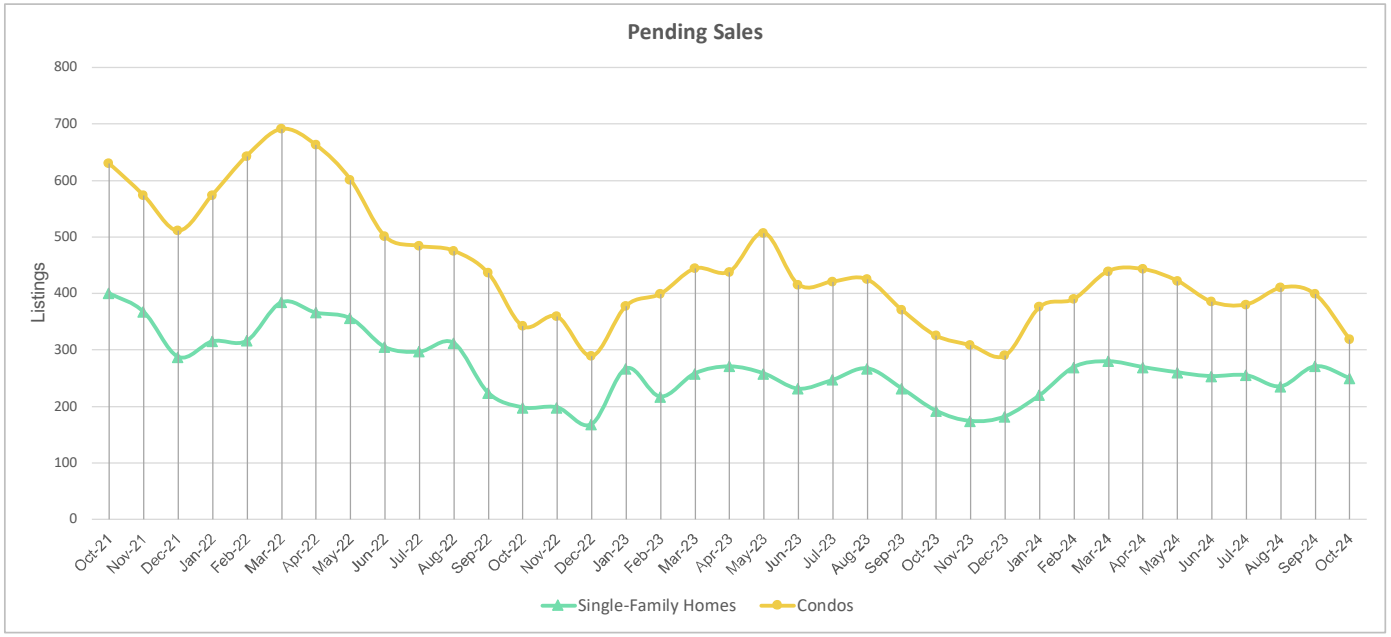
Pending Sales*

October 2024

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos	Total
Oct-21	400	630	1,030
Nov-21	367	573	940
Dec-21	287	511	798
Jan-22	315	574	889
Feb-22	316	643	959
Mar-22	384	691	1,075
Apr-22	366	663	1,029
May-22	356	601	957
Jun-22	305	501	806
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596
Feb-24	269	390	659
Mar-24	280	439	719
Apr-24	269	443	712
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	**250**	**319**	**569**

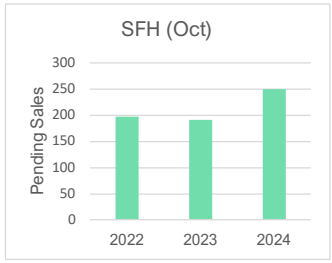


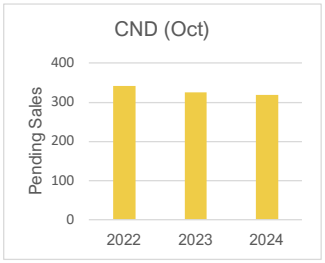
Monthly Pending Sales

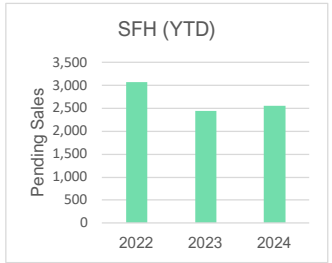
October	SFH	YoY %chg	CND	YoY %chg
2022	198	-50.5%	342	-45.7%
2023	192	-3.0%	325	-5.0%
2024	**250**	**30.2%**	**319**	**-1.8%**

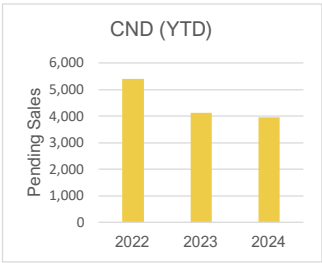
Year-to-Date Pending Sales

October	YTD SFH	YoY %chg	YTD CND	YoY %chg
2022	3,073	-23.4%	5,410	-15.3%
2023	2,440	-20.6%	4,123	-23.8%
2024	**2,562**	**5.0%**	**3,963**	**-3.9%**









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

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

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

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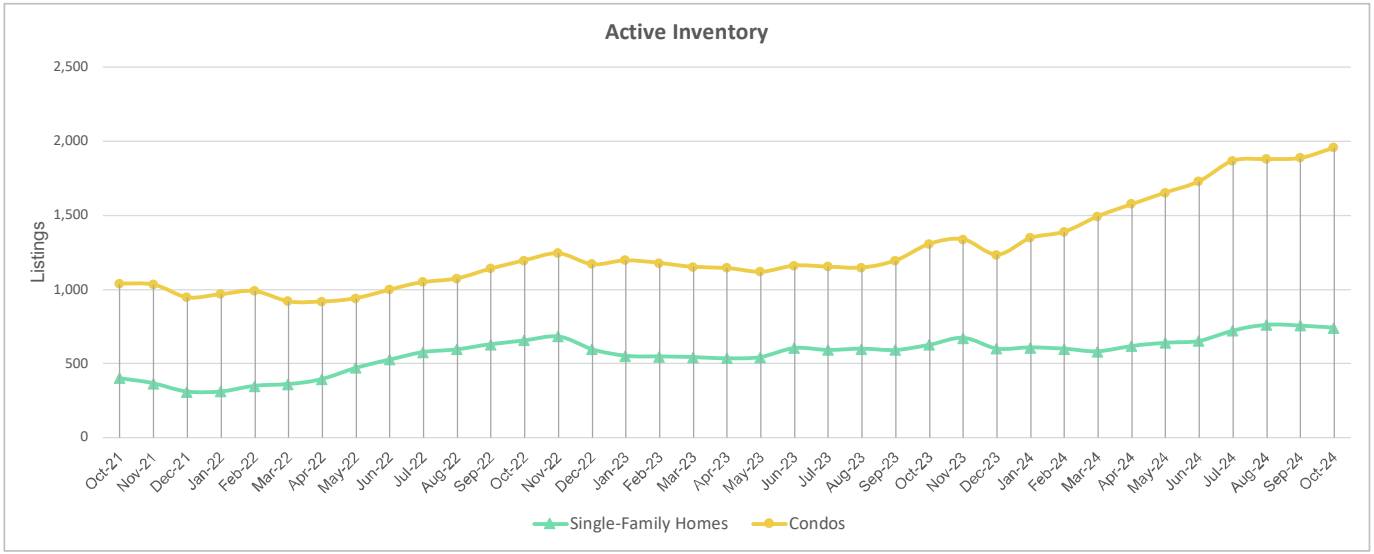
Active Inventory*

October 2024

OAHU, HAWAII

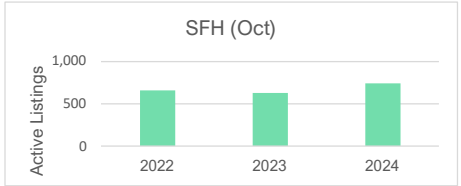
(The number of properties in Active (A) status at the end of the given month)

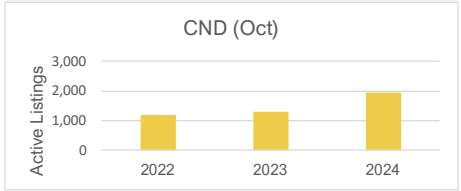
Mo/Yr	Single-Family Homes	Condos	Total
Oct-21	401	1,039	1,440
Nov-21	366	1,033	1,399
Dec-21	309	946	1,255
Jan-22	311	967	1,278
Feb-22	348	989	1,337
Mar-22	360	919	1,279
Apr-22	395	917	1,312
May-22	471	939	1,410
Jun-22	527	998	1,525
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745
Aug-23	598	1,146	1,744
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834
Jan-24	607	1,348	1,955
Feb-24	599	1,388	1,987
Mar-24	581	1,493	2,074
Apr-24	618	1,576	2,194
May-24	640	1,651	2,291
Jun-24	653	1,729	2,382
Jul-24	722	1,867	2,589
Aug-24	760	1,879	2,639
Sep-24	755	1,887	2,642
Oct-24	**741**	**1,957**	**2,698**



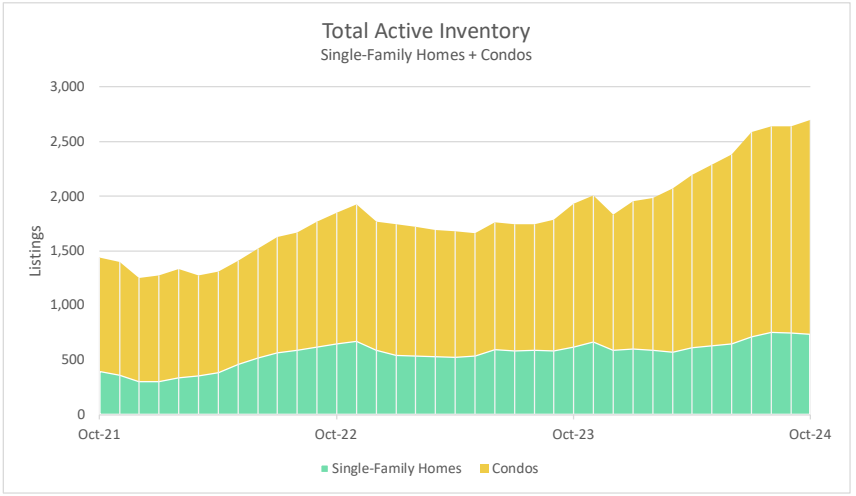
Active Inventory

October	SFH	YoY %chg	CND	YoY %chg
2022	656	63.6%	1,194	14.9%
2023	626	-4.6%	1,306	9.4%
2024	**741**	**18.4%**	**1,957**	**49.8%**





Total Active Inventory: Single-Family Homes + Condos



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

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

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Total Inventory In Escrow*

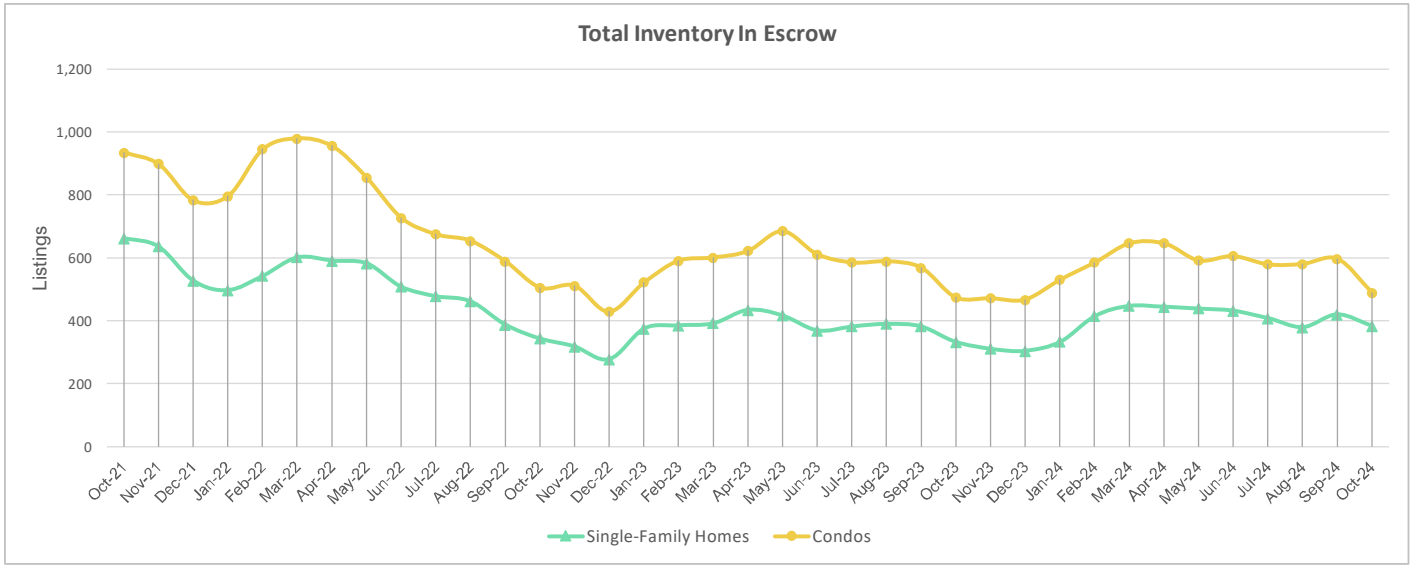
October 2024

OAHU, HAWAII

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

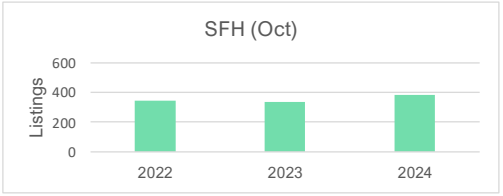
Mo/Yr	Single-Family Homes	Condos	Total
Oct-21	663	935	1,598
Nov-21	637	899	1,536
Dec-21	528	784	1,312
Jan-22	498	797	1,295
Feb-22	544	946	1,490
Mar-22	603	980	1,583
Apr-22	592	956	1,548
May-22	583	856	1,439
Jun-22	509	728	1,237
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
Jan-24	334	532	866
Feb-24	416	586	1,002
Mar-24	448	647	1,095
Apr-24	445	647	1,092
May-24	440	593	1,033
Jun-24	433	607	1,040
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	**384**	**490**	**874**

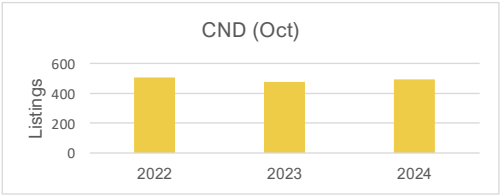
*New indicator added to reports as of 2021, including applicable historical data.



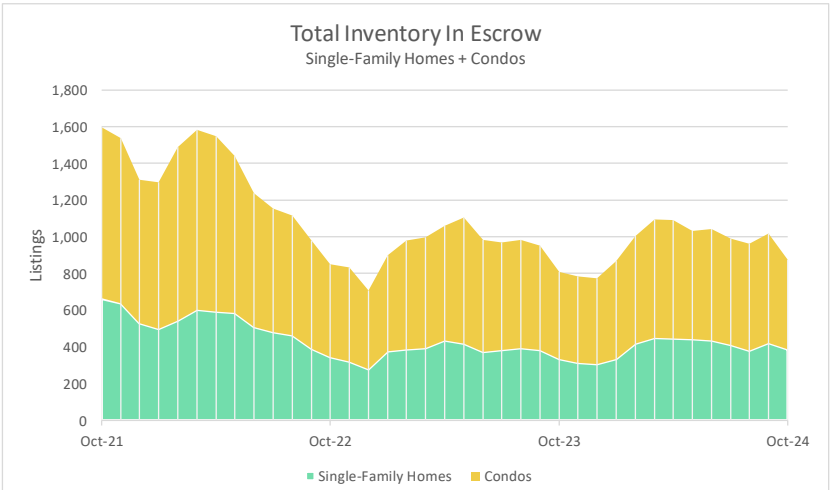
Total Inventory In Escrow

October	SFH	YoY %chg	CND	YoY %chg
2022	345	-48.0%	506	-45.9%
2023	333	-3.5%	475	-6.1%
2024	**384**	**15.3%**	**490**	**3.2%**





Total Inventory In Escrow: Single-Family Homes + Condos



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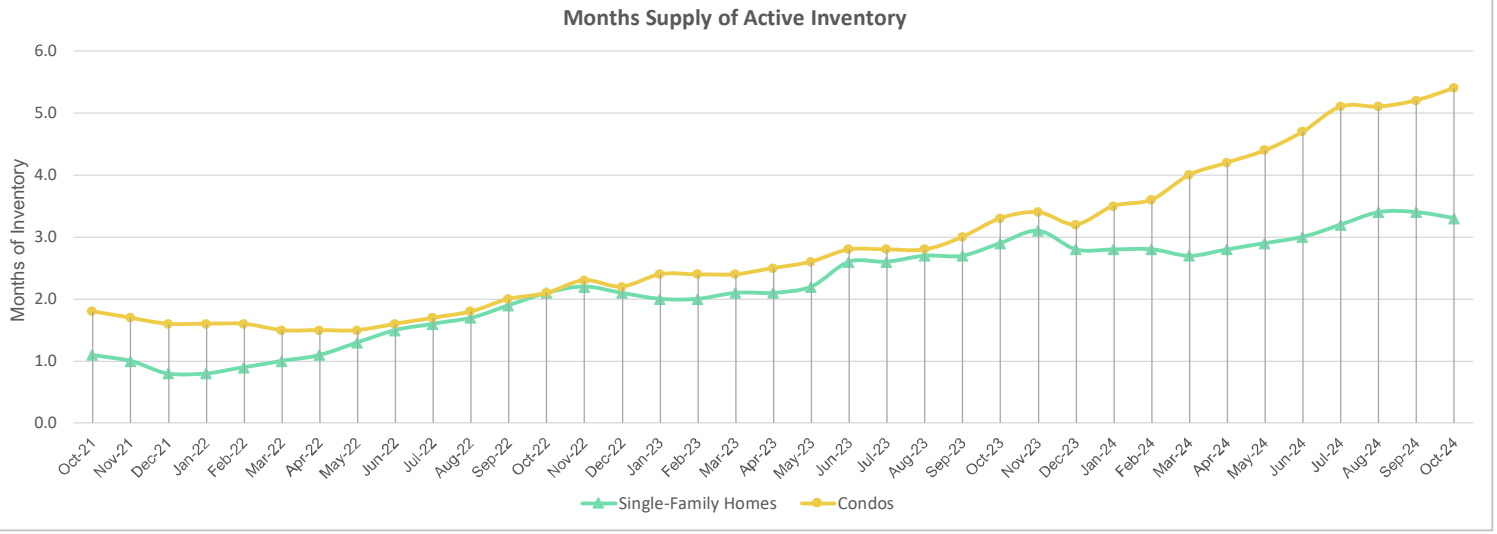
Months Supply of Active Inventory*

October 2024

OAHU, HAWAII

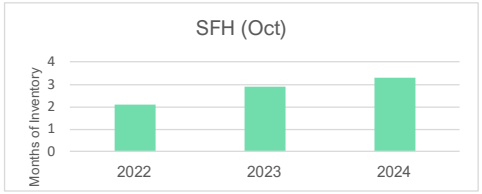
(Compares active inventory to a rolling 12-month average closed sales)

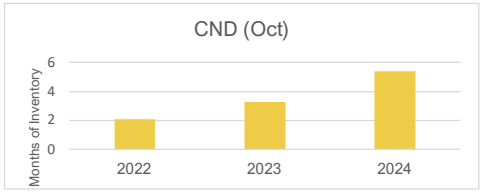
Mo/Yr	Single-Family Homes	Condos
Oct-21	1.1	1.8
Nov-21	1.0	1.7
Dec-21	0.8	1.6
Jan-22	0.8	1.6
Feb-22	0.9	1.6
Mar-22	1.0	1.5
Apr-22	1.1	1.5
May-22	1.3	1.5
Jun-22	1.5	1.6
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5
Feb-24	2.8	3.6
Mar-24	2.7	4.0
Apr-24	2.8	4.2
May-24	2.9	4.4
Jun-24	3.0	4.7
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	**3.3**	**5.4**



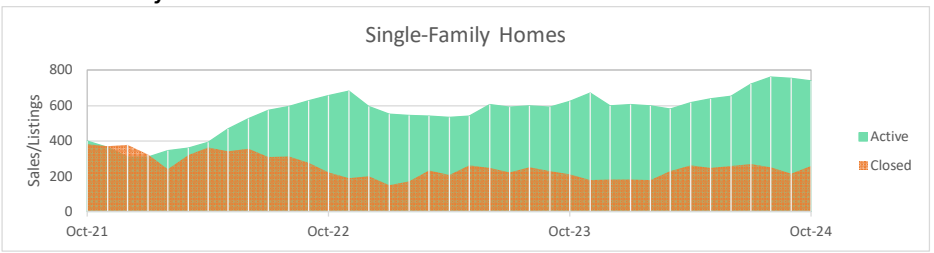
Months Supply of Active Inventory

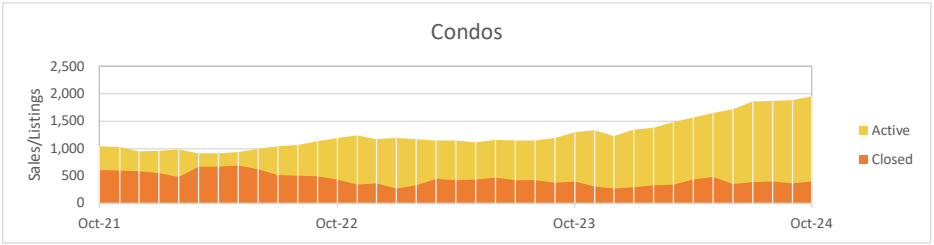
October	SFH	YoY %chg	CND	YoY %chg
2022	2.1	90.9%	2.1	16.7%
2023	2.9	38.1%	3.3	57.1%
2024	**3.3**	**13.8%**	**5.4**	**63.6%**





Active Inventory vs. Closed Sales





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

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

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

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Housing Supply Overview

October 2024

OAHU, HAWAII

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

Honolulu Board of REALTORS®

	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
Single-Family Homes	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**
$449,999 and below	0	1	-100.0%	0	7	-100.0%	0.0%	100.0%	-100.0%	0	2	-100.0%	4	0	-	6	5	20.0%	8	1	700.0%	3.0	1.7	76.5%
$450,000 - $599,999	9	2	350.0%	10	40	-75.0%	98.3%	97.1%	1.2%	8	3	166.7%	11	10	10.0%	20	8	150.0%	21	18	16.7%	3.3	1.6	106.3%
$600,000 - $699,999	8	12	-33.3%	26	45	-42.2%	98.5%	99.6%	-1.1%	17	7	142.9%	12	8	50.0%	36	33	9.1%	19	15	26.7%	4.0	3.3	21.2%
$700,000 - $799,999	22	15	46.7%	43	18	138.9%	97.5%	97.2%	0.3%	12	24	-50.0%	21	23	-8.7%	34	38	-10.5%	34	46	-26.1%	1.8	2.0	-10.0%
$800,000 - $899,999	34	29	17.2%	14	30	-53.3%	100.0%	97.6%	2.5%	23	27	-14.8%	31	31	0.0%	69	64	7.8%	44	46	-4.3%	2.3	1.9	21.1%
$900,000 - $999,999	34	27	25.9%	12	16	-25.0%	100.0%	99.0%	1.0%	41	49	-16.3%	33	19	73.7%	64	79	-19.0%	48	39	23.1%	2.4	2.9	-17.2%
$1,000,000 - $1,499,999	89	84	6.0%	16	13	23.1%	100.0%	98.7%	1.3%	102	85	20.0%	80	57	40.4%	187	153	22.2%	124	93	33.3%	2.4	2.1	14.3%
$1,500,000 - 1,999,999	37	22	68.2%	20	40	-50.0%	99.0%	93.9%	5.4%	52	34	52.9%	36	26	38.5%	128	94	36.2%	50	46	8.7%	4.4	3.9	12.8%
$2,000,000 - $2,999,999	17	11	54.5%	14	13	7.7%	98.4%	99.1%	-0.7%	21	22	-4.5%	15	9	66.7%	82	60	36.7%	24	15	60.0%	5.1	4.3	18.6%
$3,000,000 and above	11	10	10.0%	18	43	-58.1%	100.0%	92.3%	8.3%	22	19	15.8%	7	9	-22.2%	115	92	25.0%	12	14	-14.3%	11.5	10.2	12.7%
All Single-Family Homes	**261**	**213**	**22.5%**	**16**	**18**	**-11.1%**	**99.3%**	**98.0%**	**1.3%**	**298**	**272**	**9.6%**	**250**	**192**	**30.2%**	**741**	**626**	**18.4%**	**384**	**333**	**15.3%**	**3.3**	**2.9**	**13.8%**

	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
Condos	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**	**Oct-24**	**Oct-23**	**%chg**
$149,999 and below	6	14	-57.1%	78	35	122.9%	86.9%	94.3%	-7.8%	10	12	-16.7%	4	11	-63.6%	58	42	38.1%	11	17	-35.3%	4.8	3.2	50.0%
$150,000 - $299,999	40	41	-2.4%	39	32	21.9%	95.3%	97.6%	-2.4%	77	63	22.2%	29	31	-6.5%	223	154	44.8%	47	57	-17.5%	5.4	3.3	63.6%
$300,000 - $399,999	61	65	-6.2%	29	20	45.0%	97.5%	98.7%	-1.2%	91	81	12.3%	53	53	0.0%	299	173	72.8%	75	72	4.2%	5.1	2.7	88.9%
$400,000 - $499,999	79	65	21.5%	30	20	50.0%	97.9%	98.2%	-0.3%	97	81	19.8%	54	51	5.9%	306	179	70.9%	85	73	16.4%	4.9	2.7	81.5%
$500,000 - $599,999	68	68	0.0%	21	18	16.7%	98.2%	99.6%	-1.4%	92	87	5.7%	59	60	-1.7%	260	138	88.4%	83	87	-4.6%	5.0	2.3	117.4%
$600,000 - $699,999	46	35	31.4%	22	23	-4.3%	98.4%	97.8%	0.6%	70	72	-2.8%	44	43	2.3%	179	128	39.8%	62	61	1.6%	4.4	2.7	63.0%
$700,000 - $999,999	65	71	-8.5%	15	20	-25.0%	99.1%	98.9%	0.2%	94	106	-11.3%	45	45	0.0%	308	239	28.9%	82	69	18.8%	5.0	4.0	25.0%
$1,000,000 - $1,499,999	21	27	-22.2%	44	21	109.5%	96.1%	96.7%	-0.6%	35	30	16.7%	15	13	15.4%	171	94	81.9%	27	17	58.8%	8.1	4.7	72.3%
$1,500,000 - $1,999,999	8	4	100.0%	65	35	85.7%	95.0%	98.4%	-3.5%	16	17	-5.9%	12	6	100.0%	60	66	-9.1%	12	8	50.0%	7.5	9.4	-20.2%
$2,000,000 and above	11	9	22.2%	10	104	-90.4%	98.0%	95.1%	3.0%	15	17	-11.8%	4	12	-66.7%	93	93	0.0%	6	14	-57.1%	15.5	13.3	16.5%
All Condos	**405**	**399**	**1.5%**	**26**	**21**	**23.8%**	**98.0%**	**98.7%**	**-0.7%**	**597**	**566**	**5.5%**	**319**	**325**	**-1.8%**	**1,957**	**1,306**	**49.8%**	**490**	**475**	**3.2%**	**5.4**	**3.3**	**63.6%**

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

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Closed Sales by Price Range: Single-Family Homes

October 2024

OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$449,999 and below	0	1	-100.0%	25	30	-16.7%
$450,000 - $599,999	9	2	350.0%	75	60	25.0%
$600,000 - $699,999	8	12	-33.3%	107	118	-9.3%
$700,000 - $799,999	22	15	46.7%	230	229	0.4%
$800,000 - $899,999	34	29	17.2%	361	391	-7.7%
$900,000 - $999,999	34	27	25.9%	321	328	-2.1%
$1,000,000 - $1,499,999	89	84	6.0%	948	866	9.5%
$1,500,000 - 1,999,999	37	22	68.2%	353	290	21.7%
$2,000,000 - $2,999,999	17	11	54.5%	190	169	12.4%
$3,000,000 and above	11	10	10.0%	114	111	2.7%
All Single-Family Homes	**261**	**213**	**22.5%**	**2,724**	**2,592**	**5.1%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.

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

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Closed Sales by Price Range: Condos

October 2024

OAHU, HAWAII

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

Condos	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$149,999 and below	6	14	-57.1%	145	154	-5.8%
$150,000 - $299,999	40	41	-2.4%	488	555	-12.1%
$300,000 - $399,999	61	65	-6.2%	710	766	-7.3%
$400,000 - $499,999	79	65	21.5%	761	806	-5.6%
$500,000 - $599,999	68	68	0.0%	624	717	-13.0%
$600,000 - $699,999	46	35	31.4%	487	560	-13.0%
$700,000 - $999,999	65	71	-8.5%	741	720	2.9%
$1,000,000 - $1,499,999	21	27	-22.2%	254	239	6.3%
$1,500,000 - $1,999,999	8	4	100.0%	91	89	2.2%
$2,000,000 and above	11	9	22.2%	76	85	-10.6%
All Condos	**405**	**399**	**1.5%**	**4,377**	**4,691**	**-6.7%**

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

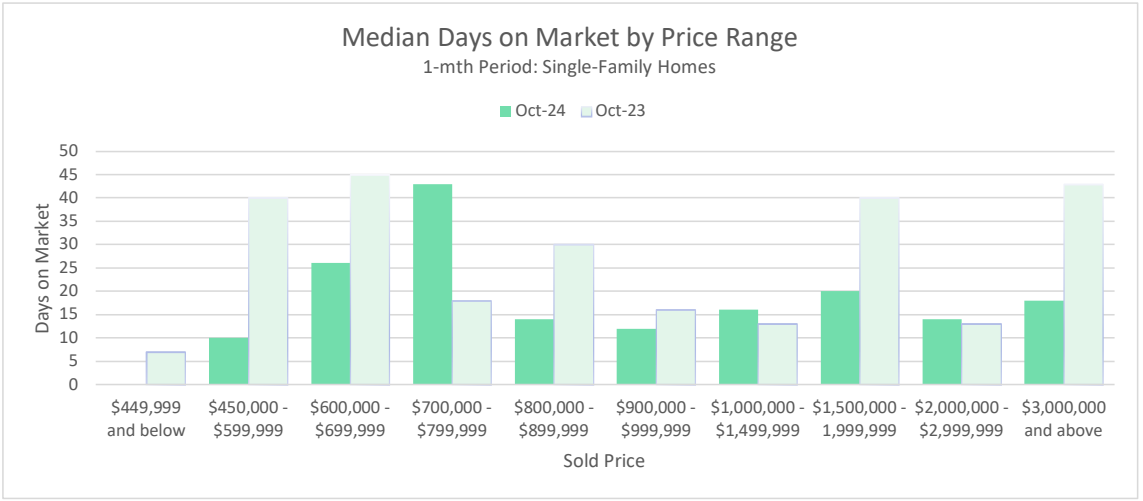
October 2024

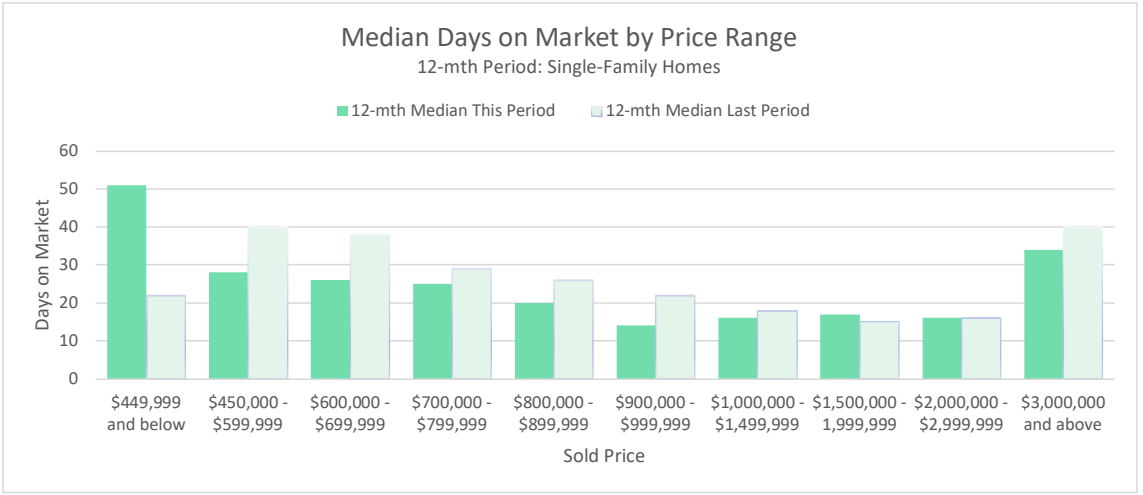
OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
$449,999 and below	0	7	-100.0%	51	22	131.8%
$450,000 - $599,999	10	40	-75.0%	28	40	-30.0%
$600,000 - $699,999	26	45	-42.2%	26	38	-31.6%
$700,000 - $799,999	43	18	138.9%	25	29	-13.8%
$800,000 - $899,999	14	30	-53.3%	20	26	-23.1%
$900,000 - $999,999	12	16	-25.0%	14	22	-36.4%
$1,000,000 - $1,499,999	16	13	23.1%	16	18	-11.1%
$1,500,000 - 1,999,999	20	40	-50.0%	17	15	13.3%
$2,000,000 - $2,999,999	14	13	7.7%	16	16	0.0%
$3,000,000 and above	18	43	-58.1%	34	40	-15.0%
All Single-Family Homes	**16**	**18**	**-11.1%**	**19**	**22**	**-13.6%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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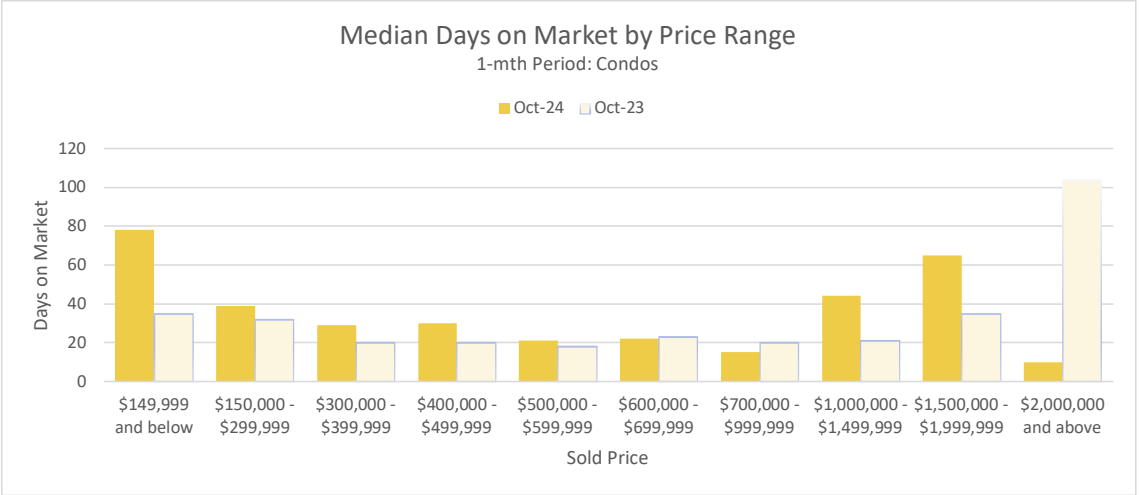
Median Days on Market by Price Range: Condos

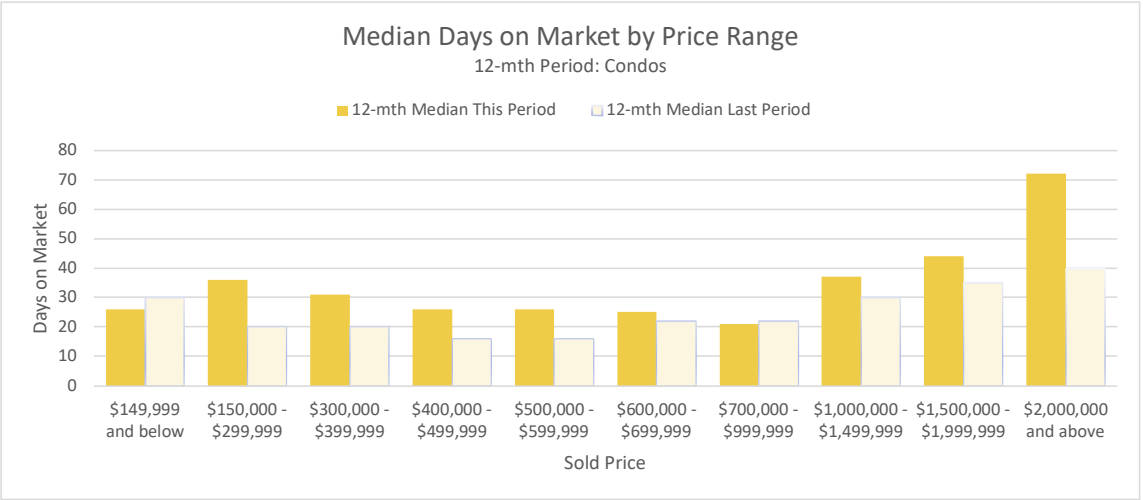
October 2024

OAHU, HAWAII

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

Condos	Oct-24	Oct-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
$149,999 and below	78	35	122.9%	26	30	-13.3%
$150,000 - $299,999	39	32	21.9%	36	20	80.0%
$300,000 - $399,999	29	20	45.0%	31	20	55.0%
$400,000 - $499,999	30	20	50.0%	26	16	62.5%
$500,000 - $599,999	21	18	16.7%	26	16	62.5%
$600,000 - $699,999	22	23	-4.3%	25	22	13.6%
$700,000 - $999,999	15	20	-25.0%	21	22	-4.5%
$1,000,000 - $1,499,999	44	21	109.5%	37	30	23.3%
$1,500,000 - $1,999,999	65	35	85.7%	44	35	25.7%
$2,000,000 and above	10	104	-90.4%	72	40	80.0%
All Condos	**26**	**21**	**23.8%**	**28**	**20**	**40.0%**





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

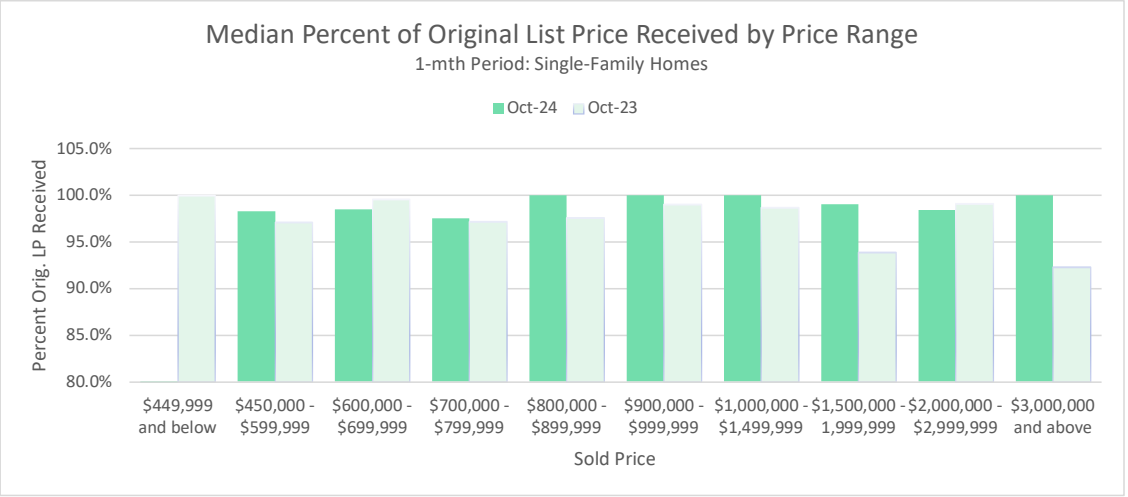
October 2024

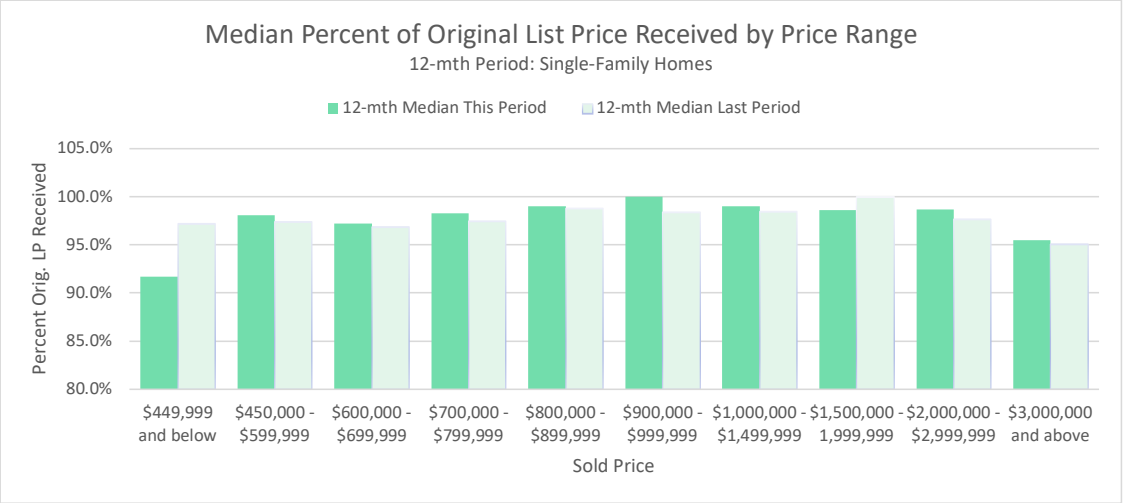
OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
$449,999 and below	0.0%	100.0%	-100.0%	91.7%	97.2%	-5.7%
$450,000 - $599,999	98.3%	97.1%	1.2%	98.1%	97.4%	0.7%
$600,000 - $699,999	98.5%	99.6%	-1.1%	97.2%	96.9%	0.3%
$700,000 - $799,999	97.5%	97.2%	0.3%	98.3%	97.5%	0.8%
$800,000 - $899,999	100.0%	97.6%	2.5%	99.0%	98.8%	0.2%
$900,000 - $999,999	100.0%	99.0%	1.0%	100.0%	98.4%	1.6%
$1,000,000 - $1,499,999	100.0%	98.7%	1.3%	99.0%	98.5%	0.5%
$1,500,000 - 1,999,999	99.0%	93.9%	5.4%	98.6%	100.0%	-1.4%
$2,000,000 - $2,999,999	98.4%	99.1%	-0.7%	98.7%	97.7%	1.0%
$3,000,000 and above	100.0%	92.3%	8.3%	95.5%	95.1%	0.4%
All Single-Family Homes	**99.3%**	**98.0%**	**1.3%**	**98.8%**	**98.3%**	**0.5%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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

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

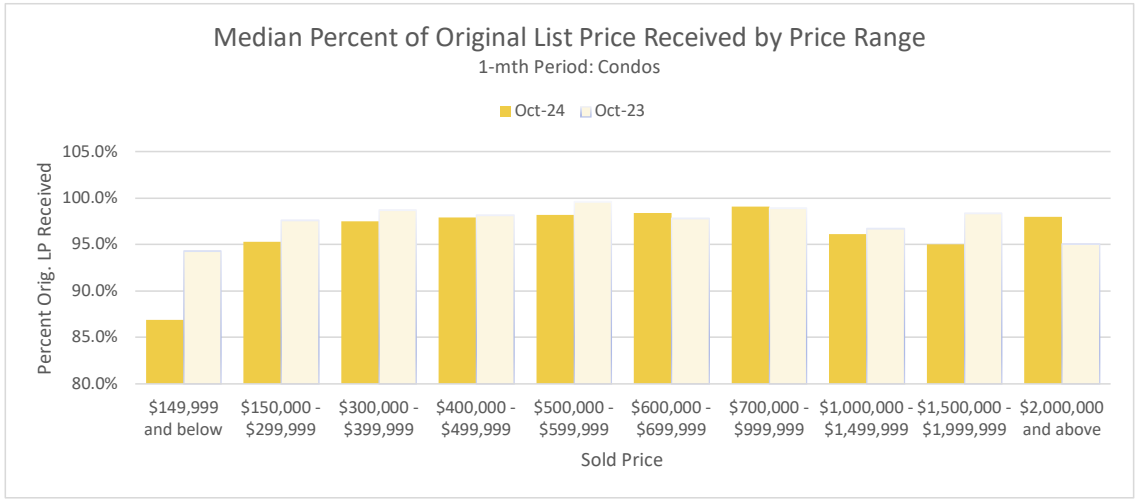
October 2024

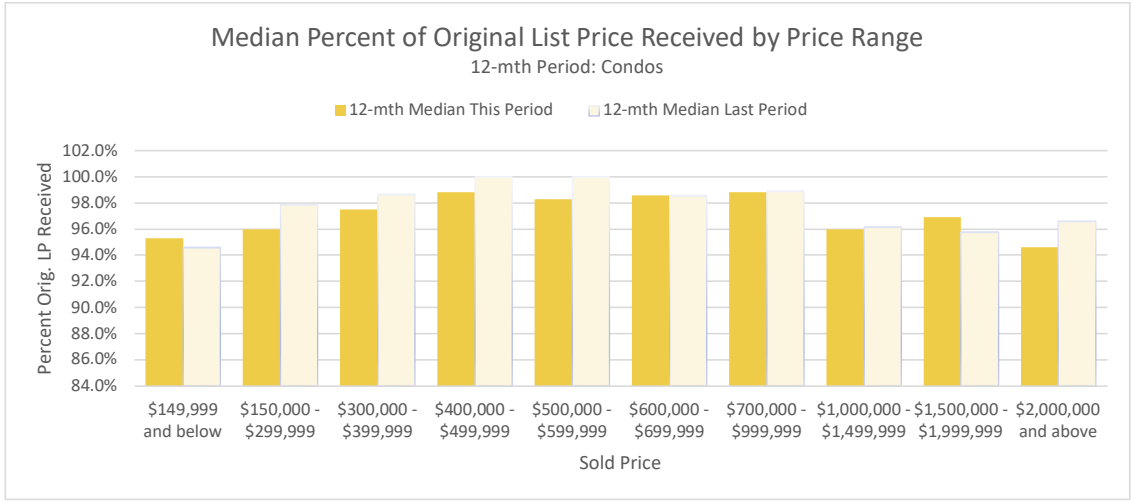
OAHU, HAWAII

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

Condos	Oct-24	Oct-23	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
$149,999 and below	86.9%	94.3%	-7.8%	95.3%	94.6%	0.7%
$150,000 - $299,999	95.3%	97.6%	-2.4%	96.0%	97.9%	-1.9%
$300,000 - $399,999	97.5%	98.7%	-1.2%	97.5%	98.7%	-1.2%
$400,000 - $499,999	97.9%	98.2%	-0.3%	98.8%	100.0%	-1.2%
$500,000 - $599,999	98.2%	99.6%	-1.4%	98.3%	100.0%	-1.7%
$600,000 - $699,999	98.4%	97.8%	0.6%	98.6%	98.6%	0.0%
$700,000 - $999,999	99.1%	98.9%	0.2%	98.8%	98.9%	-0.1%
$1,000,000 - $1,499,999	96.1%	96.7%	-0.6%	96.0%	96.2%	-0.2%
$1,500,000 - $1,999,999	95.0%	98.4%	-3.5%	96.9%	95.8%	1.1%
$2,000,000 and above	98.0%	95.1%	3.0%	94.6%	96.6%	-2.1%
All Condos	**98.0%**	**98.7%**	**-0.7%**	**98.0%**	**98.7%**	**-0.7%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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

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New Listings by Price Range: Single-Family Homes

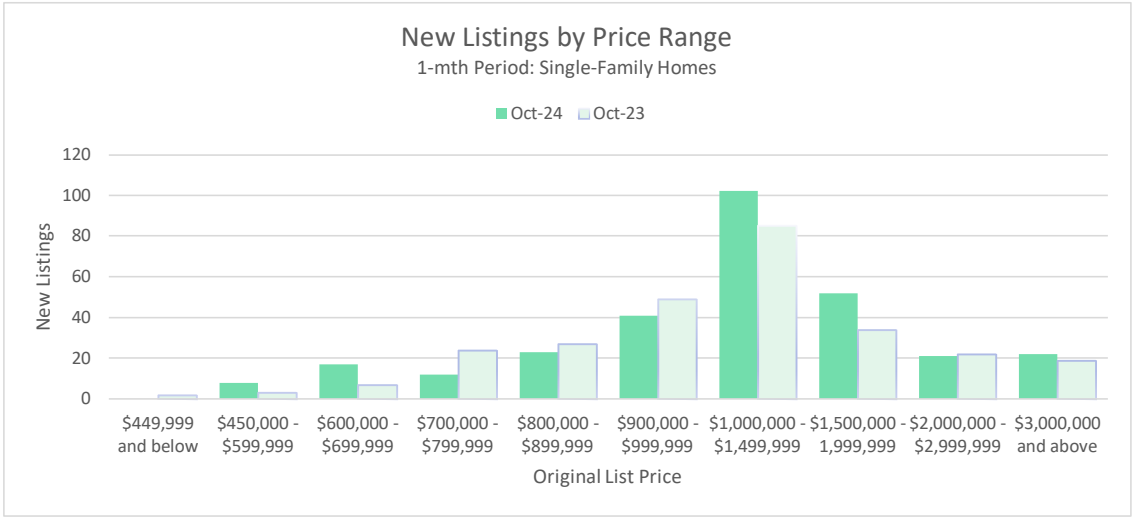
October 2024

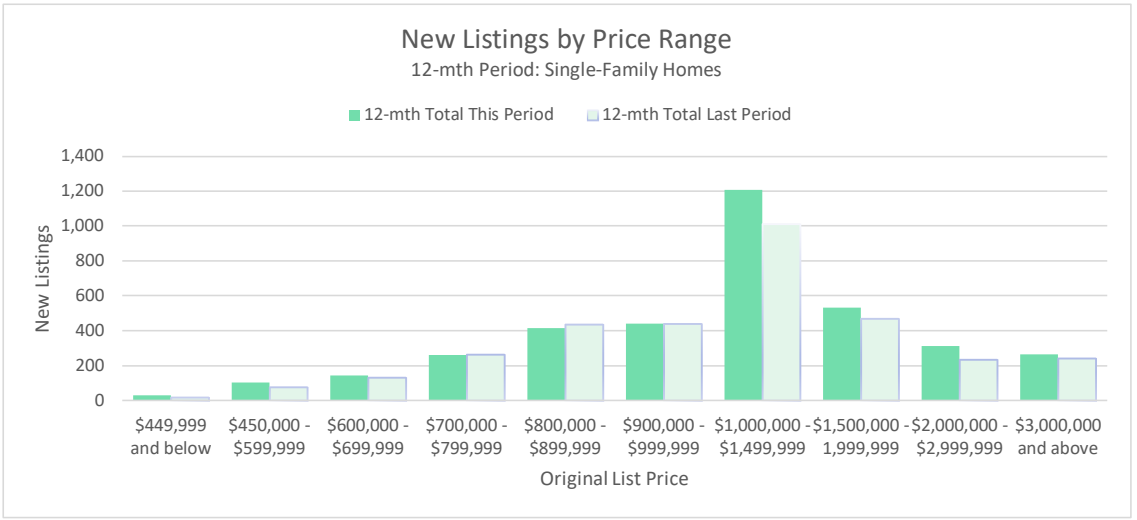
OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$449,999 and below	0	2	-100.0%	31	17	82.4%
$450,000 - $599,999	8	3	166.7%	103	77	33.8%
$600,000 - $699,999	17	7	142.9%	142	132	7.6%
$700,000 - $799,999	12	24	-50.0%	260	265	-1.9%
$800,000 - $899,999	23	27	-14.8%	415	438	-5.3%
$900,000 - $999,999	41	49	-16.3%	441	441	0.0%
$1,000,000 - $1,499,999	102	85	20.0%	1,208	1,011	19.5%
$1,500,000 - 1,999,999	52	34	52.9%	530	469	13.0%
$2,000,000 - $2,999,999	21	22	-4.5%	311	236	31.8%
$3,000,000 and above	22	19	15.8%	263	244	7.8%
All Single-Family Homes	**298**	**272**	**9.6%**	**3,704**	**3,330**	**11.2%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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

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New Listings by Price Range: Condos

October 2024

OAHU, HAWAII

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

Condos	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$149,999 and below	10	12	-16.7%	175	187	-6.4%
$150,000 - $299,999	77	63	22.2%	692	712	-2.8%
$300,000 - $399,999	91	81	12.3%	1,108	928	19.4%
$400,000 - $499,999	97	81	19.8%	1,218	1,003	21.4%
$500,000 - $599,999	92	87	5.7%	1,020	900	13.3%
$600,000 - $699,999	70	72	-2.8%	745	728	2.3%
$700,000 - $999,999	94	106	-11.3%	1,193	990	20.5%
$1,000,000 - $1,499,999	35	30	16.7%	494	377	31.0%
$1,500,000 - $1,999,999	16	17	-5.9%	197	187	5.3%
$2,000,000 and above	15	17	-11.8%	194	202	-4.0%
All Condos	**597**	**566**	**5.5%**	**7,036**	**6,214**	**13.2%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.

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Pending Sales by Price Range: Single-Family Homes

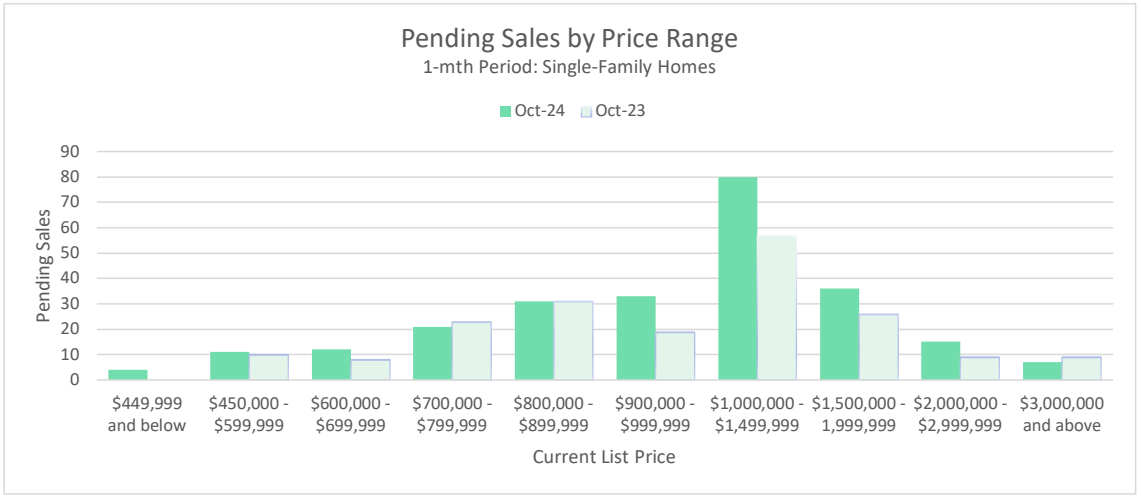
October 2024

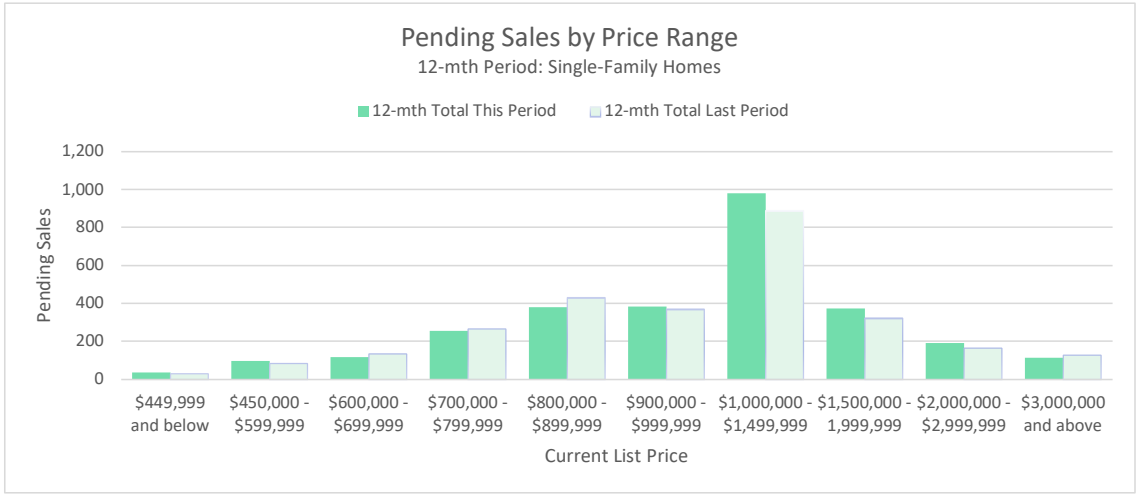
OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$449,999 and below	4	0	-	37	27	37.0%
$450,000 - $599,999	11	10	10.0%	95	82	15.9%
$600,000 - $699,999	12	8	50.0%	117	134	-12.7%
$700,000 - $799,999	21	23	-8.7%	254	264	-3.8%
$800,000 - $899,999	31	31	0.0%	378	431	-12.3%
$900,000 - $999,999	33	19	73.7%	384	368	4.3%
$1,000,000 - $1,499,999	80	57	40.4%	981	889	10.3%
$1,500,000 - 1,999,999	36	26	38.5%	371	321	15.6%
$2,000,000 - $2,999,999	15	9	66.7%	189	162	16.7%
$3,000,000 and above	7	9	-22.2%	112	128	-12.5%
All Single-Family Homes	**250**	**192**	**30.2%**	**2,918**	**2,806**	**4.0%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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Pending Sales by Price Range: Condos

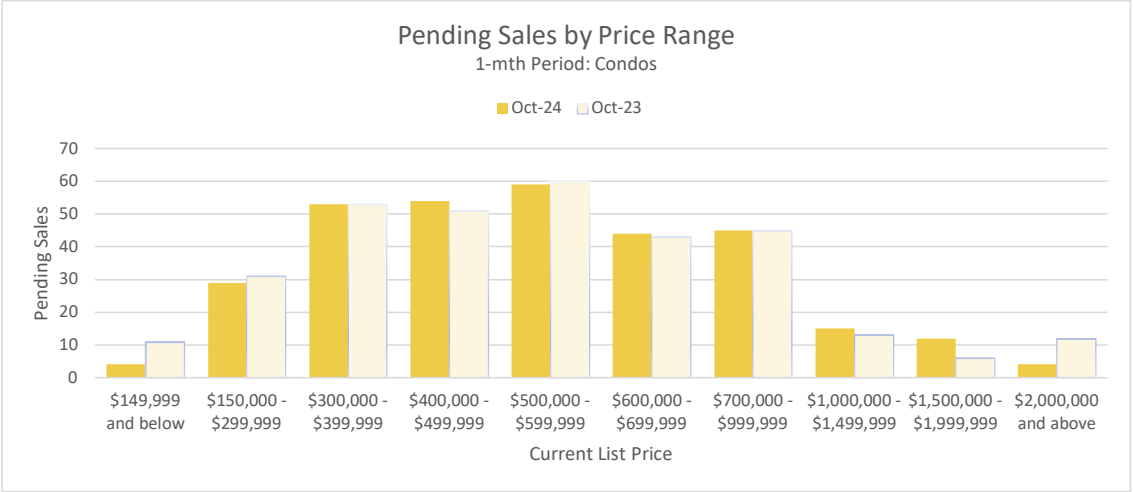
October 2024

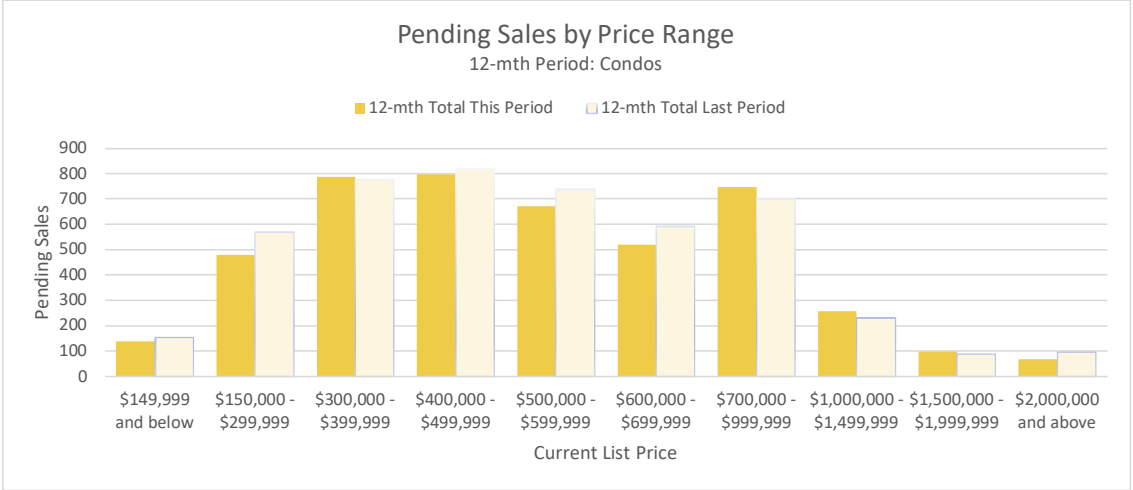
OAHU, HAWAII

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

Condos	Oct-24	Oct-23	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
$149,999 and below	4	11	-63.6%	138	154	-10.4%
$150,000 - $299,999	29	31	-6.5%	479	571	-16.1%
$300,000 - $399,999	53	53	0.0%	786	776	1.3%
$400,000 - $499,999	54	51	5.9%	798	820	-2.7%
$500,000 - $599,999	59	60	-1.7%	672	740	-9.2%
$600,000 - $699,999	44	43	2.3%	519	593	-12.5%
$700,000 - $999,999	45	45	0.0%	746	701	6.4%
$1,000,000 - $1,499,999	15	13	15.4%	257	232	10.8%
$1,500,000 - $1,999,999	12	6	100.0%	99	88	12.5%
$2,000,000 and above	4	12	-66.7%	67	96	-30.2%
All Condos	**319**	**325**	**-1.8%**	**4,561**	**4,771**	**-4.4%**

This 12-month period reflects the consecutive12-month period up through the current month, while last period reflects the same 12-month period one year prior.





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

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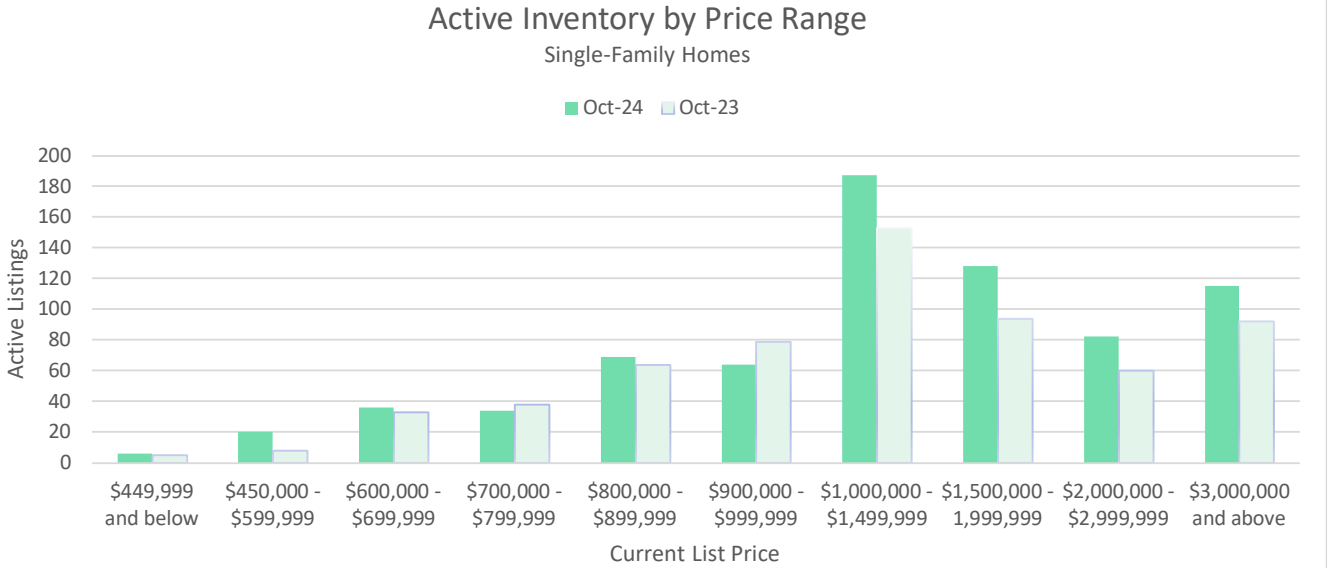
Active Inventory* by Price Range: Single-Family Homes

October 2024

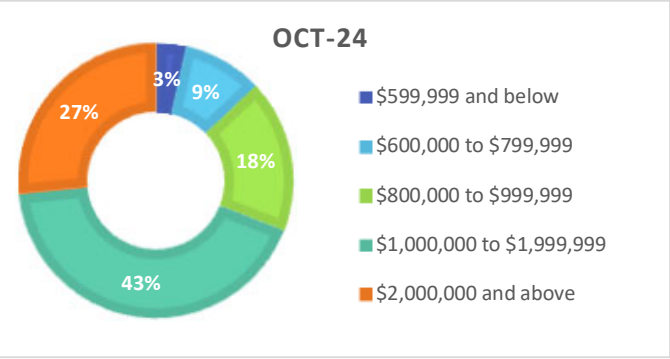
OAHU, HAWAII

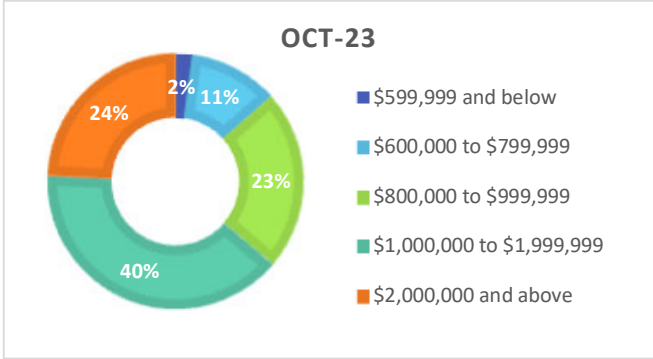
(The number of properties active on market at the end of a given month)

Single-Family Homes	Oct-24	Oct-23	YOY chg
$449,999 and below	6	5	20.0%
$450,000 - $599,999	20	8	150.0%
$600,000 - $699,999	36	33	9.1%
$700,000 - $799,999	34	38	-10.5%
$800,000 - $899,999	69	64	7.8%
$900,000 - $999,999	64	79	-19.0%
$1,000,000 - $1,499,999	187	153	22.2%
$1,500,000 - 1,999,999	128	94	36.2%
$2,000,000 - $2,999,999	82	60	36.7%
$3,000,000 and above	115	92	25.0%
All Single-Family Homes	**741**	**626**	**18.4%**



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





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

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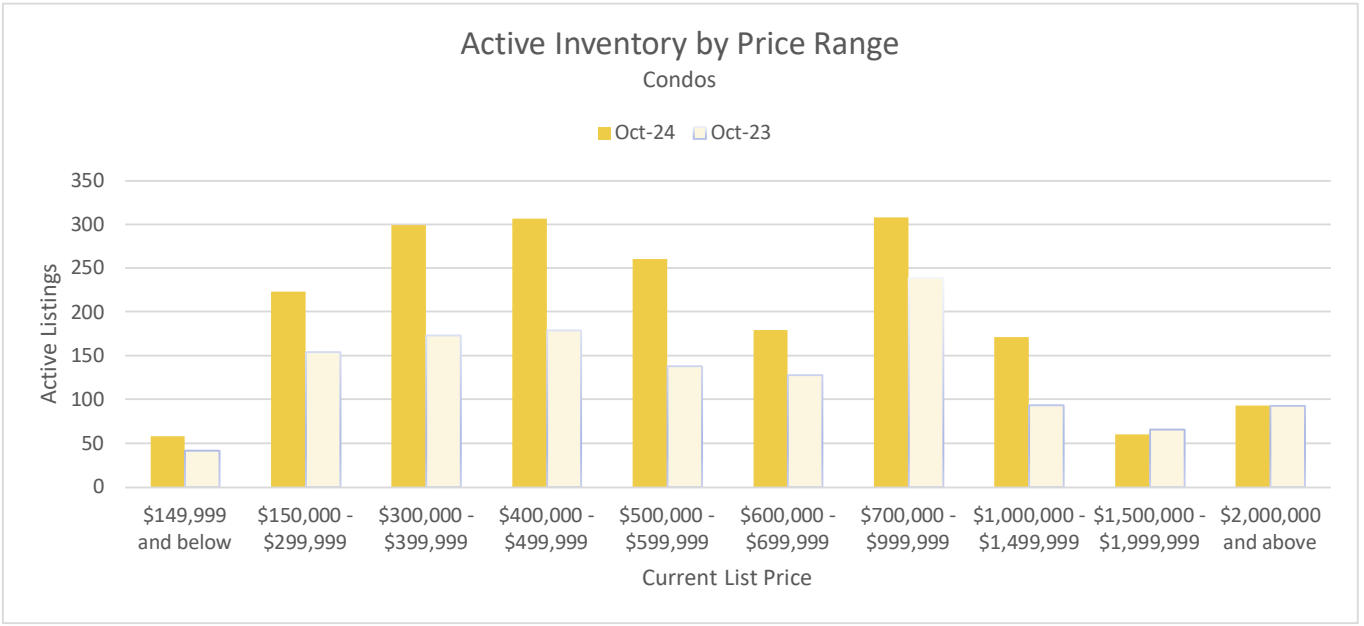
Active Inventory* by Price Range: Condos

October 2024

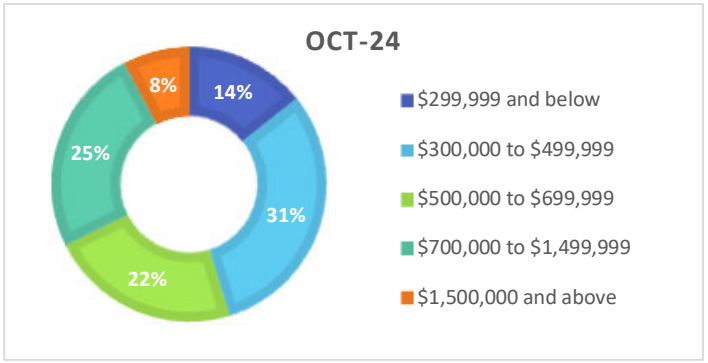
OAHU, HAWAII

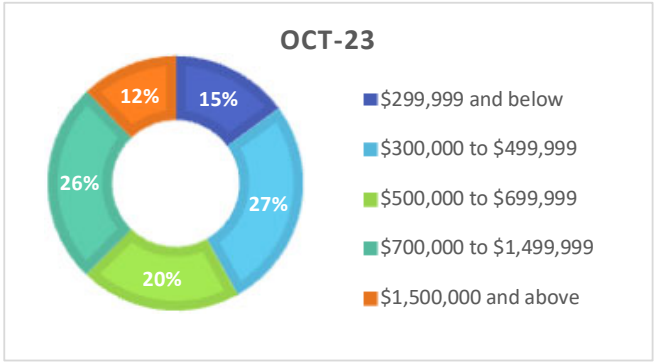
(The number of properties active on market at the end of a given month)

Condos	Oct-24	Oct-23	YOY chg
$149,999 and below	58	42	38.1%
$150,000 - $299,999	223	154	44.8%
$300,000 - $399,999	299	173	72.8%
$400,000 - $499,999	306	179	70.9%
$500,000 - $599,999	260	138	88.4%
$600,000 - $699,999	179	128	39.8%
$700,000 - $999,999	308	239	28.9%
$1,000,000 - $1,499,999	171	94	81.9%
$1,500,000 - $1,999,999	60	66	-9.1%
$2,000,000 and above	93	93	0.0%
All Condos	**1,957**	**1,306**	**49.8%**



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





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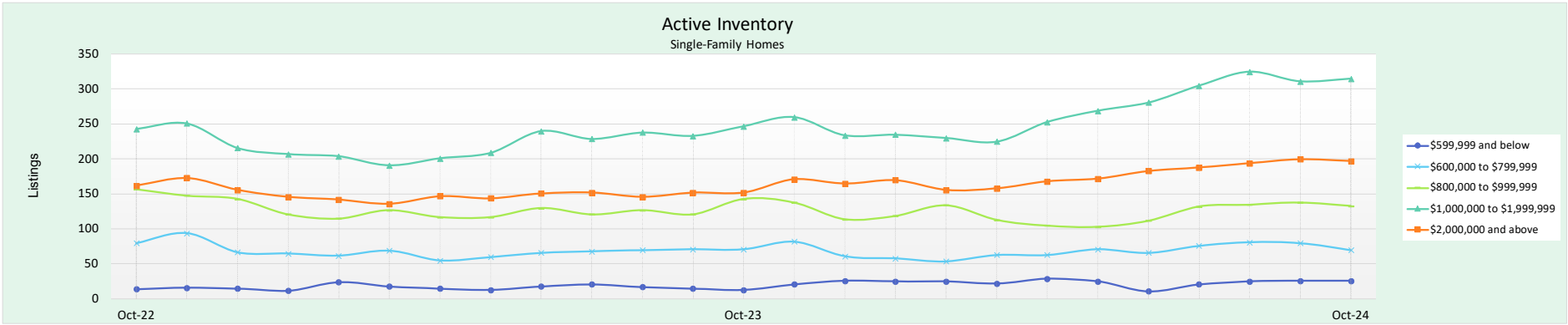
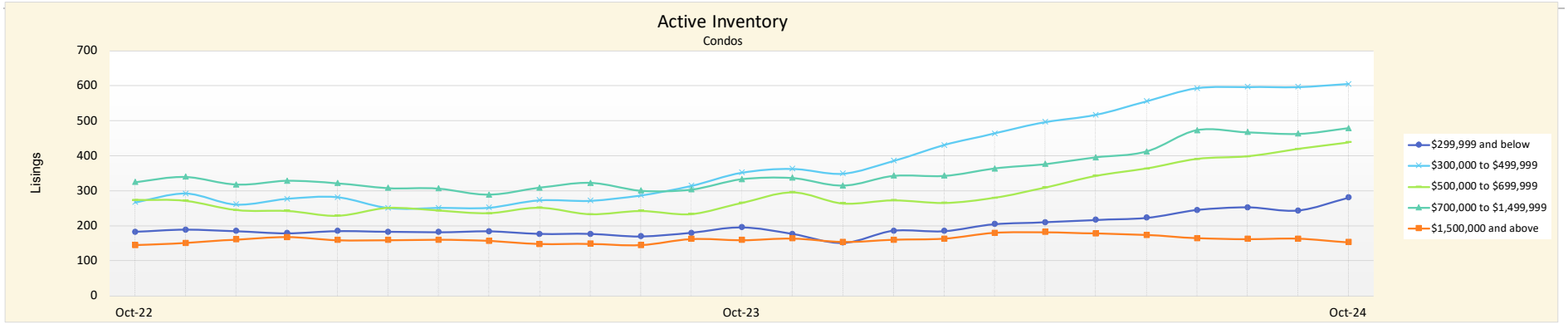
Active Inventory*: Single-Family Homes and Condos

October 2024

OAHU, HAWAII



Single-Family Homes	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24
$599,999 and below	14	16	15	12	24	18	15	13	18	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26
$600,000 to $799,999	80	94	67	65	62	69	55	60	66	68	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70
$800,000 to $999,999	157	148	143	121	115	127	117	117	130	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133
$1,000,000 to $1,999,999	243	251	216	207	204	191	201	209	240	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315
$2,000,000 and above	162	173	156	146	142	136	147	144	151	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197
Total	656	682	597	551	547	541	535	543	605	591	598	592	626	672	600	607	599	581	618	640	653	722	760	755	741



Condos	O-22	N-22	D-22	J-23	F-23	M-23	A-23	M-23	J-23	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24
$299,999 and below	183	189	185	179	185	183	182	184	177	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281
$300,000 to $499,999	267	292	261	277	282	251	251	252	273	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605
$500,000 to $699,999	274	272	245	243	229	251	244	236	252	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439
$700,000 to $1,499,999	325	340	318	329	322	308	307	289	309	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479
$1,500,000 and above	145	151	161	168	159	159	160	157	148	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153
Total	1,194	1,244	1,170	1,196	1,177	1,152	1,144	1,118	1,159	1,154	1,146	1,194	1,306	1,337	1,234	1,348	1,388	1,493	1,576	1,651	1,729	1,867	1,879	1,887	1,957

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

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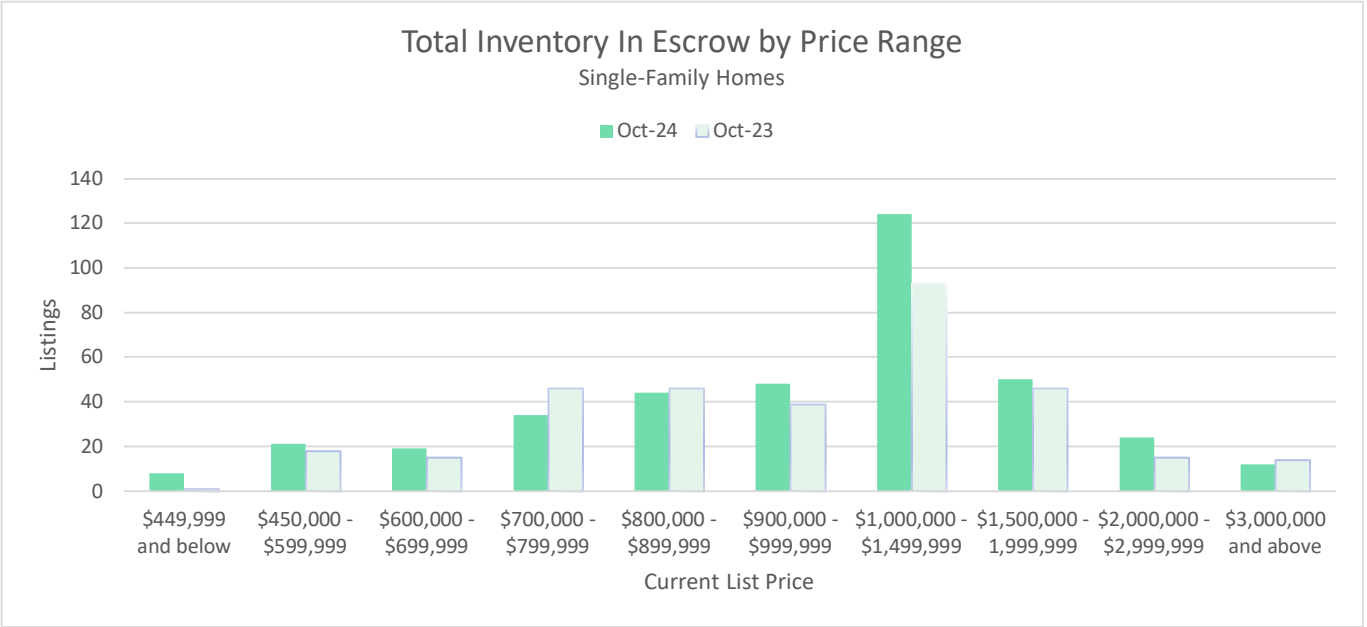
Total Inventory In Escrow* by Price Range: Single-Family Homes

October 2024

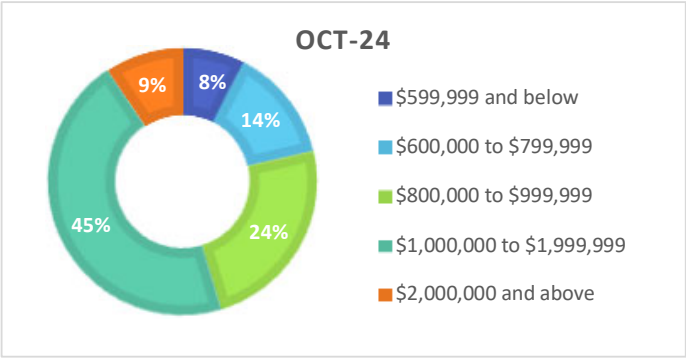
OAHU, HAWAII

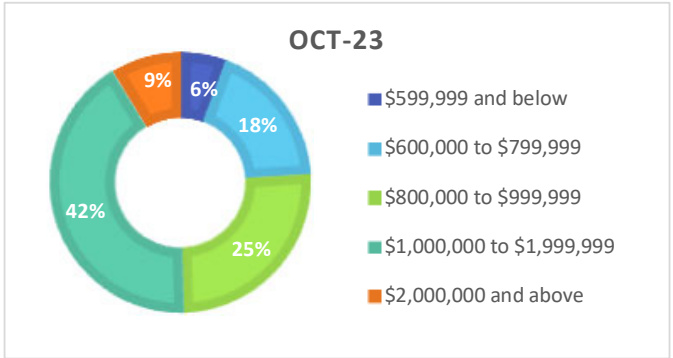
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Oct-24	Oct-23	YOY chg
$449,999 and below	8	1	700.0%
$450,000 - $599,999	21	18	16.7%
$600,000 - $699,999	19	15	26.7%
$700,000 - $799,999	34	46	-26.1%
$800,000 - $899,999	44	46	-4.3%
$900,000 - $999,999	48	39	23.1%
$1,000,000 - $1,499,999	124	93	33.3%
$1,500,000 - 1,999,999	50	46	8.7%
$2,000,000 - $2,999,999	24	15	60.0%
$3,000,000 and above	12	14	-14.3%
All Single-Family Homes	**384**	**333**	**15.3%**



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





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

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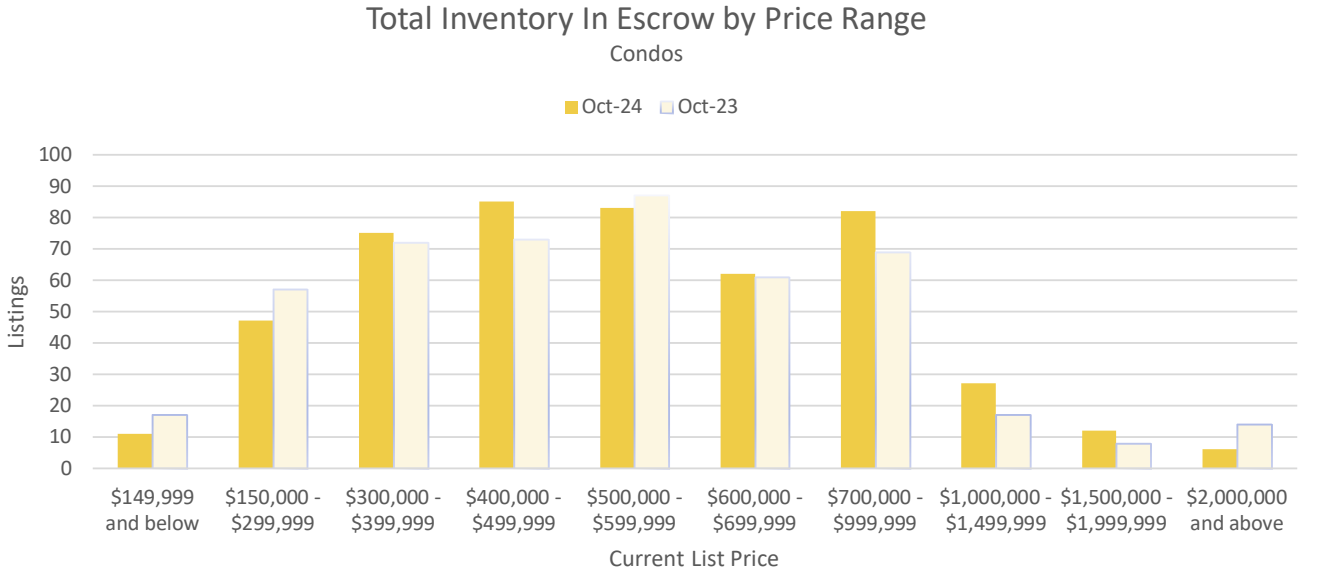
Total Inventory In Escrow* by Price Range: Condos

October 2024

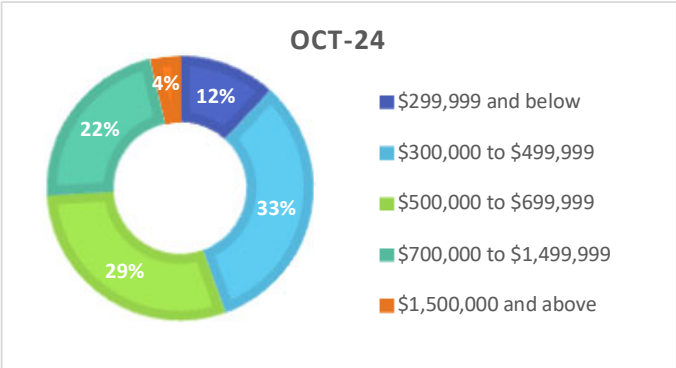
OAHU, HAWAII

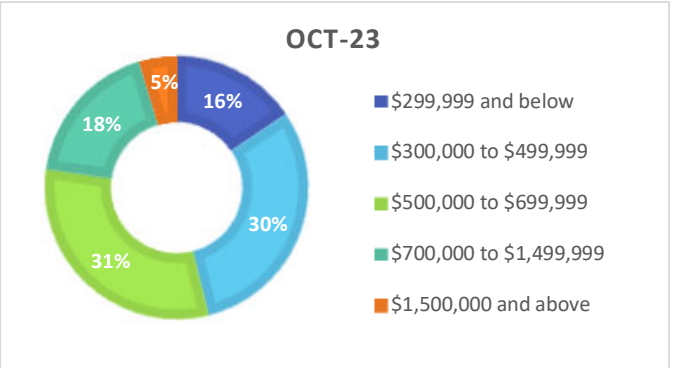
(The number of properties in an escrow status at the end of a given month)

Condos	Oct-24	Oct-23	YOY chg
$149,999 and below	11	17	-35.3%
$150,000 - $299,999	47	57	-17.5%
$300,000 - $399,999	75	72	4.2%
$400,000 - $499,999	85	73	16.4%
$500,000 - $599,999	83	87	-4.6%
$600,000 - $699,999	62	61	1.6%
$700,000 - $999,999	82	69	18.8%
$1,000,000 - $1,499,999	27	17	58.8%
$1,500,000 - $1,999,999	12	8	50.0%
$2,000,000 and above	6	14	-57.1%
All Condos	**490**	**475**	**3.2%**



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





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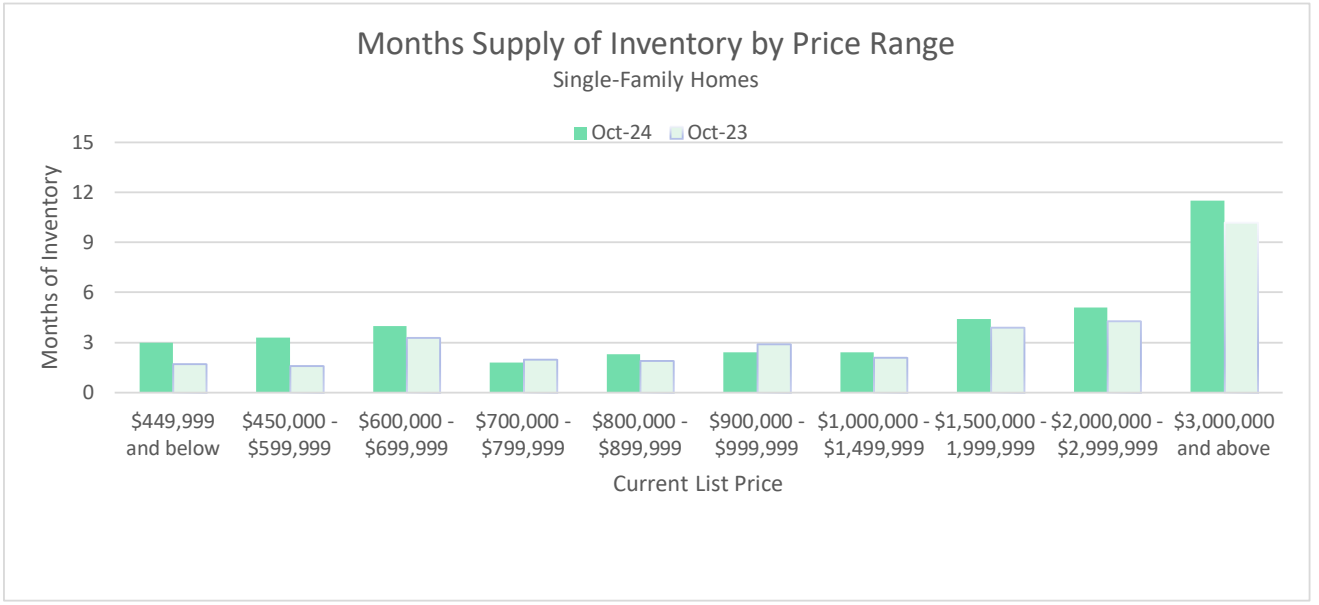
Months Supply of Active Inventory by Price Range: Single-Family Homes

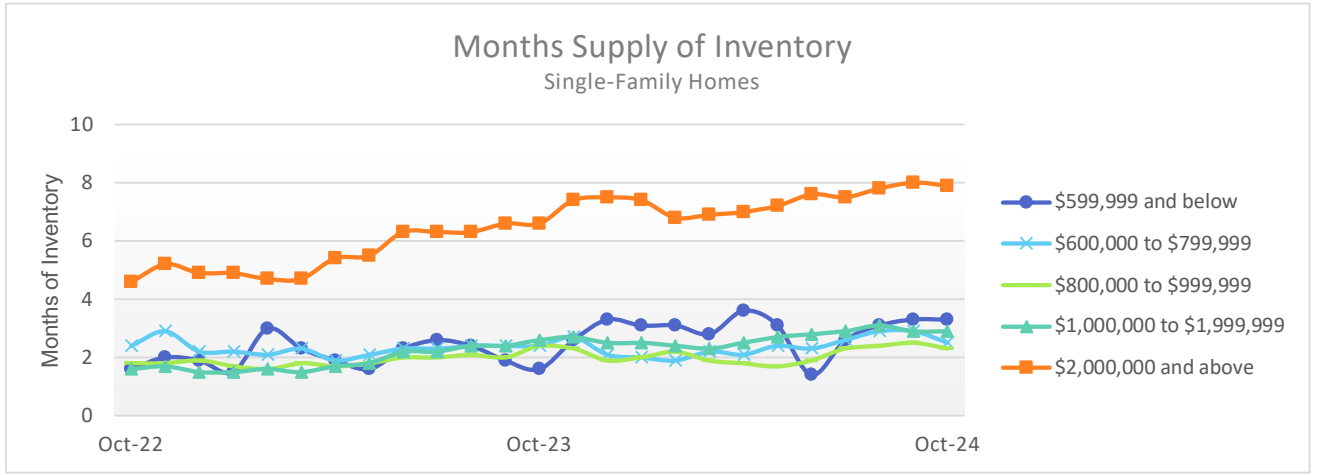
October 2024

OAHU, HAWAII

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

Single-Family Homes	Oct-24	Oct-23	YOY chg
$449,999 and below	3.0	1.7	76.5%
$450,000 - $599,999	3.3	1.6	106.3%
$600,000 - $699,999	4.0	3.3	21.2%
$700,000 - $799,999	1.8	2.0	-10.0%
$800,000 - $899,999	2.3	1.9	21.1%
$900,000 - $999,999	2.4	2.9	-17.2%
$1,000,000 - $1,499,999	2.4	2.1	14.3%
$1,500,000 - 1,999,999	4.4	3.9	12.8%
$2,000,000 - $2,999,999	5.1	4.3	18.6%
$3,000,000 and above	11.5	10.2	12.7%
All Single-Family Homes	**3.3**	**2.9**	**13.8%**





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

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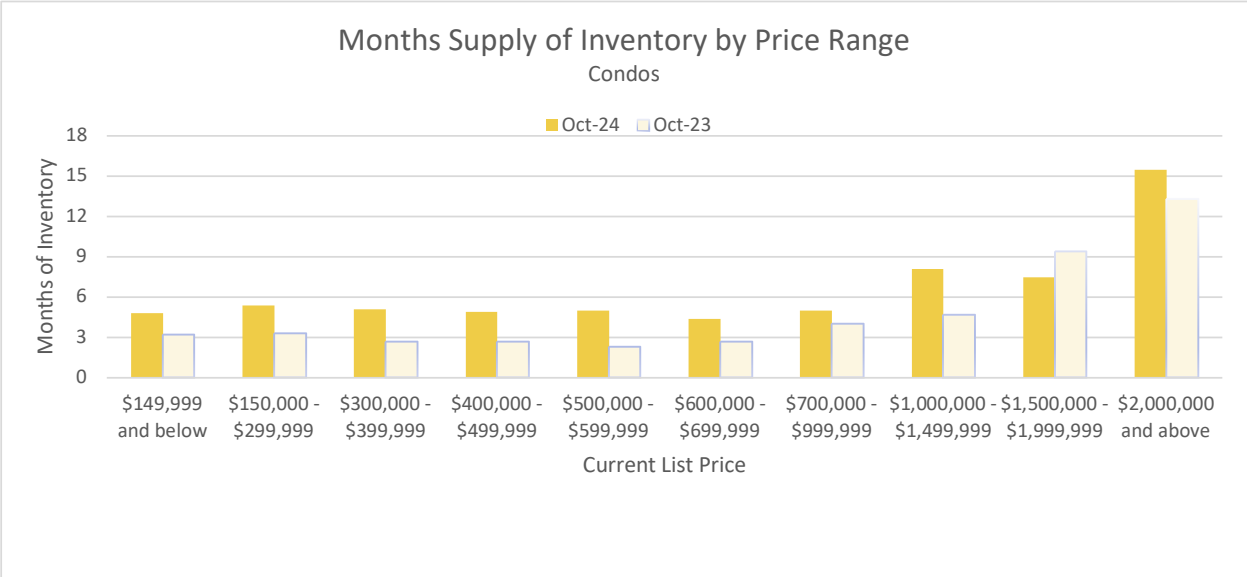
Months Supply of Active Inventory by Price Range: Condos

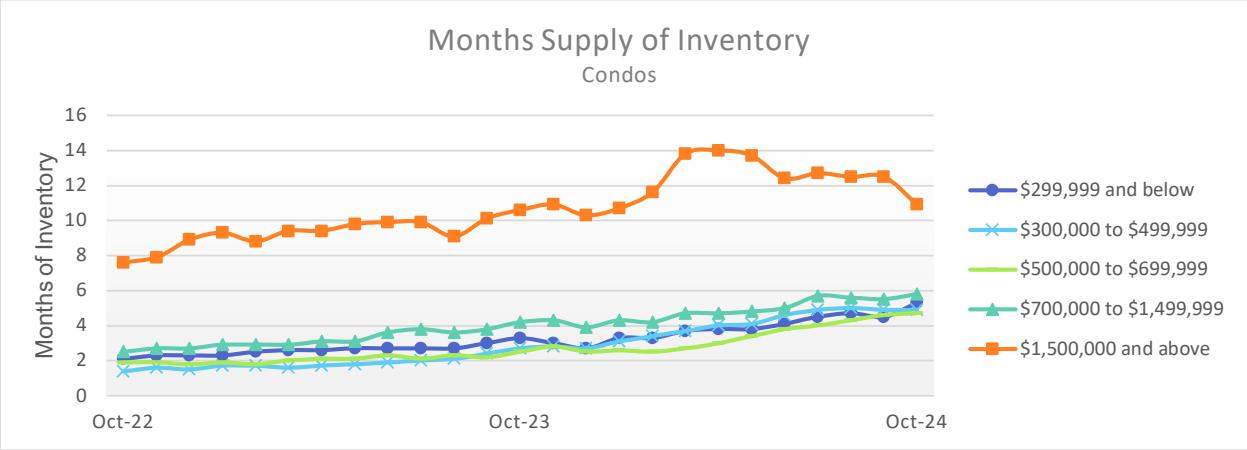
October 2024

OAHU, HAWAII

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

Condos	Oct-24	Oct-23	YOY chg
$149,999 and below	4.8	3.2	50.0%
$150,000 - $299,999	5.4	3.3	63.6%
$300,000 - $399,999	5.1	2.7	88.9%
$400,000 - $499,999	4.9	2.7	81.5%
$500,000 - $599,999	5.0	2.3	117.4%
$600,000 - $699,999	4.4	2.7	63.0%
$700,000 - $999,999	5.0	4.0	25.0%
$1,000,000 - $1,499,999	8.1	4.7	72.3%
$1,500,000 - $1,999,999	7.5	9.4	-20.2%
$2,000,000 and above	15.5	13.3	16.5%
All Condos	**5.4**	**3.3**	**63.6%**





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

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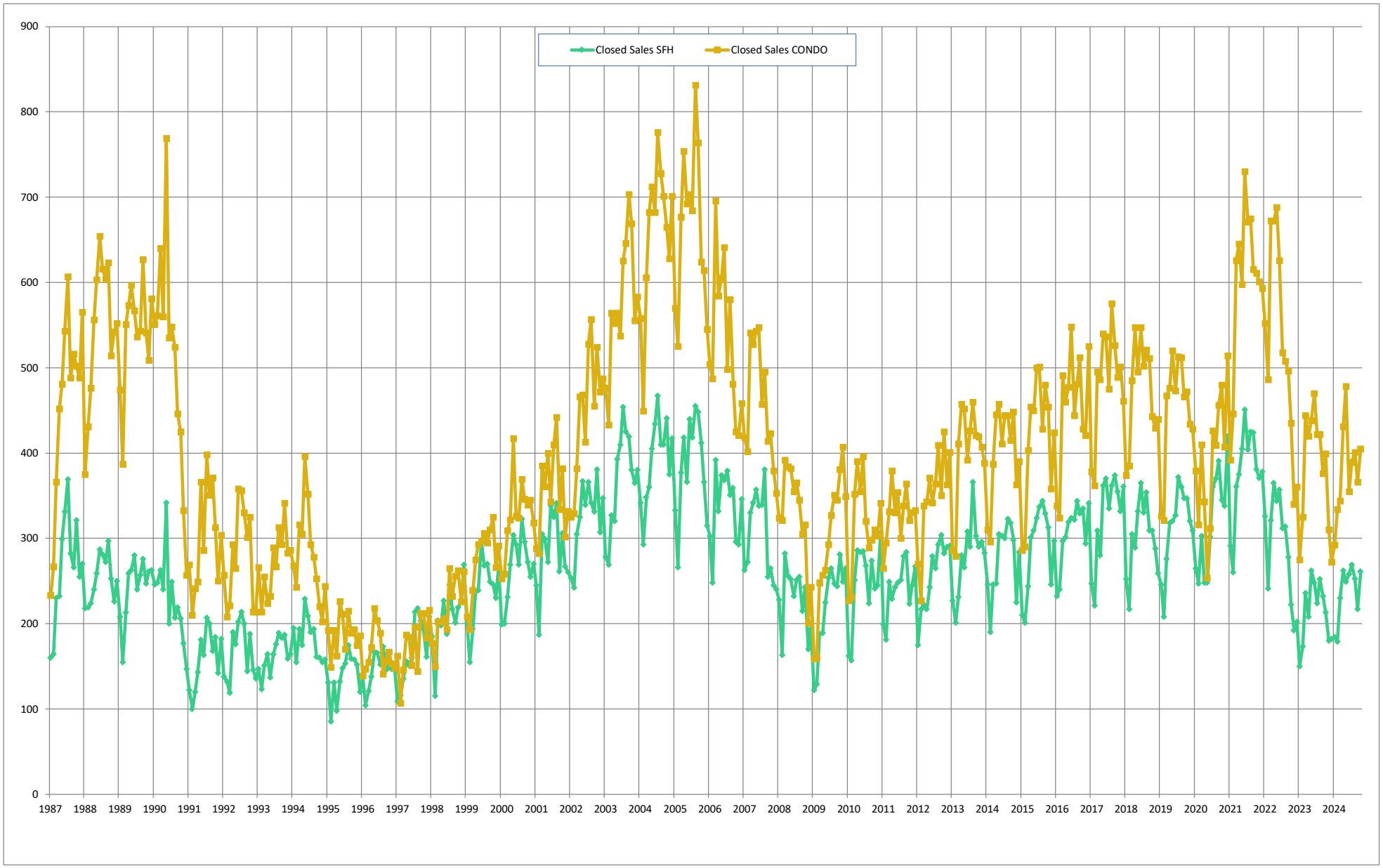
Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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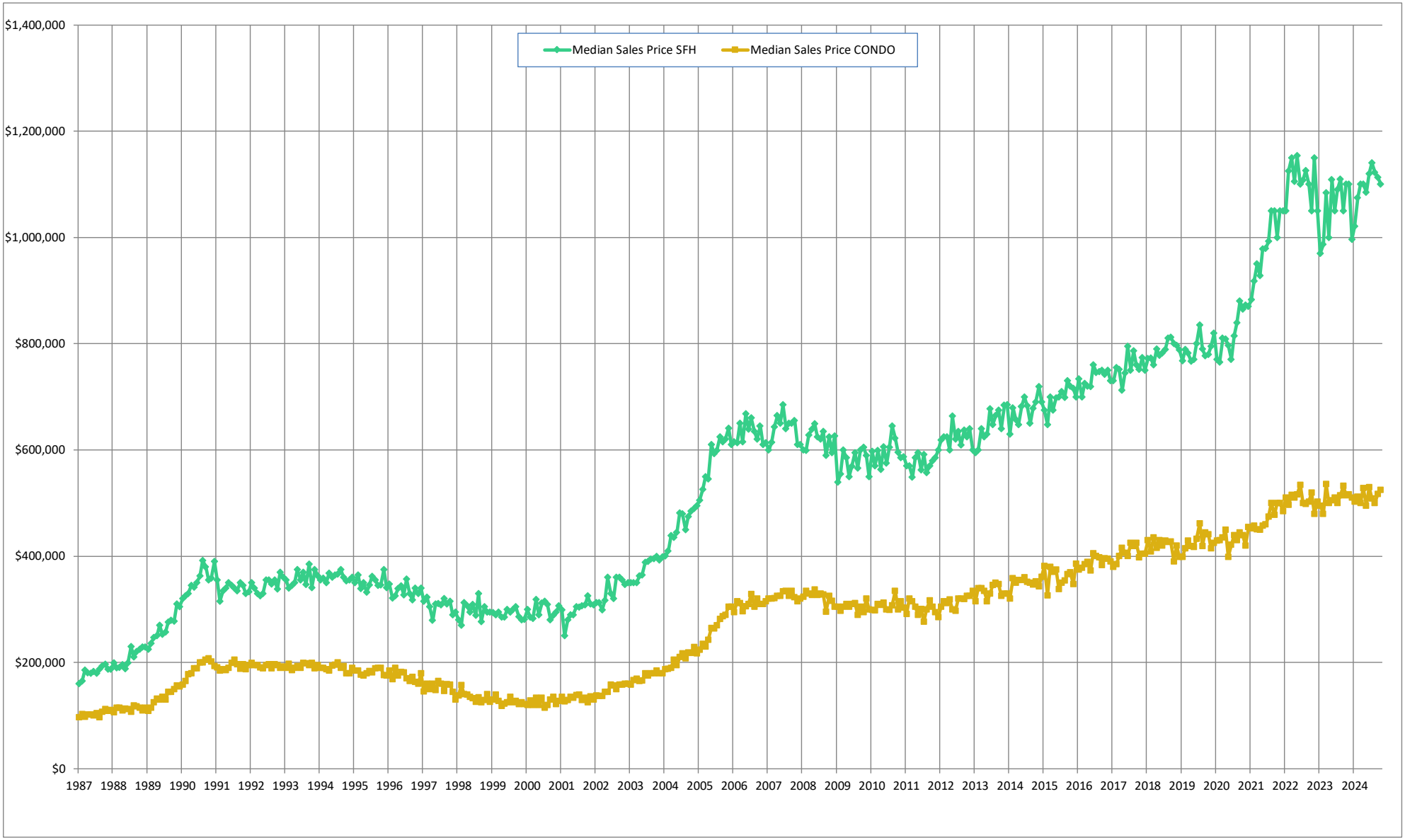
Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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