Honolulu Board of REALTORS®
The source for Hawaii's real estate

MONTHLY STATS REPORT
JULY 2021

Executive Summary

Single-family homes and condos set new record-high median prices in July at $992,500 and $475,000, respectively. Summer sales continue at the rapid pace the market has been experiencing the past few months, with single-family homes recording 404 total sales or an 11.9% increase in July. Condos sales continue to rise significantly year-over-year, outpacing single-family home properties with 671 total condo sales resulting in a 57.5% increase.

The new single-family home median sales price jumped up 21.8% compared to one year ago, while the condo median sales price rose 8.0% above last July's median price. The new single-family home record ticked up slightly – 1.4% – above the previous record set just last month, while the new record price for condos was 2.9% higher than the previous record of $461,500 set in July 2019.

Last month, 70% of single-family home sales closed above the asking price. Offers over asking were common across all price points, but they were especially prevalent among 79% of the properties under the median sales price of $992,500. Meanwhile, in July, 38% of condo sales closed above the asking price compared to just 14% in July 2020.

Single-family home properties in the North Shore, Kailua, Hawai'i Kai and Diamond Head region saw the majority of sales close at prices above the record median sales price of $992,500, while the closed sales in Leeward, Waipahu and Ewa regions were primarily under the median sales price. In the condo market, the popularity of the Metro region persists, marking the largest volume growth of 127.5% or 218 sales last month.

Single-family homes and condos continue to spend mere days on the market, a median of 9 and 11 days, respectively. New single-family home listings increased 11.1% over last year, while new listings for condos barely moved at all up, recording a modest 1.1% increase.

Oahu Monthly Housing Statistics

July 2021

Honolulu Board of REALTORS®

SINGLE FAMILY HOMES

Median Sales Price	
$992,500	+21.8%

Closed Sales	
404	+11.9%

Average Sales Price	
$1,265,382	+24.5%

CONDOS

Median Sales Price	
$475,000	+8.0%

Closed Sales	
671	+57.5%

Average Sales Price	
$544,064	+14.5%

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

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Monthly Indicators

July 2021

	Single Family Homes					
	Jul-21	Jul-20	%	YTD-21	YTD-20	%
Closed Sales	404	361	11.9%	2,547	1,974	29.0%
Median Sales Price	$992,500	$815,000	21.8%	$950,000	$790,000	20.3%
Median Days on Market	9	13	-30.8%	9	19	-52.6%
New Listings	469	422	11.1%	2,966	2,666	11.3%
Pending Sales	721	609	18.4%	4,759	3,260	46.0%
Months of Inventory	1.3	2.4	-45.8%	--	--	--
Active Listings	833	1,136	-26.7%	--	--	--
Average Sales Price	$1,265,382	$1,016,491	24.5%	$1,204,248	$959,247	25.5%
% of Original Listing Price Received	103.9%	98.8%	5.2%	101.8%	98.6%	3.2%

	Condos					
	Jul-21	Jul-20	%	YTD-21	YTD-20	%
Closed Sales	671	426	57.5%	4,108	2,440	68.4%
Median Sales Price	$475,000	$440,000	8.0%	$459,000	$430,000	6.7%
Median Days on Market	11	26	-57.7%	13	30	-56.7%
New Listings	664	657	1.1%	4,834	4,149	16.5%
Pending Sales	1,008	636	58.5%	6,525	3,623	80.1%
Months of Inventory	2.0	4.1	-51.2%	--	--	--
Active Listings	1,658	2,317	-28.4%	--	--	--
Average Sales Price	$544,064	$475,346	14.5%	$537,973	$500,776	7.4%
% of Original Listing Price Received	100.0%	97.9%	2.1%	100.0%	97.8%	2.2%

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

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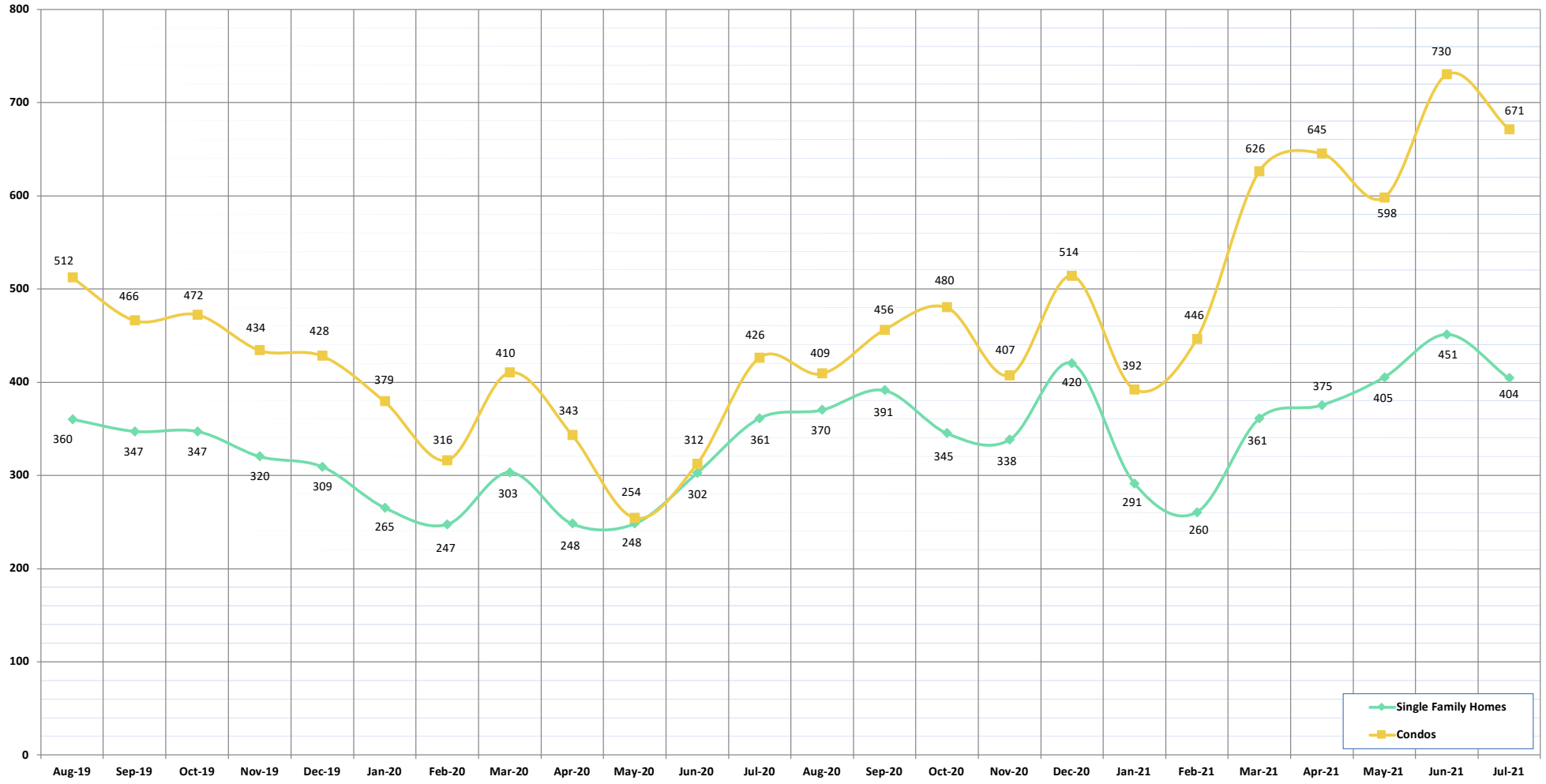
Closed Sales

July 2021

OAHU, HAWAII

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



CLOSED SALES:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	360	347	347	320	309	265	247	303	248	248	302	361	370	391	345	338	420	291	260	361	375	405	451	404
Condos	512	466	472	434	428	379	316	410	343	254	312	426	409	456	480	407	514	392	446	626	645	598	730	671
TOTAL	872	813	819	754	737	644	563	713	591	502	614	787	779	847	825	745	934	683	706	987	1020	1003	1181	1075

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

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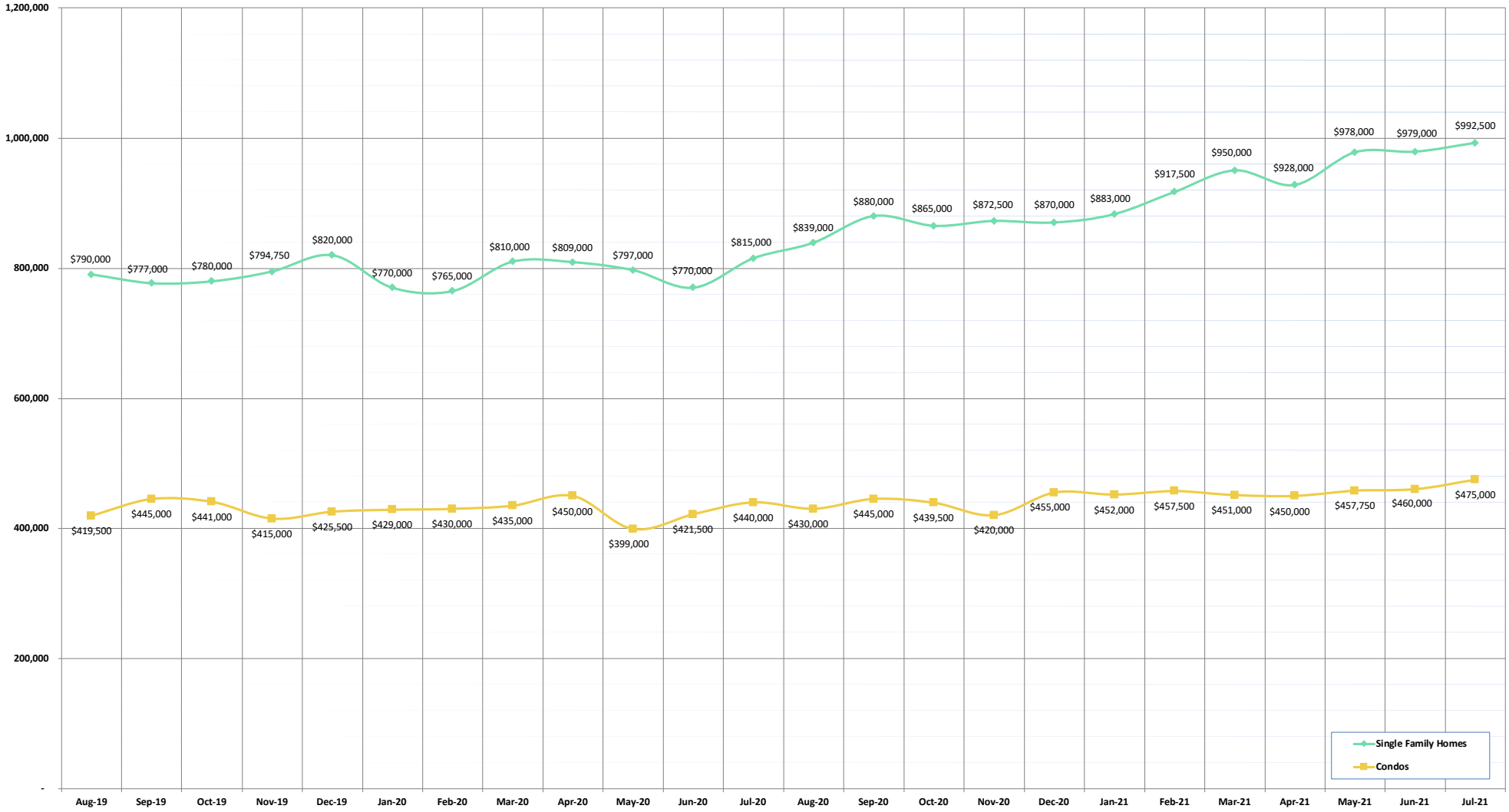
Median Sales Price

July 2021

OAHU, HAWAII

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



MEDIAN SALES PRICE:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	790,000	777,000	780,000	794,750	820,000	770,000	765,000	810,000	809,000	797,000	770,000	815,000	839,000	880,000	865,000	872,500	870,000	883,000	917,500	950,000	928,000	978,000	979,000	992,500
Condos	419,500	445,000	441,000	415,000	425,500	429,000	430,000	435,000	450,000	399,000	421,500	440,000	430,000	445,000	439,500	420,000	455,000	452,000	457,500	451,000	450,000	457,750	460,000	475,000

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

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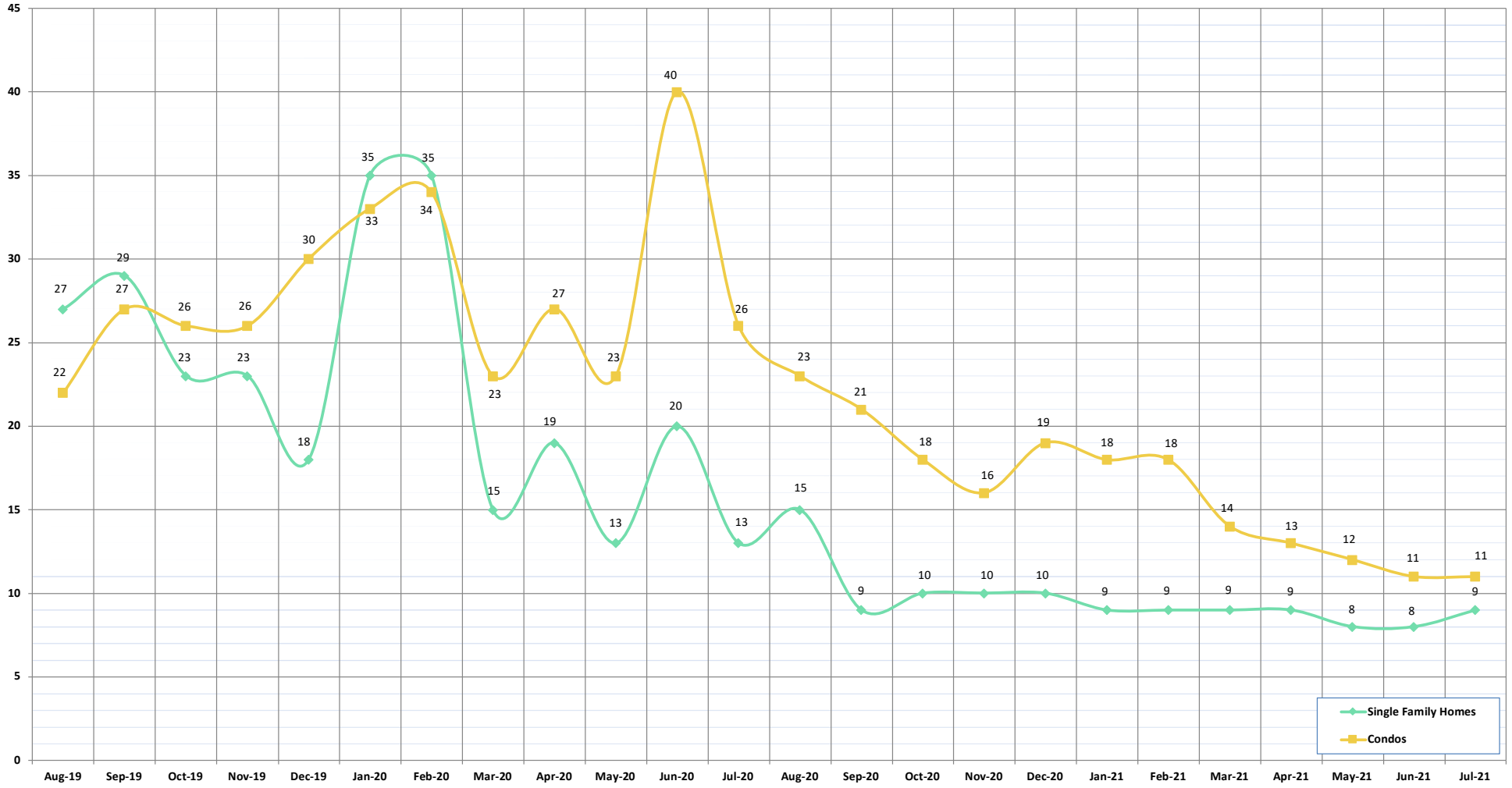
Median Days on Market

July 2021

OAHU, HAWAII

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



MEDIAN DAYS ON MARKET:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	27	29	23	23	18	35	35	15	19	13	20	13	15	9	10	10	10	9	9	9	9	8	8	9
Condos	22	27	26	26	30	33	34	23	27	23	40	26	23	21	18	16	19	18	18	14	13	12	11	11

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

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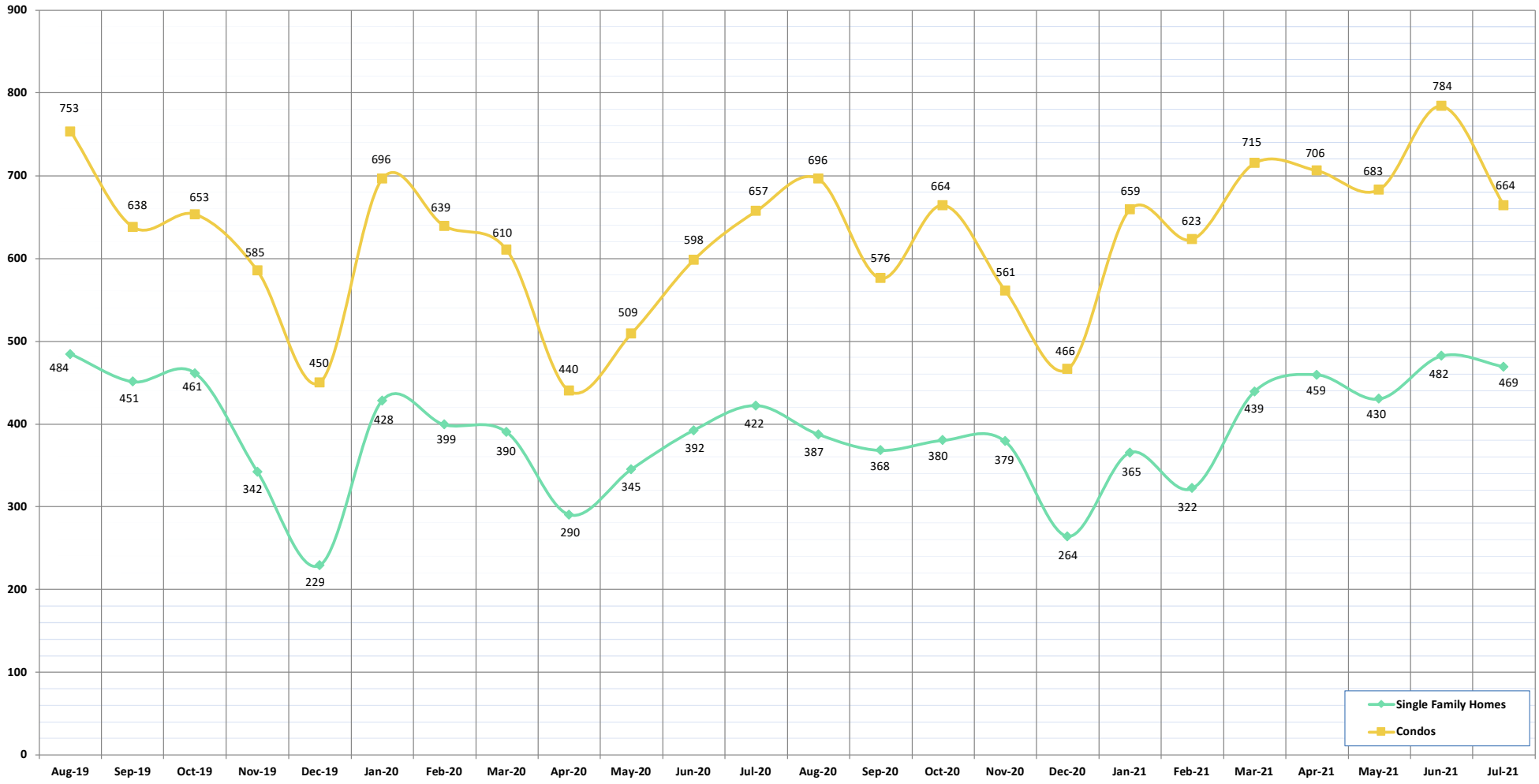
New Listings

July 2021

OAHU, HAWAII

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



NEW LISTINGS:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	484	451	461	342	229	428	399	390	290	345	392	422	387	368	380	379	264	365	322	439	459	430	482	469
Condos	753	638	653	585	450	696	639	610	440	509	598	657	696	576	664	561	466	659	623	715	706	683	784	664
TOTAL	1237	1089	1114	927	679	1124	1038	1000	730	854	990	1079	1083	944	1044	940	730	1024	945	1154	1165	1113	1266	1133

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

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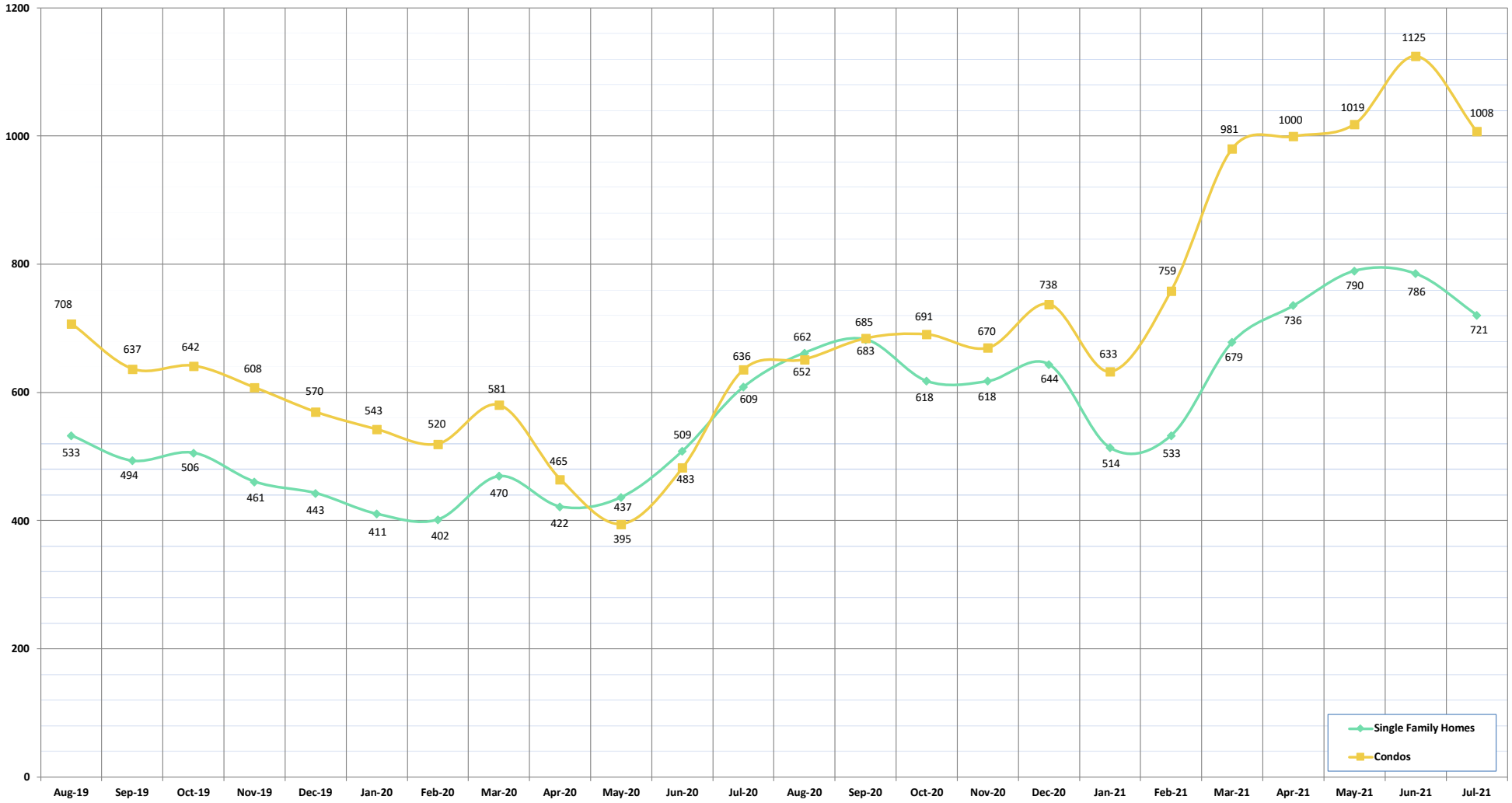
Pending Sales

July 2021

OAHU, HAWAII

(A count of the properties that have offers accepted on them in a given month)



PENDING SALES:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	533	494	506	461	443	411	402	470	422	437	509	609	662	683	618	618	644	514	533	679	736	790	786	721
Condos	708	637	642	608	570	543	520	581	465	395	483	636	652	685	691	670	738	633	759	981	1000	1019	1125	1008
TOTAL	1241	1131	1148	1069	1013	954	922	1051	887	832	992	1245	1314	1368	1309	1288	1382	1147	1292	1660	1736	1809	1911	1729

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

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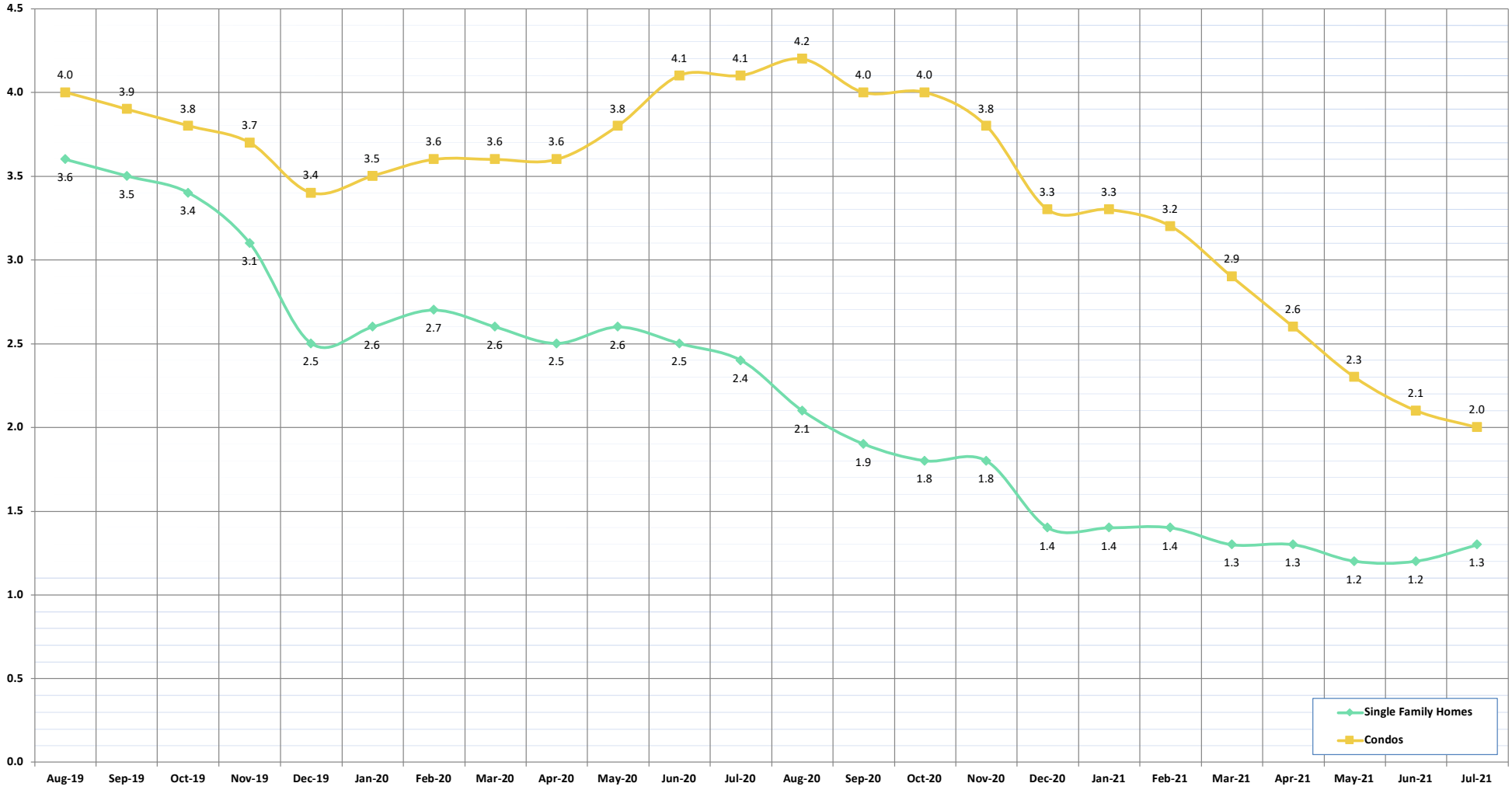
Months of Inventory

July 2021

OAHU, HAWAII

(Compares the number of active listings available to the average monthly pending sales)



MONTHS OF INVENTORY:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	3.6	3.5	3.4	3.1	2.5	2.6	2.7	2.6	2.5	2.6	2.5	2.4	2.1	1.9	1.8	1.8	1.4	1.4	1.4	1.3	1.3	1.2	1.2	1.3
Condos	4.0	3.9	3.8	3.7	3.4	3.5	3.6	3.6	3.6	3.8	4.1	4.1	4.2	4.0	4.0	3.8	3.3	3.3	3.2	2.9	2.6	2.3	2.1	2.0

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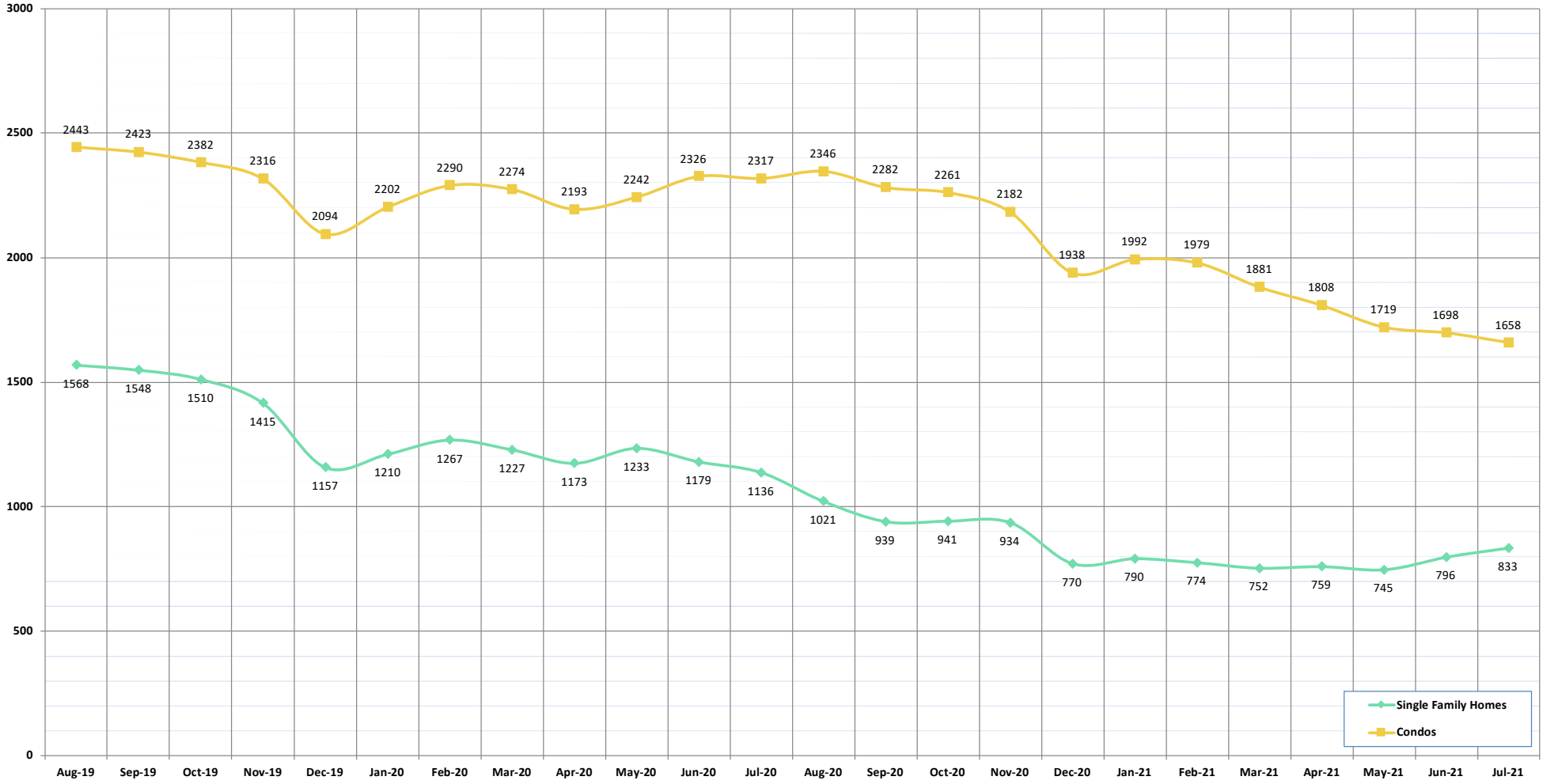
Active Listings

July 2021

OAHU, HAWAII

(The number of properties available for purchase during a given month)



ACTIVE LISTINGS:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	1568	1548	1510	1415	1157	1210	1267	1227	1173	1233	1179	1136	1021	939	941	934	770	790	774	752	759	745	796	833
Condos	2443	2423	2382	2316	2094	2202	2290	2274	2193	2242	2326	2317	2346	2282	2261	2182	1938	1992	1979	1881	1808	1719	1698	1658
TOTAL	4011	3971	3892	3731	3251	3412	3557	3501	3366	3475	3505	3453	3367	3221	3202	3116	2708	2782	2753	2633	2567	2464	2494	2491

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

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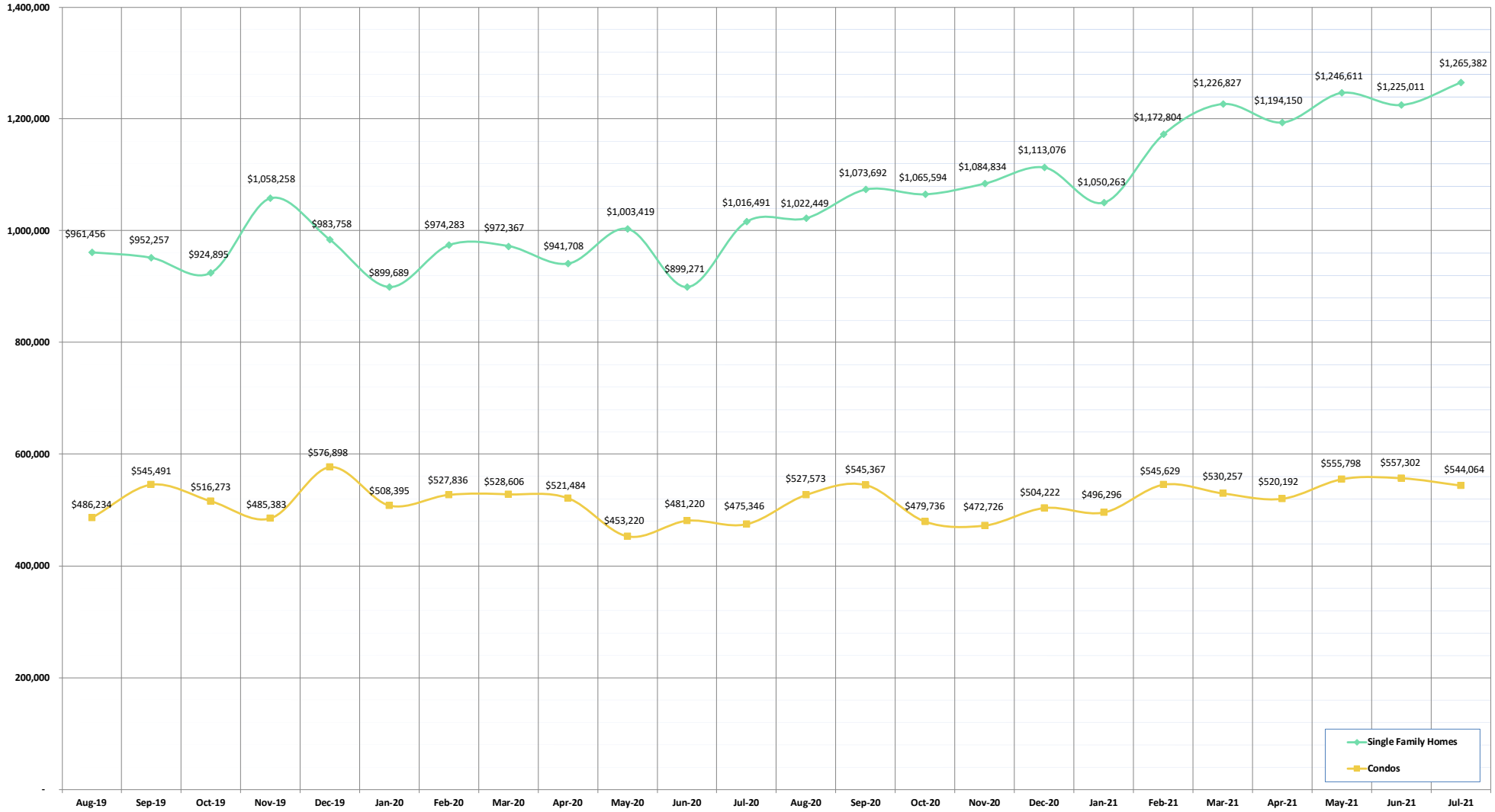
Average Sales Price

July 2021

OAHU, HAWAII

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



AVERAGE SALES PRICE:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	961,456	952,257	924,895	1,058,258	983,758	899,689	974,283	972,367	941,708	1,003,419	899,271	1,016,491	1,022,449	1,073,692	1,065,594	1,084,834	1,113,076	1,050,263	1,172,804	1,226,827	1,194,150	1,246,611	1,225,011	1,265,382
Condos	486,234	545,491	516,273	485,383	576,898	508,395	527,836	528,606	521,484	453,220	481,220	475,346	527,573	545,367	479,736	472,726	504,222	496,296	545,629	530,257	520,192	555,798	557,302	544,064

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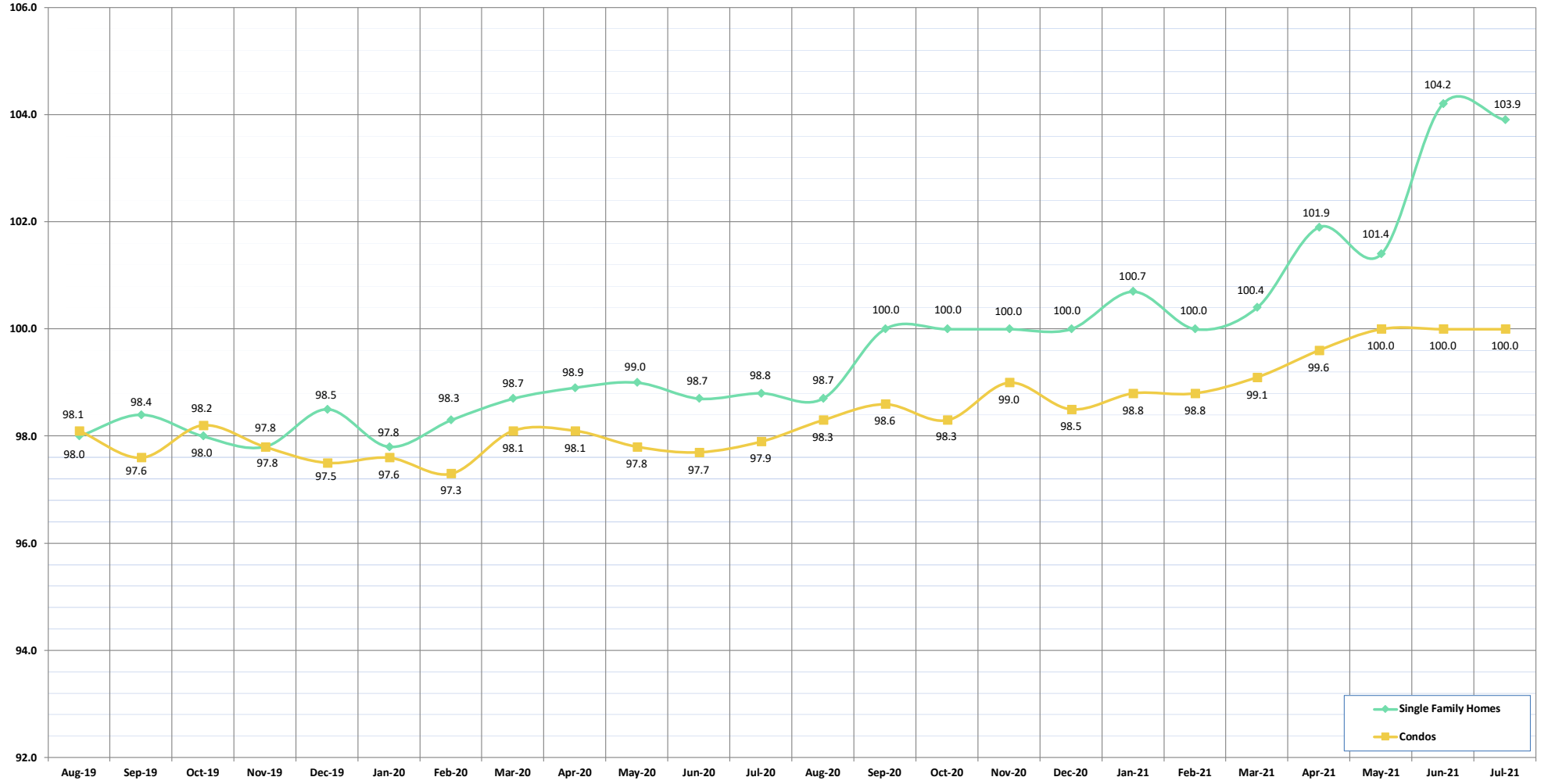
Percent of Original List Price Received

July 2021

OAHU, HAWAII

(The percentage found when dividing a property's sales price by the original list price)



% OF ORIGINAL LIST PRICE RECEIVED:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	98.0	98.4	98.0	97.8	98.5	97.8	98.3	98.7	98.9	99.0	98.7	98.8	98.7	100.0	100.0	100.0	100.0	100.7	100.0	100.4	101.9	101.4	104.2	103.9
Condos	98.1	97.6	98.2	97.8	97.5	97.6	97.3	98.1	98.1	97.8	97.7	97.9	98.3	98.6	98.3	99.0	98.5	98.8	98.8	99.1	99.6	100.0	100.0	100.0

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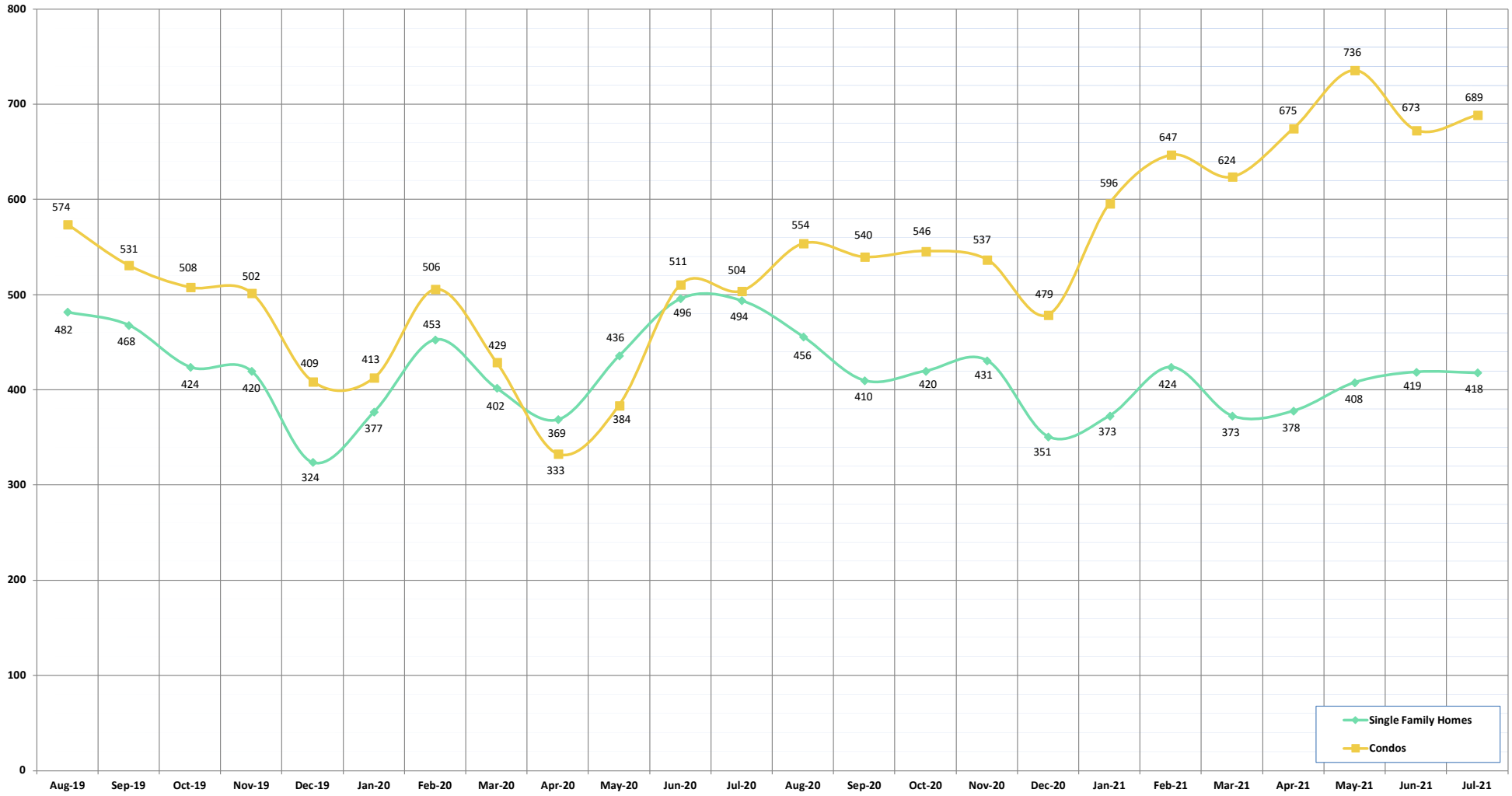
Active Continue to Show

July 2021

OAHU, HAWAII

(A count of the properties that are in "ES" status during the current month)



ACTIVE CONTINUE TO SHOW:	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Single Family Homes	482	468	424	420	324	377	453	402	369	436	496	494	456	410	420	431	351	373	424	373	378	408	419	418
Condos	574	531	508	502	409	413	506	429	333	384	511	504	554	540	546	537	479	596	647	624	675	736	673	689
TOTAL	1056	999	932	922	733	790	959	831	702	820	1007	998	1010	950	966	968	830	969	1071	997	1053	1144	1092	1107

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Housing Supply Overview

July 2021

OAHU, HAWAII

Single Family Homes	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%
$350,000 and Below	37	53	-30.2%	88	49	79.8%	92.9%	93.8%	-1.0%	8	12	-33.3%	2.4	2.6	-7.4%
$350,001 - $475,000	88	134	-34.3%	27	34	-20.8%	98.6%	97.1%	1.5%	6	24	-75.0%	0.6	2.4	-74.7%
$475,001 - $550,000	115	175	-34.3%	11	24	-54.5%	100.6%	98.2%	2.5%	19	32	-40.6%	1.6	2.0	-20.7%
$550,001 - $650,000	330	528	-37.5%	11	22	-51.9%	100.5%	99.0%	1.5%	30	91	-67.0%	0.8	2.0	-59.7%
$650,001 - $800,000	982	1155	-15.0%	8	18	-54.9%	101.7%	99.2%	2.6%	101	176	-42.6%	1.1	1.8	-39.5%
$800,001 - $1.1M	1671	1089	53.4%	9	23	-61.5%	101.9%	98.2%	3.8%	225	263	-14.4%	2.0	3.0	-30.7%
$1.1M - $1.9M	1114	593	87.9%	13	32	-58.4%	100.1%	96.8%	3.4%	247	291	-15.1%	3.6	5.9	-38.3%
$1.9M and Above	426	189	125.4%	42	61	-31.8%	96.9%	93.4%	3.7%	197	247	-20.2%	9.0	16.5	-45.1%
All Single Family Homes	**4763**	**3916**	**21.6%**	**10**	**23**	**-57.4%**	**100.9%**	**98.4%**	**2.6%**	**833**	**1136**	**-26.7%**	**2.3**	**3.5**	**-33.1%**

Condos	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%	Jul-21	Jul-20	%
$150,000 and below	258	210	22.9%	49	44	11.9%	93.0%	92.6%	0.4%	77	118	-34.7%	4.2	6.2	-32.9%
$150,001 - $200,000	268	198	35.4%	50	43	16.1%	93.8%	94.8%	-1.1%	83	133	-37.6%	4.7	6.9	-31.2%
$200,001 - $250,000	403	298	35.2%	25	36	-30.1%	97.7%	96.1%	1.7%	105	149	-29.5%	4.0	5.2	-23.8%
$250,001 - $300,000	442	339	30.4%	31	36	-12.9%	97.5%	97.3%	0.1%	118	165	-28.5%	4.0	5.3	-24.7%
$300,001 - $375,000	895	799	12.0%	20	28	-28.2%	98.8%	97.5%	1.3%	195	300	-35.0%	3.0	3.9	-24.5%
$375,001 - $475,000	1402	1087	29.0%	13	23	-46.3%	99.7%	98.5%	1.2%	252	380	-33.7%	2.5	4.1	-38.8%
$475,001 - $700,000	2025	1395	45.2%	13	23	-40.7%	99.8%	98.6%	1.2%	370	505	-26.7%	2.7	4.0	-32.6%
$700,001 and above	1061	672	57.9%	37	46	-18.9%	97.8%	96.6%	1.2%	458	567	-19.2%	7.6	8.8	-14.1%
All Condos	**6754**	**4998**	**35.1%**	**16**	**28**	**-42.4%**	**99.1%**	**97.8%**	**1.3%**	**1658**	**2317**	**-28.4%**	**3.6**	**5.1**	**-28.2%**

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

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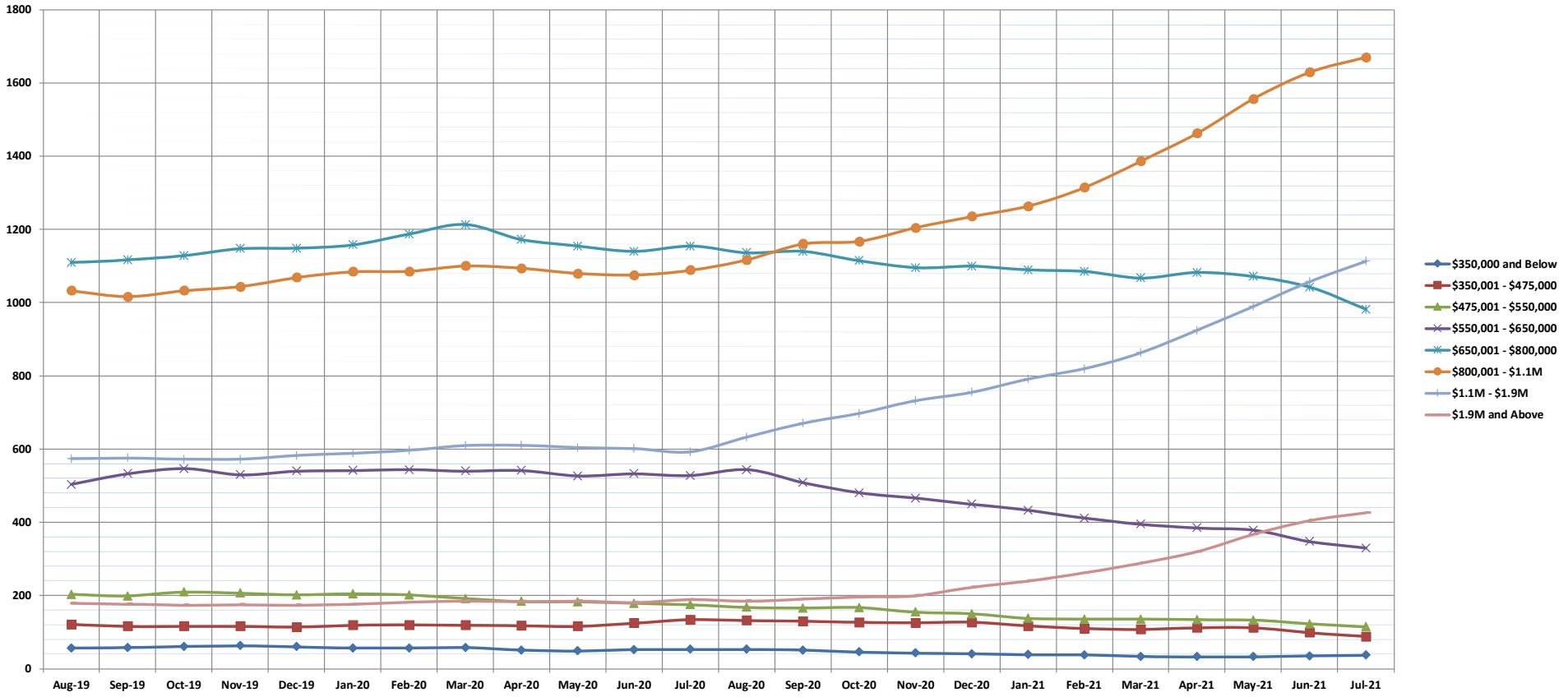
Pending Sales

July 2021

Single Family Homes: Monthly, by Price Range

(A count of properties that have offers accepted on them in a given month. Based on a 12 month rolling total.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$350,000 and Below	57	58	61	63	60	57	57	58	51	49	52	53	53	51	46	43	41	39	38	34	33	33	35	37
$350,001 - $475,000	121	116	116	116	114	119	120	119	118	116	125	134	132	130	127	126	127	117	110	108	112	112	99	88
$475,001 - $550,000	203	199	210	207	202	205	202	192	184	183	179	175	168	166	167	155	150	138	136	136	134	133	123	115
$550,001 - $650,000	504	533	547	530	540	542	544	540	542	527	533	528	544	509	481	466	450	433	412	395	385	379	348	330
$650,001 - $800,000	1110	1117	1129	1148	1149	1158	1188	1214	1173	1155	1140	1155	1137	1140	1115	1096	1100	1090	1086	1068	1083	1072	1043	982
$800,001 - $1.1M	1033	1017	1033	1044	1069	1085	1086	1101	1094	1080	1076	1089	1117	1161	1168	1205	1236	1264	1315	1387	1463	1557	1630	1671
$1.1M - $1.9M	574	576	573	573	583	589	597	610	611	604	602	593	633	671	698	733	756	792	820	864	925	990	1058	1114
$1.9M and Above	179	177	174	175	174	176	182	185	184	185	181	189	185	190	196	200	223	240	262	289	320	367	405	426
All Single Family Homes	3781	3793	3843	3856	3891	3931	3976	4019	3957	3899	3888	3916	3969	4018	3998	4024	4083	4113	4179	4281	4455	4643	4741	4763

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

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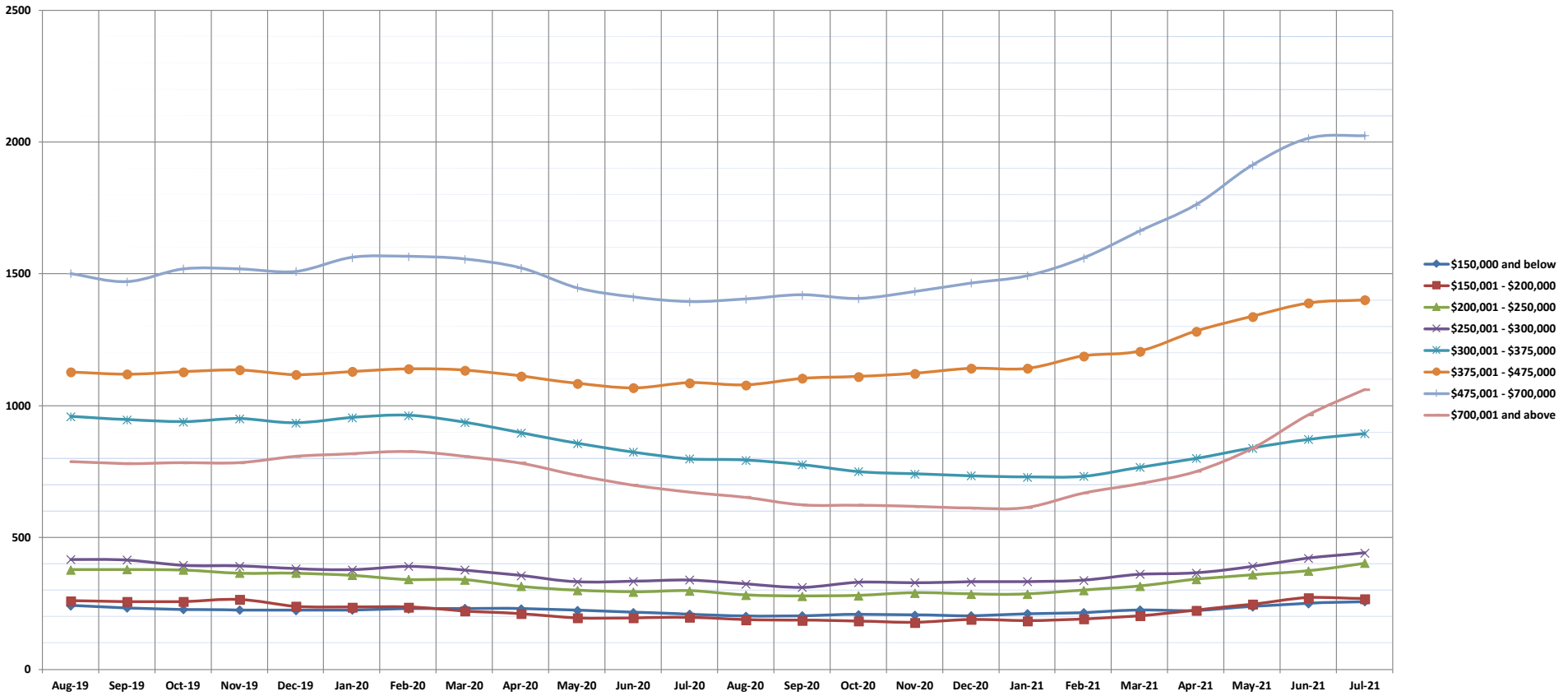
Pending Sales

July 2021

Condos: Monthly, by Price Range

(A count of properties that have offers accepted on them in a given month. Based on a 12 month rolling total.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$150,000 and below	243	234	228	226	225	226	231	232	231	225	217	210	203	204	209	207	204	212	216	226	224	239	251	258
$150,001 - $200,000	261	258	258	266	240	237	237	222	212	196	196	198	189	187	184	179	190	185	192	204	225	248	272	268
$200,001 - $250,000	378	379	377	365	365	357	341	340	315	300	294	298	282	279	280	291	286	286	301	316	342	359	374	403
$250,001 - $300,000	417	415	395	392	382	378	391	377	356	332	334	339	324	311	330	329	332	333	338	361	366	391	422	442
$300,001 - $375,000	960	947	940	951	935	955	964	937	898	858	825	799	794	777	751	742	735	730	733	767	801	840	873	895
$375,001 - $475,000	1128	1120	1129	1136	1118	1130	1140	1135	1113	1085	1068	1087	1079	1104	1111	1123	1142	1142	1189	1207	1283	1339	1390	1402
$475,001 - $700,000	1502	1471	1520	1519	1510	1563	1567	1557	1523	1448	1413	1395	1405	1421	1407	1434	1466	1494	1561	1663	1762	1913	2015	2025
$700,001 and above	788	781	784	784	808	818	827	808	783	736	699	672	653	624	623	618	612	614	669	705	751	839	966	1061
All Condos	5677	5605	5631	5639	5583	5664	5698	5608	5431	5180	5046	4998	4929	4907	4895	4923	4967	4996	5199	5449	5754	6168	6563	6754

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

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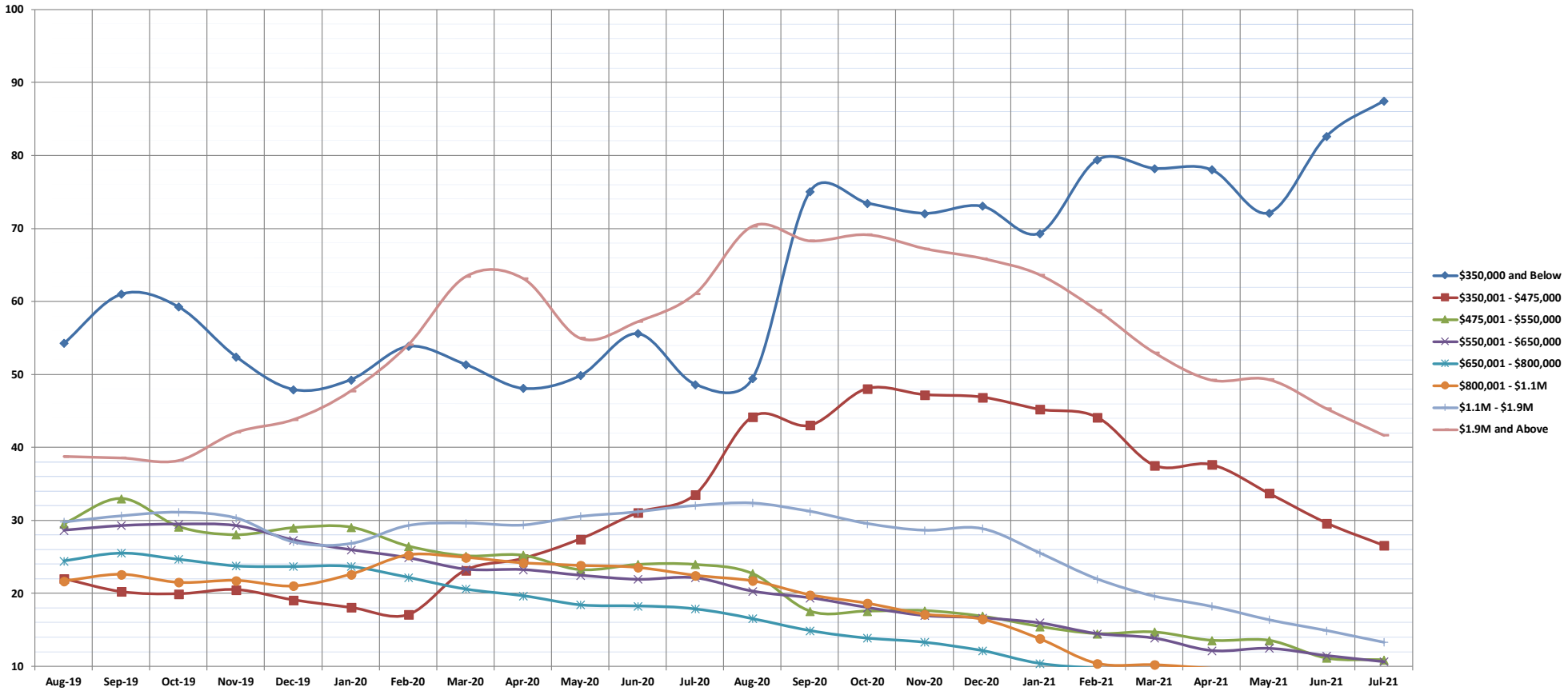
Days on Market Until Sale

July 2021

Single Family Homes: Monthly, by Price Range

(The median number of days between when a property is first listed and when an offer is accepted. Based on a 12 month rolling median.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$350,000 and Below	54	61	59	52	48	49	54	51	48	50	56	49	50	75	74	72	73	69	79	78	78	72	83	88
$350,001 - $475,000	22	20	20	21	19	18	17	23	25	27	31	34	44	43	48	47	47	45	44	38	38	34	30	27
$475,001 - $550,000	30	33	29	28	29	29	27	25	25	23	24	24	23	18	18	18	17	16	15	15	14	14	11	11
$550,001 - $650,000	29	29	30	29	27	26	25	23	23	23	22	22	20	19	18	17	17	16	15	14	12	13	12	11
$650,001 - $800,000	24	26	25	24	24	24	22	21	20	18	18	18	17	15	14	13	12	10	10	9	9	9	8	8
$800,001 - $1.1M	22	23	22	22	21	23	25	25	24	24	24	23	22	20	19	17	17	14	10	10	10	10	9	9
$1.1M - $1.9M	30	31	31	30	27	27	29	30	29	31	31	32	32	31	30	29	29	26	22	20	18	16	15	13
$1.9M and Above	39	39	38	42	44	48	54	63	63	55	57	61	70	68	69	67	66	64	59	53	49	49	45	42
All Single Family Homes	24	25	24	24	23	24	25	24	23	23	23	23	22	20	19	18	17	15	13	12	11	11	10	10

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

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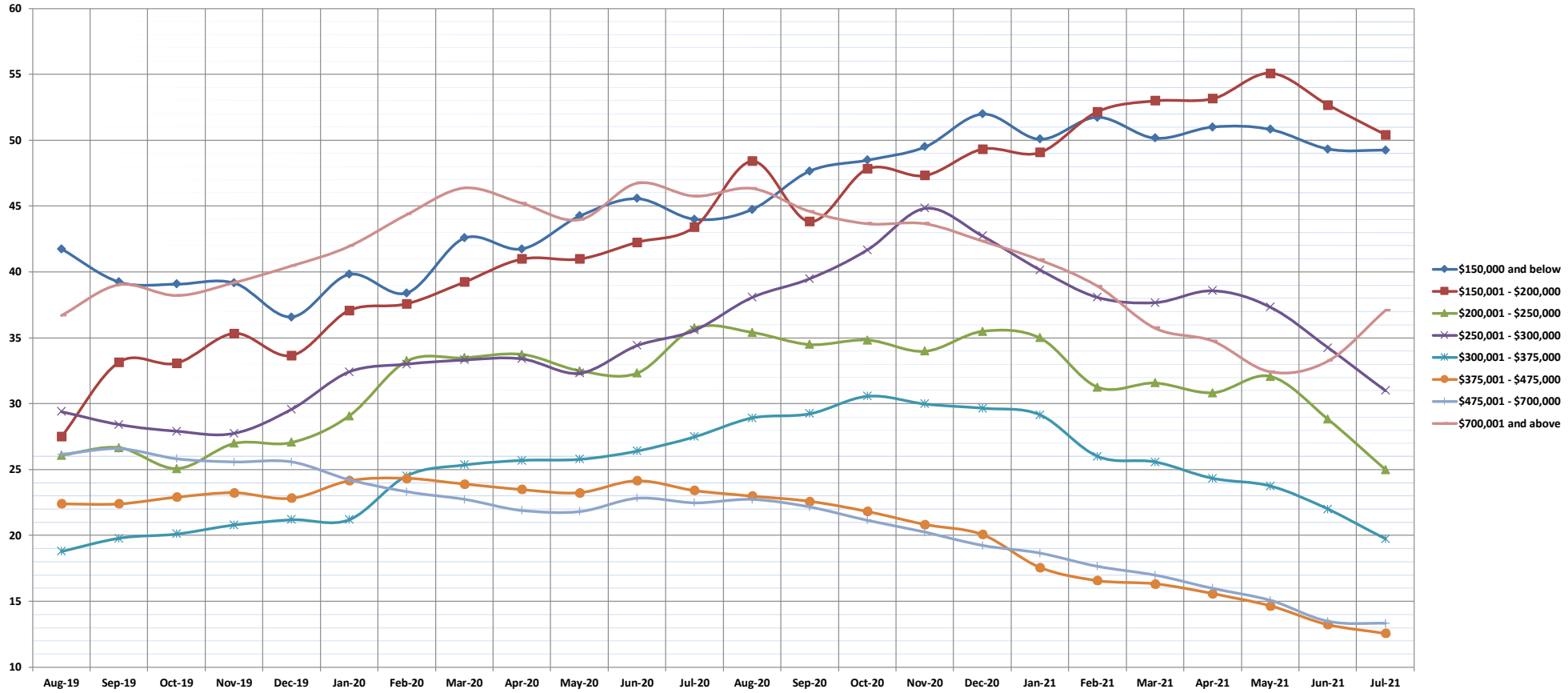
Days on Market Until Sale

July 2021

Condos: Monthly, by Price Range

(The median number of days between when a property is first listed and when an offer is accepted. Based on a 12 month rolling median.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$150,000 and below	42	39	39	39	37	40	38	43	42	44	46	44	45	48	49	50	52	50	52	50	51	51	49	49
$150,001 - $200,000	28	33	33	35	34	37	38	39	41	41	42	43	48	44	48	47	49	49	52	53	53	55	53	50
$200,001 - $250,000	26	27	25	27	27	29	33	34	34	33	32	36	35	35	35	34	36	35	31	32	31	32	29	25
$250,001 - $300,000	29	28	28	28	30	32	33	33	33	32	34	36	38	40	42	45	43	40	38	38	39	37	34	31
$300,001 - $375,000	19	20	20	21	21	21	25	25	26	26	26	28	29	29	31	30	30	29	26	26	24	24	22	20
$375,001 - $475,000	22	22	23	23	23	24	24	24	24	23	24	23	23	23	22	21	20	18	17	16	16	15	13	13
$475,001 - $700,000	26	27	26	26	26	24	23	23	22	22	23	23	23	22	21	20	19	19	18	17	16	15	14	13
$700,001 and above	37	39	38	39	40	42	44	46	45	44	47	46	46	45	44	44	42	41	39	36	35	32	33	37
All Condos	25	25	25	26	26	27	27	28	27	27	28	28	28	28	27	26	25	24	23	22	21	20	17	16

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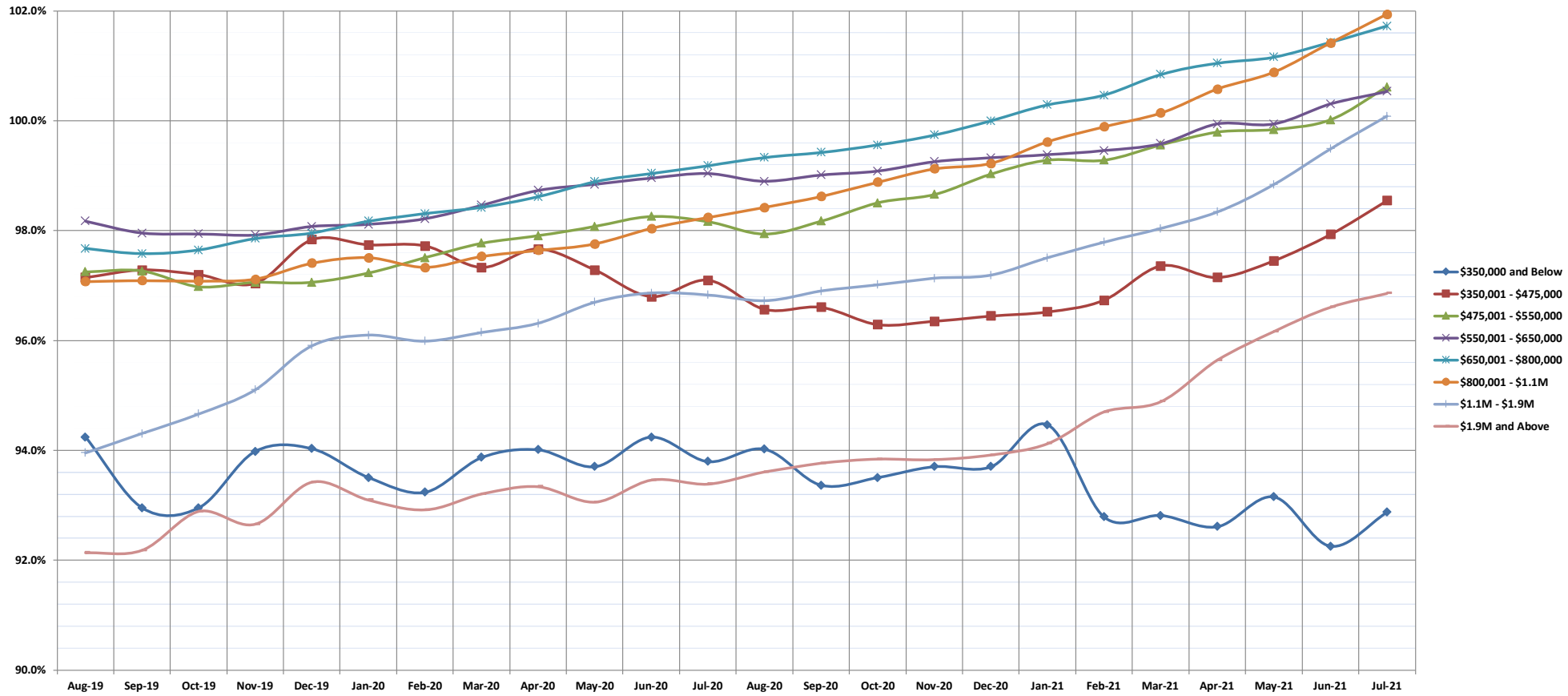
Percentage of Original List Price Received

July 2021

Single Family Homes: Monthly, by Price Range

(The average percentage found when dividing a property's sales price by the original list price. Based on a rolling 12 month average.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$350,000 and Below	94.2%	93.0%	93.0%	94.0%	94.0%	93.5%	93.2%	93.9%	94.0%	93.7%	94.2%	93.8%	94.0%	93.4%	93.5%	93.7%	93.7%	94.5%	92.8%	92.8%	92.6%	93.2%	92.3%	92.9%
$350,001 - $475,000	97.2%	97.3%	97.2%	97.0%	97.8%	97.7%	97.7%	97.3%	97.7%	97.3%	96.8%	97.1%	96.6%	96.6%	96.3%	96.4%	96.5%	96.5%	96.7%	97.4%	97.2%	97.5%	97.9%	98.6%
$475,001 - $550,000	97.3%	97.3%	97.0%	97.1%	97.1%	97.2%	97.5%	97.8%	97.9%	98.1%	98.3%	98.2%	97.9%	98.2%	98.5%	98.7%	99.0%	99.3%	99.3%	99.6%	99.8%	99.8%	100.0%	100.6%
$550,001 - $650,000	98.2%	98.0%	97.9%	97.9%	98.1%	98.1%	98.2%	98.5%	98.7%	98.8%	99.0%	99.0%	98.9%	99.0%	99.1%	99.3%	99.3%	99.4%	99.5%	99.6%	99.9%	99.9%	100.3%	100.5%
$650,001 - $800,000	97.7%	97.6%	97.7%	97.9%	98.0%	98.2%	98.3%	98.4%	98.6%	98.9%	99.0%	99.2%	99.3%	99.4%	99.6%	99.7%	100.0%	100.3%	100.5%	100.8%	101.1%	101.2%	101.4%	101.7%
$800,001 - $1.1M	97.1%	97.1%	97.1%	97.1%	97.4%	97.5%	97.3%	97.5%	97.6%	97.8%	98.0%	98.2%	98.4%	98.6%	98.9%	99.1%	99.2%	99.6%	99.9%	100.1%	100.6%	100.9%	101.4%	101.9%
$1.1M - $1.9M	94.0%	94.3%	94.7%	95.1%	95.9%	96.1%	96.0%	96.2%	96.3%	96.7%	96.9%	96.8%	96.7%	96.9%	97.0%	97.1%	97.2%	97.5%	97.8%	98.0%	98.3%	98.8%	99.5%	100.1%
$1.9M and Above	92.1%	92.2%	92.9%	92.7%	93.4%	93.1%	92.9%	93.2%	93.3%	93.1%	93.5%	93.4%	93.6%	93.8%	93.8%	93.8%	93.9%	94.1%	94.7%	94.9%	95.6%	96.2%	96.6%	96.9%
All Single Family Homes	97.5%	97.4%	97.5%	97.6%	97.5%	97.7%	97.8%	97.9%	98.0%	98.1%	98.2%	98.4%	98.5%	98.6%	98.8%	99.0%	99.1%	99.3%	99.5%	99.6%	99.9%	100.1%	100.5%	100.9%

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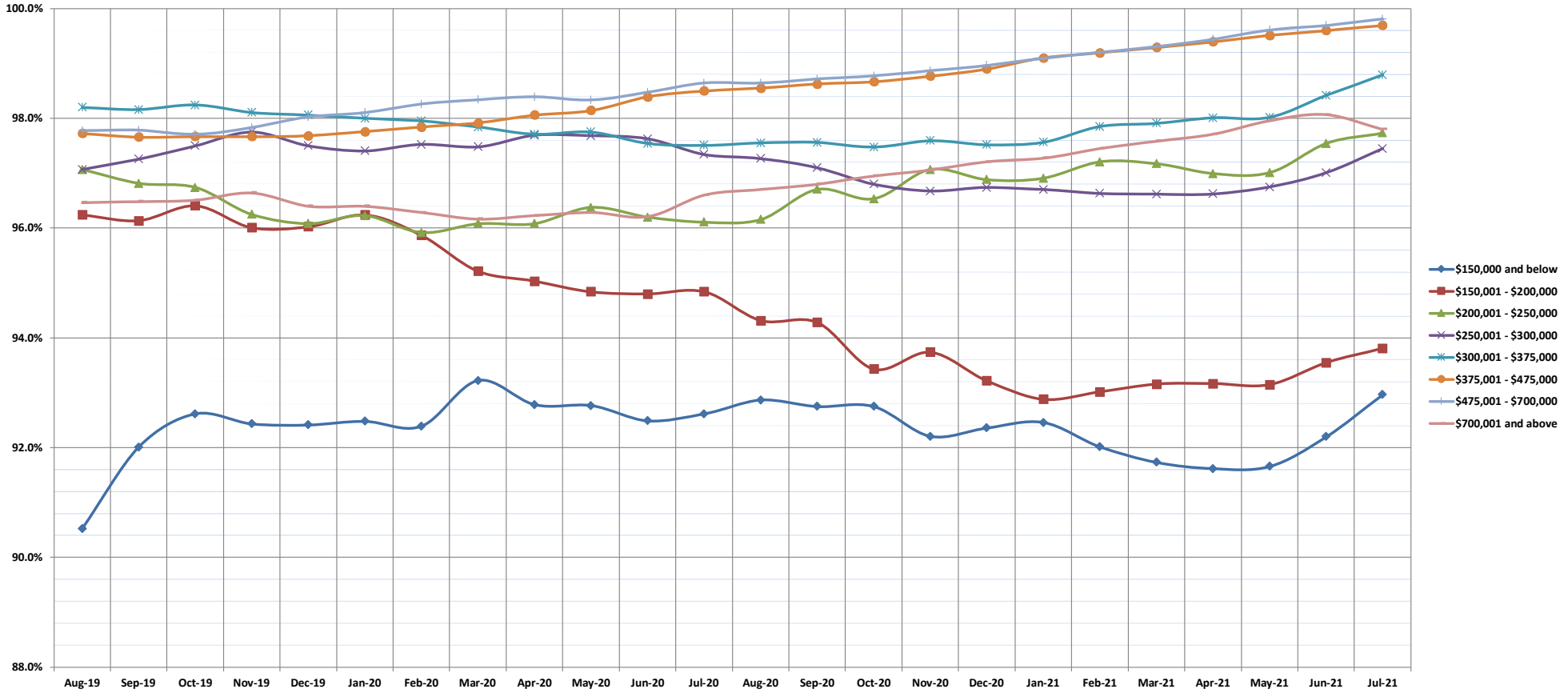
Percentage of Original List Price Received

July 2021

Condos: Monthly, by Price Range

(The average percentage found when dividing a property's sales price by the original list price. Based on a rolling 12 month average.)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$150,000 and below	90.5%	92.0%	92.6%	92.4%	92.4%	92.5%	92.4%	93.2%	92.8%	92.8%	92.5%	92.6%	92.9%	92.8%	92.8%	92.2%	92.4%	92.5%	92.0%	91.7%	91.6%	91.7%	92.2%	93.0%
$150,001 - $200,000	96.2%	96.1%	96.4%	96.0%	96.0%	96.2%	95.9%	95.2%	95.0%	94.8%	94.8%	94.8%	94.3%	94.3%	93.4%	93.7%	93.2%	92.9%	93.0%	93.2%	93.2%	93.2%	93.6%	93.8%
$200,001 - $250,000	97.1%	96.8%	96.7%	96.3%	96.1%	96.2%	95.9%	96.1%	96.1%	96.4%	96.2%	96.1%	96.2%	96.7%	96.5%	97.1%	96.9%	96.9%	97.2%	97.2%	97.0%	97.0%	97.5%	97.7%
$250,001 - $300,000	97.1%	97.3%	97.5%	97.8%	97.5%	97.4%	97.5%	97.5%	97.7%	97.7%	97.6%	97.3%	97.3%	97.1%	96.8%	96.7%	96.7%	96.7%	96.6%	96.6%	96.6%	96.8%	97.0%	97.5%
$300,001 - $375,000	98.2%	98.2%	98.2%	98.1%	98.1%	98.0%	98.0%	97.8%	97.7%	97.8%	97.5%	97.5%	97.6%	97.6%	97.5%	97.6%	97.5%	97.6%	97.9%	97.9%	98.0%	98.0%	98.4%	98.8%
$375,001 - $475,000	97.7%	97.7%	97.7%	97.7%	97.7%	97.8%	97.8%	97.9%	98.1%	98.1%	98.4%	98.5%	98.6%	98.6%	98.7%	98.8%	98.9%	99.1%	99.2%	99.3%	99.4%	99.5%	99.6%	99.7%
$475,001 - $700,000	97.8%	97.8%	97.7%	97.8%	98.0%	98.1%	98.3%	98.3%	98.4%	98.3%	98.5%	98.6%	98.6%	98.7%	98.8%	98.9%	99.0%	99.1%	99.2%	99.3%	99.4%	99.6%	99.7%	99.8%
$700,001 and above	96.5%	96.5%	96.5%	96.6%	96.4%	96.4%	96.3%	96.2%	96.2%	96.3%	96.2%	96.6%	96.7%	96.8%	97.0%	97.1%	97.2%	97.3%	97.5%	97.6%	97.7%	98.0%	98.1%	97.8%
All Condos	97.6%	97.5%	97.5%	97.5%	97.3%	97.4%	97.4%	97.4%	97.5%	97.6%	97.7%	97.8%	97.8%	97.9%	97.9%	98.0%	98.1%	98.2%	98.3%	98.4%	98.5%	98.7%	98.9%	99.1%

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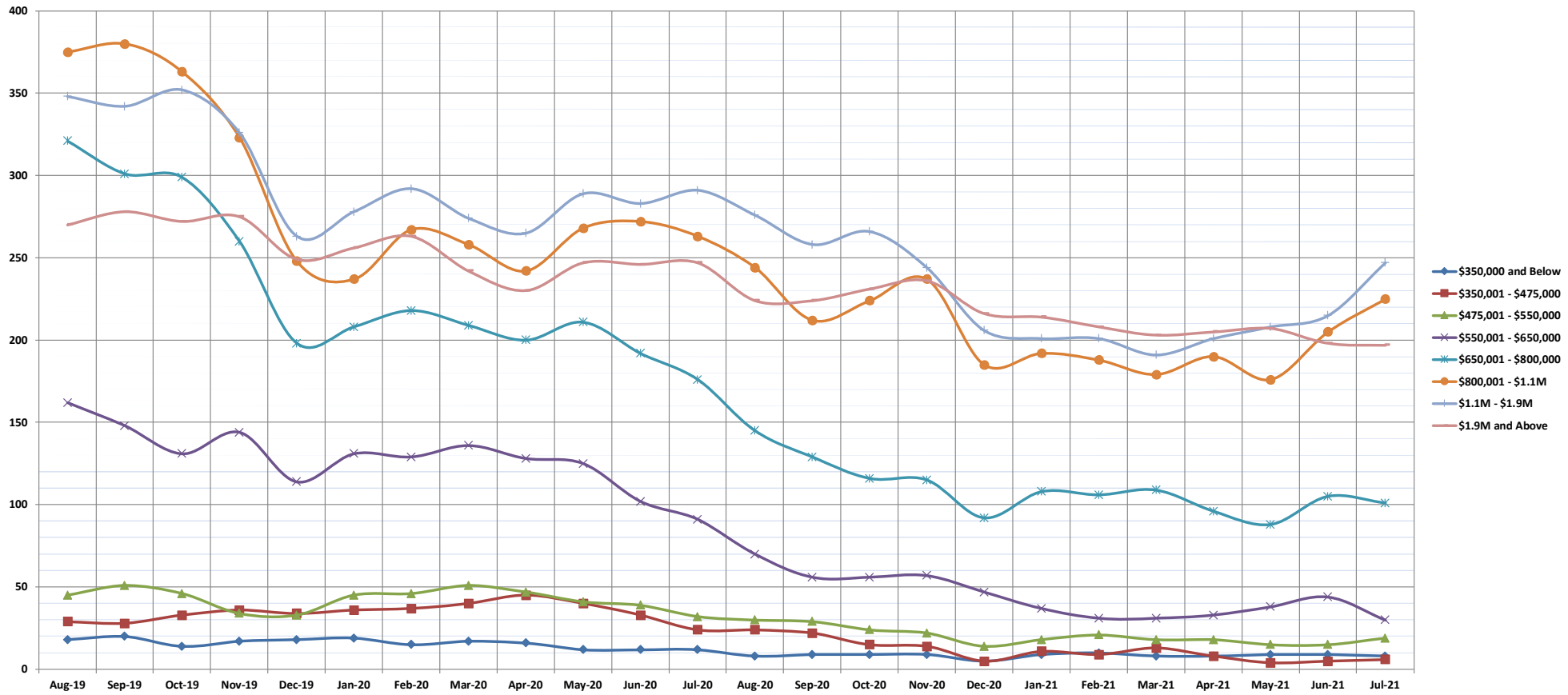
Inventory of Homes for Sale

July 2021

Single Family Homes: Monthly, by Price Range

(The number of properties available for sale in active status at the end of a given month)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$350,000 and Below	18	20	14	17	18	19	15	17	16	12	12	12	8	9	9	9	5	9	10	8	8	9	9	8
$350,001 - $475,000	29	28	33	36	34	36	37	40	45	40	33	24	24	22	15	14	5	11	9	13	8	4	5	6
$475,001 - $550,000	45	51	46	34	33	45	46	51	47	41	39	32	30	29	24	22	14	18	21	18	18	15	15	19
$550,001 - $650,000	162	148	131	144	114	131	129	136	128	125	102	91	70	56	56	57	47	37	31	31	33	38	44	30
$650,001 - $800,000	321	301	299	260	198	208	218	209	200	211	192	176	145	129	116	115	92	108	106	109	96	88	105	101
$800,001 - $1.1M	375	380	363	323	248	237	267	258	242	268	272	263	244	212	224	237	185	192	188	179	190	176	205	225
$1.1M - $1.9M	348	342	352	326	263	278	292	274	265	289	283	291	276	258	266	244	206	201	201	191	201	208	215	247
$1.9M and Above	270	278	272	275	249	256	263	242	230	247	246	247	224	224	231	236	216	214	208	203	205	207	198	197
All Single Family Homes	1568	1548	1510	1415	1157	1210	1267	1227	1173	1233	1179	1136	1021	939	941	934	770	790	774	752	759	745	796	833

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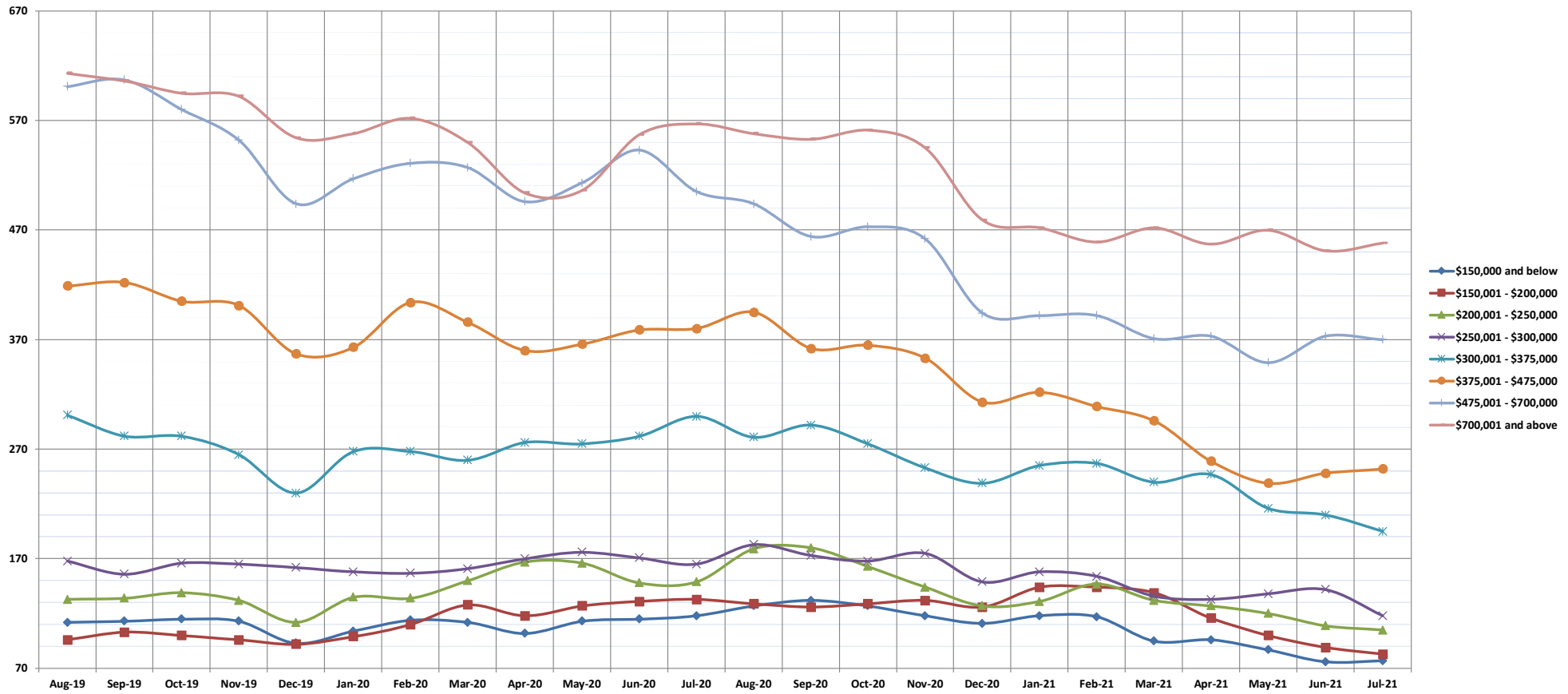
Inventory of Homes for Sale

July 2021

Condos: Monthly, by Price Range

(The number of properties available for sale in active status at the end of a given month)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$150,000 and below	112	113	115	113	93	104	114	112	102	113	115	118	127	132	127	118	111	118	117	95	96	87	76	77
$150,001 - $200,000	96	103	100	96	92	99	110	128	118	127	131	133	129	126	129	132	126	144	144	139	116	100	89	83
$200,001 - $250,000	133	134	139	132	112	135	134	150	167	166	148	149	179	180	163	144	127	131	147	132	127	120	109	105
$250,001 - $300,000	168	156	166	165	162	158	157	161	170	176	171	165	183	173	168	175	149	158	154	136	133	138	142	118
$300,001 - $375,000	301	282	282	265	230	268	268	260	276	275	282	300	281	292	275	253	239	255	257	240	247	216	210	195
$375,001 - $475,000	419	422	405	401	357	363	404	386	360	366	379	380	395	362	365	353	313	322	309	296	259	239	248	252
$475,001 - $700,000	601	607	580	552	494	517	531	527	496	513	543	505	494	464	473	462	394	392	392	371	373	349	373	370
$700,001 and above	613	606	595	592	554	558	572	550	504	506	557	567	558	553	561	545	479	472	459	472	457	470	451	458
All Condos	2443	2423	2382	2316	2094	2202	2290	2274	2193	2242	2326	2317	2346	2282	2261	2182	1938	1992	1979	1881	1808	1719	1698	1658

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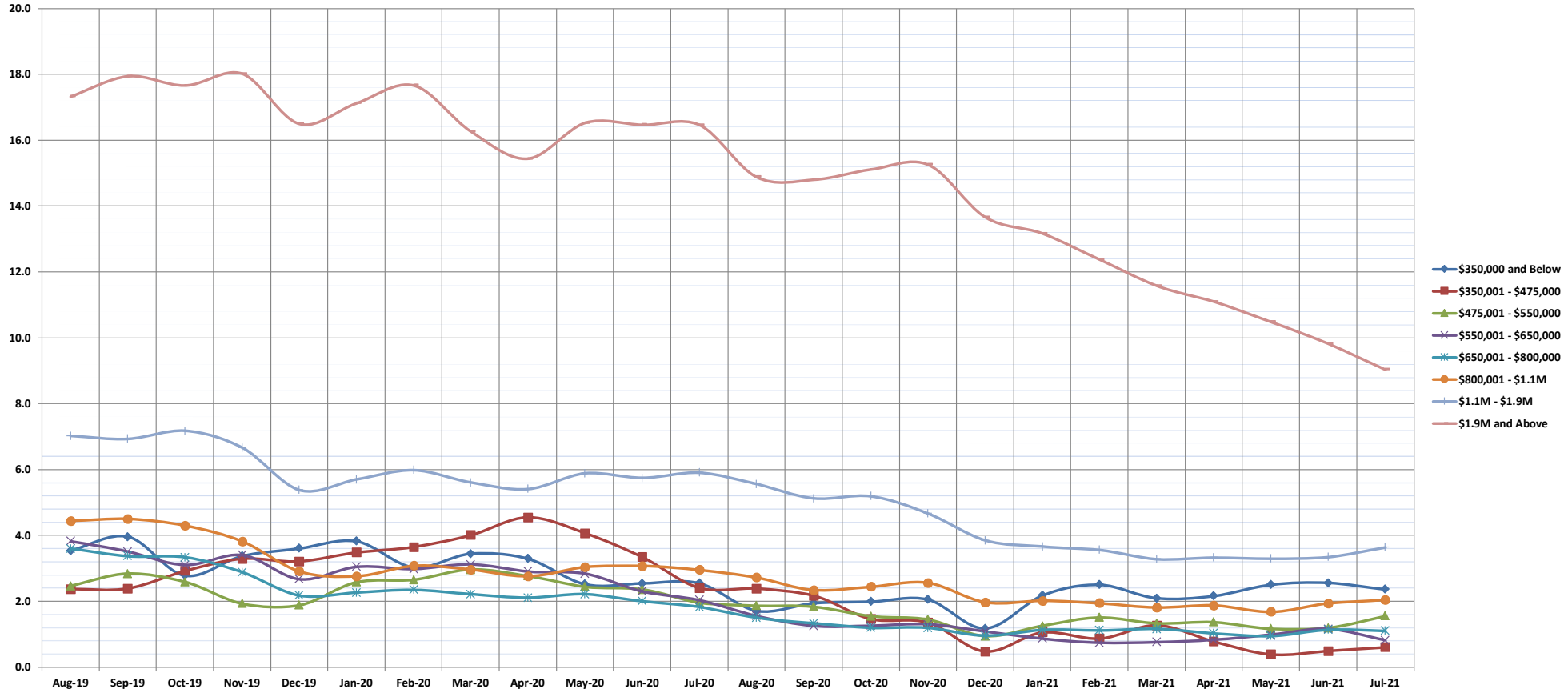
Months Supply of Inventory

July 2021

Single Family Homes: Monthly, by Price Range

(Compares the number of active listings available to the average monthly pending sales from the last 12 months)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$350,000 and Below	3.5	4.0	2.8	3.4	3.6	3.8	3.0	3.4	3.3	2.5	2.5	2.6	1.7	1.9	2.0	2.1	1.2	2.2	2.5	2.1	2.2	2.5	2.6	2.4
$350,001 - $475,000	2.4	2.4	2.9	3.3	3.2	3.5	3.7	4.0	4.6	4.1	3.3	2.4	2.4	2.2	1.5	1.4	0.5	1.1	0.9	1.3	0.8	0.4	0.5	0.6
$475,001 - $550,000	2.5	2.8	2.6	1.9	1.9	2.6	2.7	3.0	2.8	2.4	2.4	2.0	1.9	1.8	1.5	1.5	0.9	1.3	1.5	1.3	1.4	1.2	1.2	1.6
$550,001 - $650,000	3.8	3.5	3.1	3.4	2.7	3.1	3.0	3.1	2.9	2.8	2.3	2.0	1.6	1.3	1.3	1.3	1.1	0.9	0.7	0.8	0.8	1.0	1.2	0.8
$650,001 - $800,000	3.6	3.4	3.3	2.9	2.2	2.3	2.4	2.2	2.1	2.2	2.0	1.8	1.5	1.3	1.2	1.2	1.0	1.1	1.1	1.2	1.0	1.0	1.1	1.1
$800,001 - $1.1M	4.4	4.5	4.3	3.8	2.9	2.8	3.1	3.0	2.8	3.0	3.1	3.0	2.7	2.3	2.4	2.6	2.0	2.0	1.9	1.8	1.9	1.7	1.9	2.0
$1.1M - $1.9M	7.0	6.9	7.2	6.7	5.4	5.7	6.0	5.6	5.4	5.9	5.8	5.9	5.6	5.1	5.2	4.7	3.9	3.7	3.6	3.3	3.3	3.3	3.3	3.6
$1.9M and Above	17.3	17.9	17.7	18.0	16.5	17.1	17.7	16.3	15.4	16.5	16.5	16.5	14.9	14.8	15.1	15.3	13.7	13.2	12.4	11.6	11.1	10.5	9.8	9.0
All Single Family Homes	5.0	4.9	4.8	4.5	3.7	3.8	4.0	3.8	3.6	3.8	3.6	3.5	3.1	2.9	2.9	2.8	2.3	2.4	2.3	2.2	2.2	2.2	2.3	2.3

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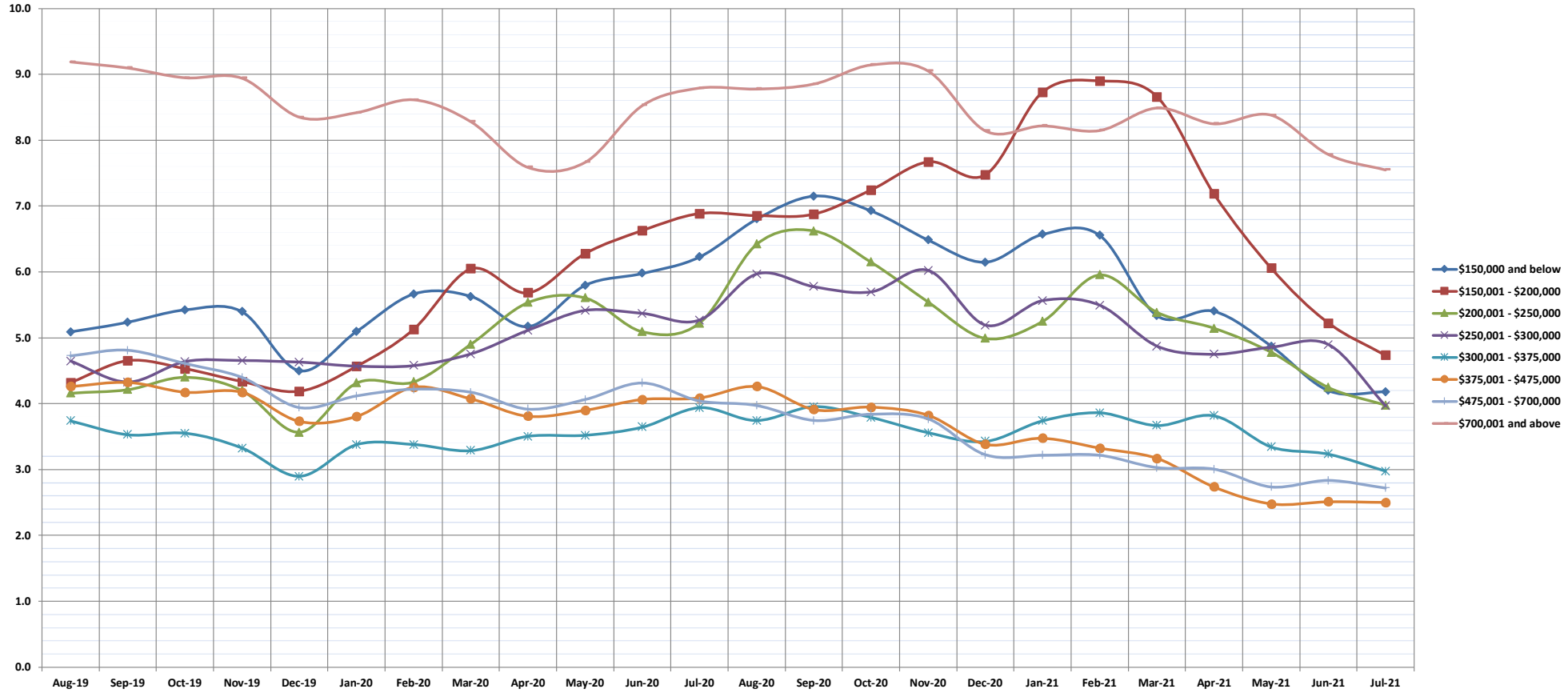
Months Supply of Inventory

July 2021

Condos: Monthly, by Price Range

(Compares the number of active listings available to the average monthly pending sales from the last 12 months)



	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
$150,000 and below	5.1	5.2	5.4	5.4	4.5	5.1	5.7	5.6	5.2	5.8	6.0	6.2	6.8	7.2	6.9	6.5	6.2	6.6	6.6	5.3	5.4	4.9	4.2	4.2
$150,001 - $200,000	4.3	4.7	4.5	4.3	4.2	4.6	5.1	6.0	5.7	6.3	6.6	6.9	6.9	6.9	7.2	7.7	7.5	8.7	8.9	8.7	7.2	6.1	5.2	4.7
$200,001 - $250,000	4.2	4.2	4.4	4.2	3.6	4.3	4.3	4.9	5.5	5.6	5.1	5.2	6.4	6.6	6.2	5.5	5.0	5.3	6.0	5.4	5.1	4.8	4.2	4.0
$250,001 - $300,000	4.6	4.3	4.6	4.7	4.6	4.6	4.6	4.8	5.1	5.4	5.4	5.3	6.0	5.8	5.7	6.0	5.2	5.6	5.5	4.9	4.8	4.9	4.9	4.0
$300,001 - $375,000	3.7	3.5	3.6	3.3	2.9	3.4	3.4	3.3	3.5	3.5	3.6	3.9	3.7	4.0	3.8	3.6	3.4	3.7	3.9	3.7	3.8	3.3	3.2	3.0
$375,001 - $475,000	4.3	4.3	4.2	4.2	3.7	3.8	4.3	4.1	3.8	3.9	4.1	4.1	4.3	3.9	4.0	3.8	3.4	3.5	3.3	3.2	2.7	2.5	2.5	2.5
$475,001 - $700,000	4.7	4.8	4.6	4.4	3.9	4.1	4.2	4.2	3.9	4.1	4.3	4.0	4.0	3.7	3.8	3.8	3.2	3.2	3.2	3.0	3.0	2.7	2.8	2.7
$700,001 and above	9.2	9.1	8.9	8.9	8.3	8.4	8.6	8.3	7.6	7.7	8.5	8.8	8.8	8.9	9.1	9.1	8.1	8.2	8.1	8.5	8.3	8.4	7.8	7.6
All Condos	5.0	5.0	5.0	4.9	4.4	4.6	4.8	4.8	4.7	4.8	5.0	5.1	5.2	5.1	5.1	5.0	4.5	4.7	4.7	4.4	4.3	4.0	3.8	3.6

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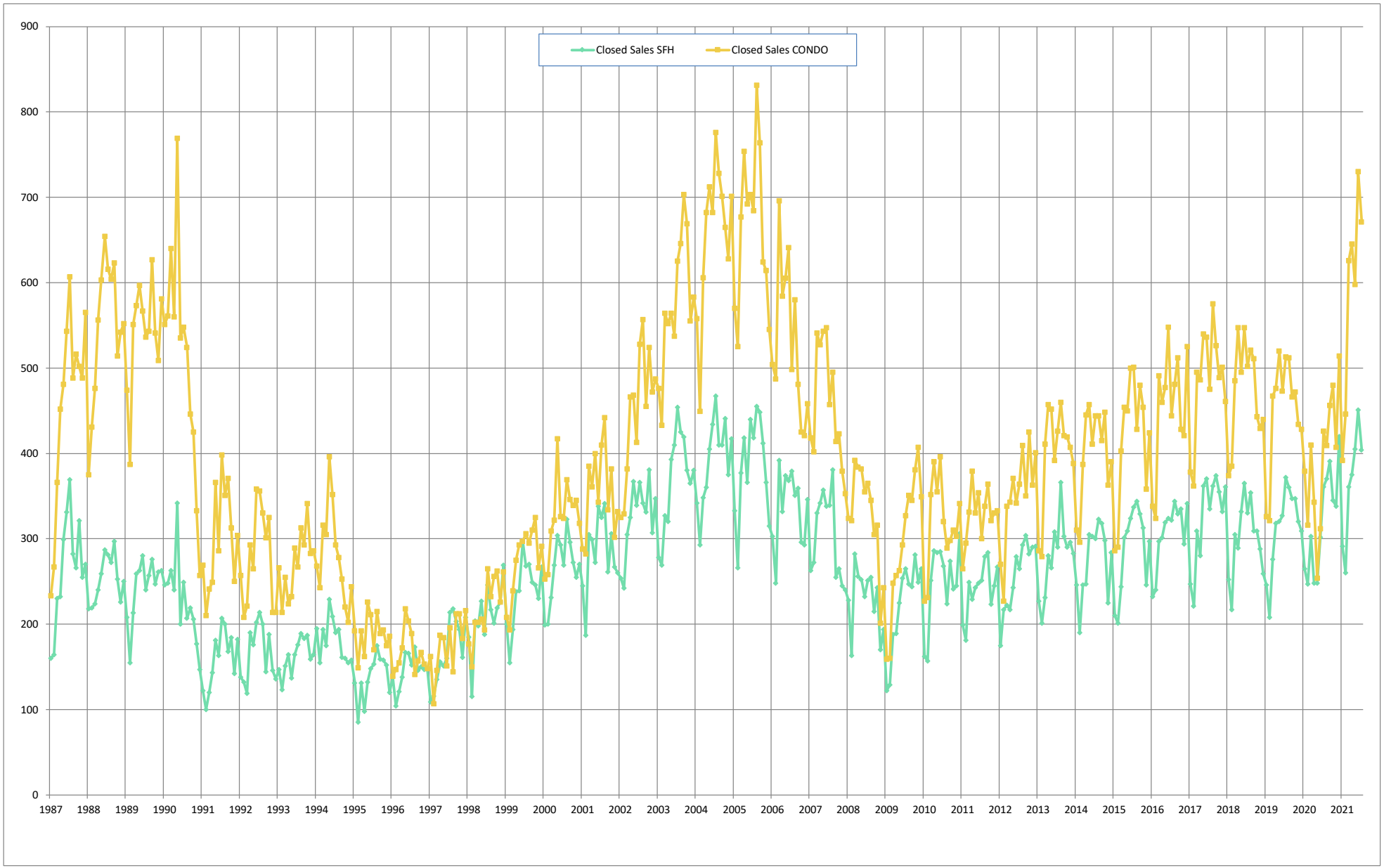
Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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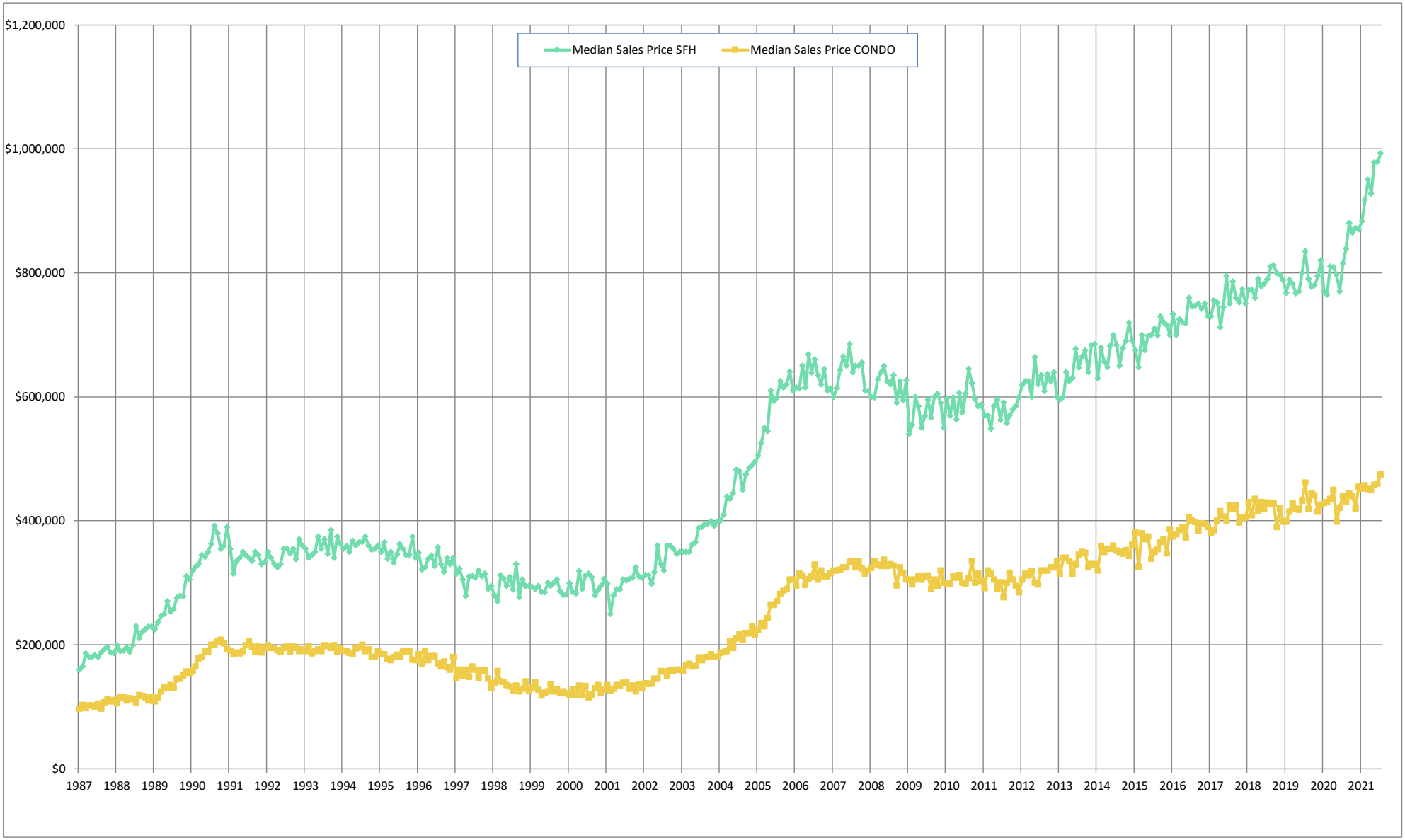
Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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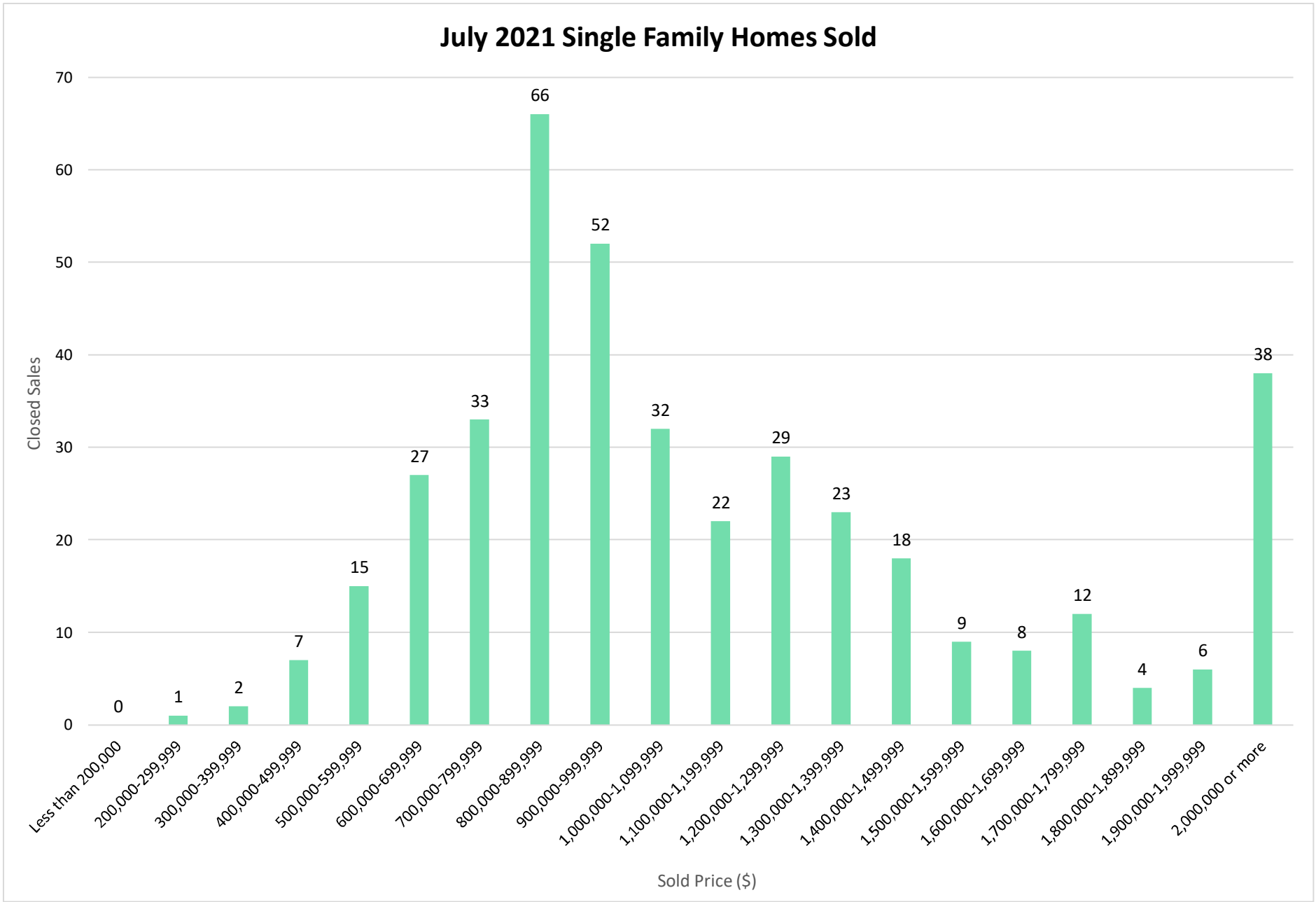

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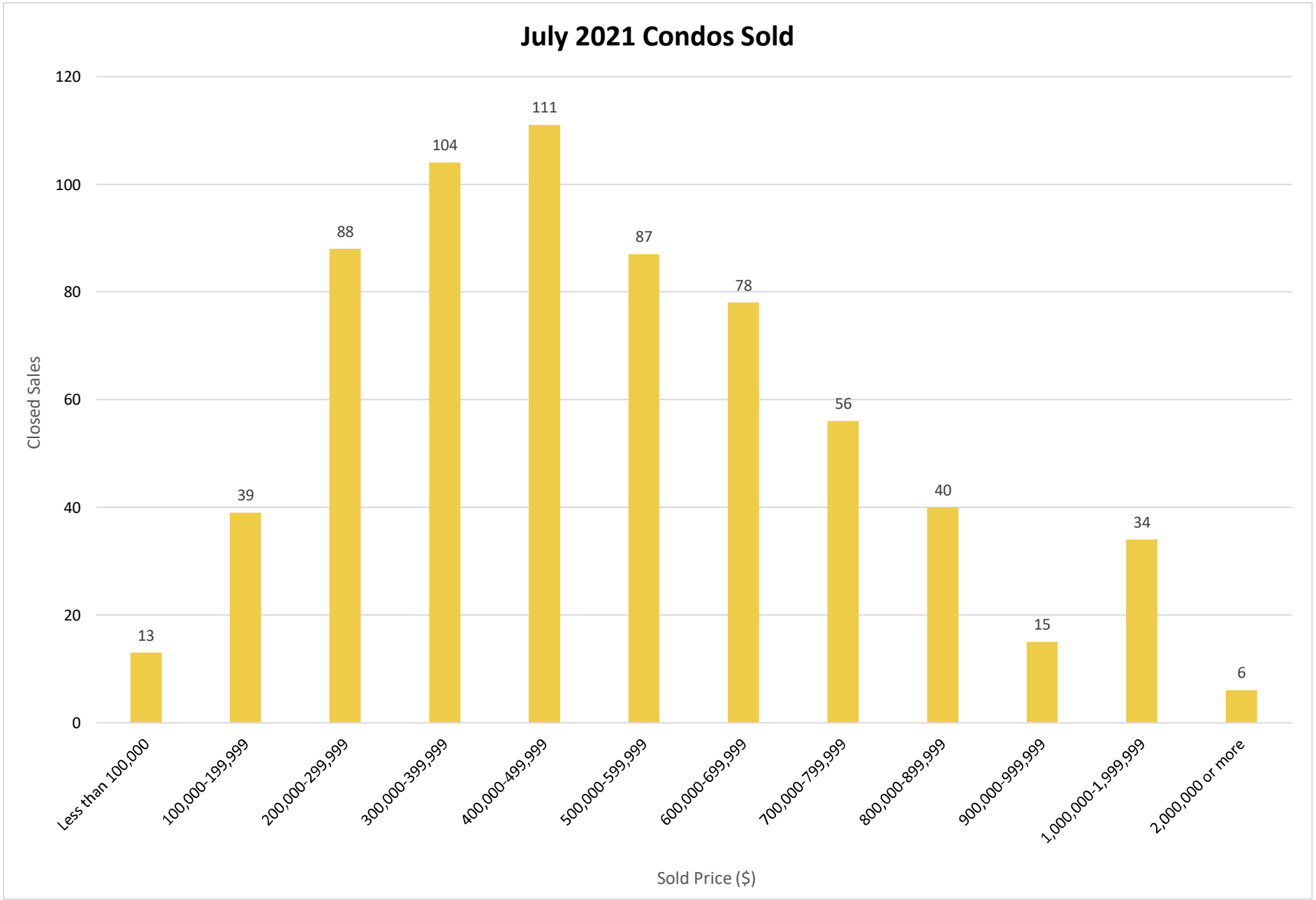

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