

August sales activity reflected moderate shifts in sales volume and median prices compared to a year ago. Single-family home sales rose modestly by 2.4%, from 253 to 259 transactions, while condo sales dipped 2.5%, from 401 to 391 closed sales. Year-to-date, overall sales volume remains below 2024 levels, down 2.2% for single-family homes and 4.7% for condos.

The August median sales price for a single-family home declined slightly, dipping 1.5% year-over-year to \$1,105,500. Condos posted a modest 3.0% increase to \$515,000. Year-to-date, the single-family home median remains up 3.6% at \$1,140,000, while the condo median is relatively flat, down 0.6% at \$505,000.

Buyers in the single-family home market were particularly active in August, with pending sales jumping 28.5% year-over-year to 302—the highest monthly total so far this year. Pending condo sales were steady, slipping just 1.0% with 406 contract signings.

New listing activity varied by market segment. Single-family home listings declined 8.1% year-over-year to 318, with most of the slowdown seen under the \$2 million price point. In contrast, new listings priced at \$2 million and above surged 40.8% with 69 additions, led by the East Honolulu and Windward regions. Condo listings rose 2.2% year-over-year with 643 new units, nearly half of which were priced between \$300,000 and \$599,999.

Inventory trends remained mixed. At the end of August, single-family home active inventory totaled 790, slightly more than last year but dropping 7.3% month-over-month. Condo active inventory stood at 2,412 units, elevated 28.4% from last year but easing 1.9% from July.

Islandwide, single-family homes spent longer on the market, with the median days on market increasing to 22 days compared to 14 a year ago. For condos, median days on market lengthened to 48 days, compared to 28 in August 2024.

In the single-family home market, sales activity was relatively stable across price ranges, with the \$900,000 to \$1,199,999 range experiencing the most movement, rising 19.4% year-over-year. 'Ewa Plain led regional growth with a 30.0% jump in sales, while pending sales surged in multiple regions—up 64.7% in 'Ewa Plain and 48.0% in the Diamond Head region. Condo sales showed mixed results by region and price point. The \$1 million and above segment grew 32.5% to 53 sales, while Pearl City saw the sharpest regional decline, falling 68.8% to 10 sales. Pending sales in the Metro region rose 13.4% year-over-year to 245, though activity declined in Central O'ahu and 'Ewa Plain.



# Oahu Monthly Housing Statistics

## August 2025



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,105,500	-1.5%
Closed Sales	YoY %chg
259	+2.4%
Average Sales Price	YoY %chg
\$1,364,588	-1.7%

### CONDOS

Median Sales Price	YoY %chg
\$515,000	+3.0%
Closed Sales	YoY %chg
391	-2.5%
Average Sales Price	YoY %chg
\$699,361	+18.5%

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

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# Monthly Indicators

OAHU, HAWAII

## August 2025

	Single-Family Homes						Condos				
	Aug-25	Aug-24	YoY %chg	Jul-25	MoM %chg		Aug-25	Aug-24	YoY %chg	Jul-25	MoM %chg
Closed Sales	259	253	2.4%	249	4.0%		391	401	-2.5%	389	0.5%
Median Sales Price	\$1,105,500	\$1,122,000	-1.5%	\$1,075,000	2.8%		\$515,000	\$500,000	3.0%	\$490,000	5.1%
Average Sales Price	\$1,364,588	\$1,387,740	-1.7%	\$1,257,138	8.5%		\$699,361	\$590,171	18.5%	\$669,476	4.5%
Median Days on Market	22	14	57.1%	20	10.0%		48	28	71.4%	50	-4.0%
Percent of Orig. List Price Received	98.8%	99.5%	-0.7%	99.4%	-0.6%		96.4%	98.3%	-1.9%	96.3%	0.1%
New Listings	318	346	-8.1%	369	-13.8%		643	629	2.2%	647	-0.6%
Pending Sales*	302	235	28.5%	280	7.9%		406	410	-1.0%	430	-5.6%
Active Inventory*	790	760	3.9%	852	-7.3%		2,412	1,879	28.4%	2,459	-1.9%
Total Inventory in Escrow*	496	380	30.5%	470	5.5%		631	581	8.6%	627	0.6%
Months Supply of Active Inventory*	3.4	3.4	0.0%	3.7	-8.1%		6.7	5.1	31.4%	6.8	-1.5%

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

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

## Year-to-Date

	Single-Family Homes						Condos				
	YTD-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg		YTD-2025	YTD-2024	1-yr %chg	YTD-2023	2-yr %chg
Closed Sales	1,842	1,884	-2.2%	1,753	5.1%		2,881	3,024	-4.7%	3,216	-10.4%
Median Sales Price	\$1,140,000	\$1,100,000	3.6%	\$1,050,000	8.6%		\$505,000	\$508,000	-0.6%	\$502,000	0.6%
Average Sales Price	\$1,410,122	\$1,371,830	2.8%	\$1,325,916	6.4%		\$643,548	\$607,837	5.9%	\$616,397	4.4%
Median Days on Market	22	18	22.2%	23	-4.3%		44	29	51.7%	20	120.0%
Percent of Orig. List Price Received	98.5%	98.9%	-0.4%	98.3%	0.2%		96.7%	98.1%	-1.4%	98.7%	-2.0%
New Listings	2,837	2,608	8.8%	2,324	22.1%		5,669	5,002	13.3%	4,235	33.9%
Pending Sales*	2,125	2,041	4.1%	2,016	5.4%		3,137	3,245	-3.3%	3,427	-8.5%

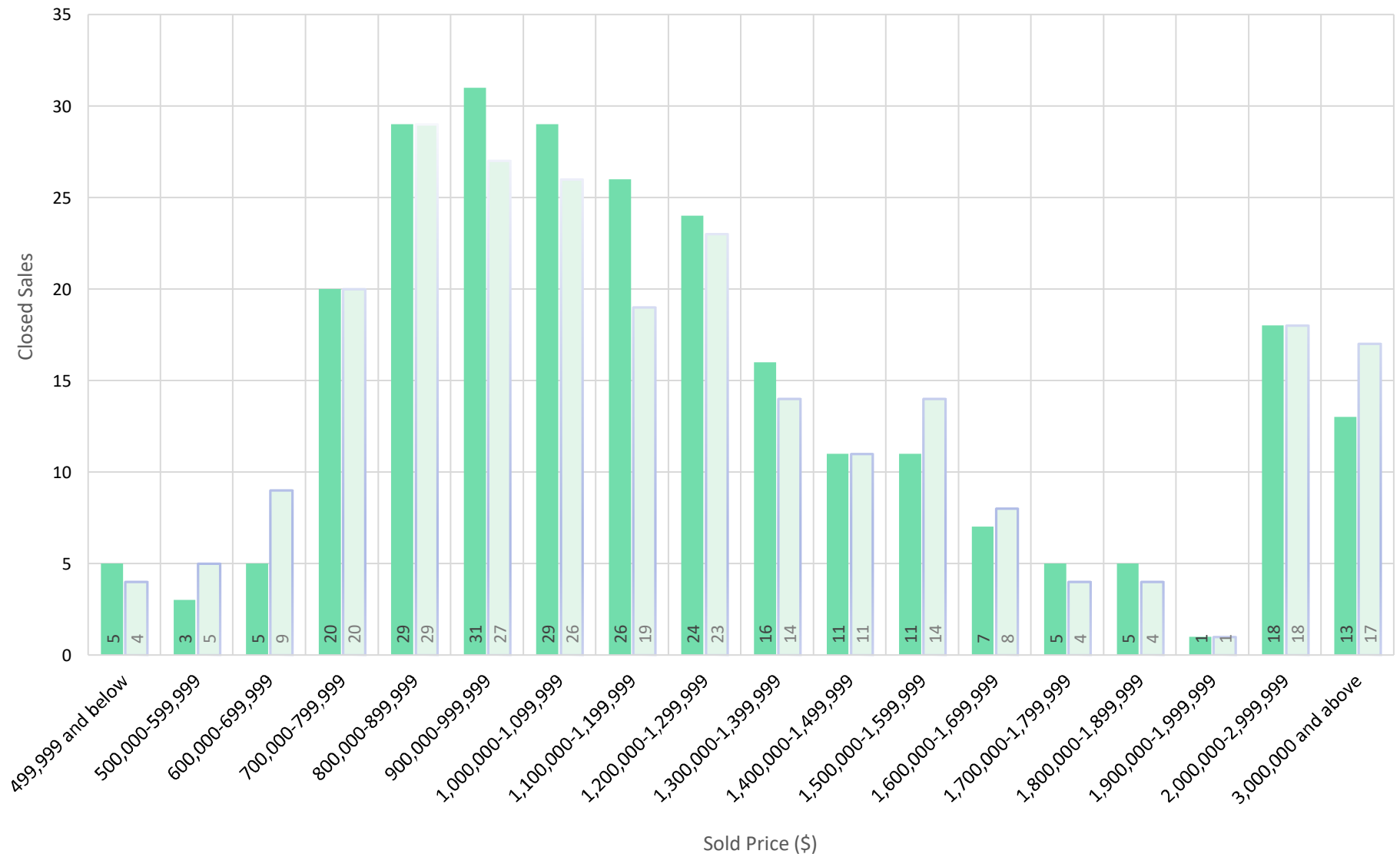
\*see footnotes on pages 9-12 regarding methodology updates

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

## Single-Family Homes Sold

August 2025 vs. August 2024

■ 2025 ■ 2024



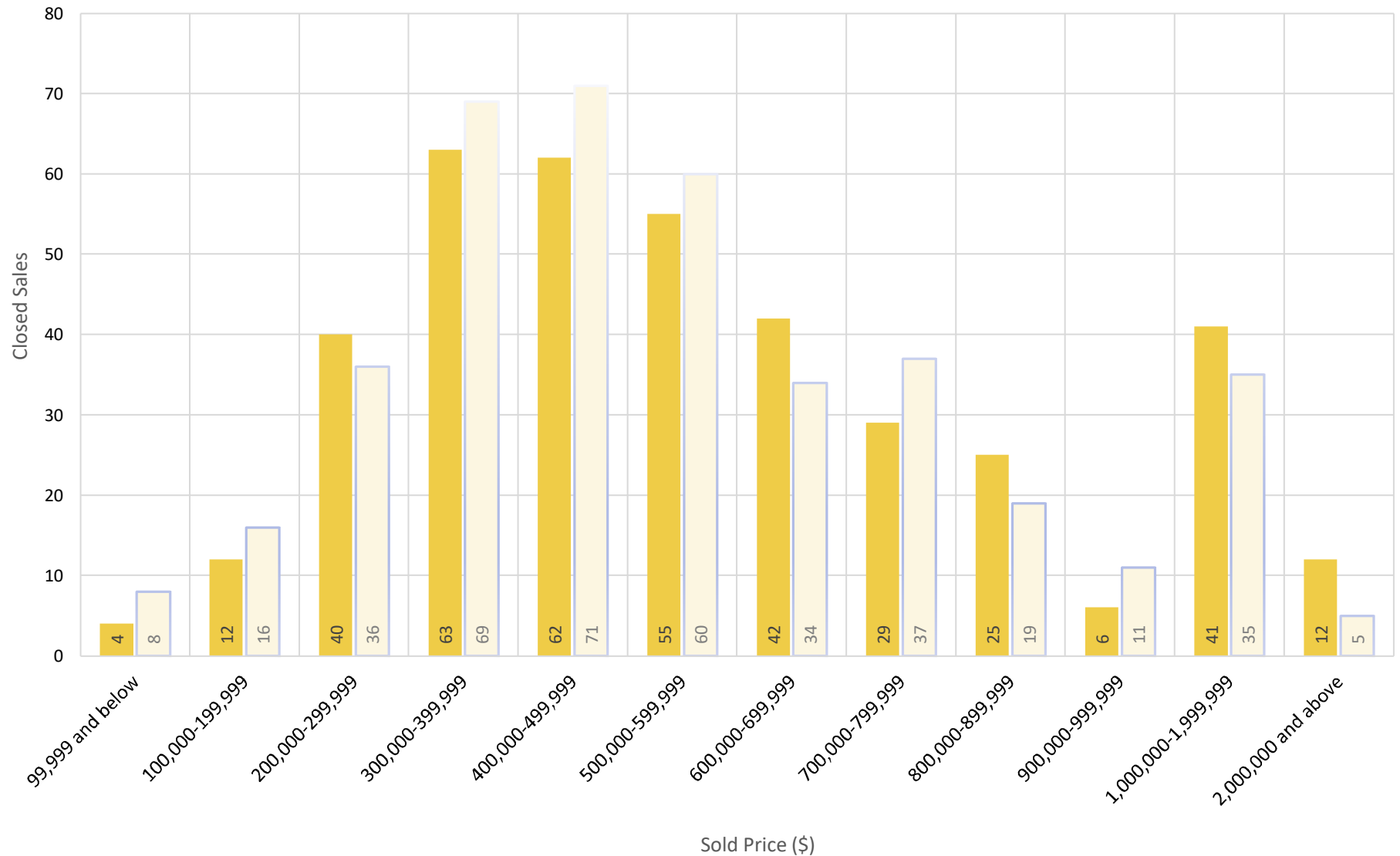
**SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.**

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## Condos Sold

### August 2025 vs. August 2024

■ 2025 ■ 2024



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

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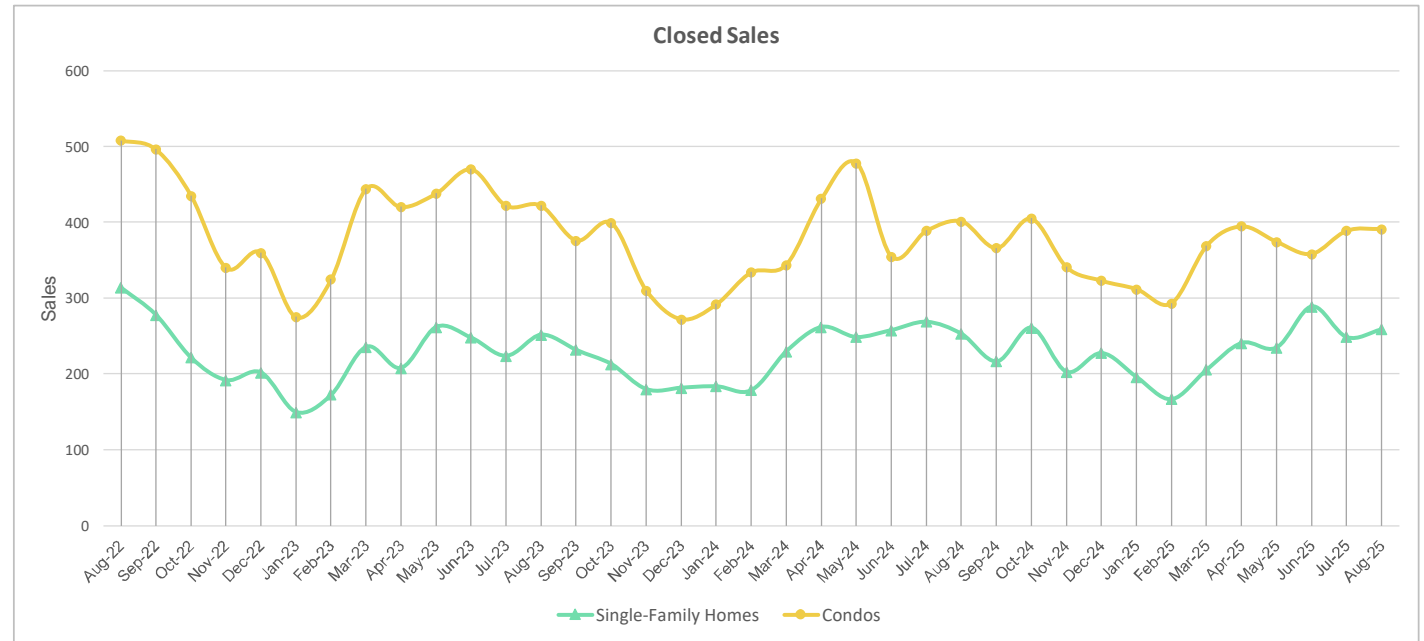
# Closed Sales

August 2025

OAHU, HAWAII

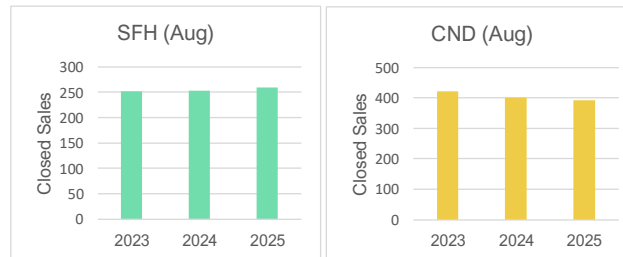
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
Jan-24	184	292	476
Feb-24	179	334	513
Mar-24	230	344	574
Apr-24	262	431	693
May-24	249	478	727
Jun-24	258	355	613
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	261	405	666
Nov-24	203	341	544
Dec-24	228	323	551
Jan-25	196	312	508
Feb-25	167	293	460
Mar-25	206	369	575
Apr-25	241	395	636
May-25	235	374	609
Jun-25	289	358	647
Jul-25	249	389	638
Aug-25	259	391	650



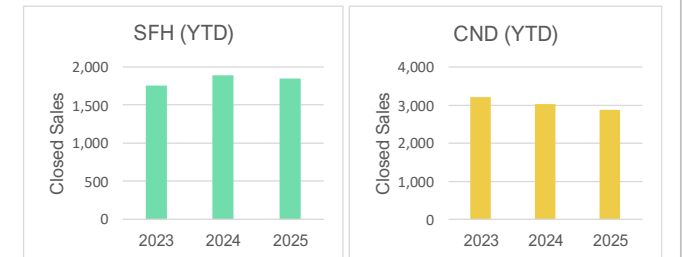
## Monthly Closed Sales

August	SFH	YoY %chg	CND	YoY %chg
2023	252	-19.7%	422	-16.9%
2024	253	0.4%	401	-5.0%
2025	259	2.4%	391	-2.5%



## Year-to-Date Closed Sales

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,753	-32.1%	3,216	-31.9%
2024	1,884	7.5%	3,024	-6.0%
2025	1,842	-2.2%	2,881	-4.7%



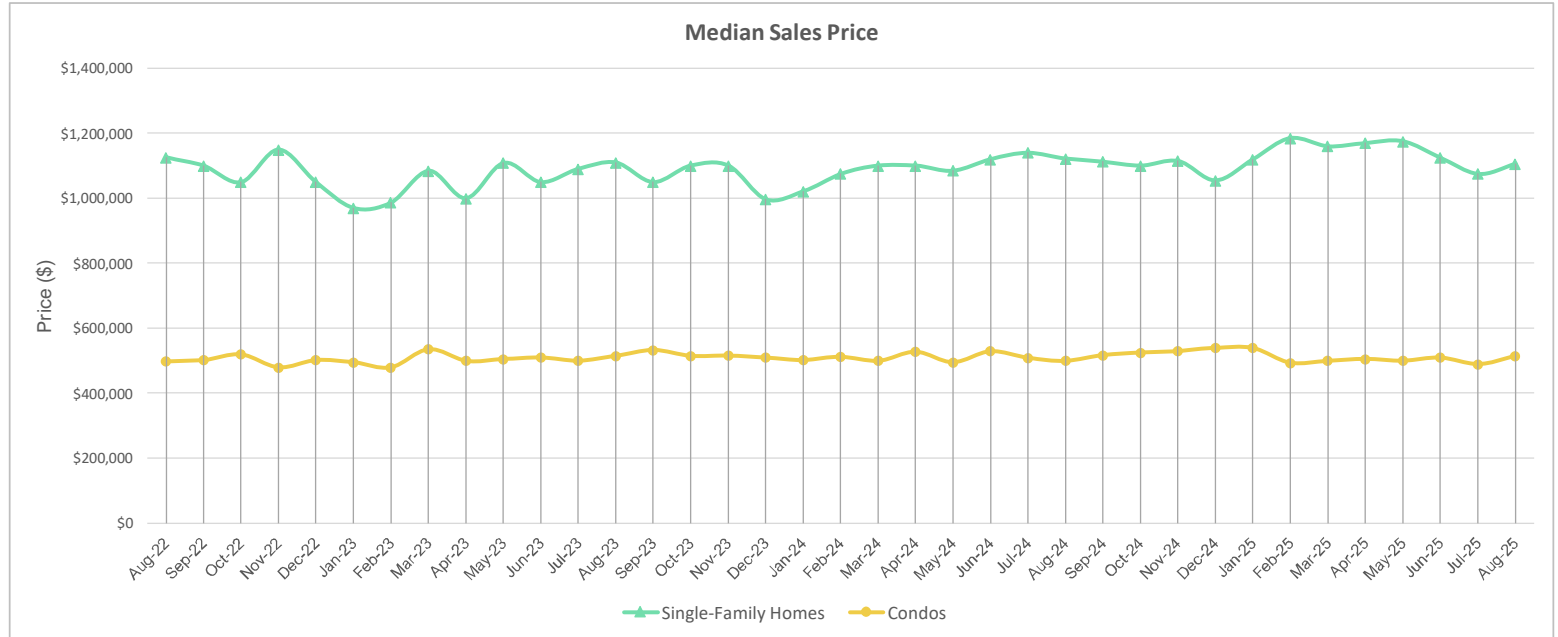
# Median Sales Price

August 2025

OAHU, HAWAII

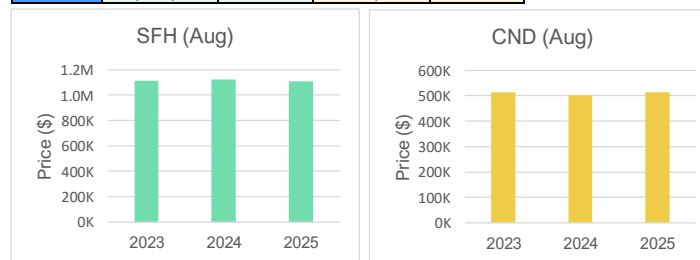
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000
Jun-23	\$1,050,000	\$510,000
Jul-23	\$1,090,000	\$500,000
Aug-23	\$1,110,000	\$515,000
Sep-23	\$1,050,000	\$532,500
Oct-23	\$1,100,000	\$515,000
Nov-23	\$1,100,055	\$516,179
Dec-23	\$996,500	\$510,000
Jan-24	\$1,021,016	\$502,500
Feb-24	\$1,075,000	\$512,500
Mar-24	\$1,100,000	\$500,000
Apr-24	\$1,100,000	\$528,000
May-24	\$1,085,000	\$495,000
Jun-24	\$1,120,000	\$530,000
Jul-24	\$1,140,000	\$509,000
Aug-24	\$1,122,000	\$500,000
Sep-24	\$1,112,722	\$517,500
Oct-24	\$1,100,000	\$525,000
Nov-24	\$1,115,000	\$530,000
Dec-24	\$1,054,500	\$540,000
Jan-25	\$1,120,000	\$539,500
Feb-25	\$1,185,000	\$494,000
Mar-25	\$1,160,000	\$500,000
Apr-25	\$1,170,000	\$505,000
May-25	\$1,175,000	\$500,000
Jun-25	\$1,125,000	\$510,000
Jul-25	\$1,075,000	\$490,000
Aug-25	\$1,105,500	\$515,000



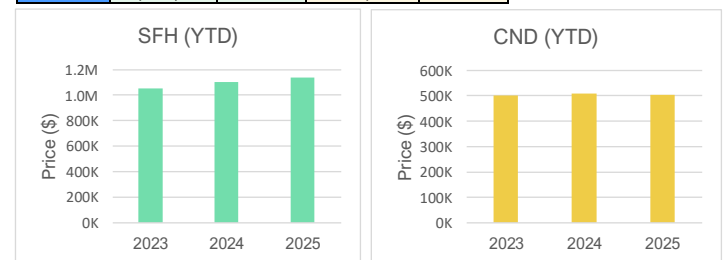
## Monthly Median Sales Price

August	SFH	YoY %chg	CND	YoY %chg
2023	\$1,110,000	-1.4%	\$515,000	3.3%
2024	\$1,122,000	1.1%	\$500,000	-2.9%
2025	\$1,105,500	-1.5%	\$515,000	3.0%



## Year-to-Date Median Sales Price

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,050,000	-5.7%	\$502,000	-1.6%
2024	\$1,100,000	4.8%	\$508,000	1.2%
2025	\$1,140,000	3.6%	\$505,000	-0.6%



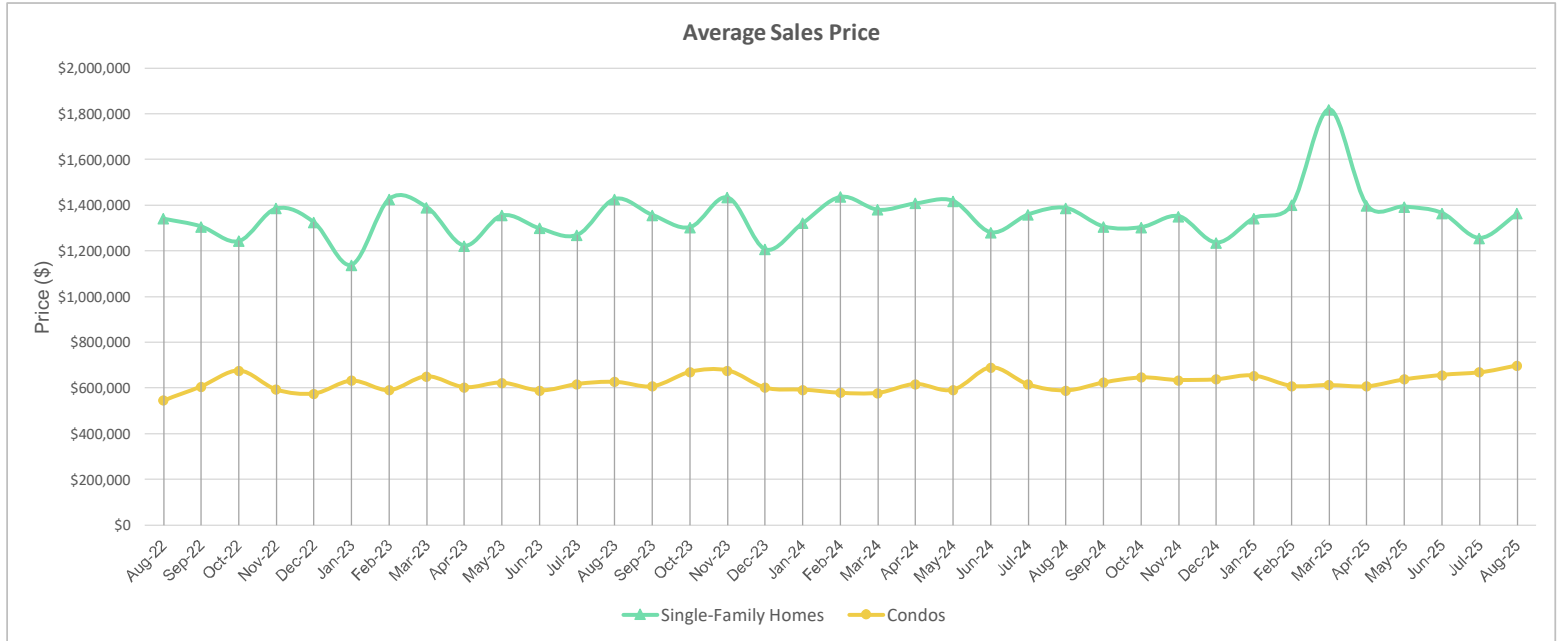
# Average Sales Price

## August 2025

OAHU, HAWAII

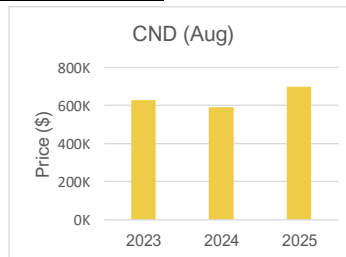
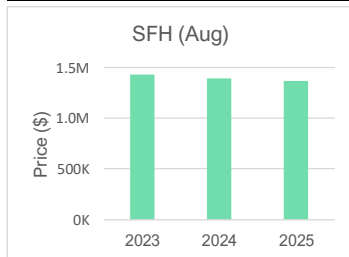
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748
Jun-23	\$1,300,456	\$589,597
Jul-23	\$1,270,421	\$617,683
Aug-23	\$1,427,996	\$628,127
Sep-23	\$1,357,981	\$608,222
Oct-23	\$1,304,757	\$670,805
Nov-23	\$1,434,999	\$676,625
Dec-23	\$1,207,793	\$602,535
Jan-24	\$1,323,172	\$593,630
Feb-24	\$1,437,693	\$580,274
Mar-24	\$1,380,838	\$579,500
Apr-24	\$1,408,991	\$617,664
May-24	\$1,419,039	\$592,964
Jun-24	\$1,282,503	\$690,803
Jul-24	\$1,360,415	\$616,302
Aug-24	\$1,387,740	\$590,171
Sep-24	\$1,307,833	\$625,154
Oct-24	\$1,304,557	\$647,091
Nov-24	\$1,351,976	\$635,715
Dec-24	\$1,236,689	\$639,866
Jan-25	\$1,344,122	\$654,915
Feb-25	\$1,400,996	\$610,108
Mar-25	\$1,819,326	\$614,751
Apr-25	\$1,399,728	\$608,762
May-25	\$1,394,811	\$638,701
Jun-25	\$1,366,459	\$657,973
Jul-25	\$1,257,138	\$669,476
Aug-25	\$1,364,588	\$699,361



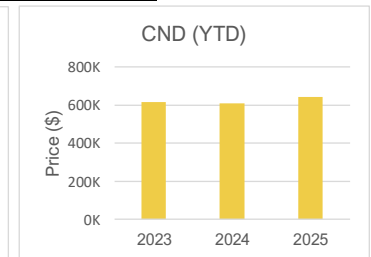
### Monthly Average Sales Price

August	SFH	YoY %chg	CND	YoY %chg
2023	\$1,427,996	6.4%	\$628,127	14.8%
2024	\$1,387,740	-2.8%	\$590,171	-6.0%
2025	\$1,364,588	-1.7%	\$699,361	18.5%



### Year-to-Date Average Sales Price

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,325,916	-5.7%	\$616,397	1.4%
2024	\$1,371,830	3.5%	\$607,837	-1.4%
2025	\$1,410,122	2.8%	\$643,548	5.9%





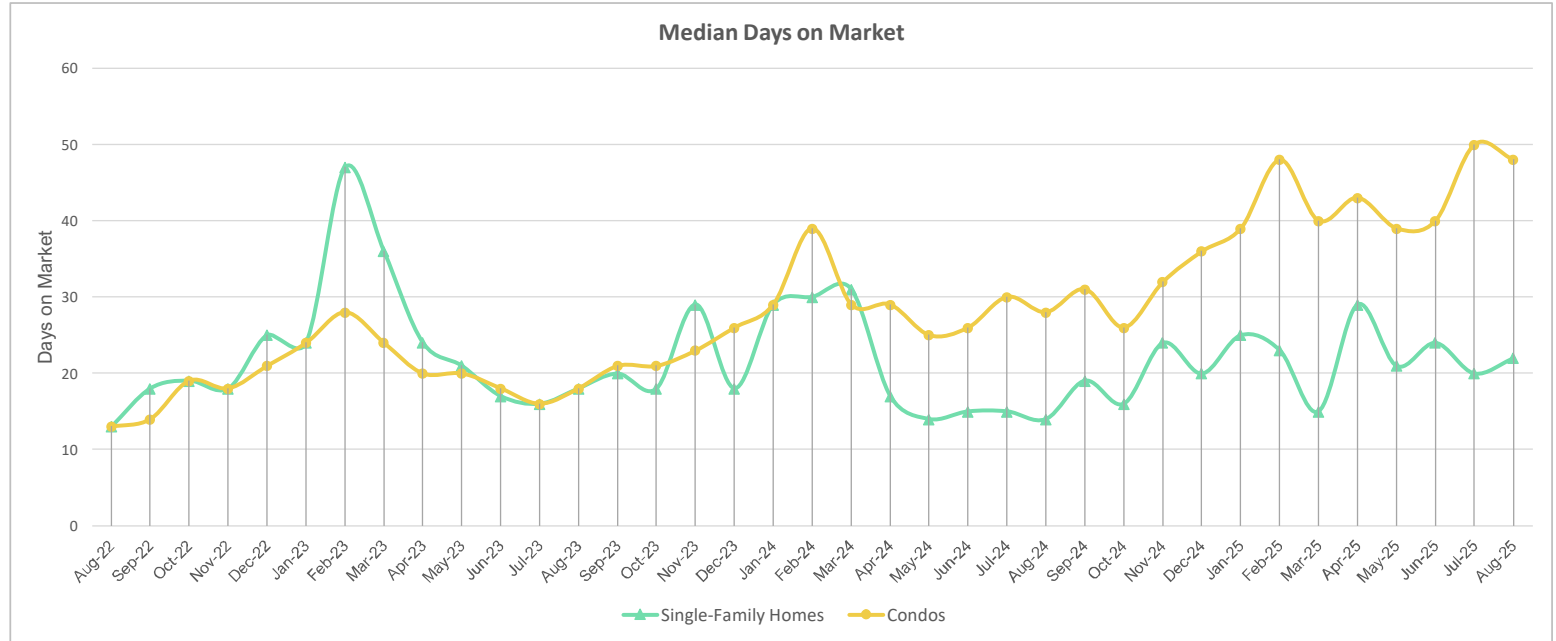
# Median Days on Market

## August 2025

OAHU, HAWAII

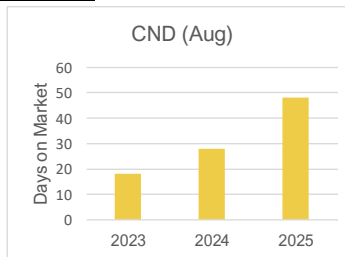
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16
Aug-23	18	18
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26
Jan-24	29	29
Feb-24	30	39
Mar-24	31	29
Apr-24	17	29
May-24	14	25
Jun-24	15	26
Jul-24	15	30
Aug-24	14	28
Sep-24	19	31
Oct-24	16	26
Nov-24	24	32
Dec-24	20	36
Jan-25	25	39
Feb-25	23	48
Mar-25	15	40
Apr-25	29	43
May-25	21	39
Jun-25	24	40
Jul-25	20	50
Aug-25	22	48



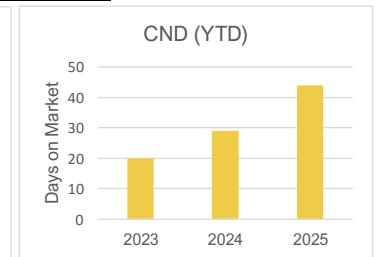
### Monthly Median Days on Market

August	SFH	YoY %chg	CND	YoY %chg
2023	18	38.5%	18	38.5%
2024	14	-22.2%	28	55.6%
2025	22	57.1%	48	71.4%



### Year-to-Date Median Days on Market

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	23	130.0%	20	81.8%
2024	18	-21.7%	29	45.0%
2025	22	22.2%	44	51.7%



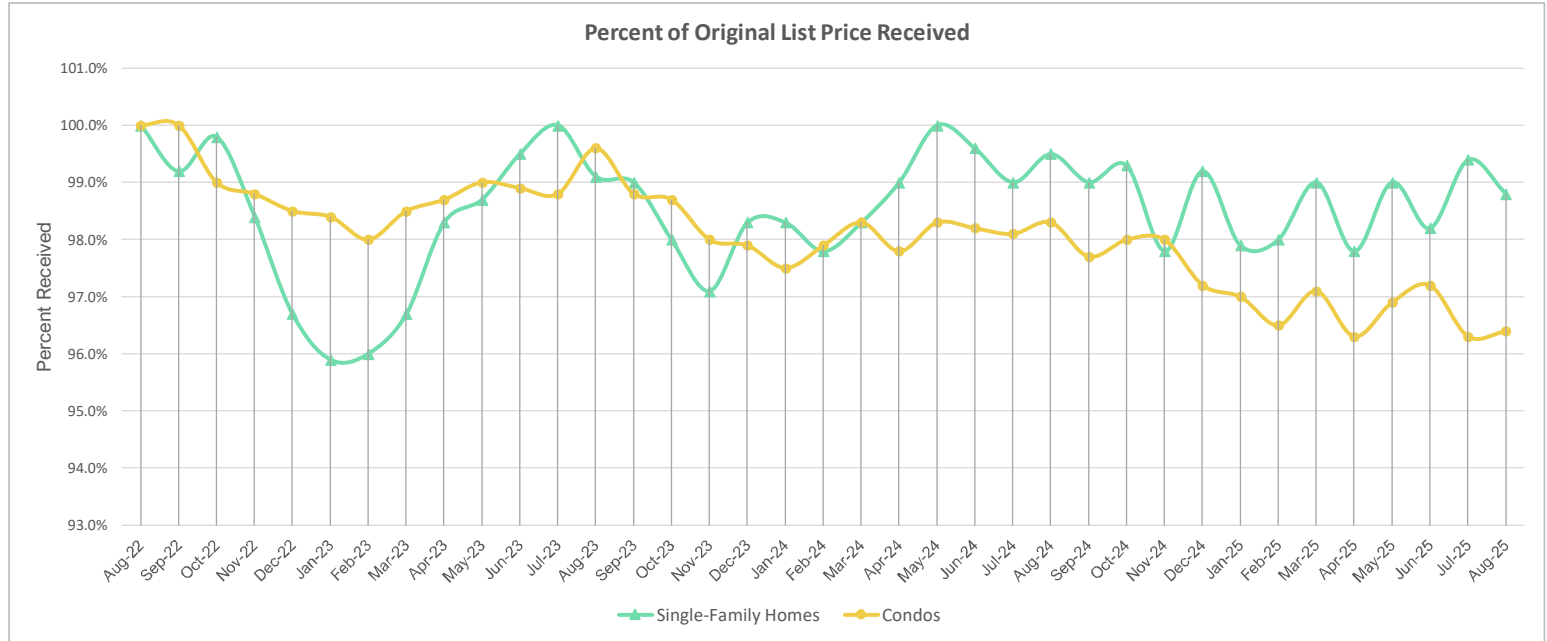
# Percent of Original List Price Received

August 2025

OAHU, HAWAII

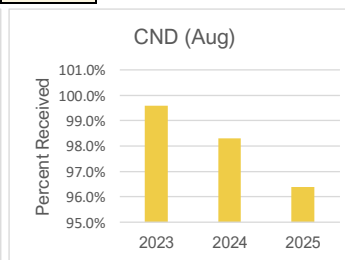
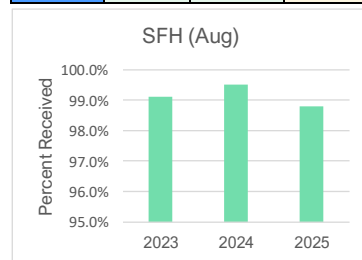
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Aug-22	100.0%	100.0%
Sep-22	99.2%	100.0%
Oct-22	99.8%	99.0%
Nov-22	98.4%	98.8%
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%
Jan-24	98.3%	97.5%
Feb-24	97.8%	97.9%
Mar-24	98.3%	98.3%
Apr-24	99.0%	97.8%
May-24	100.0%	98.3%
Jun-24	99.6%	98.2%
Jul-24	99.0%	98.1%
Aug-24	99.5%	98.3%
Sep-24	99.0%	97.7%
Oct-24	99.3%	98.0%
Nov-24	97.8%	98.0%
Dec-24	99.2%	97.2%
Jan-25	97.9%	97.0%
Feb-25	98.0%	96.5%
Mar-25	99.0%	97.1%
Apr-25	97.8%	96.3%
May-25	99.0%	96.9%
Jun-25	98.2%	97.2%
Jul-25	99.4%	96.3%
Aug-25	98.8%	96.4%



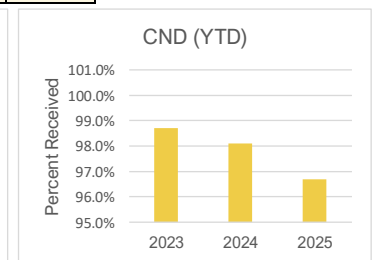
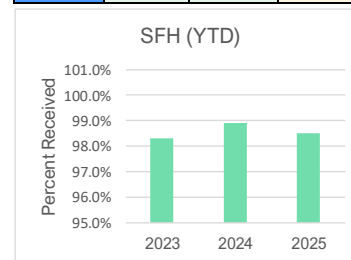
## Monthly Percent of Original List Price Received

August	SFH	YoY %chg	CND	YoY %chg
2023	99.1%	-0.9%	99.6%	-0.4%
2024	99.5%	0.4%	98.3%	-1.3%
2025	98.8%	-0.7%	96.4%	-1.9%



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

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	98.3%	-2.9%	98.7%	-1.3%
2024	98.9%	0.6%	98.1%	-0.6%
2025	98.5%	-0.4%	96.7%	-1.4%



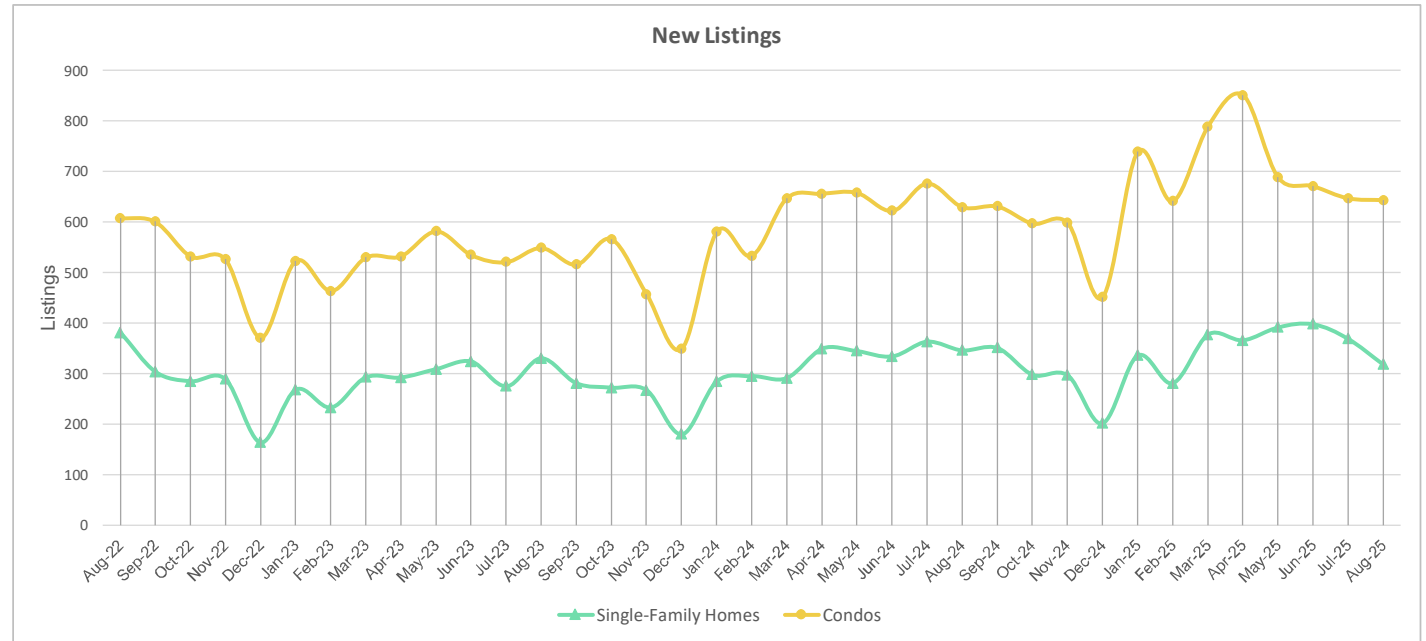
# New Listings

August 2025

OAHU, HAWAII

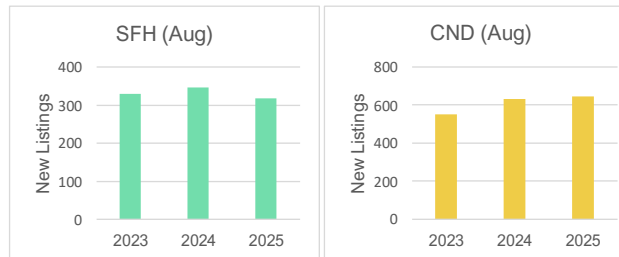
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
Jan-24	285	581	866
Feb-24	295	533	828
Mar-24	291	647	938
Apr-24	349	656	1,005
May-24	345	658	1,003
Jun-24	334	622	956
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	298	597	895
Nov-24	297	598	895
Dec-24	202	451	653
Jan-25	336	739	1,075
Feb-25	281	641	922
Mar-25	377	789	1,166
Apr-25	366	851	1,217
May-25	392	688	1,080
Jun-25	398	671	1,069
Jul-25	369	647	1,016
Aug-25	318	643	961



## Monthly New Listings

August	SFH	YoY %chg	CND	YoY %chg
2023	330	-13.4%	549	-9.7%
2024	346	4.8%	629	14.6%
2025	318	-8.1%	643	2.2%



## Year-to-Date New Listings

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	2,324	-25.7%	4,235	-22.1%
2024	2,608	12.2%	5,002	18.1%
2025	2,837	8.8%	5,669	13.3%



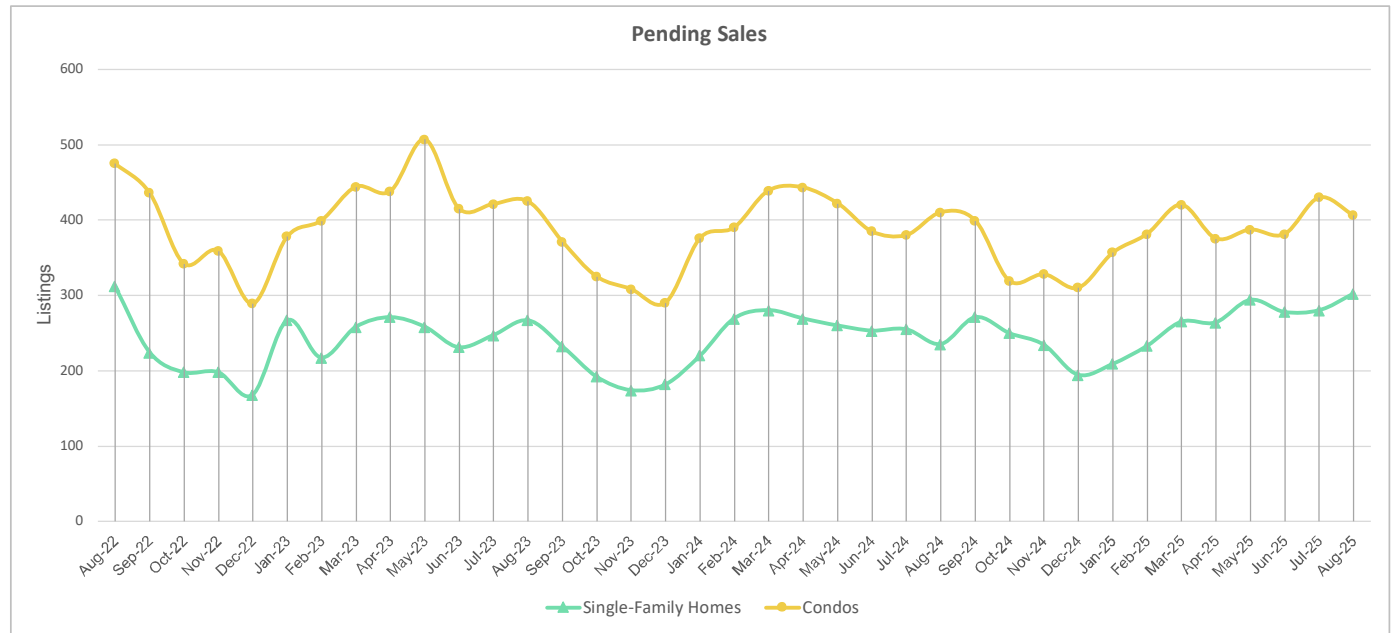
# Pending Sales\*

August 2025

OAHU, HAWAII

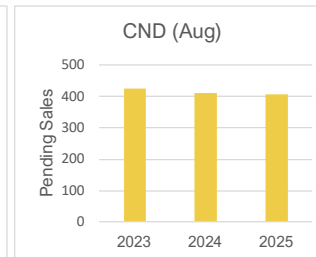
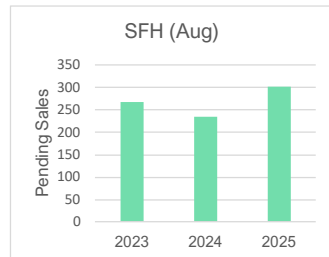
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596
Feb-24	269	390	659
Mar-24	280	439	719
Apr-24	269	443	712
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	250	319	569
Nov-24	234	328	562
Dec-24	194	310	504
Jan-25	209	357	566
Feb-25	233	381	614
Mar-25	265	420	685
Apr-25	264	375	639
May-25	294	387	681
Jun-25	278	381	659
Jul-25	280	430	710
Aug-25	302	406	708



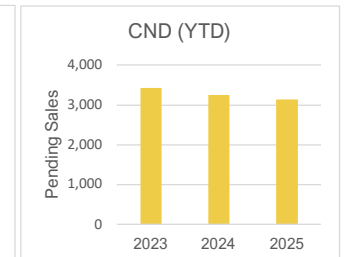
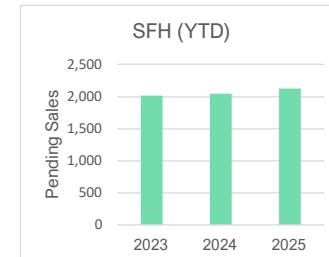
## Monthly Pending Sales

August	SFH	YoY %chg	CND	YoY %chg
2023	267	-14.4%	425	-10.5%
2024	235	-12.0%	410	-3.5%
2025	302	28.5%	406	-1.0%



## Year-to-Date Pending Sales

August	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	2,016	-24.0%	3,427	-26.0%
2024	2,041	1.2%	3,245	-5.3%
2025	2,125	4.1%	3,137	-3.3%



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

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

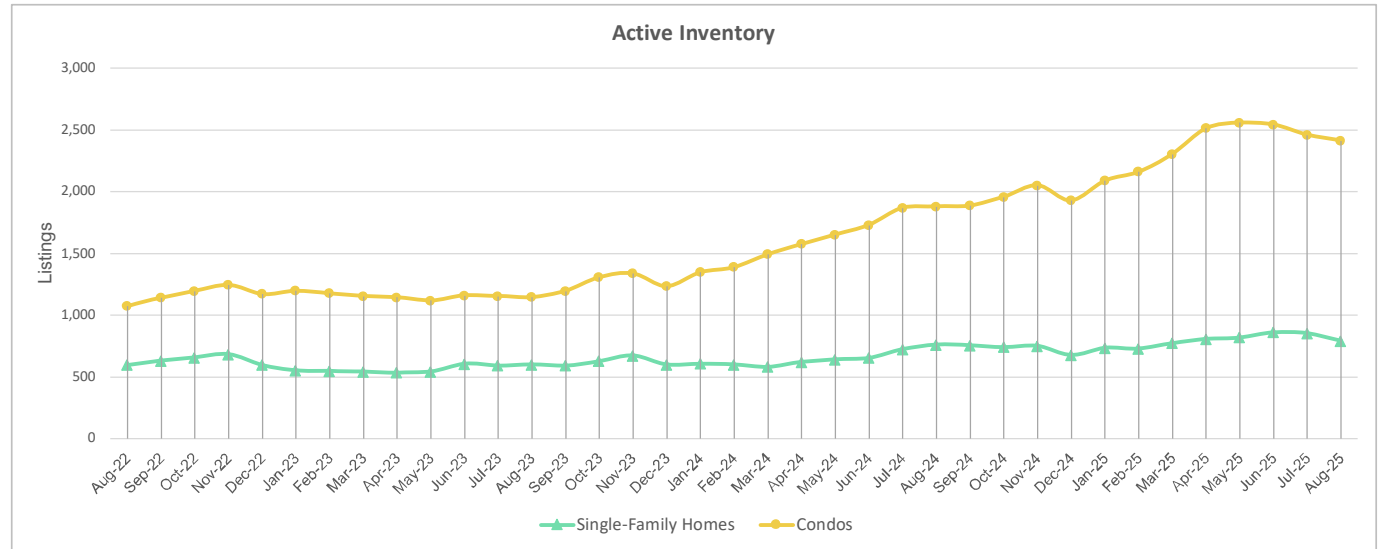
# Active Inventory\*

August 2025

OAHU, HAWAII

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

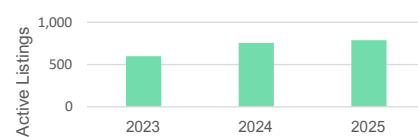
Mo/Yr	Single-Family Homes	Condos	Total
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745
Aug-23	598	1,146	1,744
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834
Jan-24	607	1,348	1,955
Feb-24	599	1,388	1,987
Mar-24	581	1,493	2,074
Apr-24	618	1,576	2,194
May-24	640	1,651	2,291
Jun-24	653	1,729	2,382
Jul-24	722	1,867	2,589
Aug-24	760	1,879	2,639
Sep-24	755	1,887	2,642
Oct-24	741	1,957	2,698
Nov-24	749	2,049	2,798
Dec-24	675	1,928	2,603
Jan-25	734	2,088	2,822
Feb-25	728	2,160	2,888
Mar-25	773	2,302	3,075
Apr-25	805	2,512	3,317
May-25	818	2,556	3,374
Jun-25	861	2,542	3,403
Jul-25	852	2,459	3,311
Aug-25	790	2,412	3,202



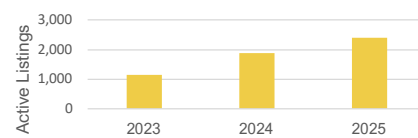
## Active Inventory

August	SFH	YoY %chg	CND	YoY %chg
2023	598	0.3%	1,146	6.8%
2024	760	27.1%	1,879	64.0%
2025	790	3.9%	2,412	28.4%

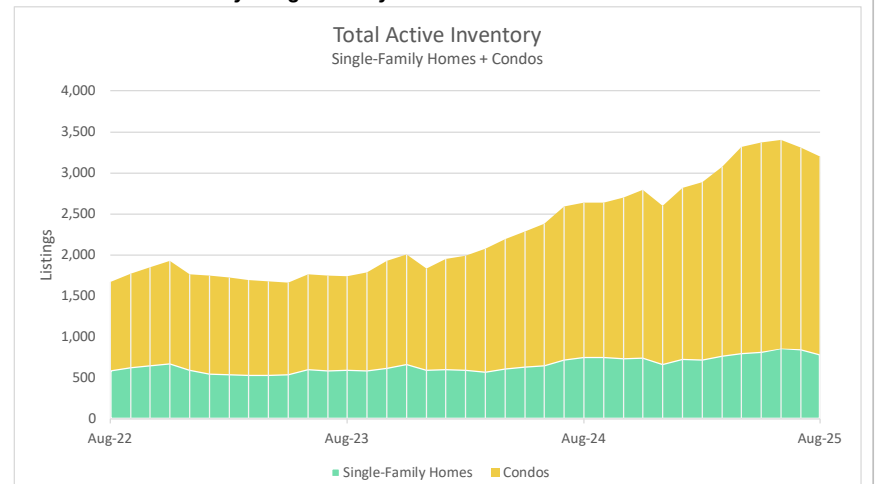
### SFH (Aug)



### CND (Aug)



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



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

# Total Inventory In Escrow\*

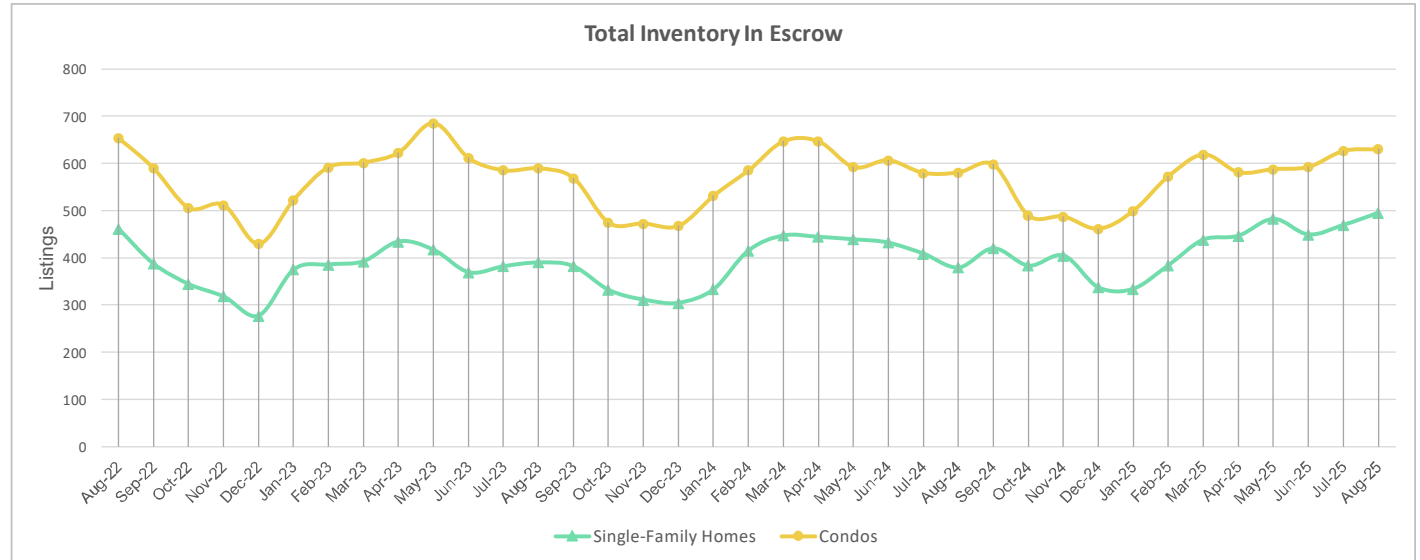
August 2025

OAHU, HAWAII

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

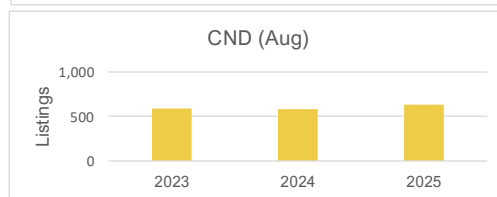
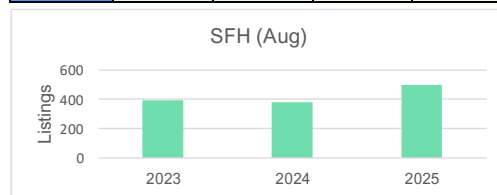
Mo/Yr	Single-Family Homes	Condos	Total
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
Jan-24	334	532	866
Feb-24	416	586	1,002
Mar-24	448	647	1,095
Apr-24	445	647	1,092
May-24	440	593	1,033
Jun-24	433	607	1,040
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	384	490	874
Nov-24	405	488	893
Dec-24	338	462	800
Jan-25	335	500	835
Feb-25	385	573	958
Mar-25	439	619	1,058
Apr-25	447	582	1,029
May-25	483	588	1,071
Jun-25	450	593	1,043
Jul-25	470	627	1,097
Aug-25	496	631	1,127

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

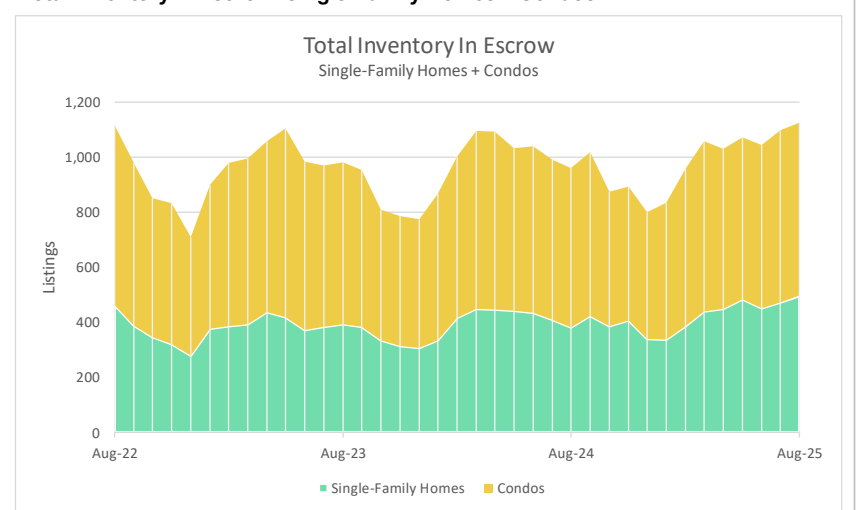


## Total Inventory In Escrow

August	SFH	YoY %chg	CND	YoY %chg
2023	391	-15.4%	590	-9.8%
2024	380	-2.8%	581	-1.5%
2025	496	30.5%	631	8.6%



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



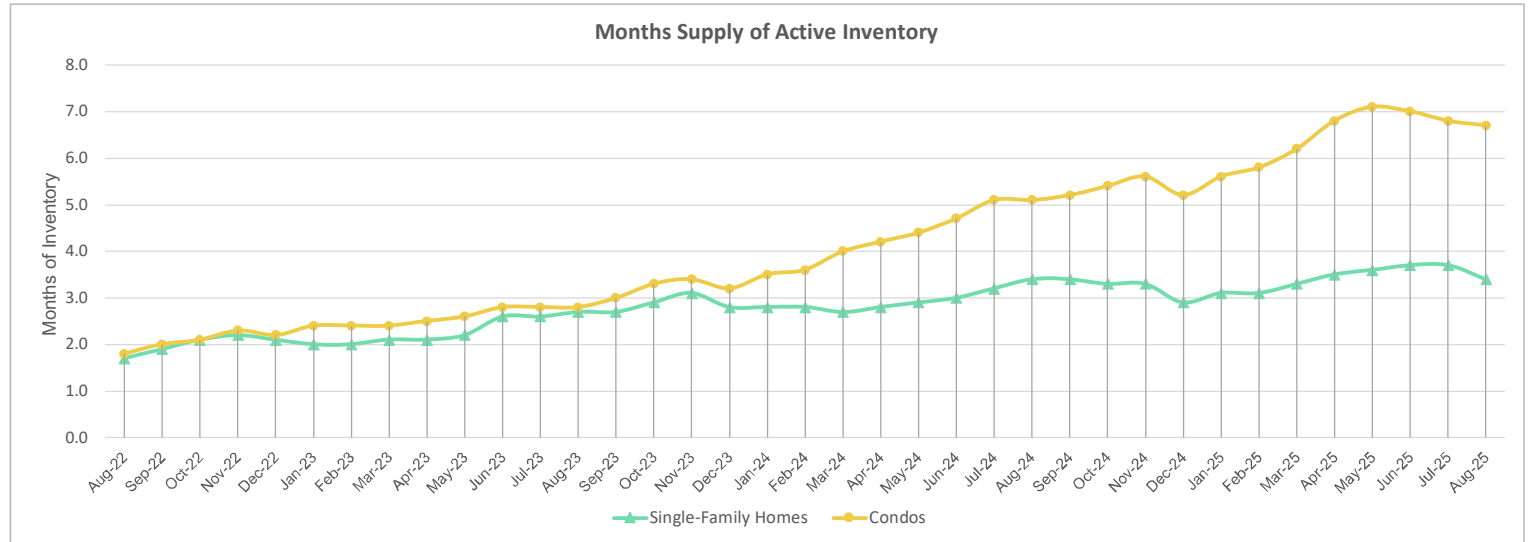
# Months Supply of Active Inventory\*

August 2025

OAHU, HAWAII

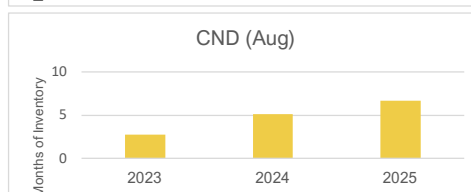
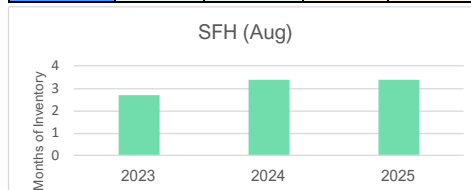
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5
Feb-24	2.8	3.6
Mar-24	2.7	4.0
Apr-24	2.8	4.2
May-24	2.9	4.4
Jun-24	3.0	4.7
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	3.3	5.4
Nov-24	3.3	5.6
Dec-24	2.9	5.2
Jan-25	3.1	5.6
Feb-25	3.1	5.8
Mar-25	3.3	6.2
Apr-25	3.5	6.8
May-25	3.6	7.1
Jun-25	3.7	7.0
Jul-25	3.7	6.8
Aug-25	3.4	6.7

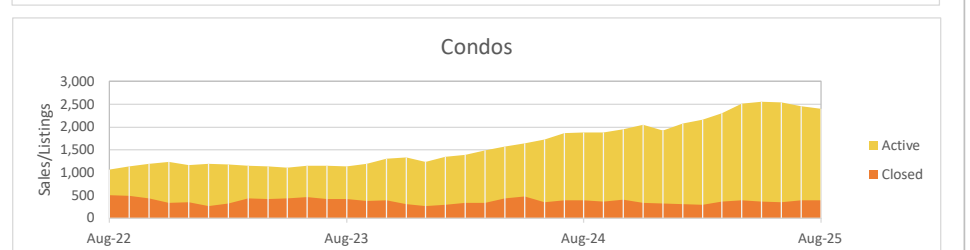
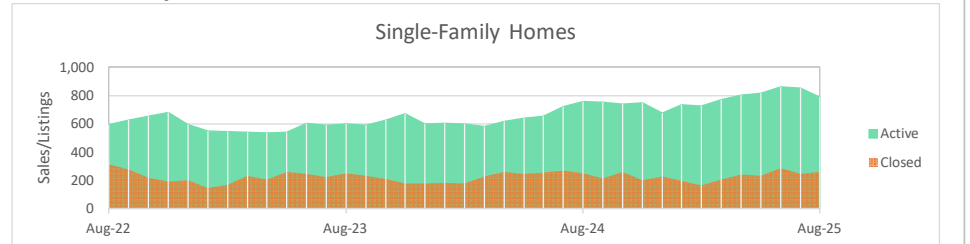


## Months Supply of Active Inventory

August	SFH	YoY %chg	CND	YoY %chg
2023	2.7	58.8%	2.8	55.6%
2024	3.4	25.9%	5.1	82.1%
2025	3.4	0.0%	6.7	31.4%



## Active Inventory vs. Closed Sales



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

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

# Housing Supply Overview

August 2025

OAHU, HAWAII

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

	Closed Sales			Median Days on Market			Percent of Original List Price Received			New Listings			Pending Sales			Active Inventory			Total Inventory In Escrow			Months Supply of Active Inventory		
Single-Family Homes	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg
\$449,999 and below	2	1	100.0%	145	276	-47.5%	78.5%	92.3%	-15.0%	2	1	100.0%	4	3	33.3%	7	4	75.0%	13	8	62.5%	2.3	2.0	15.0%
\$450,000 - \$599,999	6	8	-25.0%	33	12	175.0%	93.4%	99.1%	-5.8%	4	13	-69.2%	9	9	0.0%	18	21	-14.3%	17	15	13.3%	3.0	3.5	-14.3%
\$600,000 - \$699,999	5	9	-44.4%	11	23	-52.2%	98.6%	100.0%	-1.4%	15	9	66.7%	11	8	37.5%	39	26	50.0%	27	16	68.8%	4.9	2.9	69.0%
\$700,000 - \$799,999	20	20	0.0%	32	13	146.2%	99.3%	99.7%	-0.4%	23	22	4.5%	28	20	40.0%	49	55	-10.9%	42	38	10.5%	3.3	2.9	13.8%
\$800,000 - \$899,999	29	29	0.0%	23	11	109.1%	98.3%	100.0%	-1.7%	32	39	-17.9%	28	30	-6.7%	57	76	-25.0%	56	43	30.2%	2.0	2.5	-20.0%
\$900,000 - \$999,999	31	27	14.8%	27	10	170.0%	98.5%	100.0%	-1.5%	36	38	-5.3%	31	28	10.7%	64	59	8.5%	50	47	6.4%	2.4	2.3	4.3%
\$1,000,000 - \$1,499,999	106	93	14.0%	16	16	0.0%	99.9%	99.1%	0.8%	91	118	-22.9%	105	84	25.0%	204	196	4.1%	168	129	30.2%	2.4	2.5	-4.0%
\$1,500,000 - 1,999,999	29	31	-6.5%	15	10	50.0%	100.0%	100.3%	-0.3%	46	57	-19.3%	47	32	46.9%	130	129	0.8%	69	52	32.7%	3.9	4.8	-18.8%
\$2,000,000 - \$2,999,999	18	18	0.0%	35	19	84.2%	97.0%	96.7%	0.3%	35	26	34.6%	25	16	56.3%	98	76	28.9%	31	21	47.6%	6.5	5.1	27.5%
\$3,000,000 and above	13	17	-23.5%	20	72	-72.2%	100.0%	92.4%	8.2%	34	23	47.8%	14	5	180.0%	124	118	5.1%	23	11	109.1%	12.4	11.8	5.1%
All Single-Family Homes	259	253	2.4%	22	14	57.1%	98.8%	99.5%	-0.7%	318	346	-8.1%	302	235	28.5%	790	760	3.9%	496	380	30.5%	3.4	3.4	0.0%

	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	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg	Aug-25	Aug-24	%chg
\$149,999 and below	9	14	-35.7%	96	29	231.0%	88.9%	95.7%	-7.1%	9	11	-18.2%	12	8	50.0%	57	52	9.6%	21	12	75.0%	4.8	4.3	11.6%
\$150,000 - \$299,999	47	46	2.2%	47	41	14.6%	96.6%	95.4%	1.3%	61	57	7.0%	56	39	43.6%	258	201	28.4%	81	55	47.3%	6.5	4.8	35.4%
\$300,000 - \$399,999	63	69	-8.7%	55	32	71.9%	94.9%	97.9%	-3.1%	104	94	10.6%	62	67	-7.5%	434	292	48.6%	91	97	-6.2%	7.4	4.9	51.0%
\$400,000 - \$499,999	62	71	-12.7%	30	28	7.1%	97.1%	99.0%	-1.9%	107	112	-4.5%	68	85	-20.0%	387	305	26.9%	96	112	-14.3%	6.5	5.0	30.0%
\$500,000 - \$599,999	55	60	-8.3%	50	35	42.9%	97.5%	97.7%	-0.2%	100	89	12.4%	70	57	22.8%	297	250	18.8%	112	84	33.3%	5.6	4.7	19.1%
\$600,000 - \$699,999	42	34	23.5%	61	16	281.3%	97.1%	99.5%	-2.4%	69	76	-9.2%	29	48	-39.6%	236	149	58.4%	56	63	-11.1%	6.1	3.7	64.9%
\$700,000 - \$999,999	60	67	-10.4%	43	27	59.3%	97.1%	98.8%	-1.7%	108	113	-4.4%	71	63	12.7%	373	304	22.7%	113	92	22.8%	6.4	4.9	30.6%
\$1,000,000 - \$1,499,999	22	23	-4.3%	70	43	62.8%	93.8%	92.6%	1.3%	37	38	-2.6%	20	29	-31.0%	176	164	7.3%	34	45	-24.4%	8.4	7.8	7.7%
\$1,500,000 - \$1,999,999	19	12	58.3%	66	16	312.5%	96.8%	98.4%	-1.6%	23	20	15.0%	4	8	-50.0%	82	73	12.3%	10	13	-23.1%	9.1	10.4	-12.5%
\$2,000,000 and above	12	5	140.0%	106	82	29.3%	94.0%	90.7%	3.6%	25	19	31.6%	14	6	133.3%	112	89	25.8%	17	8	112.5%	12.4	14.8	-16.2%
All Condos	391	401	-2.5%	48	28	71.4%	96.4%	98.3%	-1.9%	643	629	2.2%	406	410	-1.0%	2,412	1,879	28.4%	631	581	8.6%	6.7	5.1	31.4%

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

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

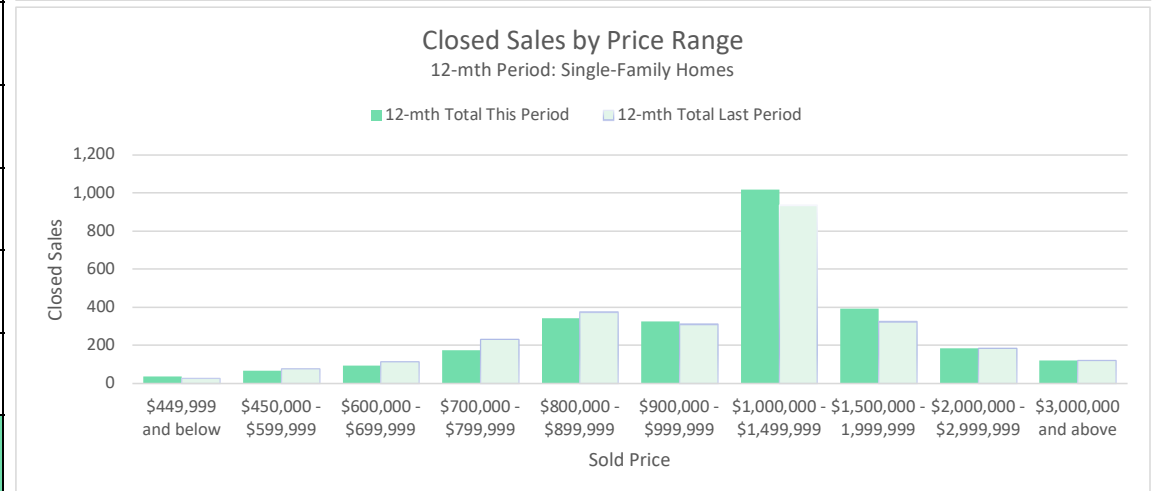
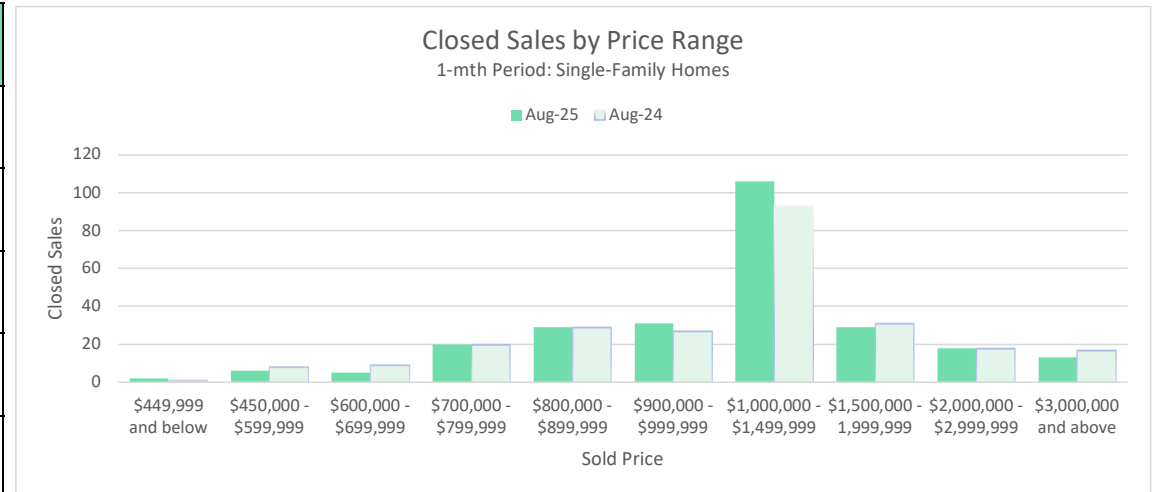
August 2025

OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	35	24	45.8%
\$450,000 - \$599,999	6	8	-25.0%	67	76	-11.8%
\$600,000 - \$699,999	5	9	-44.4%	93	111	-16.2%
\$700,000 - \$799,999	20	20	0.0%	174	229	-24.0%
\$800,000 - \$899,999	29	29	0.0%	341	374	-8.8%
\$900,000 - \$999,999	31	27	14.8%	325	311	4.5%
\$1,000,000 - \$1,499,999	106	93	14.0%	1,019	936	8.9%
\$1,500,000 - 1,999,999	29	31	-6.5%	393	326	20.6%
\$2,000,000 - \$2,999,999	18	18	0.0%	184	183	0.5%
\$3,000,000 and above	13	17	-23.5%	120	121	-0.8%
<b>All Single-Family Homes</b>	<b>259</b>	<b>253</b>	<b>2.4%</b>	<b>2,751</b>	<b>2,691</b>	<b>2.2%</b>

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



## Closed Sales by Price Range: Condos

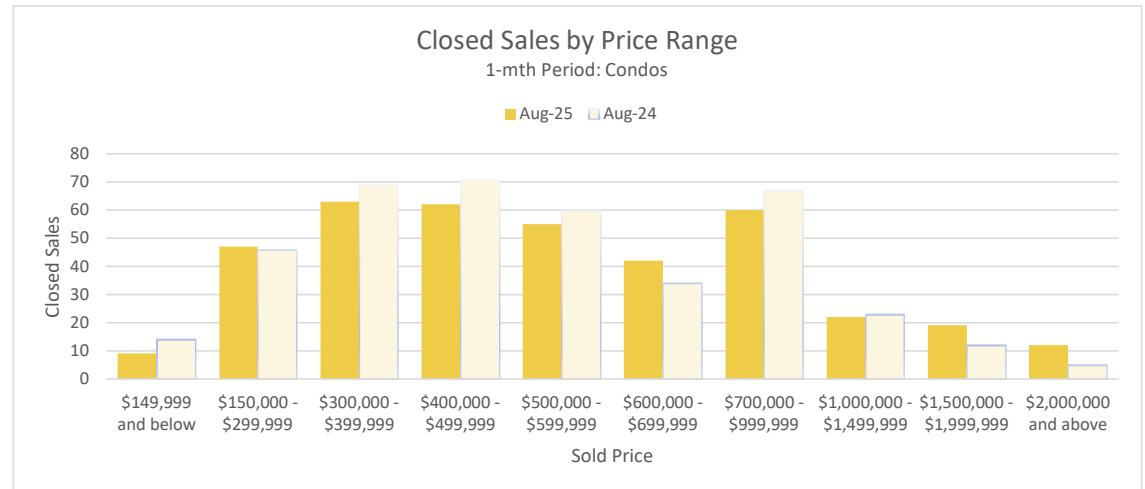
August 2025

OAHU, HAWAII

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

Condos	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	14	-35.7%	145	149	-2.7%
\$150,000 - \$299,999	47	46	2.2%	481	504	-4.6%
\$300,000 - \$399,999	63	69	-8.7%	711	710	0.1%
\$400,000 - \$499,999	62	71	-12.7%	718	732	-1.9%
\$500,000 - \$599,999	55	60	-8.3%	636	637	-0.2%
\$600,000 - \$699,999	42	34	23.5%	462	484	-4.5%
\$700,000 - \$999,999	60	67	-10.4%	698	747	-6.6%
\$1,000,000 - \$1,499,999	22	23	-4.3%	252	257	-1.9%
\$1,500,000 - \$1,999,999	19	12	58.3%	111	87	27.6%
\$2,000,000 and above	12	5	140.0%	102	74	37.8%
<b>All Condos</b>	<b>391</b>	<b>401</b>	<b>-2.5%</b>	<b>4,316</b>	<b>4,381</b>	<b>-1.5%</b>

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



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

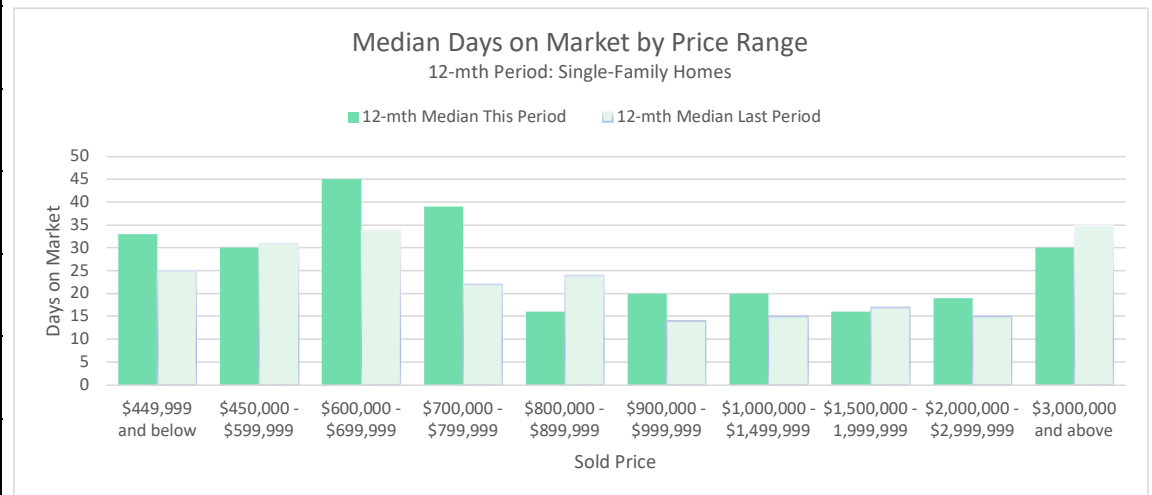
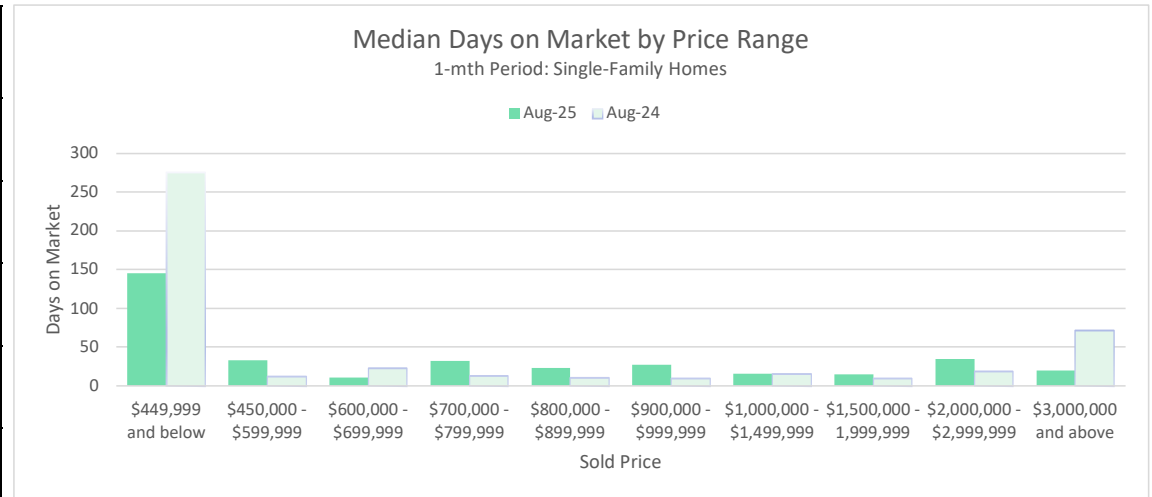
August 2025

OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	145	276	-47.5%	33	25	32.0%
\$450,000 - \$599,999	33	12	175.0%	30	31	-3.2%
\$600,000 - \$699,999	11	23	-52.2%	45	34	32.4%
\$700,000 - \$799,999	32	13	146.2%	39	22	77.3%
\$800,000 - \$899,999	23	11	109.1%	16	24	-33.3%
\$900,000 - \$999,999	27	10	170.0%	20	14	42.9%
\$1,000,000 - \$1,499,999	16	16	0.0%	20	15	33.3%
\$1,500,000 - 1,999,999	15	10	50.0%	16	17	-5.9%
\$2,000,000 - \$2,999,999	35	19	84.2%	19	15	26.7%
\$3,000,000 and above	20	72	-72.2%	30	35	-14.3%
<b>All Single-Family Homes</b>	<b>22</b>	<b>14</b>	<b>57.1%</b>	<b>21</b>	<b>19</b>	<b>10.5%</b>

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



## Median Days on Market by Price Range: Condos

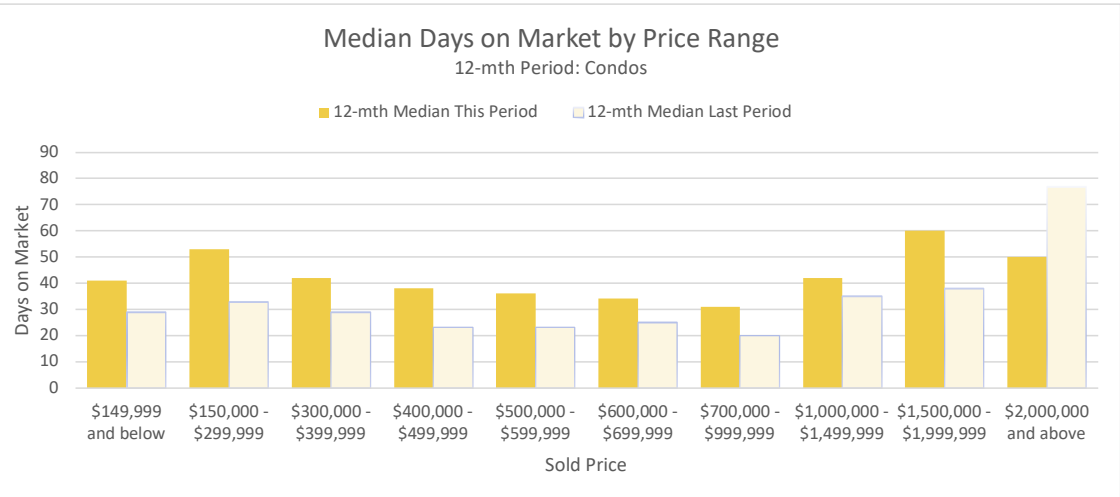
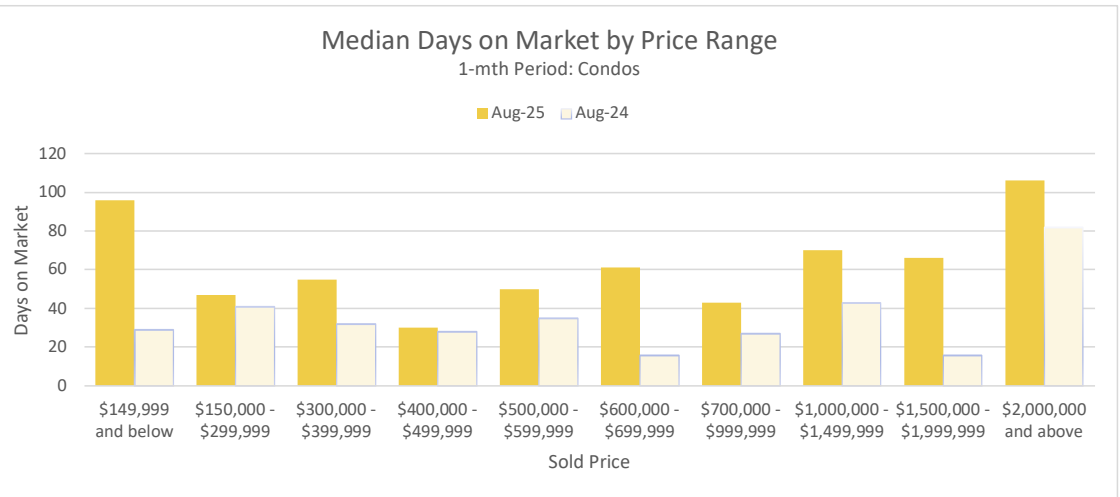
**August 2025**

**OAHU, HAWAII**

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

Condos	Aug-25	Aug-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	96	29	231.0%	41	29	41.4%
\$150,000 - \$299,999	47	41	14.6%	53	33	60.6%
\$300,000 - \$399,999	55	32	71.9%	42	29	44.8%
\$400,000 - \$499,999	30	28	7.1%	38	23	65.2%
\$500,000 - \$599,999	50	35	42.9%	36	23	56.5%
\$600,000 - \$699,999	61	16	281.3%	34	25	36.0%
\$700,000 - \$999,999	43	27	59.3%	31	20	55.0%
\$1,000,000 - \$1,499,999	70	43	62.8%	42	35	20.0%
\$1,500,000 - \$1,999,999	66	16	312.5%	60	38	57.9%
\$2,000,000 and above	106	82	29.3%	50	77	-35.1%
<b>All Condos</b>	<b>48</b>	<b>28</b>	<b>71.4%</b>	<b>40</b>	<b>26</b>	<b>53.8%</b>

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



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

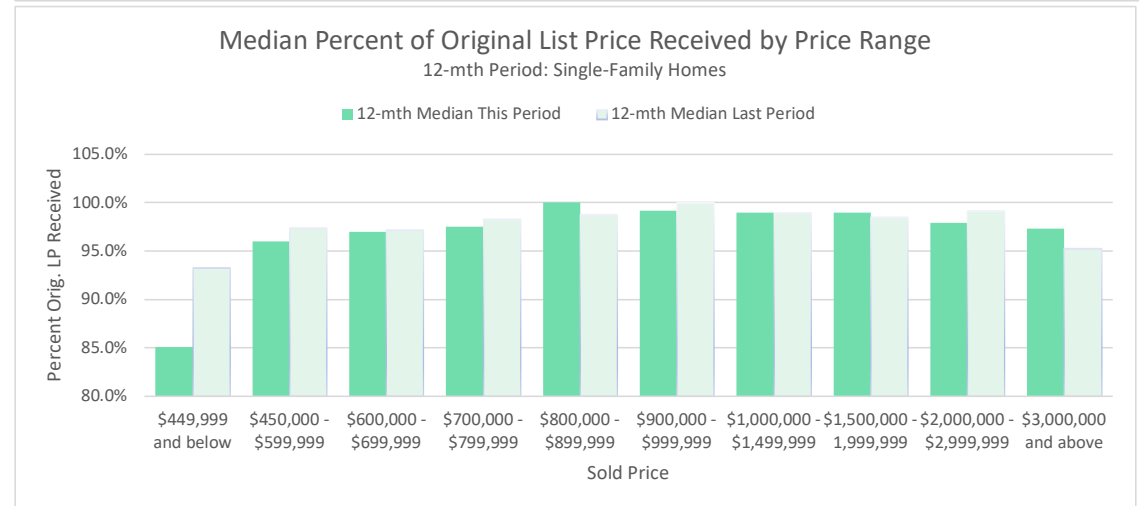
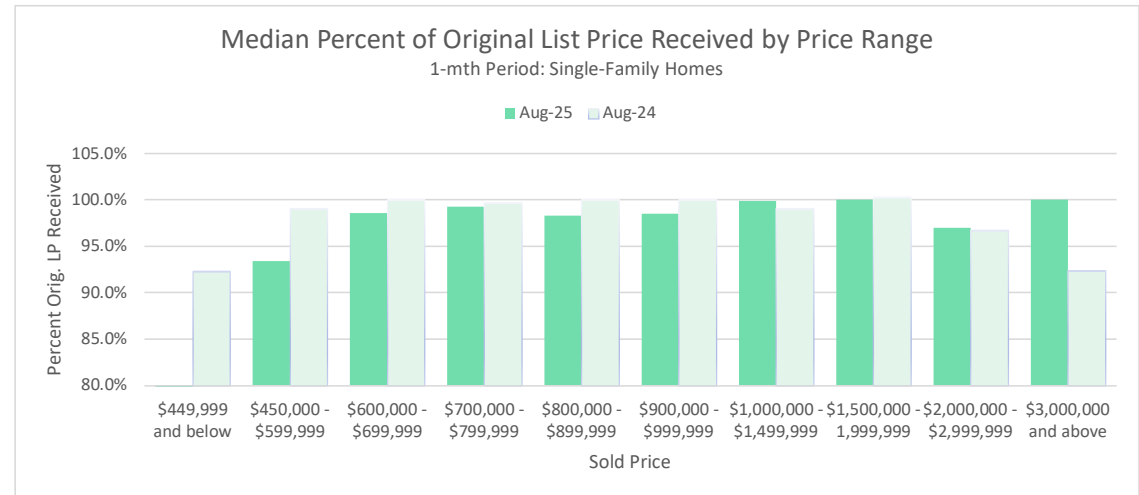
August 2025

OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	78.5%	92.3%	-15.0%	85.1%	93.3%	-8.8%
\$450,000 - \$599,999	93.4%	99.1%	-5.8%	96.0%	97.4%	-1.4%
\$600,000 - \$699,999	98.6%	100.0%	-1.4%	97.0%	97.2%	-0.2%
\$700,000 - \$799,999	99.3%	99.7%	-0.4%	97.5%	98.3%	-0.8%
\$800,000 - \$899,999	98.3%	100.0%	-1.7%	100.0%	98.8%	1.2%
\$900,000 - \$999,999	98.5%	100.0%	-1.5%	99.2%	100.0%	-0.8%
\$1,000,000 - \$1,499,999	99.9%	99.1%	0.8%	99.0%	99.0%	0.0%
\$1,500,000 - 1,999,999	100.0%	100.3%	-0.3%	99.0%	98.5%	0.5%
\$2,000,000 - \$2,999,999	97.0%	96.7%	0.3%	97.9%	99.2%	-1.3%
\$3,000,000 and above	100.0%	92.4%	8.2%	97.3%	95.3%	2.1%
<b>All Single-Family Homes</b>	<b>98.8%</b>	<b>99.5%</b>	<b>-0.7%</b>	<b>98.7%</b>	<b>98.7%</b>	<b>0.0%</b>

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



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

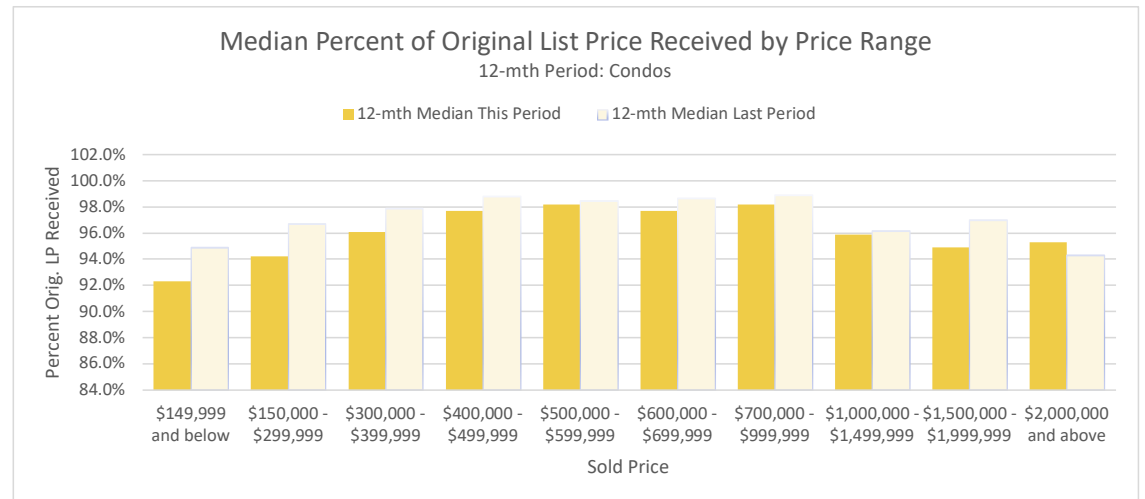
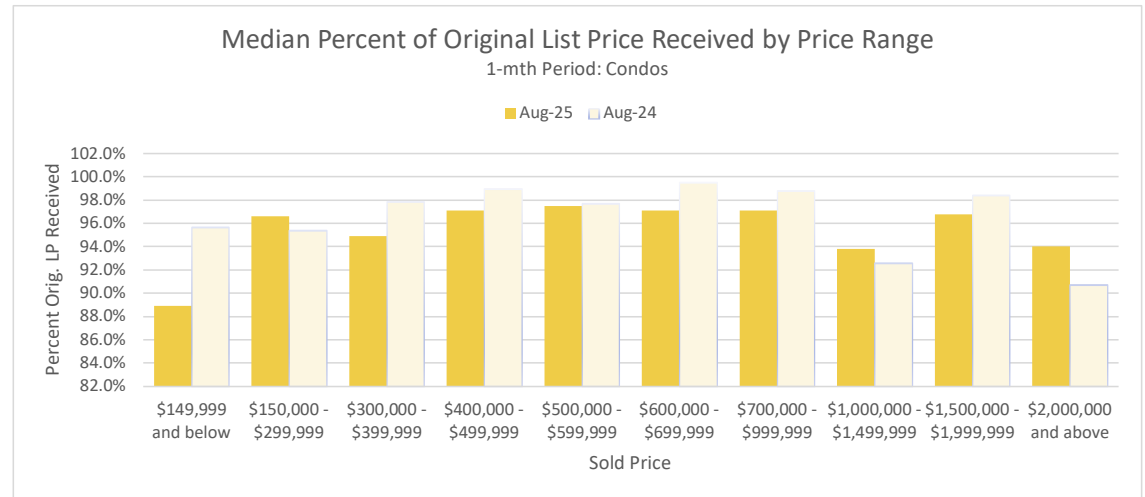
August 2025

OAHU, HAWAII

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

Condos	Aug-25	Aug-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	88.9%	95.7%	-7.1%	92.3%	94.9%	-2.7%
\$150,000 - \$299,999	96.6%	95.4%	1.3%	94.2%	96.7%	-2.6%
\$300,000 - \$399,999	94.9%	97.9%	-3.1%	96.1%	97.9%	-1.8%
\$400,000 - \$499,999	97.1%	99.0%	-1.9%	97.7%	98.8%	-1.1%
\$500,000 - \$599,999	97.5%	97.7%	-0.2%	98.2%	98.5%	-0.3%
\$600,000 - \$699,999	97.1%	99.5%	-2.4%	97.7%	98.7%	-1.0%
\$700,000 - \$999,999	97.1%	98.8%	-1.7%	98.2%	98.9%	-0.7%
\$1,000,000 - \$1,499,999	93.8%	92.6%	1.3%	95.9%	96.2%	-0.3%
\$1,500,000 - \$1,999,999	96.8%	98.4%	-1.6%	94.9%	97.0%	-2.2%
\$2,000,000 and above	94.0%	90.7%	3.6%	95.3%	94.3%	1.1%
<b>All Condos</b>	<b>96.4%</b>	<b>98.3%</b>	<b>-1.9%</b>	<b>97.1%</b>	<b>98.1%</b>	<b>-1.0%</b>

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



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

### August 2025

OAHU, HAWAII

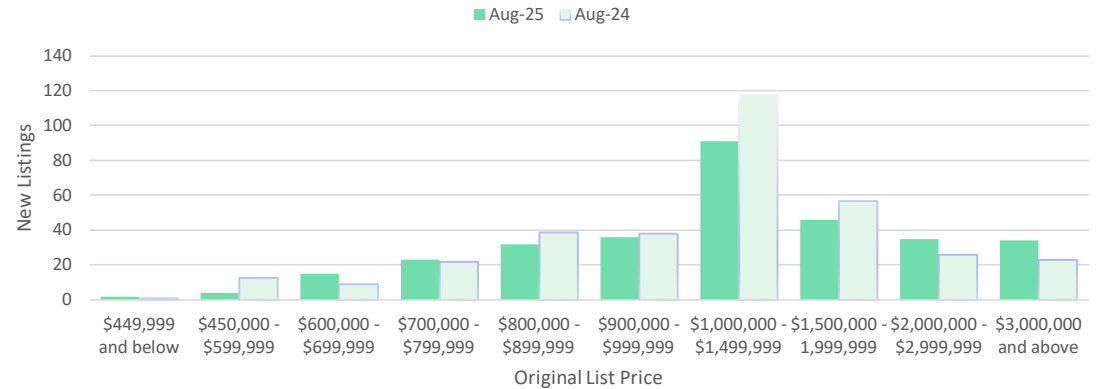
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	34	30	13.3%
\$450,000 - \$599,999	4	13	-69.2%	89	91	-2.2%
\$600,000 - \$699,999	15	9	66.7%	171	129	32.6%
\$700,000 - \$799,999	23	22	4.5%	264	277	-4.7%
\$800,000 - \$899,999	32	39	-17.9%	423	419	1.0%
\$900,000 - \$999,999	36	38	-5.3%	448	437	2.5%
\$1,000,000 - \$1,499,999	91	118	-22.9%	1,318	1,167	12.9%
\$1,500,000 - 1,999,999	46	57	-19.3%	588	510	15.3%
\$2,000,000 - \$2,999,999	35	26	34.6%	323	299	8.0%
\$3,000,000 and above	34	23	47.8%	327	249	31.3%
<b>All Single-Family Homes</b>	<b>318</b>	<b>346</b>	<b>-8.1%</b>	<b>3,985</b>	<b>3,608</b>	<b>10.4%</b>

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

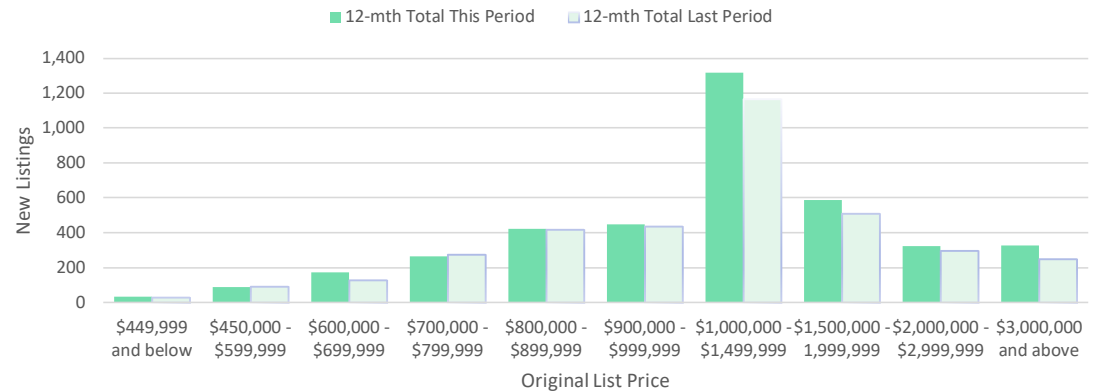
### New Listings by Price Range

1-mth Period: Single-Family Homes



### New Listings by Price Range

12-mth Period: Single-Family Homes



## New Listings by Price Range: Condos

August 2025

OAHU, HAWAII

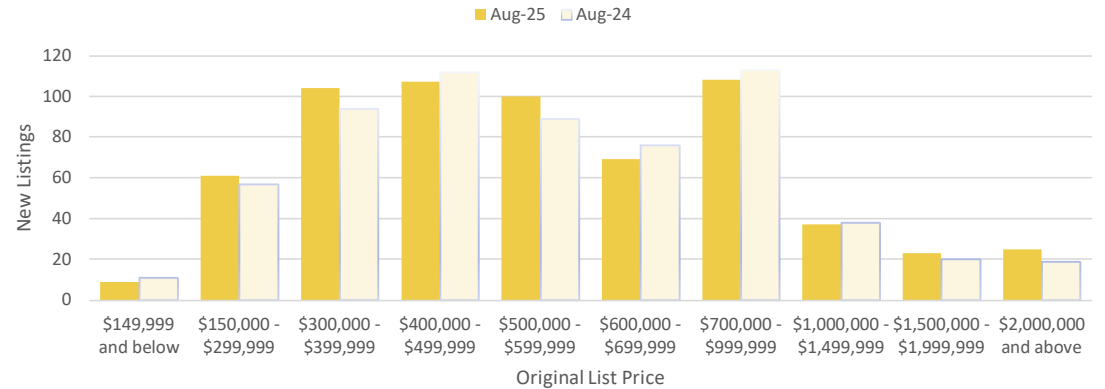
(A count of properties that have been newly listed on the market in a given month)

Condos	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	11	-18.2%	191	175	9.1%
\$150,000 - \$299,999	61	57	7.0%	790	683	15.7%
\$300,000 - \$399,999	104	94	10.6%	1,245	1,090	14.2%
\$400,000 - \$499,999	107	112	-4.5%	1,330	1,170	13.7%
\$500,000 - \$599,999	100	89	12.4%	1,164	992	17.3%
\$600,000 - \$699,999	69	76	-9.2%	857	725	18.2%
\$700,000 - \$999,999	108	113	-4.4%	1,349	1,183	14.0%
\$1,000,000 - \$1,499,999	37	38	-2.6%	527	474	11.2%
\$1,500,000 - \$1,999,999	23	20	15.0%	214	204	4.9%
\$2,000,000 and above	25	19	31.6%	279	194	43.8%
<b>All Condos</b>	<b>643</b>	<b>629</b>	<b>2.2%</b>	<b>7,946</b>	<b>6,890</b>	<b>15.3%</b>

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

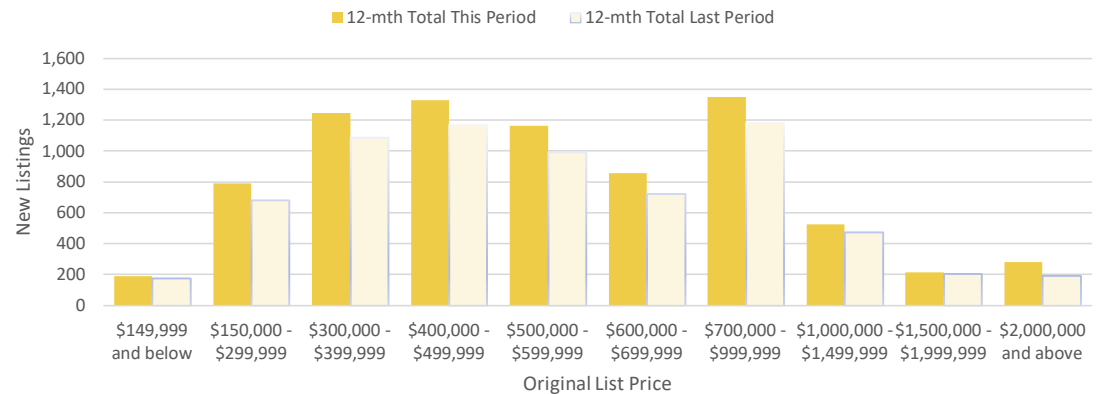
### New Listings by Price Range

1-mth Period: Condos



### New Listings by Price Range

12-mth Period: Condos





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

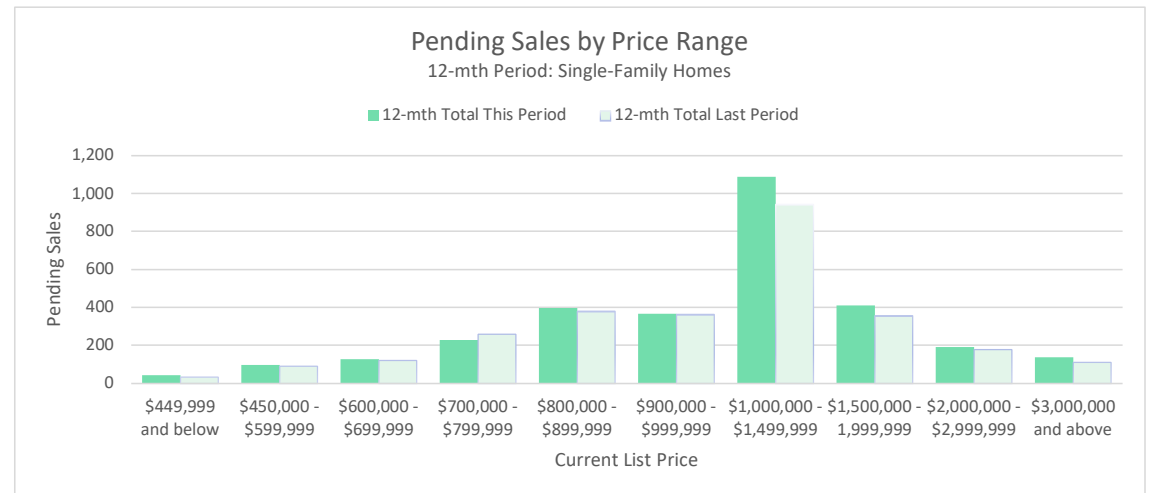
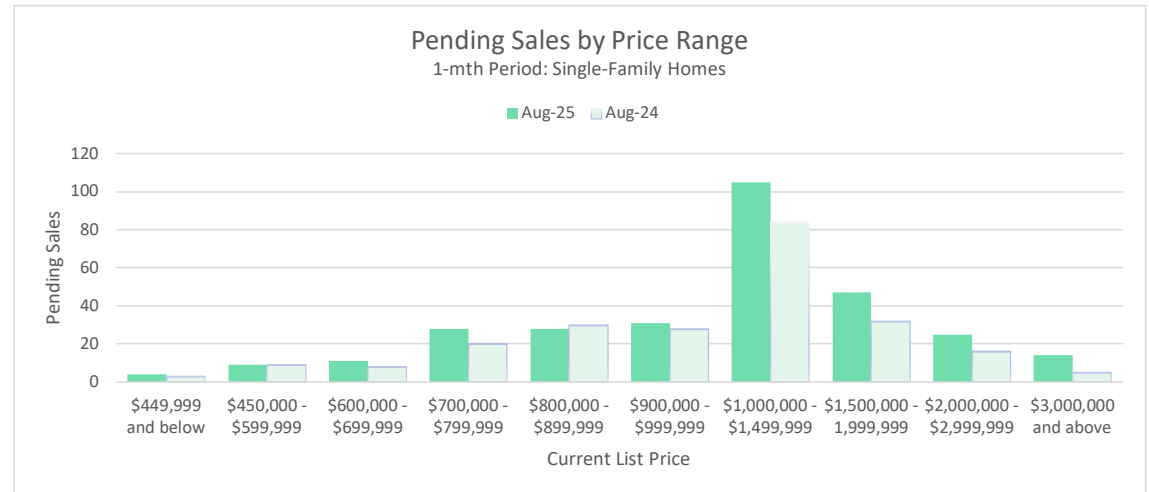
August 2025

OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	3	33.3%	41	32	28.1%
\$450,000 - \$599,999	9	9	0.0%	95	88	8.0%
\$600,000 - \$699,999	11	8	37.5%	126	119	5.9%
\$700,000 - \$799,999	28	20	40.0%	226	258	-12.4%
\$800,000 - \$899,999	28	30	-6.7%	395	378	4.5%
\$900,000 - \$999,999	31	28	10.7%	366	361	1.4%
\$1,000,000 - \$1,499,999	105	84	25.0%	1,089	944	15.4%
\$1,500,000 - 1,999,999	47	32	46.9%	410	357	14.8%
\$2,000,000 - \$2,999,999	25	16	56.3%	189	176	7.4%
\$3,000,000 and above	14	5	180.0%	137	108	26.9%
<b>All Single-Family Homes</b>	<b>302</b>	<b>235</b>	<b>28.5%</b>	<b>3,074</b>	<b>2,821</b>	<b>9.0%</b>

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



## Pending Sales by Price Range: Condos

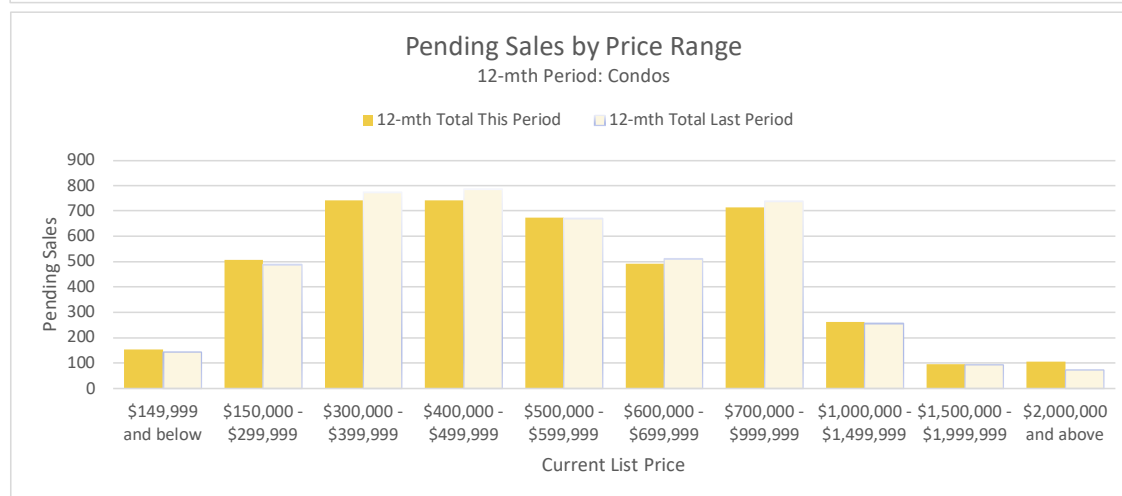
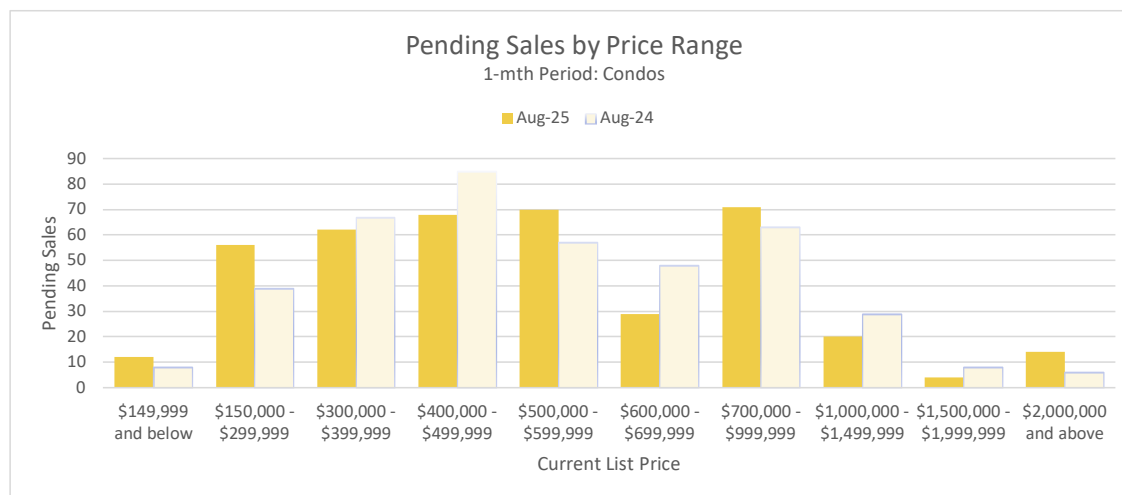
August 2025

OAHU, HAWAII

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

Condos	Aug-25	Aug-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	12	8	50.0%	155	143	8.4%
\$150,000 - \$299,999	56	39	43.6%	508	490	3.7%
\$300,000 - \$399,999	62	67	-7.5%	742	775	-4.3%
\$400,000 - \$499,999	68	85	-20.0%	742	788	-5.8%
\$500,000 - \$599,999	70	57	22.8%	674	672	0.3%
\$600,000 - \$699,999	29	48	-39.6%	493	512	-3.7%
\$700,000 - \$999,999	71	63	12.7%	714	739	-3.4%
\$1,000,000 - \$1,499,999	20	29	-31.0%	261	256	2.0%
\$1,500,000 - \$1,999,999	4	8	-50.0%	97	92	5.4%
\$2,000,000 and above	14	6	133.3%	107	72	48.6%
<b>All Condos</b>	<b>406</b>	<b>410</b>	<b>-1.0%</b>	<b>4,493</b>	<b>4,539</b>	<b>-1.0%</b>

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



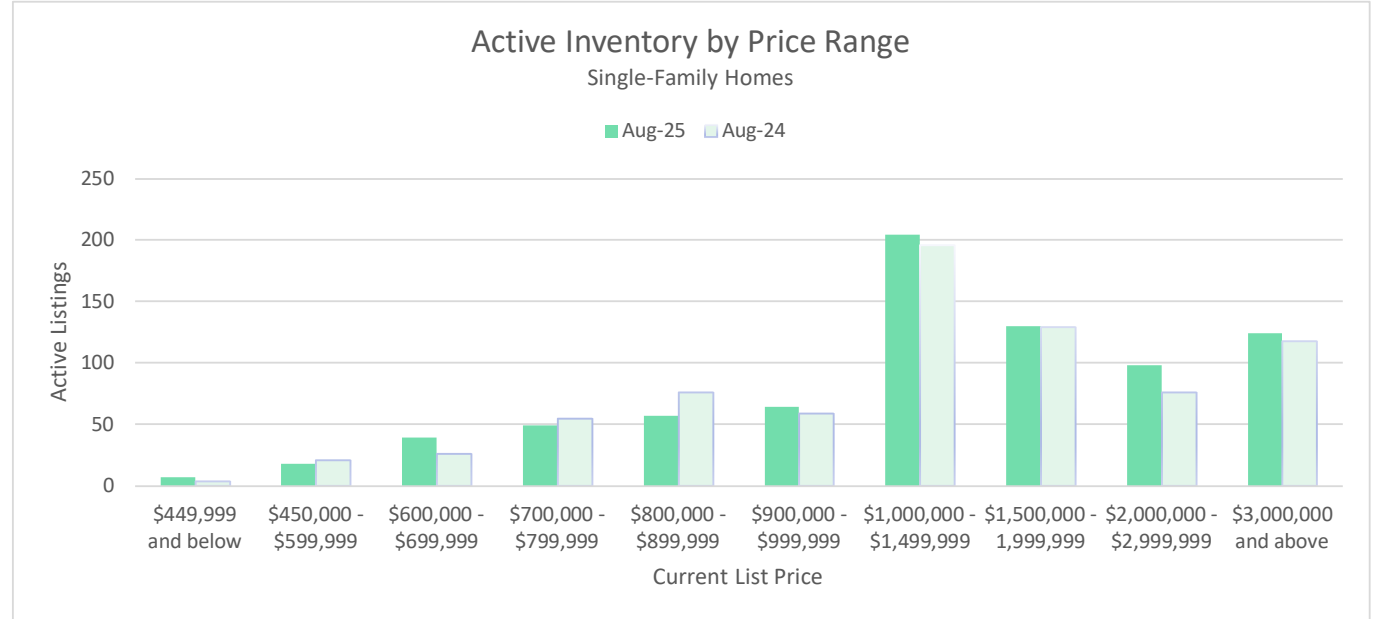
## Active Inventory\* by Price Range: Single-Family Homes

August 2025

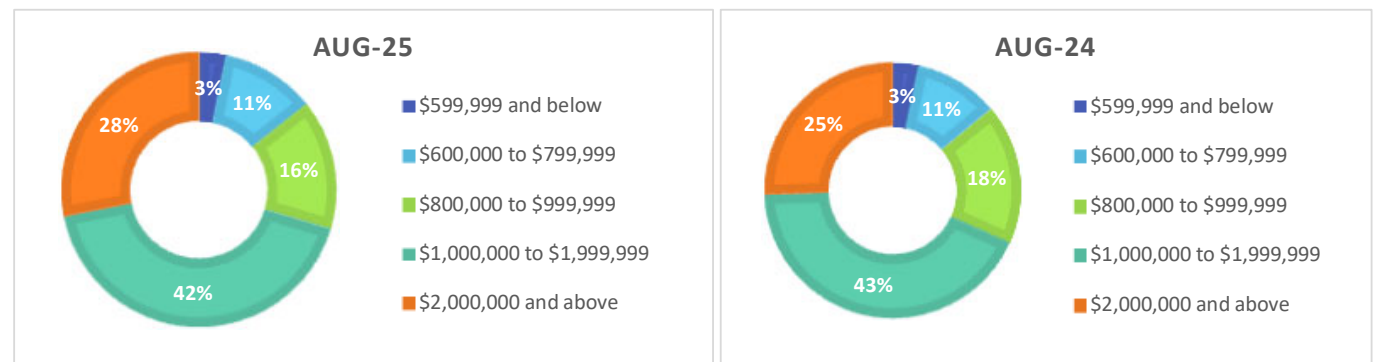
OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	YOY chg
\$449,999 and below	7	4	75.0%
\$450,000 - \$599,999	18	21	-14.3%
\$600,000 - \$699,999	39	26	50.0%
\$700,000 - \$799,999	49	55	-10.9%
\$800,000 - \$899,999	57	76	-25.0%
\$900,000 - \$999,999	64	59	8.5%
\$1,000,000 - \$1,499,999	204	196	4.1%
\$1,500,000 - 1,999,999	130	129	0.8%
\$2,000,000 - \$2,999,999	98	76	28.9%
\$3,000,000 and above	124	118	5.1%
<b>All Single-Family Homes</b>	<b>790</b>	<b>760</b>	<b>3.9%</b>



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



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

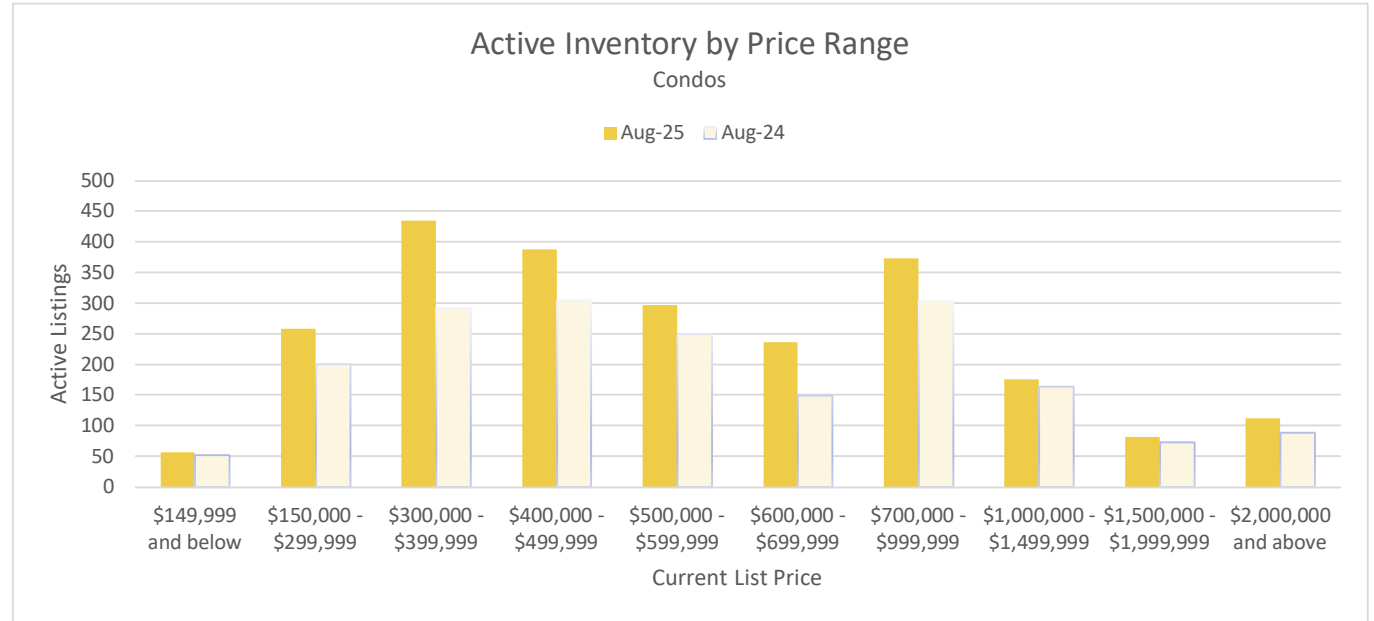
## Active Inventory\* by Price Range: Condos

August 2025

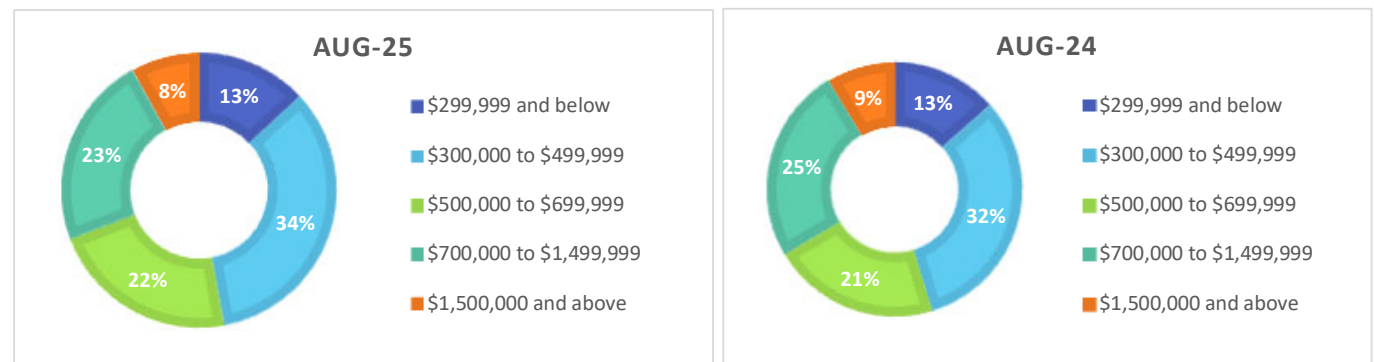
OAHU, HAWAII

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

Condos	Aug-25	Aug-24	YOY chg
\$149,999 and below	57	52	9.6%
\$150,000 - \$299,999	258	201	28.4%
\$300,000 - \$399,999	434	292	48.6%
\$400,000 - \$499,999	387	305	26.9%
\$500,000 - \$599,999	297	250	18.8%
\$600,000 - \$699,999	236	149	58.4%
\$700,000 - \$999,999	373	304	22.7%
\$1,000,000 - \$1,499,999	176	164	7.3%
\$1,500,000 - \$1,999,999	82	73	12.3%
\$2,000,000 and above	112	89	25.8%
<b>All Condos</b>	<b>2,412</b>	<b>1,879</b>	<b>28.4%</b>



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

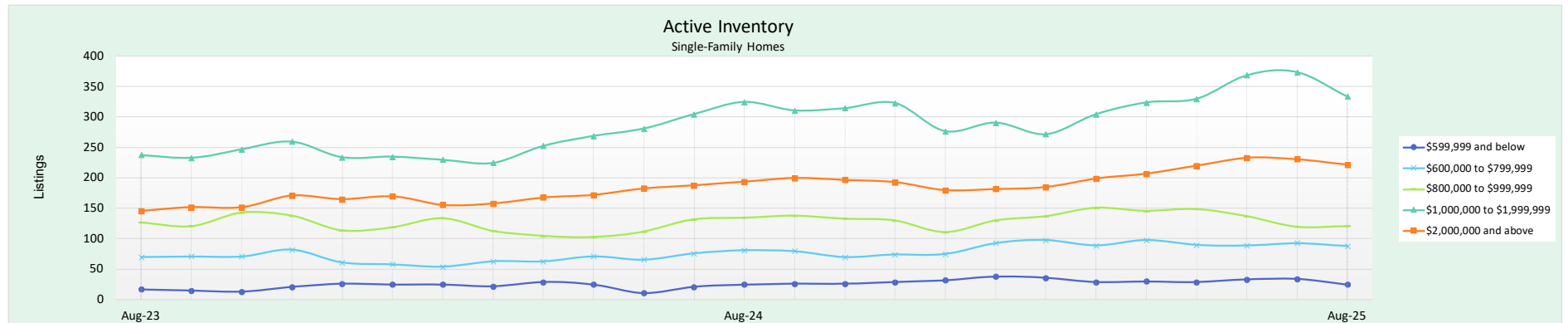


\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

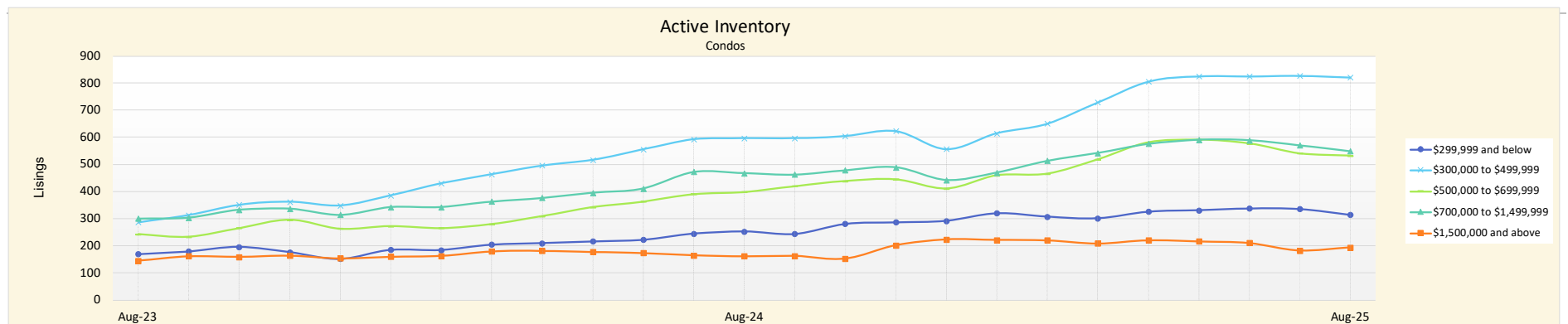
# Active Inventory\*: Single-Family Homes and Condos

August 2025

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Single-Family Homes	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25	A-25
\$599,999 and below	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36	29	30	29	33	34	25
\$600,000 to \$799,999	70	71	71	82	61	58	54	63	63	71	66	76	81	80	70	74	75	93	98	89	98	90	89	93	88
\$800,000 to \$999,999	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137	151	146	149	137	120	121
\$1,000,000 to \$1,999,999	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272	305	324	330	369	374	334
\$2,000,000 and above	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185	199	207	220	233	231	222
Total	598	592	626	672	600	607	599	581	618	640	653	722	760	755	741	749	675	734	728	773	805	818	861	852	790



Condos	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25	A-25
\$299,999 and below	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308	302	326	331	338	336	315
\$300,000 to \$499,999	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651	729	806	825	825	827	821
\$500,000 to \$699,999	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466	519	582	592	578	542	533
\$700,000 to \$1,499,999	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514	543	577	591	590	571	549
\$1,500,000 and above	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221	209	221	217	211	183	194
Total	1,146	1,194	1,306	1,337	1,234	1,348	1,388	1,493	1,576	1,651	1,729	1,867	1,879	1,887	1,957	2,049	1,928	2,088	2,160	2,302	2,512	2,556	2,542	2,459	2,412

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

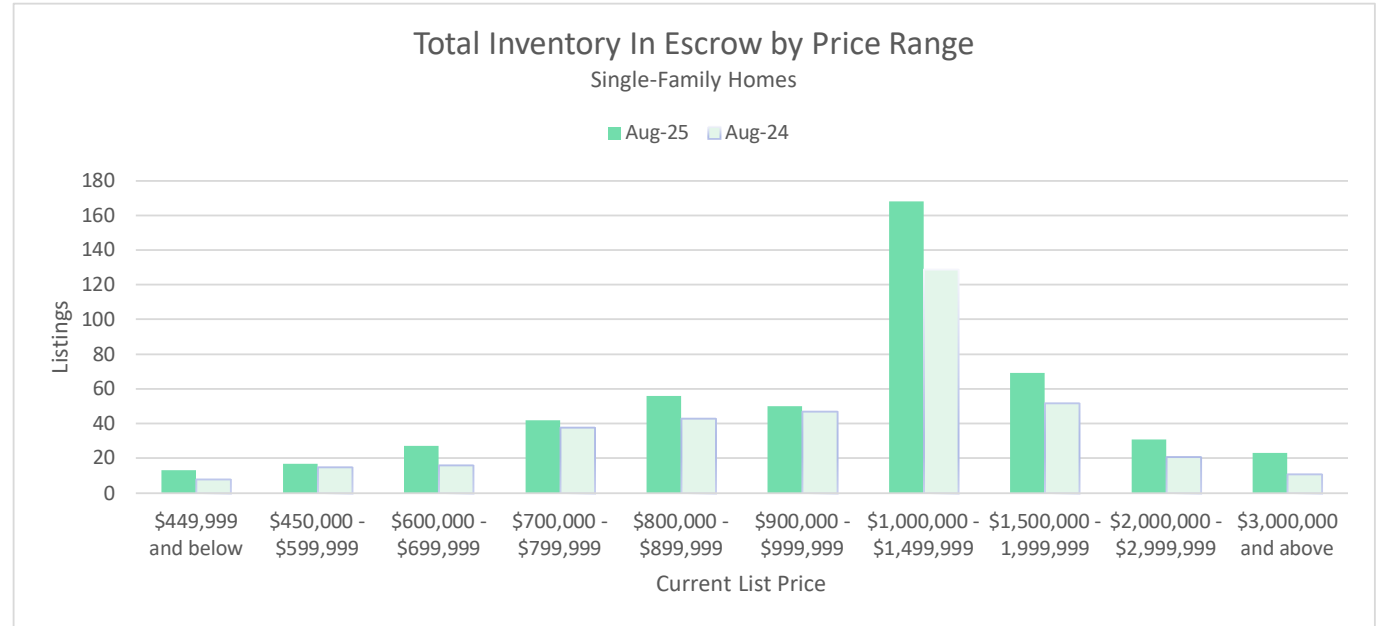
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

August 2025

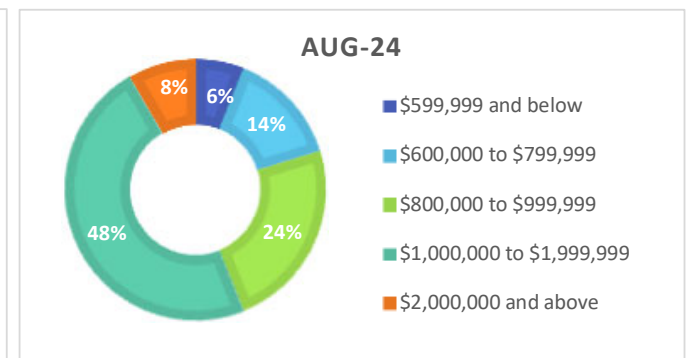
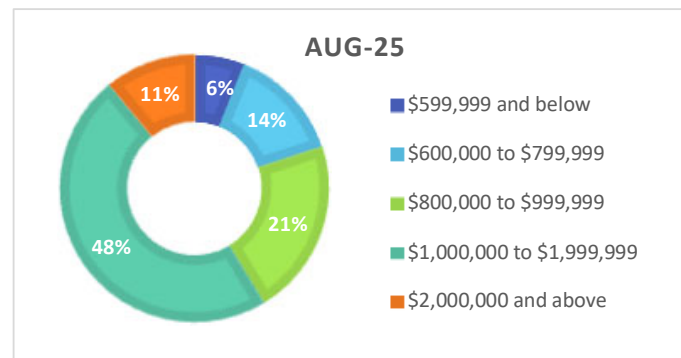
OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	YOY chg
\$449,999 and below	13	8	62.5%
\$450,000 - \$599,999	17	15	13.3%
\$600,000 - \$699,999	27	16	68.8%
\$700,000 - \$799,999	42	38	10.5%
\$800,000 - \$899,999	56	43	30.2%
\$900,000 - \$999,999	50	47	6.4%
\$1,000,000 - \$1,499,999	168	129	30.2%
\$1,500,000 - 1,999,999	69	52	32.7%
\$2,000,000 - \$2,999,999	31	21	47.6%
\$3,000,000 and above	23	11	109.1%
<b>All Single-Family Homes</b>	<b>496</b>	<b>380</b>	<b>30.5%</b>



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



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

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

August 2025

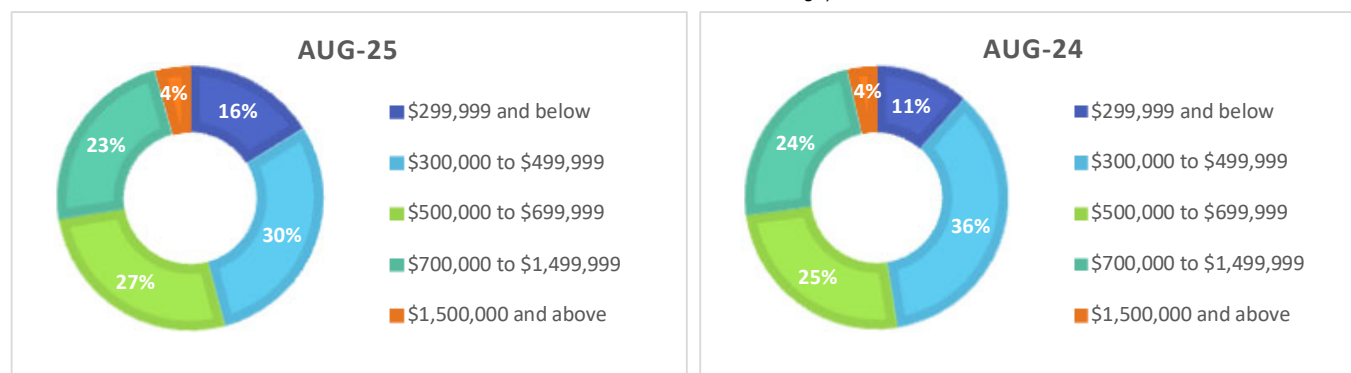
OAHU, HAWAII

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

Condos	Aug-25	Aug-24	YOY chg
\$149,999 and below	21	12	75.0%
\$150,000 - \$299,999	81	55	47.3%
\$300,000 - \$399,999	91	97	-6.2%
\$400,000 - \$499,999	96	112	-14.3%
\$500,000 - \$599,999	112	84	33.3%
\$600,000 - \$699,999	56	63	-11.1%
\$700,000 - \$999,999	113	92	22.8%
\$1,000,000 - \$1,499,999	34	45	-24.4%
\$1,500,000 - \$1,999,999	10	13	-23.1%
\$2,000,000 and above	17	8	112.5%
<b>All Condos</b>	<b>631</b>	<b>581</b>	<b>8.6%</b>



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



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

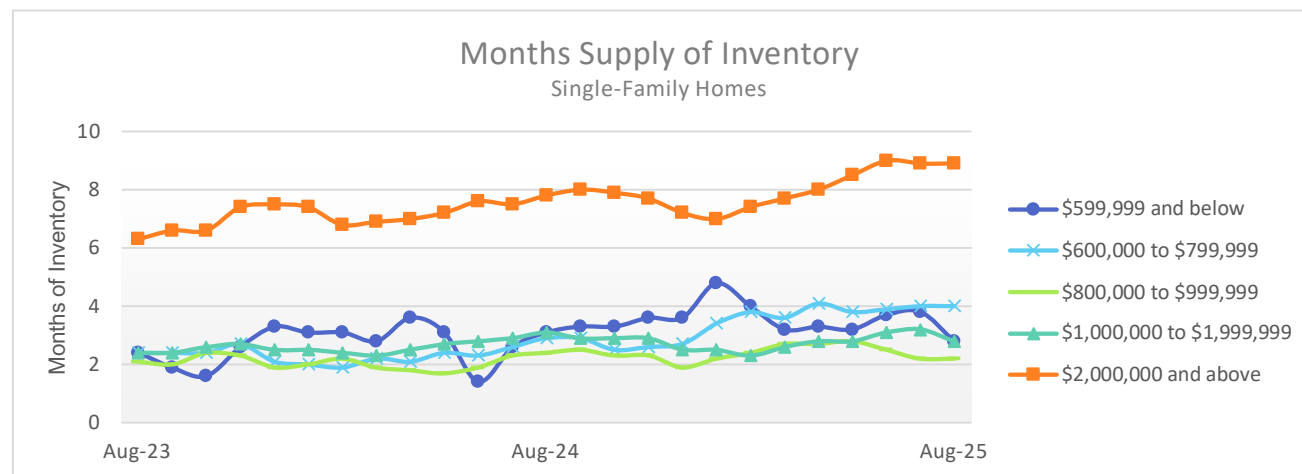
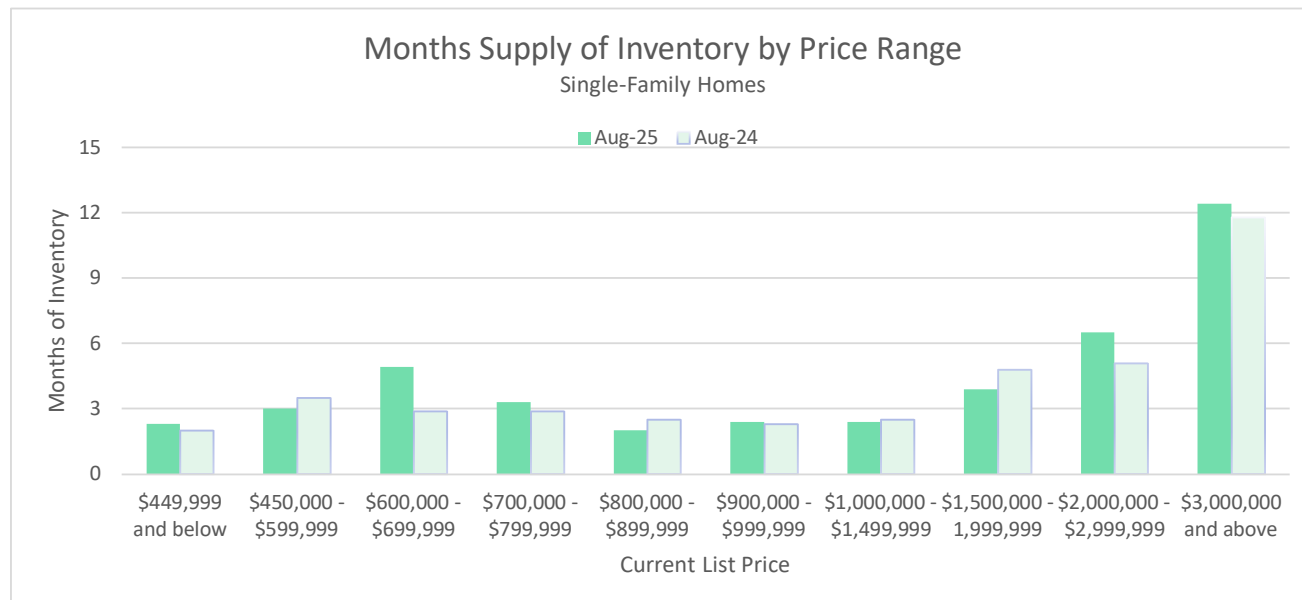
# Months Supply of Active Inventory by Price Range: Single-Family Homes

August 2025

OAHU, HAWAII

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

Single-Family Homes	Aug-25	Aug-24	YOY chg
\$449,999 and below	2.3	2.0	15.0%
\$450,000 - \$599,999	3.0	3.5	-14.3%
\$600,000 - \$699,999	4.9	2.9	69.0%
\$700,000 - \$799,999	3.3	2.9	13.8%
\$800,000 - \$899,999	2.0	2.5	-20.0%
\$900,000 - \$999,999	2.4	2.3	4.3%
\$1,000,000 - \$1,499,999	2.4	2.5	-4.0%
\$1,500,000 - 1,999,999	3.9	4.8	-18.8%
\$2,000,000 - \$2,999,999	6.5	5.1	27.5%
\$3,000,000 and above	12.4	11.8	5.1%
<b>All Single-Family Homes</b>	<b>3.4</b>	<b>3.4</b>	<b>0.0%</b>





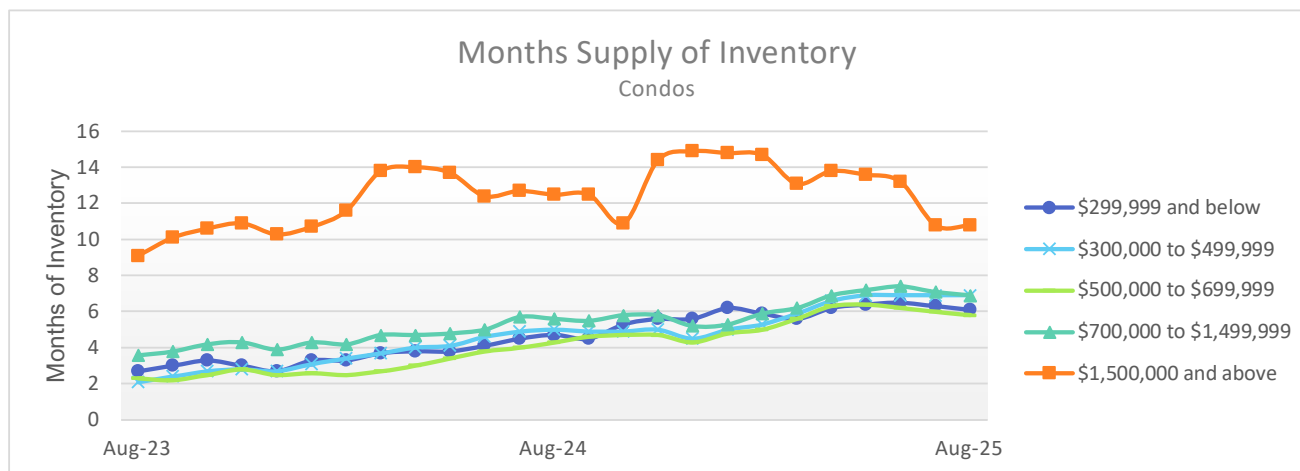
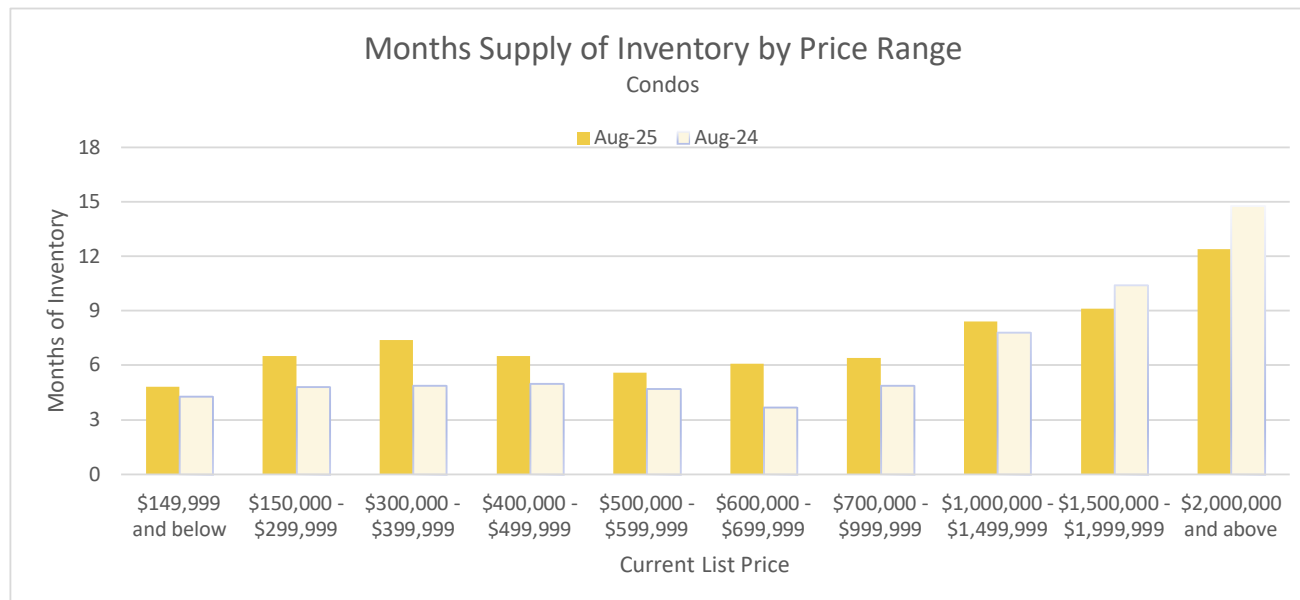
# Months Supply of Active Inventory by Price Range: Condos

August 2025

OAHU, HAWAII

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

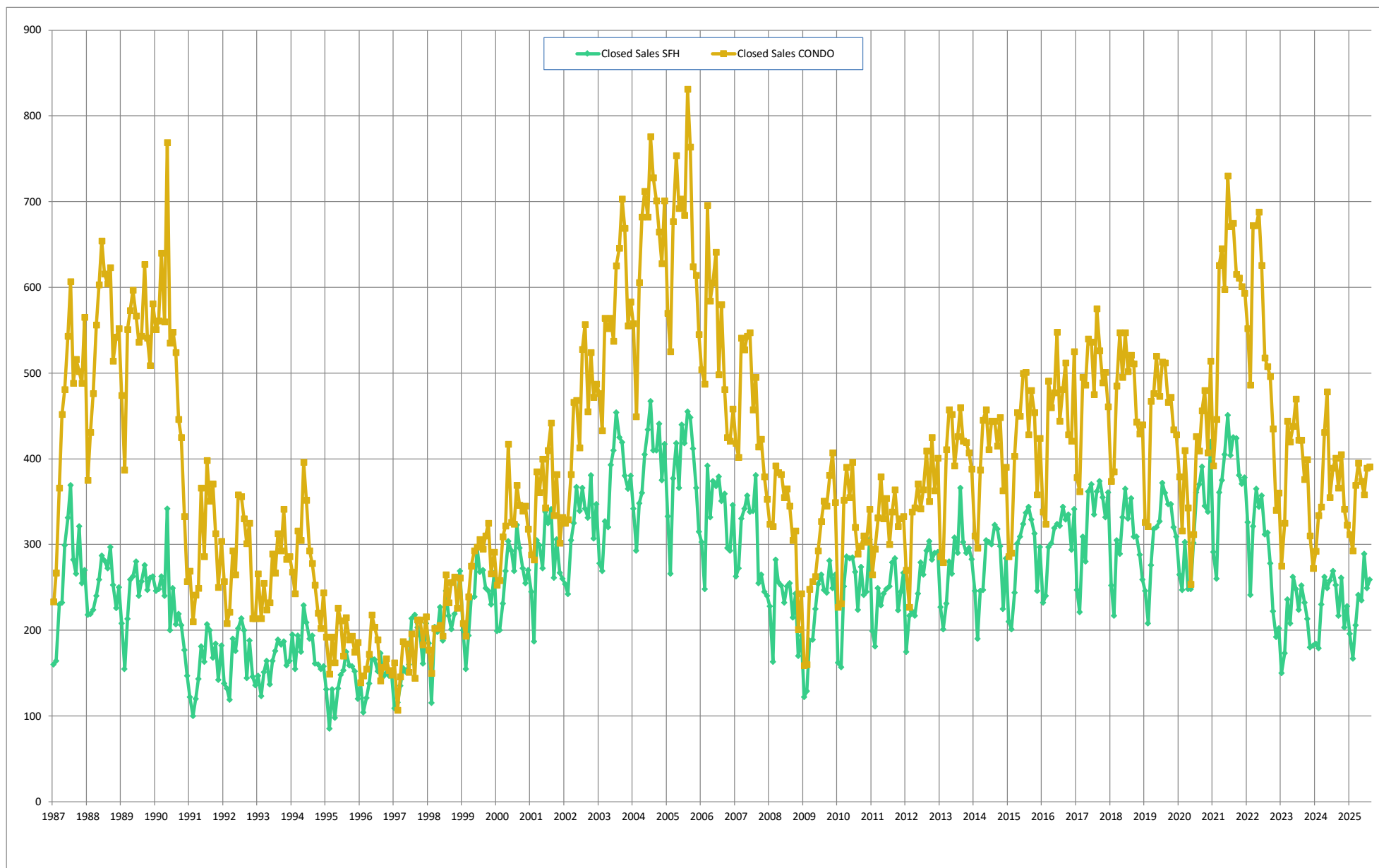
Condos	Aug-25	Aug-24	YOY chg
\$149,999 and below	4.8	4.3	11.6%
\$150,000 - \$299,999	6.5	4.8	35.4%
\$300,000 - \$399,999	7.4	4.9	51.0%
\$400,000 - \$499,999	6.5	5.0	30.0%
\$500,000 - \$599,999	5.6	4.7	19.1%
\$600,000 - \$699,999	6.1	3.7	64.9%
\$700,000 - \$999,999	6.4	4.9	30.6%
\$1,000,000 - \$1,499,999	8.4	7.8	7.7%
\$1,500,000 - \$1,999,999	9.1	10.4	-12.5%
\$2,000,000 and above	12.4	14.8	-16.2%
<b>All Condos</b>	<b>6.7</b>	<b>5.1</b>	<b>31.4%</b>



# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



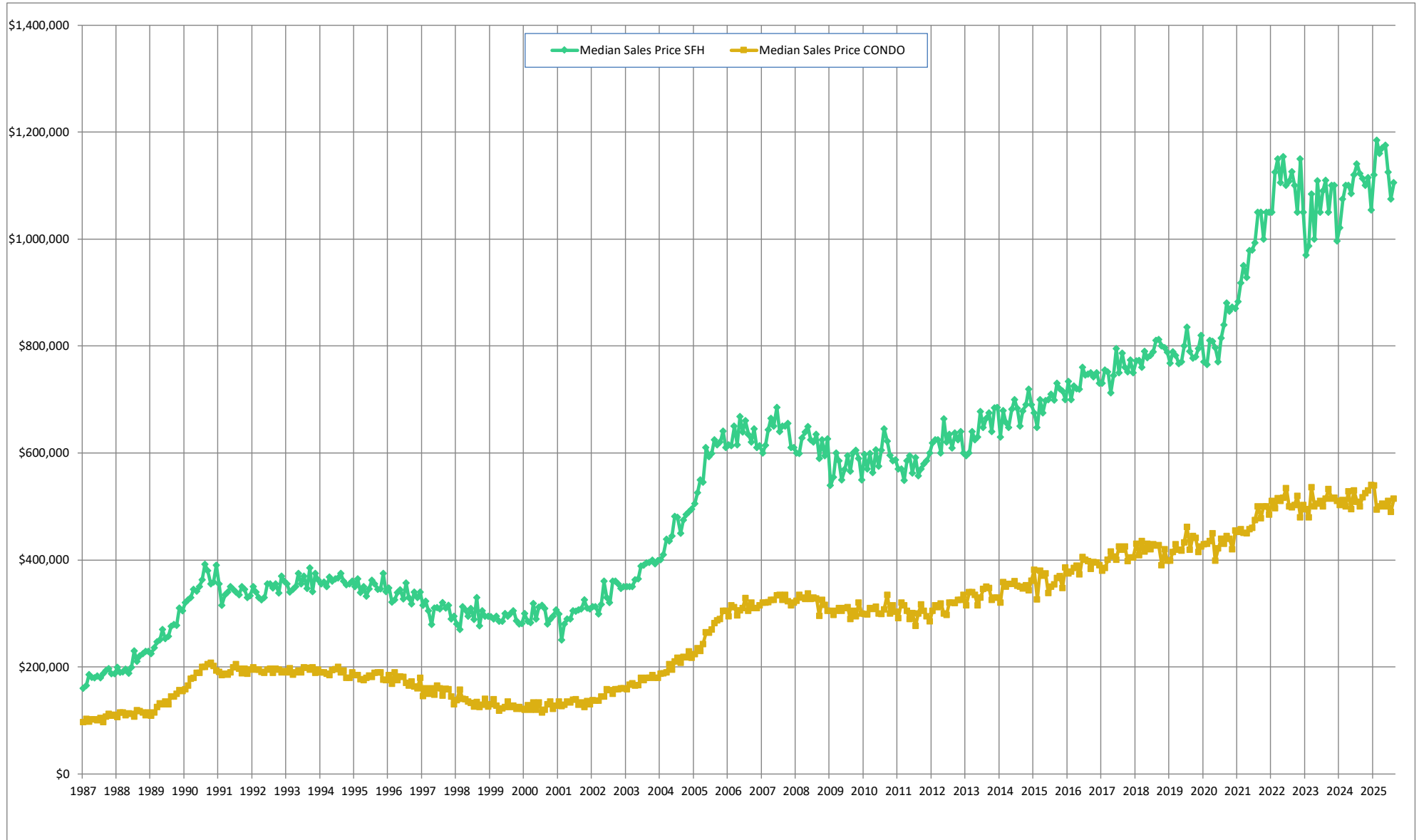
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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