

O'ahu's housing market saw some modest adjustments in July, with year-over-year single-family home sales down 7.4%, while condo sales remained flat. Single-family homes recorded 249 sales compared to 269 a year ago, and condo sales held steady at 389 units. Year-to-date, total sales volume remains 2.9% behind 2024 levels for single-family homes and 5.1% behind for condos.

The median sales price for single-family homes declined 5.7% year-over-year to \$1,075,000. Condos also experienced softening, with the median sales price decreasing 3.7% to \$490,000. Despite stable interest rates in July, buyers appeared more active, with contract signings increasing across both markets. Pending sales rose 9.8% for single-family homes (280 contracts signed) and 13.2% for condos (430 contracts signed).

Inventory levels remained higher than last year, with active listings up 18.0% for single-family homes and 31.7% for condos. However, month-over-month figures showed slight dips in both segments, down 1.0% and 3.3%, respectively.

Condos spent a median of 50 days on the market in July, up from 30 days in 2024. Single-family homes saw a more modest increase in time on market, rising from 15 to 20 days.

### Single-Family Home Market Details

The \$800,000 to \$999,999 price range accounted for the largest share of single-family home activity in July, rising 20.0% year-over-year to 78 sales and representing nearly a third of total sales. Hawai'i Kai recorded the fastest-moving single-family homes, with a median of just 8 days on market. Metro and Waipahu also moved quickly at 12 days. Meanwhile, Makakilo (30 days), 'Ewa Plain (25 days) and Pearl City (25 days) recorded the longest median days on market. Roughly 26% of single-family home sales closed above the original asking price, down slightly from 29% in July 2024.

New listings increased 1.7% year-over-year to 369, with 'Ewa Plain seeing the largest jump at 29.4% (66 listings). The Central region saw the steepest drop, falling 31.3% to 22 listings. Diamond Head and 'Ewa Plain saw the most notable increases in contract activity. Diamond Head pending sales rose 53.6% to 43, while 'Ewa Plain rose 26.7% to 57. Together, these two regions accounted for more than one-third of pending sales.

### Condominium Market Details

Condos priced between \$300,000 and \$499,999 represented the largest portion of sales, with 142 transactions accounting for 36.5% of all condo sales in July. This price range also experienced a 10.9% increase year-over-year. Regional performance varied significantly. Condo sales surged in 'Ewa Plain (60.9%), Pearl City (57.9%) and Waipahu (90.9%). However, the Metro region experienced a 16.2% decline. Only the Kāne'ohe and Central regions recorded a median days on market of 30 days or less, while the Diamond Head, Leeward and North Shore regions exceeded 60 days. Just 8% of condo sales closed above asking price in July, down from 15% in 2024.

New listings declined 4.3% year-over-year to 647, led by decreases in the Metro (3.5%), Central (25.0%) and Hawai'i Kai (39.3%) regions. Pending sales volume grew in most areas, with notable increases in the Metro (21.2%) and 'Ewa Plain (61.5%) regions. Central and Pearl City saw declines of 44.7% and 40.0%, respectively. At month's end, the largest supply of active condo inventory was in the \$300,000 to \$399,999 range, up 51.2% to 428 units. Several regions saw inventory increases of 60% or more, including Hawai'i Kai, Leeward, Makakilo, Pearl City and Waipahu.



# Oahu Monthly Housing Statistics

## July 2025



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,075,000	-5.7%
Closed Sales	YoY %chg
249	-7.4%
Average Sales Price	YoY %chg
\$1,257,138	-7.6%

### CONDOS

Median Sales Price	YoY %chg
\$490,000	-3.7%
Closed Sales	YoY %chg
389	0.0%
Average Sales Price	YoY %chg
\$669,476	+8.6%

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

### CONTENTS:

<b>Monthly Indicators</b>	<b>2</b>
<b>Price Graphs</b>	<b>3-4</b>
Closed Sales	5
Median Sales Price	6
Average Sales Price	7
Median Days on Market	8
Percent of Original List Price Received	9
New Listings	10
Pending Sales	11
Active Inventory	12
Total Inventory In Escrow	13
Months Supply of Active Inventory	14
<b>Housing Supply Overview</b>	<b>15</b>
Closed Sales (by price range)	16-17
Median Days on Market (by price range)	18-19
Percent of Original List Price Received (by price range)	20-21
New Listings (by price range)	22-23
Pending Sales (by price range)	24-25
Active Inventory (by price range)	26-27
Active Inventory History	28
Total Inventory In Escrow (by price range)	29-30
Months Supply of Active Inventory (by price range)	31-32
<b>Historical Graphs</b>	<b>33-34</b>

# Monthly Indicators

OAHU, HAWAII

## July 2025

	Single-Family Homes					Condos				
	Jul-25	Jul-24	YoY %chg	Jun-25	MoM %chg	Jul-25	Jul-24	YoY %chg	Jun-25	MoM %chg
Closed Sales	249	269	-7.4%	289	-13.8%	389	389	0.0%	358	8.7%
Median Sales Price	\$1,075,000	\$1,140,000	-5.7%	\$1,125,000	-4.4%	\$490,000	\$509,000	-3.7%	\$510,000	-3.9%
Average Sales Price	\$1,257,138	\$1,360,415	-7.6%	\$1,366,459	-8.0%	\$669,476	\$616,302	8.6%	\$657,973	1.7%
Median Days on Market	20	15	33.3%	24	-16.7%	50	30	66.7%	40	25.0%
Percent of Orig. List Price Received	99.4%	99.0%	0.4%	98.2%	1.2%	96.3%	98.1%	-1.8%	97.2%	-0.9%
New Listings	369	363	1.7%	398	-7.3%	647	676	-4.3%	671	-3.6%
Pending Sales*	280	255	9.8%	278	0.7%	430	380	13.2%	381	12.9%
Active Inventory*	852	722	18.0%	861	-1.0%	2,459	1,867	31.7%	2,542	-3.3%
Total Inventory in Escrow*	470	409	14.9%	450	4.4%	627	580	8.1%	593	5.7%
Months Supply of Active Inventory*	3.7	3.2	15.6%	3.7	0.0%	6.8	5.1	33.3%	7.0	-2.9%

\*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	1,583	1,631	-2.9%	1,501	5.5%	2,490	2,623	-5.1%	2,794	-10.9%
Median Sales Price	\$1,150,000	\$1,100,000	4.5%	\$1,050,000	9.5%	\$500,765	\$510,000	-1.8%	\$500,000	0.2%
Average Sales Price	\$1,417,554	\$1,369,568	3.5%	\$1,308,781	8.3%	\$635,498	\$610,300	4.1%	\$614,627	3.4%
Median Days on Market	22	19	15.8%	24	-8.3%	43	29	48.3%	21	104.8%
Percent of Orig. List Price Received	98.5%	98.9%	-0.4%	98.2%	0.3%	96.8%	98.0%	-1.2%	98.6%	-1.8%
New Listings	2,519	2,262	11.4%	1,994	26.3%	5,026	4,373	14.9%	3,686	36.4%
Pending Sales*	1,823	1,806	0.9%	1,749	4.2%	2,731	2,835	-3.7%	3,002	-9.0%

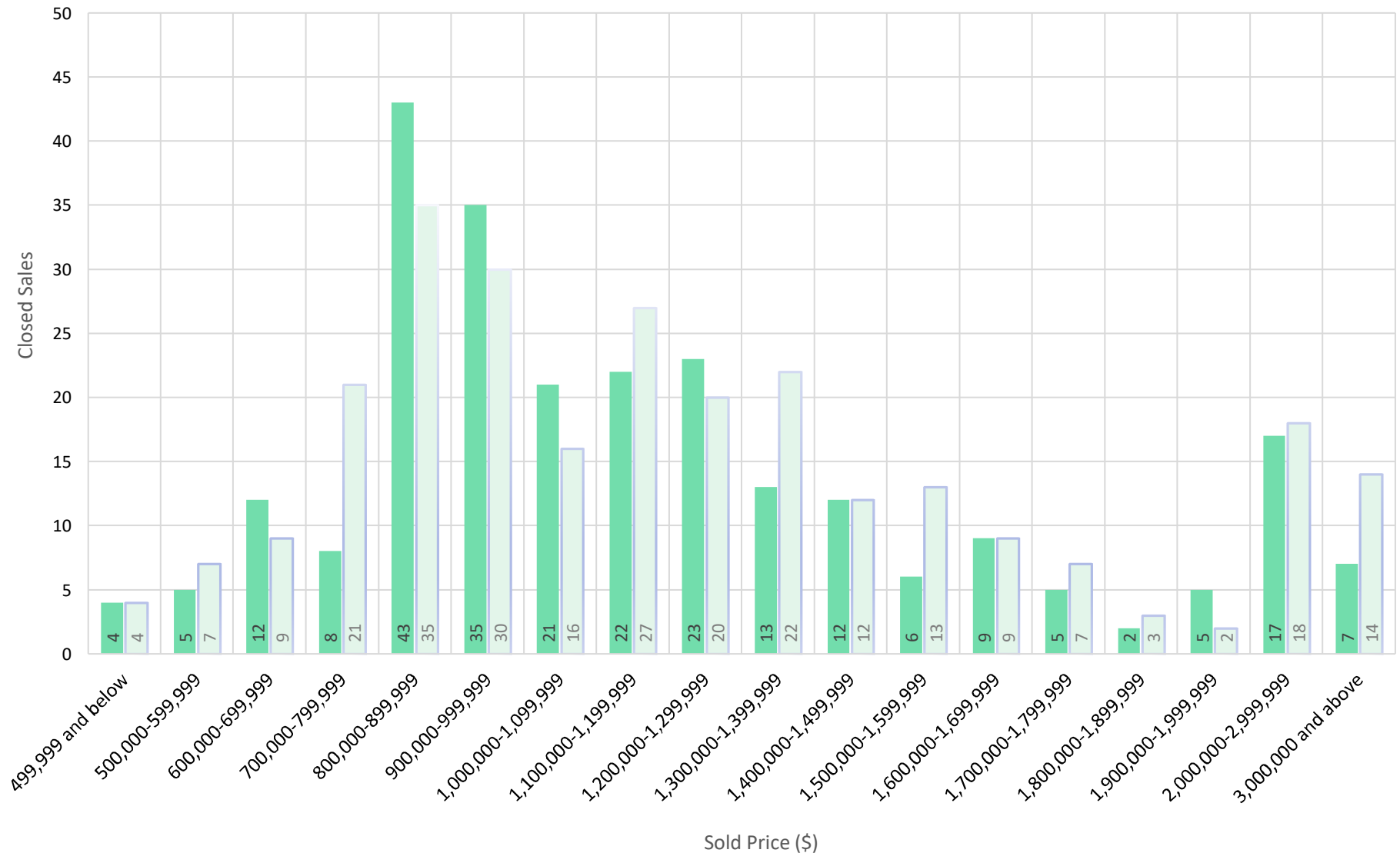
\*see footnotes on pages 9-12 regarding methodology updates

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

July 2025 vs. July 2024

■ 2025 ■ 2024



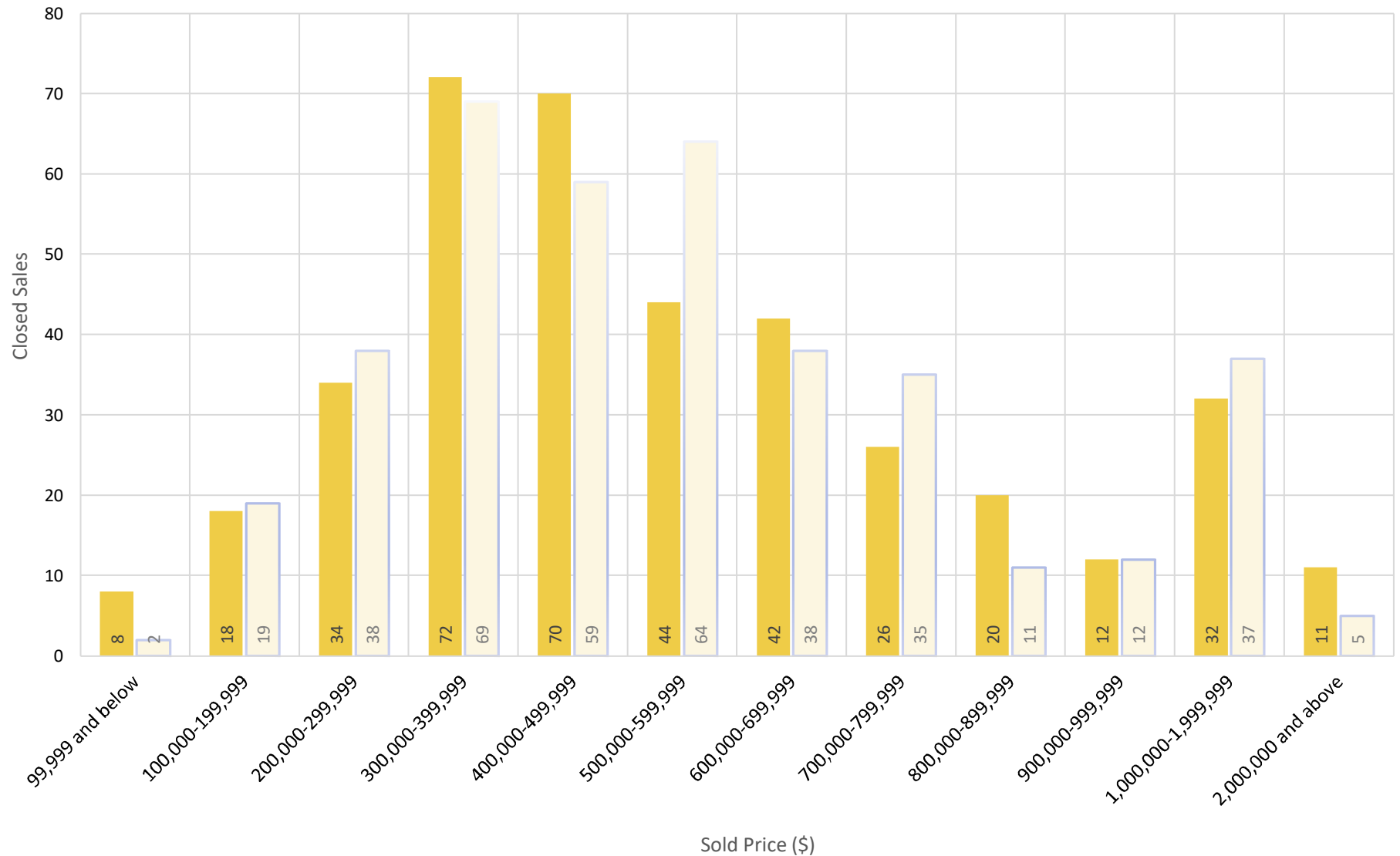
**SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.**

©2025. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

## Condos Sold

### July 2025 vs. July 2024

■ 2025 ■ 2024



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

©2025. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

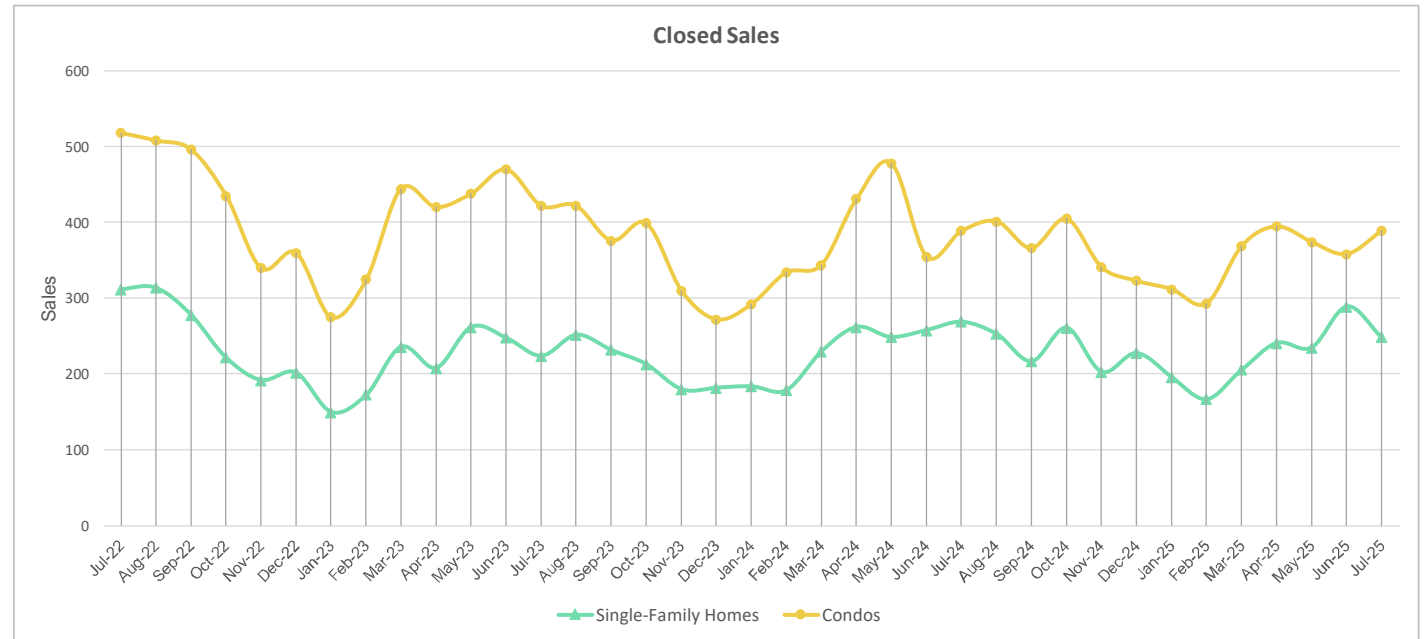
# Closed Sales

July 2025

OAHU, HAWAII

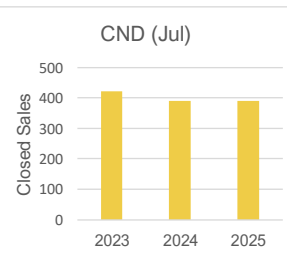
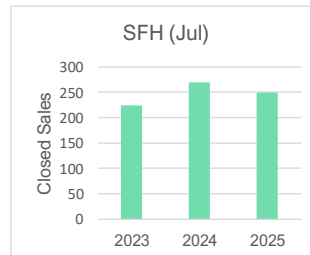
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Jul-22	312	518	830
Aug-22	314	508	822
Sep-22	278	496	774
Oct-22	222	435	657
Nov-22	192	340	532
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
Jan-24	184	292	476
Feb-24	179	334	513
Mar-24	230	344	574
Apr-24	262	431	693
May-24	249	478	727
Jun-24	258	355	613
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	261	405	666
Nov-24	203	341	544
Dec-24	228	323	551
Jan-25	196	312	508
Feb-25	167	293	460
Mar-25	206	369	575
Apr-25	241	395	636
May-25	235	374	609
Jun-25	289	358	647
Jul-25	249	389	638



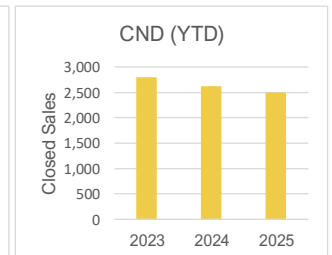
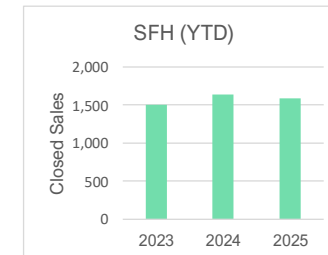
## Monthly Closed Sales

July	SFH	YoY %chg	CND	YoY %chg
2023	224	-28.2%	422	-18.5%
2024	269	20.1%	389	-7.8%
2025	249	-7.4%	389	0.0%



## Year-to-Date Closed Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,501	-33.8%	2,794	-33.7%
2024	1,631	8.7%	2,623	-6.1%
2025	1,583	-2.9%	2,490	-5.1%



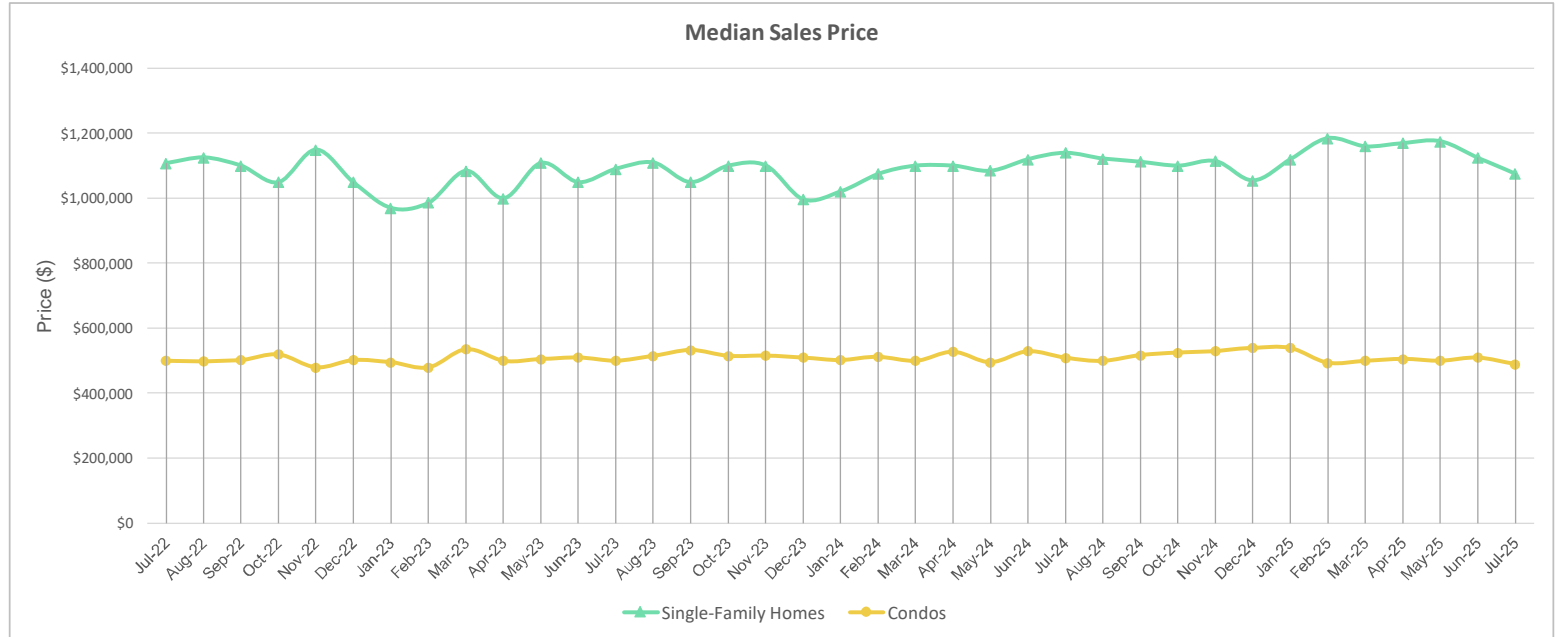
# Median Sales Price

## July 2025

OAHU, HAWAII

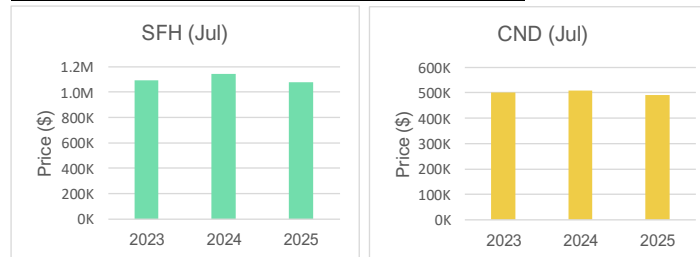
(The median sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-22	\$1,107,944	\$500,000
Aug-22	\$1,125,500	\$498,500
Sep-22	\$1,100,000	\$502,500
Oct-22	\$1,050,000	\$520,000
Nov-22	\$1,149,500	\$480,000
Dec-22	\$1,049,500	\$502,500
Jan-23	\$970,000	\$495,000
Feb-23	\$987,000	\$480,000
Mar-23	\$1,083,750	\$536,000
Apr-23	\$999,995	\$500,000
May-23	\$1,109,000	\$505,000
Jun-23	\$1,050,000	\$510,000
Jul-23	\$1,090,000	\$500,000
Aug-23	\$1,110,000	\$515,000
Sep-23	\$1,050,000	\$532,500
Oct-23	\$1,100,000	\$515,000
Nov-23	\$1,100,055	\$516,179
Dec-23	\$996,500	\$510,000
Jan-24	\$1,021,016	\$502,500
Feb-24	\$1,075,000	\$512,500
Mar-24	\$1,100,000	\$500,000
Apr-24	\$1,100,000	\$528,000
May-24	\$1,085,000	\$495,000
Jun-24	\$1,120,000	\$530,000
Jul-24	\$1,140,000	\$509,000
Aug-24	\$1,122,000	\$500,000
Sep-24	\$1,112,722	\$517,500
Oct-24	\$1,100,000	\$525,000
Nov-24	\$1,115,000	\$530,000
Dec-24	\$1,054,500	\$540,000
Jan-25	\$1,120,000	\$539,500
Feb-25	\$1,185,000	\$494,000
Mar-25	\$1,160,000	\$500,000
Apr-25	\$1,170,000	\$505,000
May-25	\$1,175,000	\$500,000
Jun-25	\$1,125,000	\$510,000
Jul-25	\$1,075,000	\$490,000



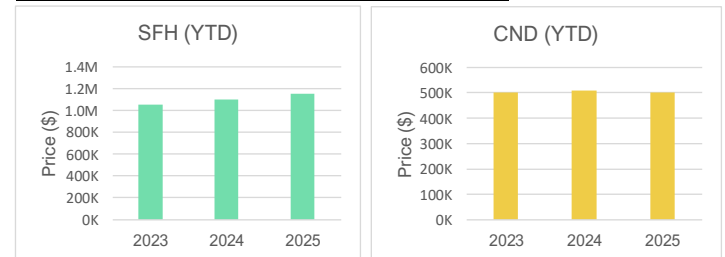
### Monthly Median Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2023	\$1,090,000	-1.6%	\$500,000	0.0%
2024	\$1,140,000	4.6%	\$509,000	1.8%
2025	\$1,075,000	-5.7%	\$490,000	-3.7%



### Year-to-Date Median Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,050,000	-5.4%	\$500,000	-2.9%
2024	\$1,100,000	4.8%	\$510,000	2.0%
2025	\$1,150,000	4.5%	\$500,765	-1.8%



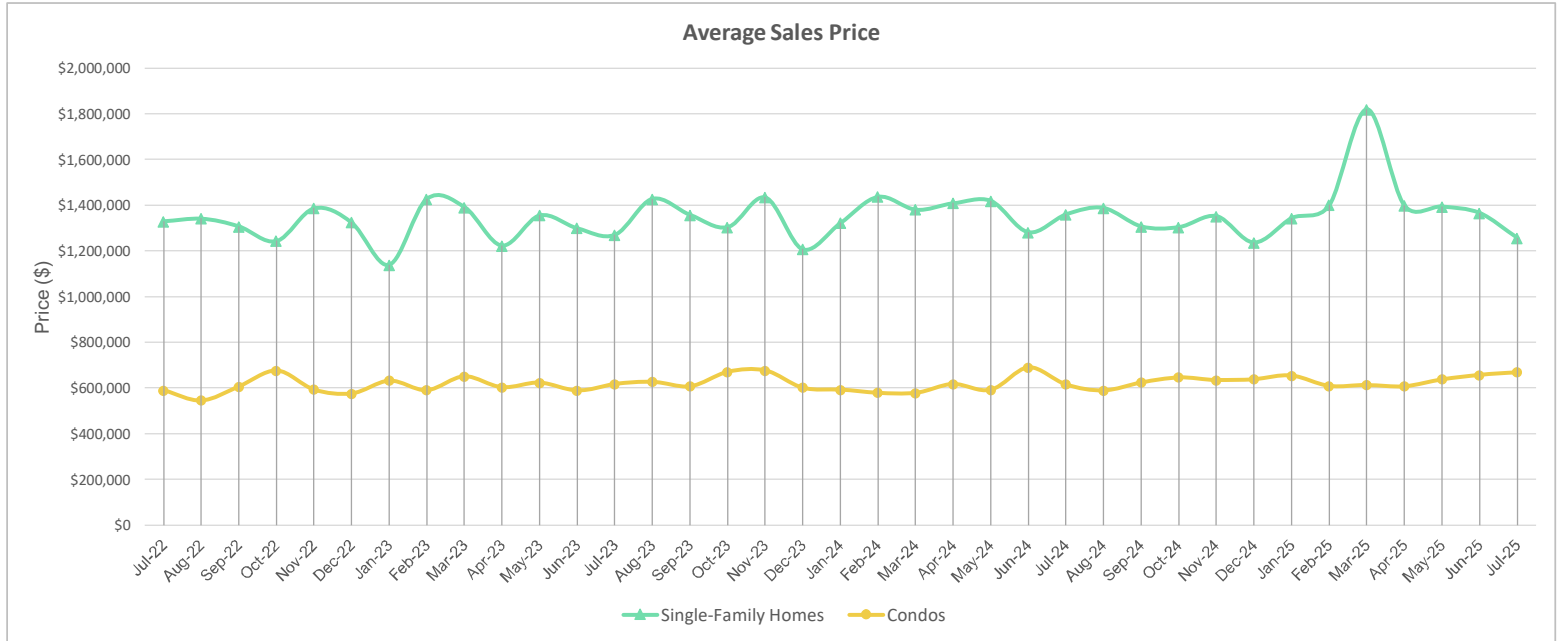
# Average Sales Price

## July 2025

OAHU, HAWAII

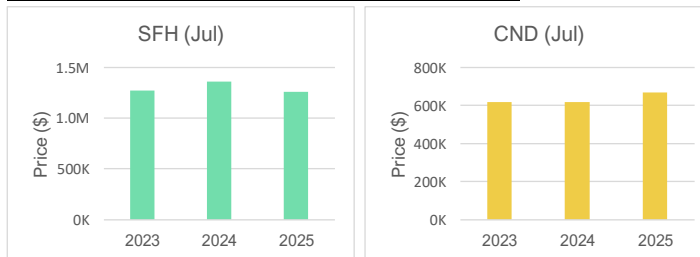
(The average sales price of all closed properties in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-22	\$1,329,023	\$590,934
Aug-22	\$1,341,958	\$547,319
Sep-22	\$1,307,249	\$607,502
Oct-22	\$1,243,960	\$676,988
Nov-22	\$1,387,685	\$594,444
Dec-22	\$1,325,156	\$576,689
Jan-23	\$1,139,294	\$633,441
Feb-23	\$1,427,864	\$592,131
Mar-23	\$1,391,538	\$651,630
Apr-23	\$1,223,383	\$603,795
May-23	\$1,355,804	\$623,748
Jun-23	\$1,300,456	\$589,597
Jul-23	\$1,270,421	\$617,683
Aug-23	\$1,427,996	\$628,127
Sep-23	\$1,357,981	\$608,222
Oct-23	\$1,304,757	\$670,805
Nov-23	\$1,434,999	\$676,625
Dec-23	\$1,207,793	\$602,535
Jan-24	\$1,323,172	\$593,630
Feb-24	\$1,437,693	\$580,274
Mar-24	\$1,380,838	\$579,500
Apr-24	\$1,408,991	\$617,664
May-24	\$1,419,039	\$592,964
Jun-24	\$1,282,503	\$690,803
Jul-24	\$1,360,415	\$616,302
Aug-24	\$1,387,740	\$590,171
Sep-24	\$1,307,833	\$625,154
Oct-24	\$1,304,557	\$647,091
Nov-24	\$1,351,976	\$635,715
Dec-24	\$1,236,689	\$639,866
Jan-25	\$1,344,122	\$654,915
Feb-25	\$1,400,996	\$610,108
Mar-25	\$1,819,326	\$614,751
Apr-25	\$1,399,728	\$608,762
May-25	\$1,394,811	\$638,701
Jun-25	\$1,366,459	\$657,973
Jul-25	\$1,257,138	\$669,476



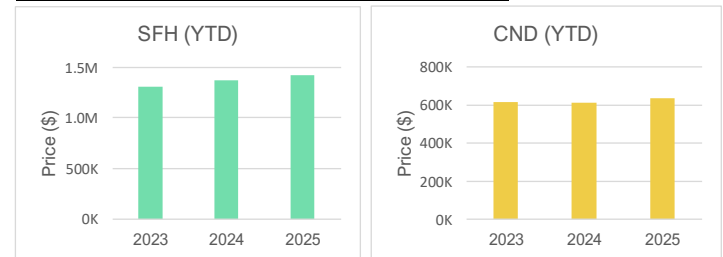
### Monthly Average Sales Price

July	SFH	YoY %chg	CND	YoY %chg
2023	\$1,270,421	-4.4%	\$617,683	4.5%
2024	\$1,360,415	7.1%	\$616,302	-0.2%
2025	\$1,257,138	-7.6%	\$669,476	8.6%



### Year-to-Date Average Sales Price

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,308,781	-7.5%	\$614,627	-0.1%
2024	\$1,369,568	4.6%	\$610,300	-0.7%
2025	\$1,417,554	3.5%	\$635,498	4.1%





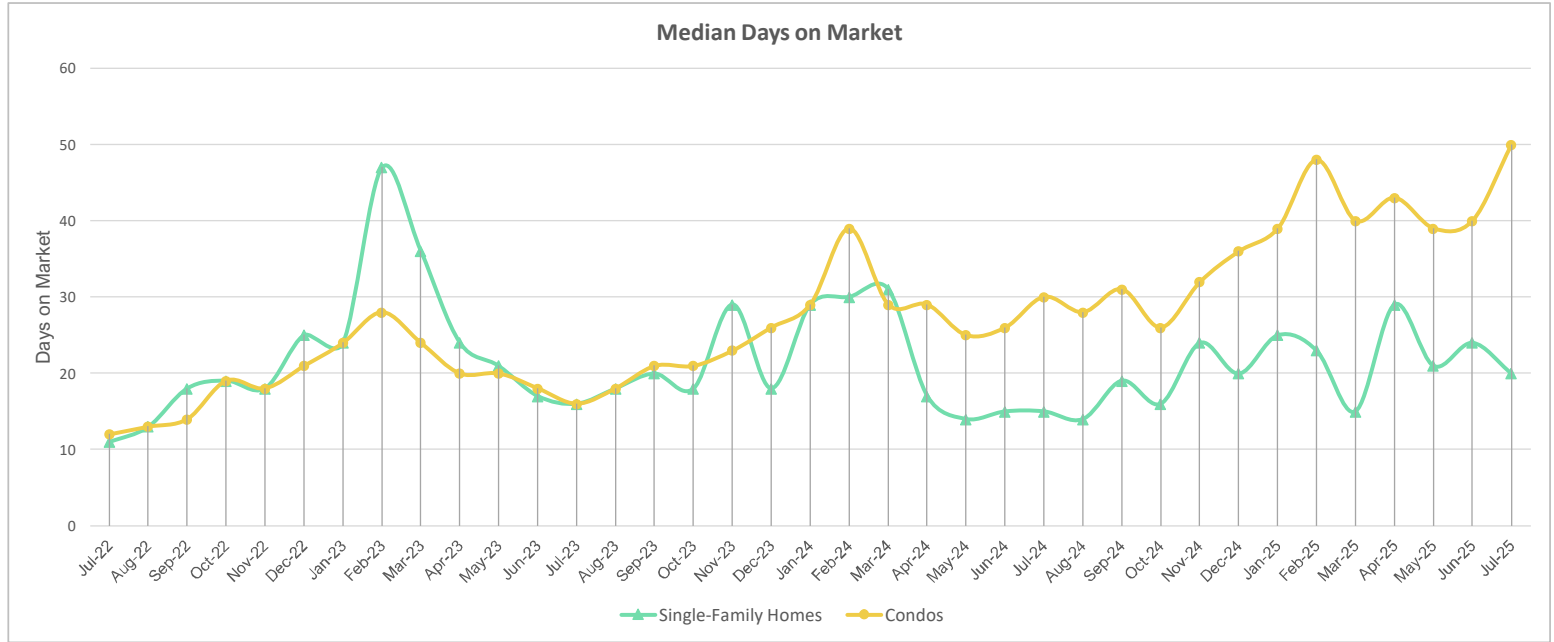
# Median Days on Market

## July 2025

OAHU, HAWAII

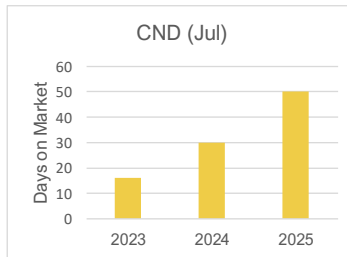
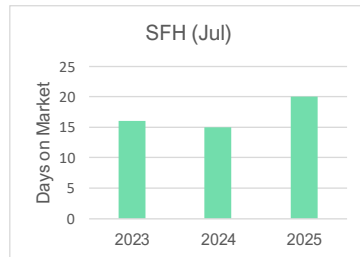
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Jul-22	11	12
Aug-22	13	13
Sep-22	18	14
Oct-22	19	19
Nov-22	18	18
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16
Aug-23	18	18
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26
Jan-24	29	29
Feb-24	30	39
Mar-24	31	29
Apr-24	17	29
May-24	14	25
Jun-24	15	26
Jul-24	15	30
Aug-24	14	28
Sep-24	19	31
Oct-24	16	26
Nov-24	24	32
Dec-24	20	36
Jan-25	25	39
Feb-25	23	48
Mar-25	15	40
Apr-25	29	43
May-25	21	39
Jun-25	24	40
Jul-25	20	50



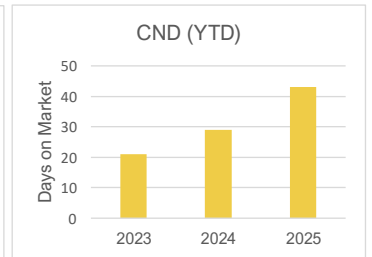
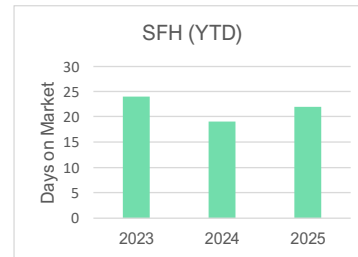
### Monthly Median Days on Market

July	SFH	YoY %chg	CND	YoY %chg
2023	16	45.5%	16	33.3%
2024	15	-6.3%	30	87.5%
2025	20	33.3%	50	66.7%



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

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	24	140.0%	21	90.9%
2024	19	-20.8%	29	38.1%
2025	22	15.8%	43	48.3%



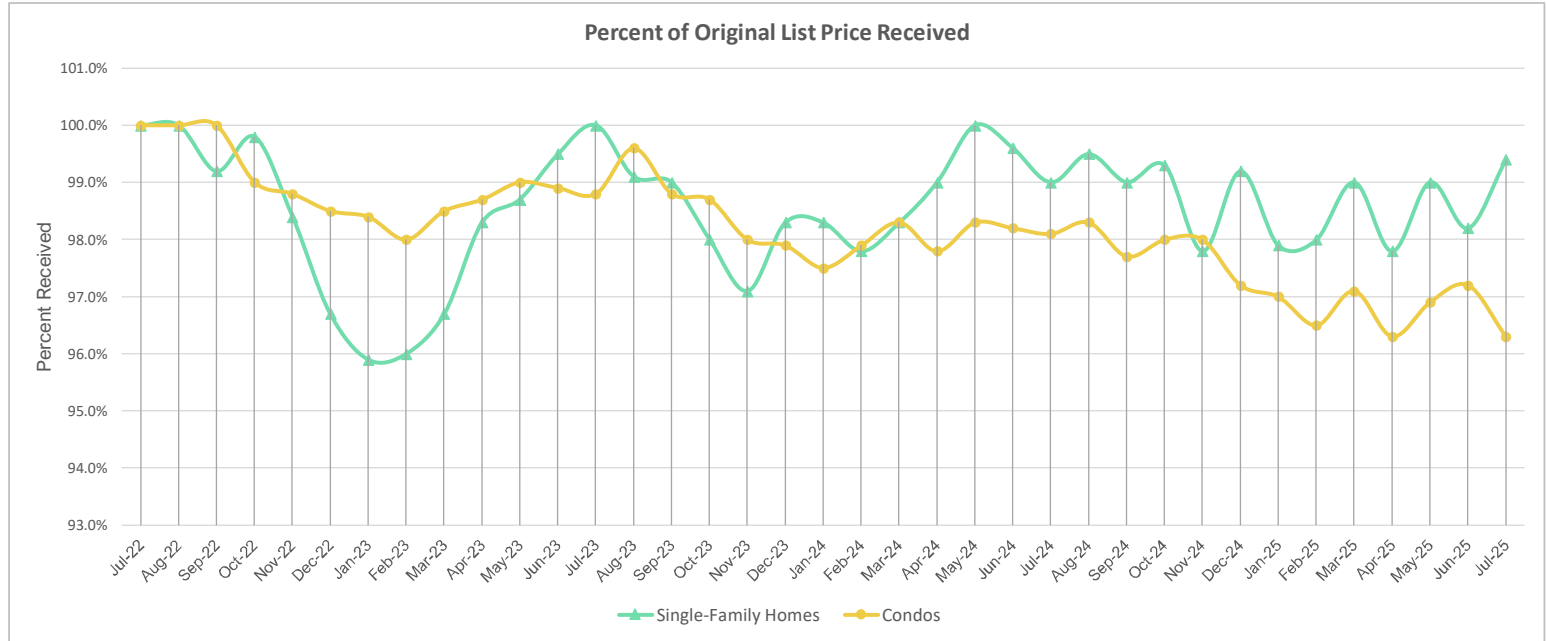
# Percent of Original List Price Received

July 2025

OAHU, HAWAII

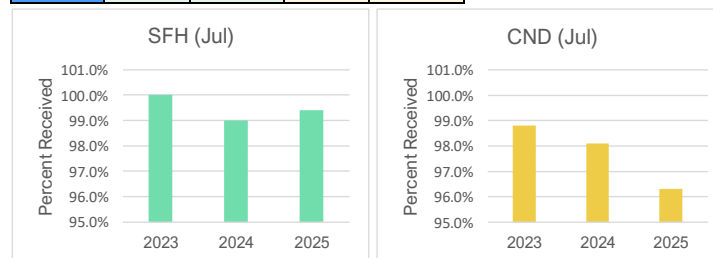
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

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



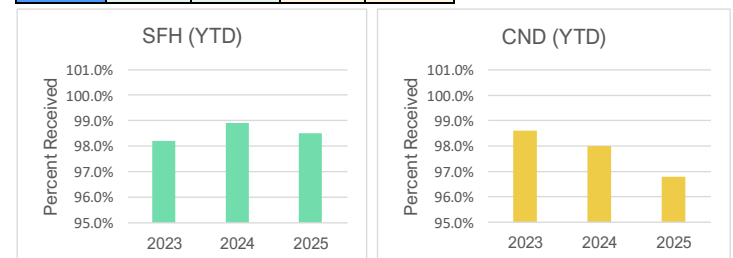
## Monthly Percent of Original List Price Received

July	SFH	YoY %chg	CND	YoY %chg
2023	100.0%	0.0%	98.8%	-1.2%
2024	99.0%	-1.0%	98.1%	-0.7%
2025	99.4%	0.4%	96.3%	-1.8%



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

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	98.2%	-3.3%	98.6%	-1.4%
2024	98.9%	0.7%	98.0%	-0.6%
2025	98.5%	-0.4%	96.8%	-1.2%



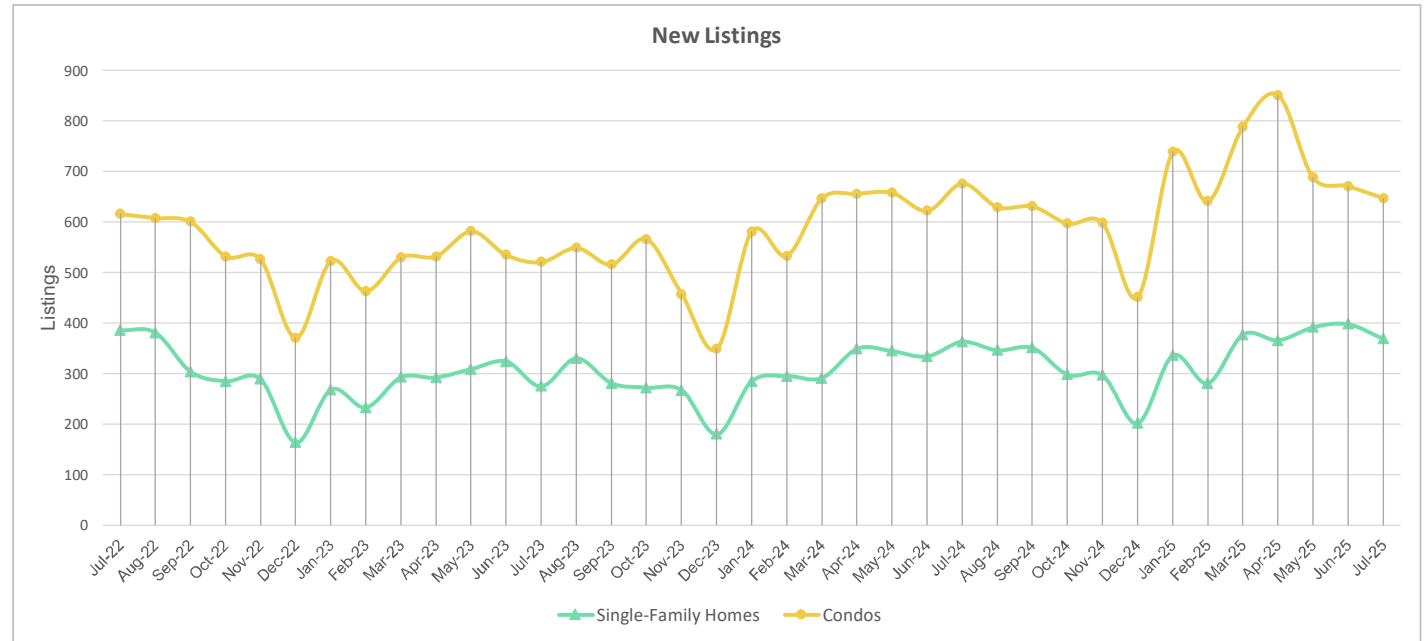
# New Listings

July 2025

OAHU, HAWAII

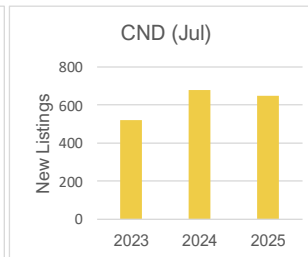
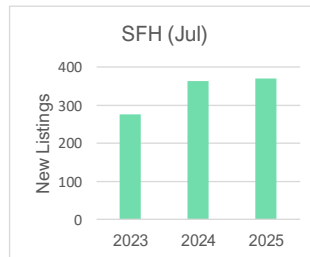
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Jul-22	386	616	1,002
Aug-22	381	608	989
Sep-22	304	601	905
Oct-22	285	532	817
Nov-22	289	526	815
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
Jan-24	285	581	866
Feb-24	295	533	828
Mar-24	291	647	938
Apr-24	349	656	1,005
May-24	345	658	1,003
Jun-24	334	622	956
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	298	597	895
Nov-24	297	598	895
Dec-24	202	451	653
Jan-25	336	739	1,075
Feb-25	281	641	922
Mar-25	377	789	1,166
Apr-25	366	851	1,217
May-25	392	688	1,080
Jun-25	398	671	1,069
Jul-25	369	647	1,016



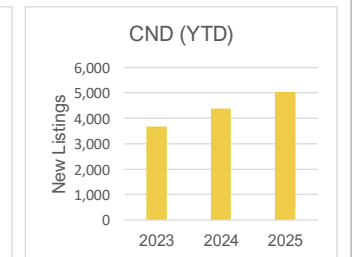
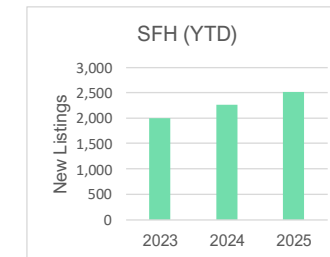
## Monthly New Listings

July	SFH	YoY %chg	CND	YoY %chg
2023	275	-28.8%	521	-15.4%
2024	363	32.0%	676	29.8%
2025	369	1.7%	647	-4.3%



## Year-to-Date New Listings

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,994	-27.4%	3,686	-23.7%
2024	2,262	13.4%	4,373	18.6%
2025	2,519	11.4%	5,026	14.9%



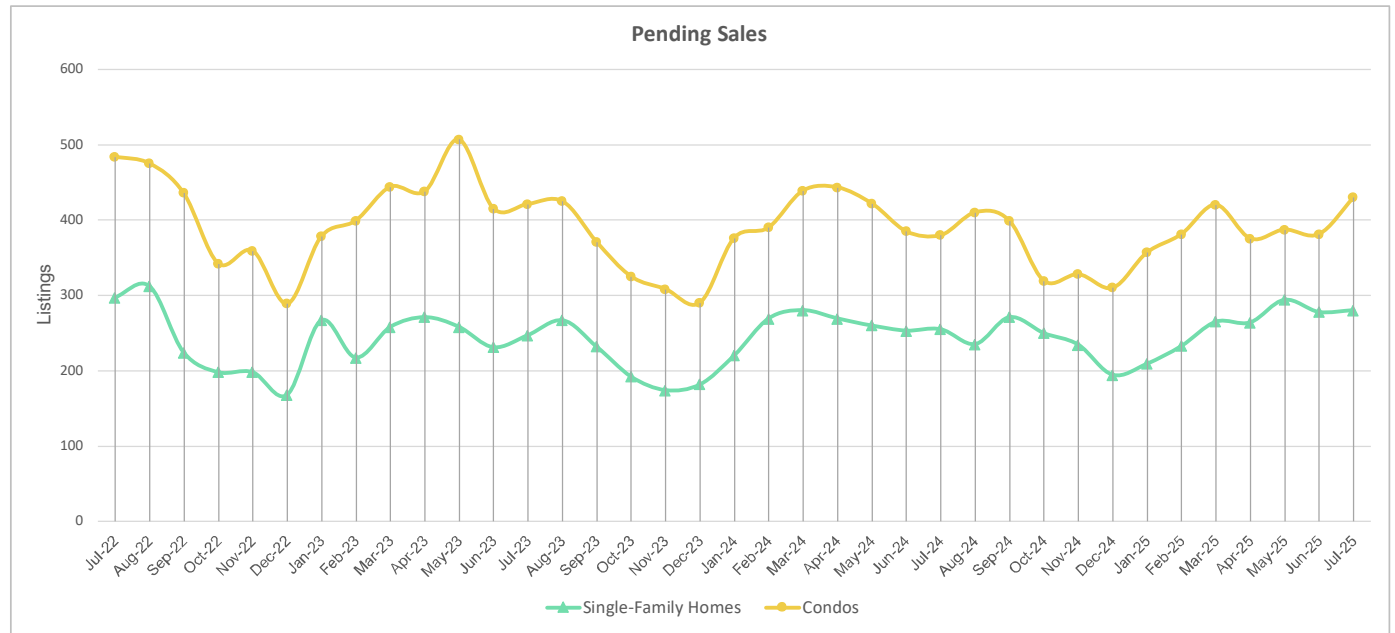
# Pending Sales\*

July 2025

OAHU, HAWAII

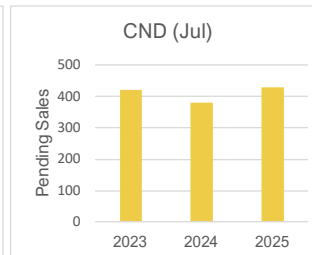
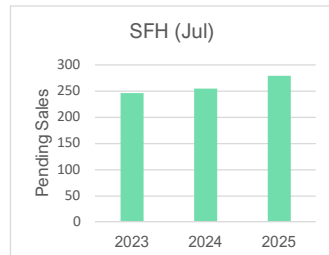
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jul-22	297	484	781
Aug-22	312	475	787
Sep-22	224	436	660
Oct-22	198	342	540
Nov-22	198	359	557
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596
Feb-24	269	390	659
Mar-24	280	439	719
Apr-24	269	443	712
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	250	319	569
Nov-24	234	328	562
Dec-24	194	310	504
Jan-25	209	357	566
Feb-25	233	381	614
Mar-25	265	420	685
Apr-25	264	375	639
May-25	294	387	681
Jun-25	278	381	659
Jul-25	280	430	710



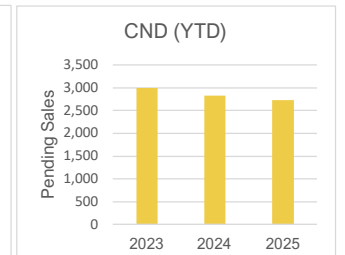
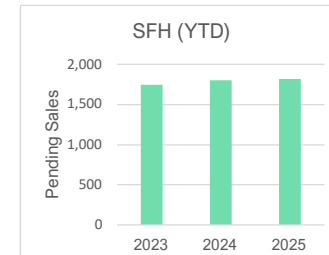
## Monthly Pending Sales

July	SFH	YoY %chg	CND	YoY %chg
2023	247	-16.8%	421	-13.0%
2024	255	3.2%	380	-9.7%
2025	280	9.8%	430	13.2%



## Year-to-Date Pending Sales

July	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	1,749	-25.2%	3,002	-27.8%
2024	1,806	3.3%	2,835	-5.6%
2025	1,823	0.9%	2,731	-3.7%



\*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.

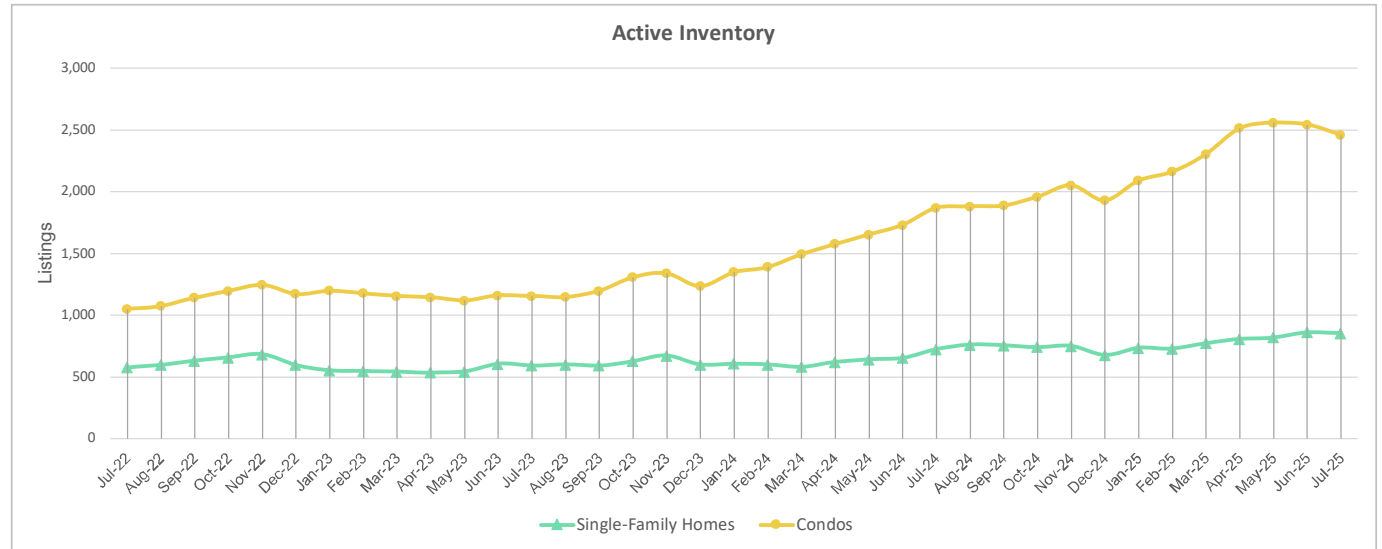
# Active Inventory\*

July 2025

OAHU, HAWAII

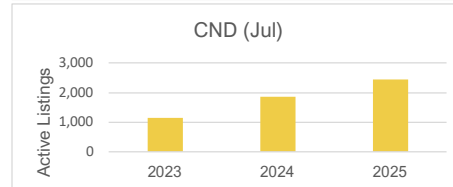
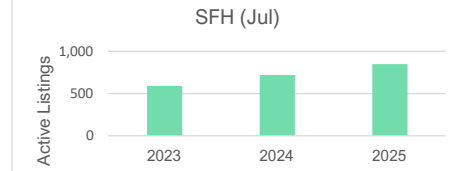
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
Jul-22	576	1,050	1,626
Aug-22	596	1,073	1,669
Sep-22	629	1,141	1,770
Oct-22	656	1,194	1,850
Nov-22	682	1,244	1,926
Dec-22	597	1,170	1,767
Jan-23	551	1,196	1,747
Feb-23	547	1,177	1,724
Mar-23	541	1,152	1,693
Apr-23	535	1,144	1,679
May-23	543	1,118	1,661
Jun-23	605	1,159	1,764
Jul-23	591	1,154	1,745
Aug-23	598	1,146	1,744
Sep-23	592	1,194	1,786
Oct-23	626	1,306	1,932
Nov-23	672	1,337	2,009
Dec-23	600	1,234	1,834
Jan-24	607	1,348	1,955
Feb-24	599	1,388	1,987
Mar-24	581	1,493	2,074
Apr-24	618	1,576	2,194
May-24	640	1,651	2,291
Jun-24	653	1,729	2,382
Jul-24	722	1,867	2,589
Aug-24	760	1,879	2,639
Sep-24	755	1,887	2,642
Oct-24	741	1,957	2,698
Nov-24	749	2,049	2,798
Dec-24	675	1,928	2,603
Jan-25	734	2,088	2,822
Feb-25	728	2,160	2,888
Mar-25	773	2,302	3,075
Apr-25	805	2,512	3,317
May-25	818	2,556	3,374
Jun-25	861	2,542	3,403
Jul-25	852	2,459	3,311

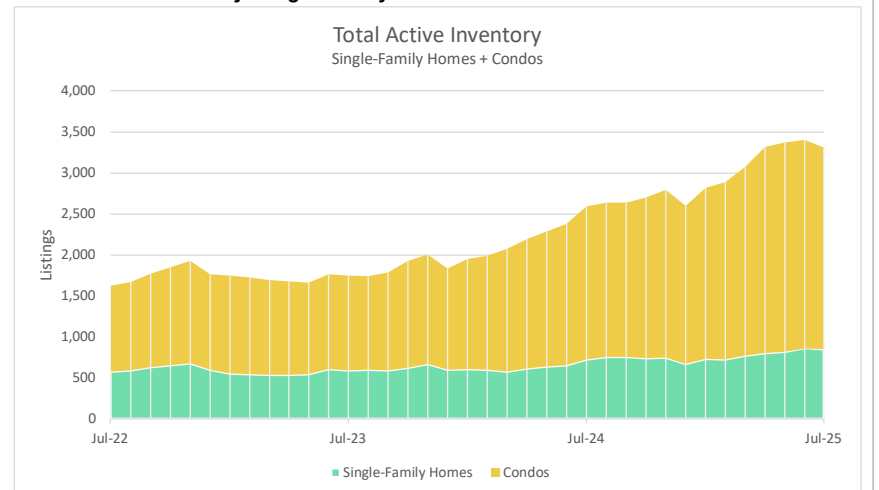


## Active Inventory

	SFH	YoY %chg	CND	YoY %chg
July 2023	591	2.6%	1,154	9.9%
July 2024	722	22.2%	1,867	61.8%
July 2025	852	18.0%	2,459	31.7%



## 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\*

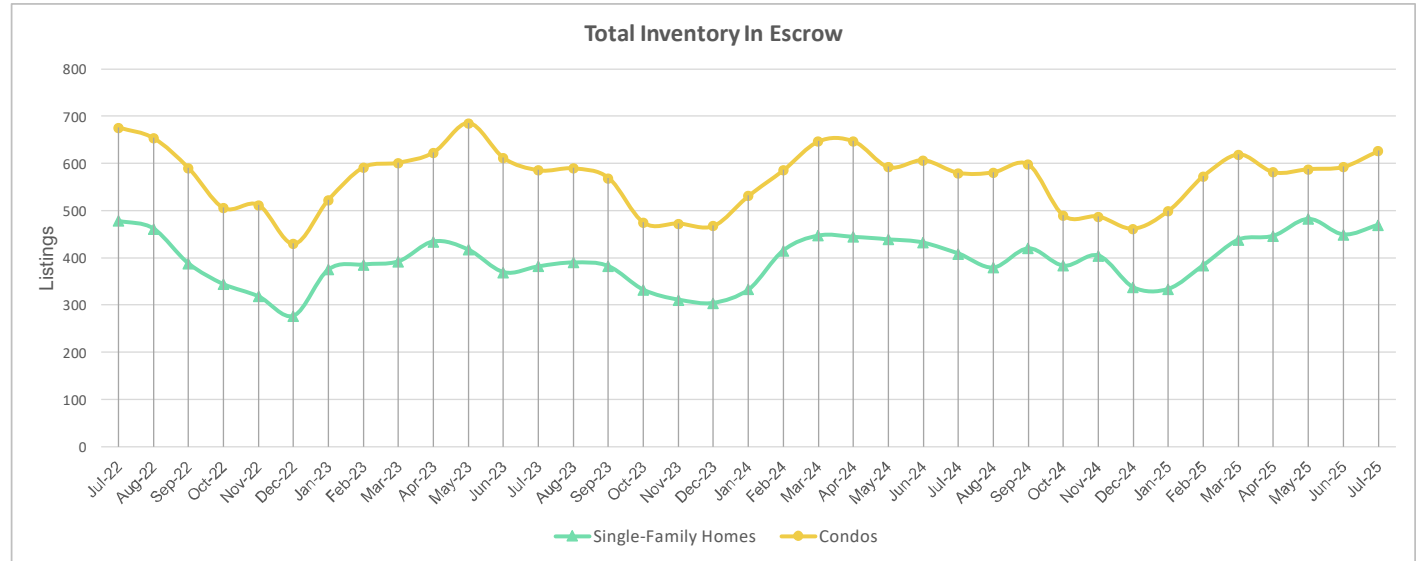
July 2025

OAHU, HAWAII

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

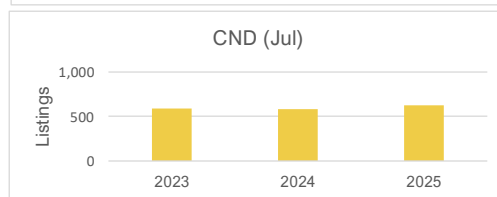
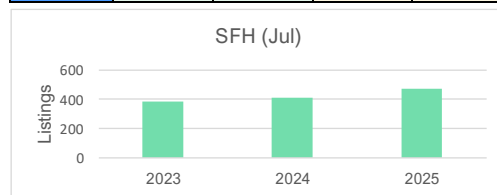
Mo/Yr	Single-Family Homes	Condos	Total
Jul-22	479	676	1,155
Aug-22	462	654	1,116
Sep-22	388	590	978
Oct-22	345	506	851
Nov-22	319	512	831
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
Jan-24	334	532	866
Feb-24	416	586	1,002
Mar-24	448	647	1,095
Apr-24	445	647	1,092
May-24	440	593	1,033
Jun-24	433	607	1,040
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	384	490	874
Nov-24	405	488	893
Dec-24	338	462	800
Jan-25	335	500	835
Feb-25	385	573	958
Mar-25	439	619	1,058
Apr-25	447	582	1,029
May-25	483	588	1,071
Jun-25	450	593	1,043
Jul-25	470	627	1,097

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

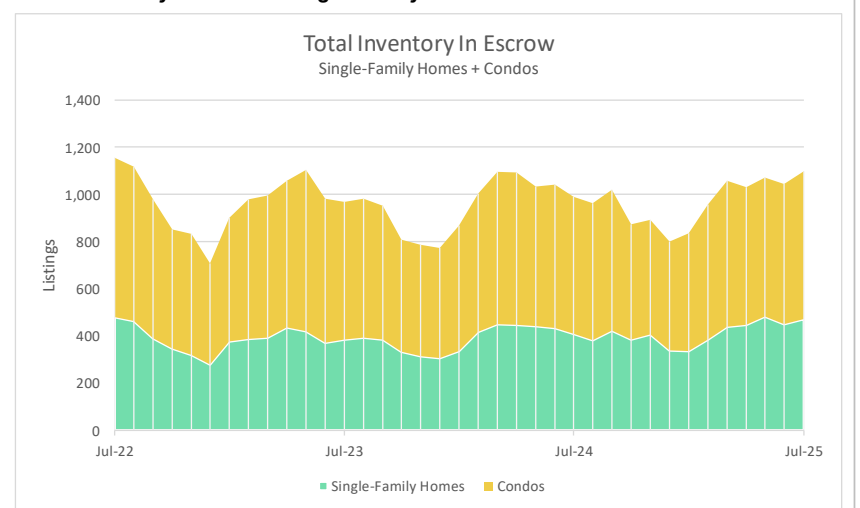


## Total Inventory In Escrow

July	SFH	YoY %chg	CND	YoY %chg
2023	383	-20.0%	586	-13.3%
2024	409	6.8%	580	-1.0%
2025	470	14.9%	627	8.1%



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



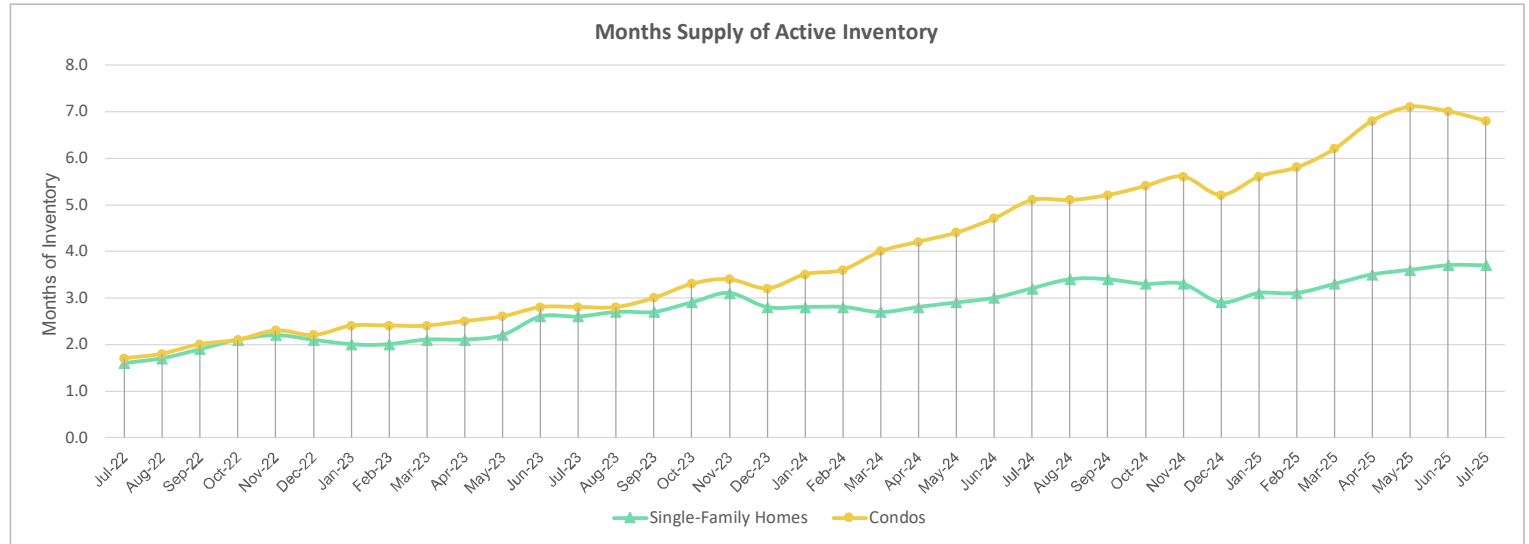
# Months Supply of Active Inventory\*

July 2025

OAHU, HAWAII

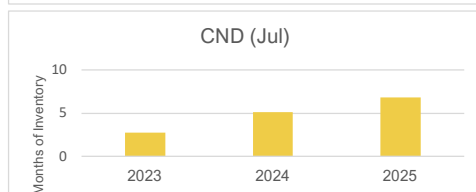
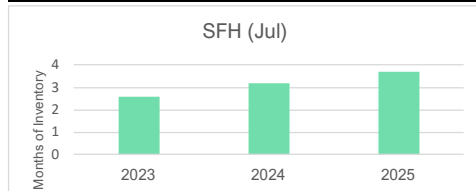
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Jul-22	1.6	1.7
Aug-22	1.7	1.8
Sep-22	1.9	2.0
Oct-22	2.1	2.1
Nov-22	2.2	2.3
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5
Feb-24	2.8	3.6
Mar-24	2.7	4.0
Apr-24	2.8	4.2
May-24	2.9	4.4
Jun-24	3.0	4.7
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	3.3	5.4
Nov-24	3.3	5.6
Dec-24	2.9	5.2
Jan-25	3.1	5.6
Feb-25	3.1	5.8
Mar-25	3.3	6.2
Apr-25	3.5	6.8
May-25	3.6	7.1
Jun-25	3.7	7.0
Jul-25	3.7	6.8

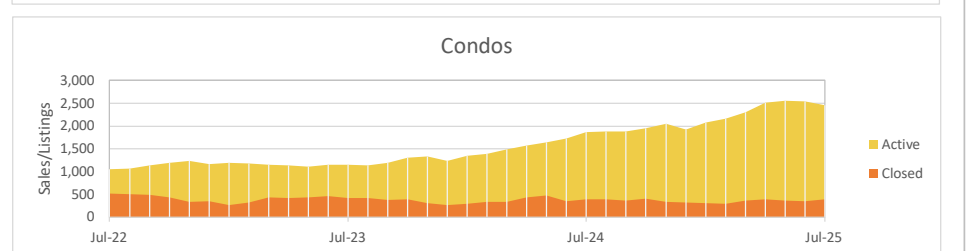
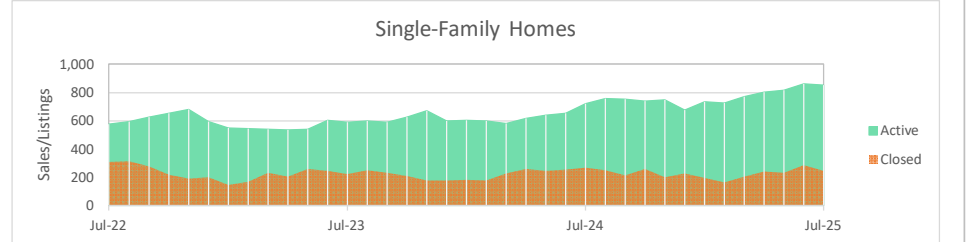


## Months Supply of Active Inventory

July	SFH	YoY %chg	CND	YoY %chg
2023	2.6	62.5%	2.8	64.7%
2024	3.2	23.1%	5.1	82.1%
2025	3.7	15.6%	6.8	33.3%



## 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

July 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	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg
\$449,999 and below	2	1	100.0%	109	107	1.9%	86.3%	56.5%	52.7%	1	1	0.0%	5	0	-	8	6	33.3%	12	6	100.0%	2.7	3.0	-10.0%
\$450,000 - \$599,999	7	10	-30.0%	34	42	-19.0%	85.8%	90.9%	-5.6%	10	11	-9.1%	5	7	-28.6%	26	15	73.3%	17	17	0.0%	4.3	2.5	72.0%
\$600,000 - \$699,999	12	9	33.3%	25	26	-3.8%	98.7%	95.5%	3.4%	16	13	23.1%	12	9	33.3%	36	23	56.5%	24	18	33.3%	4.5	2.3	95.7%
\$700,000 - \$799,999	8	21	-61.9%	59	22	168.2%	97.5%	98.7%	-1.2%	24	38	-36.8%	18	23	-21.7%	57	53	7.5%	37	42	-11.9%	3.8	2.8	35.7%
\$800,000 - \$899,999	43	35	22.9%	18	16	12.5%	99.6%	99.5%	0.1%	29	39	-25.6%	38	24	58.3%	52	74	-29.7%	61	37	64.9%	1.9	2.3	-17.4%
\$900,000 - \$999,999	35	30	16.7%	19	9	111.1%	100.0%	100.0%	0.0%	36	48	-25.0%	25	40	-37.5%	68	58	17.2%	49	57	-14.0%	2.5	2.1	19.0%
\$1,000,000 - \$1,499,999	91	97	-6.2%	23	11	109.1%	99.1%	99.5%	-0.4%	138	110	25.5%	118	93	26.9%	230	188	22.3%	175	135	29.6%	2.7	2.4	12.5%
\$1,500,000 - 1,999,999	27	34	-20.6%	11	11	0.0%	100.0%	99.4%	0.6%	54	54	0.0%	33	33	0.0%	144	117	23.1%	52	54	-3.7%	4.4	4.3	2.3%
\$2,000,000 - \$2,999,999	17	18	-5.6%	13	19	-31.6%	99.7%	95.8%	4.1%	32	29	10.3%	13	16	-18.8%	113	74	52.7%	21	22	-4.5%	7.5	4.9	53.1%
\$3,000,000 and above	7	14	-50.0%	47	18	161.1%	92.9%	96.4%	-3.6%	29	20	45.0%	13	10	30.0%	118	114	3.5%	22	21	4.8%	11.8	11.4	3.5%
All Single-Family Homes	249	269	-7.4%	20	15	33.3%	99.4%	99.0%	0.4%	369	363	1.7%	280	255	9.8%	852	722	18.0%	470	409	14.9%	3.7	3.2	15.6%

	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	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg	Jul-25	Jul-24	%chg
\$149,999 and below	17	10	70.0%	52	23	126.1%	95.8%	95.7%	0.1%	17	21	-19.0%	9	12	-25.0%	69	51	35.3%	16	18	-11.1%	5.3	4.3	23.3%
\$150,000 - \$299,999	43	49	-12.2%	76	40	90.0%	91.7%	95.3%	-3.8%	62	56	10.7%	48	36	33.3%	267	194	37.6%	71	59	20.3%	6.7	4.6	45.7%
\$300,000 - \$399,999	72	69	4.3%	42	27	55.6%	94.3%	97.5%	-3.3%	120	110	9.1%	69	74	-6.8%	428	283	51.2%	100	101	-1.0%	7.1	4.8	47.9%
\$400,000 - \$499,999	70	59	18.6%	53	36	47.2%	96.5%	98.3%	-1.8%	116	111	4.5%	68	60	13.3%	399	310	28.7%	98	102	-3.9%	6.5	5.1	27.5%
\$500,000 - \$599,999	44	64	-31.3%	44	21	109.5%	98.2%	98.5%	-0.3%	84	104	-19.2%	63	59	6.8%	304	242	25.6%	99	90	10.0%	5.7	4.5	26.7%
\$600,000 - \$699,999	42	38	10.5%	30	36	-16.7%	97.4%	98.7%	-1.3%	71	61	16.4%	51	30	70.0%	238	149	59.7%	69	51	35.3%	6.3	3.5	80.0%
\$700,000 - \$999,999	58	58	0.0%	54	17	217.6%	96.6%	100.0%	-3.4%	104	136	-23.5%	64	62	3.2%	394	294	34.0%	101	95	6.3%	6.7	4.7	42.6%
\$1,000,000 - \$1,499,999	20	27	-25.9%	32	35	-8.6%	96.3%	96.2%	0.1%	42	50	-16.0%	31	28	10.7%	177	179	-1.1%	38	39	-2.6%	8.4	8.5	-1.2%
\$1,500,000 - \$1,999,999	12	10	20.0%	112	51	119.6%	95.9%	97.1%	-1.2%	17	15	13.3%	17	14	21.4%	71	72	-1.4%	23	17	35.3%	7.9	10.3	-23.3%
\$2,000,000 and above	11	5	120.0%	28	100	-72.0%	96.5%	91.7%	5.2%	14	12	16.7%	10	5	100.0%	112	93	20.4%	12	8	50.0%	14.0	15.5	-9.7%
All Condos	389	389	0.0%	50	30	66.7%	96.3%	98.1%	-1.8%	647	676	-4.3%	430	380	13.2%	2,459	1,867	31.7%	627	580	8.1%	6.8	5.1	33.3%

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

©2025. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.



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

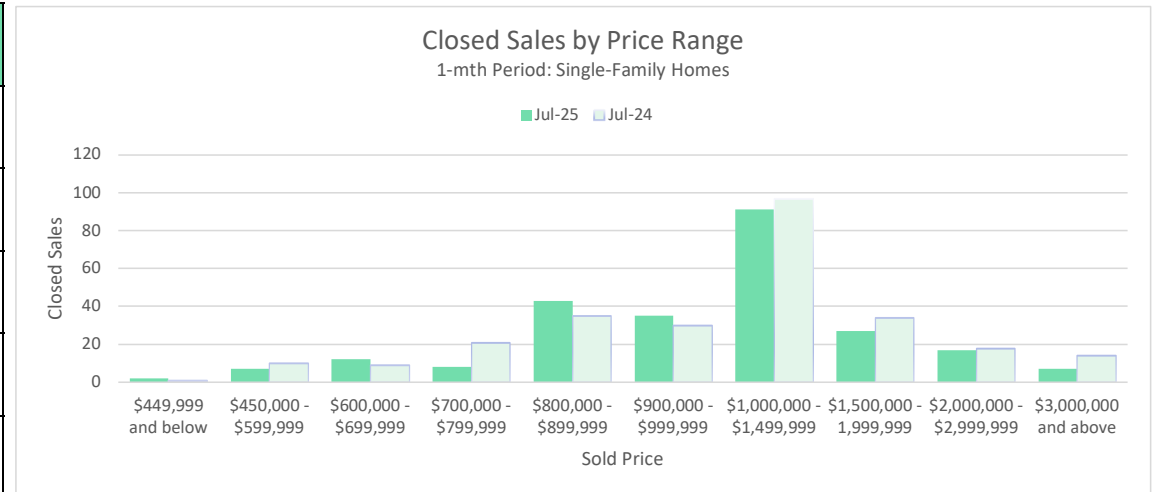
July 2025

OAHU, HAWAII

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

Single-Family Homes	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	2	1	100.0%	34	25	36.0%
\$450,000 - \$599,999	7	10	-30.0%	69	74	-6.8%
\$600,000 - \$699,999	12	9	33.3%	97	115	-15.7%
\$700,000 - \$799,999	8	21	-61.9%	174	230	-24.3%
\$800,000 - \$899,999	43	35	22.9%	341	380	-10.3%
\$900,000 - \$999,999	35	30	16.7%	321	320	0.3%
\$1,000,000 - \$1,499,999	91	97	-6.2%	1,006	918	9.6%
\$1,500,000 - 1,999,999	27	34	-20.6%	395	327	20.8%
\$2,000,000 - \$2,999,999	17	18	-5.6%	184	182	1.1%
\$3,000,000 and above	7	14	-50.0%	124	119	4.2%
<b>All Single-Family Homes</b>	<b>249</b>	<b>269</b>	<b>-7.4%</b>	<b>2,745</b>	<b>2,690</b>	<b>2.0%</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.



## Closed Sales by Price Range: Condos

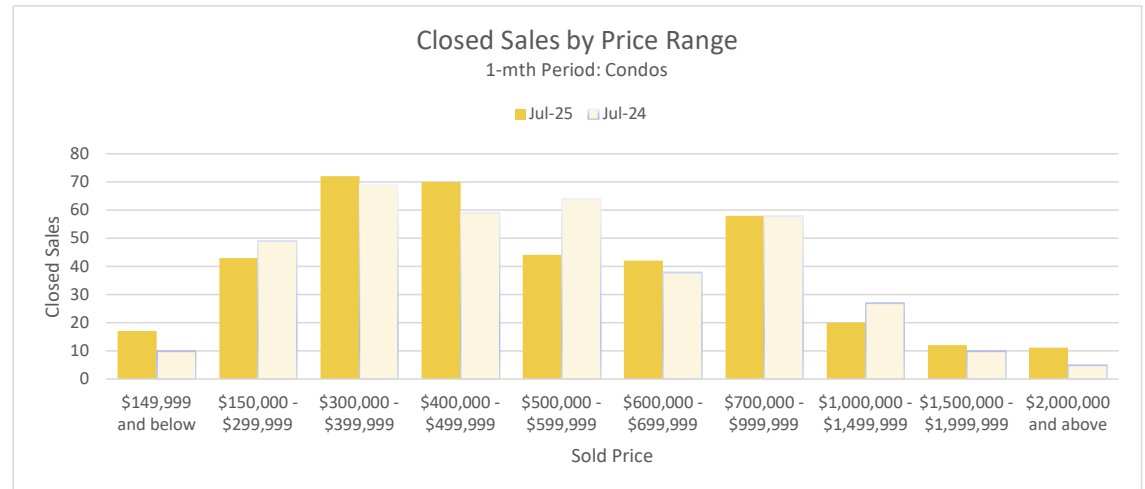
July 2025

OAHU, HAWAII

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

Condos	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	10	70.0%	150	149	0.7%
\$150,000 - \$299,999	43	49	-12.2%	480	502	-4.4%
\$300,000 - \$399,999	72	69	4.3%	717	703	2.0%
\$400,000 - \$499,999	70	59	18.6%	727	736	-1.2%
\$500,000 - \$599,999	44	64	-31.3%	641	653	-1.8%
\$600,000 - \$699,999	42	38	10.5%	454	505	-10.1%
\$700,000 - \$999,999	58	58	0.0%	705	743	-5.1%
\$1,000,000 - \$1,499,999	20	27	-25.9%	253	252	0.4%
\$1,500,000 - \$1,999,999	12	10	20.0%	104	83	25.3%
\$2,000,000 and above	11	5	120.0%	95	76	25.0%
<b>All Condos</b>	<b>389</b>	<b>389</b>	<b>0.0%</b>	<b>4,326</b>	<b>4,402</b>	<b>-1.7%</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

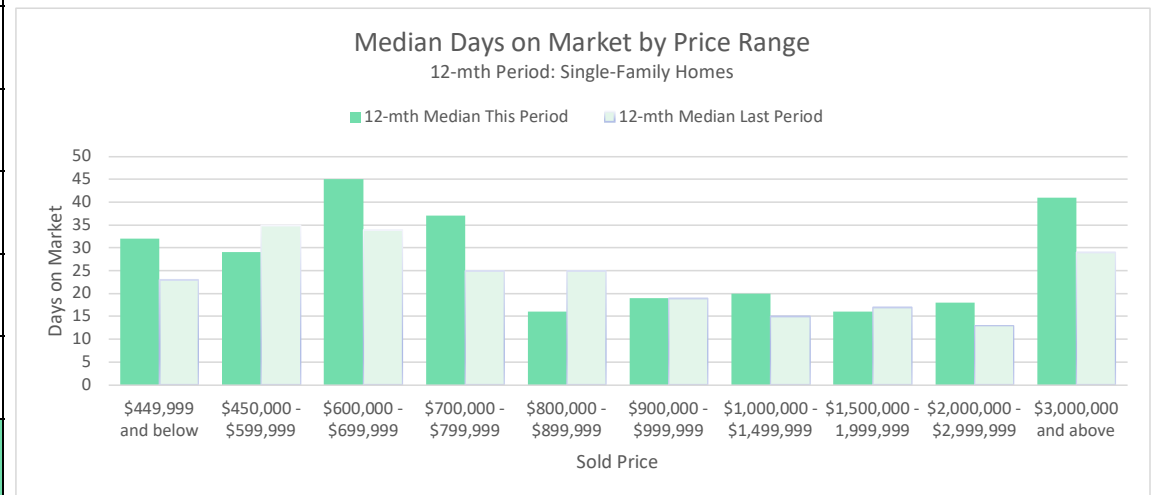
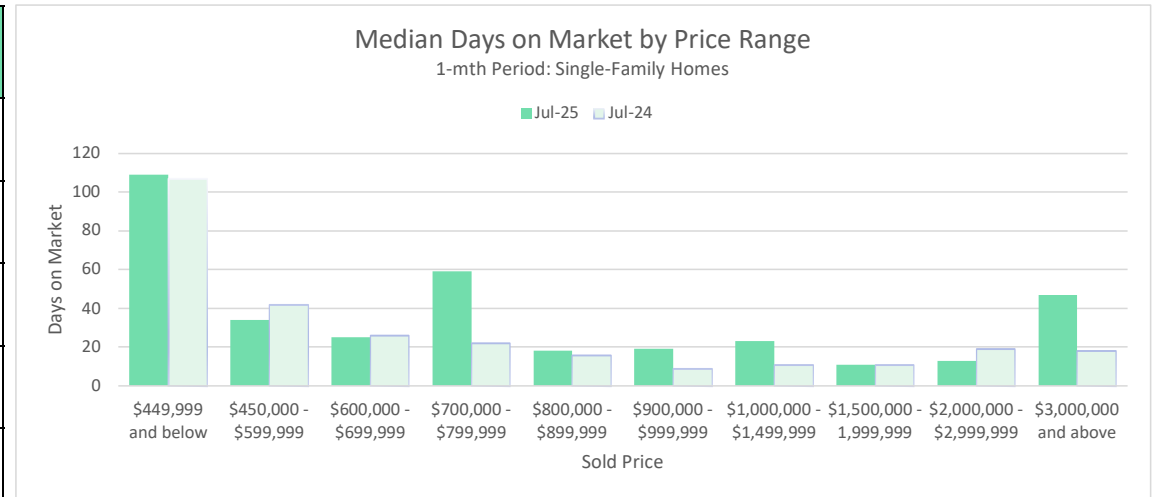
July 2025

OAHU, HAWAII

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

Single-Family Homes	Jul-25	Jul-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	109	107	1.9%	32	23	39.1%
\$450,000 - \$599,999	34	42	-19.0%	29	35	-17.1%
\$600,000 - \$699,999	25	26	-3.8%	45	34	32.4%
\$700,000 - \$799,999	59	22	168.2%	37	25	48.0%
\$800,000 - \$899,999	18	16	12.5%	16	25	-36.0%
\$900,000 - \$999,999	19	9	111.1%	19	19	0.0%
\$1,000,000 - \$1,499,999	23	11	109.1%	20	15	33.3%
\$1,500,000 - 1,999,999	11	11	0.0%	16	17	-5.9%
\$2,000,000 - \$2,999,999	13	19	-31.6%	18	13	38.5%
\$3,000,000 and above	47	18	161.1%	41	29	41.4%
<b>All Single-Family Homes</b>	<b>20</b>	<b>15</b>	<b>33.3%</b>	<b>20</b>	<b>19</b>	<b>5.3%</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.



## Median Days on Market by Price Range: Condos

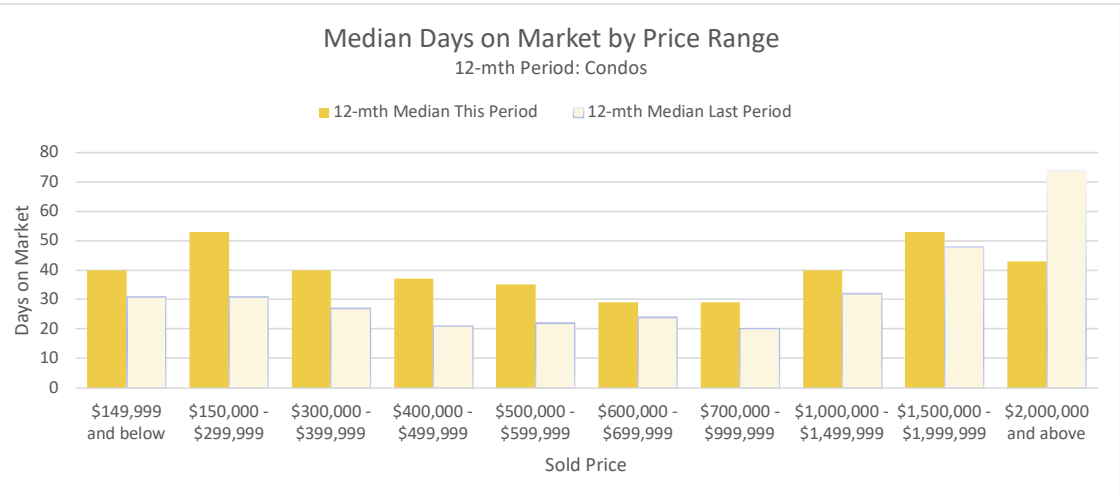
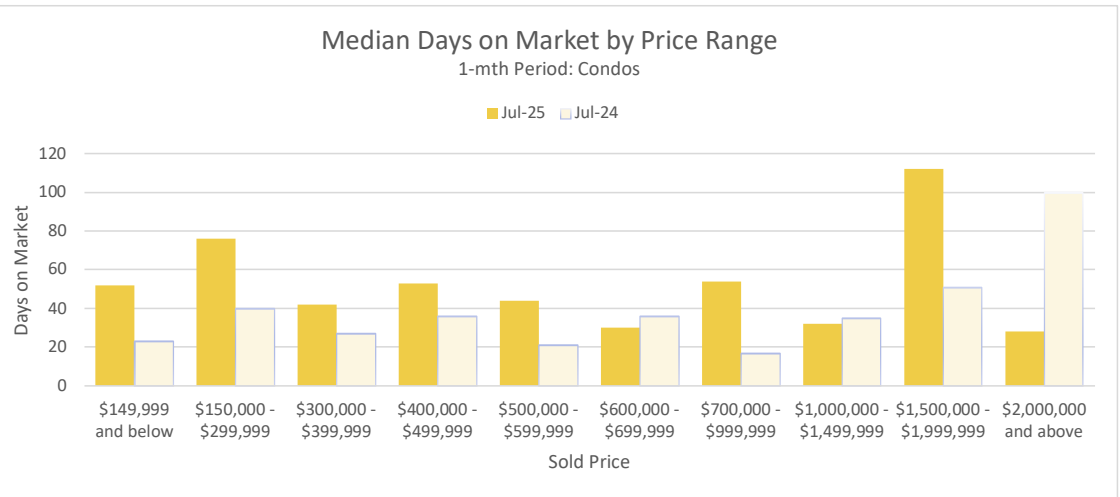
July 2025

OAHU, HAWAII

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

Condos	Jul-25	Jul-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	52	23	126.1%	40	31	29.0%
\$150,000 - \$299,999	76	40	90.0%	53	31	71.0%
\$300,000 - \$399,999	42	27	55.6%	40	27	48.1%
\$400,000 - \$499,999	53	36	47.2%	37	21	76.2%
\$500,000 - \$599,999	44	21	109.5%	35	22	59.1%
\$600,000 - \$699,999	30	36	-16.7%	29	24	20.8%
\$700,000 - \$999,999	54	17	217.6%	29	20	45.0%
\$1,000,000 - \$1,499,999	32	35	-8.6%	40	32	25.0%
\$1,500,000 - \$1,999,999	112	51	119.6%	53	48	10.4%
\$2,000,000 and above	28	100	-72.0%	43	74	-41.9%
<b>All Condos</b>	<b>50</b>	<b>30</b>	<b>66.7%</b>	<b>37</b>	<b>25</b>	<b>48.0%</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: Single-Family Homes

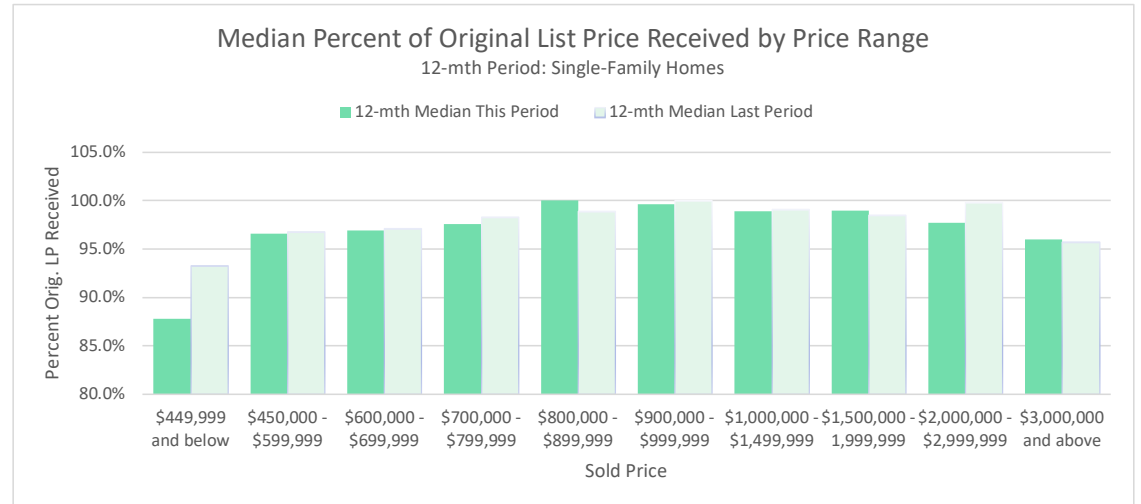
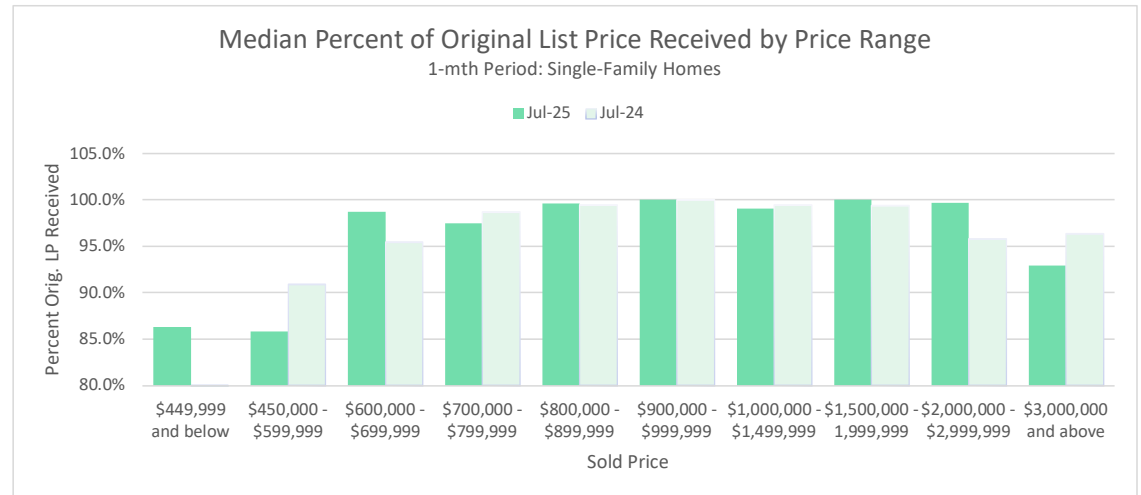
July 2025

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	Jul-25	Jul-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	86.3%	56.5%	52.7%	87.8%	93.3%	-5.9%
\$450,000 - \$599,999	85.8%	90.9%	-5.6%	96.6%	96.8%	-0.2%
\$600,000 - \$699,999	98.7%	95.5%	3.4%	96.9%	97.1%	-0.2%
\$700,000 - \$799,999	97.5%	98.7%	-1.2%	97.6%	98.3%	-0.7%
\$800,000 - \$899,999	99.6%	99.5%	0.1%	100.0%	98.9%	1.1%
\$900,000 - \$999,999	100.0%	100.0%	0.0%	99.6%	100.0%	-0.4%
\$1,000,000 - \$1,499,999	99.1%	99.5%	-0.4%	98.9%	99.1%	-0.2%
\$1,500,000 - 1,999,999	100.0%	99.4%	0.6%	99.0%	98.5%	0.5%
\$2,000,000 - \$2,999,999	99.7%	95.8%	4.1%	97.7%	99.8%	-2.1%
\$3,000,000 and above	92.9%	96.4%	-3.6%	96.0%	95.7%	0.3%
<b>All Single-Family Homes</b>	<b>99.4%</b>	<b>99.0%</b>	<b>0.4%</b>	<b>98.7%</b>	<b>98.8%</b>	<b>-0.1%</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

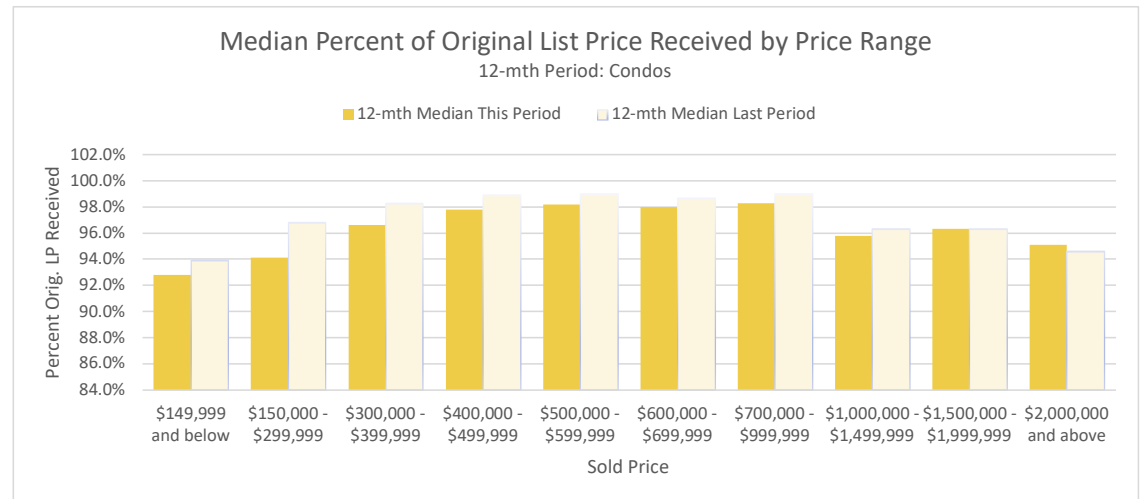
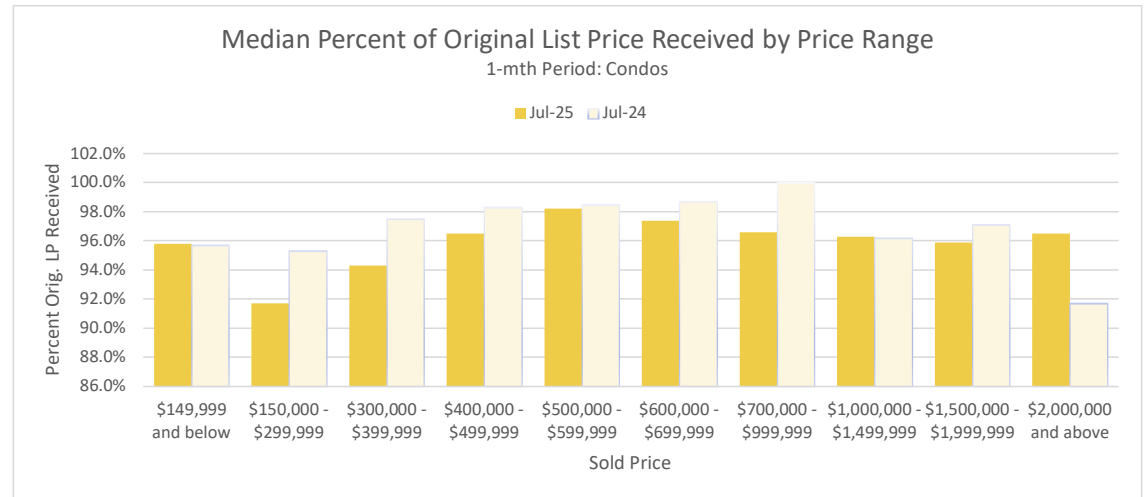
July 2025

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	Jul-25	Jul-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	95.8%	95.7%	0.1%	92.8%	93.9%	-1.2%
\$150,000 - \$299,999	91.7%	95.3%	-3.8%	94.1%	96.8%	-2.8%
\$300,000 - \$399,999	94.3%	97.5%	-3.3%	96.6%	98.3%	-1.7%
\$400,000 - \$499,999	96.5%	98.3%	-1.8%	97.8%	98.9%	-1.1%
\$500,000 - \$599,999	98.2%	98.5%	-0.3%	98.2%	99.0%	-0.8%
\$600,000 - \$699,999	97.4%	98.7%	-1.3%	98.0%	98.7%	-0.7%
\$700,000 - \$999,999	96.6%	100.0%	-3.4%	98.3%	99.0%	-0.7%
\$1,000,000 - \$1,499,999	96.3%	96.2%	0.1%	95.8%	96.3%	-0.5%
\$1,500,000 - \$1,999,999	95.9%	97.1%	-1.2%	96.3%	96.3%	0.0%
\$2,000,000 and above	96.5%	91.7%	5.2%	95.1%	94.6%	0.5%
<b>All Condos</b>	<b>96.3%</b>	<b>98.1%</b>	<b>-1.8%</b>	<b>97.3%</b>	<b>98.2%</b>	<b>-0.9%</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

July 2025

OAHU, HAWAII

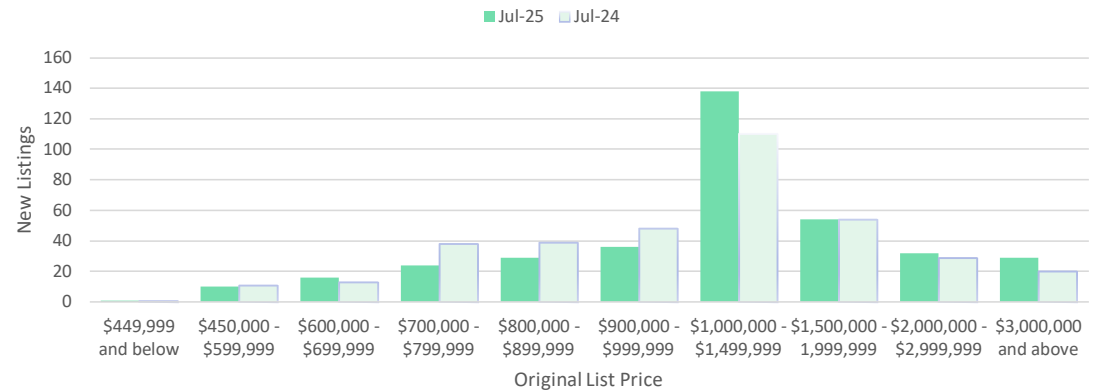
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	1	1	0.0%	33	30	10.0%
\$450,000 - \$599,999	10	11	-9.1%	98	83	18.1%
\$600,000 - \$699,999	16	13	23.1%	165	135	22.2%
\$700,000 - \$799,999	24	38	-36.8%	263	286	-8.0%
\$800,000 - \$899,999	29	39	-25.6%	430	423	1.7%
\$900,000 - \$999,999	36	48	-25.0%	450	440	2.3%
\$1,000,000 - \$1,499,999	138	110	25.5%	1,345	1,148	17.2%
\$1,500,000 - 1,999,999	54	54	0.0%	599	503	19.1%
\$2,000,000 - \$2,999,999	32	29	10.3%	314	297	5.7%
\$3,000,000 and above	29	20	45.0%	316	247	27.9%
<b>All Single-Family Homes</b>	<b>369</b>	<b>363</b>	<b>1.7%</b>	<b>4,013</b>	<b>3,592</b>	<b>11.7%</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.

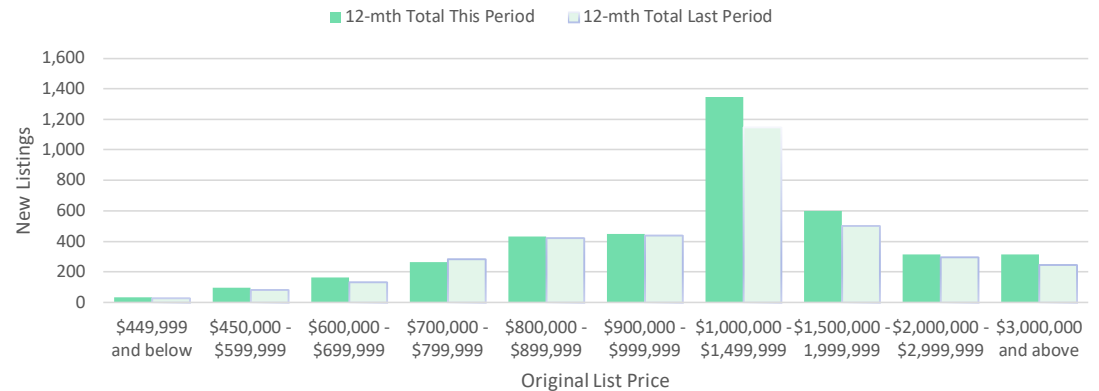
### New Listings by Price Range

1-mth Period: Single-Family Homes



### New Listings by Price Range

12-mth Period: Single-Family Homes



## New Listings by Price Range: Condos

July 2025

OAHU, HAWAII

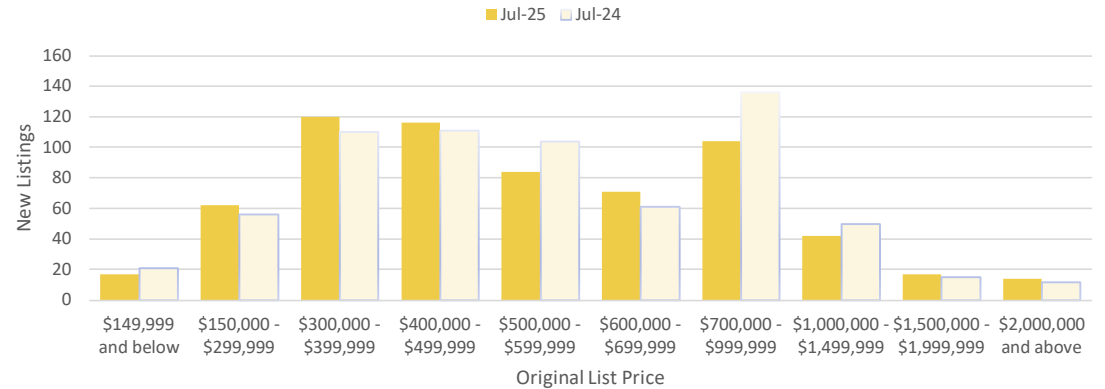
(A count of properties that have been newly listed on the market in a given month)

Condos	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	17	21	-19.0%	193	172	12.2%
\$150,000 - \$299,999	62	56	10.7%	786	691	13.7%
\$300,000 - \$399,999	120	110	9.1%	1,235	1,077	14.7%
\$400,000 - \$499,999	116	111	4.5%	1,335	1,163	14.8%
\$500,000 - \$599,999	84	104	-19.2%	1,153	997	15.6%
\$600,000 - \$699,999	71	61	16.4%	864	712	21.3%
\$700,000 - \$999,999	104	136	-23.5%	1,354	1,148	17.9%
\$1,000,000 - \$1,499,999	42	50	-16.0%	528	466	13.3%
\$1,500,000 - \$1,999,999	17	15	13.3%	211	195	8.2%
\$2,000,000 and above	14	12	16.7%	273	189	44.4%
<b>All Condos</b>	<b>647</b>	<b>676</b>	<b>-4.3%</b>	<b>7,932</b>	<b>6,810</b>	<b>16.5%</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.

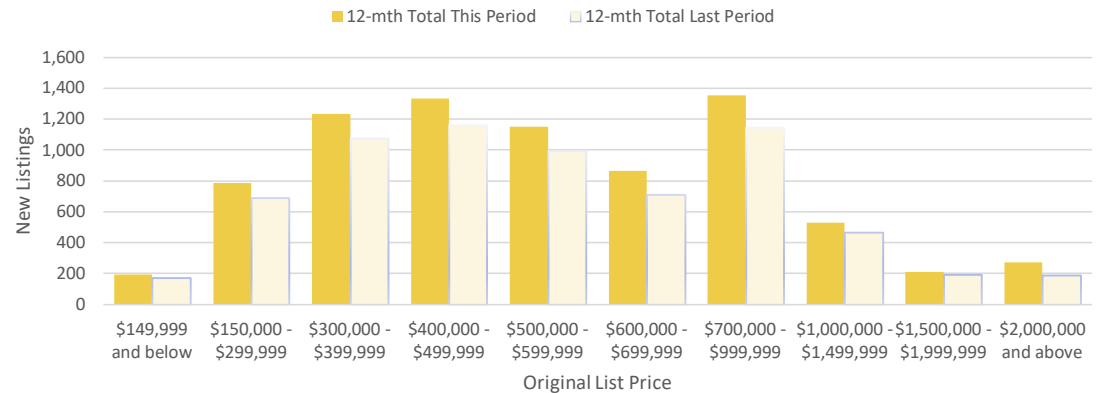
### New Listings by Price Range

1-mth Period: Condos



### New Listings by Price Range

12-mth Period: Condos





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

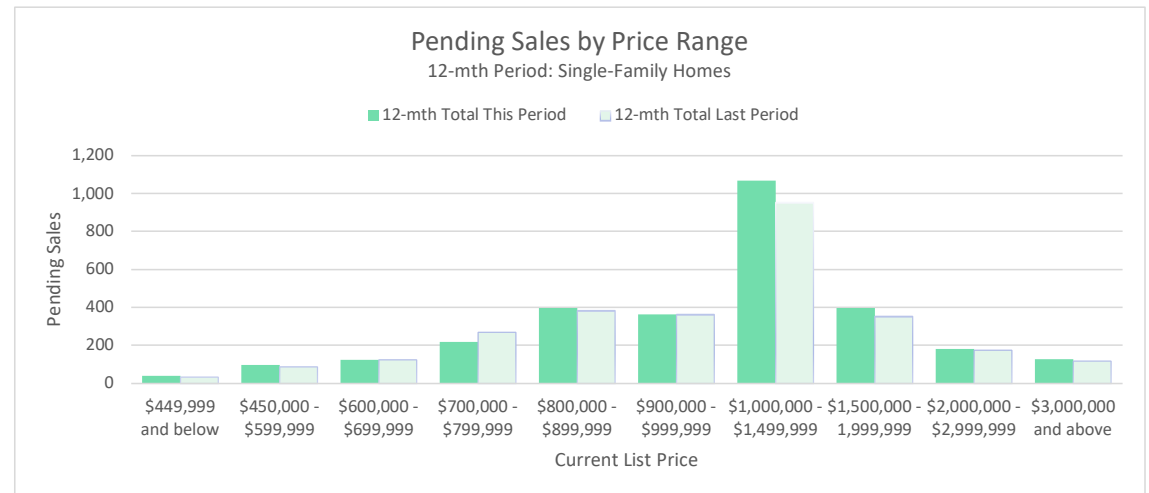
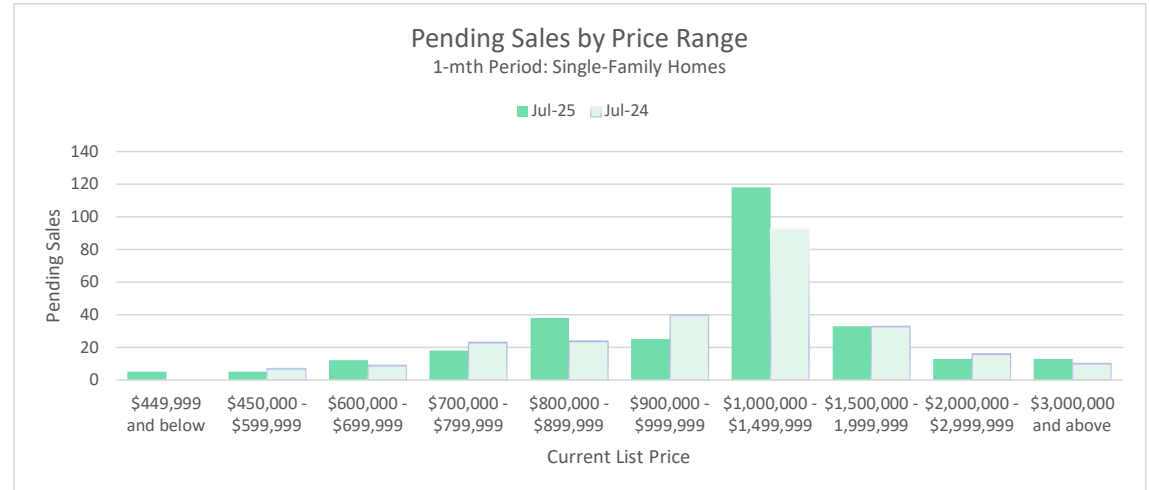
July 2025

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	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	5	0	-	40	32	25.0%
\$450,000 - \$599,999	5	7	-28.6%	95	87	9.2%
\$600,000 - \$699,999	12	9	33.3%	123	123	0.0%
\$700,000 - \$799,999	18	23	-21.7%	218	268	-18.7%
\$800,000 - \$899,999	38	24	58.3%	397	384	3.4%
\$900,000 - \$999,999	25	40	-37.5%	363	362	0.3%
\$1,000,000 - \$1,499,999	118	93	26.9%	1,068	952	12.2%
\$1,500,000 - 1,999,999	33	33	0.0%	395	354	11.6%
\$2,000,000 - \$2,999,999	13	16	-18.8%	180	174	3.4%
\$3,000,000 and above	13	10	30.0%	128	117	9.4%
<b>All Single-Family Homes</b>	<b>280</b>	<b>255</b>	<b>9.8%</b>	<b>3,007</b>	<b>2,853</b>	<b>5.4%</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.



## Pending Sales by Price Range: Condos

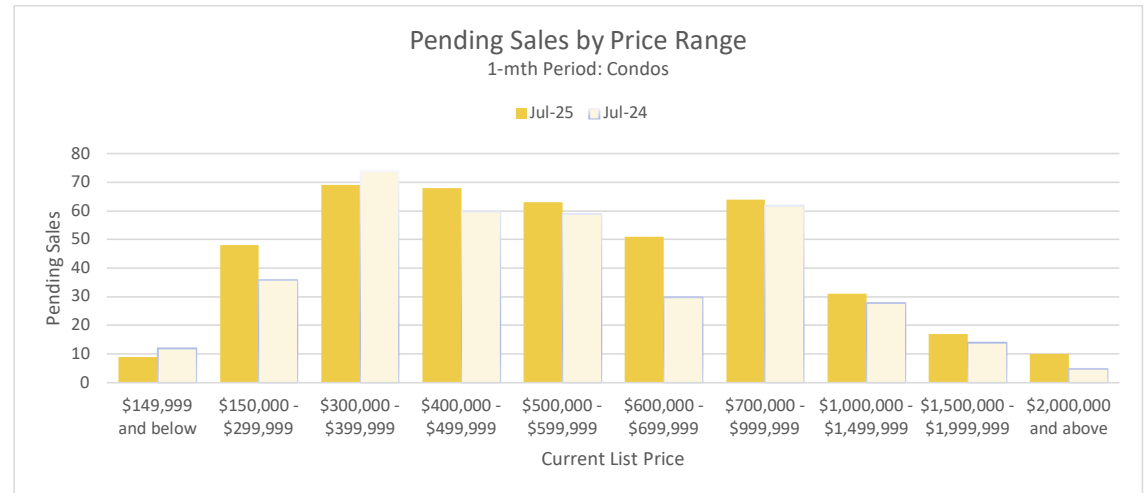
July 2025

OAHU, HAWAII

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

Condos	Jul-25	Jul-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	12	-25.0%	151	149	1.3%
\$150,000 - \$299,999	48	36	33.3%	491	499	-1.6%
\$300,000 - \$399,999	69	74	-6.8%	747	766	-2.5%
\$400,000 - \$499,999	68	60	13.3%	759	778	-2.4%
\$500,000 - \$599,999	63	59	6.8%	661	687	-3.8%
\$600,000 - \$699,999	51	30	70.0%	512	507	1.0%
\$700,000 - \$999,999	64	62	3.2%	706	749	-5.7%
\$1,000,000 - \$1,499,999	31	28	10.7%	270	252	7.1%
\$1,500,000 - \$1,999,999	17	14	21.4%	101	94	7.4%
\$2,000,000 and above	10	5	100.0%	99	73	35.6%
<b>All Condos</b>	<b>430</b>	<b>380</b>	<b>13.2%</b>	<b>4,497</b>	<b>4,554</b>	<b>-1.3%</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.



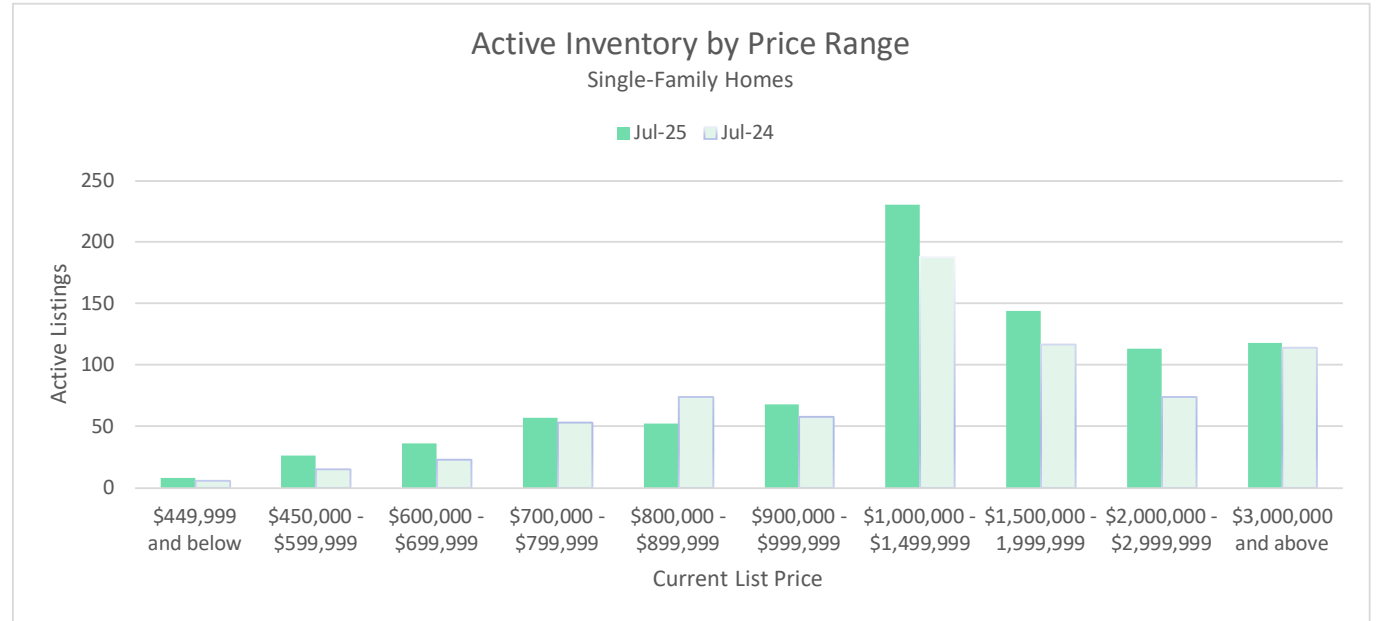
# Active Inventory\* by Price Range: Single-Family Homes

July 2025

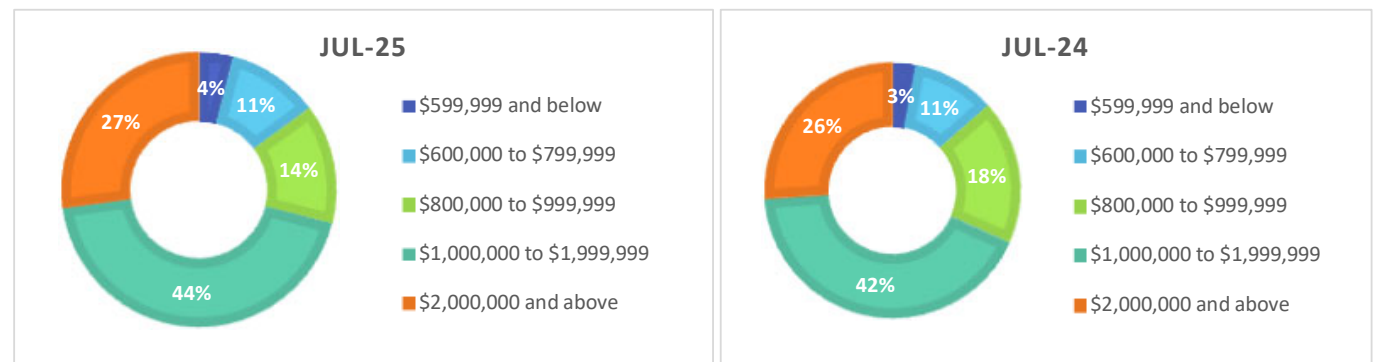
OAHU, HAWAII

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

Single-Family Homes	Jul-25	Jul-24	YOY chg
\$449,999 and below	8	6	33.3%
\$450,000 - \$599,999	26	15	73.3%
\$600,000 - \$699,999	36	23	56.5%
\$700,000 - \$799,999	57	53	7.5%
\$800,000 - \$899,999	52	74	-29.7%
\$900,000 - \$999,999	68	58	17.2%
\$1,000,000 - \$1,499,999	230	188	22.3%
\$1,500,000 - 1,999,999	144	117	23.1%
\$2,000,000 - \$2,999,999	113	74	52.7%
\$3,000,000 and above	118	114	3.5%
<b>All Single-Family Homes</b>	<b>852</b>	<b>722</b>	<b>18.0%</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.

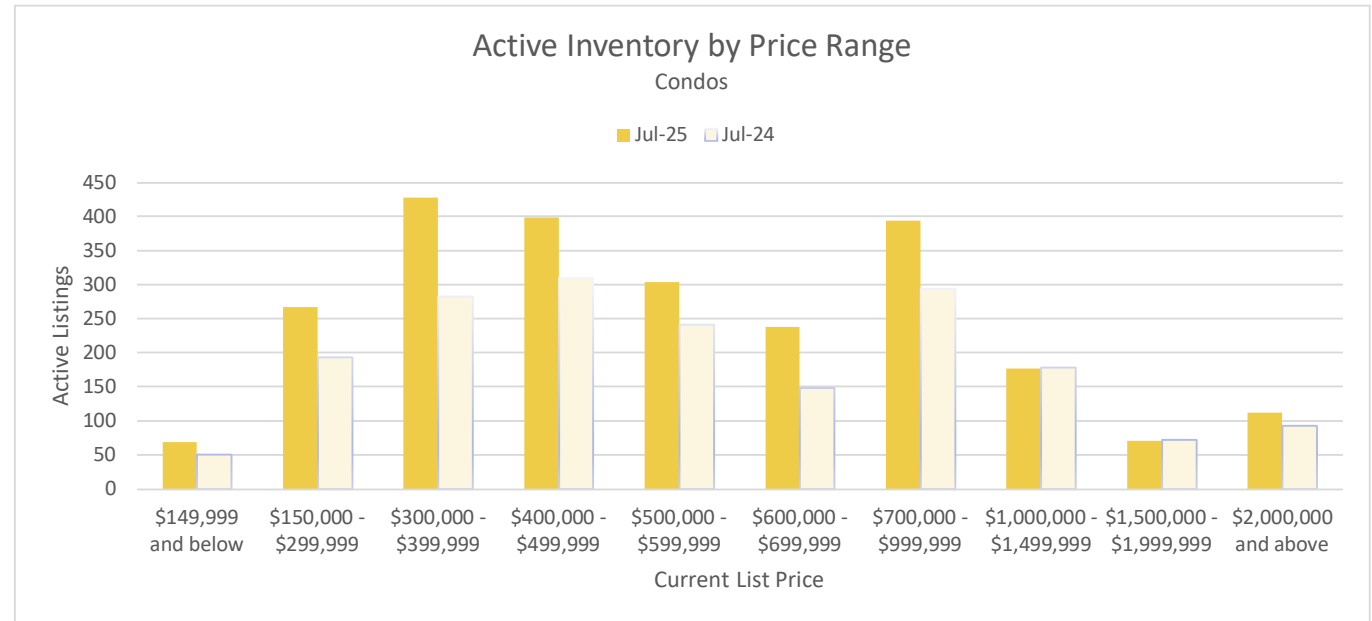
## Active Inventory\* by Price Range: Condos

July 2025

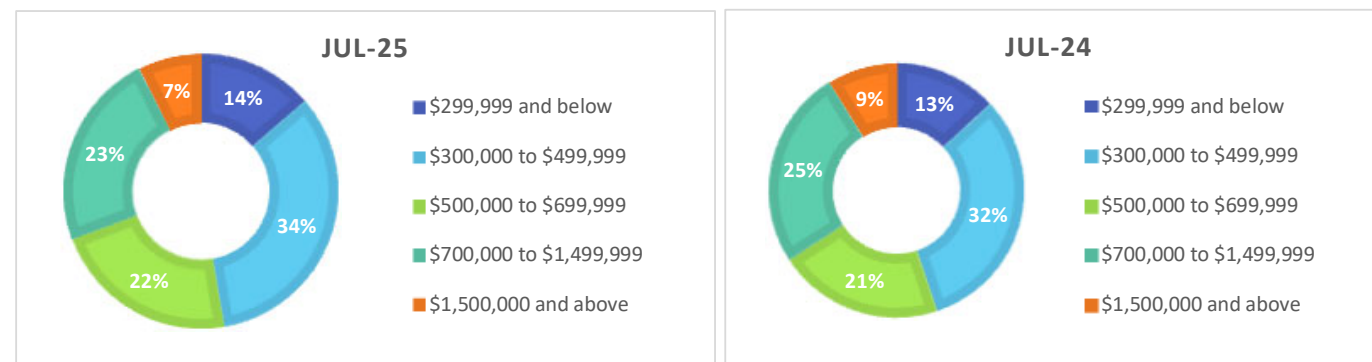
OAHU, HAWAII

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

Condos	Jul-25	Jul-24	YOY chg
\$149,999 and below	69	51	35.3%
\$150,000 - \$299,999	267	194	37.6%
\$300,000 - \$399,999	428	283	51.2%
\$400,000 - \$499,999	399	310	28.7%
\$500,000 - \$599,999	304	242	25.6%
\$600,000 - \$699,999	238	149	59.7%
\$700,000 - \$999,999	394	294	34.0%
\$1,000,000 - \$1,499,999	177	179	-1.1%
\$1,500,000 - \$1,999,999	71	72	-1.4%
\$2,000,000 and above	112	93	20.4%
<b>All Condos</b>	<b>2,459</b>	<b>1,867</b>	<b>31.7%</b>



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

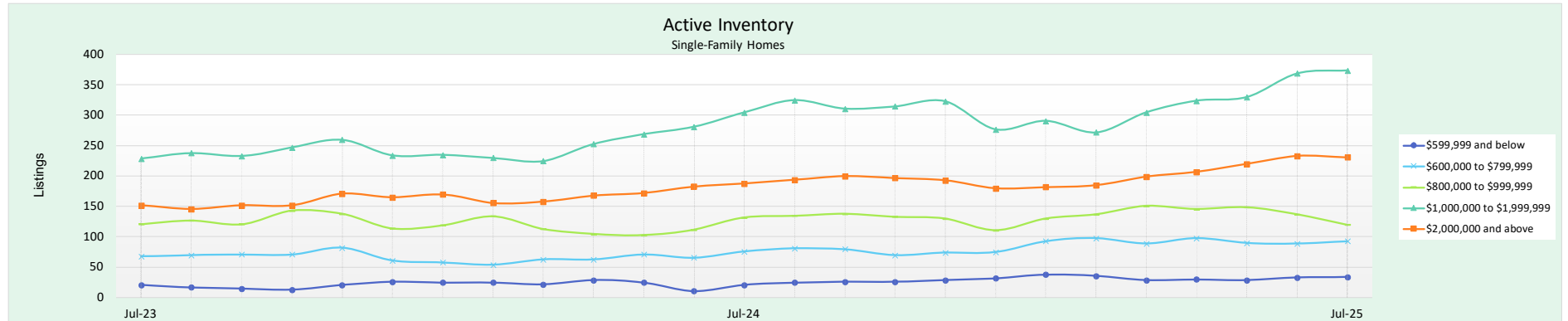


\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

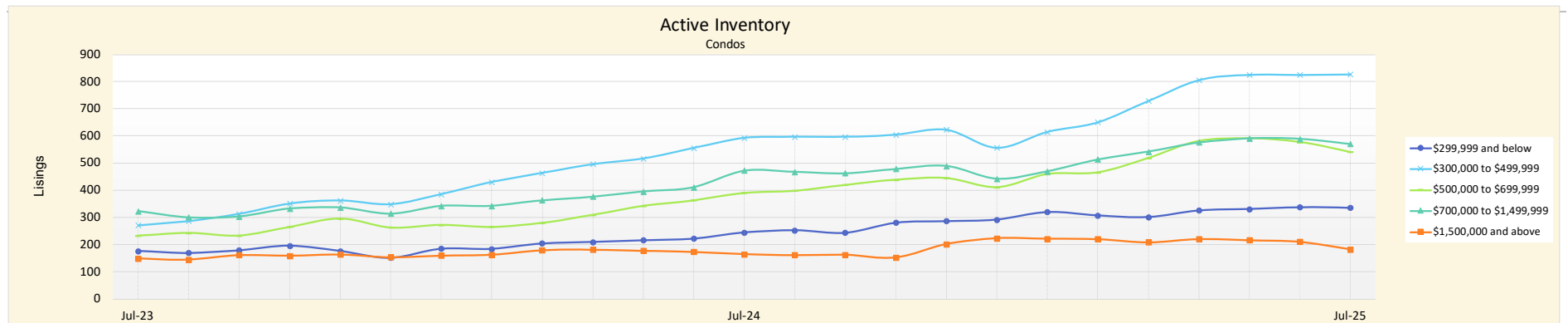
# Active Inventory\*: Single-Family Homes and Condos

July 2025

OAHU, HAWAII



Single-Family Homes	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25
\$599,999 and below	21	17	15	13	21	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36	29	30	29	33	34
\$600,000 to \$799,999	68	70	71	71	82	61	58	54	63	71	66	66	76	81	80	70	74	75	93	98	89	98	90	89	93
\$800,000 to \$999,999	121	127	121	143	138	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137	151	146	149	137	120
\$1,000,000 to \$1,999,999	229	238	233	247	260	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272	305	324	330	369	374
\$2,000,000 and above	152	146	152	152	171	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185	199	207	220	233	231
<b>Total</b>	<b>591</b>	<b>598</b>	<b>592</b>	<b>626</b>	<b>672</b>	<b>600</b>	<b>607</b>	<b>599</b>	<b>581</b>	<b>618</b>	<b>640</b>	<b>653</b>	<b>722</b>	<b>760</b>	<b>755</b>	<b>741</b>	<b>749</b>	<b>675</b>	<b>734</b>	<b>728</b>	<b>773</b>	<b>805</b>	<b>818</b>	<b>861</b>	<b>852</b>



Condos	J-23	A-23	S-23	O-23	N-23	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25
\$299,999 and below	177	170	180	196	177	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308	302	326	331	338	336
\$300,000 to \$499,999	272	287	314	352	363	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651	729	806	825	825	827
\$500,000 to \$699,999	233	243	234	266	296	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466	519	582	592	578	542
\$700,000 to \$1,499,999	323	301	304	333	337	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514	543	577	591	590	571
\$1,500,000 and above	149	145	162	159	164	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221	209	221	217	211	183
<b>Total</b>	<b>1,154</b>	<b>1,146</b>	<b>1,194</b>	<b>1,306</b>	<b>1,337</b>	<b>1,234</b>	<b>1,348</b>	<b>1,388</b>	<b>1,493</b>	<b>1,576</b>	<b>1,651</b>	<b>1,729</b>	<b>1,867</b>	<b>1,879</b>	<b>1,887</b>	<b>1,957</b>	<b>2,049</b>	<b>1,928</b>	<b>2,088</b>	<b>2,160</b>	<b>2,302</b>	<b>2,512</b>	<b>2,556</b>	<b>2,542</b>	<b>2,459</b>

\*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.

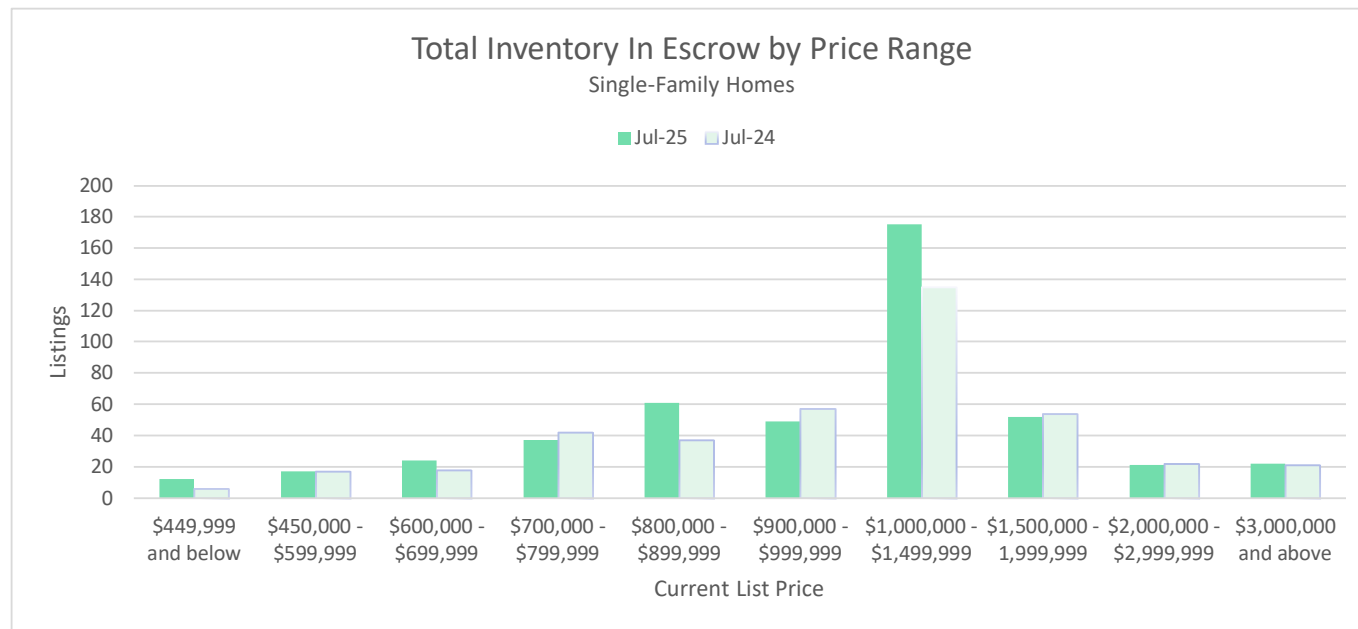
# Total Inventory In Escrow\* by Price Range: Single-Family Homes

July 2025

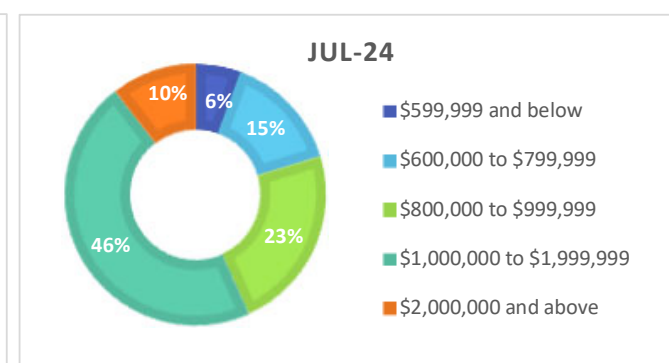
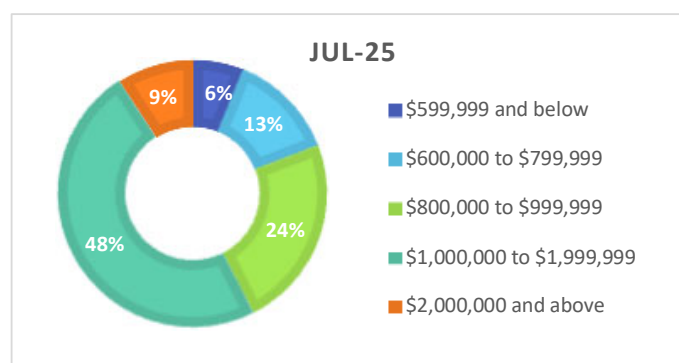
OAHU, HAWAII

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

Single-Family Homes	Jul-25	Jul-24	YOY chg
\$449,999 and below	12	6	100.0%
\$450,000 - \$599,999	17	17	0.0%
\$600,000 - \$699,999	24	18	33.3%
\$700,000 - \$799,999	37	42	-11.9%
\$800,000 - \$899,999	61	37	64.9%
\$900,000 - \$999,999	49	57	-14.0%
\$1,000,000 - \$1,499,999	175	135	29.6%
\$1,500,000 - 1,999,999	52	54	-3.7%
\$2,000,000 - \$2,999,999	21	22	-4.5%
\$3,000,000 and above	22	21	4.8%
<b>All Single-Family Homes</b>	<b>470</b>	<b>409</b>	<b>14.9%</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

July 2025

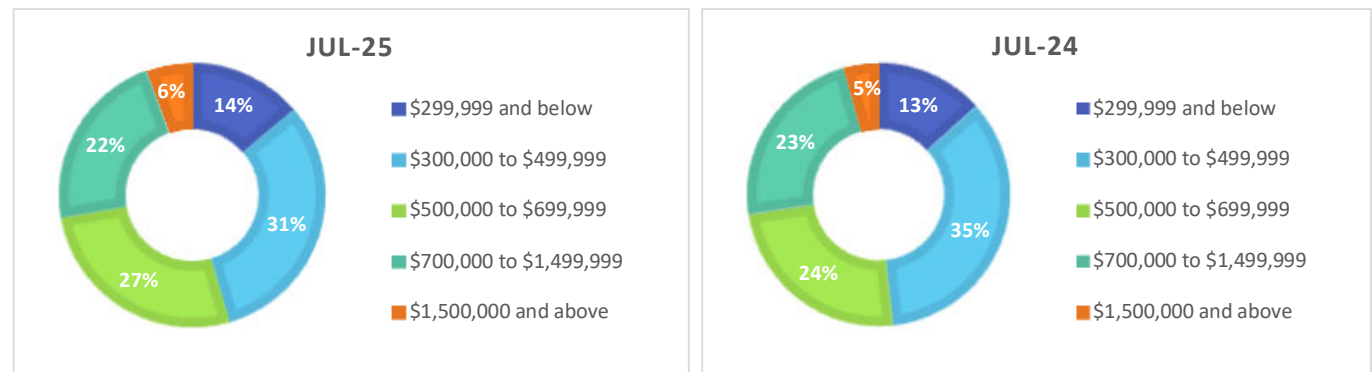
OAHU, HAWAII

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

Condos	Jul-25	Jul-24	YOY chg
\$149,999 and below	16	18	-11.1%
\$150,000 - \$299,999	71	59	20.3%
\$300,000 - \$399,999	100	101	-1.0%
\$400,000 - \$499,999	98	102	-3.9%
\$500,000 - \$599,999	99	90	10.0%
\$600,000 - \$699,999	69	51	35.3%
\$700,000 - \$999,999	101	95	6.3%
\$1,000,000 - \$1,499,999	38	39	-2.6%
\$1,500,000 - \$1,999,999	23	17	35.3%
\$2,000,000 and above	12	8	50.0%
<b>All Condos</b>	<b>627</b>	<b>580</b>	<b>8.1%</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.

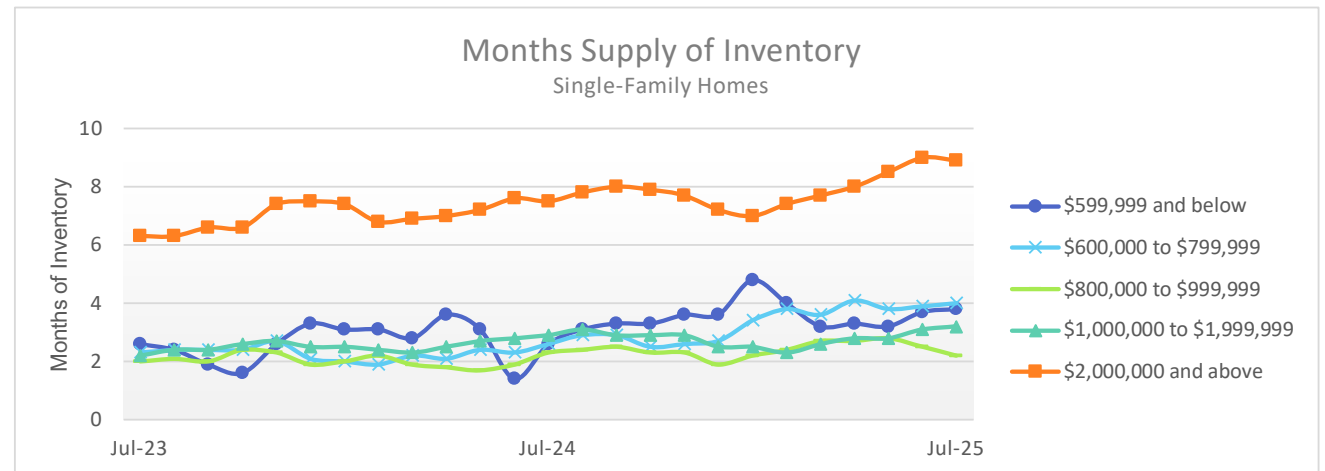
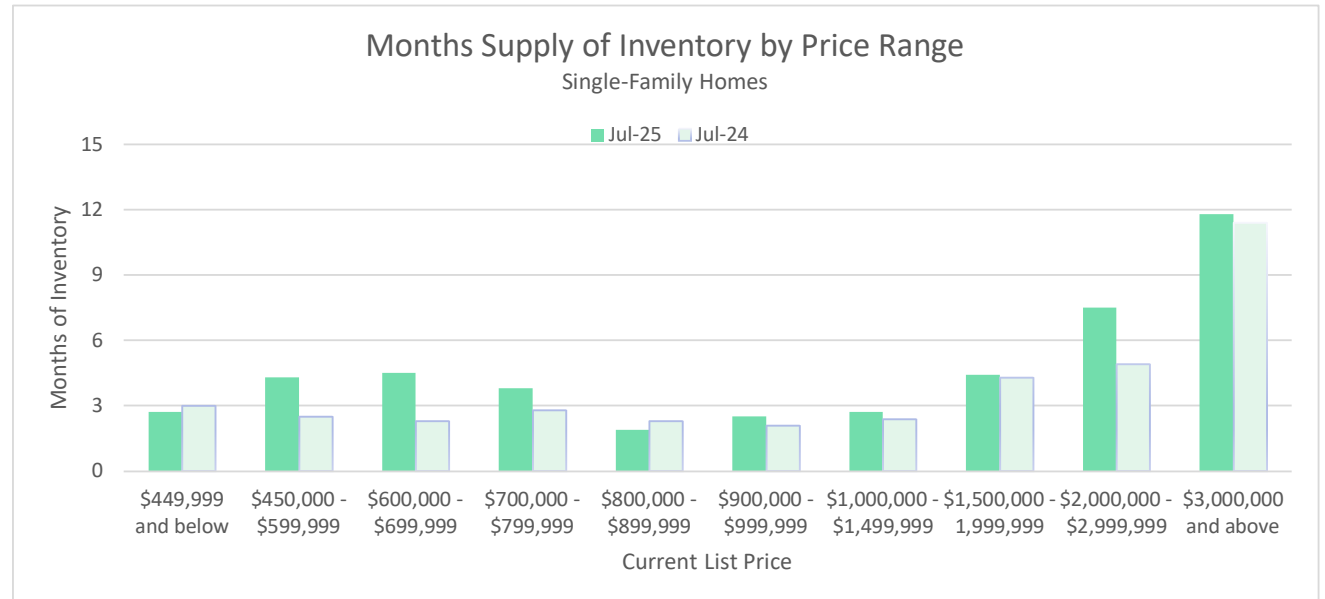
# Months Supply of Active Inventory by Price Range: Single-Family Homes

July 2025

OAHU, HAWAII

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

Single-Family Homes	Jul-25	Jul-24	YOY chg
\$449,999 and below	2.7	3.0	-10.0%
\$450,000 - \$599,999	4.3	2.5	72.0%
\$600,000 - \$699,999	4.5	2.3	95.7%
\$700,000 - \$799,999	3.8	2.8	35.7%
\$800,000 - \$899,999	1.9	2.3	-17.4%
\$900,000 - \$999,999	2.5	2.1	19.0%
\$1,000,000 - \$1,499,999	2.7	2.4	12.5%
\$1,500,000 - 1,999,999	4.4	4.3	2.3%
\$2,000,000 - \$2,999,999	7.5	4.9	53.1%
\$3,000,000 and above	11.8	11.4	3.5%
<b>All Single-Family Homes</b>	<b>3.7</b>	<b>3.2</b>	<b>15.6%</b>





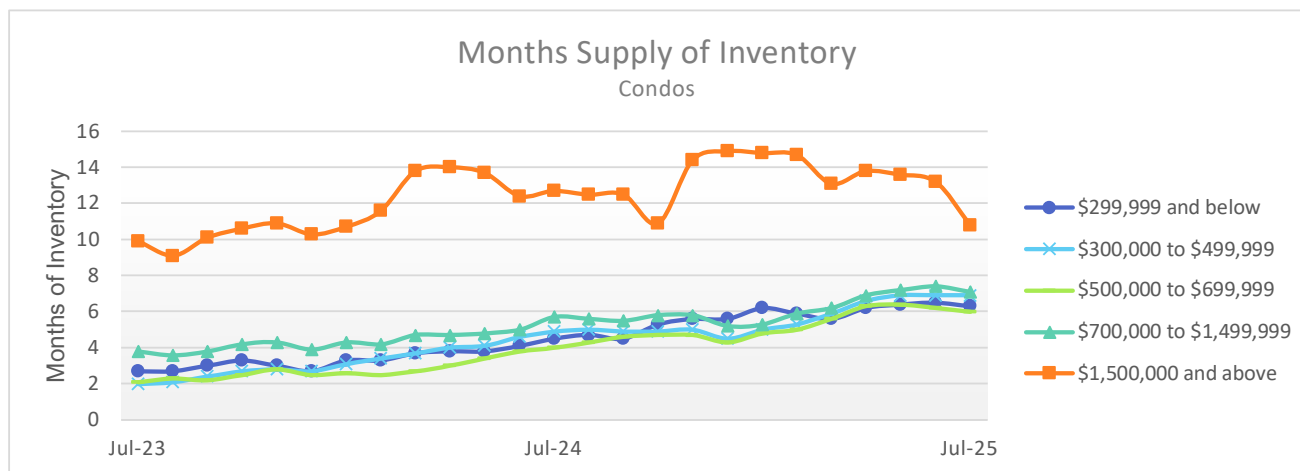
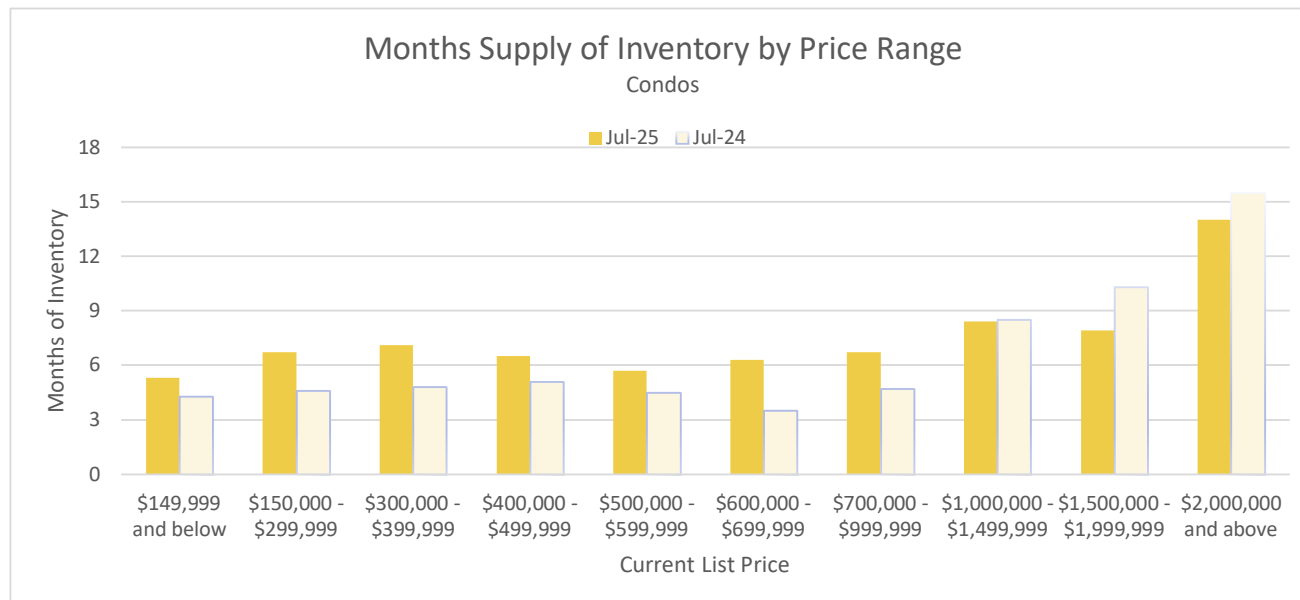
# Months Supply of Active Inventory by Price Range: Condos

July 2025

OAHU, HAWAII

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

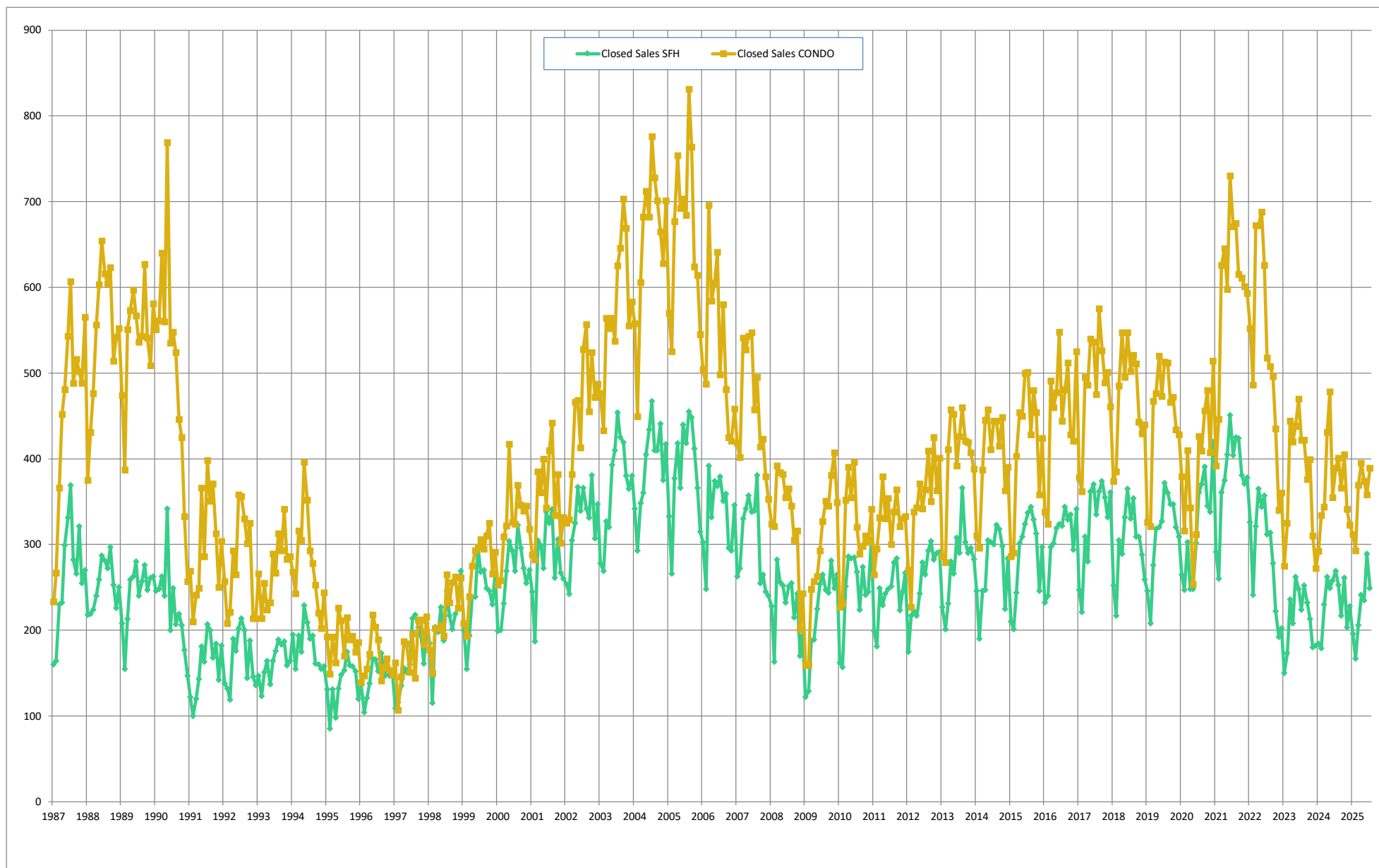
Condos	Jul-25	Jul-24	YOY chg
\$149,999 and below	5.3	4.3	23.3%
\$150,000 - \$299,999	6.7	4.6	45.7%
\$300,000 - \$399,999	7.1	4.8	47.9%
\$400,000 - \$499,999	6.5	5.1	27.5%
\$500,000 - \$599,999	5.7	4.5	26.7%
\$600,000 - \$699,999	6.3	3.5	80.0%
\$700,000 - \$999,999	6.7	4.7	42.6%
\$1,000,000 - \$1,499,999	8.4	8.5	-1.2%
\$1,500,000 - \$1,999,999	7.9	10.3	-23.3%
\$2,000,000 and above	14.0	15.5	-9.7%
<b>All Condos</b>	<b>6.8</b>	<b>5.1</b>	<b>33.3%</b>



# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



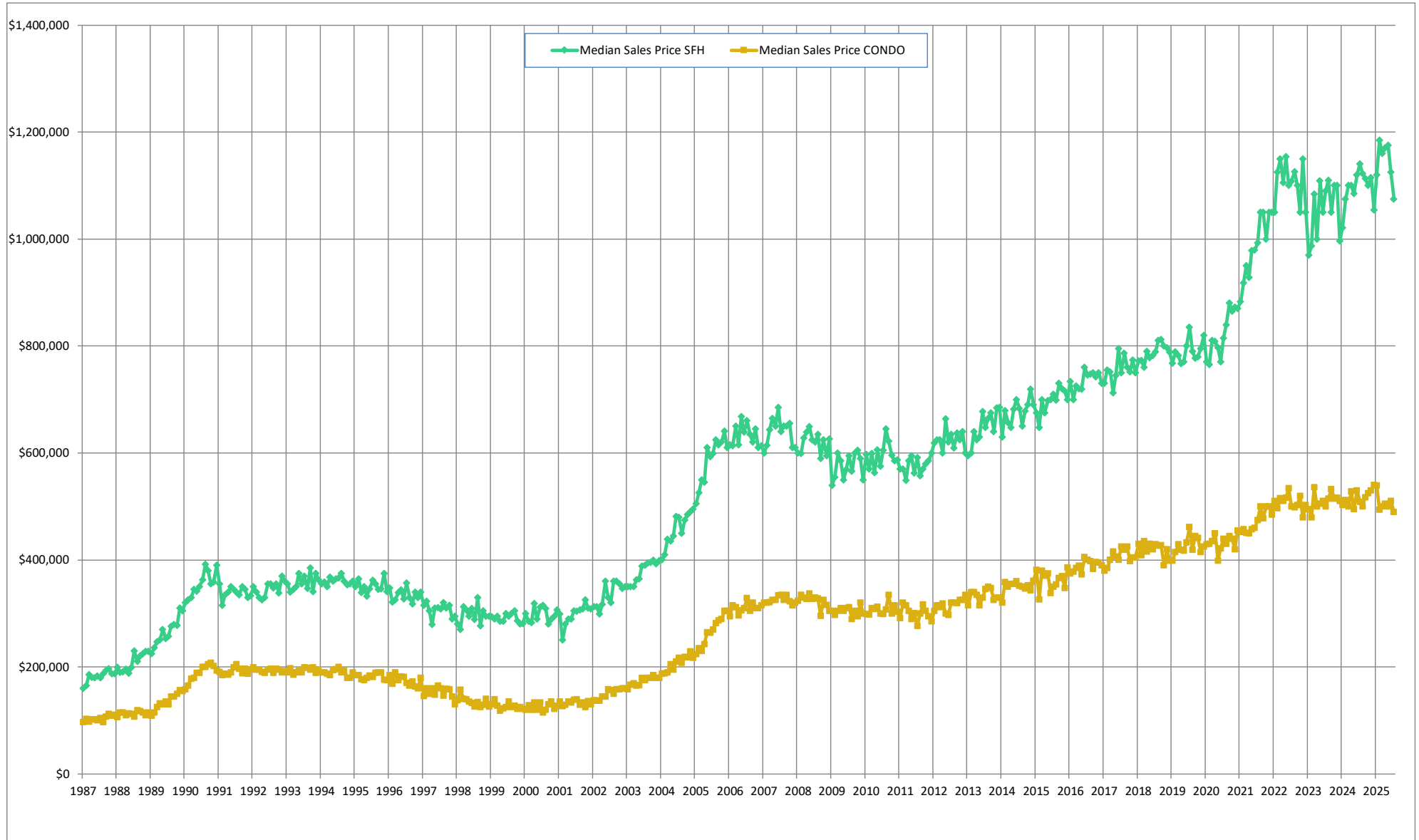
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

©2025. Honolulu Board of REALTORS®. All Rights Reserved. Information herein deemed reliable but not guaranteed.

# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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

©2025. Honolulu Board of REALTORS®, All Rights Reserved. Information herein deemed reliable but not guaranteed.