

Homes priced at \$500,000 and below accounted for 149 sales in February and 295 year-to-date, with 1,148 active listings available in that price range.

Overall, transaction counts remained consistent in February. Single-family home sales rose 6% year-over-year, with 177 sales compared to 167 last February, while condo sales were relatively steady with 291 sales, a 0.7% decrease from 293 transactions a year ago.

In February, single-family home sales in the \$500,000 to \$999,999 range rose 28.3% year-over-year, rising from 46 to 59 transactions. Sales also increased at higher price points: the \$1,200,000 to \$1,299,999 range climbed from 8 to 20 sales, and homes priced at \$1.9 million and above rose from 20 to 31 transactions, contributing to the higher median sales price for the month. In the condo market, sales remained relatively steady across most price points, though the largest decline occurred in the \$400,000 to \$599,999 range, where sales fell 16.5% from 97 to 81 units.

The rolling 12-month median sales price for single-family homes reached \$1,140,000 in February, compared to \$1,100,000 in February 2025, a 3.6% uptick, reflecting a gradual change in home prices over the past year.

New listing activity was similar to the same period last year, with 284 new single-family home listings, a 1.1% year-over-year increase, while new condo listings declined 1.9% to 629.

Active inventory indicated tighter supply in the single-family home market, with 673 listings at the end of February. While this was steady compared to the previous month, it remained 7.6% below last year's inventory level. In contrast, condo inventory rose 5.4% year-over-year to 2,276 listings.

Within the single-family home market, inventory in the \$500,000 to \$999,999 range declined to 177 listings, down from 256 a year ago, a 30.9% decrease. Supply grew most among higher-priced homes of \$1.7 million and above, rising 24.1% year-over-year from 220 to 273 listings. In the condo market, inventory priced at \$399,999 and below recorded the largest increase, climbing 27.6% to 786 listings.

The median days on market for single-family homes dropped to 17 days, compared to 23 days last February. Meanwhile, condos spent longer on the market, with a median of 56 days, up from 48 days a year ago.

Contract signings for single-family homes increased 4.7% year-over-year to 244 pending sales, while condo contract signings dipped 7.1% to 354 pending sales. In the single-family home market, the \$900,000 to \$999,999 range recorded the most activity and the largest year-over-year growth, with pending sales rising 50.0% from 26 to 39. In the condo market, the \$300,000 to \$599,999 range accounted for the largest share of contract signings, representing nearly 45% of pending sales, though activity in that range dipped 15.5% year-over-year from 187 to 158 contracts.

The portion of sales closing above the original asking price was unchanged from a year ago in both markets. In February, 25% of single-family home sales and 10% of condo sales closed above the original asking price.



Oahu Monthly Housing Statistics

February 2026



SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,205,000	+1.7%
Closed Sales	YoY %chg
177	+6.0%
Average Sales Price	YoY %chg
\$1,434,214	+2.4%

CONDOS

Median Sales Price	YoY %chg
\$500,000	+1.2%
Closed Sales	YoY %chg
291	-0.7%
Average Sales Price	YoY %chg
\$662,301	+8.6%

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

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Monthly Indicators

OAHU, HAWAII

February 2026

Single-Family Homes					
Feb-26	Feb-25	YoY %chg	Jan-26	MoM %chg	
Closed Sales	177	167	6.0%	194	-8.8%
Median Sales Price	\$1,205,000	\$1,185,000	1.7%	\$1,122,500	7.3%
Average Sales Price	\$1,434,214	\$1,400,996	2.4%	\$1,396,618	2.7%
Median Days on Market	17	23	-26.1%	27	-37.0%
Percent of Orig. List Price Received	98.7%	98.0%	0.7%	98.2%	0.5%
New Listings	284	281	1.1%	343	-17.2%
Pending Sales*	244	233	4.7%	239	2.1%
Active Inventory*	673	728	-7.6%	674	-0.1%
Total Inventory in Escrow*	436	385	13.2%	382	14.1%
Months Supply of Active Inventory*	2.8	3.1	-9.7%	2.8	0.0%

Condos					
Feb-26	Feb-25	YoY %chg	Jan-26	MoM %chg	
Closed Sales	291	293	-0.7%	297	-2.0%
Median Sales Price	\$500,000	\$494,000	1.2%	\$529,000	-5.5%
Average Sales Price	\$662,301	\$610,108	8.6%	\$692,222	-4.3%
Median Days on Market	56	48	16.7%	47	19.1%
Percent of Orig. List Price Received	96.1%	96.5%	-0.4%	96.0%	0.1%
New Listings	629	641	-1.9%	696	-9.6%
Pending Sales*	354	381	-7.1%	375	-5.6%
Active Inventory*	2,276	2,160	5.4%	2,210	3.0%
Total Inventory in Escrow*	570	573	-0.5%	522	9.2%
Months Supply of Active Inventory*	6.2	5.8	6.9%	6.0	3.3%

*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					
YTD-2026	YTD-2025	1-yr %chg	YTD-2024	2-yr %chg	
Closed Sales	371	363	2.2%	363	2.2%
Median Sales Price	\$1,160,000	\$1,150,000	0.9%	\$1,055,000	10.0%
Average Sales Price	\$1,414,555	\$1,369,436	3.3%	\$1,379,644	2.5%
Median Days on Market	25	25	0.0%	29	-13.8%
Percent of Orig. List Price Received	98.4%	97.9%	0.5%	98.1%	0.3%
New Listings	627	617	1.6%	580	8.1%
Pending Sales*	483	442	9.3%	489	-1.2%

Condos					
YTD-2026	YTD-2025	1-yr %chg	YTD-2024	2-yr %chg	
Closed Sales	588	605	-2.8%	626	-6.1%
Median Sales Price	\$510,000	\$513,125	-0.6%	\$510,000	0.0%
Average Sales Price	\$677,622	\$633,268	7.0%	\$587,221	15.4%
Median Days on Market	52	46	13.0%	34	52.9%
Percent of Orig. List Price Received	96.0%	96.7%	-0.7%	97.7%	-1.7%
New Listings	1,325	1,380	-4.0%	1,114	18.9%
Pending Sales*	729	738	-1.2%	766	-4.8%

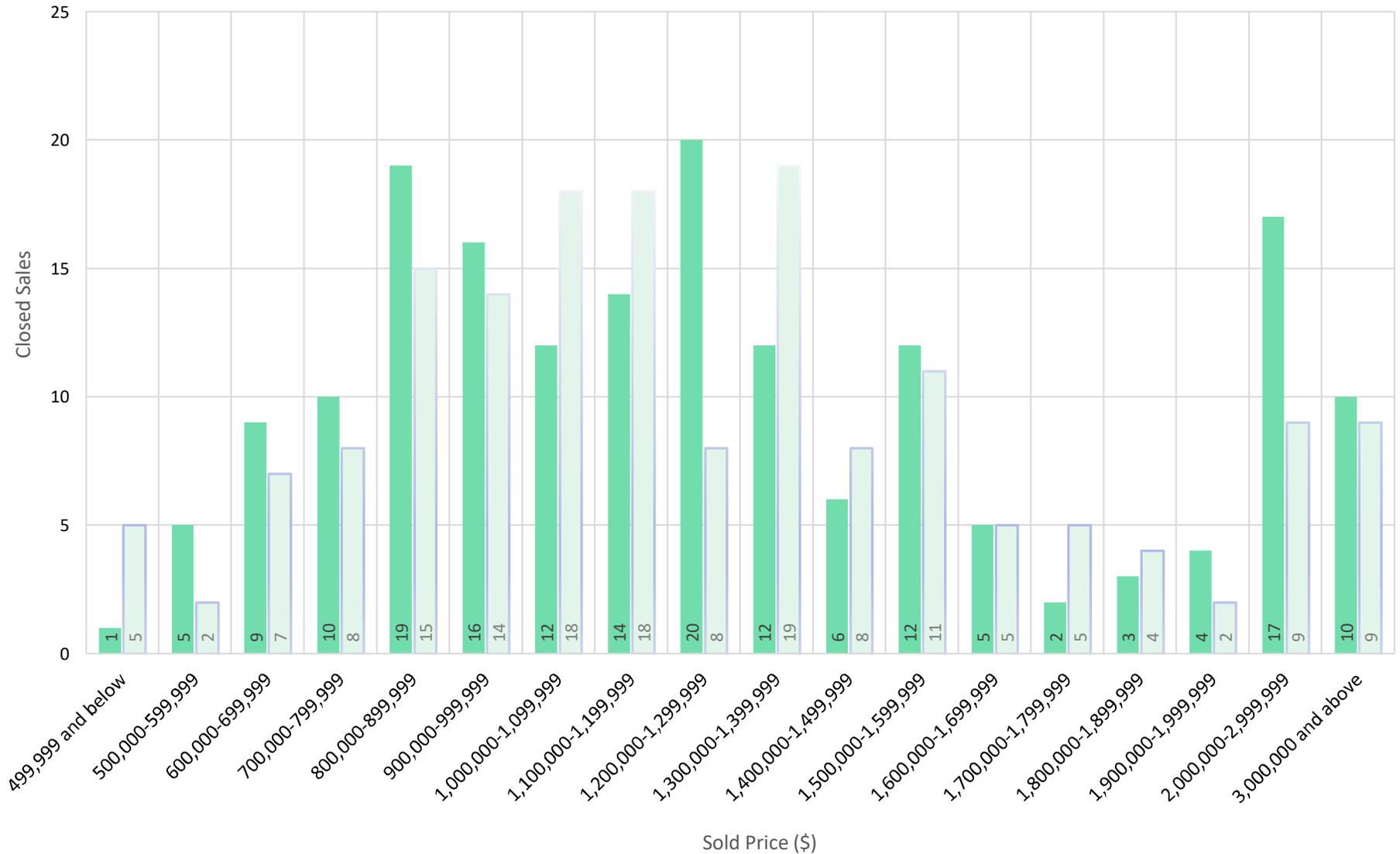
*see footnotes on pages 9-12 regarding methodology updates

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

February 2026 vs. February 2025

2026 2025

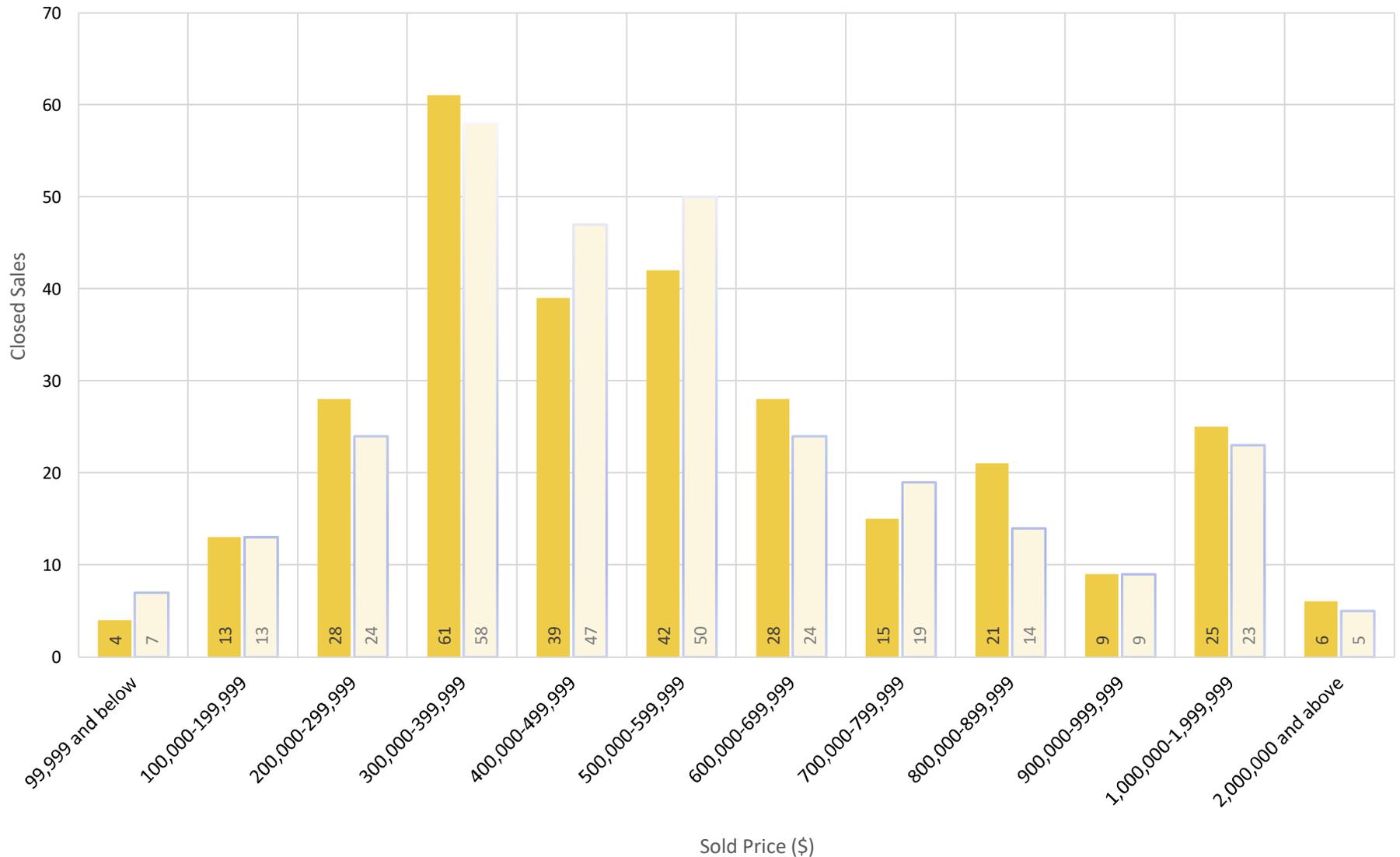


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Condos Sold February 2026 vs. February 2025

■ 2026 ■ 2025



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

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Closed Sales

February 2026

OAHU, HAWAII

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

Mo-Yr	Single-Family Homes	Condos	Total
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
Sep-25	276	408	684
Oct-25	261	443	704
Nov-25	241	316	557
Dec-25	270	360	630
Jan-26	194	297	491
Feb-26	177	291	468

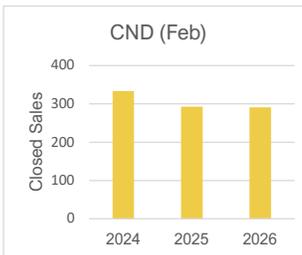


Monthly Closed Sales

February	SFH	YoY %chg	CND	YoY %chg
2024	179	3.5%	334	2.8%
2025	167	-6.7%	293	-12.3%
2026	177	6.0%	291	-0.7%

Year-to-Date Closed Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	363	12.4%	626	4.3%
2025	363	0.0%	605	-3.4%
2026	371	2.2%	588	-2.8%



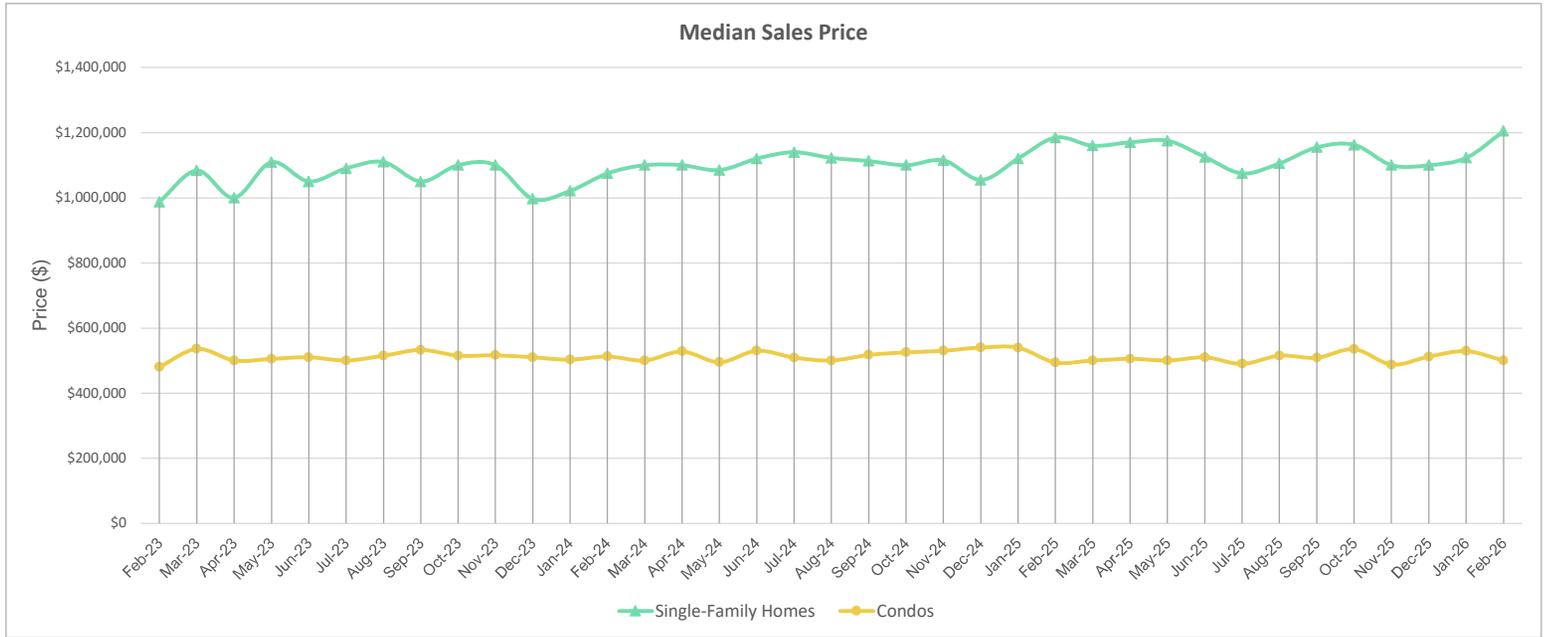
Median Sales Price

February 2026

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Sep-25	\$1,155,000	\$508,750
Oct-25	\$1,162,500	\$535,000
Nov-25	\$1,100,000	\$487,450
Dec-25	\$1,100,000	\$512,000
Jan-26	\$1,122,500	\$529,000
Feb-26	\$1,205,000	\$500,000



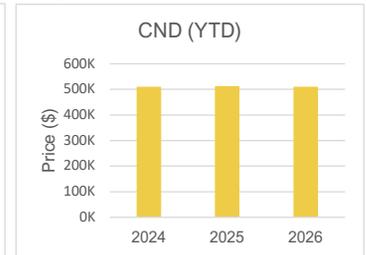
Monthly Median Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2024	\$1,075,000	8.9%	\$512,500	6.8%
2025	\$1,185,000	10.2%	\$494,000	-3.6%
2026	\$1,205,000	1.7%	\$500,000	1.2%



Year-to-Date Median Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	\$1,055,000	7.7%	\$510,000	5.2%
2025	\$1,150,000	9.0%	\$513,125	0.6%
2026	\$1,160,000	0.9%	\$510,000	-0.6%



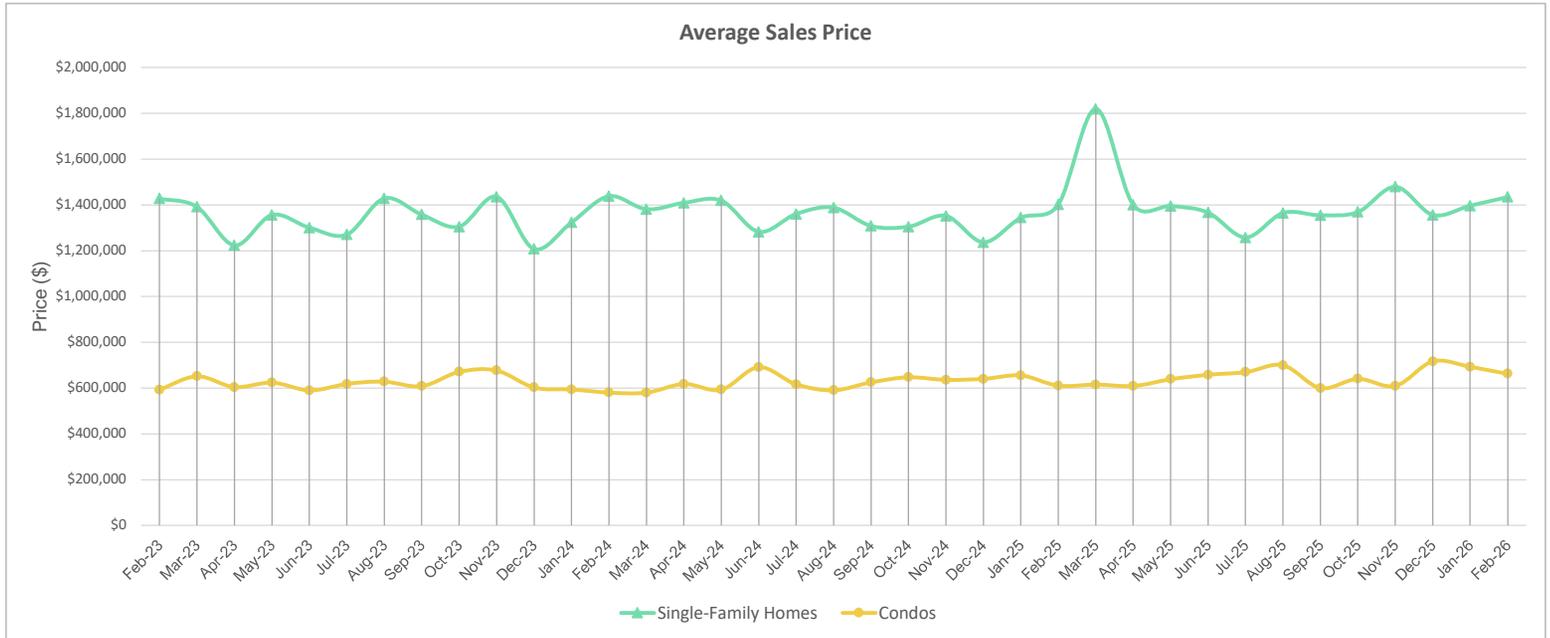
Average Sales Price

February 2026

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Sep-25	\$1,354,522	\$599,603
Oct-25	\$1,369,130	\$640,304
Nov-25	\$1,479,291	\$609,012
Dec-25	\$1,355,856	\$715,954
Jan-26	\$1,396,618	\$692,222
Feb-26	\$1,434,214	\$662,301



Monthly Average Sales Price

February	SFH	YoY %chg	CND	YoY %chg
2024	\$1,437,693	0.7%	\$580,274	-2.0%
2025	\$1,400,996	-2.6%	\$610,108	5.1%
2026	\$1,434,214	2.4%	\$662,301	8.6%



Year-to-Date Average Sales Price

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	\$1,379,644	6.6%	\$587,221	-3.6%
2025	\$1,369,436	-0.7%	\$633,268	7.8%
2026	\$1,414,555	3.3%	\$677,622	7.0%



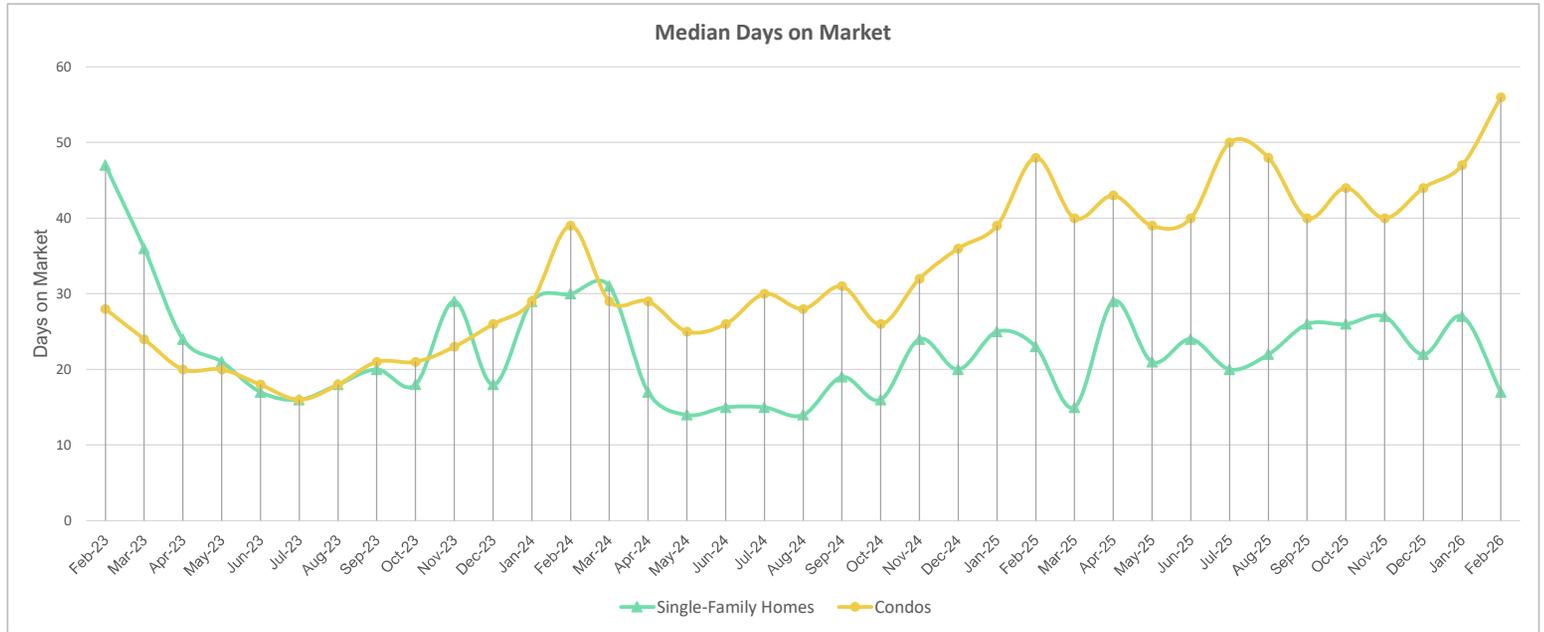
Median Days on Market

February 2026

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
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
Sep-25	26	40
Oct-25	26	44
Nov-25	27	40
Dec-25	22	44
Jan-26	27	47
Feb-26	17	56

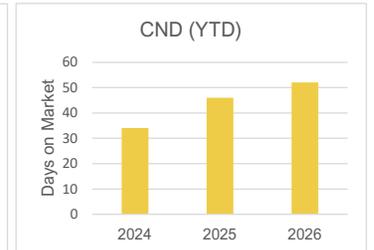
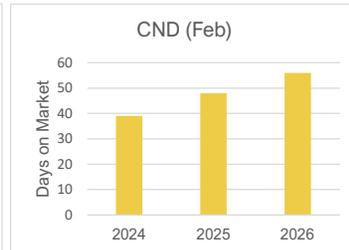
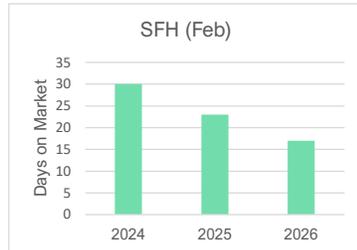


Monthly Median Days on Market

February	SFH	YoY %chg	CND	YoY %chg
2024	30	-36.2%	39	39.3%
2025	23	-23.3%	48	23.1%
2026	17	-26.1%	56	16.7%

Year-to-Date Median Days on Market

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	29	-17.1%	34	30.8%
2025	25	-13.8%	46	35.3%
2026	25	0.0%	52	13.0%



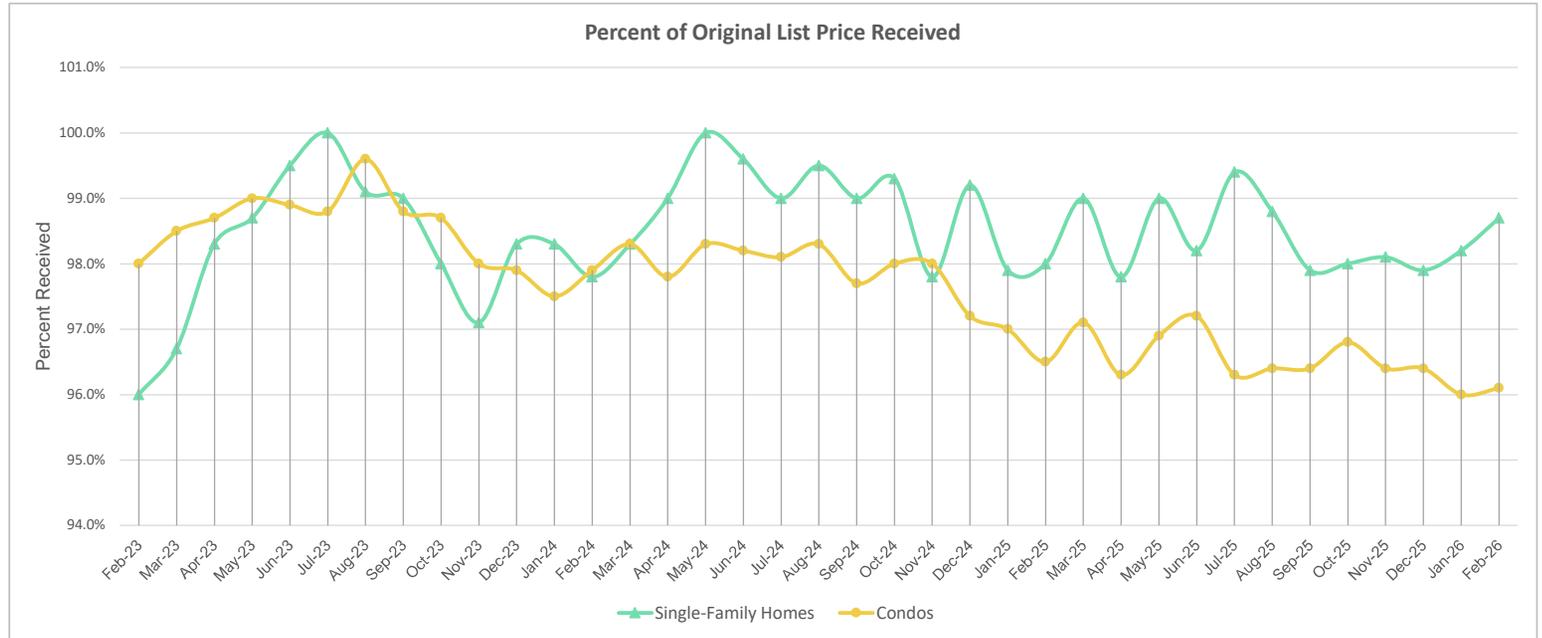
Percent of Original List Price Received

February 2026

OAHU, HAWAII

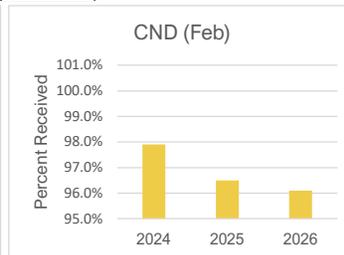
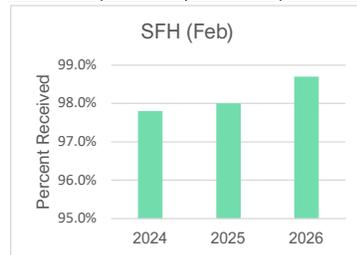
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
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%
Sep-25	97.9%	96.4%
Oct-25	98.0%	96.8%
Nov-25	98.1%	96.4%
Dec-25	97.9%	96.4%
Jan-26	98.2%	96.0%
Feb-26	98.7%	96.1%



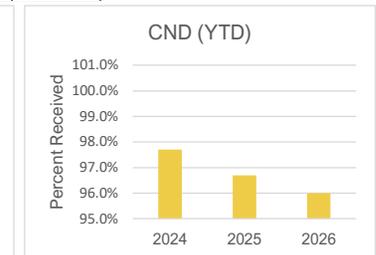
Monthly Percent of Original List Price Received

February	SFH	YoY %chg	CND	YoY %chg
2024	97.8%	1.9%	97.9%	-0.1%
2025	98.0%	0.2%	96.5%	-1.4%
2026	98.7%	0.7%	96.1%	-0.4%



Year-to-Date Percent of Original List Price Received

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	98.1%	2.3%	97.7%	-0.4%
2025	97.9%	-0.2%	96.7%	-1.0%
2026	98.4%	0.5%	96.0%	-0.7%



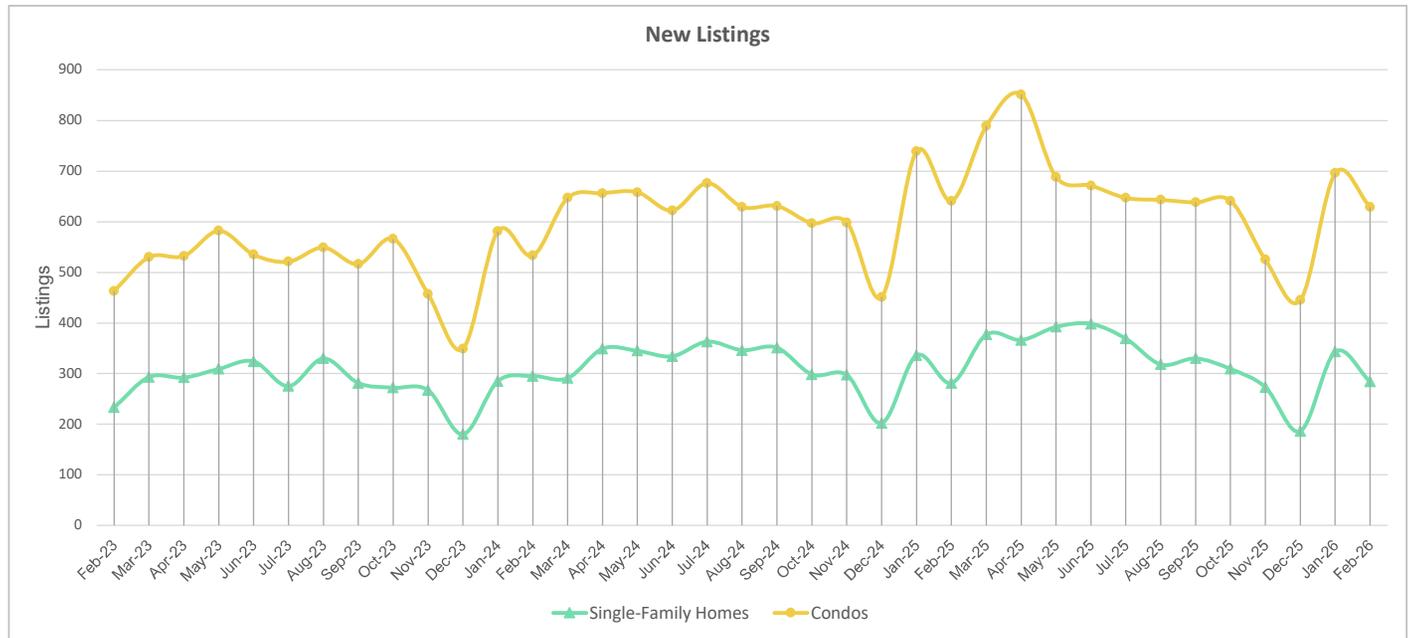
New Listings

February 2026

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
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
Sep-25	330	638	968
Oct-25	309	641	950
Nov-25	273	525	798
Dec-25	186	445	631
Jan-26	343	696	1,039
Feb-26	284	629	913

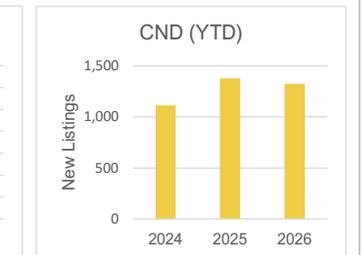
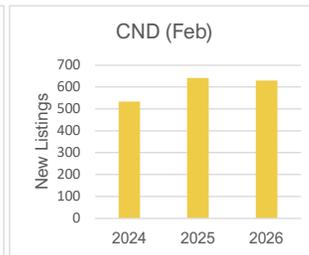


Monthly New Listings

February	SFH	YoY %chg	CND	YoY %chg
2024	295	26.6%	533	15.1%
2025	281	-4.7%	641	20.3%
2026	284	1.1%	629	-1.9%

Year-to-Date New Listings

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	580	15.8%	1,114	13.0%
2025	617	6.4%	1,380	23.9%
2026	627	1.6%	1,325	-4.0%



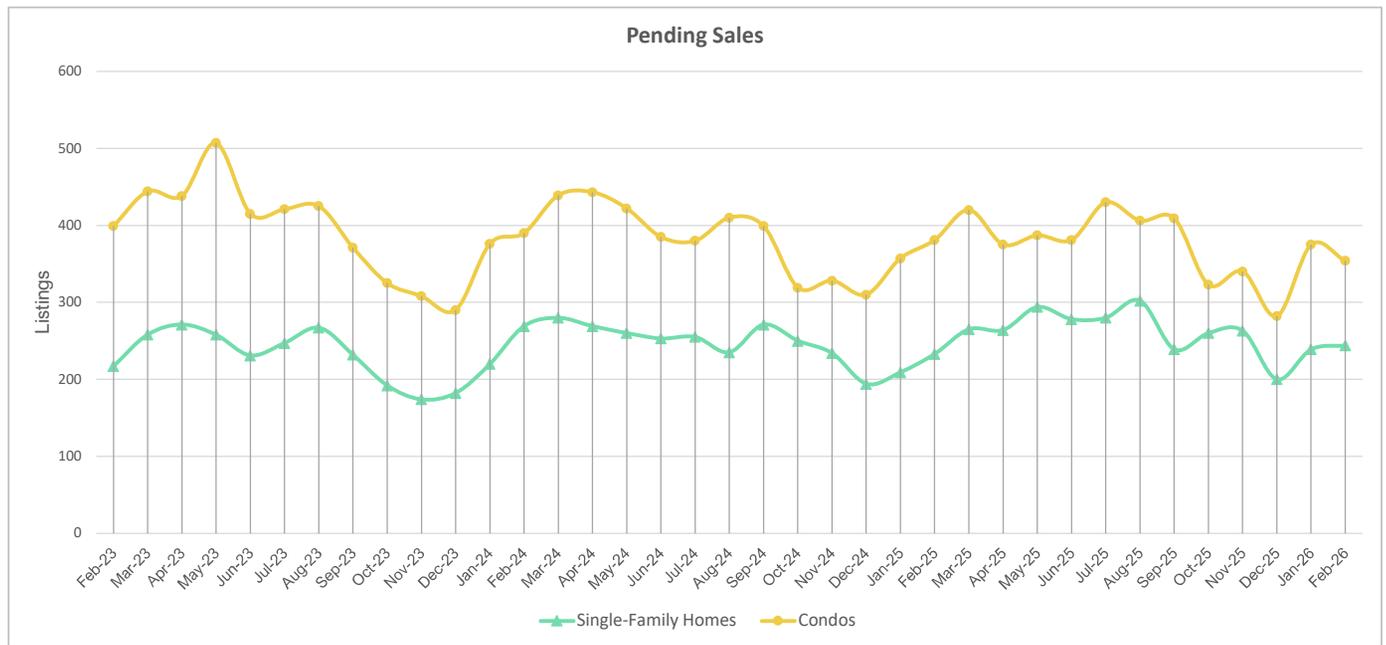
Pending Sales*

February 2026

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
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
Sep-25	239	409	648
Oct-25	260	323	583
Nov-25	263	340	603
Dec-25	200	282	482
Jan-26	239	375	614
Feb-26	244	354	598

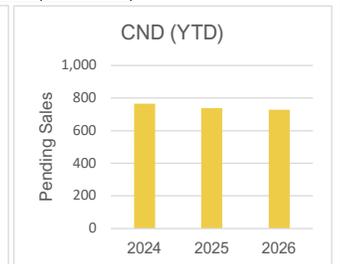
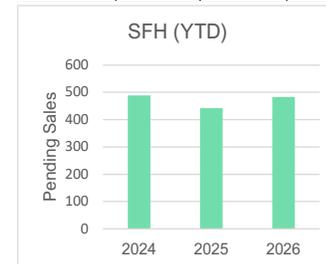
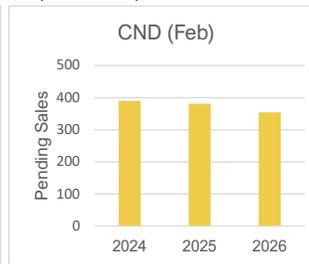


Monthly Pending Sales

February	SFH	YoY %chg	CND	YoY %chg
2024	269	24.0%	390	-2.3%
2025	233	-13.4%	381	-2.3%
2026	244	4.7%	354	-7.1%

Year-to-Date Pending Sales

February	YTD SFH	YoY %chg	YTD CND	YoY %chg
2024	489	1.0%	766	-1.4%
2025	442	-9.6%	738	-3.7%
2026	483	9.3%	729	-1.2%



*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.

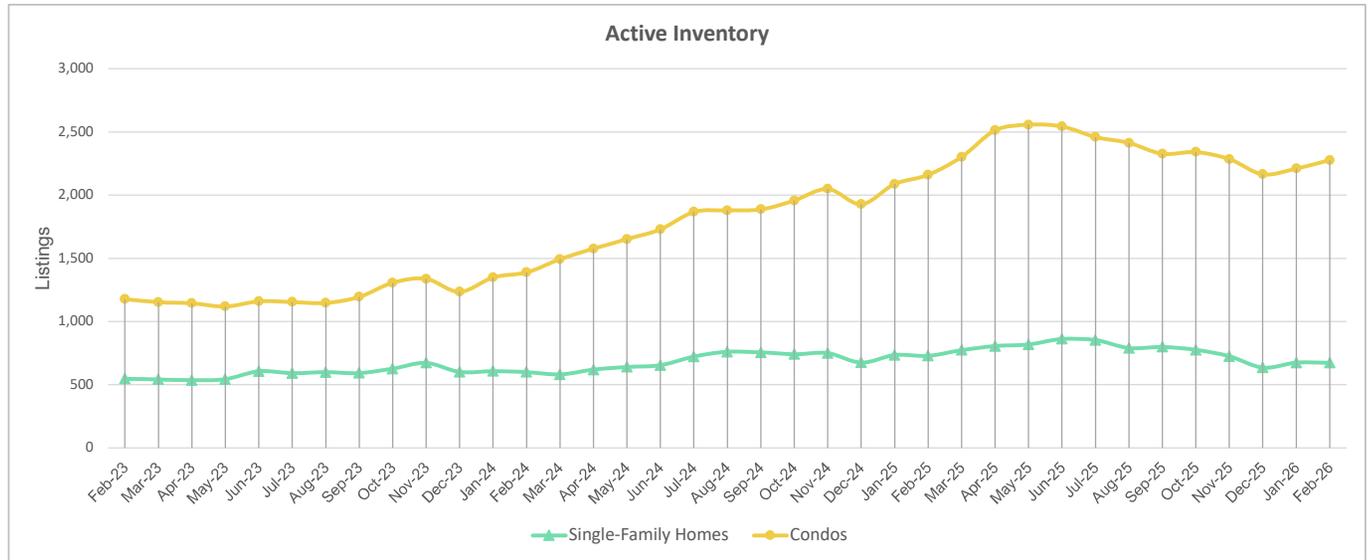
Active Inventory*

February 2026

OAHU, HAWAII

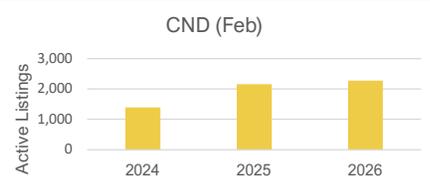
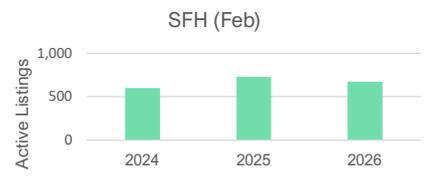
(The number of properties in Active (A) status at the end of the given month)

Mo/Yr	Single-Family Homes	Condos	Total
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
Sep-25	798	2,327	3,125
Oct-25	775	2,341	3,116
Nov-25	724	2,284	3,008
Dec-25	635	2,165	2,800
Jan-26	674	2,210	2,884
Feb-26	673	2,276	2,949

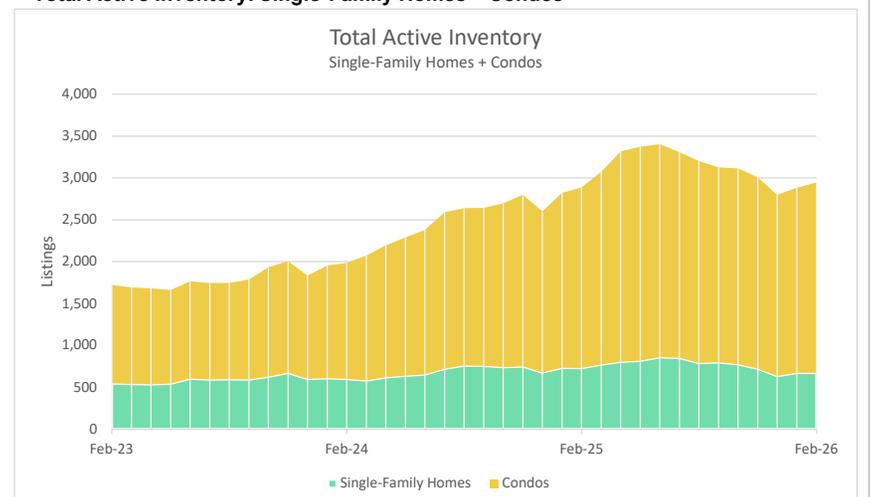


Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2024	599	9.5%	1,388	17.9%
2025	728	21.5%	2,160	55.6%
2026	673	-7.6%	2,276	5.4%



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.

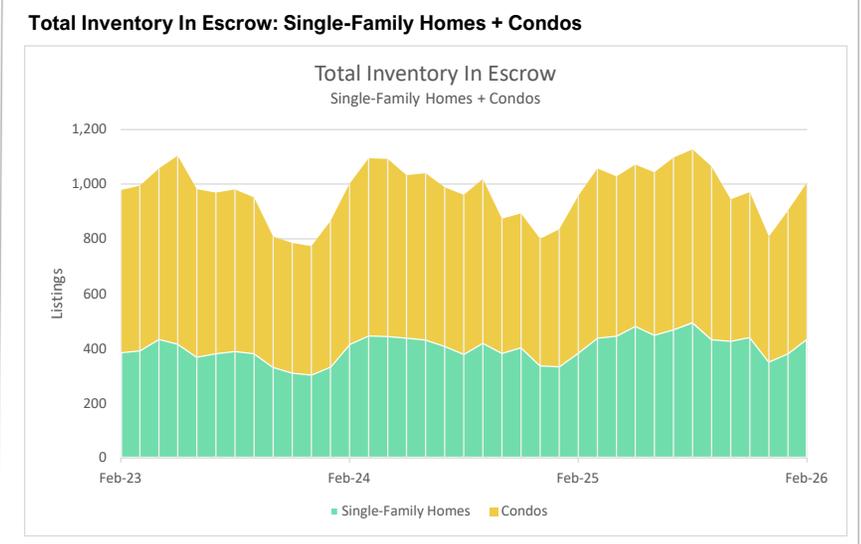
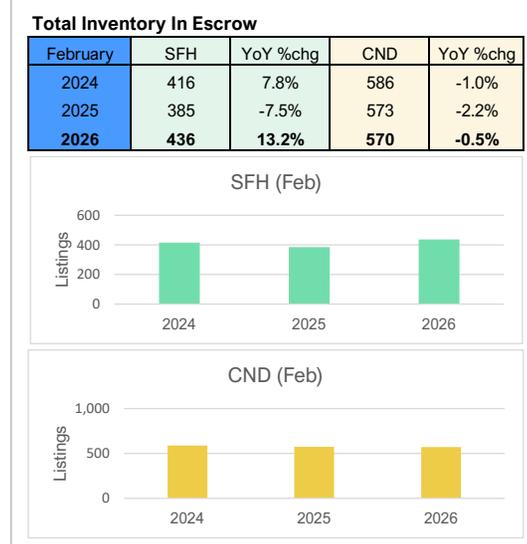
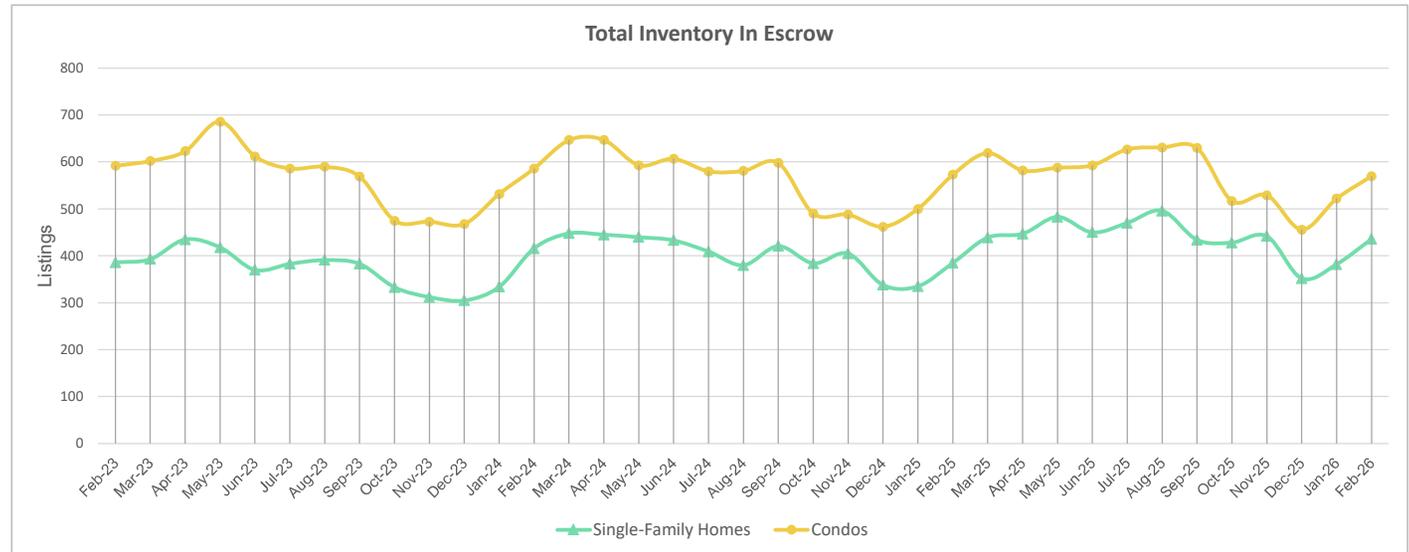
Total Inventory In Escrow*

February 2026

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
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
Sep-25	434	630	1,064
Oct-25	428	517	945
Nov-25	442	529	971
Dec-25	352	456	808
Jan-26	382	522	904
Feb-26	436	570	1,006



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

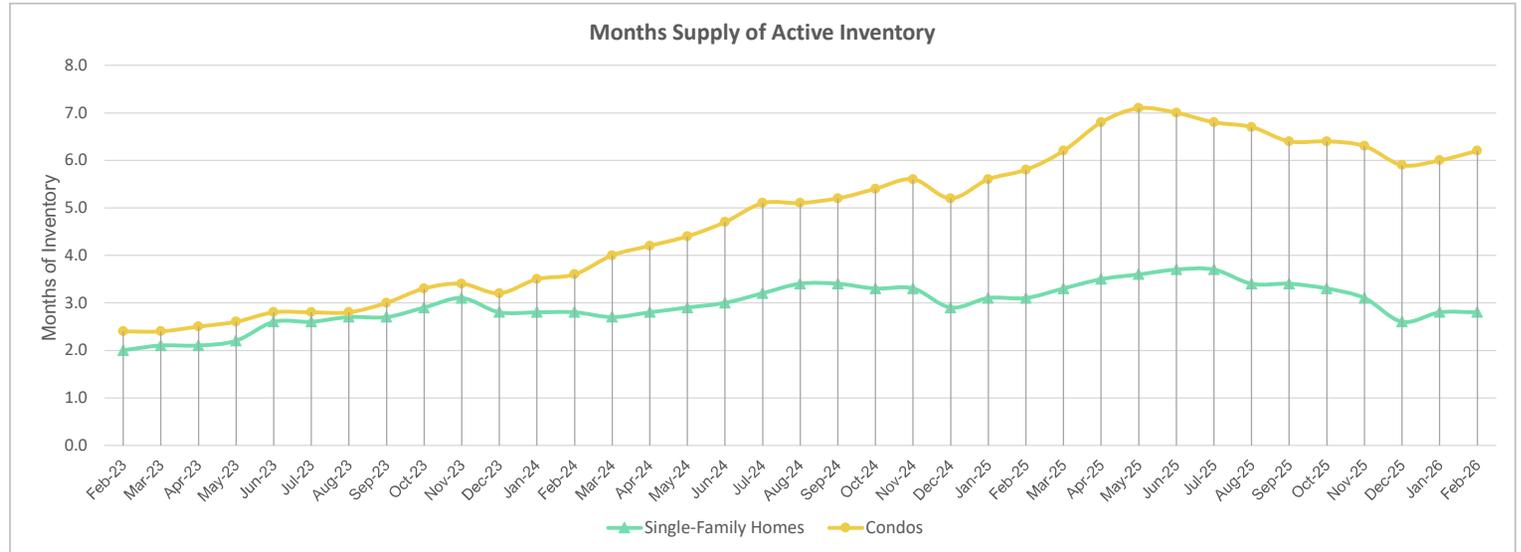
Months Supply of Active Inventory*

February 2026

OAHU, HAWAII

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

Mo/Yr	Single-Family Homes	Condos
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
Sep-25	3.4	6.4
Oct-25	3.3	6.4
Nov-25	3.1	6.3
Dec-25	2.6	5.9
Jan-26	2.8	6.0
Feb-26	2.8	6.2

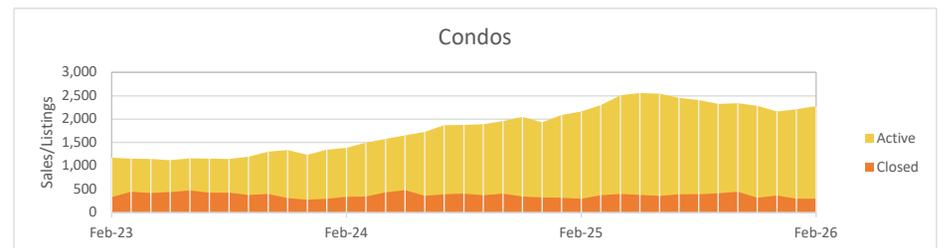
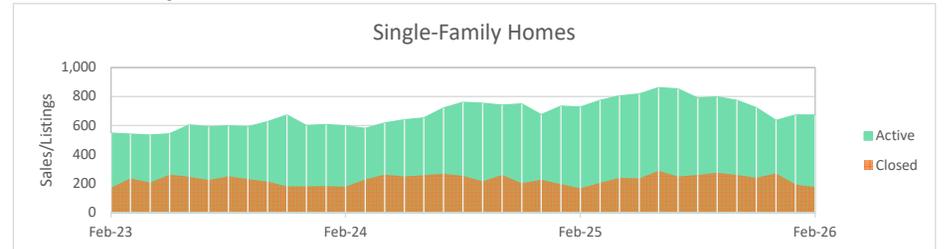


Months Supply of Active Inventory

February	SFH	YoY %chg	CND	YoY %chg
2024	2.8	40.0%	3.6	50.0%
2025	3.1	10.7%	5.8	61.1%
2026	2.8	-9.7%	6.2	6.9%



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

February 2026

OAHU, HAWAII

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

Single-Family Homes	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		
	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg
\$449,999 and below	0	4	-100.0%	-	20	-	-	88.9%	-	6	3	100.0%	3	2	50.0%	10	11	-9.1%	7	10	-30.0%	3.3	5.5	-40.0%
\$450,000 - \$599,999	6	3	100.0%	23	6	283.3%	98.4%	96.4%	2.1%	8	3	166.7%	6	4	50.0%	23	25	-8.0%	19	15	26.7%	3.3	4.2	-21.4%
\$600,000 - \$699,999	9	7	28.6%	49	28	75.0%	96.4%	93.3%	3.3%	11	11	0.0%	8	11	-27.3%	30	41	-26.8%	24	16	50.0%	3.3	4.6	-28.3%
\$700,000 - \$799,999	10	8	25.0%	32	35	-8.6%	96.2%	94.8%	1.5%	16	24	-33.3%	20	17	17.6%	40	57	-29.8%	32	31	3.2%	2.9	3.4	-14.7%
\$800,000 - \$899,999	19	15	26.7%	55	19	189.5%	99.4%	100.0%	-0.6%	20	28	-28.6%	14	20	-30.0%	40	72	-44.4%	34	30	13.3%	1.3	2.4	-45.8%
\$900,000 - \$999,999	16	14	14.3%	11	18	-38.9%	98.4%	100.0%	-1.6%	34	23	47.8%	39	26	50.0%	49	65	-24.6%	57	44	29.5%	1.8	2.4	-25.0%
\$1,000,000 - \$1,499,999	64	71	-9.9%	11	27	-59.3%	100.0%	98.5%	1.5%	105	100	5.0%	97	88	10.2%	162	192	-15.6%	156	132	18.2%	1.8	2.3	-21.7%
\$1,500,000 - 1,999,999	26	27	-3.7%	20	21	-4.8%	98.6%	100.0%	-1.4%	36	32	12.5%	30	37	-18.9%	102	80	27.5%	55	55	0.0%	3.2	2.5	28.0%
\$2,000,000 - \$2,999,999	17	9	88.9%	48	58	-17.2%	95.8%	93.5%	2.5%	27	30	-10.0%	14	17	-17.6%	96	73	31.5%	26	23	13.0%	5.6	4.6	21.7%
\$3,000,000 and above	10	9	11.1%	27	49	-44.9%	95.8%	95.9%	-0.1%	21	27	-22.2%	13	11	18.2%	121	112	8.0%	26	29	-10.3%	10.1	11.2	-9.8%
All Single-Family Homes	177	167	6.0%	17	23	-26.1%	98.7%	98.0%	0.7%	284	281	1.1%	244	233	4.7%	673	728	-7.6%	436	385	13.2%	2.8	3.1	-9.7%

Condos	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		
	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg	Feb-26	Feb-25	%chg
\$149,999 and below	9	9	0.0%	39	27	44.4%	90.6%	92.8%	-2.4%	14	14	0.0%	10	19	-47.4%	70	51	37.3%	14	30	-53.3%	5.0	4.3	16.3%
\$150,000 - \$299,999	36	35	2.9%	42	49	-14.3%	95.4%	94.0%	1.5%	78	51	52.9%	45	40	12.5%	308	257	19.8%	71	66	7.6%	6.8	6.4	6.2%
\$300,000 - \$399,999	61	58	5.2%	53	56	-5.4%	96.3%	94.7%	1.7%	109	97	12.4%	52	62	-16.1%	408	308	32.5%	88	95	-7.4%	6.7	5.1	31.4%
\$400,000 - \$499,999	39	47	-17.0%	58	37	56.8%	96.8%	97.1%	-0.3%	108	122	-11.5%	55	65	-15.4%	331	343	-3.5%	86	90	-4.4%	5.7	5.4	5.6%
\$500,000 - \$599,999	42	50	-16.0%	79	64	23.4%	95.7%	98.1%	-2.4%	90	96	-6.3%	51	60	-15.0%	291	272	7.0%	96	81	18.5%	5.5	5.0	10.0%
\$600,000 - \$699,999	28	24	16.7%	56	51	9.8%	95.7%	97.5%	-1.8%	52	64	-18.8%	38	41	-7.3%	169	194	-12.9%	51	65	-21.5%	4.4	5.0	-12.0%
\$700,000 - \$999,999	45	42	7.1%	51	30	70.0%	97.1%	97.3%	-0.2%	102	119	-14.3%	64	53	20.8%	346	354	-2.3%	99	89	11.2%	6.1	5.5	10.9%
\$1,000,000 - \$1,499,999	19	20	-5.0%	81	47	72.3%	92.4%	96.4%	-4.1%	40	40	0.0%	24	23	4.3%	156	160	-2.5%	39	33	18.2%	7.4	7.0	5.7%
\$1,500,000 - \$1,999,999	6	3	100.0%	17	93	-81.7%	98.4%	93.4%	5.4%	15	16	-6.3%	8	10	-20.0%	90	83	8.4%	12	13	-7.7%	9.0	10.4	-13.5%
\$2,000,000 and above	6	5	20.0%	75	112	-33.0%	92.3%	91.7%	0.7%	21	22	-4.5%	7	8	-12.5%	107	138	-22.5%	14	11	27.3%	11.9	19.7	-39.6%
All Condos	291	293	-0.7%	56	48	16.7%	96.1%	96.5%	-0.4%	629	641	-1.9%	354	381	-7.1%	2,276	2,160	5.4%	570	573	-0.5%	6.2	5.8	6.9%

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

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Closed Sales by Price Range: Single-Family Homes

February 2026

OAHU, HAWAII

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

Single-Family Homes	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	0	4	-100.0%	38	28	35.7%
\$450,000 - \$599,999	6	3	100.0%	80	75	6.7%
\$600,000 - \$699,999	9	7	28.6%	103	103	0.0%
\$700,000 - \$799,999	10	8	25.0%	165	206	-19.9%
\$800,000 - \$899,999	19	15	26.7%	355	362	-1.9%
\$900,000 - \$999,999	16	14	14.3%	340	322	5.6%
\$1,000,000 - \$1,499,999	64	71	-9.9%	1,081	1,005	7.6%
\$1,500,000 - 1,999,999	26	27	-3.7%	387	389	-0.5%
\$2,000,000 - \$2,999,999	17	9	88.9%	205	187	9.6%
\$3,000,000 and above	10	9	11.1%	144	116	24.1%
All Single-Family Homes	177	167	6.0%	2,898	2,793	3.8%

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

February 2026

OAHU, HAWAII

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

Condos	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	9	0.0%	171	141	21.3%
\$150,000 - \$299,999	36	35	2.9%	539	484	11.4%
\$300,000 - \$399,999	61	58	5.2%	731	714	2.4%
\$400,000 - \$499,999	39	47	-17.0%	694	764	-9.2%
\$500,000 - \$599,999	42	50	-16.0%	638	651	-2.0%
\$600,000 - \$699,999	28	24	16.7%	458	462	-0.9%
\$700,000 - \$999,999	45	42	7.1%	678	766	-11.5%
\$1,000,000 - \$1,499,999	19	20	-5.0%	254	273	-7.0%
\$1,500,000 - \$1,999,999	6	3	100.0%	115	98	17.3%
\$2,000,000 and above	6	5	20.0%	113	85	32.9%
All Condos	291	293	-0.7%	4,391	4,438	-1.1%

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.



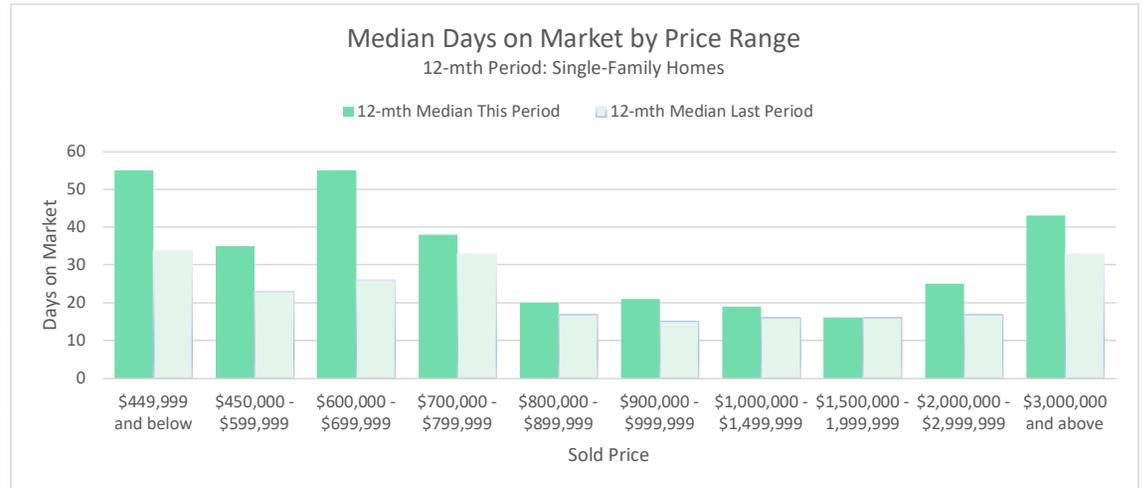
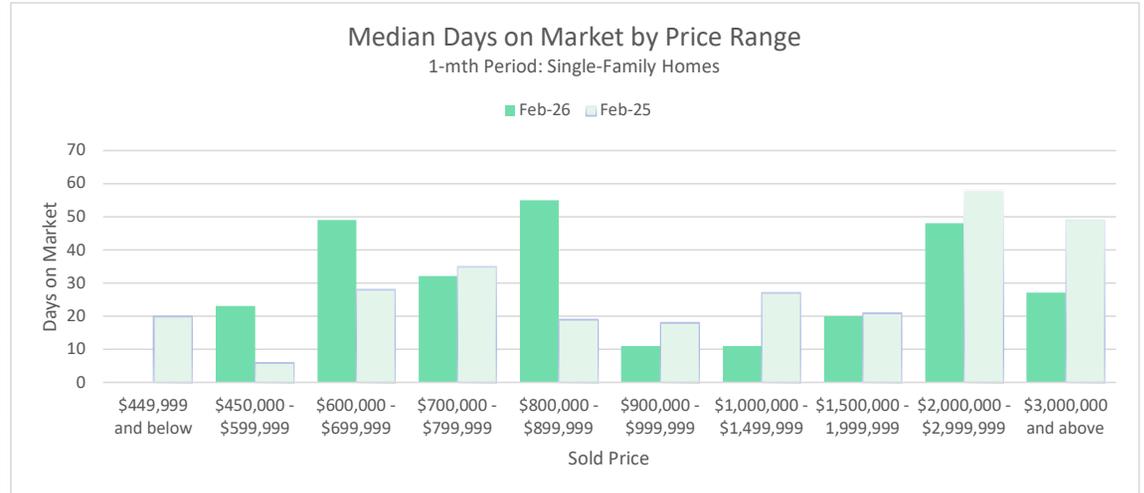
Median Days on Market by Price Range: Single-Family Homes

February 2026

OAHU, HAWAII

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

Single-Family Homes	Feb-26	Feb-25	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	-	20	-	55	34	61.8%
\$450,000 - \$599,999	23	6	283.3%	35	23	52.2%
\$600,000 - \$699,999	49	28	75.0%	55	26	111.5%
\$700,000 - \$799,999	32	35	-8.6%	38	33	15.2%
\$800,000 - \$899,999	55	19	189.5%	20	17	17.6%
\$900,000 - \$999,999	11	18	-38.9%	21	15	40.0%
\$1,000,000 - \$1,499,999	11	27	-59.3%	19	16	18.8%
\$1,500,000 - 1,999,999	20	21	-4.8%	16	16	0.0%
\$2,000,000 - \$2,999,999	48	58	-17.2%	25	17	47.1%
\$3,000,000 and above	27	49	-44.9%	43	33	30.3%
All Single-Family Homes	17	23	-26.1%	23	18	27.8%



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.

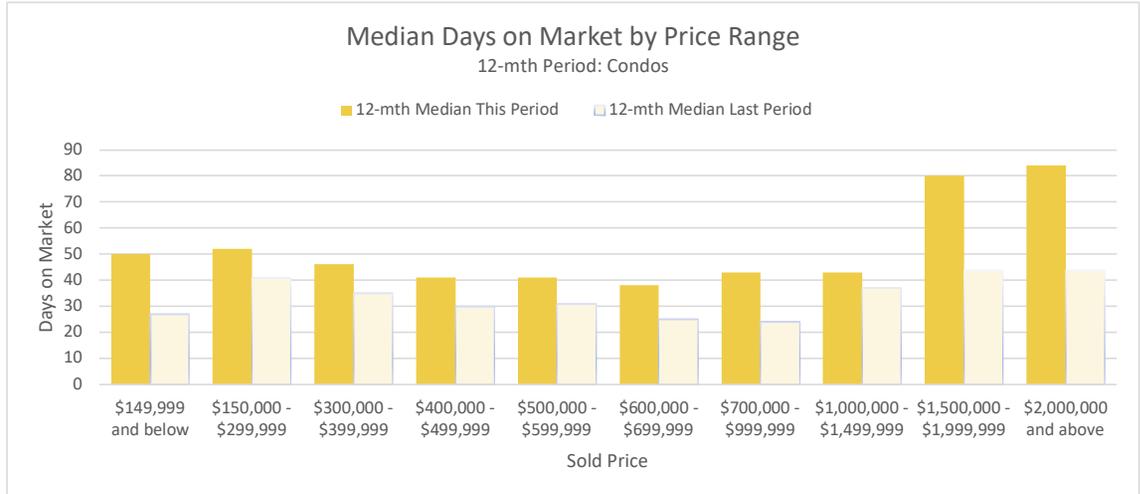
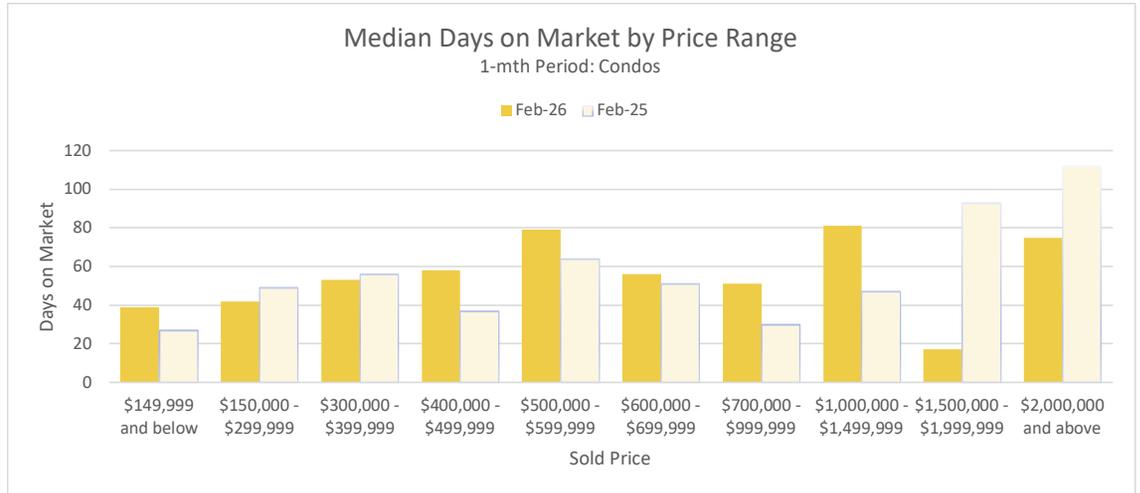
Median Days on Market by Price Range: Condos

February 2026

OAHU, HAWAII

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

Condos	Feb-26	Feb-25	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	39	27	44.4%	50	27	85.2%
\$150,000 - \$299,999	42	49	-14.3%	52	41	26.8%
\$300,000 - \$399,999	53	56	-5.4%	46	35	31.4%
\$400,000 - \$499,999	58	37	56.8%	41	30	36.7%
\$500,000 - \$599,999	79	64	23.4%	41	31	32.3%
\$600,000 - \$699,999	56	51	9.8%	38	25	52.0%
\$700,000 - \$999,999	51	30	70.0%	43	24	79.2%
\$1,000,000 - \$1,499,999	81	47	72.3%	43	37	16.2%
\$1,500,000 - \$1,999,999	17	93	-81.7%	80	44	81.8%
\$2,000,000 and above	75	112	-33.0%	84	44	90.9%
All Condos	56	48	16.7%	44	31	41.9%



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

February 2026

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	Feb-26	Feb-25	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	-	88.9%	-	84.8%	90.6%	-6.4%
\$450,000 - \$599,999	98.4%	96.4%	2.1%	93.7%	97.2%	-3.6%
\$600,000 - \$699,999	96.4%	93.3%	3.3%	95.8%	97.8%	-2.0%
\$700,000 - \$799,999	96.2%	94.8%	1.5%	98.2%	98.1%	0.1%
\$800,000 - \$899,999	99.4%	100.0%	-0.6%	99.4%	99.4%	0.0%
\$900,000 - \$999,999	98.4%	100.0%	-1.6%	99.0%	100.0%	-1.0%
\$1,000,000 - \$1,499,999	100.0%	98.5%	1.5%	99.0%	99.1%	-0.1%
\$1,500,000 - 1,999,999	98.6%	100.0%	-1.4%	98.6%	99.0%	-0.4%
\$2,000,000 - \$2,999,999	95.8%	93.5%	2.5%	96.7%	98.4%	-1.7%
\$3,000,000 and above	95.8%	95.9%	-0.1%	96.0%	95.4%	0.6%
All Single-Family Homes	98.7%	98.0%	0.7%	98.4%	99.0%	-0.6%

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

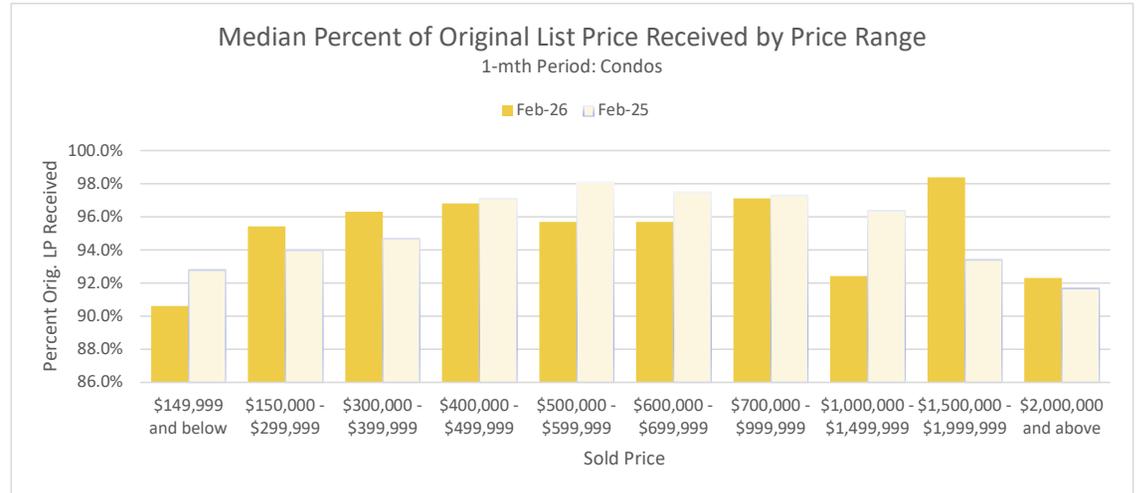
February 2026

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	Feb-26	Feb-25	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	90.6%	92.8%	-2.4%	92.0%	94.9%	-3.1%
\$150,000 - \$299,999	95.4%	94.0%	1.5%	94.4%	95.3%	-0.9%
\$300,000 - \$399,999	96.3%	94.7%	1.7%	95.9%	97.2%	-1.3%
\$400,000 - \$499,999	96.8%	97.1%	-0.3%	97.1%	98.3%	-1.2%
\$500,000 - \$599,999	95.7%	98.1%	-2.4%	97.7%	98.3%	-0.6%
\$600,000 - \$699,999	95.7%	97.5%	-1.8%	97.2%	98.6%	-1.4%
\$700,000 - \$999,999	97.1%	97.3%	-0.2%	97.7%	98.8%	-1.1%
\$1,000,000 - \$1,499,999	92.4%	96.4%	-4.1%	95.7%	95.8%	-0.1%
\$1,500,000 - \$1,999,999	98.4%	93.4%	5.4%	94.3%	97.1%	-2.9%
\$2,000,000 and above	92.3%	91.7%	0.7%	93.5%	95.2%	-1.8%
All Condos	96.1%	96.5%	-0.4%	96.5%	97.9%	-1.4%

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

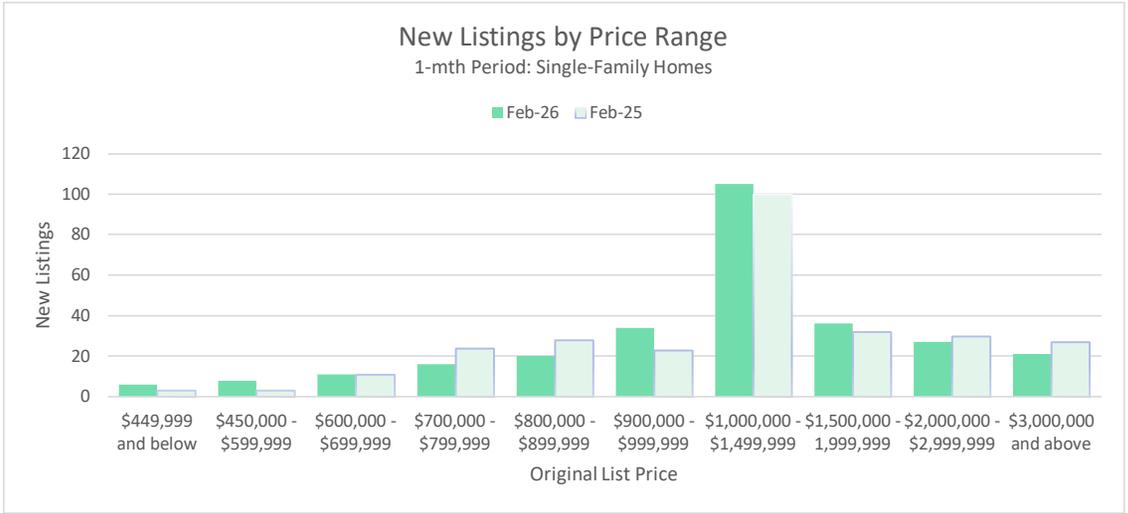
February 2026

OAHU, HAWAII

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

Single-Family Homes	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	6	3	100.0%	39	30	30.0%
\$450,000 - \$599,999	8	3	166.7%	95	104	-8.7%
\$600,000 - \$699,999	11	11	0.0%	147	151	-2.6%
\$700,000 - \$799,999	16	24	-33.3%	256	262	-2.3%
\$800,000 - \$899,999	20	28	-28.6%	400	400	0.0%
\$900,000 - \$999,999	34	23	47.8%	426	434	-1.8%
\$1,000,000 - \$1,499,999	105	100	5.0%	1,300	1,283	1.3%
\$1,500,000 - 1,999,999	36	32	12.5%	584	541	7.9%
\$2,000,000 - \$2,999,999	27	30	-10.0%	369	298	23.8%
\$3,000,000 and above	21	27	-22.2%	329	290	13.4%
All Single-Family Homes	284	281	1.1%	3,945	3,793	4.0%

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: Condos

February 2026

OAHU, HAWAII

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

Condos	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	14	14	0.0%	201	188	6.9%
\$150,000 - \$299,999	78	51	52.9%	852	738	15.4%
\$300,000 - \$399,999	109	97	12.4%	1,323	1,133	16.8%
\$400,000 - \$499,999	108	122	-11.5%	1,264	1,284	-1.6%
\$500,000 - \$599,999	90	96	-6.3%	1,166	1,104	5.6%
\$600,000 - \$699,999	52	64	-18.8%	780	788	-1.0%
\$700,000 - \$999,999	102	119	-14.3%	1,291	1,310	-1.5%
\$1,000,000 - \$1,499,999	40	40	0.0%	524	515	1.7%
\$1,500,000 - \$1,999,999	15	16	-6.3%	233	225	3.6%
\$2,000,000 and above	21	22	-4.5%	229	260	-11.9%
All Condos	629	641	-1.9%	7,863	7,545	4.2%



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: Single-Family Homes

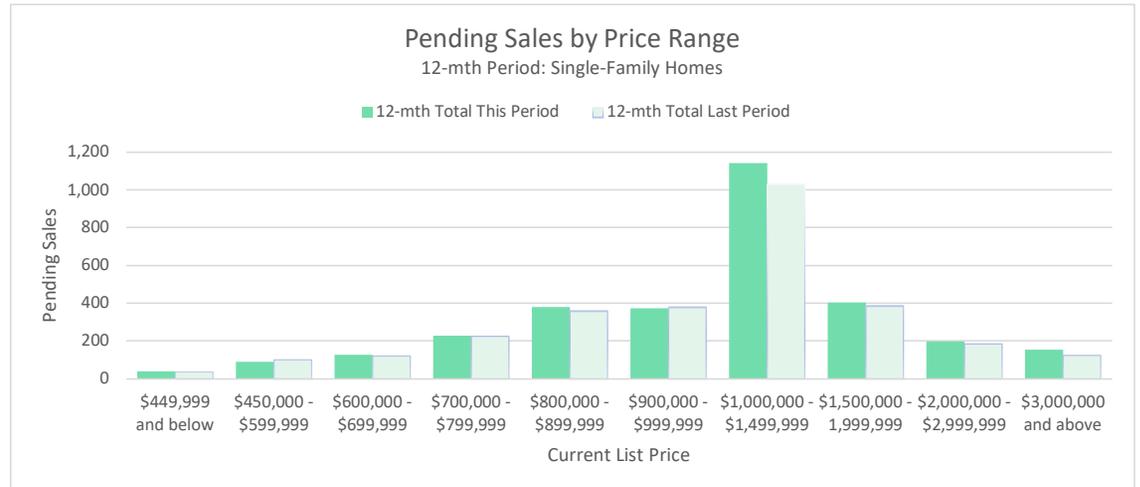
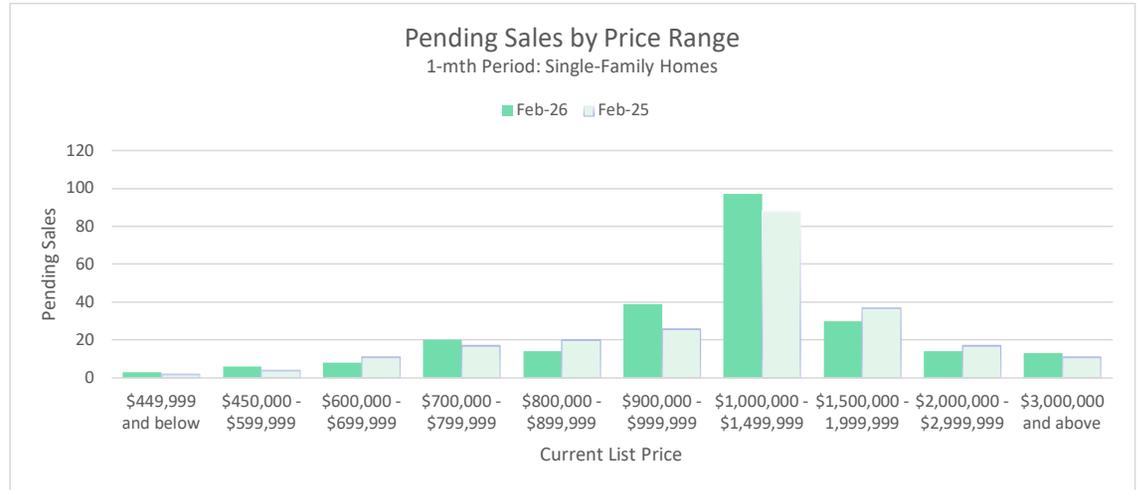
February 2026

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	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	2	50.0%	38	37	2.7%
\$450,000 - \$599,999	6	4	50.0%	89	99	-10.1%
\$600,000 - \$699,999	8	11	-27.3%	128	119	7.6%
\$700,000 - \$799,999	20	17	17.6%	226	225	0.4%
\$800,000 - \$899,999	14	20	-30.0%	379	360	5.3%
\$900,000 - \$999,999	39	26	50.0%	374	379	-1.3%
\$1,000,000 - \$1,499,999	97	88	10.2%	1,142	1,030	10.9%
\$1,500,000 - 1,999,999	30	37	-18.9%	404	385	4.9%
\$2,000,000 - \$2,999,999	14	17	-17.6%	196	185	5.9%
\$3,000,000 and above	13	11	18.2%	152	124	22.6%
All Single-Family Homes	244	233	4.7%	3,128	2,943	6.3%

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

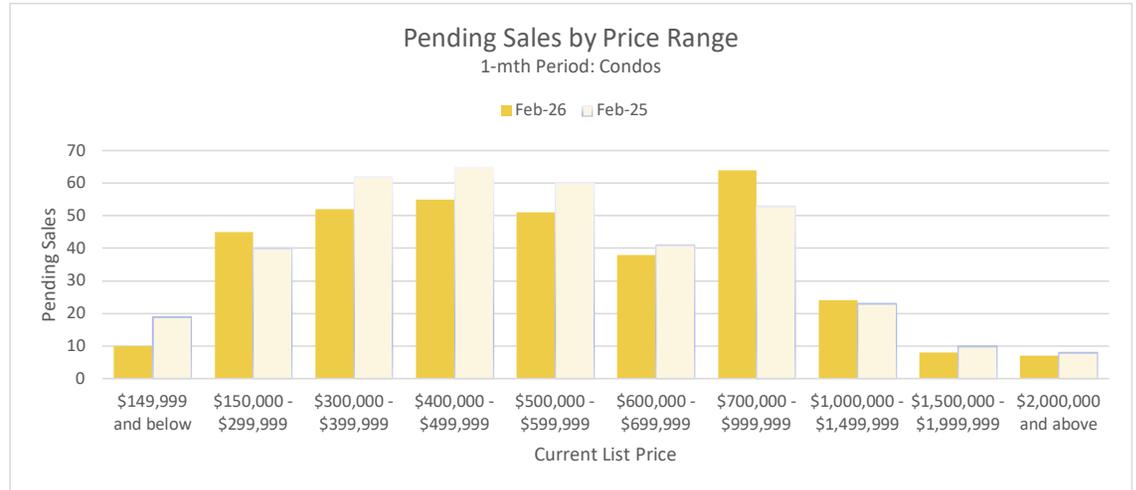
February 2026

OAHU, HAWAII

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

Condos	Feb-26	Feb-25	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	19	-47.4%	146	141	3.5%
\$150,000 - \$299,999	45	40	12.5%	547	486	12.6%
\$300,000 - \$399,999	52	62	-16.1%	737	762	-3.3%
\$400,000 - \$499,999	55	65	-15.4%	722	794	-9.1%
\$500,000 - \$599,999	51	60	-15.0%	676	674	0.3%
\$600,000 - \$699,999	38	41	-7.3%	456	514	-11.3%
\$700,000 - \$999,999	64	53	20.8%	707	744	-5.0%
\$1,000,000 - \$1,499,999	24	23	4.3%	271	280	-3.2%
\$1,500,000 - \$1,999,999	8	10	-20.0%	111	101	9.9%
\$2,000,000 and above	7	8	-12.5%	109	77	41.6%
All Condos	354	381	-7.1%	4,482	4,573	-2.0%

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.



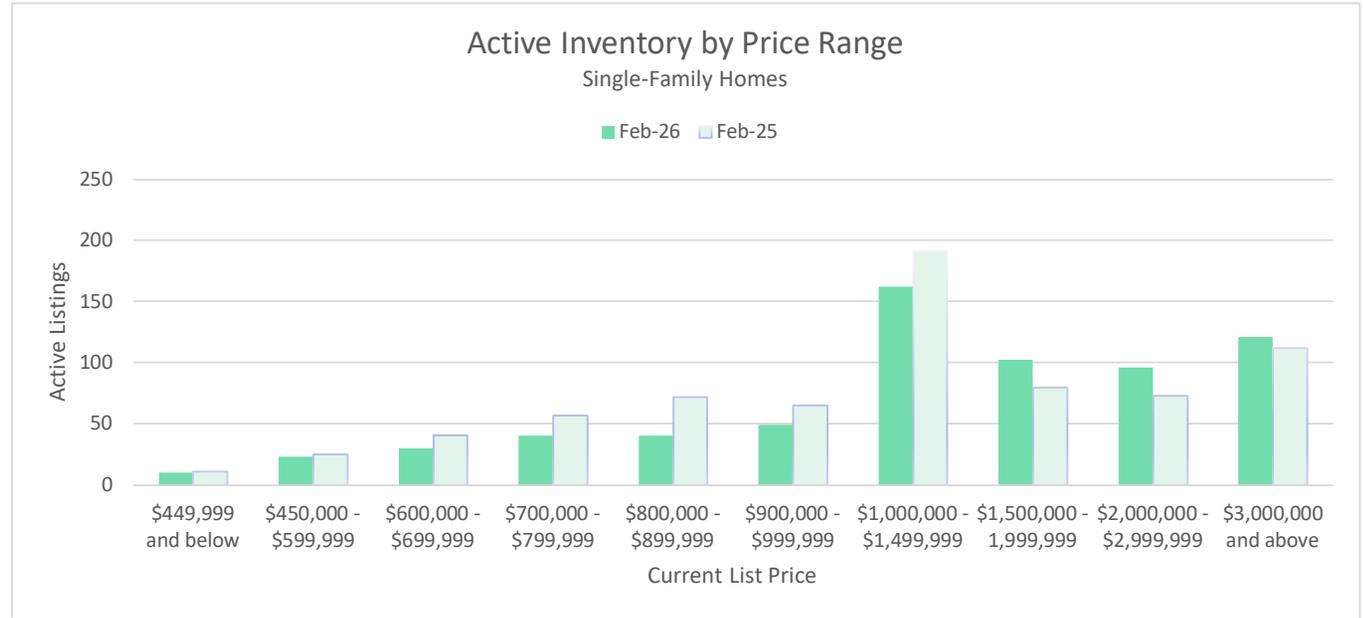
Active Inventory* by Price Range: Single-Family Homes

February 2026

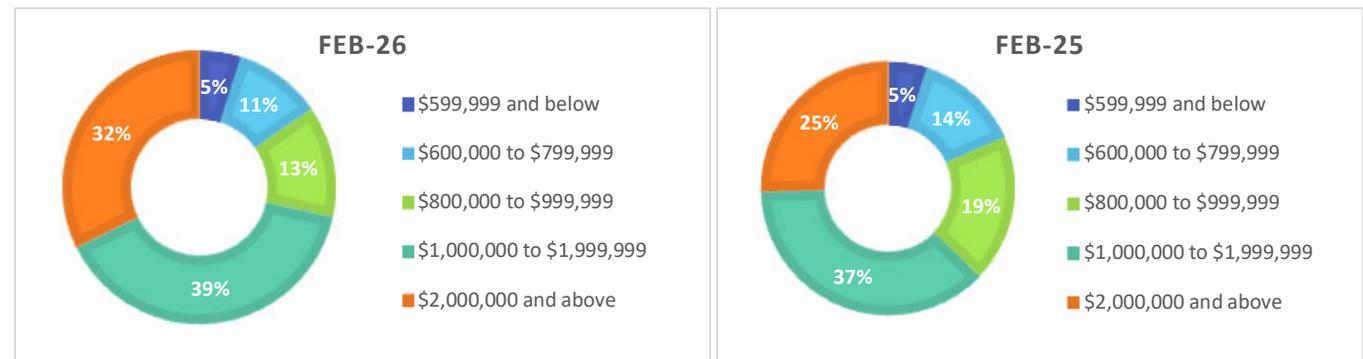
OAHU, HAWAII

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

Single-Family Homes	Feb-26	Feb-25	YOY chg
\$449,999 and below	10	11	-9.1%
\$450,000 - \$599,999	23	25	-8.0%
\$600,000 - \$699,999	30	41	-26.8%
\$700,000 - \$799,999	40	57	-29.8%
\$800,000 - \$899,999	40	72	-44.4%
\$900,000 - \$999,999	49	65	-24.6%
\$1,000,000 - \$1,499,999	162	192	-15.6%
\$1,500,000 - 1,999,999	102	80	27.5%
\$2,000,000 - \$2,999,999	96	73	31.5%
\$3,000,000 and above	121	112	8.0%
All Single-Family Homes	673	728	-7.6%



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

February 2026

OAHU, HAWAII

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

Condos	Feb-26	Feb-25	YOY chg
\$149,999 and below	70	51	37.3%
\$150,000 - \$299,999	308	257	19.8%
\$300,000 - \$399,999	408	308	32.5%
\$400,000 - \$499,999	331	343	-3.5%
\$500,000 - \$599,999	291	272	7.0%
\$600,000 - \$699,999	169	194	-12.9%
\$700,000 - \$999,999	346	354	-2.3%
\$1,000,000 - \$1,499,999	156	160	-2.5%
\$1,500,000 - \$1,999,999	90	83	8.4%
\$2,000,000 and above	107	138	-22.5%
All Condos	2,276	2,160	5.4%



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



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

Active Inventory*: Single-Family Homes and Condos

February 2026
OAHU, HAWAII



Single-Family Homes	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	S-25	O-25	N-25	D-25	J-26	F-26
\$599,999 and below	25	22	29	25	11	21	25	26	26	29	32	38	36	29	30	29	33	34	25	28	29	27	23	30	33
\$600,000 to \$799,999	54	63	63	71	66	76	81	80	70	74	75	93	98	89	98	90	89	93	88	79	80	75	65	80	70
\$800,000 to \$999,999	134	113	105	103	112	132	135	138	133	130	111	130	137	151	146	149	137	120	121	119	95	100	89	90	89
\$1,000,000 to \$1,999,999	230	225	253	269	281	305	325	311	315	323	277	291	272	305	324	330	369	374	334	352	326	299	246	258	264
\$2,000,000 and above	156	158	168	172	183	188	194	200	197	193	180	182	185	199	207	220	233	231	222	220	245	223	212	216	217
Total	599	581	618	640	653	722	760	755	741	749	675	734	728	773	805	818	861	852	790	798	775	724	635	674	673



Condos	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	S-25	O-25	N-25	D-25	J-26	F-26
\$299,999 and below	185	205	210	217	223	245	253	244	281	287	292	321	308	302	326	331	338	336	315	308	324	336	332	358	378
\$300,000 to \$499,999	431	464	497	517	556	593	597	597	605	624	557	615	651	729	806	825	825	827	821	762	728	734	694	697	739
\$500,000 to \$699,999	266	280	310	343	364	391	399	420	439	446	412	460	466	519	582	592	578	542	533	546	558	511	467	463	460
\$700,000 to \$1,499,999	343	364	377	396	412	473	468	463	479	490	443	470	514	543	577	591	590	571	549	531	532	518	470	501	502
\$1,500,000 and above	163	180	182	178	174	165	162	163	153	202	224	222	221	209	221	217	211	183	194	180	199	185	202	191	197
Total	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	2,327	2,341	2,284	2,165	2,210	2,276

*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.

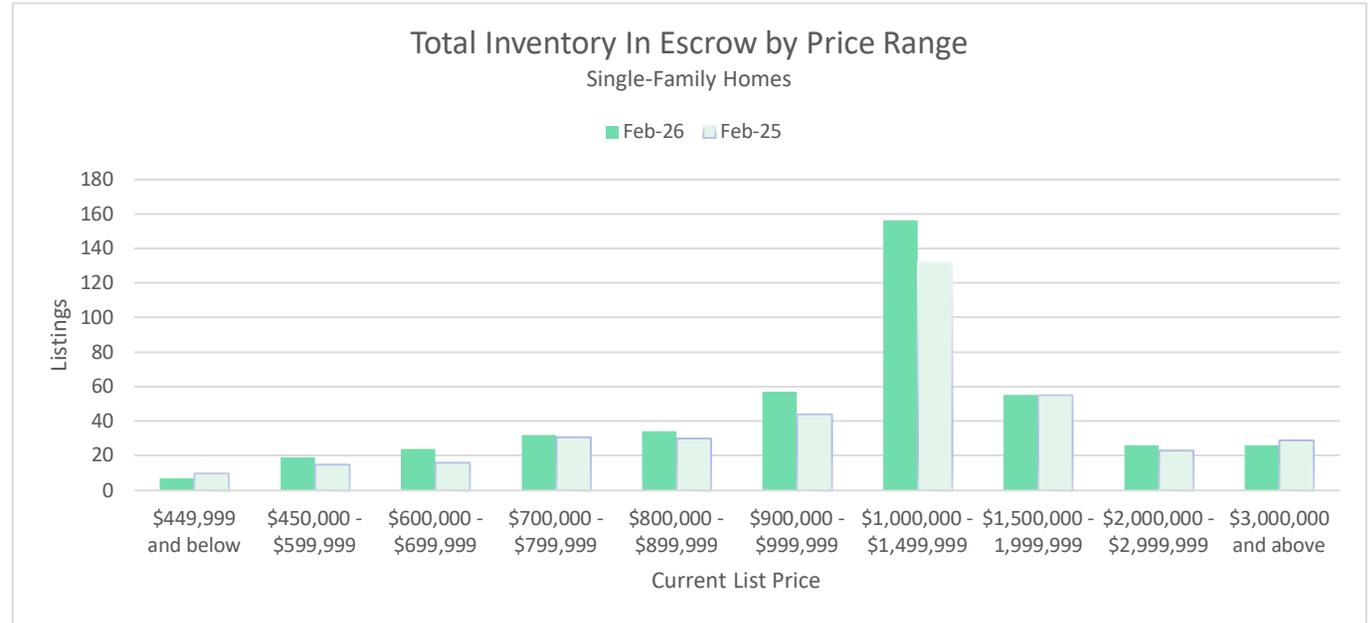
Total Inventory In Escrow* by Price Range: Single-Family Homes

February 2026

OAHU, HAWAII

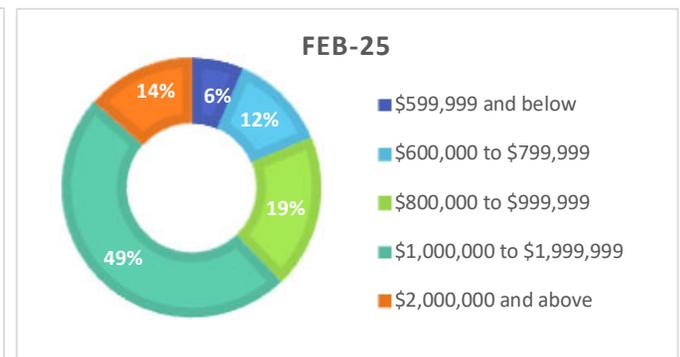
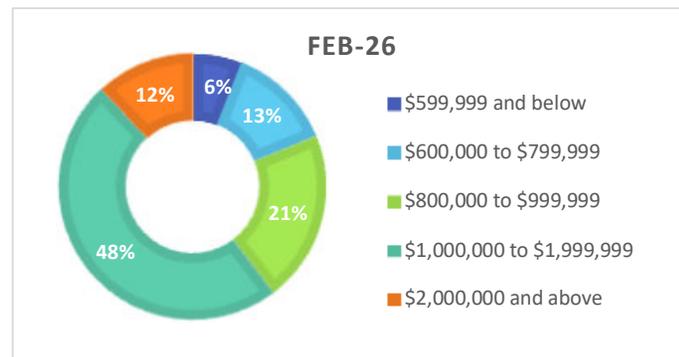
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Feb-26	Feb-25	YOY chg
\$449,999 and below	7	10	-30.0%
\$450,000 - \$599,999	19	15	26.7%
\$600,000 - \$699,999	24	16	50.0%
\$700,000 - \$799,999	32	31	3.2%
\$800,000 - \$899,999	34	30	13.3%
\$900,000 - \$999,999	57	44	29.5%
\$1,000,000 - \$1,499,999	156	132	18.2%
\$1,500,000 - 1,999,999	55	55	0.0%
\$2,000,000 - \$2,999,999	26	23	13.0%
\$3,000,000 and above	26	29	-10.3%
All Single-Family Homes	436	385	13.2%



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

February 2026

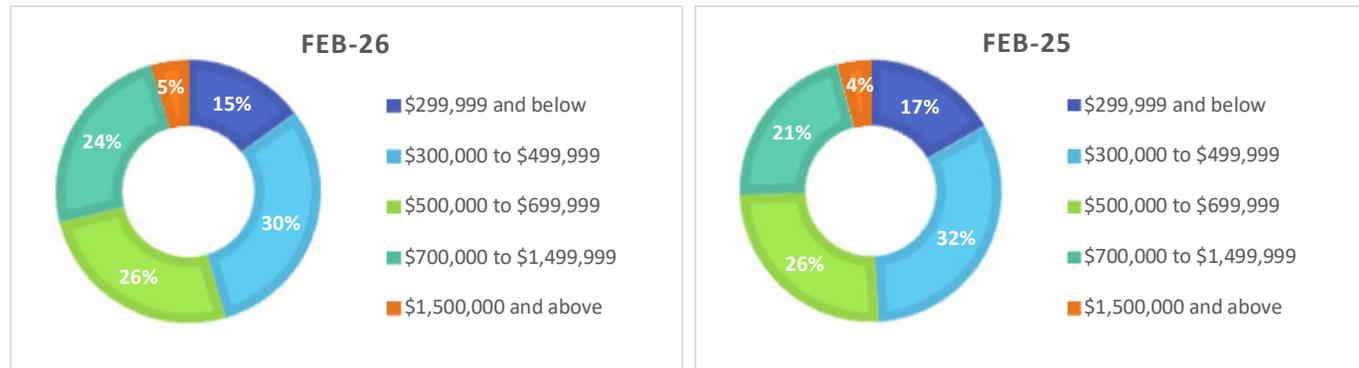
OAHU, HAWAII

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

Condos	Feb-26	Feb-25	YOY chg
\$149,999 and below	14	30	-53.3%
\$150,000 - \$299,999	71	66	7.6%
\$300,000 - \$399,999	88	95	-7.4%
\$400,000 - \$499,999	86	90	-4.4%
\$500,000 - \$599,999	96	81	18.5%
\$600,000 - \$699,999	51	65	-21.5%
\$700,000 - \$999,999	99	89	11.2%
\$1,000,000 - \$1,499,999	39	33	18.2%
\$1,500,000 - \$1,999,999	12	13	-7.7%
\$2,000,000 and above	14	11	27.3%
All Condos	570	573	-0.5%



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.

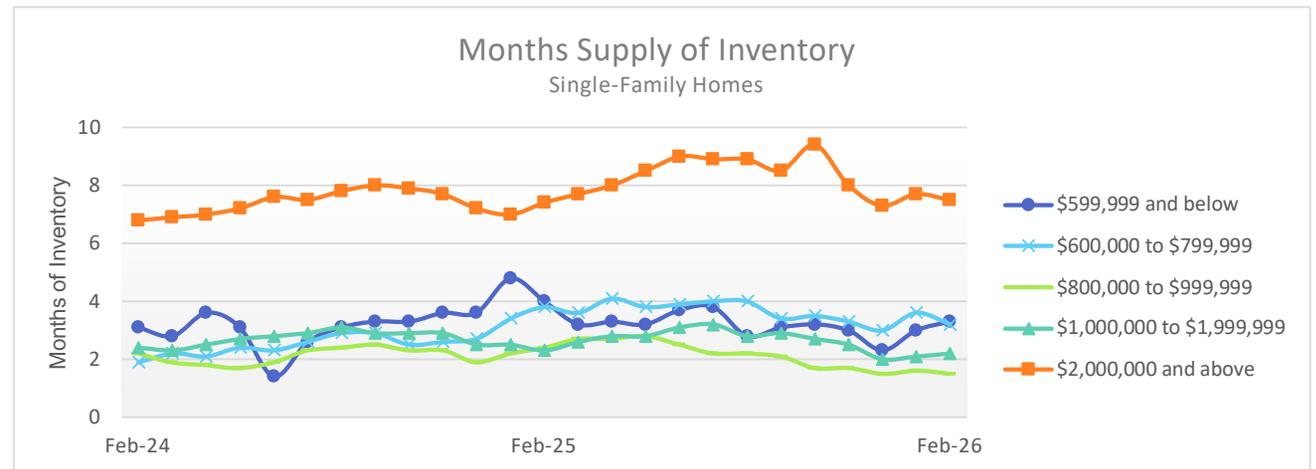
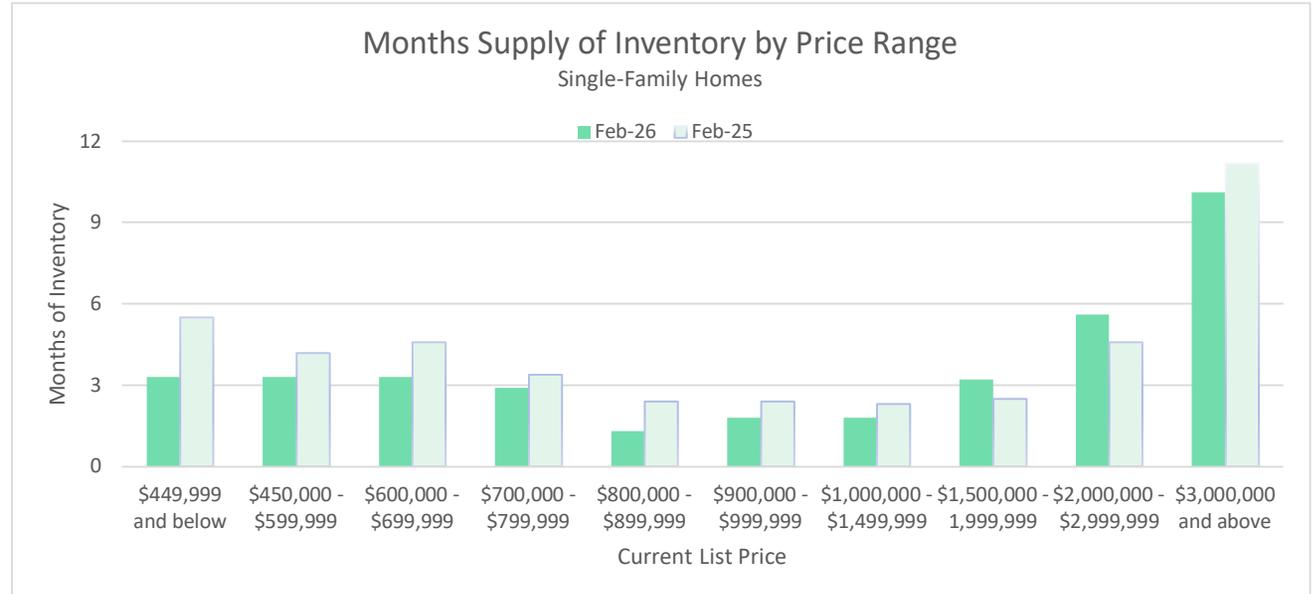
Months Supply of Active Inventory by Price Range: Single-Family Homes

February 2026

OAHU, HAWAII

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

Single-Family Homes	Feb-26	Feb-25	YOY chg
\$449,999 and below	3.3	5.5	-40.0%
\$450,000 - \$599,999	3.3	4.2	-21.4%
\$600,000 - \$699,999	3.3	4.6	-28.3%
\$700,000 - \$799,999	2.9	3.4	-14.7%
\$800,000 - \$899,999	1.3	2.4	-45.8%
\$900,000 - \$999,999	1.8	2.4	-25.0%
\$1,000,000 - \$1,499,999	1.8	2.3	-21.7%
\$1,500,000 - 1,999,999	3.2	2.5	28.0%
\$2,000,000 - \$2,999,999	5.6	4.6	21.7%
\$3,000,000 and above	10.1	11.2	-9.8%
All Single-Family Homes	2.8	3.1	-9.7%



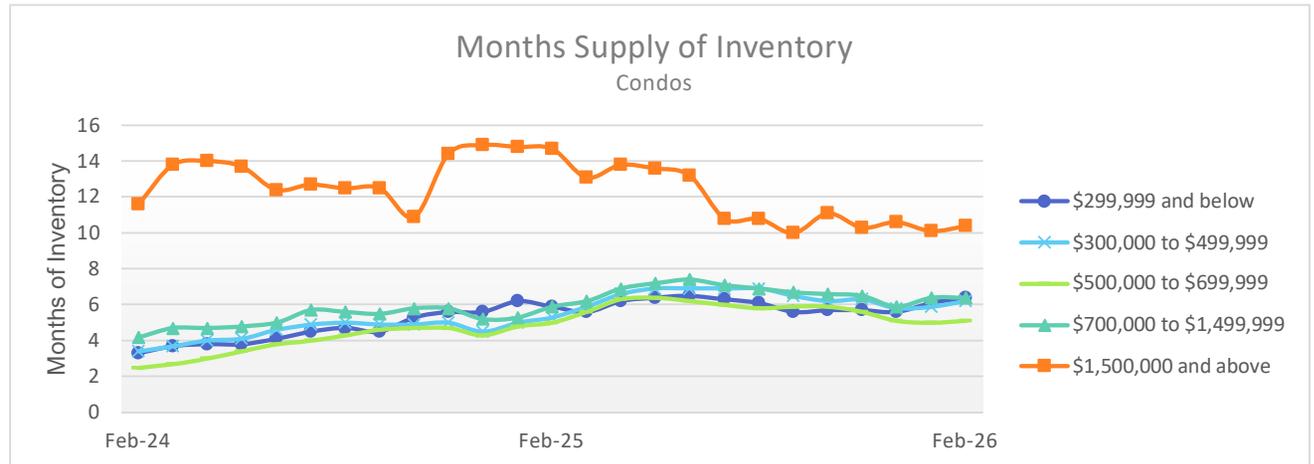
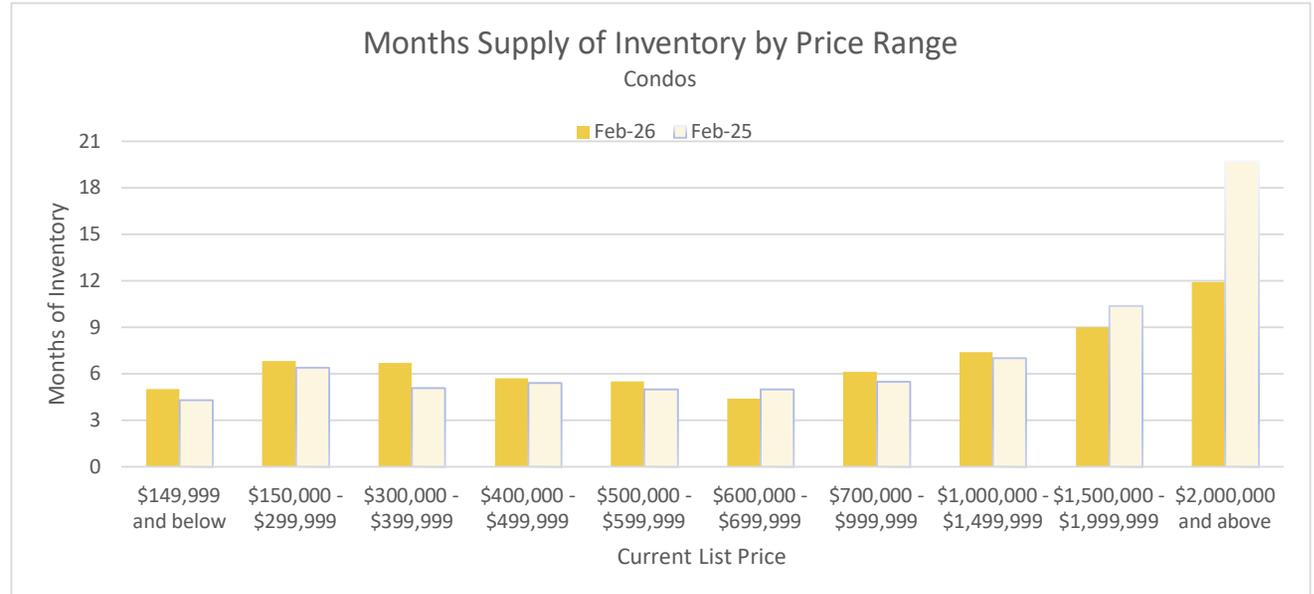
Months Supply of Active Inventory by Price Range: Condos

February 2026

OAHU, HAWAII

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

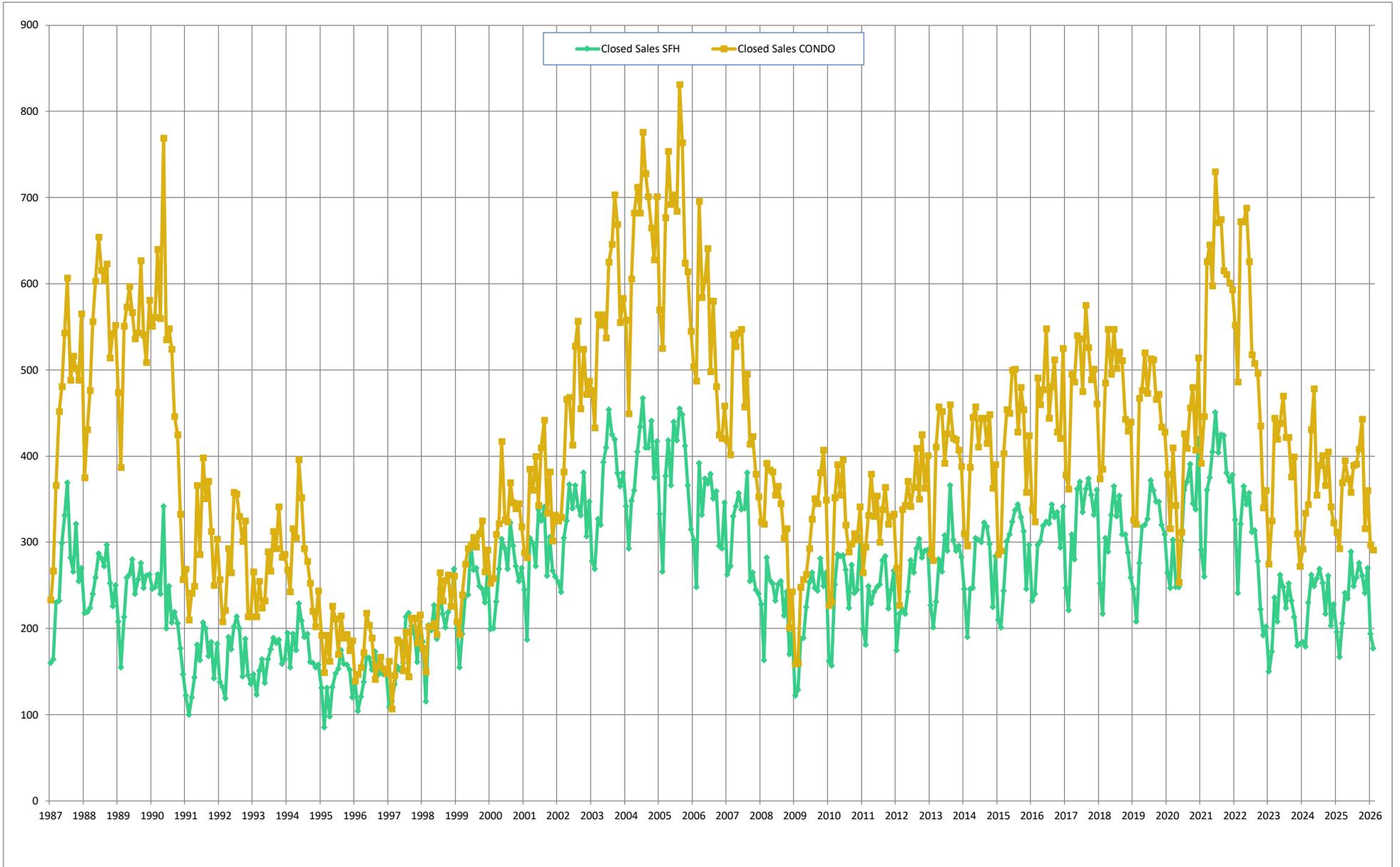
Condos	Feb-26	Feb-25	YOY chg
\$149,999 and below	5.0	4.3	16.3%
\$150,000 - \$299,999	6.8	6.4	6.2%
\$300,000 - \$399,999	6.7	5.1	31.4%
\$400,000 - \$499,999	5.7	5.4	5.6%
\$500,000 - \$599,999	5.5	5.0	10.0%
\$600,000 - \$699,999	4.4	5.0	-12.0%
\$700,000 - \$999,999	6.1	5.5	10.9%
\$1,000,000 - \$1,499,999	7.4	7.0	5.7%
\$1,500,000 - \$1,999,999	9.0	10.4	-13.5%
\$2,000,000 and above	11.9	19.7	-39.6%
All Condos	6.2	5.8	6.9%



Closed Sales

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



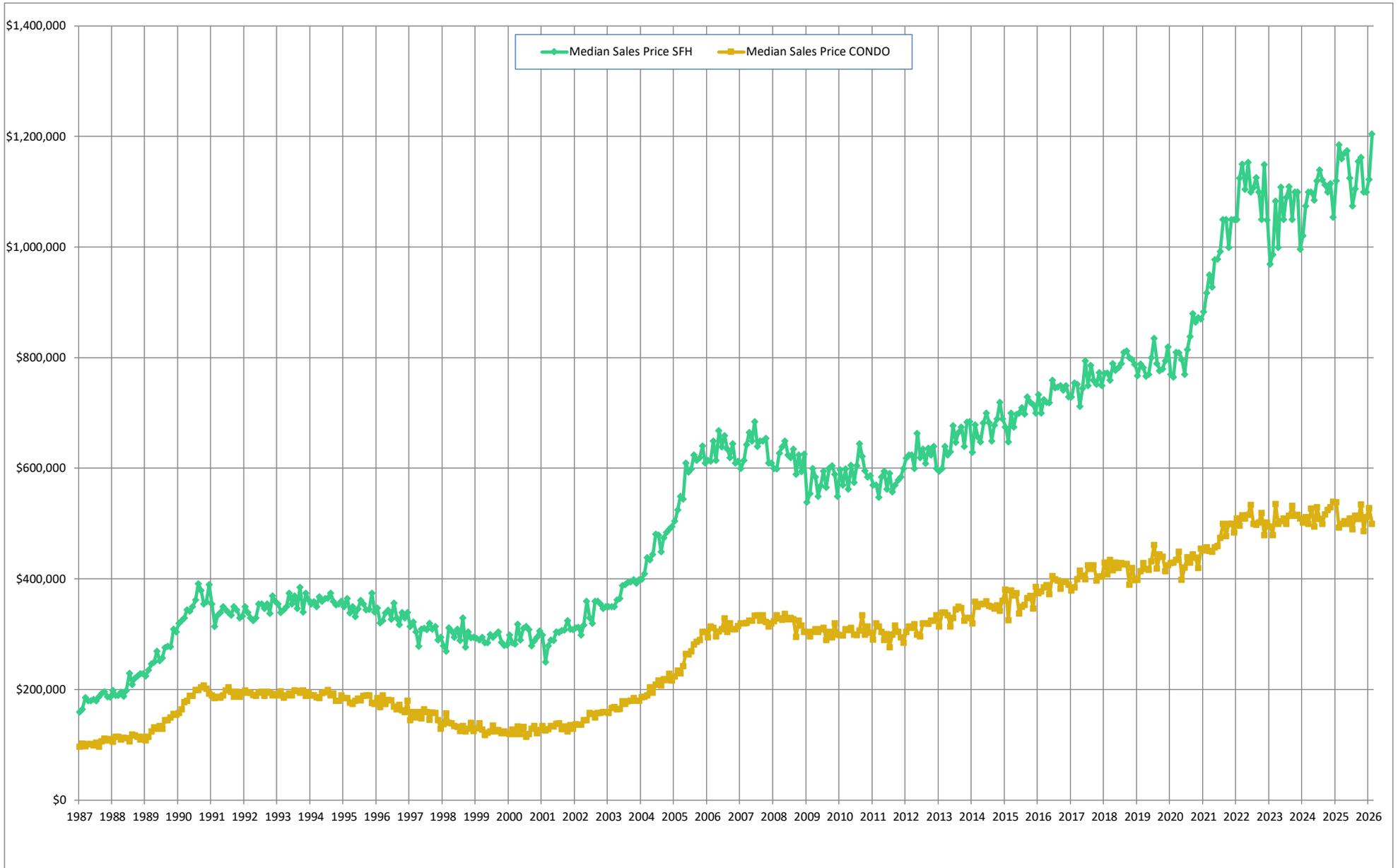
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Median Sales Price

Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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