

O'ahu's housing market closed 2025 with signs of stability, shaped by steady mortgage rate movement, shifting affordability dynamics, and changing conditions in the condo market. While overall sales activity remained relatively flat compared to the prior year, buyers benefited from increased inventory and more choice, while sellers faced a more competitive environment. Our latest report summarizes key data from December 2025 and highlights trends that defined the full year. **Here are the highlights from our report:**

### Compared to 2025:

- Combined single-family home and condo sales grew 0.6% year-over-year. Single-family home sales rose 3.5%, while condo sales declined 1.1%. In total, 2,890 single-family homes and 4,408 condos were sold in 2025.
- The median sales price for single-family homes increased 3.5% to \$1,139,000, while the annual condo median price softened 1.5% to \$507,250.
- Homes spent more time on the market, with median days on market increasing to 23 days for single-family homes and 44 days for condos.

### In December 2025:

- Single-family home sales increased 18.4% year-over-year to 270 transactions, while condo sales rose 11.5% to 360.
- The median sales price for single-family homes increased 4.3% to \$1,100,000, while the condo median price declined 5.2% to \$512,000 following December 2024's record high.
- Median days on market increased for condos from 36 to 44 days, while single-family homes saw a smaller change, rising from 20 to 22 days year-over-year.
- New listings declined in both markets, with single-family home listings down 7.9% and condo listings down 1.3% compared to last December.
- Active inventory for single-family homes declined 5.9% from year-end 2024 levels, while condo inventory remained higher than a year ago, up 12.3%.



# Oahu Monthly Housing Statistics

## December 2025



### SINGLE-FAMILY HOMES

Median Sales Price	YoY %chg
\$1,100,000	+4.3%
Closed Sales	YoY %chg
270	+18.4%
Average Sales Price	YoY %chg
\$1,355,856	+9.6%

### CONDOS

Median Sales Price	YoY %chg
\$512,000	-5.2%
Closed Sales	YoY %chg
360	+11.5%
Average Sales Price	YoY %chg
\$715,954	+11.9%

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

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# Monthly Indicators

OAHU, HAWAII

## December 2025

	Single-Family Homes						Condos				
	Dec-25	Dec-24	YoY %chg	Nov-25	MoM %chg		Dec-25	Dec-24	YoY %chg	Nov-25	MoM %chg
Closed Sales	270	228	18.4%	241	12.0%		360	323	11.5%	316	13.9%
Median Sales Price	\$1,100,000	\$1,054,500	4.3%	\$1,100,000	0.0%		\$512,000	\$540,000	-5.2%	\$487,450	5.0%
Average Sales Price	\$1,355,856	\$1,236,689	9.6%	\$1,479,291	-8.3%		\$715,954	\$639,866	11.9%	\$609,012	17.6%
Median Days on Market	22	20	10.0%	27	-18.5%		44	36	22.2%	40	10.0%
Percent of Orig. List Price Received	97.9%	99.2%	-1.3%	98.1%	-0.2%		96.4%	97.2%	-0.8%	96.4%	0.0%
New Listings	186	202	-7.9%	273	-31.9%		445	451	-1.3%	525	-15.2%
Pending Sales*	200	194	3.1%	263	-24.0%		282	310	-9.0%	340	-17.1%
Active Inventory*	635	675	-5.9%	724	-12.3%		2,165	1,928	12.3%	2,284	-5.2%
Total Inventory in Escrow*	352	338	4.1%	442	-20.4%		456	462	-1.3%	529	-13.8%
Months Supply of Active Inventory*	2.6	2.9	-10.3%	3.1	-16.1%		5.9	5.2	13.5%	6.3	-6.3%

\*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						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	2,890	2,793	3.5%	2,560	12.9%		4,408	4,459	-1.1%	4,573	-3.6%
Median Sales Price	\$1,139,000	\$1,100,000	3.5%	\$1,050,000	8.5%		\$507,250	\$515,000	-1.5%	\$508,500	-0.2%
Average Sales Price	\$1,401,379	\$1,347,176	4.0%	\$1,326,664	5.6%		\$642,152	\$616,895	4.1%	\$623,257	3.0%
Median Days on Market	23	19	21.1%	22	4.5%		44	30	46.7%	21	109.5%
Percent of Orig. List Price Received	98.3%	99.0%	-0.7%	98.3%	0.0%		96.6%	98.0%	-1.4%	98.6%	-2.0%
New Listings	3,935	3,756	4.8%	3,324	18.4%		7,918	7,279	8.8%	6,123	29.3%
Pending Sales*	3,087	2,990	3.2%	2,796	10.4%		4,491	4,601	-2.4%	4,721	-4.9%

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

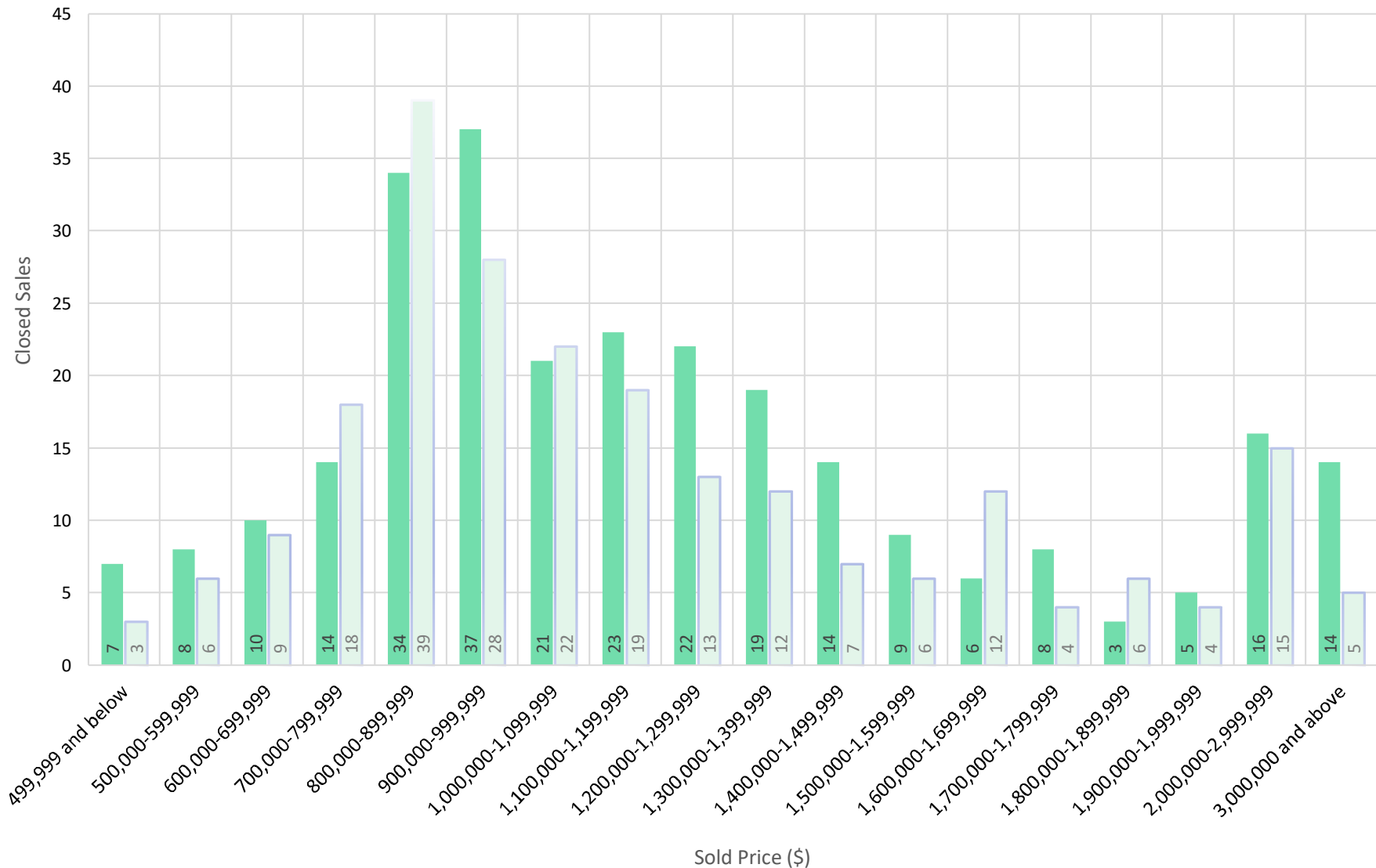
1-yr % chg = percent change comparing the current YTD time period to the same YTD time period one year ago.  
2-yr % chg = percent change comparing the current YTD time period to the same YTD time period two years ago.

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

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## Single-Family Homes Sold December 2025 vs. December 2024

2025 2024



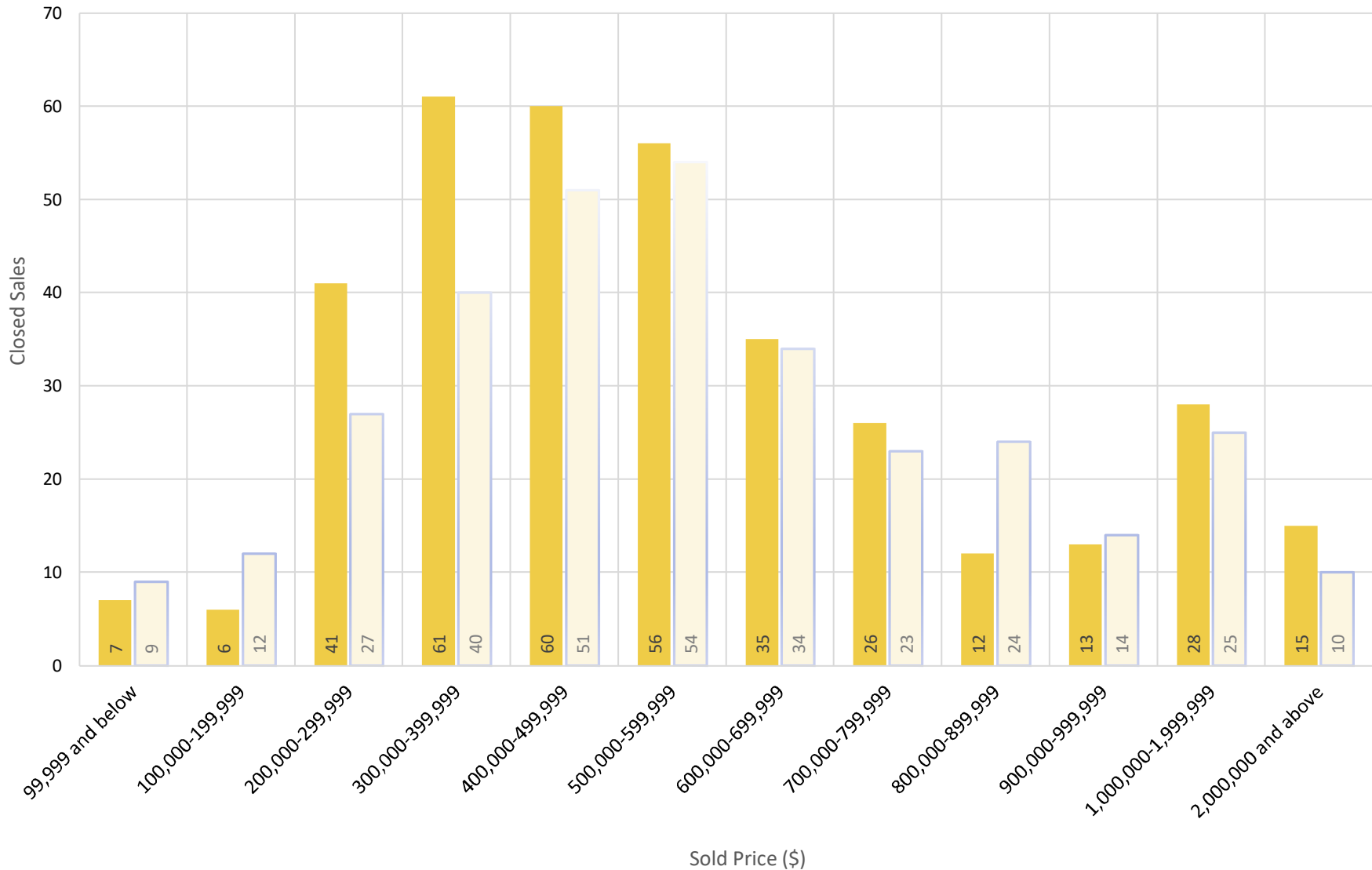
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## Condos Sold

### December 2025 vs. December 2024

■ 2025 ■ 2024



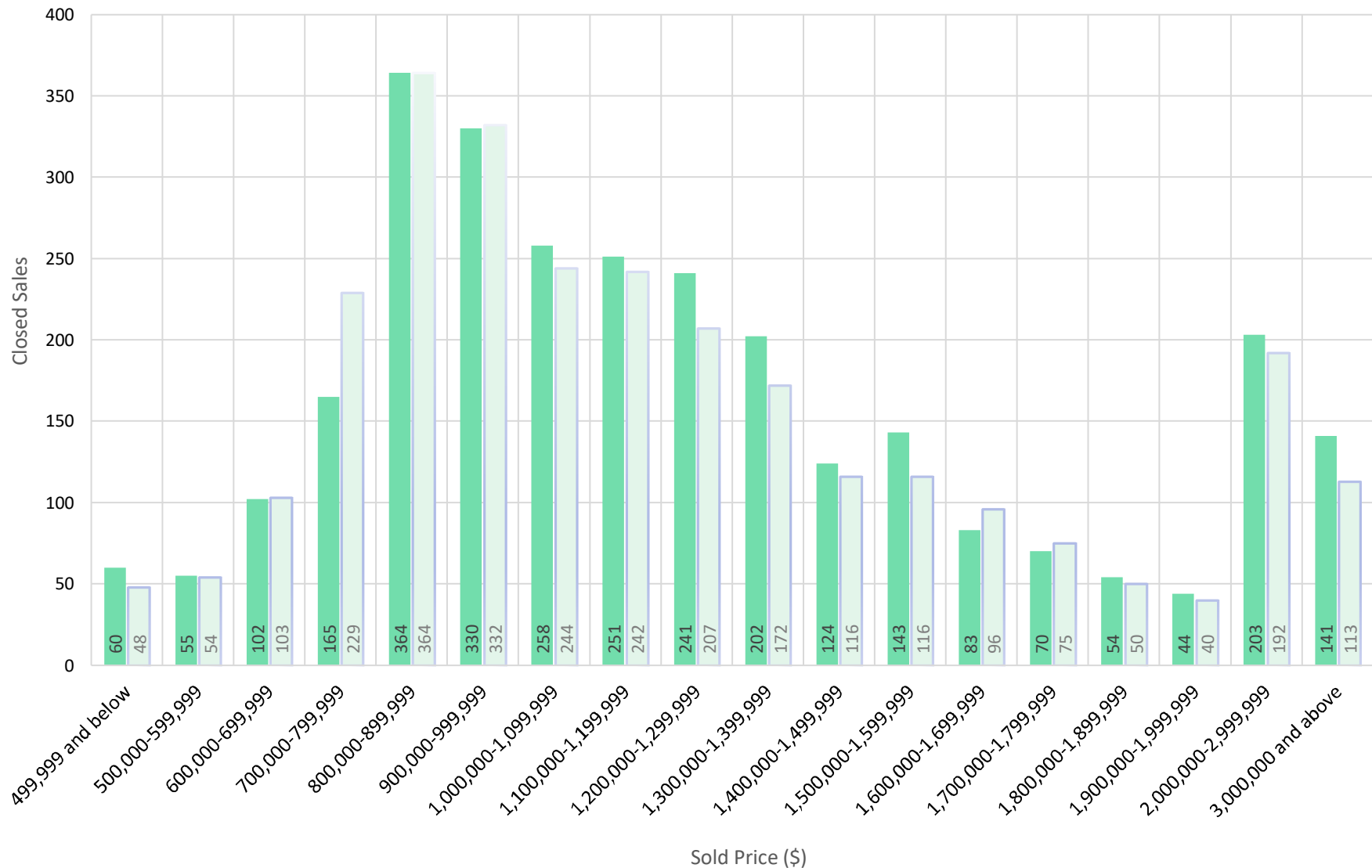
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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Sales counts reflect combined monthly "snapshots" of the reported MLS data from Jan 1 through Dec 31.

## Single-Family Homes Sold Year-End 2025 vs. 2024

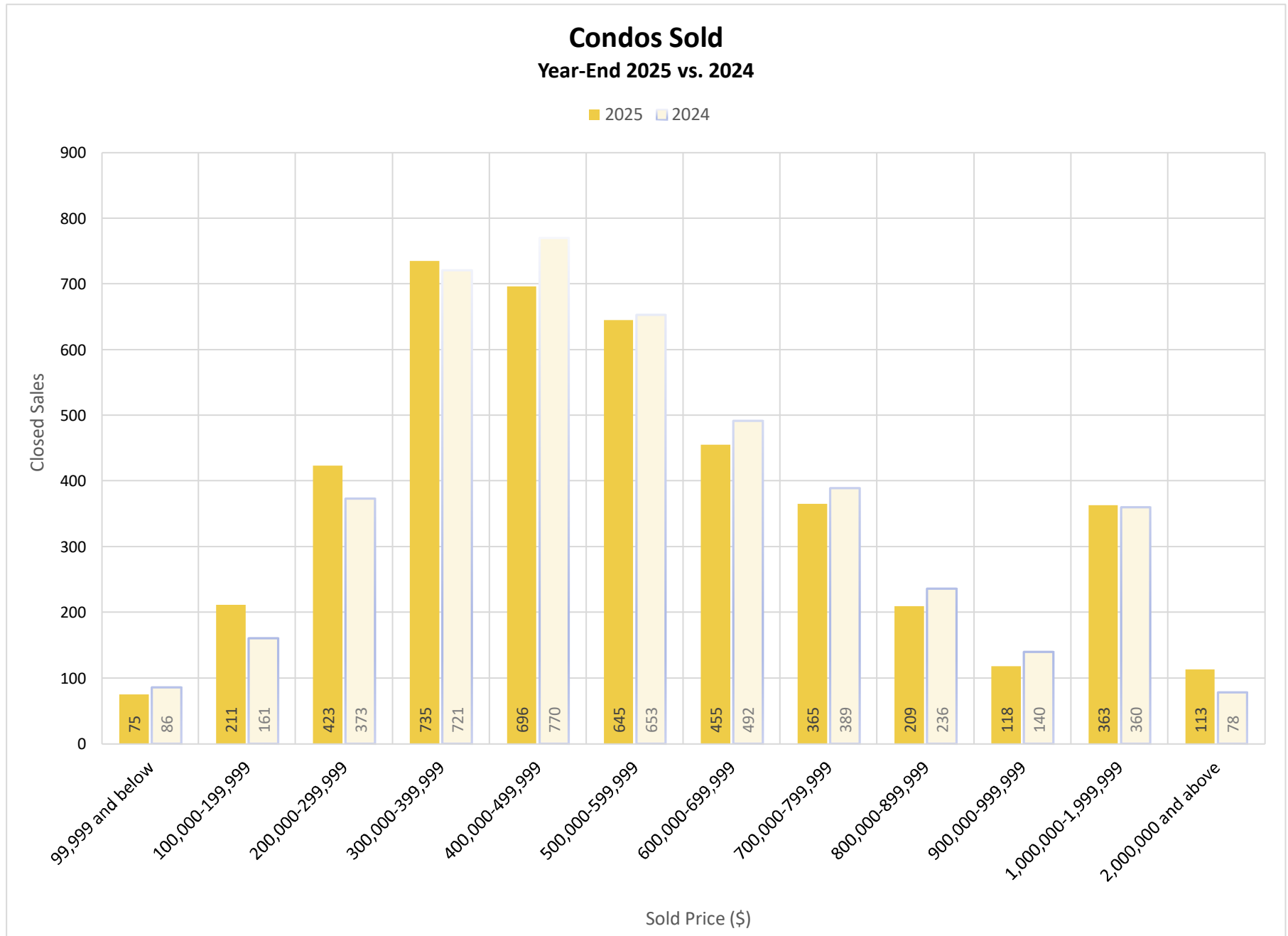
2025 2024



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

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Sales counts reflect combined monthly "snapshots" of the reported MLS data from Jan 1 through Dec 31.



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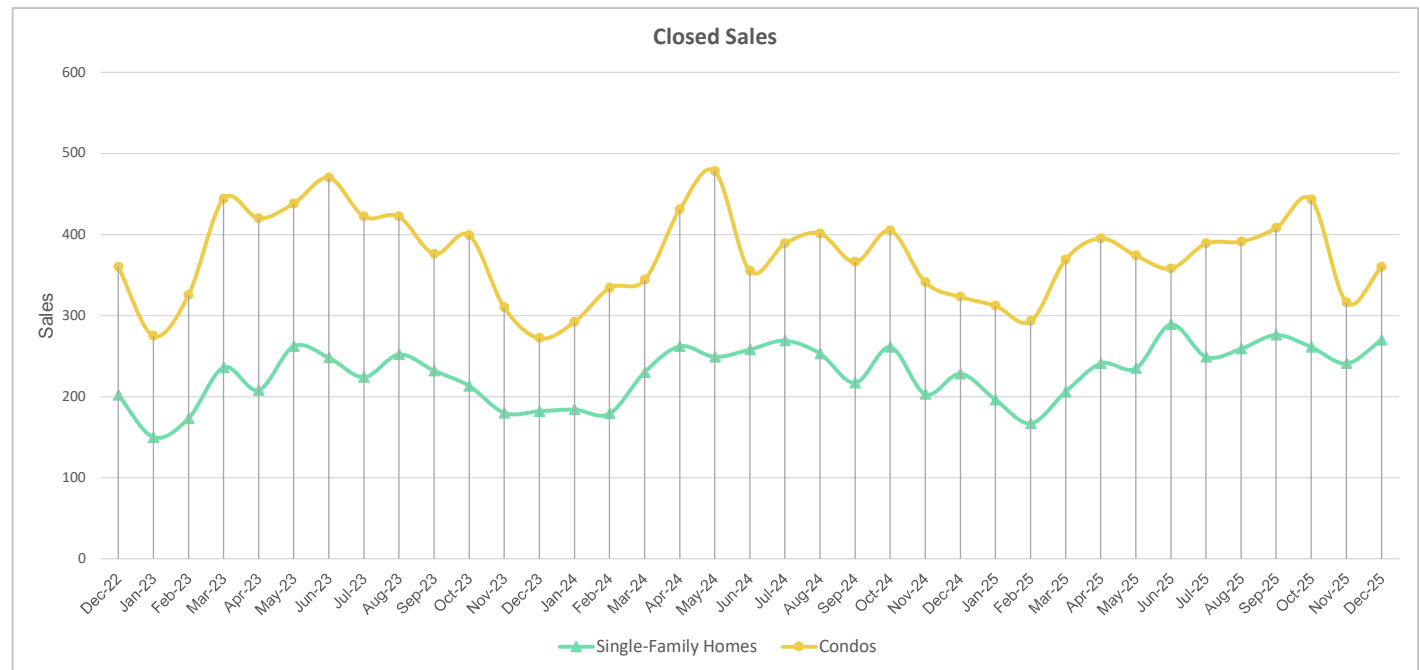
# Closed Sales

December 2025

OAHU, HAWAII

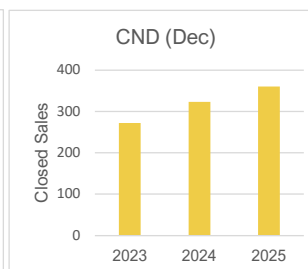
(A count of properties that have closed in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Dec-22	202	360	562
Jan-23	150	275	425
Feb-23	173	325	498
Mar-23	236	444	680
Apr-23	208	420	628
May-23	262	438	700
Jun-23	248	470	718
Jul-23	224	422	646
Aug-23	252	422	674
Sep-23	232	376	608
Oct-23	213	399	612
Nov-23	180	310	490
Dec-23	182	272	454
Jan-24	184	292	476
Feb-24	179	334	513
Mar-24	230	344	574
Apr-24	262	431	693
May-24	249	478	727
Jun-24	258	355	613
Jul-24	269	389	658
Aug-24	253	401	654
Sep-24	217	366	583
Oct-24	261	405	666
Nov-24	203	341	544
Dec-24	228	323	551
Jan-25	196	312	508
Feb-25	167	293	460
Mar-25	206	369	575
Apr-25	241	395	636
May-25	235	374	609
Jun-25	289	358	647
Jul-25	249	389	638
Aug-25	259	391	650
Sep-25	276	408	684
Oct-25	261	443	704
Nov-25	241	316	557
Dec-25	270	360	630



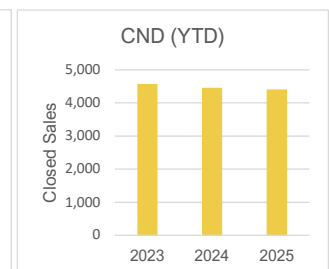
## Monthly Closed Sales

December	SFH	YoY %chg	CND	YoY %chg
2023	182	-9.9%	272	-24.4%
2024	228	25.3%	323	18.8%
2025	270	18.4%	360	11.5%



## Year-to-Date Closed Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	2,560	-26.3%	4,573	-28.0%
2024	2,793	9.1%	4,459	-2.5%
2025	2,890	3.5%	4,408	-1.1%





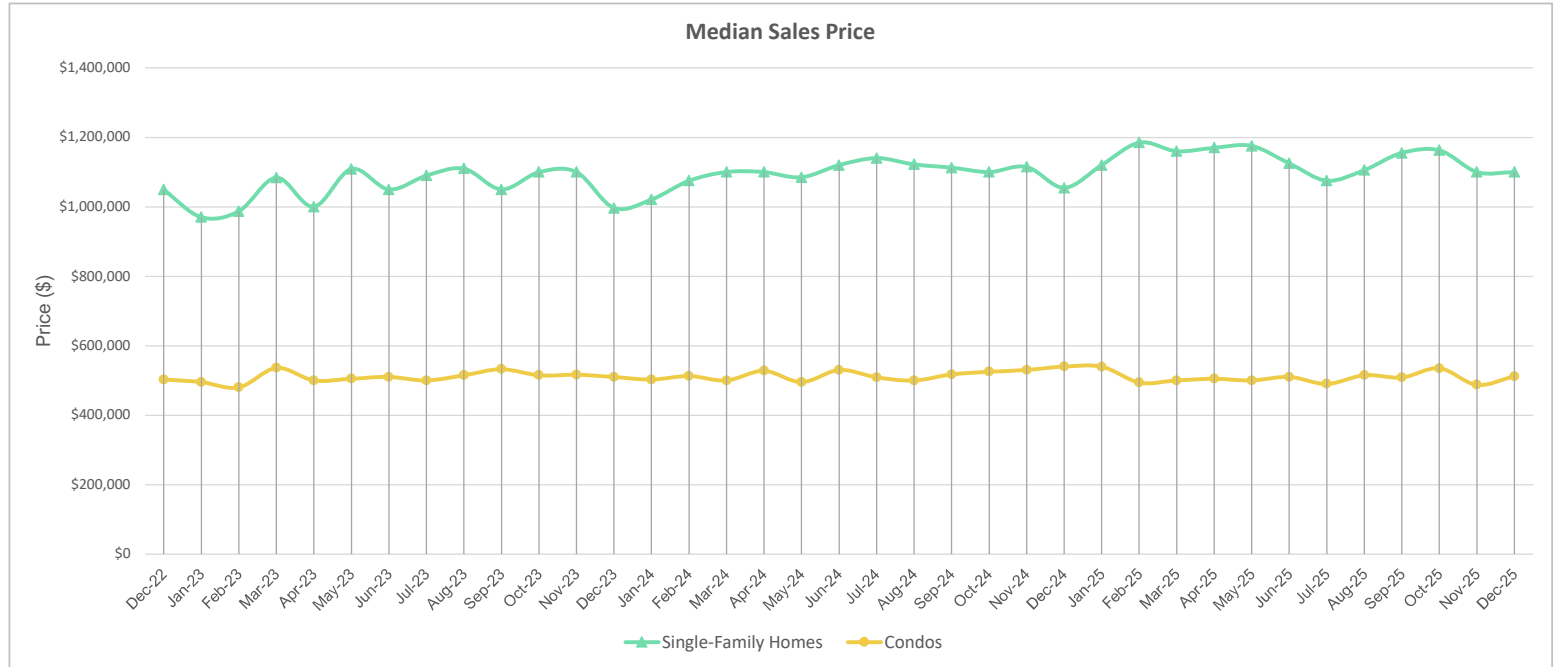
# Median Sales Price

## December 2025

OAHU, HAWAII

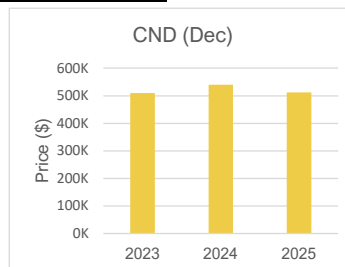
(The median sales price of all closed properties in a given month)

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



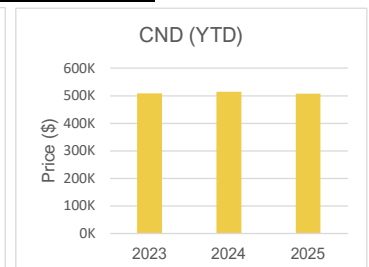
### Monthly Median Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2023	\$996,500	-5.1%	\$510,000	1.5%
2024	\$1,054,500	5.8%	\$540,000	5.9%
2025	\$1,100,000	4.3%	\$512,000	-5.2%



### Year-to-Date Median Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,050,000	-5.0%	\$508,500	-0.3%
2024	\$1,100,000	4.8%	\$515,000	1.3%
2025	\$1,139,000	3.5%	\$507,250	-1.5%



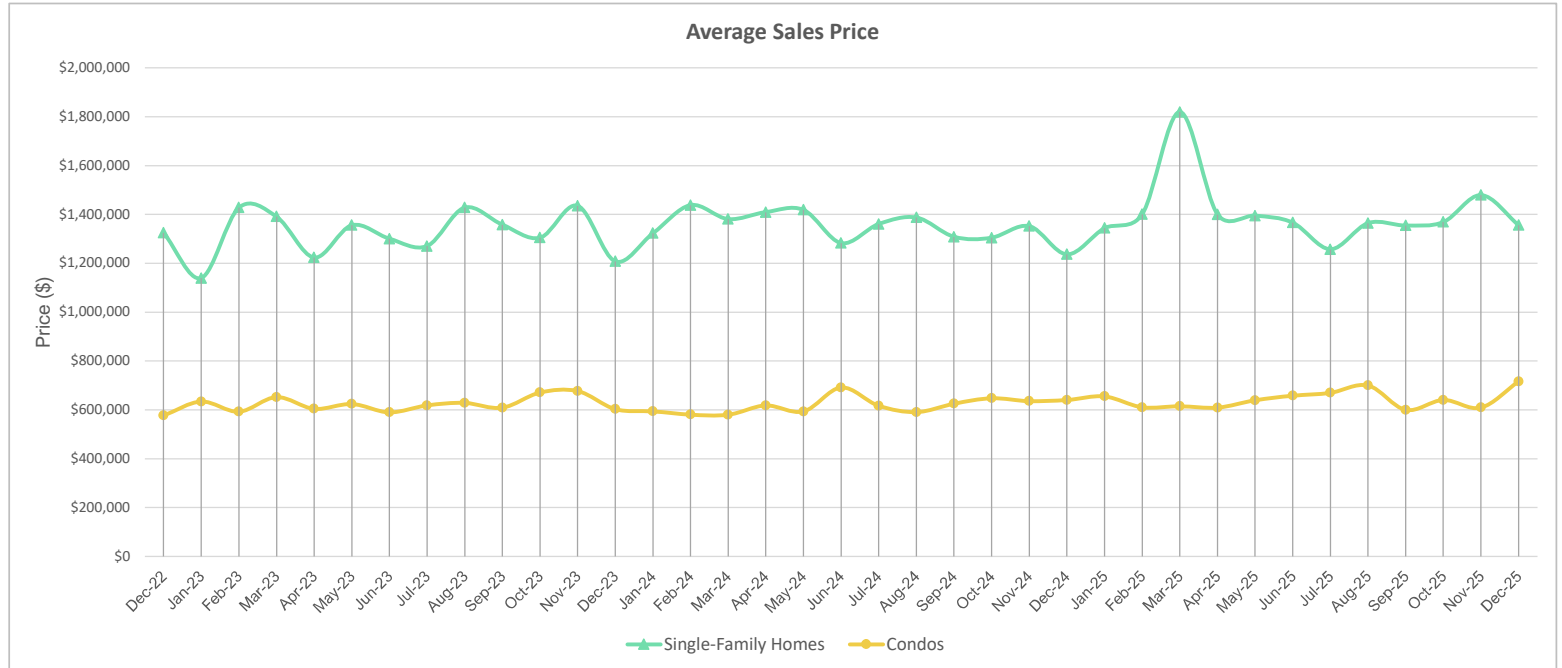
# Average Sales Price

## December 2025

OAHU, HAWAII

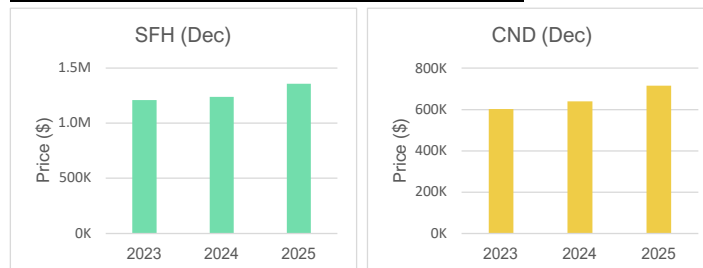
(The average sales price of all closed properties in a given month)

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



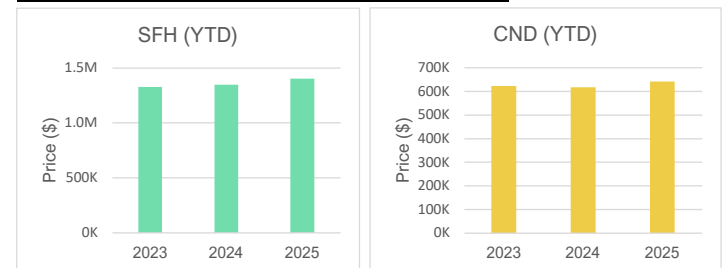
### Monthly Average Sales Price

December	SFH	YoY %chg	CND	YoY %chg
2023	\$1,207,793	-8.9%	\$602,535	4.5%
2024	\$1,236,689	2.4%	\$639,866	6.2%
2025	\$1,355,856	9.6%	\$715,954	11.9%



### Year-to-Date Average Sales Price

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	\$1,326,664	-3.9%	\$623,257	2.1%
2024	\$1,347,176	1.5%	\$616,895	-1.0%
2025	\$1,401,379	4.0%	\$642,152	4.1%



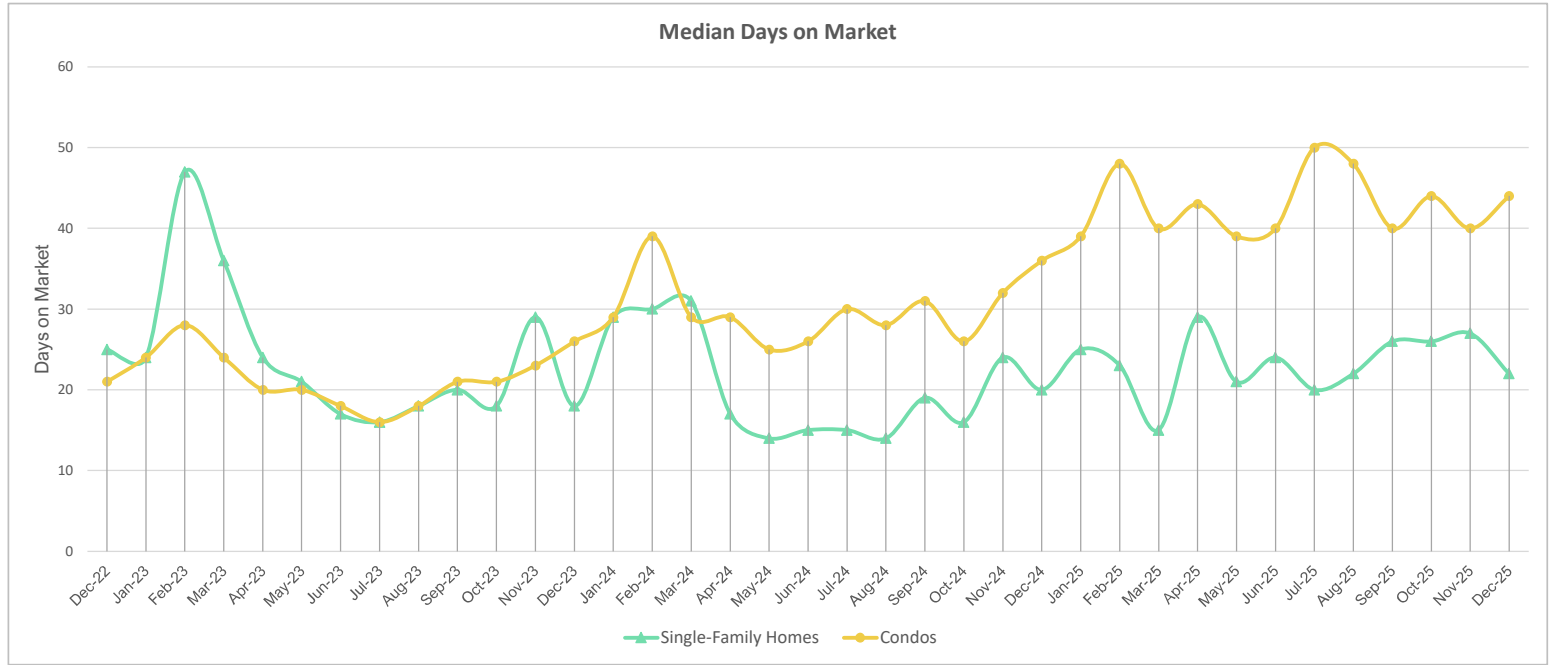
# Median Days on Market

December 2025

OAHU, HAWAII

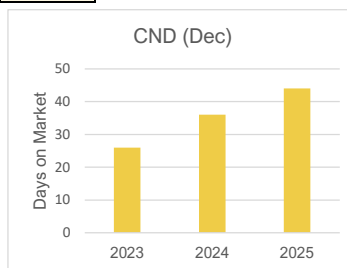
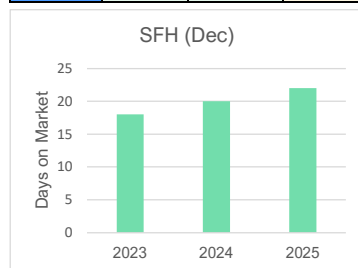
(Days on Market represents the number of days from when a property is first listed to when an offer is accepted; the Median Days on Market represents the median of all sales in a given month)

Mo/Yr	Single-Family Homes	Condos
Dec-22	25	21
Jan-23	24	24
Feb-23	47	28
Mar-23	36	24
Apr-23	24	20
May-23	21	20
Jun-23	17	18
Jul-23	16	16
Aug-23	18	18
Sep-23	20	21
Oct-23	18	21
Nov-23	29	23
Dec-23	18	26
Jan-24	29	29
Feb-24	30	39
Mar-24	31	29
Apr-24	17	29
May-24	14	25
Jun-24	15	26
Jul-24	15	30
Aug-24	14	28
Sep-24	19	31
Oct-24	16	26
Nov-24	24	32
Dec-24	20	36
Jan-25	25	39
Feb-25	23	48
Mar-25	15	40
Apr-25	29	43
May-25	21	39
Jun-25	24	40
Jul-25	20	50
Aug-25	22	48
Sep-25	26	40
Oct-25	26	44
Nov-25	27	40
Dec-25	22	44



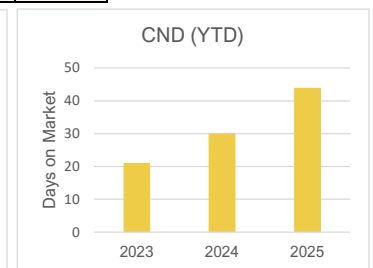
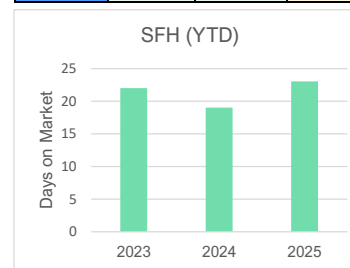
## Monthly Median Days on Market

December	SFH	YoY %chg	CND	YoY %chg
2023	18	-28.0%	26	23.8%
2024	20	11.1%	36	38.5%
2025	22	10.0%	44	22.2%



## Year-to-Date Median Days on Market

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	22	83.3%	21	75.0%
2024	19	-13.6%	30	42.9%
2025	23	21.1%	44	46.7%



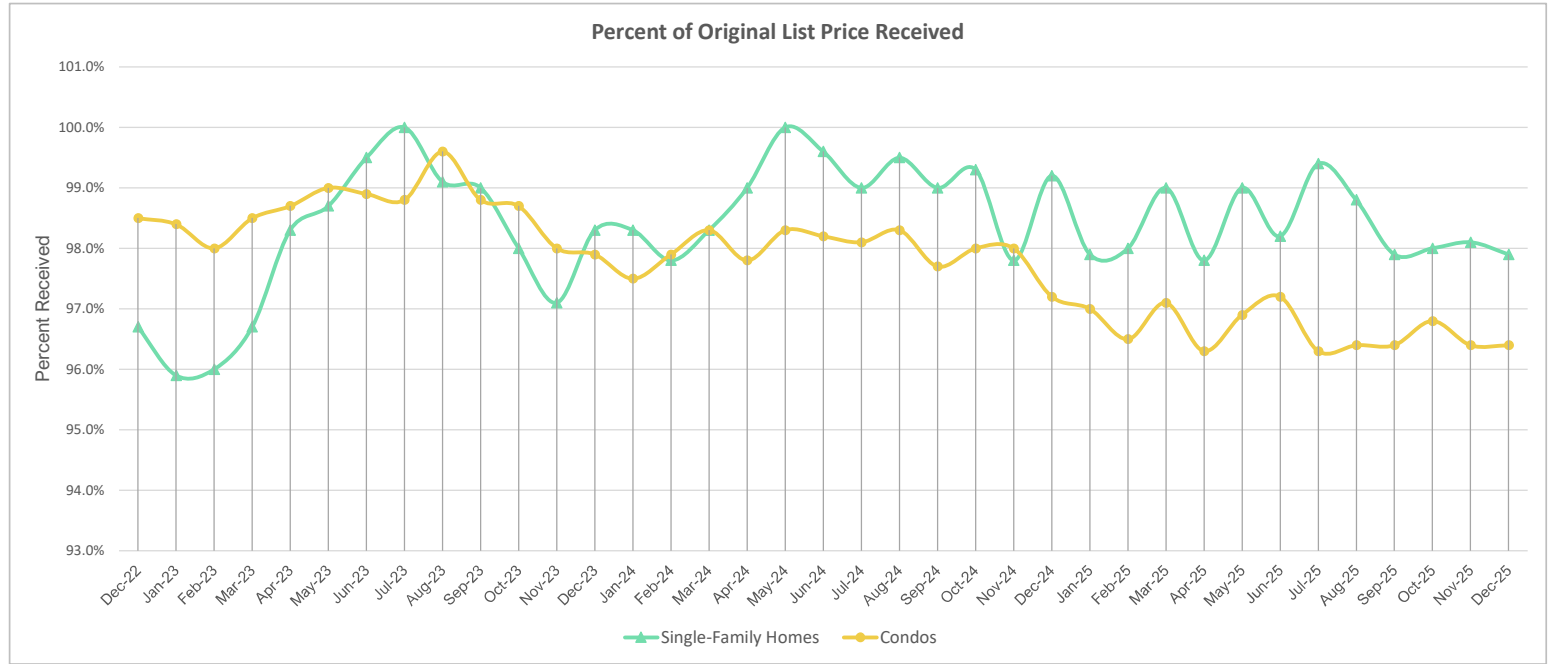
# Percent of Original List Price Received

December 2025

OAHU, HAWAII

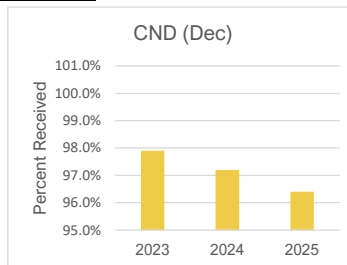
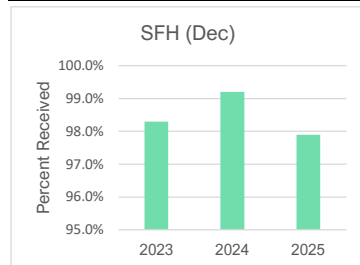
(The percentage found when dividing a property's sales price by the original list price; reported percentage is the median of all sales for the period indicated)

Mo/Yr	Single-Family Homes	Condos
Dec-22	96.7%	98.5%
Jan-23	95.9%	98.4%
Feb-23	96.0%	98.0%
Mar-23	96.7%	98.5%
Apr-23	98.3%	98.7%
May-23	98.7%	99.0%
Jun-23	99.5%	98.9%
Jul-23	100.0%	98.8%
Aug-23	99.1%	99.6%
Sep-23	99.0%	98.8%
Oct-23	98.0%	98.7%
Nov-23	97.1%	98.0%
Dec-23	98.3%	97.9%
Jan-24	98.3%	97.5%
Feb-24	97.8%	97.9%
Mar-24	98.3%	98.3%
Apr-24	99.0%	97.8%
May-24	100.0%	98.3%
Jun-24	99.6%	98.2%
Jul-24	99.0%	98.1%
Aug-24	99.5%	98.3%
Sep-24	99.0%	97.7%
Oct-24	99.3%	98.0%
Nov-24	97.8%	98.0%
Dec-24	99.2%	97.2%
Jan-25	97.9%	97.0%
Feb-25	98.0%	96.5%
Mar-25	99.0%	97.1%
Apr-25	97.8%	96.3%
May-25	99.0%	96.9%
Jun-25	98.2%	97.2%
Jul-25	99.4%	96.3%
Aug-25	98.8%	96.4%
Sep-25	97.9%	96.4%
Oct-25	98.0%	96.8%
Nov-25	98.1%	96.4%
Dec-25	97.9%	96.4%



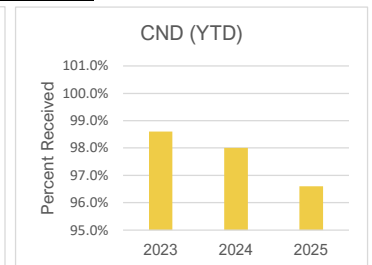
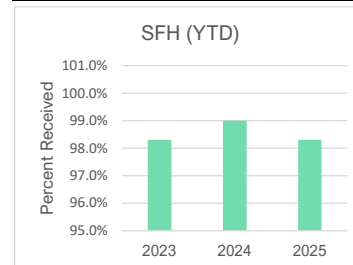
## Monthly Percent of Original List Price Received

December	SFH	YoY %chg	CND	YoY %chg
2023	98.3%	1.7%	97.9%	-0.6%
2024	99.2%	0.9%	97.2%	-0.7%
2025	97.9%	-1.3%	96.4%	-0.8%



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

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	98.3%	-1.7%	98.6%	-1.4%
2024	99.0%	0.7%	98.0%	-0.6%
2025	98.3%	-0.7%	96.6%	-1.4%



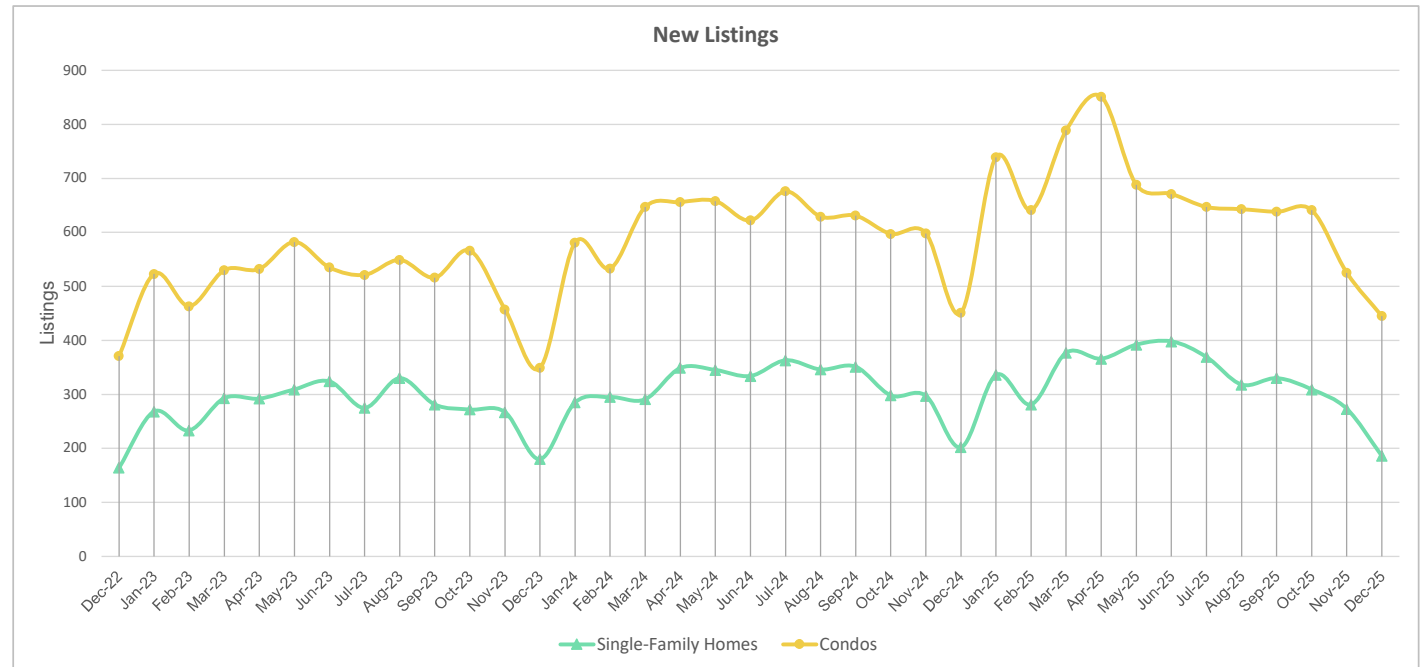
# New Listings

## December 2025

OAHU, HAWAII

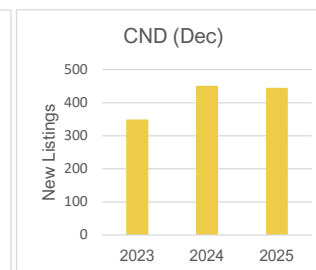
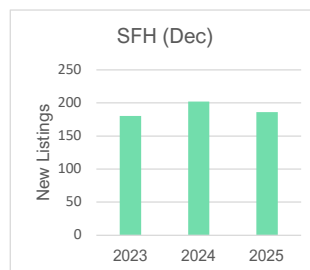
(A count of properties that have been newly listed on the market in a given month)

Mo-Yr	Single-Family Homes	Condos	Total
Dec-22	164	371	535
Jan-23	268	523	791
Feb-23	233	463	696
Mar-23	293	530	823
Apr-23	292	532	824
May-23	309	582	891
Jun-23	324	535	859
Jul-23	275	521	796
Aug-23	330	549	879
Sep-23	281	516	797
Oct-23	272	566	838
Nov-23	267	457	724
Dec-23	180	349	529
Jan-24	285	581	866
Feb-24	295	533	828
Mar-24	291	647	938
Apr-24	349	656	1,005
May-24	345	658	1,003
Jun-24	334	622	956
Jul-24	363	676	1,039
Aug-24	346	629	975
Sep-24	351	631	982
Oct-24	298	597	895
Nov-24	297	598	895
Dec-24	202	451	653
Jan-25	336	739	1,075
Feb-25	281	641	922
Mar-25	377	789	1,166
Apr-25	366	851	1,217
May-25	392	688	1,080
Jun-25	398	671	1,069
Jul-25	369	647	1,016
Aug-25	318	643	961
Sep-25	330	638	968
Oct-25	309	641	950
Nov-25	273	525	798
Dec-25	186	445	631



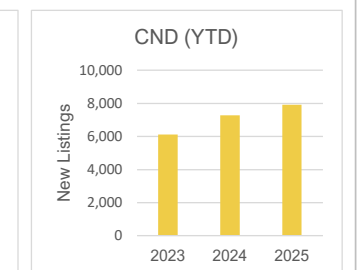
### Monthly New Listings

December	SFH	YoY %chg	CND	YoY %chg
2023	180	9.8%	349	-5.9%
2024	202	12.2%	451	29.2%
2025	186	-7.9%	445	-1.3%



### Year-to-Date New Listings

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	3,324	-20.2%	6,123	-18.0%
2024	3,756	13.0%	7,279	18.9%
2025	3,935	4.8%	7,918	8.8%



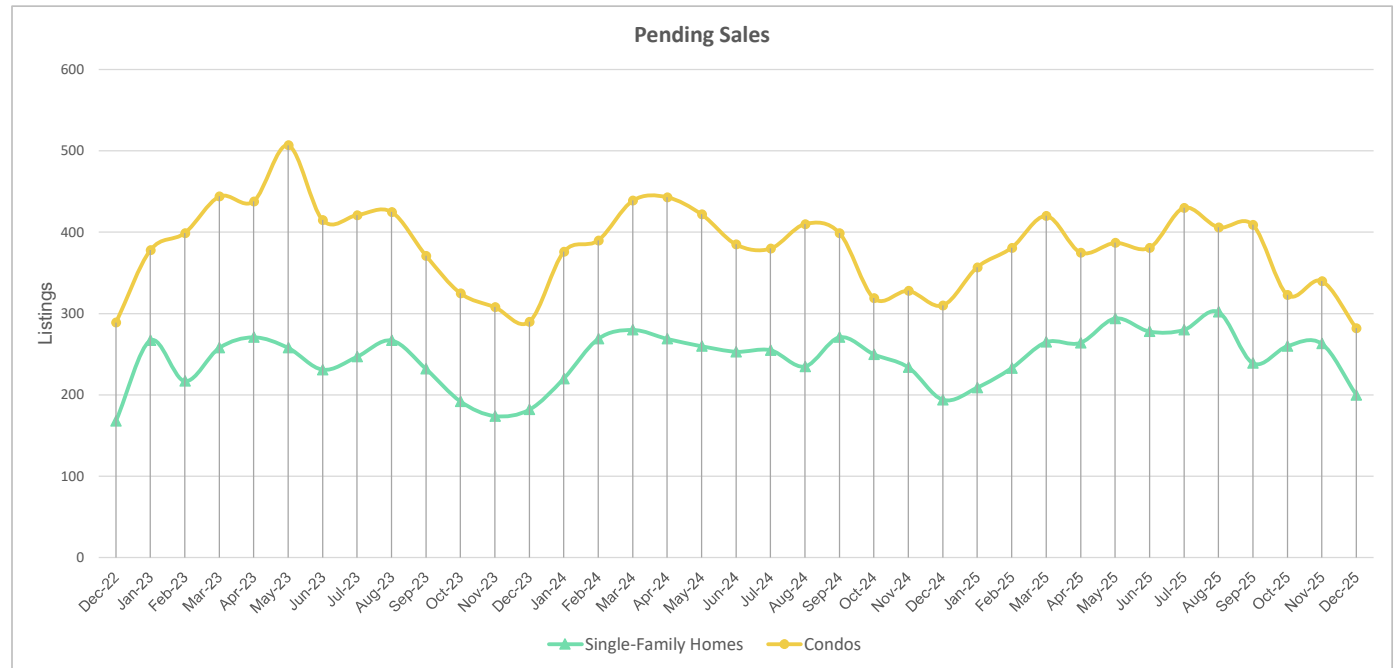
# Pending Sales\*

December 2025

OAHU, HAWAII

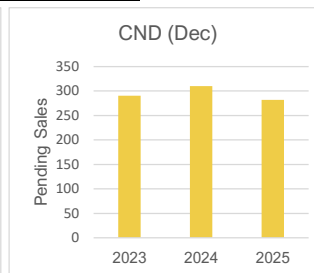
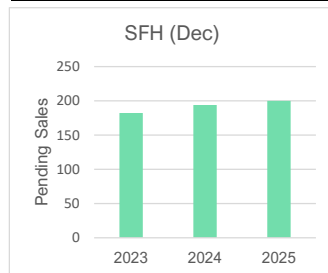
(A measure of contract activity represented by a count of properties that have had offers accepted on them during a given month)

Mo/Yr	Single-Family Homes	Condos	Total
Dec-22	168	289	457
Jan-23	267	378	645
Feb-23	217	399	616
Mar-23	258	444	702
Apr-23	271	438	709
May-23	258	507	765
Jun-23	231	415	646
Jul-23	247	421	668
Aug-23	267	425	692
Sep-23	232	371	603
Oct-23	192	325	517
Nov-23	174	308	482
Dec-23	182	290	472
Jan-24	220	376	596
Feb-24	269	390	659
Mar-24	280	439	719
Apr-24	269	443	712
May-24	260	422	682
Jun-24	253	385	638
Jul-24	255	380	635
Aug-24	235	410	645
Sep-24	271	399	670
Oct-24	250	319	569
Nov-24	234	328	562
Dec-24	194	310	504
Jan-25	209	357	566
Feb-25	233	381	614
Mar-25	265	420	685
Apr-25	264	375	639
May-25	294	387	681
Jun-25	278	381	659
Jul-25	280	430	710
Aug-25	302	406	708
Sep-25	239	409	648
Oct-25	260	323	583
Nov-25	263	340	603
Dec-25	200	282	482



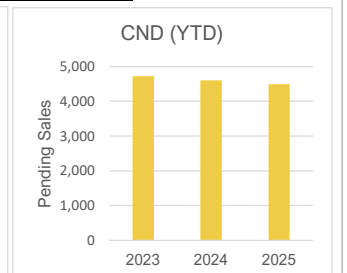
## Monthly Pending Sales

December	SFH	YoY %chg	CND	YoY %chg
2023	182	8.3%	290	0.3%
2024	194	6.6%	310	6.9%
2025	200	3.1%	282	-9.0%



## Year-to-Date Pending Sales

December	YTD SFH	YoY %chg	YTD CND	YoY %chg
2023	2,796	-18.7%	4,721	-22.1%
2024	2,990	6.9%	4,601	-2.5%
2025	3,087	3.2%	4,491	-2.4%



\*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.

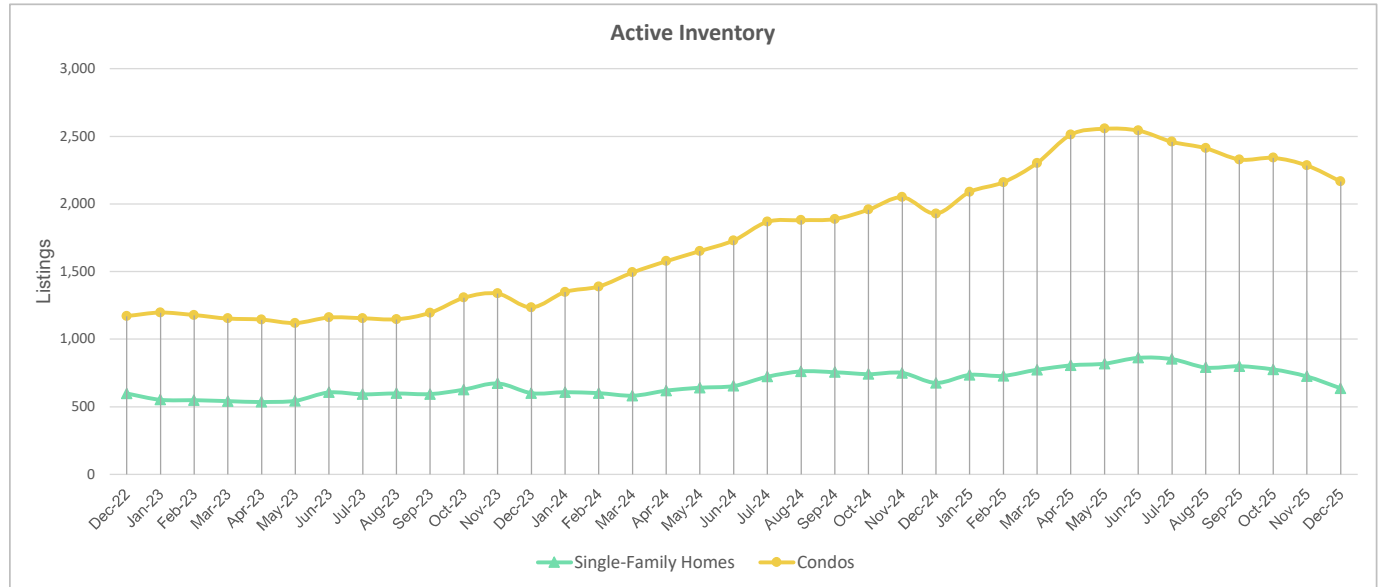
# Active Inventory\*

December 2025

OAHU, HAWAII

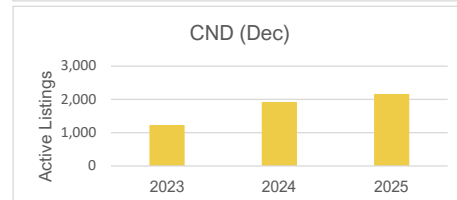
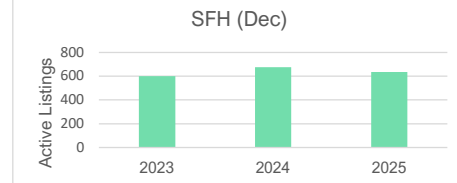
(The number of properties in Active (A) status at the end of the given month)

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

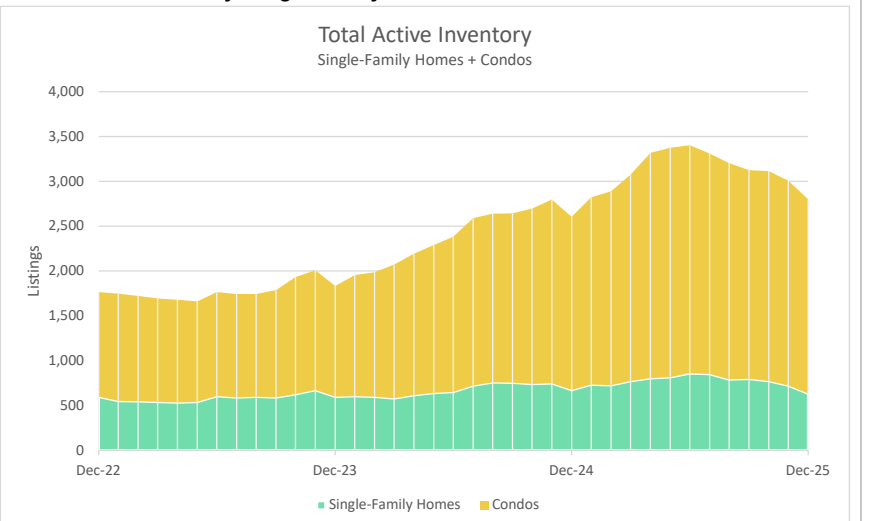


## Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2023	600	0.5%	1,234	5.5%
2024	675	12.5%	1,928	56.2%
2025	635	-5.9%	2,165	12.3%



## 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\*

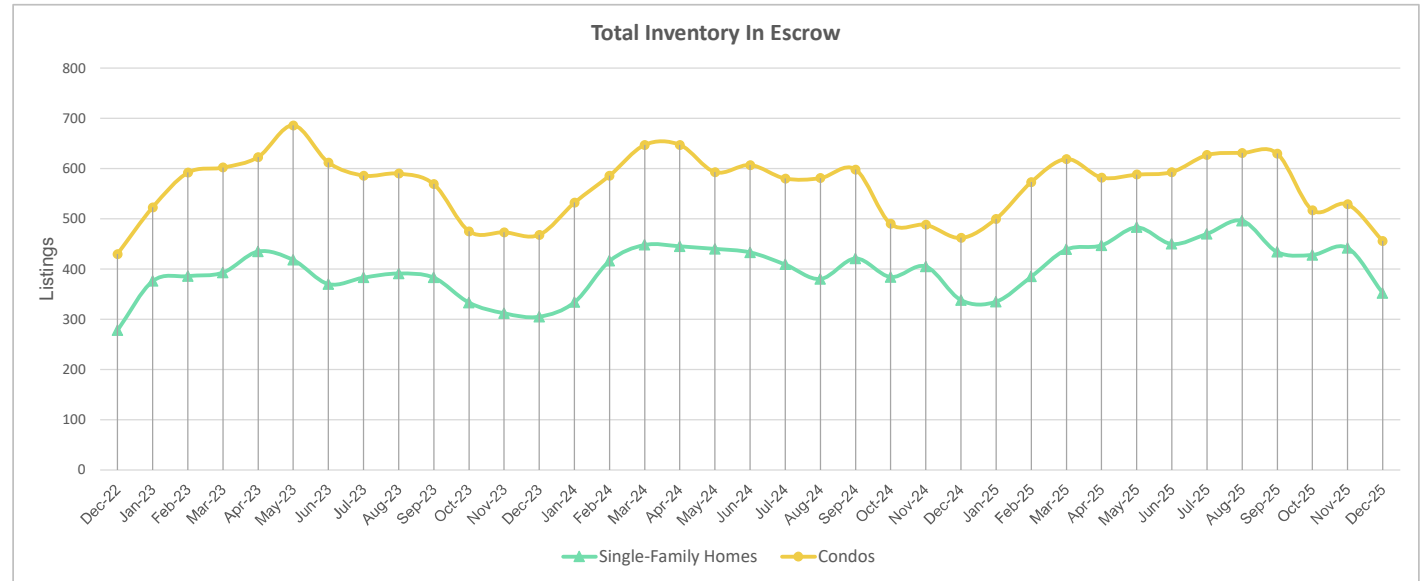
December 2025

OAHU, HAWAII

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

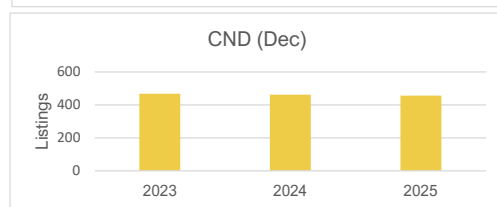
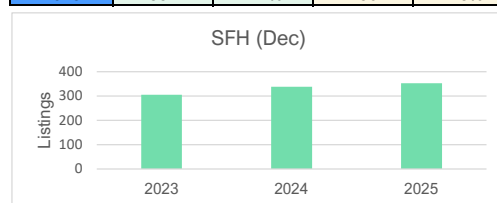
Mo/Yr	Single-Family Homes	Condos	Total
Dec-22	278	430	708
Jan-23	376	523	899
Feb-23	386	592	978
Mar-23	393	602	995
Apr-23	435	623	1,058
May-23	418	686	1,104
Jun-23	370	612	982
Jul-23	383	586	969
Aug-23	391	590	981
Sep-23	383	569	952
Oct-23	333	475	808
Nov-23	312	473	785
Dec-23	305	468	773
Jan-24	334	532	866
Feb-24	416	586	1,002
Mar-24	448	647	1,095
Apr-24	445	647	1,092
May-24	440	593	1,033
Jun-24	433	607	1,040
Jul-24	409	580	989
Aug-24	380	581	961
Sep-24	421	598	1,019
Oct-24	384	490	874
Nov-24	405	488	893
Dec-24	338	462	800
Jan-25	335	500	835
Feb-25	385	573	958
Mar-25	439	619	1,058
Apr-25	447	582	1,029
May-25	483	588	1,071
Jun-25	450	593	1,043
Jul-25	470	627	1,097
Aug-25	496	631	1,127
Sep-25	434	630	1,064
Oct-25	428	517	945
Nov-25	442	529	971
Dec-25	352	456	808

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

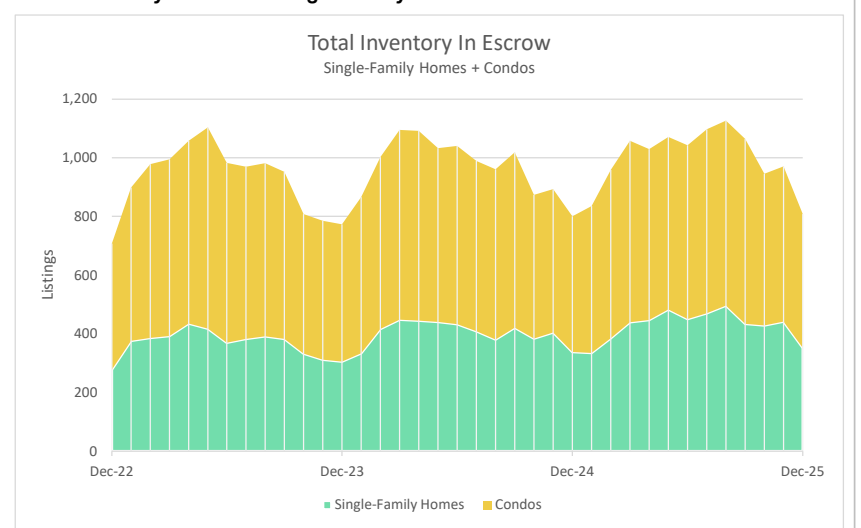


## Total Inventory In Escrow

December	SFH	YoY %chg	CND	YoY %chg
2023	305	9.7%	468	8.8%
2024	338	10.8%	462	-1.3%
2025	352	4.1%	456	-1.3%



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





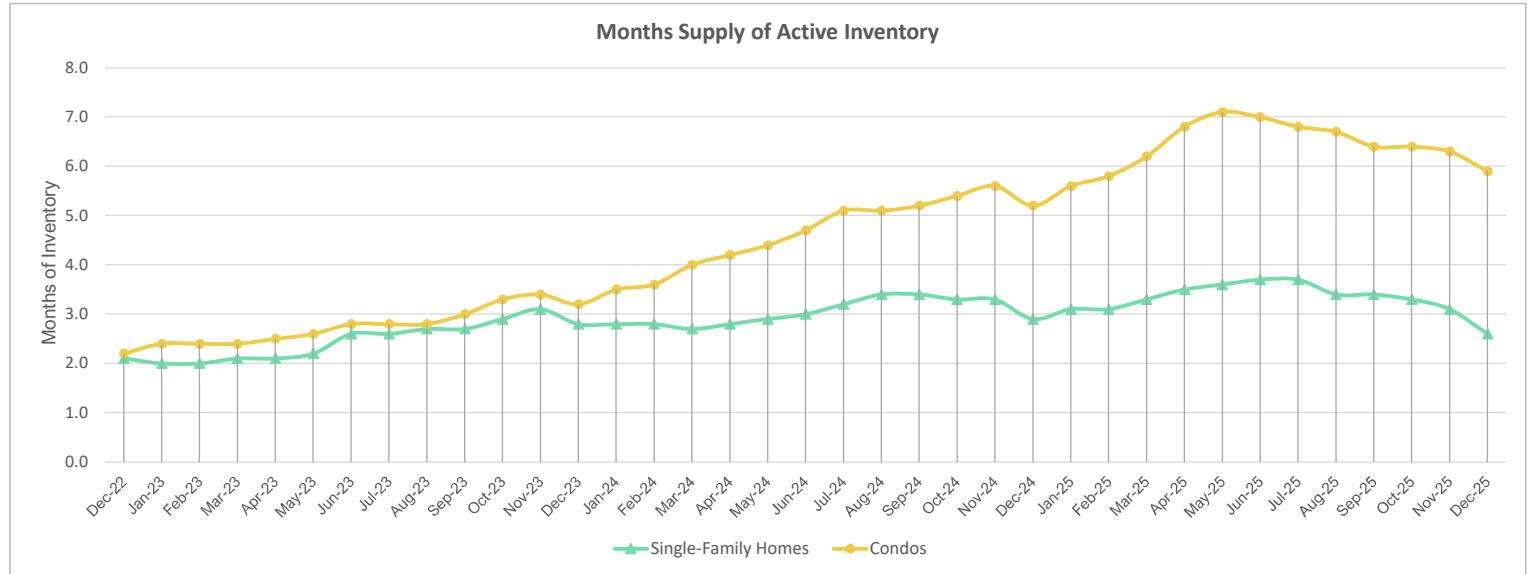
# Months Supply of Active Inventory\*

December 2025

OAHU, HAWAII

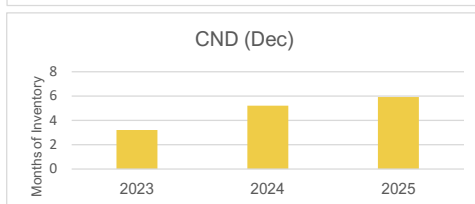
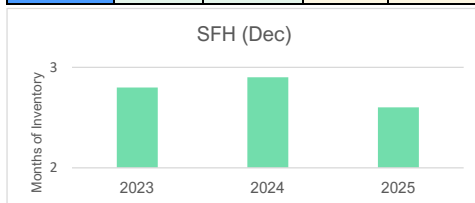
(Compares active inventory to a rolling 12-month average closed sales)

Mo/Yr	Single-Family Homes	Condos
Dec-22	2.1	2.2
Jan-23	2.0	2.4
Feb-23	2.0	2.4
Mar-23	2.1	2.4
Apr-23	2.1	2.5
May-23	2.2	2.6
Jun-23	2.6	2.8
Jul-23	2.6	2.8
Aug-23	2.7	2.8
Sep-23	2.7	3.0
Oct-23	2.9	3.3
Nov-23	3.1	3.4
Dec-23	2.8	3.2
Jan-24	2.8	3.5
Feb-24	2.8	3.6
Mar-24	2.7	4.0
Apr-24	2.8	4.2
May-24	2.9	4.4
Jun-24	3.0	4.7
Jul-24	3.2	5.1
Aug-24	3.4	5.1
Sep-24	3.4	5.2
Oct-24	3.3	5.4
Nov-24	3.3	5.6
Dec-24	2.9	5.2
Jan-25	3.1	5.6
Feb-25	3.1	5.8
Mar-25	3.3	6.2
Apr-25	3.5	6.8
May-25	3.6	7.1
Jun-25	3.7	7.0
Jul-25	3.7	6.8
Aug-25	3.4	6.7
Sep-25	3.4	6.4
Oct-25	3.3	6.4
Nov-25	3.1	6.3
Dec-25	2.6	5.9

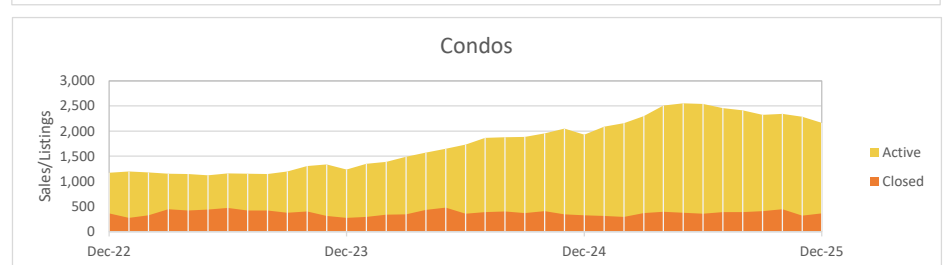
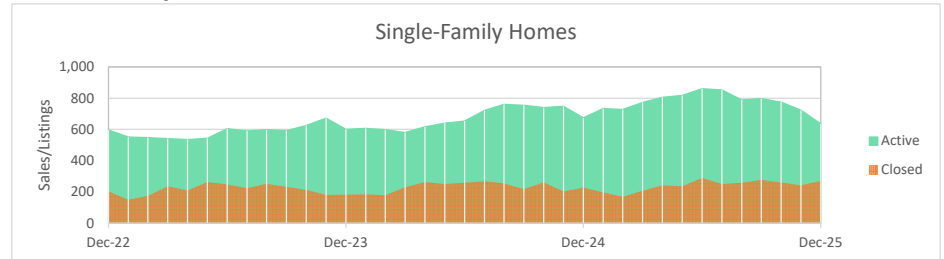


## Months Supply of Active Inventory

December	SFH	YoY %chg	CND	YoY %chg
2023	2.8	33.3%	3.2	45.5%
2024	2.9	3.6%	5.2	62.5%
2025	2.6	-10.3%	5.9	13.5%



## 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

December 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	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg
\$449,999 and below	6	2	200.0%	55	10	450.0%	84.8%	100.8%	-15.9%	4	4	0.0%	3	2	50.0%	8	8	0.0%	6	9	-33.3%	2.0	4.0	-50.0%
\$450,000 - \$599,999	9	7	28.6%	11	7	57.1%	98.7%	100.0%	-1.3%	8	10	-20.0%	7	10	-30.0%	15	24	-37.5%	18	23	-21.7%	2.5	4.0	-37.5%
\$600,000 - \$699,999	10	9	11.1%	54	36	50.0%	95.3%	100.0%	-4.7%	5	14	-64.3%	7	11	-36.4%	24	37	-35.1%	18	18	0.0%	2.7	4.1	-34.1%
\$700,000 - \$799,999	14	18	-22.2%	11	53	-79.2%	100.0%	97.3%	2.8%	6	14	-57.1%	12	12	0.0%	41	38	7.9%	27	25	8.0%	2.9	2.0	45.0%
\$800,000 - \$899,999	34	39	-12.8%	30	16	87.5%	98.5%	100.0%	-1.5%	18	19	-5.3%	17	29	-41.4%	41	55	-25.5%	38	44	-13.6%	1.4	1.8	-22.2%
\$900,000 - \$999,999	37	28	32.1%	19	41	-53.7%	99.4%	98.5%	0.9%	18	24	-25.0%	25	23	8.7%	48	56	-14.3%	36	36	0.0%	1.7	2.0	-15.0%
\$1,000,000 - \$1,499,999	99	73	35.6%	19	21	-9.5%	97.9%	99.1%	-1.2%	62	63	-1.6%	82	71	15.5%	149	171	-12.9%	127	106	19.8%	1.7	2.1	-19.0%
\$1,500,000 - 1,999,999	31	32	-3.1%	24	13	84.6%	97.2%	99.6%	-2.4%	26	27	-3.7%	21	19	10.5%	97	106	-8.5%	39	37	5.4%	2.9	3.4	-14.7%
\$2,000,000 - \$2,999,999	16	15	6.7%	42	10	320.0%	97.3%	99.6%	-2.3%	21	8	162.5%	15	12	25.0%	93	61	52.5%	24	23	4.3%	5.5	3.8	44.7%
\$3,000,000 and above	14	5	180.0%	45	10	350.0%	95.7%	100.0%	-4.3%	18	19	-5.3%	11	5	120.0%	119	119	0.0%	19	17	11.8%	9.9	13.2	-25.0%
All Single-Family Homes	270	228	18.4%	22	20	10.0%	97.9%	99.2%	-1.3%	186	202	-7.9%	200	194	3.1%	635	675	-5.9%	352	338	4.1%	2.6	2.9	-10.3%

	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	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg	Dec-25	Dec-24	%chg
\$149,999 and below	9	12	-25.0%	38	20	90.0%	92.0%	94.5%	-2.7%	18	14	28.6%	10	6	66.7%	62	55	12.7%	14	16	-12.5%	4.4	4.6	-4.3%
\$150,000 - \$299,999	45	36	25.0%	48	37	29.7%	94.6%	95.7%	-1.2%	64	46	39.1%	40	41	-2.4%	270	237	13.9%	59	60	-1.7%	6.0	5.9	1.7%
\$300,000 - \$399,999	61	40	52.5%	32	39	-17.9%	96.3%	95.9%	0.4%	69	63	9.5%	42	47	-10.6%	384	274	40.1%	65	78	-16.7%	6.3	4.6	37.0%
\$400,000 - \$499,999	60	51	17.6%	35	46	-23.9%	95.9%	96.6%	-0.7%	64	71	-9.9%	45	57	-21.1%	310	283	9.5%	70	79	-11.4%	5.3	4.4	20.5%
\$500,000 - \$599,999	56	54	3.7%	49	36	36.1%	98.1%	98.2%	-0.1%	64	63	1.6%	51	37	37.8%	291	245	18.8%	74	55	34.5%	5.4	4.5	20.0%
\$600,000 - \$699,999	35	34	2.9%	45	26	73.1%	97.6%	99.1%	-1.5%	33	44	-25.0%	20	36	-44.4%	176	167	5.4%	44	53	-17.0%	4.6	4.1	12.2%
\$700,000 - \$999,999	51	61	-16.4%	53	39	35.9%	98.0%	98.2%	-0.2%	64	79	-19.0%	44	53	-17.0%	317	288	10.1%	76	79	-3.8%	5.5	4.5	22.2%
\$1,000,000 - \$1,499,999	18	19	-5.3%	29	43	-32.6%	97.7%	94.6%	3.3%	23	26	-11.5%	20	21	-4.8%	153	155	-1.3%	32	27	18.5%	7.3	7.0	4.3%
\$1,500,000 - \$1,999,999	10	6	66.7%	102	57	78.9%	94.5%	95.6%	-1.2%	19	13	46.2%	8	4	100.0%	82	89	-7.9%	12	5	140.0%	9.1	11.1	-18.0%
\$2,000,000 and above	15	10	50.0%	92	24	283.3%	90.9%	96.2%	-5.5%	27	32	-15.6%	2	8	-75.0%	120	135	-11.1%	10	10	0.0%	13.3	19.3	-31.1%
All Condos	360	323	11.5%	44	36	20.8%	96.4%	97.2%	-0.8%	445	451	-1.3%	282	310	-9.0%	2,165	1,928	12.3%	456	462	-1.3%	5.9	5.2	13.5%

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

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

### December 2025

OAHU, HAWAII

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

Single-Family Homes	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	6	2	200.0%	43	27	59.3%
\$450,000 - \$599,999	9	7	28.6%	72	75	-4.0%
\$600,000 - \$699,999	10	9	11.1%	102	103	-1.0%
\$700,000 - \$799,999	14	18	-22.2%	165	229	-27.9%
\$800,000 - \$899,999	34	39	-12.8%	364	364	0.0%
\$900,000 - \$999,999	37	28	32.1%	330	332	-0.6%
\$1,000,000 - \$1,499,999	99	73	35.6%	1,076	981	9.7%
\$1,500,000 - 1,999,999	31	32	-3.1%	394	377	4.5%
\$2,000,000 - \$2,999,999	16	15	6.7%	203	192	5.7%
\$3,000,000 and above	14	5	180.0%	141	113	24.8%
<b>All Single-Family Homes</b>	<b>270</b>	<b>228</b>	<b>18.4%</b>	<b>2,890</b>	<b>2,793</b>	<b>3.5%</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.



## Closed Sales by Price Range: Condos

December 2025

OAHU, HAWAII

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

Condos	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	9	12	-25.0%	168	145	15.9%
\$150,000 - \$299,999	45	36	25.0%	540	475	13.7%
\$300,000 - \$399,999	61	40	52.5%	736	721	2.1%
\$400,000 - \$499,999	60	51	17.6%	696	770	-9.6%
\$500,000 - \$599,999	56	54	3.7%	645	653	-1.2%
\$600,000 - \$699,999	35	34	2.9%	455	492	-7.5%
\$700,000 - \$999,999	51	61	-16.4%	692	765	-9.5%
\$1,000,000 - \$1,499,999	18	19	-5.3%	252	263	-4.2%
\$1,500,000 - \$1,999,999	10	6	66.7%	111	97	14.4%
\$2,000,000 and above	15	10	50.0%	113	78	44.9%
<b>All Condos</b>	<b>360</b>	<b>323</b>	<b>11.5%</b>	<b>4,408</b>	<b>4,459</b>	<b>-1.1%</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 Days on Market by Price Range: Single-Family Homes

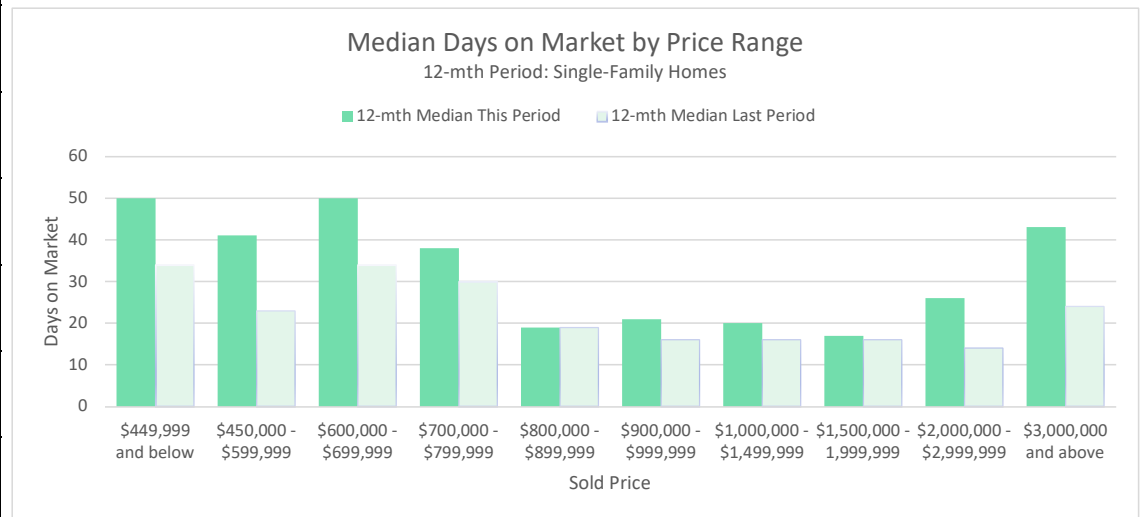
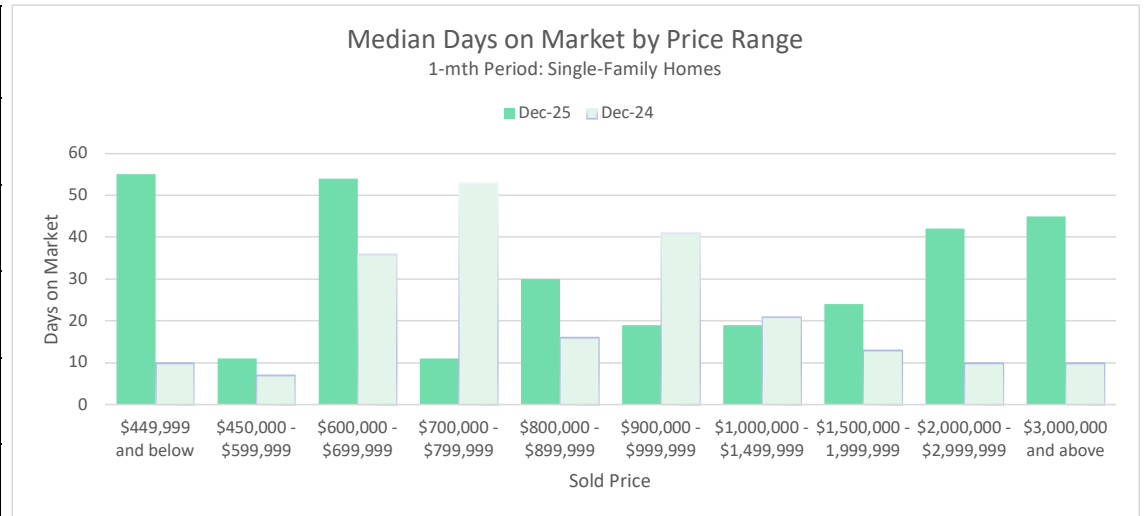
December 2025

OAHU, HAWAII

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

Single-Family Homes	Dec-25	Dec-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	55	10	450.0%	50	34	47.1%
\$450,000 - \$599,999	11	7	57.1%	41	23	78.3%
\$600,000 - \$699,999	54	36	50.0%	50	34	47.1%
\$700,000 - \$799,999	11	53	-79.2%	38	30	26.7%
\$800,000 - \$899,999	30	16	87.5%	19	19	0.0%
\$900,000 - \$999,999	19	41	-53.7%	21	16	31.3%
\$1,000,000 - \$1,499,999	19	21	-9.5%	20	16	25.0%
\$1,500,000 - 1,999,999	24	13	84.6%	17	16	6.3%
\$2,000,000 - \$2,999,999	42	10	320.0%	26	14	85.7%
\$3,000,000 and above	45	10	350.0%	43	24	79.2%
<b>All Single-Family Homes</b>	<b>22</b>	<b>20</b>	<b>10.0%</b>	<b>23</b>	<b>19</b>	<b>21.1%</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 Days on Market by Price Range: Condos

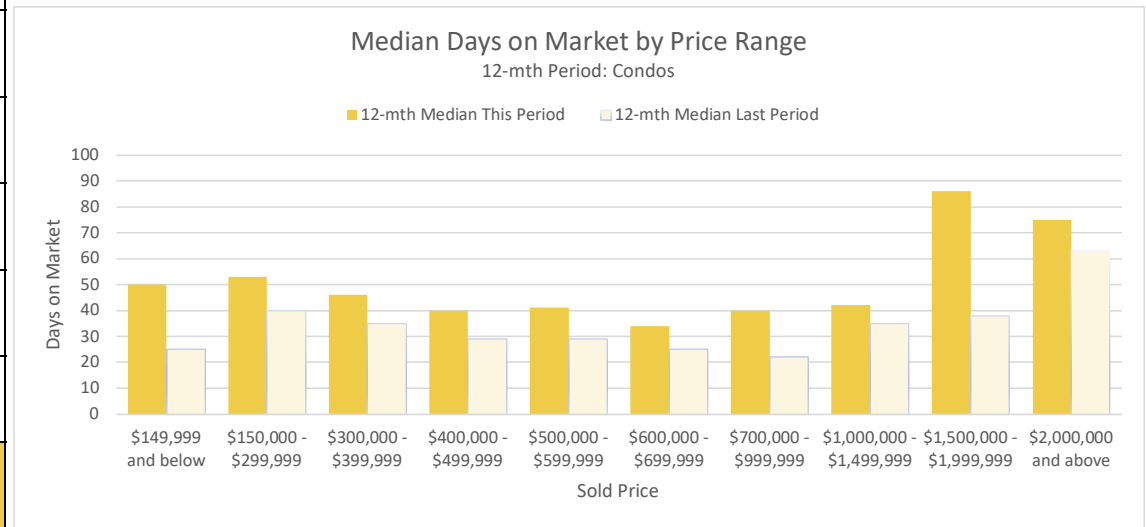
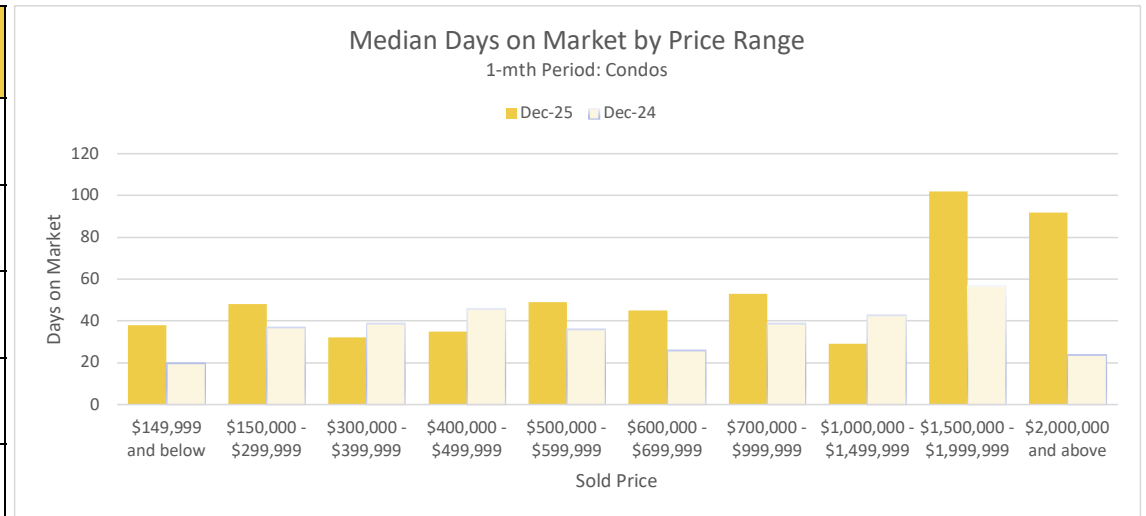
December 2025

OAHU, HAWAII

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

Condos	Dec-25	Dec-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	38	20	90.0%	50	25	100.0%
\$150,000 - \$299,999	48	37	29.7%	53	40	32.5%
\$300,000 - \$399,999	32	39	-17.9%	46	35	31.4%
\$400,000 - \$499,999	35	46	-23.9%	40	29	37.9%
\$500,000 - \$599,999	49	36	36.1%	41	29	41.4%
\$600,000 - \$699,999	45	26	73.1%	34	25	36.0%
\$700,000 - \$999,999	53	39	35.9%	40	22	81.8%
\$1,000,000 - \$1,499,999	29	43	-32.6%	42	35	20.0%
\$1,500,000 - \$1,999,999	102	57	78.9%	86	38	126.3%
\$2,000,000 and above	92	24	283.3%	75	63	19.0%
<b>All Condos</b>	<b>44</b>	<b>36</b>	<b>20.8%</b>	<b>44</b>	<b>30</b>	<b>46.7%</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 Percent of Original List Price Received by Price Range: Single-Family Homes

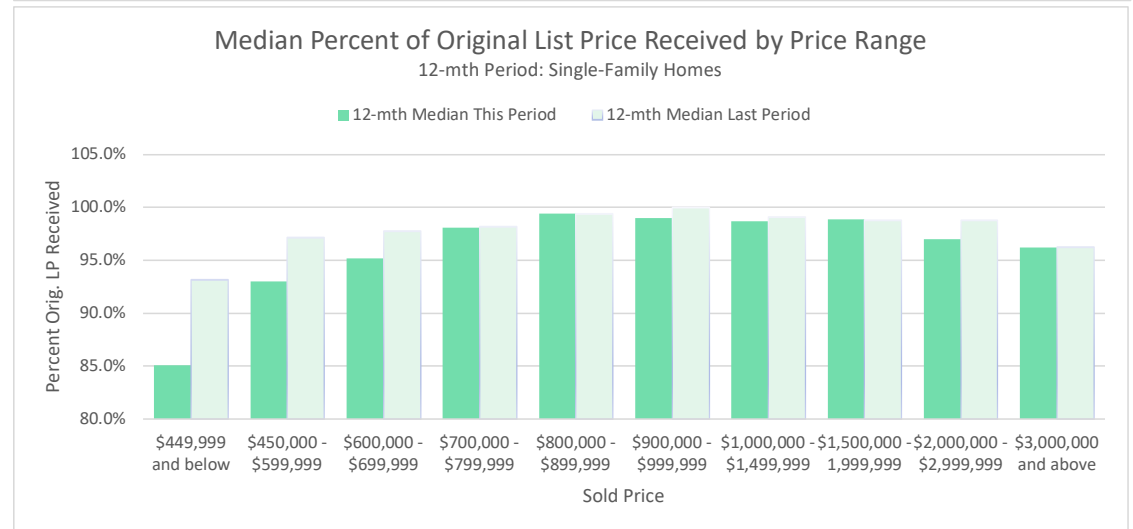
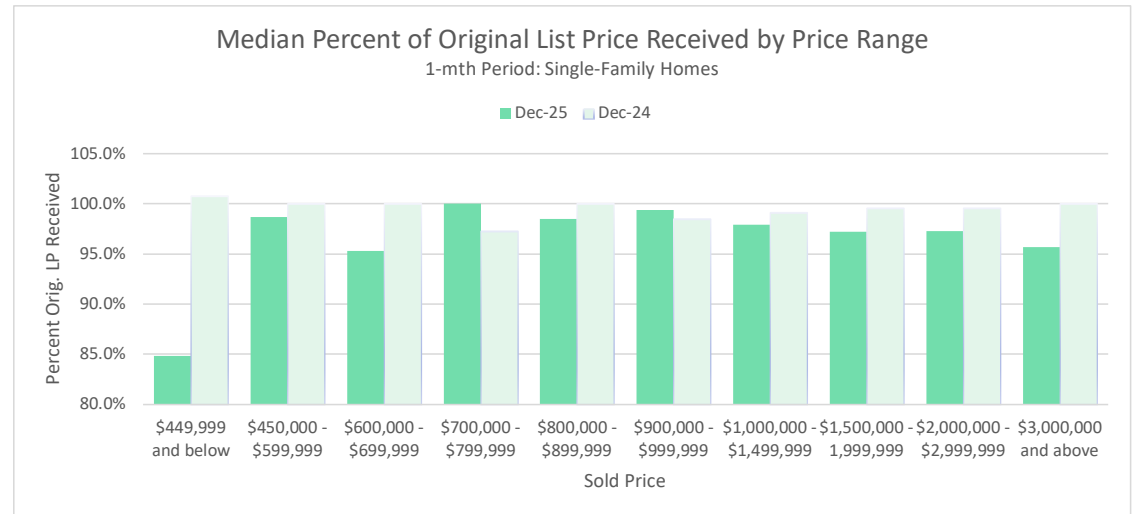
December 2025

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	Dec-25	Dec-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$449,999 and below	84.8%	100.8%	-15.9%	85.1%	93.2%	-8.7%
\$450,000 - \$599,999	98.7%	100.0%	-1.3%	93.0%	97.2%	-4.3%
\$600,000 - \$699,999	95.3%	100.0%	-4.7%	95.2%	97.8%	-2.7%
\$700,000 - \$799,999	100.0%	97.3%	2.8%	98.1%	98.2%	-0.1%
\$800,000 - \$899,999	98.5%	100.0%	-1.5%	99.4%	99.4%	0.0%
\$900,000 - \$999,999	99.4%	98.5%	0.9%	99.0%	100.0%	-1.0%
\$1,000,000 - \$1,499,999	97.9%	99.1%	-1.2%	98.7%	99.1%	-0.4%
\$1,500,000 - 1,999,999	97.2%	99.6%	-2.4%	98.9%	98.8%	0.1%
\$2,000,000 - \$2,999,999	97.3%	99.6%	-2.3%	97.0%	98.8%	-1.8%
\$3,000,000 and above	95.7%	100.0%	-4.3%	96.2%	96.3%	-0.1%
<b>All Single-Family Homes</b>	<b>97.9%</b>	<b>99.2%</b>	<b>-1.3%</b>	<b>98.3%</b>	<b>99.0%</b>	<b>-0.7%</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 Percent of Original List Price Received by Price Range: Condos

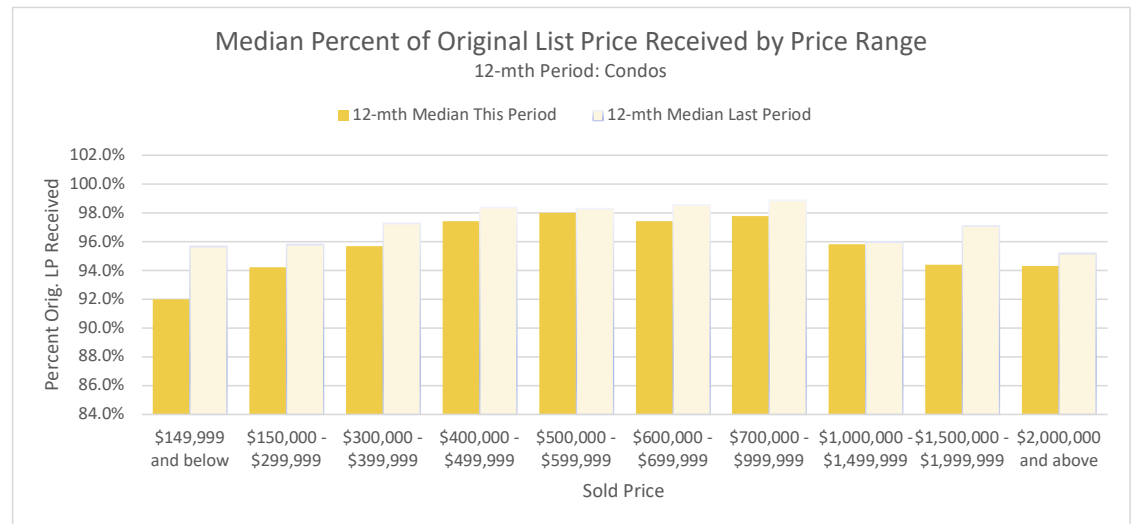
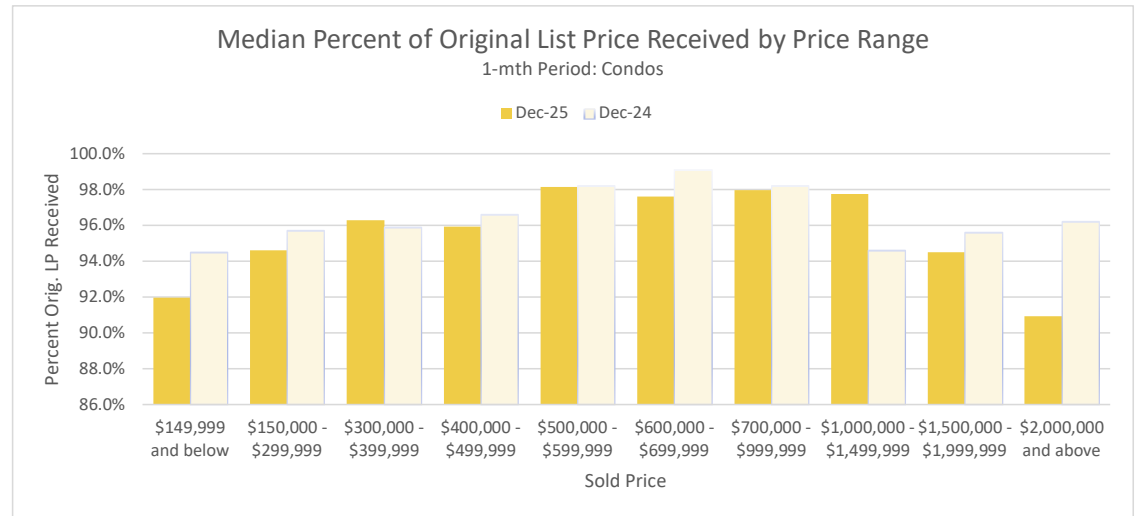
December 2025

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	Dec-25	Dec-24	%chg	12-mth Median This Period	12-mth Median Last Period	%chg
\$149,999 and below	92.0%	94.5%	-2.7%	92.0%	95.7%	-3.9%
\$150,000 - \$299,999	94.6%	95.7%	-1.2%	94.2%	95.8%	-1.7%
\$300,000 - \$399,999	96.3%	95.9%	0.4%	95.7%	97.3%	-1.6%
\$400,000 - \$499,999	95.9%	96.6%	-0.7%	97.4%	98.4%	-1.0%
\$500,000 - \$599,999	98.1%	98.2%	-0.1%	98.0%	98.3%	-0.3%
\$600,000 - \$699,999	97.6%	99.1%	-1.5%	97.4%	98.6%	-1.2%
\$700,000 - \$999,999	98.0%	98.2%	-0.2%	97.8%	98.9%	-1.1%
\$1,000,000 - \$1,499,999	97.7%	94.6%	3.3%	95.8%	96.0%	-0.2%
\$1,500,000 - \$1,999,999	94.5%	95.6%	-1.2%	94.4%	97.1%	-2.8%
\$2,000,000 and above	90.9%	96.2%	-5.5%	94.3%	95.2%	-0.9%
<b>All Condos</b>	<b>96.4%</b>	<b>97.2%</b>	<b>-0.8%</b>	<b>96.6%</b>	<b>98.0%</b>	<b>-1.4%</b>

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





# New Listings by Price Range: Single-Family Homes

## December 2025

OAHU, HAWAII

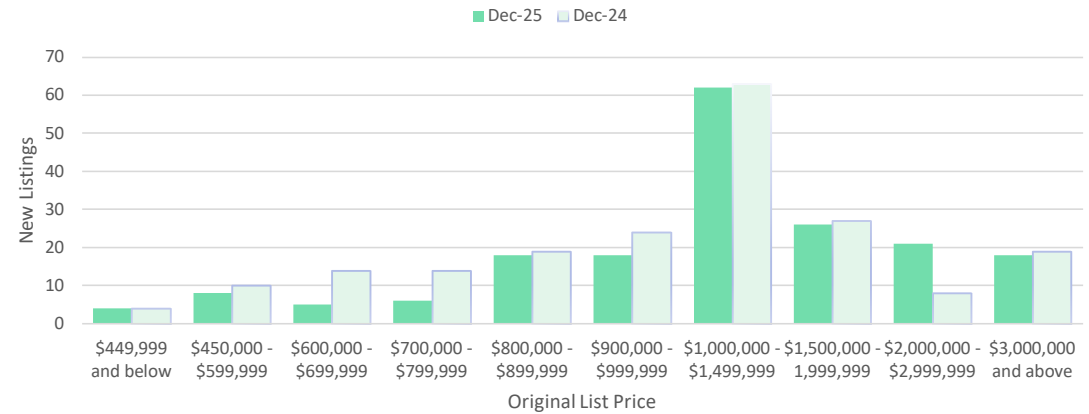
(A count of properties that have been newly listed on the market in a given month)

Single-Family Homes	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	4	4	0.0%	34	30	13.3%
\$450,000 - \$599,999	8	10	-20.0%	86	108	-20.4%
\$600,000 - \$699,999	5	14	-64.3%	141	155	-9.0%
\$700,000 - \$799,999	6	14	-57.1%	271	242	12.0%
\$800,000 - \$899,999	18	19	-5.3%	420	421	-0.2%
\$900,000 - \$999,999	18	24	-25.0%	416	450	-7.6%
\$1,000,000 - \$1,499,999	62	63	-1.6%	1,296	1,243	4.3%
\$1,500,000 - 1,999,999	26	27	-3.7%	587	542	8.3%
\$2,000,000 - \$2,999,999	21	8	162.5%	353	297	18.9%
\$3,000,000 and above	18	19	-5.3%	331	268	23.5%
<b>All Single-Family Homes</b>	<b>186</b>	<b>202</b>	<b>-7.9%</b>	<b>3,935</b>	<b>3,756</b>	<b>4.8%</b>

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

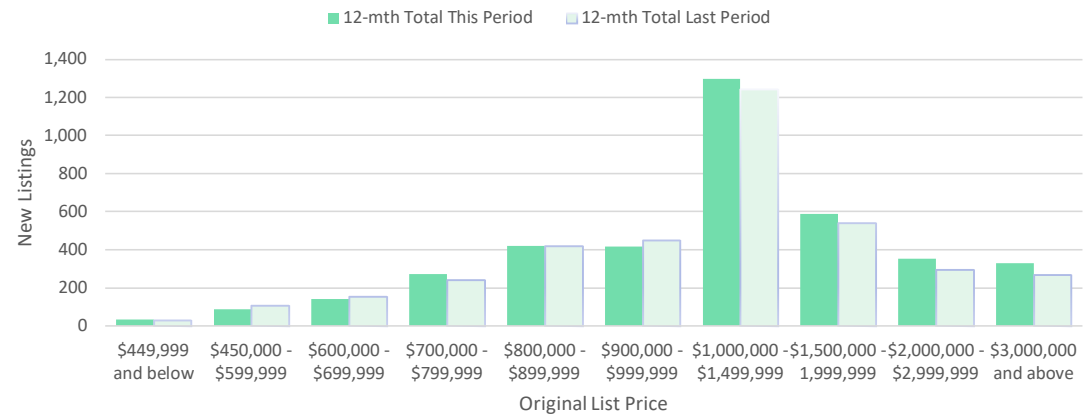
### New Listings by Price Range

1-mth Period: Single-Family Homes



### New Listings by Price Range

12-mth Period: Single-Family Homes



## New Listings by Price Range: Condos

December 2025

OAHU, HAWAII

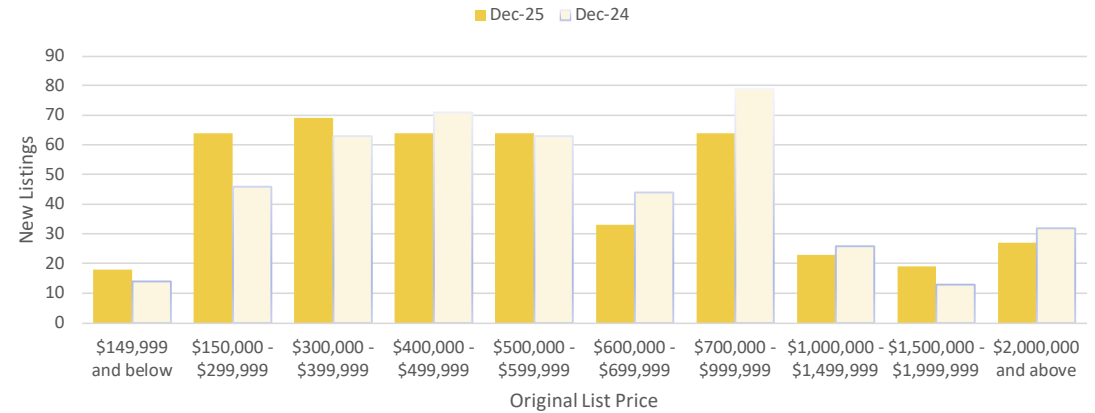
(A count of properties that have been newly listed on the market in a given month)

Condos	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	18	14	28.6%	203	186	9.1%
\$150,000 - \$299,999	64	46	39.1%	818	713	14.7%
\$300,000 - \$399,999	69	63	9.5%	1,293	1,131	14.3%
\$400,000 - \$499,999	64	71	-9.9%	1,300	1,244	4.5%
\$500,000 - \$599,999	64	63	1.6%	1,177	1,040	13.2%
\$600,000 - \$699,999	33	44	-25.0%	799	769	3.9%
\$700,000 - \$999,999	64	79	-19.0%	1,331	1,229	8.3%
\$1,000,000 - \$1,499,999	23	26	-11.5%	533	497	7.2%
\$1,500,000 - \$1,999,999	19	13	46.2%	224	220	1.8%
\$2,000,000 and above	27	32	-15.6%	240	250	-4.0%
<b>All Condos</b>	<b>445</b>	<b>451</b>	<b>-1.3%</b>	<b>7,918</b>	<b>7,279</b>	<b>8.8%</b>

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

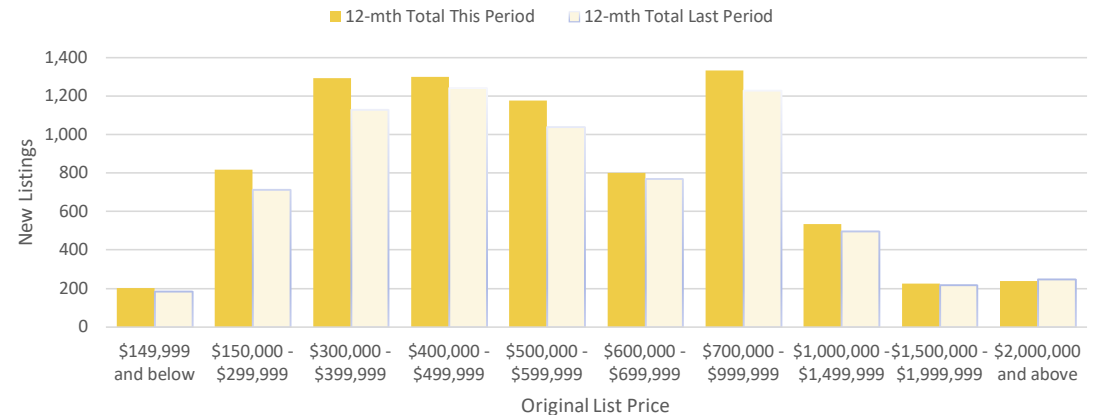
### New Listings by Price Range

1-mth Period: Condos



### New Listings by Price Range

12-mth Period: Condos



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

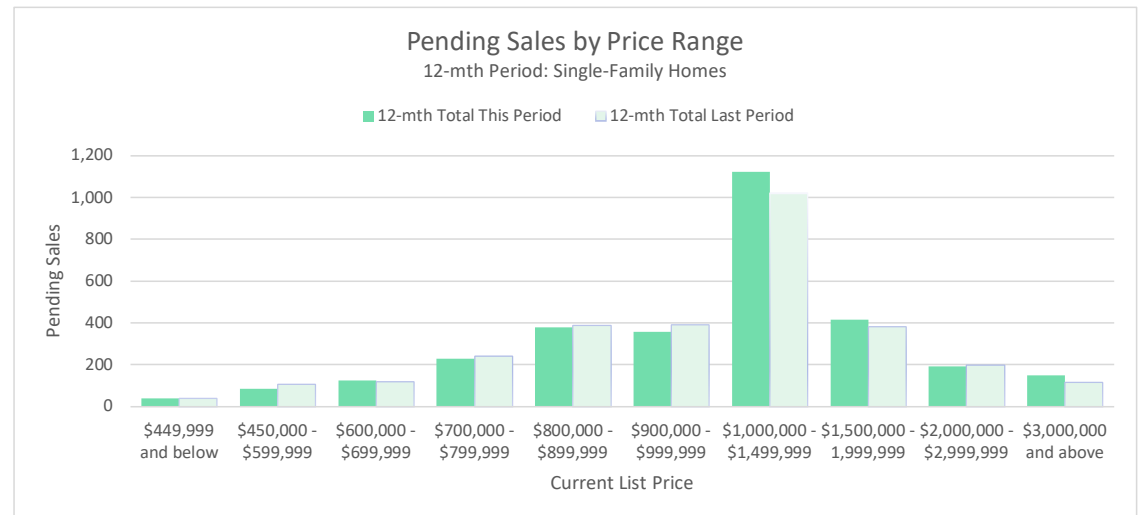
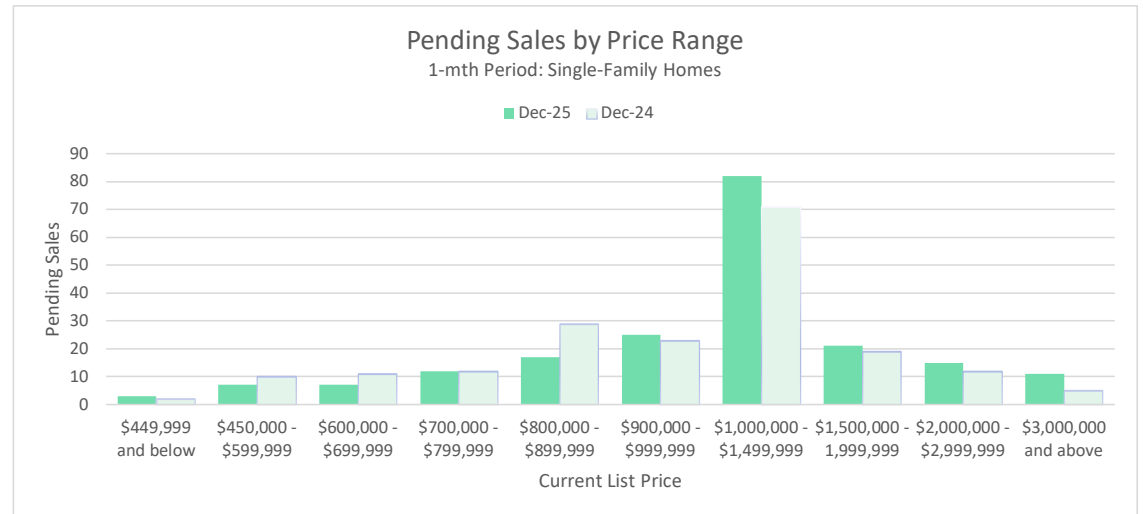
December 2025

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	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$449,999 and below	3	2	50.0%	39	37	5.4%
\$450,000 - \$599,999	7	10	-30.0%	84	105	-20.0%
\$600,000 - \$699,999	7	11	-36.4%	124	118	5.1%
\$700,000 - \$799,999	12	12	0.0%	227	239	-5.0%
\$800,000 - \$899,999	17	29	-41.4%	379	388	-2.3%
\$900,000 - \$999,999	25	23	8.7%	357	390	-8.5%
\$1,000,000 - \$1,499,999	82	71	15.5%	1,121	1,020	9.9%
\$1,500,000 - 1,999,999	21	19	10.5%	416	380	9.5%
\$2,000,000 - \$2,999,999	15	12	25.0%	190	199	-4.5%
\$3,000,000 and above	11	5	120.0%	150	114	31.6%
<b>All Single-Family Homes</b>	<b>200</b>	<b>194</b>	<b>3.1%</b>	<b>3,087</b>	<b>2,990</b>	<b>3.2%</b>

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



## Pending Sales by Price Range: Condos

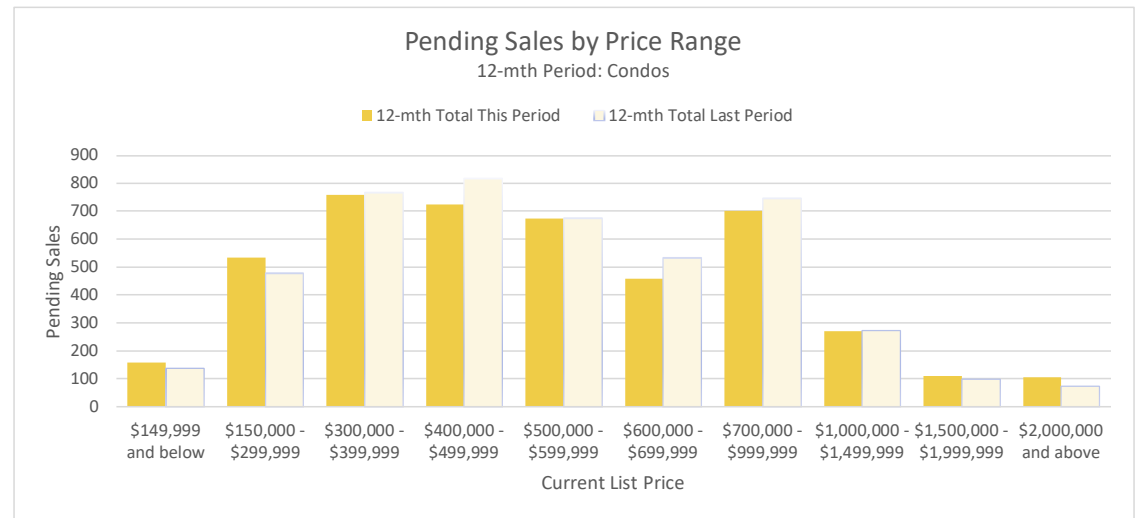
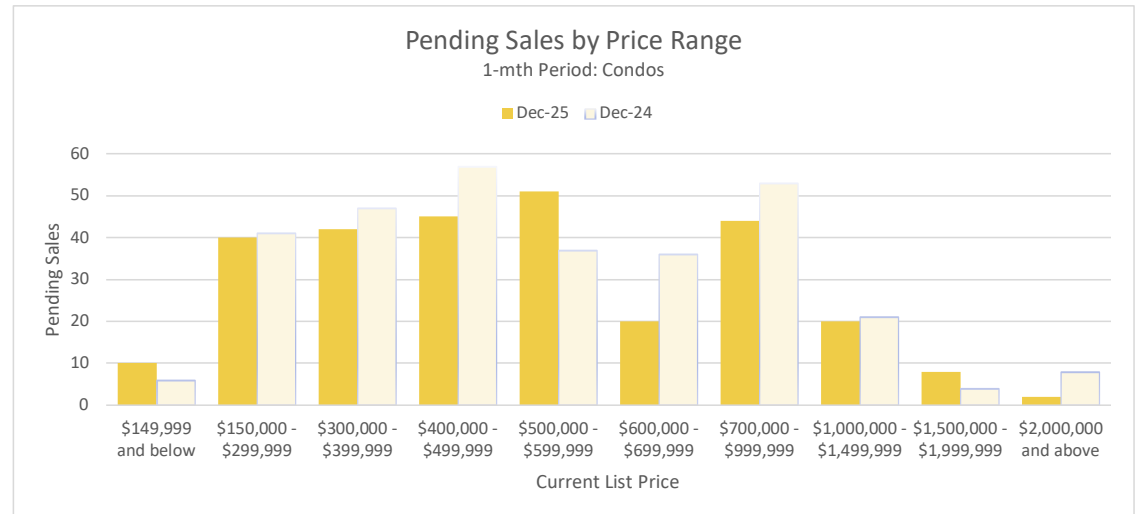
December 2025

OAHU, HAWAII

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

Condos	Dec-25	Dec-24	%chg	12-mth Total This Period	12-mth Total Last Period	%chg
\$149,999 and below	10	6	66.7%	159	137	16.1%
\$150,000 - \$299,999	40	41	-2.4%	533	478	11.5%
\$300,000 - \$399,999	42	47	-10.6%	758	767	-1.2%
\$400,000 - \$499,999	45	57	-21.1%	724	817	-11.4%
\$500,000 - \$599,999	51	37	37.8%	673	676	-0.4%
\$600,000 - \$699,999	20	36	-44.4%	459	534	-14.0%
\$700,000 - \$999,999	44	53	-17.0%	700	746	-6.2%
\$1,000,000 - \$1,499,999	20	21	-4.8%	270	273	-1.1%
\$1,500,000 - \$1,999,999	8	4	100.0%	110	99	11.1%
\$2,000,000 and above	2	8	-75.0%	105	74	41.9%
<b>All Condos</b>	<b>282</b>	<b>310</b>	<b>-9.0%</b>	<b>4,491</b>	<b>4,601</b>	<b>-2.4%</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.



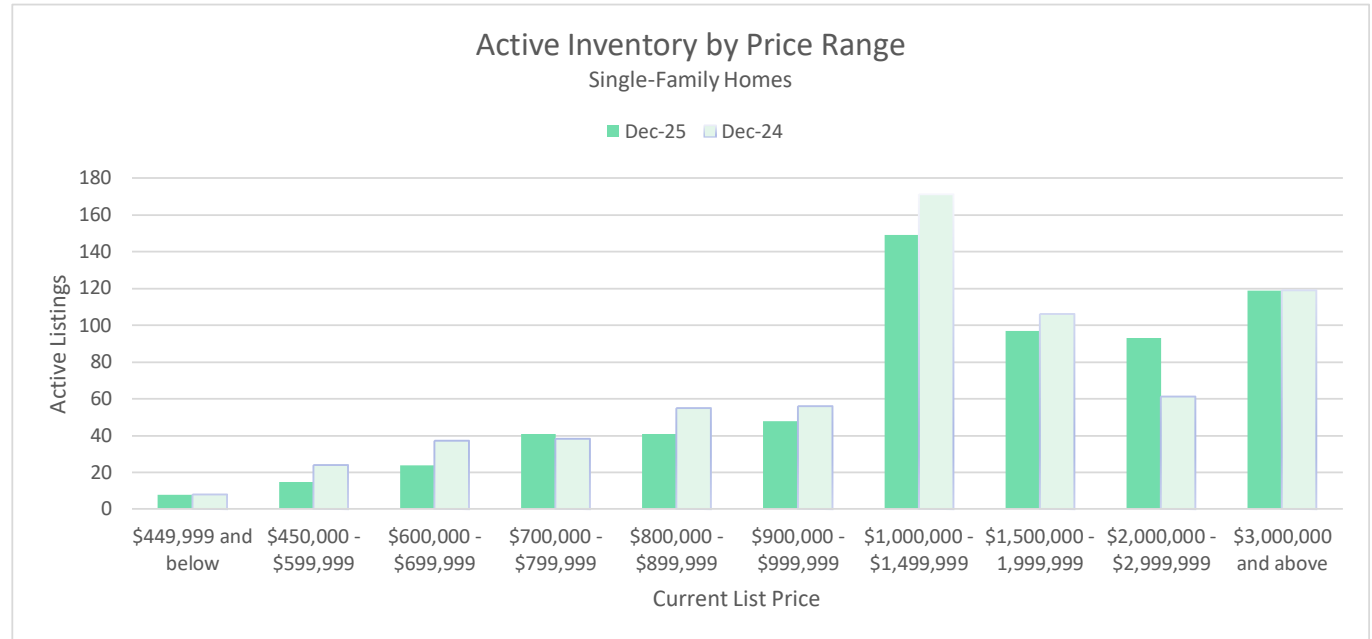
## Active Inventory\* by Price Range: Single-Family Homes

December 2025

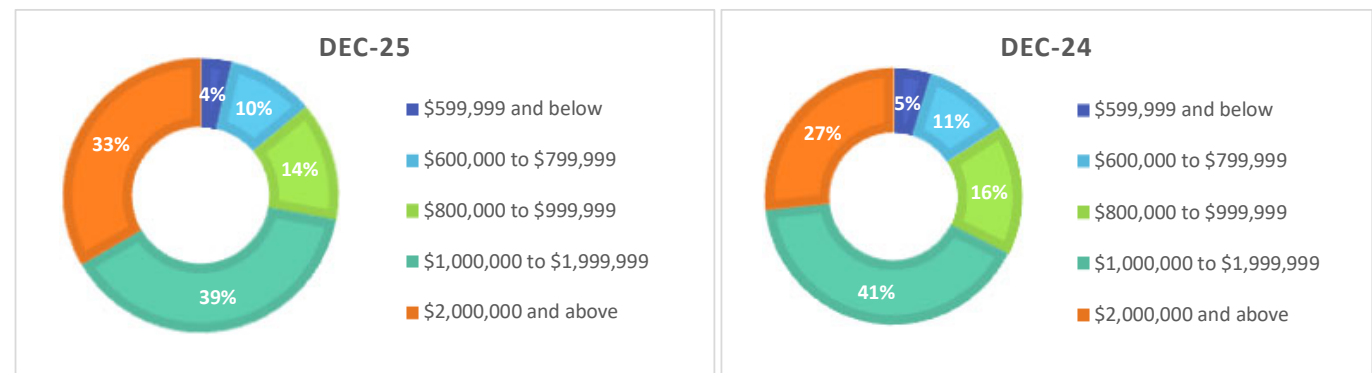
OAHU, HAWAII

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

Single-Family Homes	Dec-25	Dec-24	YOY chg
\$449,999 and below	8	8	0.0%
\$450,000 - \$599,999	15	24	-37.5%
\$600,000 - \$699,999	24	37	-35.1%
\$700,000 - \$799,999	41	38	7.9%
\$800,000 - \$899,999	41	55	-25.5%
\$900,000 - \$999,999	48	56	-14.3%
\$1,000,000 - \$1,499,999	149	171	-12.9%
\$1,500,000 - 1,999,999	97	106	-8.5%
\$2,000,000 - \$2,999,999	93	61	52.5%
\$3,000,000 and above	119	119	0.0%
<b>All Single-Family Homes</b>	<b>635</b>	<b>675</b>	<b>-5.9%</b>



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



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

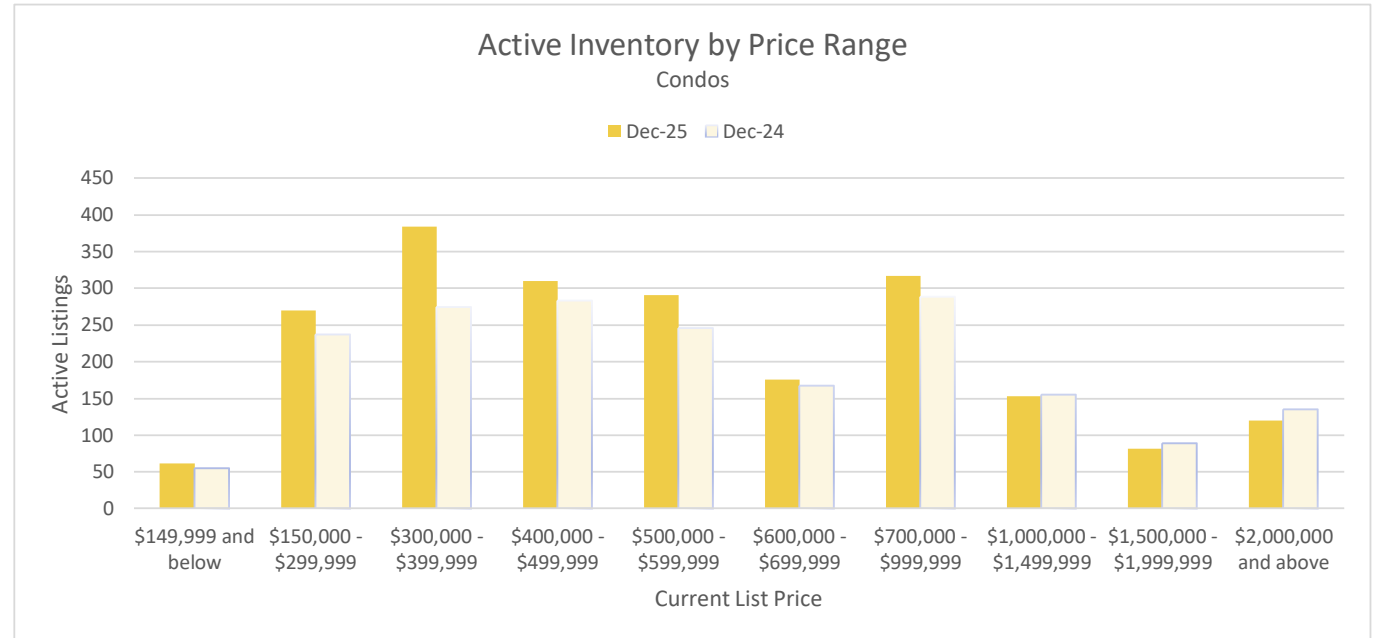
## Active Inventory\* by Price Range: Condos

December 2025

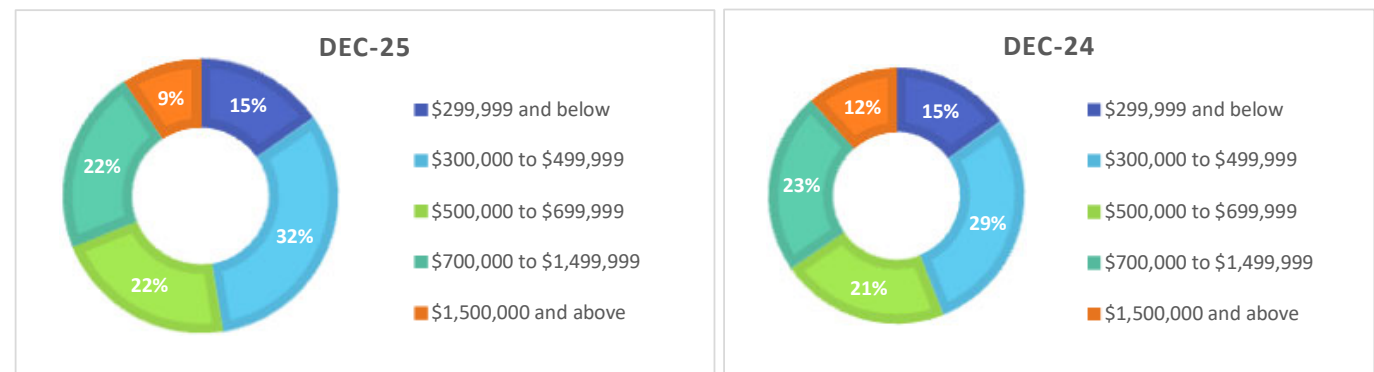
OAHU, HAWAII

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

Condos	Dec-25	Dec-24	YOY chg
\$149,999 and below	62	55	12.7%
\$150,000 - \$299,999	270	237	13.9%
\$300,000 - \$399,999	384	274	40.1%
\$400,000 - \$499,999	310	283	9.5%
\$500,000 - \$599,999	291	245	18.8%
\$600,000 - \$699,999	176	167	5.4%
\$700,000 - \$999,999	317	288	10.1%
\$1,000,000 - \$1,499,999	153	155	-1.3%
\$1,500,000 - \$1,999,999	82	89	-7.9%
\$2,000,000 and above	120	135	-11.1%
<b>All Condos</b>	<b>2,165</b>	<b>1,928</b>	<b>12.3%</b>



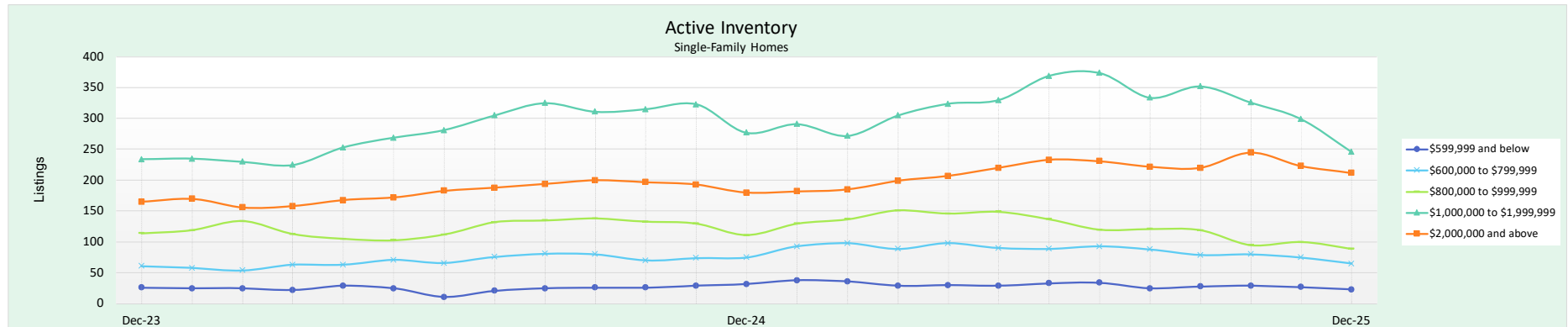
**Active Inventory - Percent Share by Price Range** (portion of total active status listings represented by a given price range)



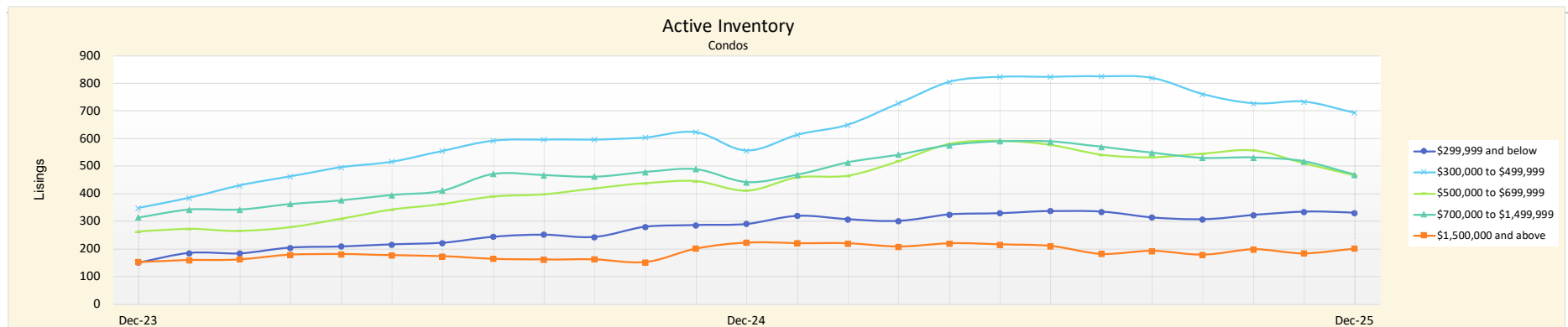
\*Indicator modified as of 2021 to reflect Active status listings only and applied to historical monthly data shown above. Previous report indicator, referred to as Active Listings, reflected all actively marketed listings in A and C status.

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

December 2025  
OAHU, HAWAII



Single-Family Homes	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25	A-25	S-25	O-25	N-25	D-25
\$599,999 and below	26	25	25	22	29	25	11	21	25	26	26	29	32	38	36	29	30	29	33	34	25	28	29	27	23
\$600,000 to \$799,999	61	58	54	63	63	71	66	76	81	80	70	74	75	93	98	89	98	90	89	93	88	79	80	75	65
\$800,000 to \$999,999	114	119	134	113	105	103	112	132	135	138	133	130	111	130	137	151	146	149	137	120	121	119	95	100	89
\$1,000,000 to \$1,999,999	234	235	230	225	253	269	281	305	325	311	315	323	277	291	272	305	324	330	369	374	334	352	326	299	246
\$2,000,000 and above	165	170	156	158	168	172	183	188	194	200	197	193	180	182	185	199	207	220	233	231	222	220	245	223	212
<b>Total</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>	<b>790</b>	<b>798</b>	<b>775</b>	<b>724</b>	<b>635</b>



Condos	D-23	J-24	F-24	M-24	A-24	M-24	J-24	J-24	A-24	S-24	O-24	N-24	D-24	J-25	F-25	M-25	A-25	M-25	J-25	J-25	A-25	S-25	O-25	N-25	D-25
\$299,999 and below	152	186	185	205	210	217	223	245	253	244	281	287	292	321	308	302	326	331	338	336	315	308	324	336	332
\$300,000 to \$499,999	349	386	431	464	497	517	556	593	597	597	605	624	557	615	651	729	806	825	825	827	821	762	728	734	694
\$500,000 to \$699,999	264	273	266	280	310	343	364	391	399	420	439	446	412	460	466	519	582	592	578	542	533	546	558	511	467
\$700,000 to \$1,499,999	315	343	343	364	377	396	412	473	468	463	479	490	443	470	514	543	577	591	590	571	549	531	532	518	470
\$1,500,000 and above	154	160	163	180	182	178	174	165	162	163	153	202	224	222	221	209	221	217	211	183	194	180	199	185	202
<b>Total</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>	<b>2,412</b>	<b>2,327</b>	<b>2,341</b>	<b>2,284</b>	<b>2,165</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.

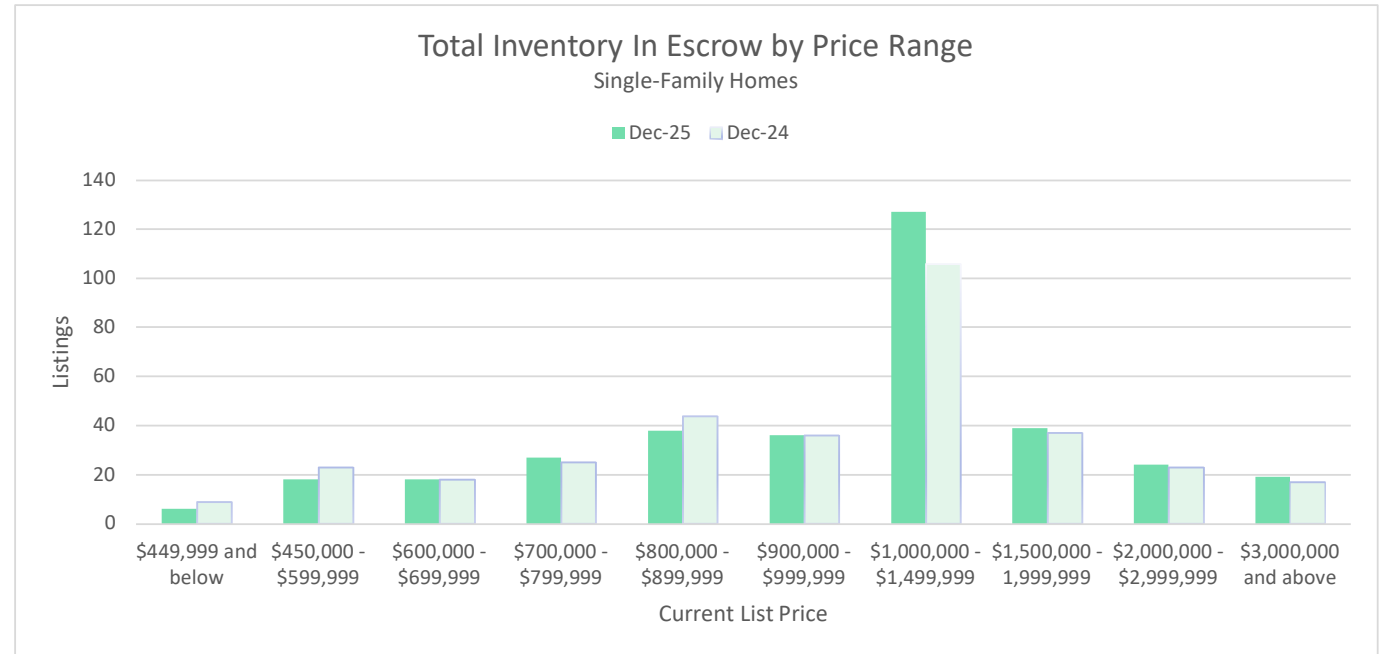
## Total Inventory In Escrow\* by Price Range: Single-Family Homes

December 2025

OAHU, HAWAII

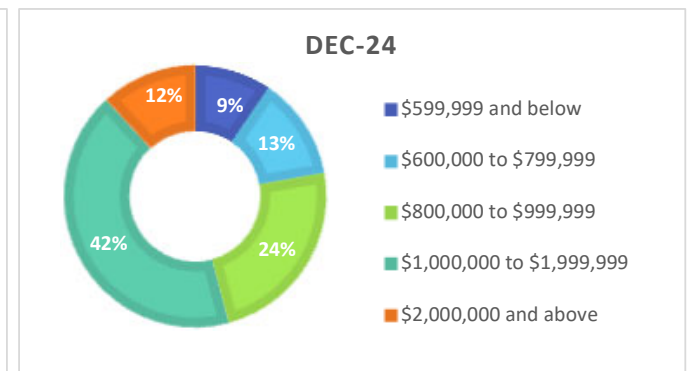
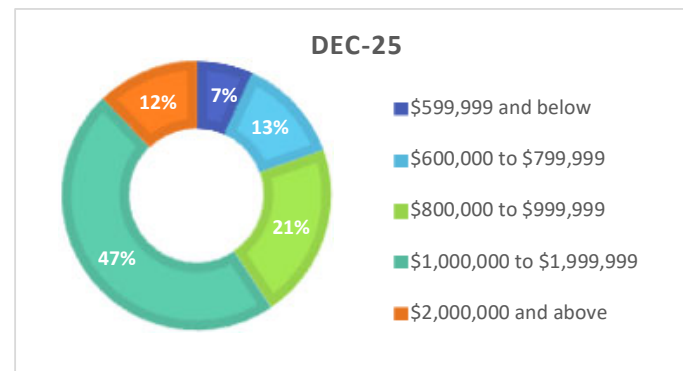
(The number of properties in an escrow status at the end of a given month)

Single-Family Homes	Dec-25	Dec-24	YOY chg
\$449,999 and below	6	9	-33.3%
\$450,000 - \$599,999	18	23	-21.7%
\$600,000 - \$699,999	18	18	0.0%
\$700,000 - \$799,999	27	25	8.0%
\$800,000 - \$899,999	38	44	-13.6%
\$900,000 - \$999,999	36	36	0.0%
\$1,000,000 - \$1,499,999	127	106	19.8%
\$1,500,000 - 1,999,999	39	37	5.4%
\$2,000,000 - \$2,999,999	24	23	4.3%
\$3,000,000 and above	19	17	11.8%
<b>All Single-Family Homes</b>	<b>352</b>	<b>338</b>	<b>4.1%</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.



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

December 2025

OAHU, HAWAII

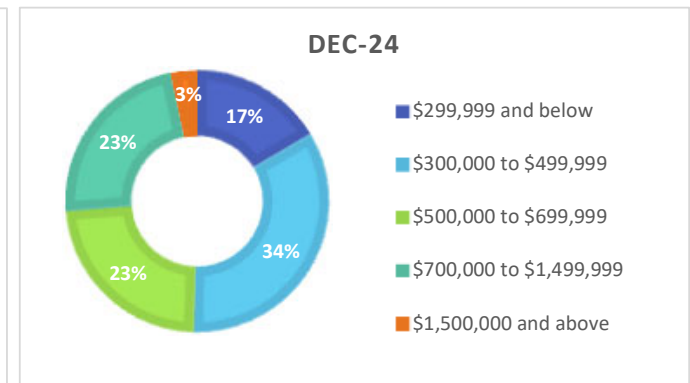
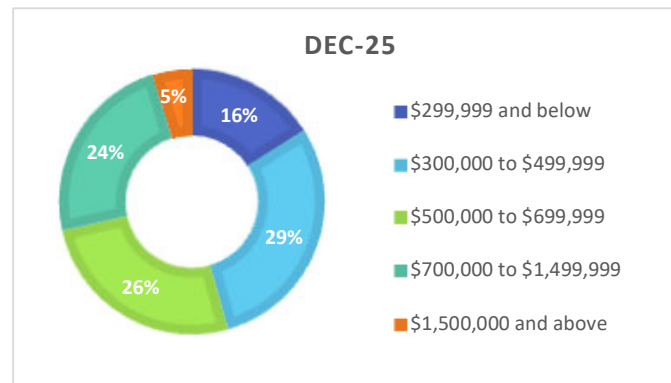
(The number of properties in an escrow status at the end of a given month)

Condos	Dec-25	Dec-24	YOY chg
\$149,999 and below	14	16	-12.5%
\$150,000 - \$299,999	59	60	-1.7%
\$300,000 - \$399,999	65	78	-16.7%
\$400,000 - \$499,999	70	79	-11.4%
\$500,000 - \$599,999	74	55	34.5%
\$600,000 - \$699,999	44	53	-17.0%
\$700,000 - \$999,999	76	79	-3.8%
\$1,000,000 - \$1,499,999	32	27	18.5%
\$1,500,000 - \$1,999,999	12	5	140.0%
\$2,000,000 and above	10	10	0.0%
<b>All Condos</b>	<b>456</b>	<b>462</b>	<b>-1.3%</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.

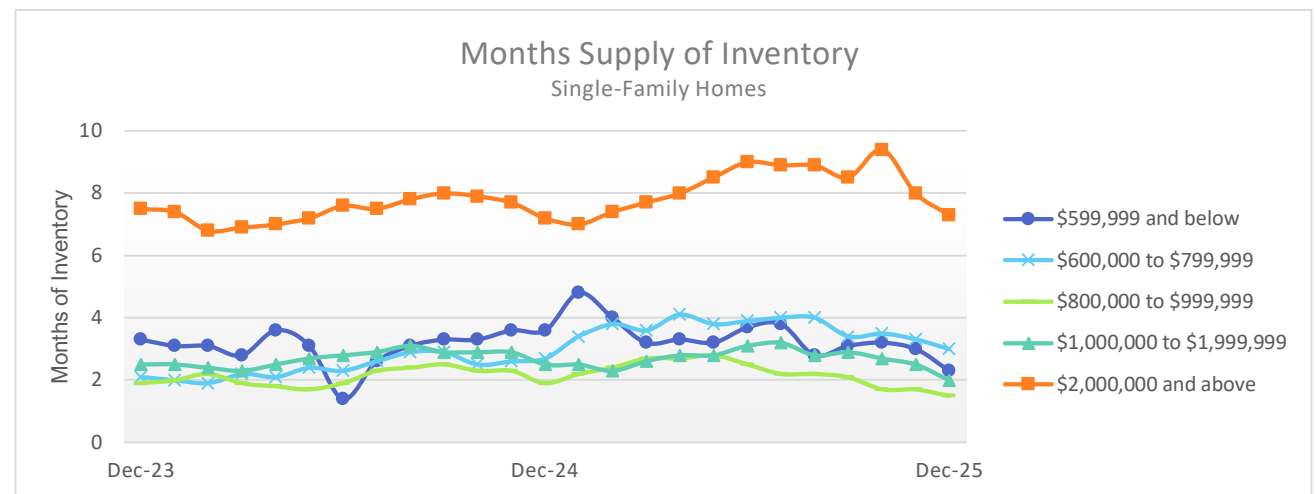
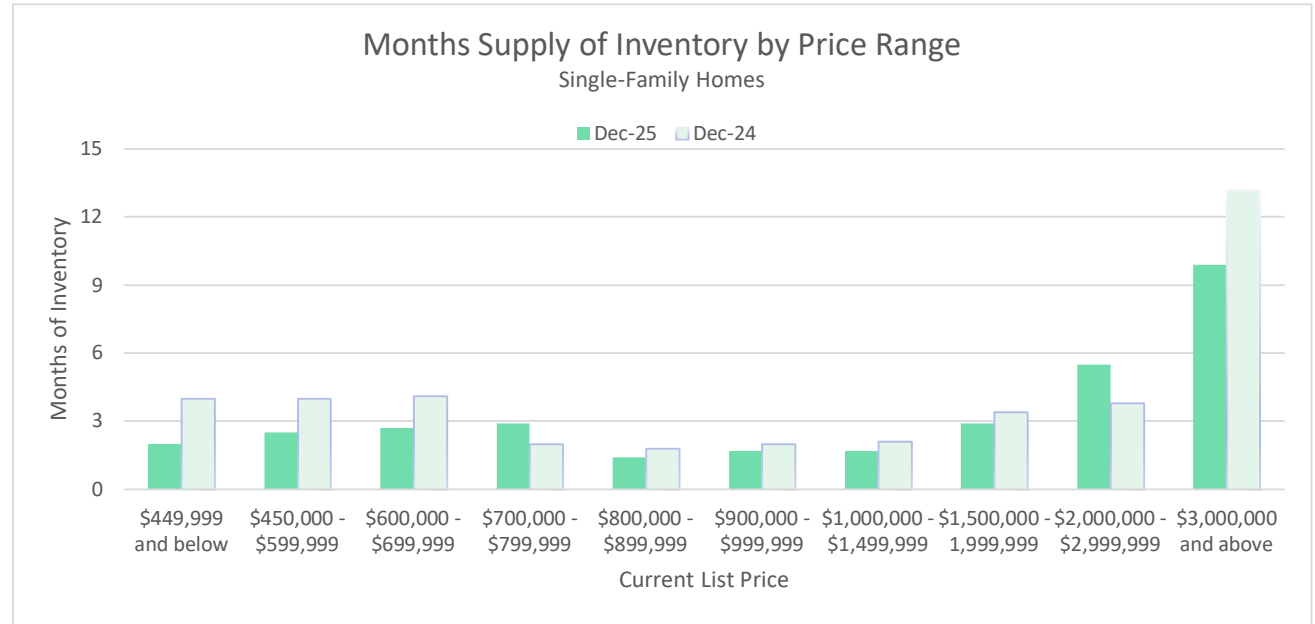
# Months Supply of Active Inventory by Price Range: Single-Family Homes

December 2025

OAHU, HAWAII

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

Single-Family Homes	Dec-25	Dec-24	YOY chg
\$449,999 and below	2.0	4.0	-50.0%
\$450,000 - \$599,999	2.5	4.0	-37.5%
\$600,000 - \$699,999	2.7	4.1	-34.1%
\$700,000 - \$799,999	2.9	2.0	45.0%
\$800,000 - \$899,999	1.4	1.8	-22.2%
\$900,000 - \$999,999	1.7	2.0	-15.0%
\$1,000,000 - \$1,499,999	1.7	2.1	-19.0%
\$1,500,000 - 1,999,999	2.9	3.4	-14.7%
\$2,000,000 - \$2,999,999	5.5	3.8	44.7%
\$3,000,000 and above	9.9	13.2	-25.0%
<b>All Single-Family Homes</b>	<b>2.6</b>	<b>2.9</b>	<b>-10.3%</b>



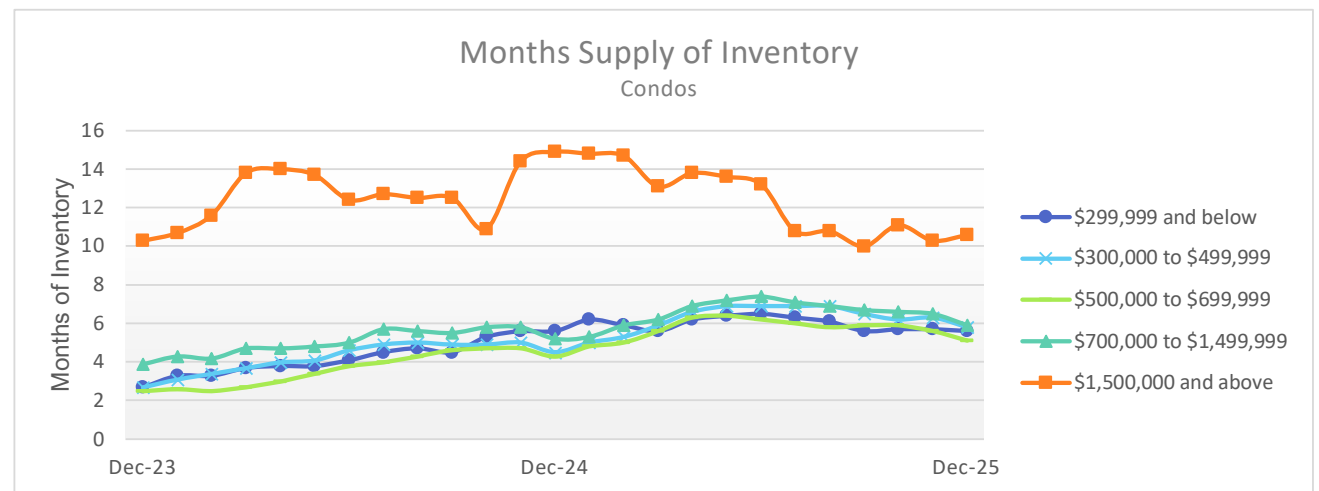
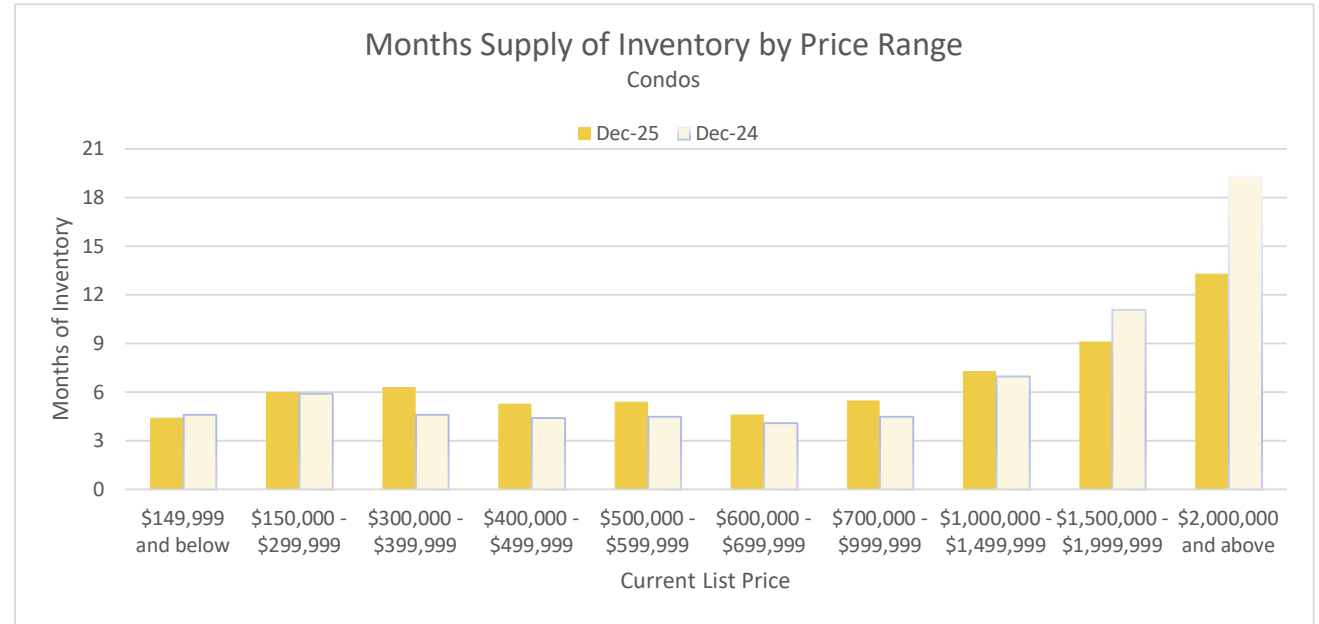
# Months Supply of Active Inventory by Price Range: Condos

December 2025

OAHU, HAWAII

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

Condos	Dec-25	Dec-24	YOY chg
\$149,999 and below	4.4	4.6	-4.3%
\$150,000 - \$299,999	6.0	5.9	1.7%
\$300,000 - \$399,999	6.3	4.6	37.0%
\$400,000 - \$499,999	5.3	4.4	20.5%
\$500,000 - \$599,999	5.4	4.5	20.0%
\$600,000 - \$699,999	4.6	4.1	12.2%
\$700,000 - \$999,999	5.5	4.5	22.2%
\$1,000,000 - \$1,499,999	7.3	7.0	4.3%
\$1,500,000 - \$1,999,999	9.1	11.1	-18.0%
\$2,000,000 and above	13.3	19.3	-31.1%
<b>All Condos</b>	<b>5.9</b>	<b>5.2</b>	<b>13.5%</b>



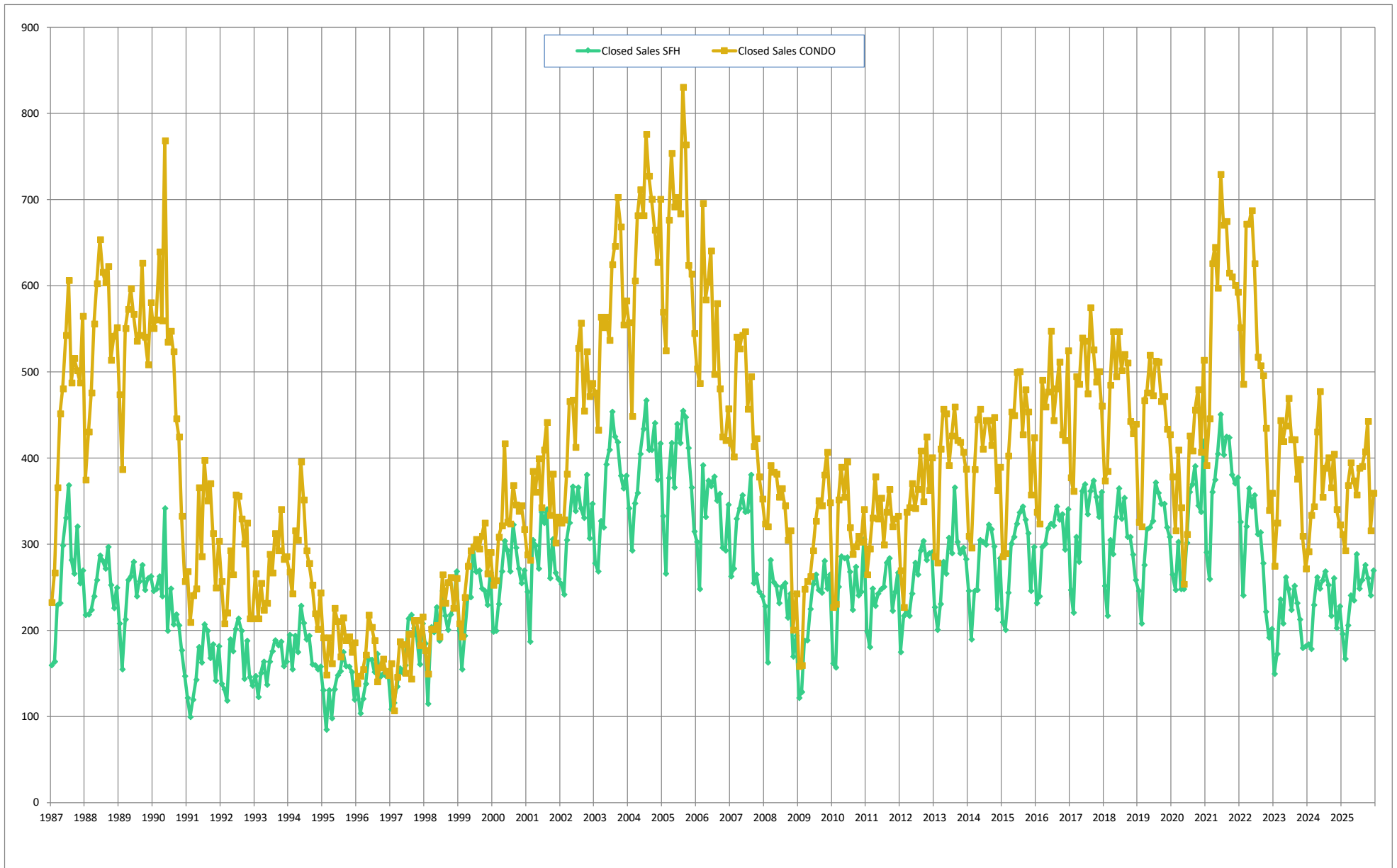
SOURCE: Honolulu Board of REALTORS®, residential resales compiled from MLS data.

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# Closed Sales

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



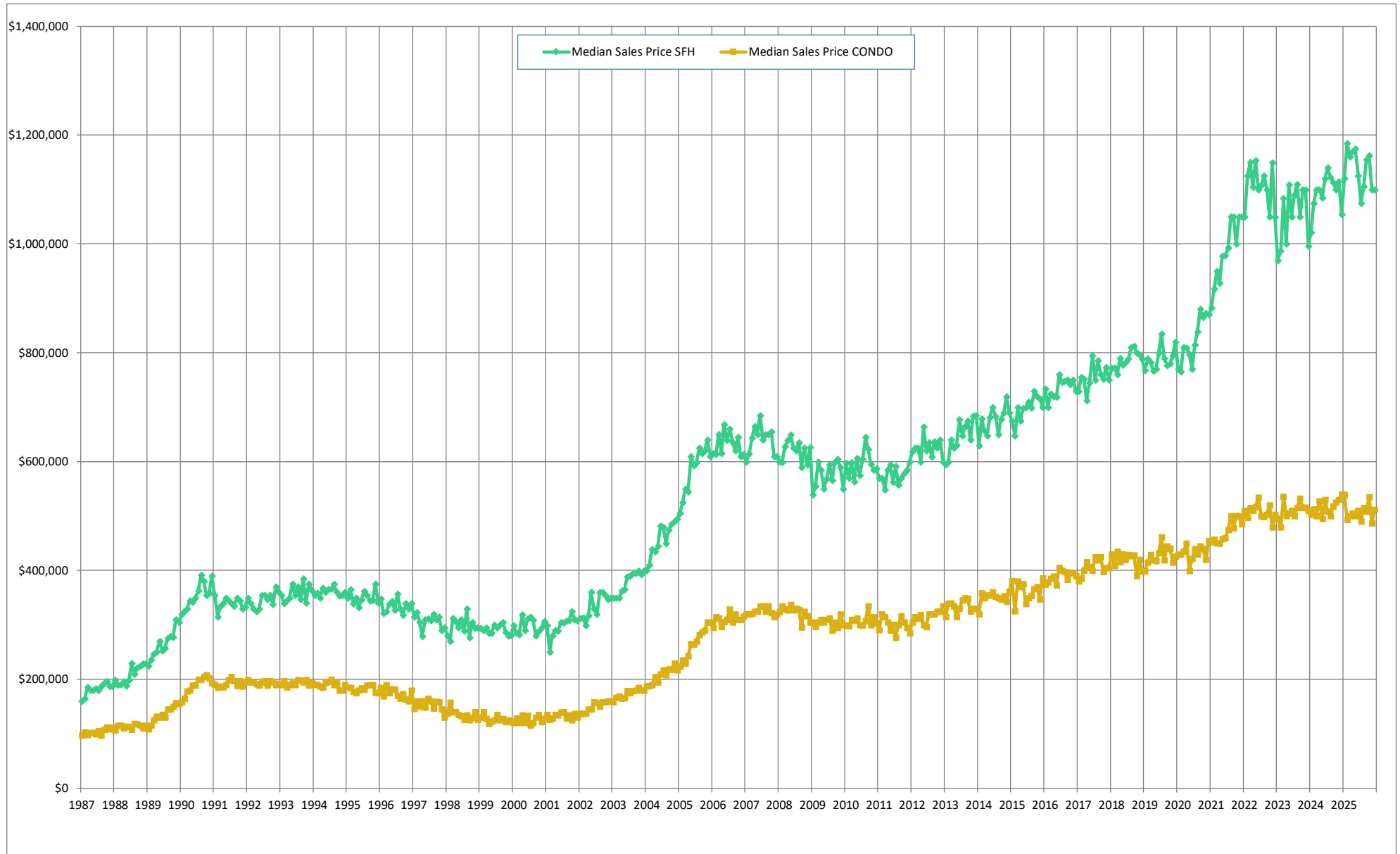
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

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# Median Sales Price

## Single-Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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