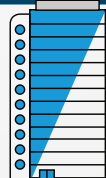




SINGLE-FAMILY HOMES

	Current Period Jan.2022-Dec. 2022	Previous Period Jan.2021-Dec. 2021	% Change	December 2022	December 2021	% Change
SALES	3,566	4,609	-23%	218	379	-42%
MEDIAN PRICE	\$1,100,000	\$995,000	+11%	\$1,042,500	\$1,056,000	-1%
DAYS ON MARKET	13	10	+30%	26	12	+117%
ACTIVE LISTINGS	633	325	+95%	633	325	+95%
BID-UPS	50.7%	58.4%	-13%	31.9%	60.4%	-47%
NEW LISTINGS	4,615	5,262	-12%	185	269	-31%



CONDOMINIUMS

	Current Period Jan. 2022-Dec. 2022	Previous Period Jan. 2021-Dec. 2021	% Change	December 2022	December 2021	% Change
SALES	6,400	7,249	-12%	362	599	-40%
MEDIAN PRICE	\$510,000	\$475,000	+7%	\$500,000	\$485,000	+3%
DAYS ON MARKET	13	13	0%	20	14	+43%
ACTIVE LISTINGS	1,224	979	+25%	1,224	979	+25%
BID-UPS	37.6%	36.1%	+4%	23.5%	39.7%	-41%
NEW LISTINGS	7,893	8,673	-9%	398	569	-30%

*Final stats are subject to change in the MLS data

Call **James S. More (R) CRS** at (877) 675-4688 or Email: Jim@MoreHawaii.com

MONTHLY MARKET RECAP

- The Oahu single-family home median price dropped by one percent from a year ago to \$1,042,500—the first decline in 30 months. The condo median price increased by three percent from last year to \$500,000. For the year, the single-family home median price finished up 11 percent higher than 2021, while the condo median price was up seven percent.
- Single-family home sales fell by 42 percent from December 2021, while condo sales declined by 40 percent. Month-to-month, sales were up in December, following typical seasonal trends.
- Single-family homes were on the market for a median of 26 days in December, the highest in 34 months and more than double a year ago. Condos sold in a median of 20 days—six days more than a year ago.
- The market is still competitive, but has softened since its peak in 2021. In December, 31.9 percent of single-family homes and 23.5 percent of condos were sold for more than the list price.
- Months of Remaining Inventory (MRI) continues to increase, at 2.1 months for single-family homes and 2.3 months for condos. December 2022 marked the third consecutive month in which single-family home MRI exceeded 2020 levels. Condo MRI has been greater than 2021 levels for the past four months in a row; however, it remains well below 2020 levels. Housing supply remains historically low, suggesting the sellers' market will continue.

If you would like more information on a specific neighborhood, please contact your agent.