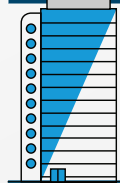


SINGLE-FAMILY HOMES

	Current Period Aug. 2022-July 2023	Previous Period Aug. 2021-July 2022	% Change	July 2023	July 2022	% Change
SALES	2,767	4,307	-36%	230	315	-27%
MEDIAN PRICE	\$1,075,000	\$1,080,000	0%	\$1,090,000	\$1,105,888	-1%
DAYS ON MARKET	20	11	+82%	17	12	+42%
ACTIVE LISTINGS	623	610	+2%	623	610	+2%
BID-UPS	32.8%	59.6%	-45%	34.9%	48.9%	-29%
NEW LISTINGS	3,758	4,970	-24%	303	415	-27%



CONDOMINIUMS

	Current Period Aug. 2022-July 2023	Previous Period Aug. 2021-July 2022	% Change	July 2023	July 2022	% Change
SALES	4,978	7,351	-32%	425	519	-18%
MEDIAN PRICE	\$500,000	\$503,000	-1%	\$500,000	\$500,000	0%
DAYS ON MARKET	19	12	+58%	17	12	+42%
ACTIVE LISTINGS	1,196	1,110	+8%	1,196	1,110	+8%
BID-UPS	26.5%	41.2%	-36%	26.9%	36.6%	-27%
NEW LISTINGS	6,690	8,664	-23%	534	655	-18%

*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 median single-family home price in July 2023 was one percent below a year ago, at \$1,090,000. The median condo price was even with last year at \$500,000. Median prices have been mostly flat this year compared to last, although single-home prices are trending up slightly.
- Single-family home sales fell by 27 percent in July compared to a year ago, while condo sales fell by 18 percent. Sales are following typical seasonal patterns; although about one-third lower than in the previous two years, sales are increasing.
- Months of Remaining Inventory was flat at 2.7 months for homes and 2.9 months for condos. MRI is still firmly in sellers' market territory, underscoring low supply and strong demand on Oahu.
- Single-family homes and condos entered into escrow in a median of 17 days in July 2023. Days On Market is now following typical seasonal trends in line with pre-pandemic levels after increasing in early 2023.
- Thirty-five percent of single-family homes and 27 percent of condos sold in July were bid up over the asking price—fewer than the previous two years, but still competitive.

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