



Final stats for April 2025 are subject to change in the MLS.



## Locations

MARKET REPORT  
APRIL 2025

### MONTHLY MARKET RECAP

- The Oahu median single-family home price is flat-to-rising in 2025, while the median condo price is flat-to-falling. In April 2025, the median single-family home price increased by seven percent from a year ago to \$1,175,000, while the median condo price decreased by four percent from last year to \$505,000.
- Sales in April 2025 were muted. Single-family home sales declined by nine percent from a year ago, while condo sales fell by eight percent.
- Single-family home inventory remains low but is 29 percent higher than a year ago. Condo inventory is 56 percent higher than last year. There were 853 single-family homes and 2,598 condos available for sale at the end of April.
- At the end of April, the supply-demand measure of Months of Remaining Inventory (MRI) rose 26 percent for single-family homes and 60 percent for condos over last year. MRI is 3.7 months for homes and 7 months for condos, above the supply-demand balance point.
- Market times for both single-family homes and condos increased in April 2025, defying seasonal trends. Single-family homes were on the market for a median of 28 days in April, while condos were on the market for a median of 42 days.
- In April 2025, 26.8 percent of homes sold and 14.4 percent of condos sold were bid-up over the asking price, about one in every four homes and one in every seven condos. Competition is easing, contrary to the typical summer swell.

**Locations' Research Department** currently tracks sales activity for more than 350 Oahu neighborhoods.



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