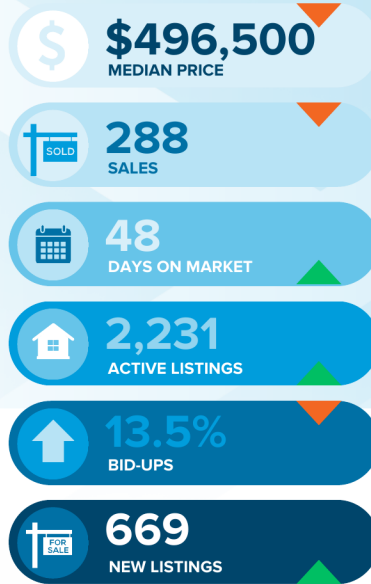


Single-Family



Condominium



Locations MARKET REPORT FEBRUARY 2025

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

MONTHLY MARKET RECAP

- Oahu median housing price activity was mixed in February 2025. The median single-family home price increased by 11 percent from a year ago to \$1,192,500—a record high. The median condo price fell three percent to \$496,500.
- Sales were down from last February, with a decrease of 13 percent for single-family homes and 15 percent for condos. February closed sales numbers are typically the lowest of the year.
- Single-family home inventory is flat and low, with 770 homes for sale at the end of February. Condo inventory increased by 54 percent from a year ago to 2,231 condos.
- At the end of February, the supply-demand measure of Months of Remaining Inventory (MRI) was flat for single-family homes at 3.3 months and up for condos at 6.0 months--the balance point. MRI for condos increased by 61 percent from a year ago.
- Single-family homes were on the market for a median of 23 days last month, against the typical upward seasonal trend. Condos were on the market for a median of 48 days, a 12-year high.
- In February 2025, one in four single-family homes and about one in seven condos sold were bid up over the asking price. Competition in the condo market is easing.

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



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