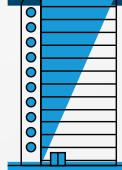


SINGLE-FAMILY HOMES

	Current Period Feb. 2020-Jan. 2021	Previous Period Feb. 2019-Jan. 2020	% Change	Jan. 2021	Jan. 2020	% Change
MEDIAN PRICE	\$840,000	\$790,000	+6%	\$890,000	\$772,000	+15%
SALES	3,946	3,848	+3%	295	275	+7%
DAYS ON MARKET	13	23	-43%	10	34	-71%
ACTIVE LISTINGS	480	903	-47%	480	903	-47%
NEW LISTINGS	4,754	5,637	-16%	384	465	-17%
BID-UPS	33.6%	20.1%	+68%	52.2%	17.1%	+206%



CONDOMINIUMS

	Current Period Feb. 2020-Jan. 2021	Previous Period Feb. 2019-Jan. 2020	% Change	Jan. 2021	Jan. 2020	% Change
MEDIAN PRICE	\$436,000	\$430,000	+1%	\$455,000	\$428,000	+6%
SALES	4,770	5,508	-13%	392	389	+1%
DAYS ON MARKET	23	27	-15%	17	33	-48%
ACTIVE LISTINGS	1,472	1,858	-21%	1,472	1,858	-21%
NEW LISTINGS	7,463	8,469	-12%	681	739	-8%
BID-UPS	16.9%	12.7%	+33%	29.3%	8.7%	+235%

*Final stats are subject to change in the MLS data

MONTHLY MARKET RECAP

Median prices for both single-family homes and condos reached record highs in January 2021—up 15 percent and six percent, respectively, over last year to \$890,000 for single-family homes and \$455,000 for condos.

Home sales have recovered from the impact of the COVID-19 pandemic and are rising above the previous year's levels. Single-family home sales are up three percent for the past year, and

while condo sales are 13 percent below the previous year, they have risen six percent in the last quarter of 2020.

Bid-ups, or the percentage of homes sold for above asking in a competitive bidding situation, also reached all-time highs for both single-family homes and condos in January 2021. More than half—52 percent—of all single-family homes and 29 percent of all condos were bid up over the asking price in January,

suggesting rising prices and continued competitive market conditions in 2021.

Bucking the typical seasonal trend, **Days on Market fell to record lows last month.** Single-family homes entered into escrow in a median of just 10 days—the lowest ever recorded, while condos were on the market of a median of 17 days—the fewest since 2017. Low Days on Market is another indicator of a competitive real estate market.

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

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