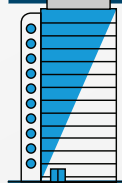


## SINGLE-FAMILY HOMES

	Current Period May 2022-Apr. 2023	Previous Period May 2021-Apr. 2022	% Change	April 2023	April 2022	% Change
<b>SALES</b>	3,042	4,557	-33%	214	374	-43%
<b>MEDIAN PRICE</b>	\$1,096,444	\$1,050,000	+4%	\$1,000,000	\$1,113,211	-10%
<b>DAYS ON MARKET</b>	15	11	+36%	25	11	+127%
<b>ACTIVE LISTINGS</b>	571	418	+37%	571	418	+37%
<b>BID-UPS</b>	41.0%	60.8%	-33%	26.2%	61.0%	-57%
<b>NEW LISTINGS</b>	4,099	5,129	-20%	308	465	-34%



## CONDOMINIUMS

	Current Period May 2022-Apr. 2023	Previous Period May 2021-Apr. 2022	% Change	April 2023	April 2022	% Change
<b>SALES</b>	5,472	7,521	-27%	420	677	-38%
<b>MEDIAN PRICE</b>	\$505,000	\$491,000	+3%	\$499,000	\$510,000	-2%
<b>DAYS ON MARKET</b>	16	12	+33%	21	13	+62%
<b>ACTIVE LISTINGS</b>	1,224	976	+25%	1,224	976	+25%
<b>BID-UPS</b>	31.8%	39.9%	-20%	24.0%	41.5%	-42%
<b>NEW LISTINGS</b>	7,067	8,807	-20%	551	762	-28%

\*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](mailto:Jim@MoreHawaii.com)

## MONTHLY MARKET RECAP

- At \$1M, the Oahu single-family home median price fell by 10 percent in April from a year ago. The condo median price decreased by two percent to \$499,000. Prices for both homes and condos have been fairly flat this year, down slightly from peak prices in 2022.
- Single-family home sales fell by 43 percent from April 2022, while condo sales dropped by 38 percent. Although about a third lower than the previous two years, sales are following typical seasonal patterns.
- Months of Remaining Inventory (MRI) continues to increase after hitting record lows in 2022. At 2.3 months for single-family homes and 2.7 months for condos, MRI was slightly higher in April but still firmly in sellers' market territory.
- 26.2 percent of single-family homes and 24 percent of condos sold in April were bid up over the list price. The Oahu market remains competitive, although pressures have eased in 2023.
- Single-family homes were on the market for a median of 25 days in April, while condos were on the market for a median of 21 days, in line with pre-pandemic measures.

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