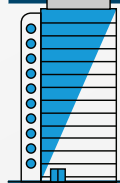


## SINGLE-FAMILY HOMES

	Current Period Sept. 2022-Aug. 2023	Previous Period Sept. 2021-Aug. 2022	% Change	August 2023	August 2022	% Change
<b>SALES</b>	2,701	4,205	-36%	254	323	-21%
<b>MEDIAN PRICE</b>	\$1,065,000	\$1,096,491	-3%	\$1,110,000	\$1,120,000	-1%
<b>DAYS ON MARKET</b>	21	12	+75%	18	14	+29%
<b>ACTIVE LISTINGS</b>	631	634	0%	631	634	0%
<b>BID-UPS</b>	32.4%	57.8%	-44%	38.6%	40.2%	-4%
<b>NEW LISTINGS</b>	3,696	4,899	-25%	351	415	-15%



## CONDOMINIUMS

	Current Period Sept. 2022-Aug. 2023	Previous Period Sept. 2021-Aug. 2022	% Change	August 2023	August 2022	% Change
<b>SALES</b>	4,887	7,187	-32%	420	512	-18%
<b>MEDIAN PRICE</b>	\$500,000	\$502,500	0%	\$515,000	\$499,000	+3%
<b>DAYS ON MARKET</b>	19	12	+58%	18	14	+29%
<b>ACTIVE LISTINGS</b>	1,192	1,132	+5%	1,192	1,132	+5%
<b>BID-UPS</b>	25.7%	40.9%	-37%	27.6%	34.8%	-21%
<b>NEW LISTINGS</b>	6,613	8,548	-23%	569	642	-11%

\*Final stats are subject to change in the MLS data

## MONTHLY MARKET RECAP

- Monthly median prices are flat and trending toward an increase against last year, for both single-family homes and condos. The August median single-family home price of \$1,110,000 is down one percent from a year ago and just 4% below the peak in May 2022; the median condo price of \$515,000 is three percent above last year and just 4% below the peak in March 2023.
- Months of Remaining Inventory (MRI) was flat at 2.8 months for single-family homes and 2.9 months for condos in August 2023. This measure has been adjusting upward due to constrained sales and increased inventory; however, MRI is still firmly in sellers' market territory.
- Sales of single-family homes were down 21 percent in August 2023, while condo sales were 18 percent below last year.
- The median Days on Market in August was about 2 and a half weeks for both homes and condos. This measure is settling into low seasonal trends, as continued demand keeps market times low.
- In August 2023, 38.6 percent of single-family homes and 27.6 percent of condos sold were bid-up over the list price, an indication of continued competition. Bid-ups are increasing in 2023, in contrast to last year's downward trend.

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

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

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

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