



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



Locations

MARKET REPORT
MARCH 2025

MONTHLY MARKET RECAP

- Oahu median housing prices moved upward in March 2025. The median single-family home price increased by five percent from a year ago to \$1,160,000, while the median condo price is up one percent from March last year to \$505,000.
- Sales of single-family homes decreased by 11 percent from a year ago, as condo sales rose by six percent. Sales are largely following seasonal trends.
- Single-family home inventory remains low but is 29 percent higher than March 2024. Condo inventory is up 52 percent from last year. There were 813 single-family homes and 2,380 condos available for sale at the end of March.
- At the end of March, the supply-demand measure of Months of Remaining Inventory (MRI) was rising slightly for single-family homes at 3.5 months and was up for condos at 6.4 months—a 15-year high.
- Market times in March 2025 were lower than the previous month, in line with typical seasonal patterns. Single-family homes were on the market for a median of 16 days in March, while condos were on the market for a median of 41 days.
- In March 2025, 30 percent of single-family homes and 14.6 percent of condos sold were bid up over the asking price. Competition in the condo market continues to ease.

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



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