

# Housing Supply Overview



**April 2011**

A RESEARCH TOOL PROVIDED BY THE  
HONOLULU BOARD OF REALTORS®

## Quick Facts

**5.7**

Months Supply  
Single-Family

**5.7**

Months Supply  
Condo

**5.6**

Months Supply  
Previously Owned

**15.3**

Months Supply  
New Construction

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Pending Sales	<b>2</b>
Days on Market Until Sale	<b>4</b>
Percent of Original List Price Received	<b>6</b>
Inventory of Homes for Sale	<b>8</b>
Months Supply of Inventory	<b>10</b>

[Click on desired metric to jump to that page.](#)

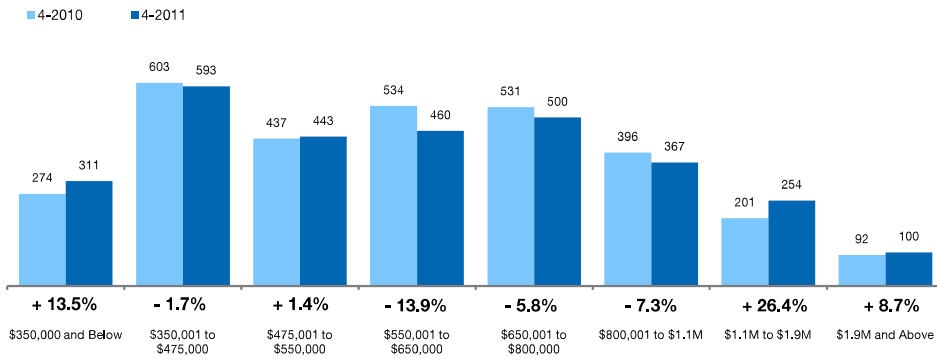


# Pending Sales Single-Family Homes Only

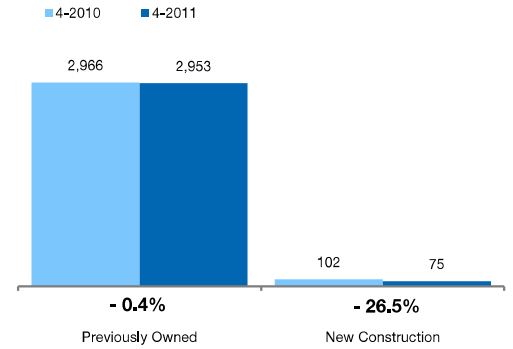
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	274	311	+ 13.5%
\$350,001 to \$475,000	603	593	- 1.7%
\$475,001 to \$550,000	437	443	+ 1.4%
\$550,001 to \$650,000	534	460	- 13.9%
\$650,001 to \$800,000	531	500	- 5.8%
\$800,001 to \$1.1M	396	367	- 7.3%
\$1.1M to \$1.9M	201	254	+ 26.4%
\$1.9M and Above	92	100	+ 8.7%
<b>All Single-Family Homes</b>	<b>3,068</b>	<b>3,028</b>	<b>- 1.3%</b>

### Previously Owned

4-2010	4-2011	Change
270	310	+ 14.8%
587	567	- 3.4%
430	433	+ 0.7%
520	451	- 13.3%
504	485	- 3.8%
378	362	- 4.2%
192	250	+ 30.2%
85	95	+ 11.8%
<b>2,966</b>	<b>2,953</b>	<b>- 0.4%</b>

### New Construction

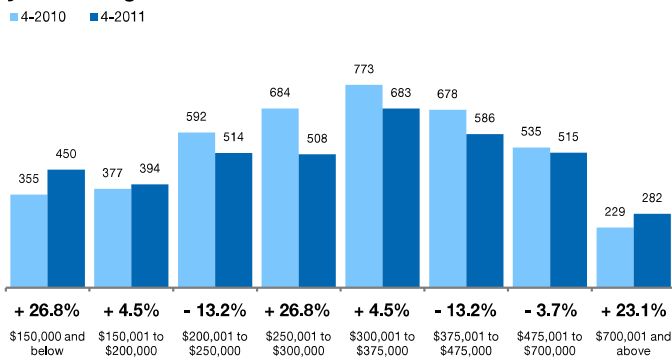
4-2010	4-2011	Change
4	1	- 75.0%
16	26	+ 62.5%
7	10	+ 42.9%
14	9	- 35.7%
27	15	- 44.4%
18	5	- 72.2%
9	4	- 55.6%
7	5	- 28.6%
<b>102</b>	<b>75</b>	<b>- 26.5%</b>

# Pending Sales Condo Properties Only

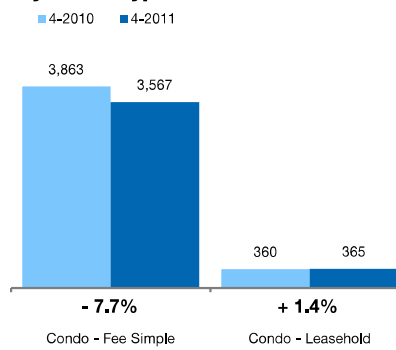
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



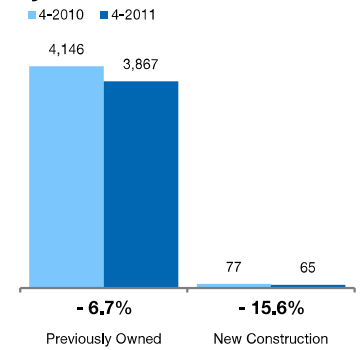
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$150,000 and below	355	450	+ 26.8%
\$150,001 to \$200,000	377	394	+ 4.5%
\$200,001 to \$250,000	592	514	- 13.2%
\$250,001 to \$300,000	684	508	- 25.7%
\$300,001 to \$375,000	773	683	- 11.6%
\$375,001 to \$475,000	678	586	- 13.6%
\$475,001 to \$700,000	535	515	- 3.7%
\$700,001 and above	229	282	+ 23.1%
<b>All Price Ranges</b>	<b>4,223</b>	<b>3,932</b>	<b>- 6.9%</b>

### Previously Owned

4-2010	4-2011	Change
354	450	+ 27.1%
374	393	+ 5.1%
589	512	- 13.1%
682	506	- 25.8%
772	681	- 11.8%
670	567	- 15.4%
508	505	- 0.6%
197	253	+ 28.4%
<b>4,146</b>	<b>3,867</b>	<b>- 6.7%</b>

### New Construction

4-2010	4-2011	Change
1	0	- 100.0%
3	1	- 66.7%
3	2	- 33.3%
2	2	0.0%
1	2	+ 100.0%
8	19	+ 137.5%
27	10	- 63.0%
32	29	- 9.4%
<b>77</b>	<b>65</b>	<b>- 15.6%</b>

## By Condo Type

4-2010	4-2011	Change
3,863	3,567	- 7.7%
360	365	+ 1.4%
<b>4,223</b>	<b>3,932</b>	<b>- 6.9%</b>

4-2010	4-2011	Change
3,786	3,502	- 7.5%
360	365	+ 1.4%
<b>4,146</b>	<b>3,867</b>	<b>- 6.7%</b>

4-2010	4-2011	Change
77	65	- 15.6%
0	0	0.0%
<b>77</b>	<b>65</b>	<b>- 15.6%</b>

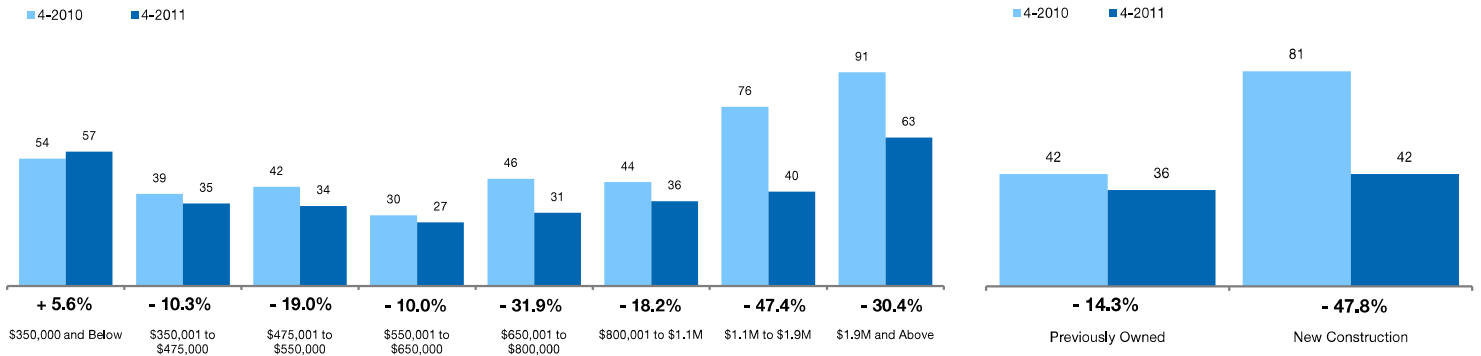
# Days on Market Until Sale Single-Family Homes Only



Median number of days between when a property is first listed and when an offer is accepted.  
Based on a rolling 12-month median.

## By Price Range

## By Construction Status



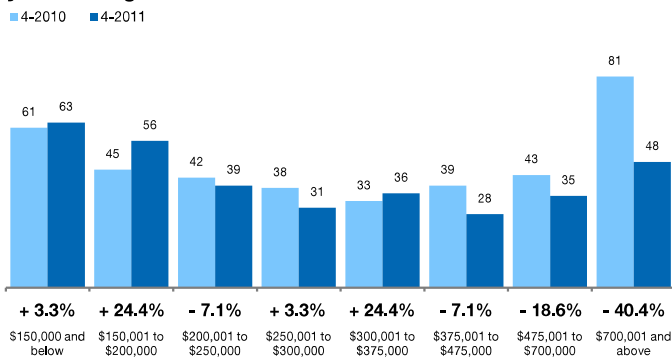
By Price Range	All Properties			Previously Owned			New Construction		
	4-2010	4-2011	Change	4-2010	4-2011	Change	4-2010	4-2011	Change
\$350,000 and Below	54	57	+ 5.6%	55	56	+ 1.8%	41	98	+ 142.0%
\$350,001 to \$475,000	39	35	- 10.3%	39	36	- 7.7%	68	1	- 98.5%
\$475,001 to \$550,000	42	34	- 19.0%	42	36	- 14.3%	30	1	- 96.7%
\$550,001 to \$650,000	30	27	- 10.0%	30	27	- 10.0%	30	39	+ 30.0%
\$650,001 to \$800,000	46	31	- 31.9%	43	29	- 32.6%	78	111	+ 43.2%
\$800,001 to \$1.1M	44	36	- 18.2%	41	35	- 13.6%	90	87	- 3.9%
\$1.1M to \$1.9M	76	40	- 47.4%	74	38	- 49.3%	166	251	+ 51.2%
\$1.9M and Above	91	63	- 30.4%	83	62	- 25.3%	161	136	- 15.3%
<b>All Single-Family Homes</b>	<b>43</b>	<b>36</b>	<b>- 16.3%</b>	<b>42</b>	<b>36</b>	<b>- 14.3%</b>	<b>81</b>	<b>42</b>	<b>- 47.8%</b>

# Days on Market Until Sale Condo Properties Only

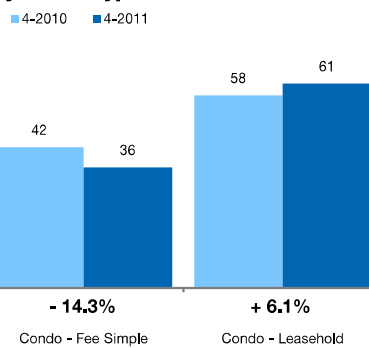


Median number of days between when a property is first listed and when an offer is accepted.  
Based on a rolling 12-month median.

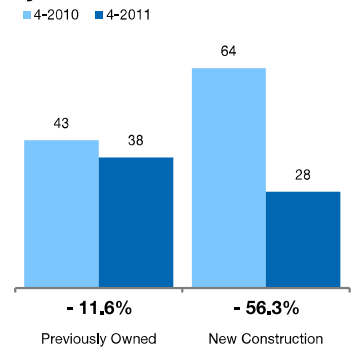
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$150,000 and below	61	63	+ 3.3%
\$150,001 to \$200,000	45	56	+ 24.4%
\$200,001 to \$250,000	42	39	- 7.1%
\$250,001 to \$300,000	38	31	- 19.7%
\$300,001 to \$375,000	33	36	+ 9.1%
\$375,001 to \$475,000	39	28	- 28.2%
\$475,001 to \$700,000	43	35	- 19.8%
\$700,001 and above	81	48	- 40.4%
<b>All Condos</b>	<b>43</b>	<b>38</b>	<b>- 11.6%</b>

### Previously Owned

4-2010	4-2011	Change
61	63	+ 4.1%
45	56	+ 23.3%
42	39	- 7.1%
38	31	- 19.7%
33	36	+ 9.1%
39	28	- 28.2%
43	35	- 19.8%
72	59	- 18.8%
<b>43</b>	<b>38</b>	<b>- 11.6%</b>

### New Construction

4-2010	4-2011	Change
280	51	- 81.8%
0	289	0.0%
0	33	0.0%
27	0	- 100.0%
24	0	- 100.0%
37	19	- 47.9%
46	74	+ 60.9%
206	23	- 89.1%
<b>64</b>	<b>28</b>	<b>- 56.3%</b>

## By Condo Type

4-2010	4-2011	Change
42	36	- 14.3%
58	61	+ 6.1%
<b>43</b>	<b>38</b>	<b>- 11.6%</b>

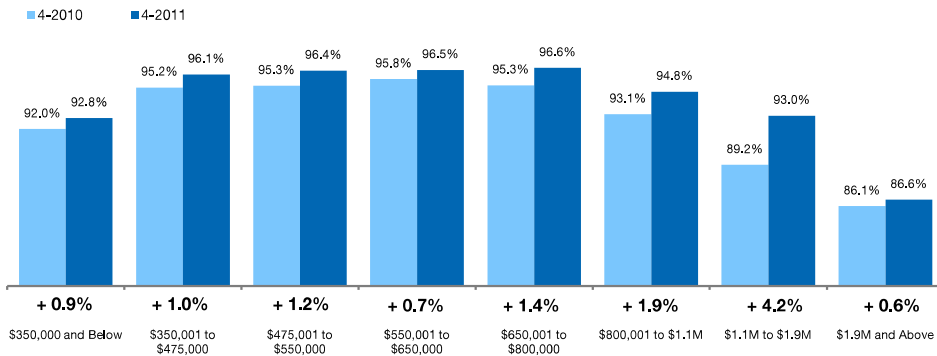
4-2010	4-2011	Change
42	37	- 10.8%
58	61	+ 6.1%
<b>43</b>	<b>38</b>	<b>- 11.6%</b>

# Pct. Of Orig. Price Received Single-Family Homes Only

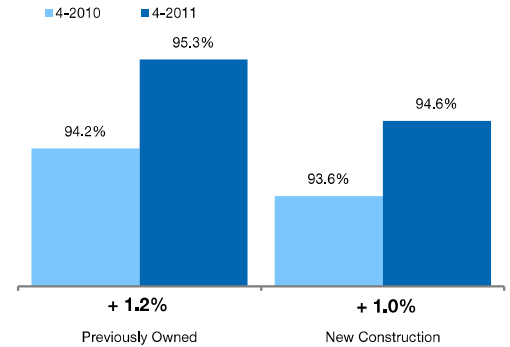


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

## By Price Range



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	92.0%	92.8%	+ 0.9%
\$350,001 to \$475,000	95.2%	96.1%	+ 1.0%
\$475,001 to \$550,000	95.3%	96.4%	+ 1.2%
\$550,001 to \$650,000	95.8%	96.5%	+ 0.7%
\$650,001 to \$800,000	95.3%	96.6%	+ 1.4%
\$800,001 to \$1.1M	93.1%	94.8%	+ 1.9%
\$1.1M to \$1.9M	89.2%	93.0%	+ 4.2%
\$1.9M and Above	86.1%	86.6%	+ 0.6%
<b>All Single-Family Homes</b>	<b>94.2%</b>	<b>95.3%</b>	<b>+ 1.2%</b>

### Previously Owned

4-2010	4-2011	Change
91.9%	92.9%	+ 1.0%
95.1%	96.1%	+ 1.0%
95.2%	96.4%	+ 1.3%
95.8%	96.5%	+ 0.7%
95.3%	96.6%	+ 1.4%
93.2%	94.8%	+ 1.7%
89.5%	93.3%	+ 4.2%
86.1%	86.9%	+ 0.9%
<b>94.2%</b>	<b>95.3%</b>	<b>+ 1.2%</b>

### New Construction

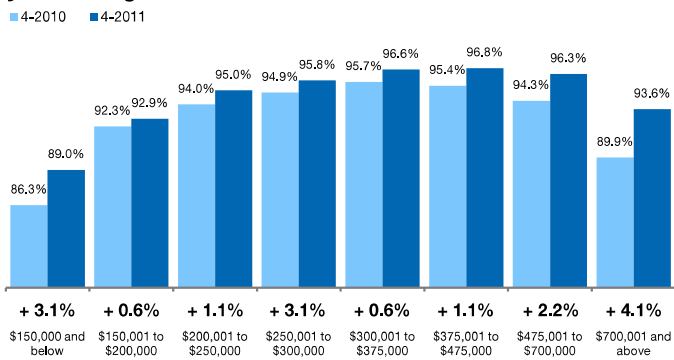
4-2010	4-2011	Change
93.3%	79.9%	- 14.4%
98.9%	99.2%	+ 0.3%
100.3%	99.9%	- 0.5%
94.4%	96.9%	+ 2.6%
96.2%	96.6%	+ 0.4%
91.4%	97.0%	+ 6.2%
82.6%	78.6%	- 4.8%
86.4%	82.8%	- 4.1%
<b>93.6%</b>	<b>94.6%</b>	<b>+ 1.0%</b>

# Pct. Of Orig. Price Received Condo Properties Only

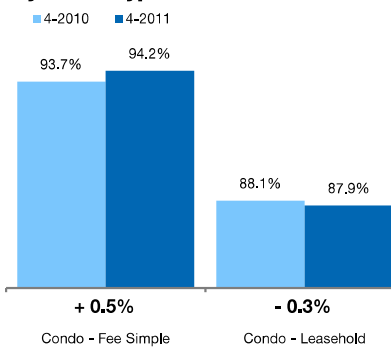


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

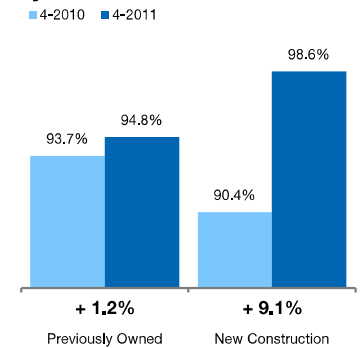
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$150,000 and below	86.3%	89.0%	+ 3.1%
\$150,001 to \$200,000	92.3%	92.9%	+ 0.6%
\$200,001 to \$250,000	94.0%	95.0%	+ 1.1%
\$250,001 to \$300,000	94.9%	95.8%	+ 1.0%
\$300,001 to \$375,000	95.7%	96.6%	+ 1.0%
\$375,001 to \$475,000	95.4%	96.8%	+ 1.4%
\$475,001 to \$700,000	94.3%	96.3%	+ 2.2%
\$700,001 and above	89.9%	93.6%	+ 4.1%
<b>All Condos</b>	<b>93.7%</b>	<b>94.8%</b>	<b>+ 1.3%</b>

### Previously Owned

4-2010	4-2011	Change
86.4%	89.0%	+ 3.0%
92.3%	92.9%	+ 0.6%
94.0%	95.0%	+ 1.1%
94.9%	95.8%	+ 1.0%
95.7%	96.6%	+ 1.0%
95.4%	96.7%	+ 1.3%
94.6%	96.3%	+ 1.8%
90.0%	93.1%	+ 3.4%
<b>93.7%</b>	<b>94.8%</b>	<b>+ 1.2%</b>

### New Construction

4-2010	4-2011	Change
72.1%	80.0%	+ 11.0%
0.0%	102.7%	0.0%
94.7%	95.5%	+ 0.9%
96.1%	0.0%	- 100.0%
94.7%	0.0%	- 100.0%
97.4%	101.5%	+ 4.2%
88.0%	97.8%	+ 11.2%
88.8%	98.5%	+ 10.9%
<b>90.4%</b>	<b>98.6%</b>	<b>+ 9.1%</b>

## By Condo Type

4-2010	4-2011	Change
93.7%	94.2%	+ 0.5%
88.1%	87.9%	- 0.3%
<b>93.7%</b>	<b>94.8%</b>	<b>+ 1.3%</b>

## Previously Owned

4-2010	4-2011	Change
88.1%	87.9%	- 0.3%
0.0%	0.0%	0.0%
<b>93.7%</b>	<b>94.8%</b>	<b>+ 1.2%</b>

## New Construction

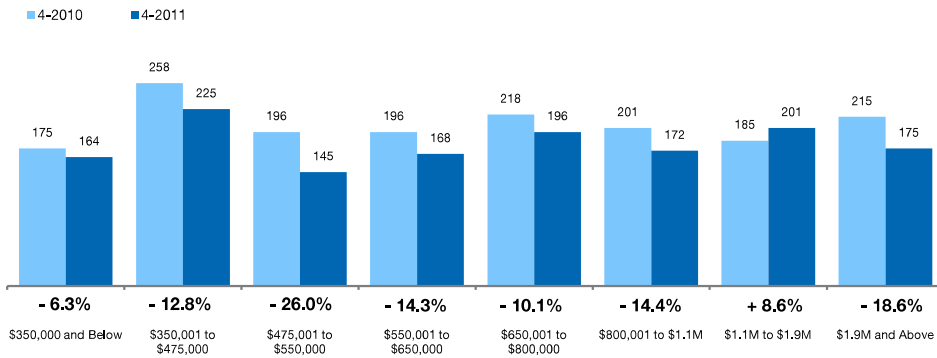
4-2010	4-2011	Change
93.2%	90.4%	- 3.0%
0.0%	0.0%	0.0%
<b>90.4%</b>	<b>98.6%</b>	<b>+ 9.1%</b>

# Inventory of Homes for Sale Single-Family Homes Only

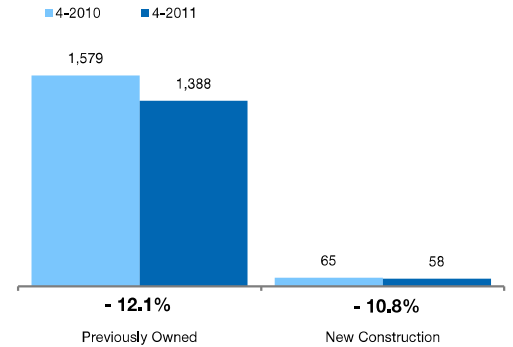
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	175	164	- 6.3%
\$350,001 to \$475,000	258	225	- 12.8%
\$475,001 to \$550,000	196	145	- 26.0%
\$550,001 to \$650,000	196	168	- 14.3%
\$650,001 to \$800,000	218	196	- 10.1%
\$800,001 to \$1.1M	201	172	- 14.4%
\$1.1M to \$1.9M	185	201	+ 8.6%
\$1.9M and Above	215	175	- 18.6%
<b>All Single-Family Homes</b>	<b>1,644</b>	<b>1,446</b>	<b>- 12.0%</b>

### Previously Owned

	4-2010	4-2011	Change
	173	157	- 9.2%
	251	213	- 15.1%
	192	143	- 25.5%
	188	163	- 13.3%
	212	193	- 9.0%
	194	160	- 17.5%
	167	189	+ 13.2%
	202	170	- 15.8%
<b>Total</b>	<b>1,579</b>	<b>1,388</b>	<b>- 12.1%</b>

### New Construction

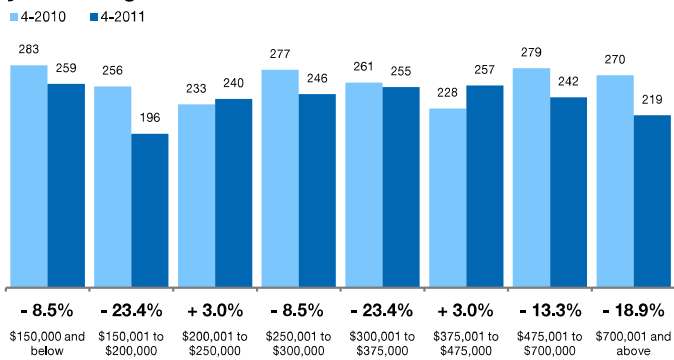
	4-2010	4-2011	Change
	2	7	+ 250.0%
	7	12	+ 71.4%
	4	2	- 50.0%
	8	5	- 37.5%
	6	3	- 50.0%
	7	12	+ 71.4%
	18	12	- 33.3%
	13	5	- 61.5%
<b>Total</b>	<b>65</b>	<b>58</b>	<b>- 10.8%</b>

# Inventory of Homes for Sale Condo Properties Only

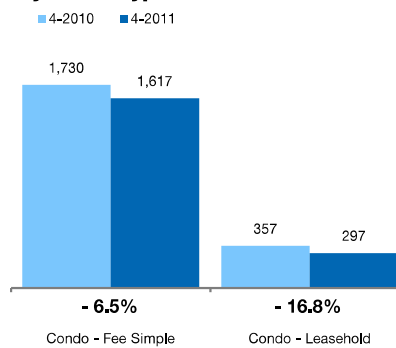
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



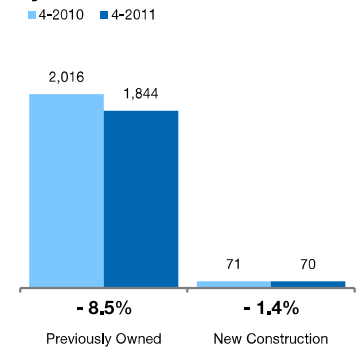
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$150,000 and below	283	259	-8.5%
\$150,001 to \$200,000	256	196	-23.4%
\$200,001 to \$250,000	233	240	+3.0%
\$250,001 to \$300,000	277	246	-11.2%
\$300,001 to \$375,000	261	255	-2.3%
\$375,001 to \$475,000	228	257	+12.7%
\$475,001 to \$700,000	279	242	-13.3%
\$700,001 and above	270	219	-18.9%
<b>All Price Ranges</b>	<b>2,087</b>	<b>1,914</b>	<b>-8.3%</b>

### Previously Owned

4-2010	4-2011	Change
283	258	-8.8%
254	196	-22.8%
232	239	+3.0%
276	228	-17.4%
257	234	-8.9%
225	244	+8.4%
263	236	-10.3%
226	209	-7.5%
<b>2,016</b>	<b>1,844</b>	<b>-8.5%</b>

### New Construction

4-2010	4-2011	Change
0	1	0.0%
2	0	-100.0%
1	1	0.0%
1	18	+1700.0%
4	21	+425.0%
3	13	+333.3%
16	6	-62.5%
44	10	-77.3%
<b>71</b>	<b>70</b>	<b>-1.4%</b>

## By Condo Type

4-2010	4-2011	Change
1,730	1,617	-6.5%
357	297	-16.8%
<b>2,087</b>	<b>1,914</b>	<b>-8.3%</b>

## Previously Owned

4-2010	4-2011	Change
1,660	1,548	-6.7%
356	296	-16.9%
<b>2,016</b>	<b>1,844</b>	<b>-8.5%</b>

## New Construction

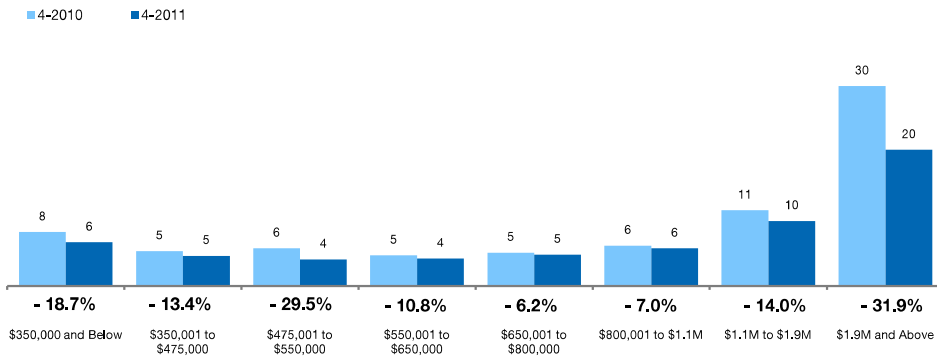
4-2010	4-2011	Change
70	69	-1.4%
1	1	0.0%
<b>71</b>	<b>70</b>	<b>-1.4%</b>

# Months Supply of Inventory Single-Family Homes Only

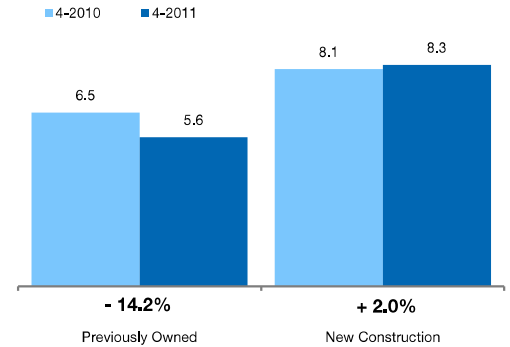


The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

## By Price Range



## By Construction Status



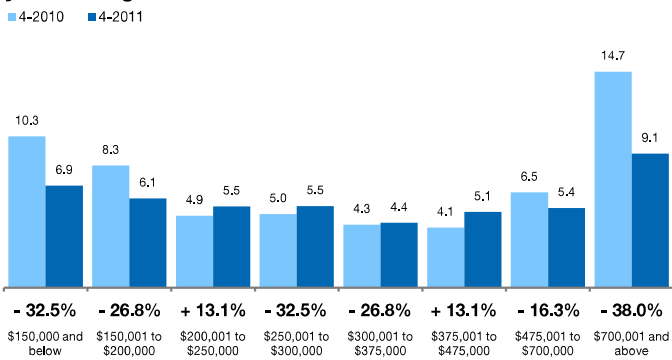
By Price Range	All Properties			Previously Owned			New Construction		
	4-2010	4-2011	Change	4-2010	4-2011	Change	4-2010	4-2011	Change
\$350,000 and Below	8.0	6.5	-18.7%	8.0	6.2	-22.2%	2.0	7.0	+250.0%
\$350,001 to \$475,000	5.2	4.5	-13.4%	5.2	4.5	-13.2%	3.5	4.1	+18.2%
\$475,001 to \$550,000	5.6	3.9	-29.5%	5.6	4.0	-28.0%	3.2	1.3	-58.3%
\$550,001 to \$650,000	4.6	4.1	-10.8%	4.5	4.0	-9.7%	5.8	2.7	-53.1%
\$650,001 to \$800,000	5.0	4.7	-6.2%	5.1	4.7	-7.8%	2.3	2.1	-8.7%
\$800,001 to \$1.1M	6.0	5.6	-7.0%	6.1	5.3	-13.7%	3.7	12.0	+227.3%
\$1.1M to \$1.9M	11.2	9.6	-14.0%	10.5	9.3	-11.4%	18.0	10.0	-44.4%
\$1.9M and Above	29.7	20.2	-31.9%	30.3	20.8	-31.3%	9.3	5.0	-46.2%
<b>All Single-Family Homes</b>	<b>6.6</b>	<b>5.7</b>	<b>-13.8%</b>	<b>6.5</b>	<b>5.6</b>	<b>-14.2%</b>	<b>8.1</b>	<b>8.3</b>	<b>+2.0%</b>

# Months Supply of Inventory Condo Properties Only

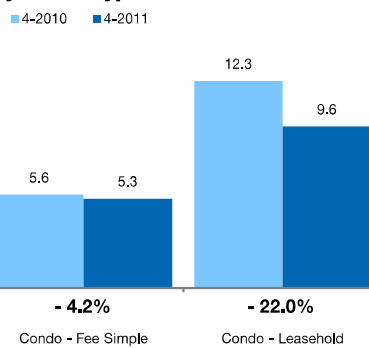


The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

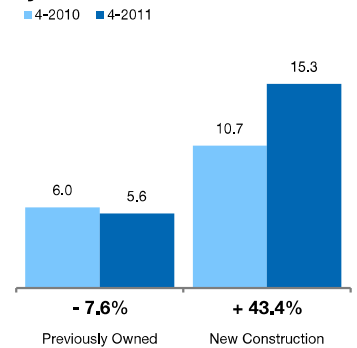
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	4-2010	4-2011	Change
\$150,000 and below	10.3	6.9	-32.5%
\$150,001 to \$200,000	8.3	6.1	-26.8%
\$200,001 to \$250,000	4.9	5.5	+13.1%
\$250,001 to \$300,000	5.0	5.5	+10.8%
\$300,001 to \$375,000	4.3	4.4	+2.7%
\$375,001 to \$475,000	4.1	5.1	+25.8%
\$475,001 to \$700,000	6.5	5.4	-16.3%
\$700,001 and above	14.7	9.1	-38.0%
<b>All Price Ranges</b>	<b>6.1</b>	<b>5.7</b>	<b>-6.8%</b>

### Previously Owned

4-2010	4-2011	Change
10.3	6.9	-33.2%
8.3	6.1	-26.6%
4.9	5.5	+12.7%
5.0	5.1	+2.8%
4.2	4.0	-4.5%
4.1	5.0	+21.7%
6.4	5.4	-16.4%
14.3	9.7	-31.9%
<b>6.0</b>	<b>5.6</b>	<b>-7.6%</b>

### New Construction

4-2010	4-2011	Change
0.0	0.0	0.0%
2.0	0.0	-100.0%
0.7	1.0	+50.0%
1.0	0.0	-100.0%
4.0	0.0	-100.0%
2.1	7.6	+261.1%
5.3	3.6	-32.5%
17.0	3.5	-79.2%
<b>10.7</b>	<b>15.3</b>	<b>+43.4%</b>

## By Condo Type

4-2010	4-2011	Change
5.6	5.3	-4.2%
12.3	9.6	-22.0%
<b>6.1</b>	<b>5.7</b>	<b>-6.8%</b>

4-2010	4-2011	Change
5.4	5.2	-5.1%
12.3	9.6	-22.0%
<b>6.0</b>	<b>5.6</b>	<b>-7.6%</b>