

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



August 2011

Quick Facts

+ 17.5%

Change in
Closed Sales
All Properties

+ 20.8%

Change in
Closed Sales
Single-Family Only

+ 15.0%

Change in
Closed Sales
Condo Only

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Single-Family Market Overview

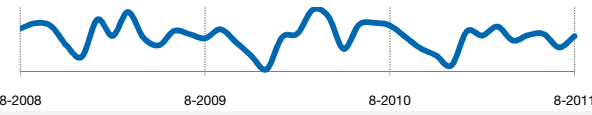
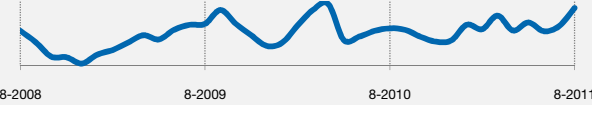





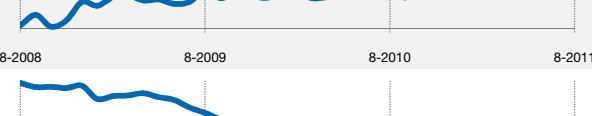

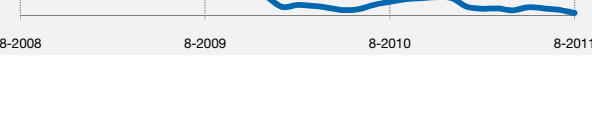
Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



Key Metrics	Historical Sparklines	8-2010	8-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		458	403	- 12.0%	3,798	3,509	- 7.6%
Pending Sales		297	350	+ 17.8%	2,150	2,119	- 1.4%
Closed Sales		231	279	+ 20.8%	1,979	1,910	- 3.5%
Days on Market Until Sale		35	31	- 11.4%	32	36	+ 10.9%
Median Sales Price		\$641,277	\$557,500	- 13.1%	\$595,000	\$570,000	- 4.2%
Average Sales Price		\$797,035	\$701,376	- 12.0%	\$702,174	\$704,191	+ 0.3%
Percent of Original List Price Received		94.9%	95.4%	+ 0.5%	95.6%	95.2%	- 0.4%
Housing Affordability Index		61	74	+ 20.8%	66	73	+ 10.9%
Inventory of Homes for Sale		1,779	1,552	- 12.8%	--	--	--
Months Supply of Homes for Sale		7.0	6.2	- 11.2%	--	--	--

Condo Market Overview

Key market metrics for the current month and year-to-date figures for **Townhouse-Condo Properties Only**.

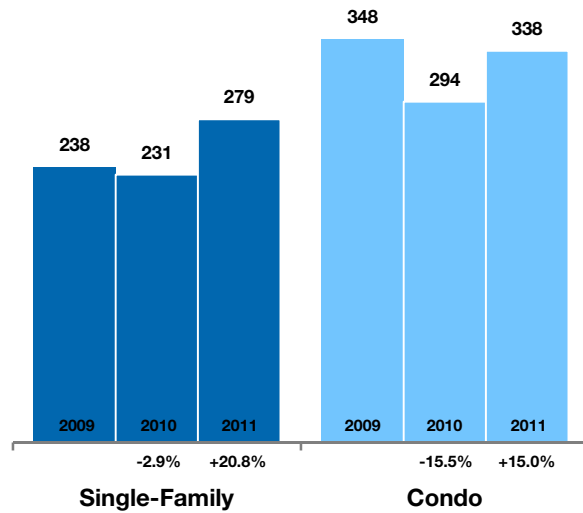
Key Metrics	Historical Sparklines	8-2010	8-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		632	576	- 8.9%	4,977	4,621	- 7.2%
Pending Sales		343	434	+ 26.5%	2,780	2,917	+ 4.9%
Closed Sales		294	338	+ 15.0%	2,683	2,661	- 0.8%
Days on Market Until Sale		33	41	+ 24.2%	31	40	+ 29.0%
Median Sales Price		\$303,000	\$300,000	- 1.0%	\$304,900	\$300,000	- 1.6%
Average Sales Price		\$351,145	\$348,916	- 0.6%	\$350,640	\$355,918	+ 1.5%
Percent of Original List Price Received		94.6%	94.6%	+ 0.0%	95.0%	94.8%	- 0.3%
Housing Affordability Index		122	131	+ 6.7%	122	131	+ 7.3%
Inventory of Homes for Sale		2,260	1,947	- 13.8%	--	--	--
Months Supply of Homes for Sale		6.5	5.8	- 11.2%	--	--	--

Closed Sales

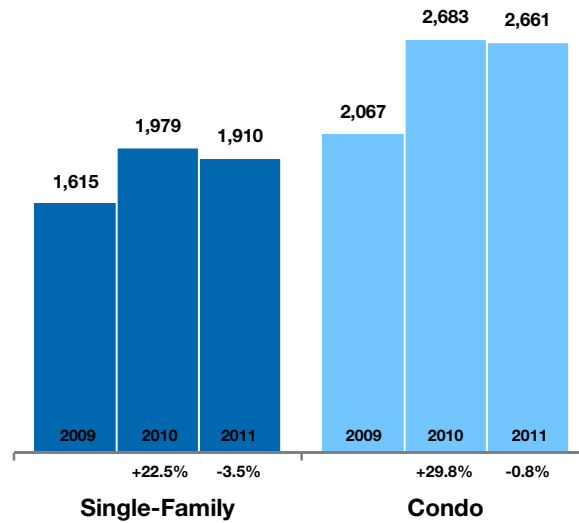
A count of the actual sales that have closed in a given month.



August

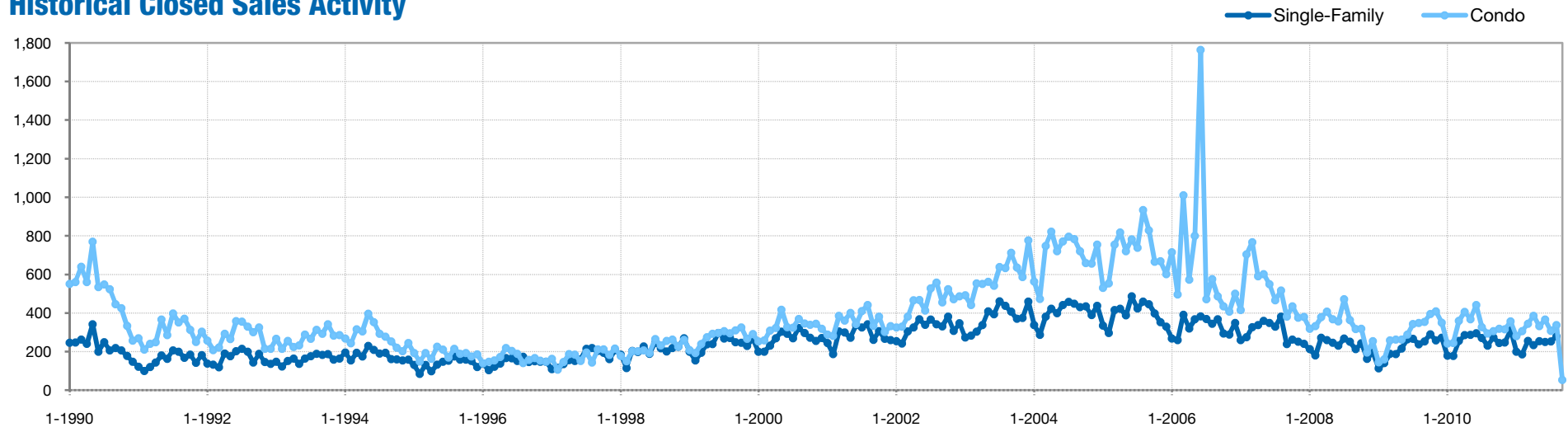


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	273	+ 7.9%	306	- 13.6%
10-2010	245	- 15.5%	319	- 19.2%
11-2010	248	- 3.9%	316	- 22.5%
12-2010	312	+ 14.7%	357	+ 2.0%
1-2011	200	+ 11.7%	280	+ 15.7%
2-2011	186	+ 5.1%	306	+ 25.4%
3-2011	255	0.0%	345	- 4.2%
4-2011	233	- 18.2%	386	- 4.9%
5-2011	254	- 11.5%	332	- 9.8%
6-2011	250	- 15.3%	366	- 17.2%
7-2011	253	- 6.3%	308	- 5.8%
8-2011	279	+ 20.8%	338	+ 15.0%
Total	2,988	- 2.1%	3,959	- 5.5%

Historical Closed Sales Activity

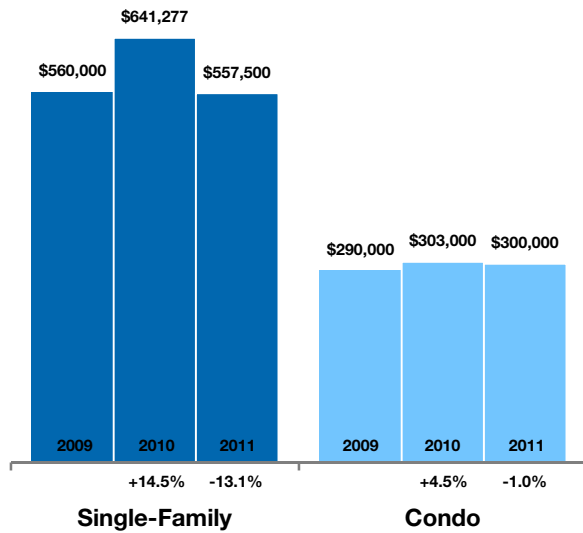


Median Sales Price

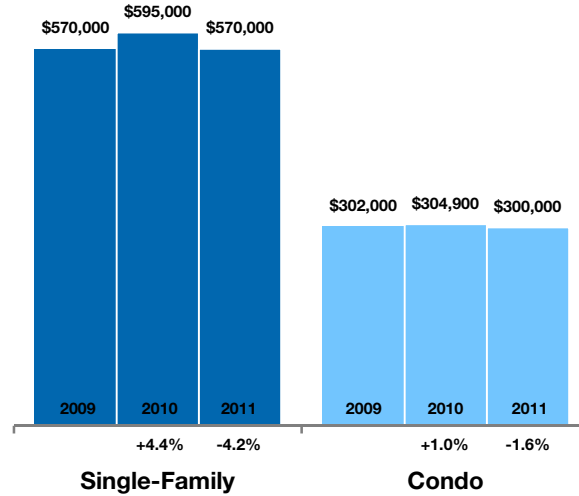
Median price point for all closed sales, not accounting for seller concessions, in a given month.



August

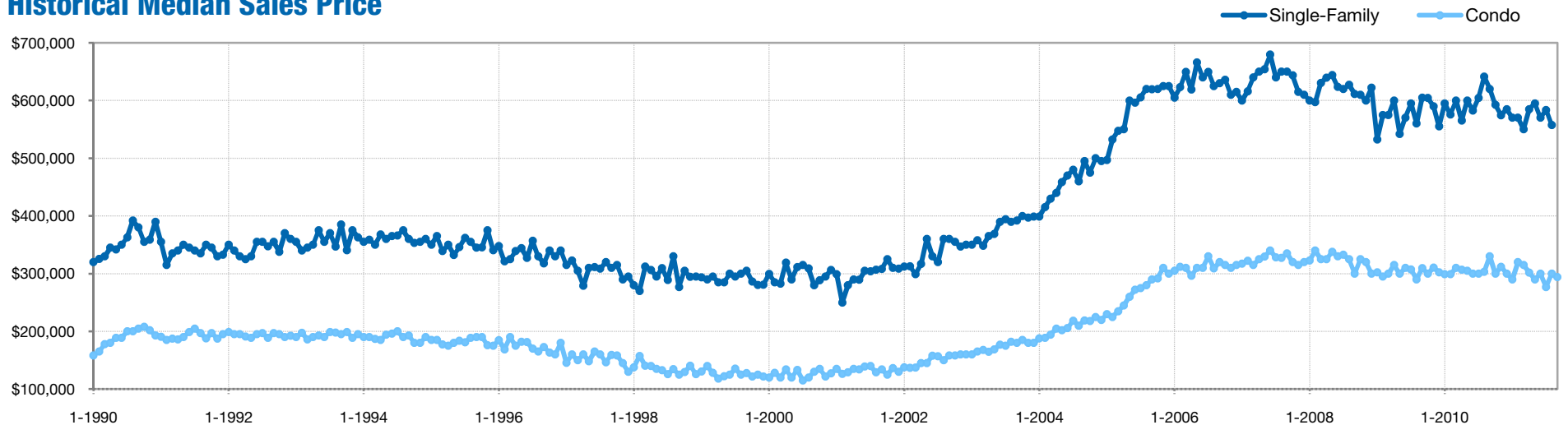


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	\$620,000	+ 2.5%	\$330,000	+ 6.6%
10-2010	\$592,500	- 2.0%	\$300,000	0.0%
11-2010	\$574,500	- 2.6%	\$312,000	+ 0.5%
12-2010	\$585,000	+ 5.4%	\$300,000	- 0.8%
1-2011	\$570,000	- 4.2%	\$290,000	- 3.0%
2-2011	\$570,000	- 1.0%	\$320,000	+ 7.0%
3-2011	\$550,000	- 8.3%	\$315,000	+ 1.6%
4-2011	\$585,000	+ 3.5%	\$302,000	- 1.6%
5-2011	\$595,000	- 0.8%	\$290,000	- 4.9%
6-2011	\$570,000	- 2.1%	\$300,000	0.0%
7-2011	\$583,500	- 3.5%	\$277,000	- 7.7%
8-2011	\$557,500	- 13.1%	\$300,000	- 1.0%
Median	\$575,000	- 2.5%	\$304,000	- 0.3%

Historical Median Sales Price

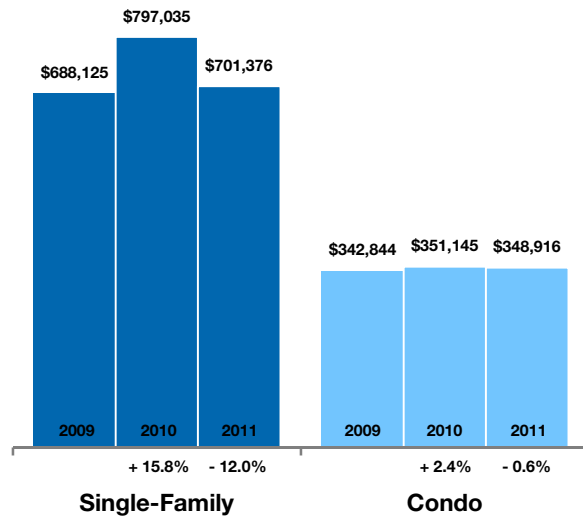


Average Sales Price

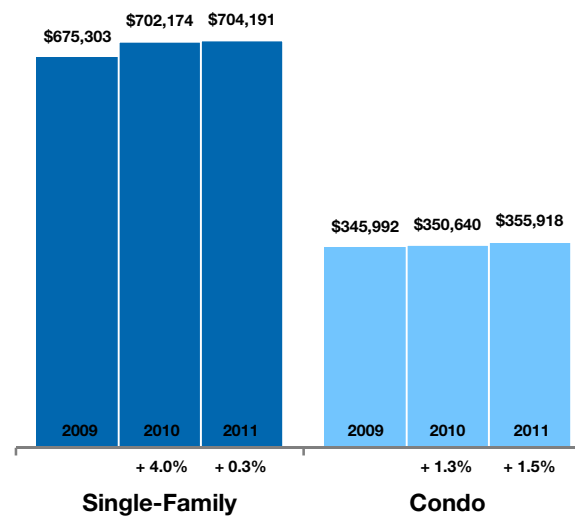
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August

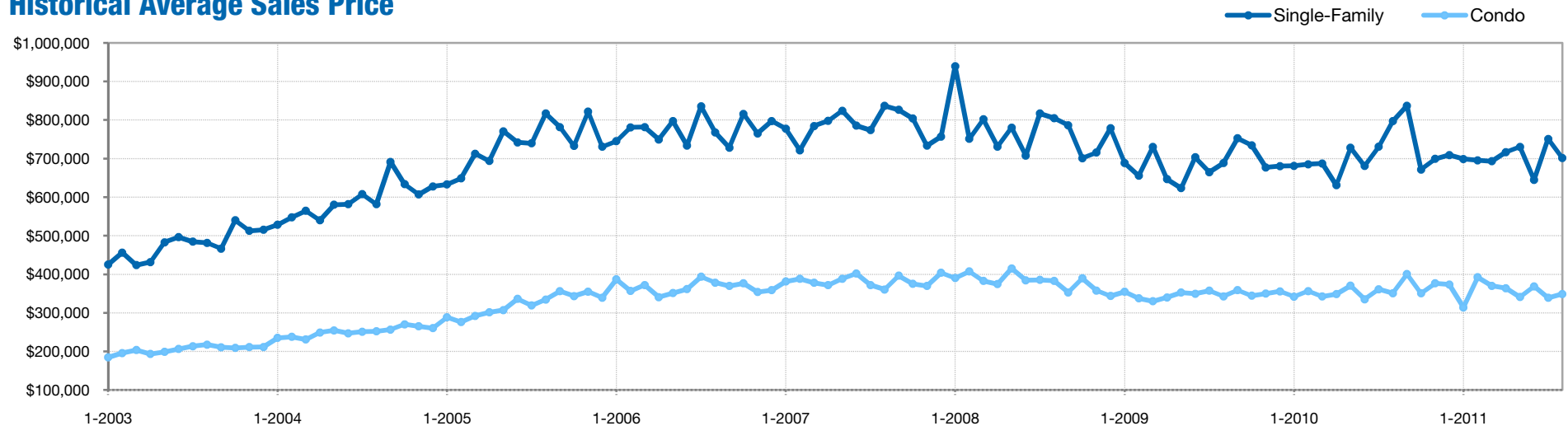


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	\$837,082	+ 11.2%	\$400,445	+ 11.6%
10-2010	\$671,512	- 8.6%	\$350,742	+ 1.8%
11-2010	\$699,299	+ 3.3%	\$376,686	+ 7.6%
12-2010	\$708,973	+ 4.2%	\$373,694	+ 5.0%
1-2011	\$699,019	+ 2.6%	\$314,216	- 8.2%
2-2011	\$695,600	+ 1.5%	\$392,424	+ 10.1%
3-2011	\$692,976	+ 0.8%	\$370,284	+ 8.1%
4-2011	\$716,664	+ 13.6%	\$364,090	+ 4.5%
5-2011	\$730,157	+ 0.3%	\$341,190	- 7.9%
6-2011	\$644,582	- 5.3%	\$368,659	+ 10.0%
7-2011	\$750,994	+ 2.8%	\$339,059	- 6.2%
8-2011	\$701,376	- 12.0%	\$348,916	- 0.6%
Average	\$713,675	+ 1.2%	\$362,128	+ 3.1%

Historical Average Sales Price

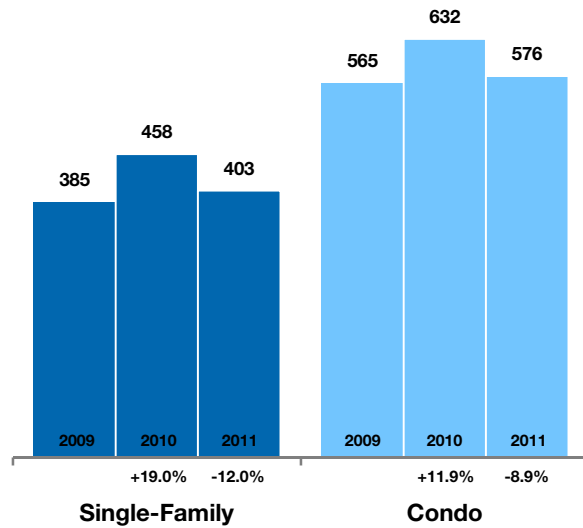


New Listings

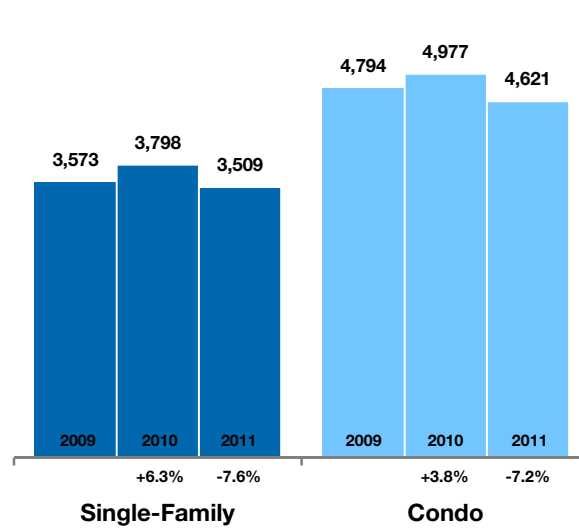
A count of the properties that have been newly listed on the market in a given month.



August

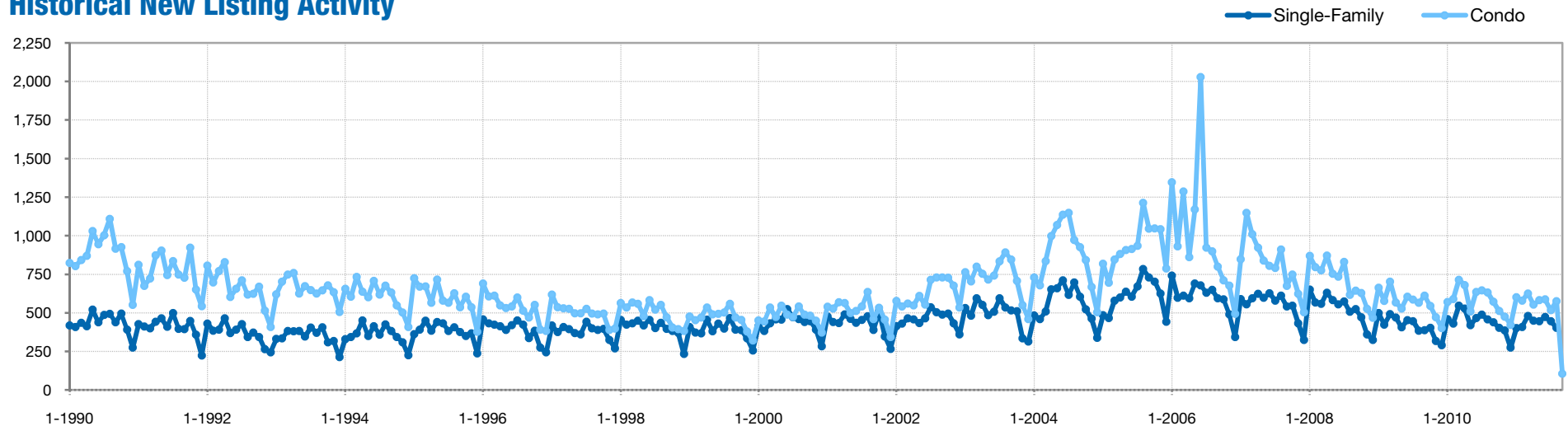


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	439	+ 13.1%	573	- 6.4%
10-2010	403	- 0.2%	512	- 6.1%
11-2010	386	+ 21.8%	475	+ 0.6%
12-2010	275	- 5.5%	422	+ 5.0%
1-2011	402	- 12.6%	601	+ 5.4%
2-2011	409	- 5.1%	579	- 1.7%
3-2011	480	- 12.2%	626	- 12.4%
4-2011	450	- 14.8%	553	- 18.7%
5-2011	446	+ 6.2%	582	+ 14.3%
6-2011	473	+ 1.5%	587	- 7.7%
7-2011	446	- 8.6%	517	- 20.0%
8-2011	403	- 12.0%	576	- 8.9%
Average	5,012	- 3.6%	6,603	- 5.8%

Historical New Listing Activity

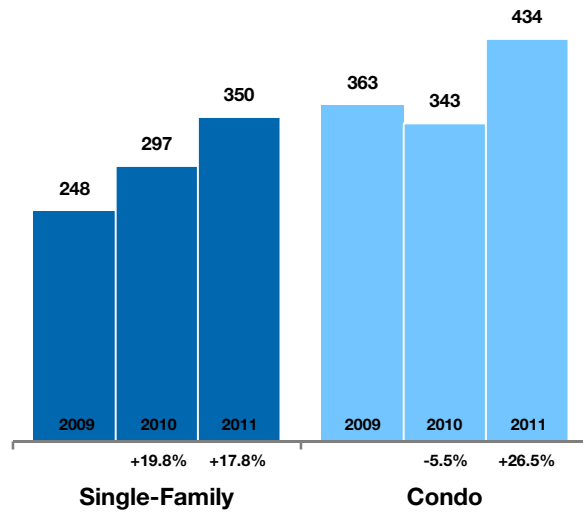


Pending Sales

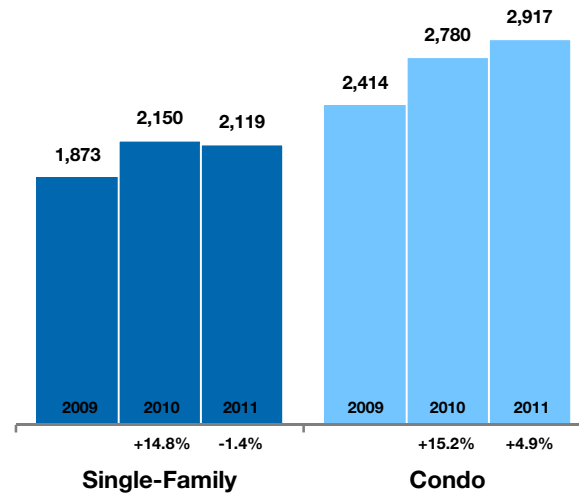
A count of the properties on which contracts have been accepted in a given month.



August

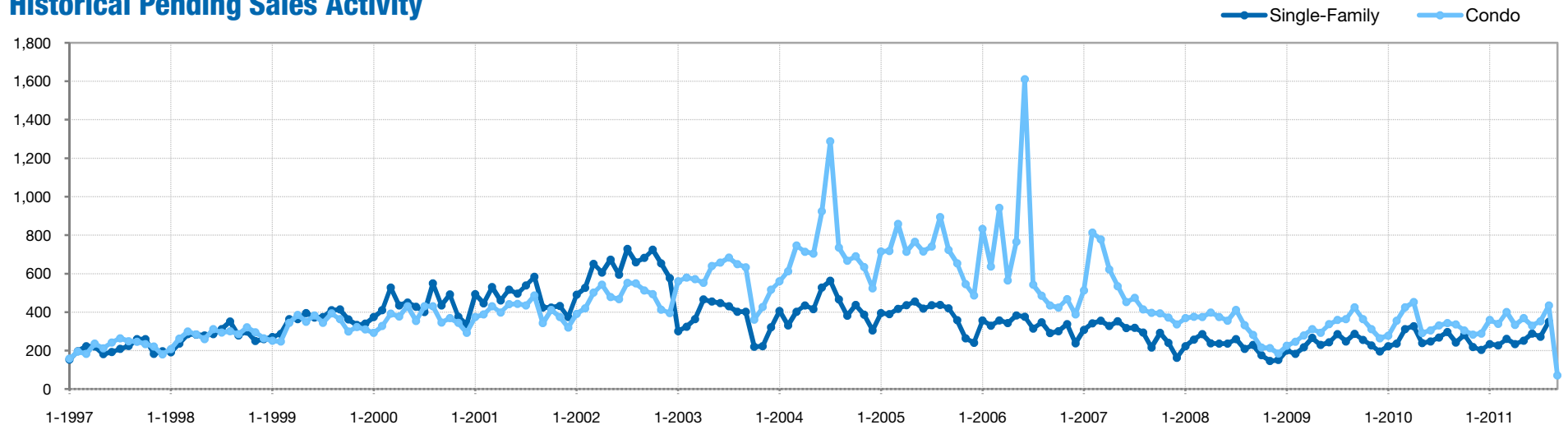


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	242	- 15.7%	336	- 20.9%
10-2010	282	+ 10.2%	305	- 16.0%
11-2010	219	- 3.5%	283	- 9.3%
12-2010	203	+ 4.1%	289	+ 9.5%
1-2011	234	+ 4.9%	359	+ 29.1%
2-2011	227	- 3.8%	339	- 4.5%
3-2011	261	- 16.3%	400	- 5.9%
4-2011	234	- 28.4%	333	- 26.3%
5-2011	252	+ 5.4%	369	+ 26.8%
6-2011	289	+ 16.5%	330	+ 8.2%
7-2011	272	+ 1.5%	353	+ 6.6%
8-2011	350	+ 17.8%	434	+ 26.5%
Average	3,065	- 1.6%	4,130	- 0.3%

Historical Pending Sales Activity

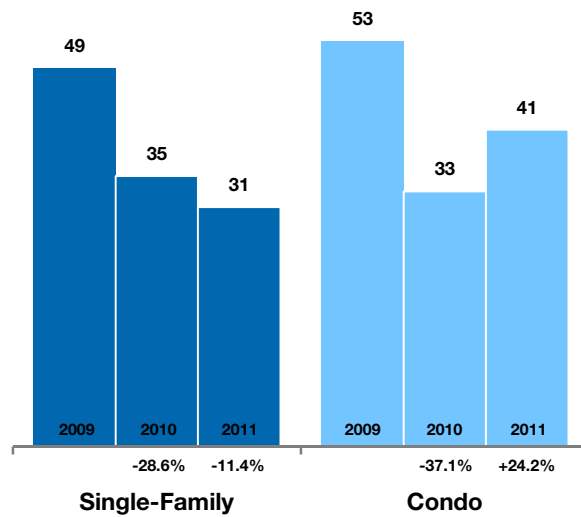


Days on Market Until Sale

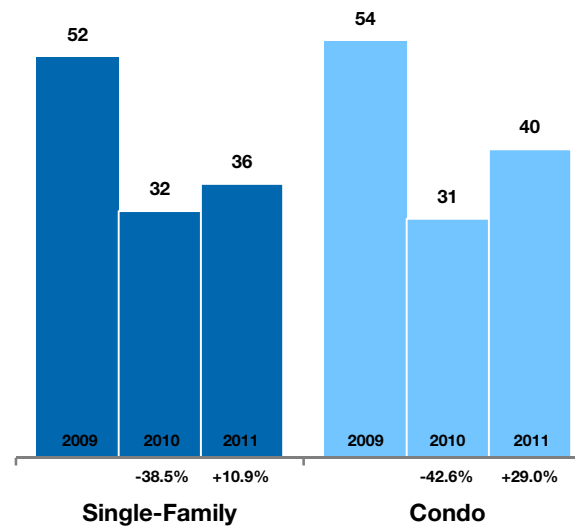
Average number of days between when a property is first listed and when an offer is accepted in a given month.



August

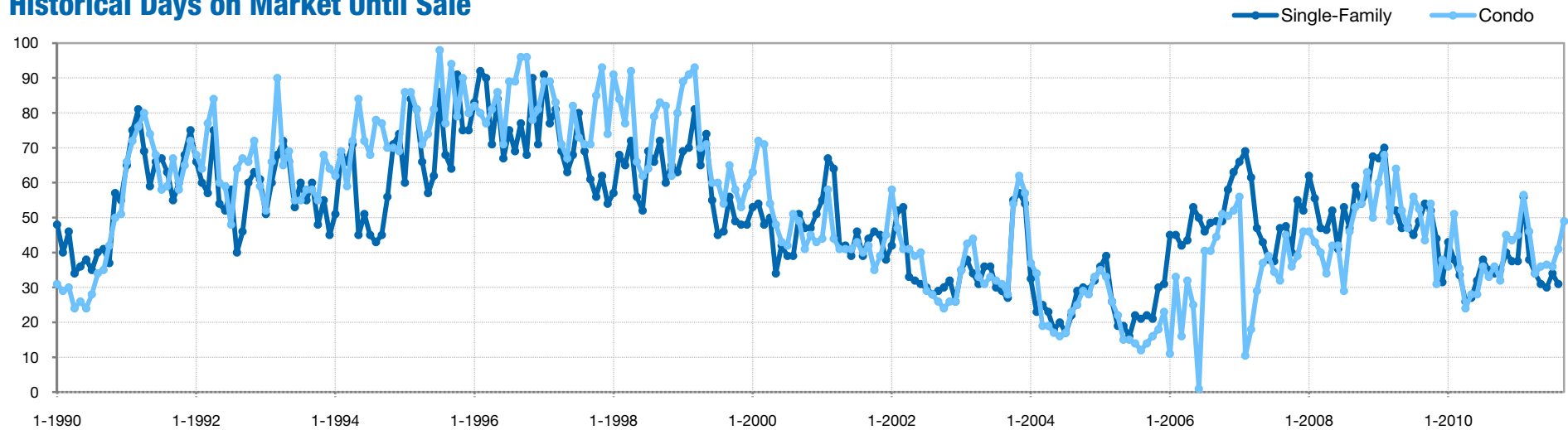


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	34	-37.0%	36	-17.2%
10-2010	35	-32.7%	32	-40.7%
11-2010	40	-9.1%	45	+45.2%
12-2010	38	+19.0%	44	+14.5%
1-2011	38	-12.8%	45	+25.0%
2-2011	56	+47.4%	57	+10.8%
3-2011	38	+13.4%	46	+29.6%
4-2011	34	+30.8%	34	+41.7%
5-2011	31	+14.8%	36	+28.6%
6-2011	30	-6.3%	37	+30.4%
7-2011	34	-10.5%	36	0.0%
8-2011	31	-11.4%	41	+24.2%
Average	36	-1.4%	40	+11.1%

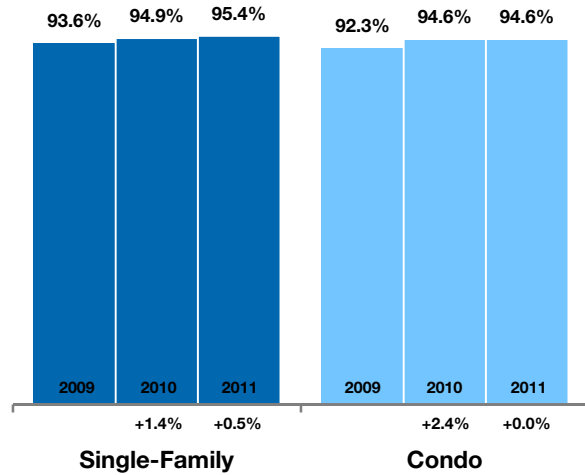
Historical Days on Market Until Sale



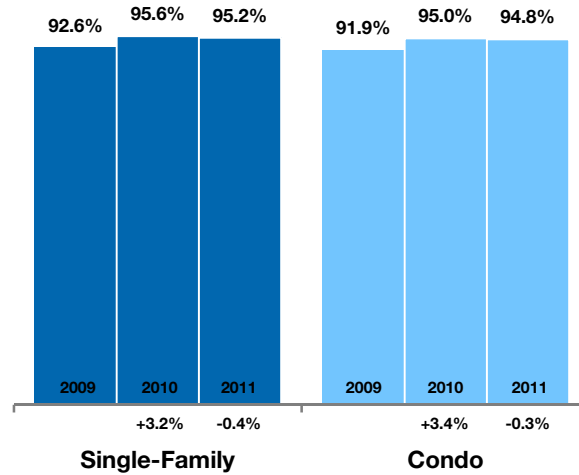
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August

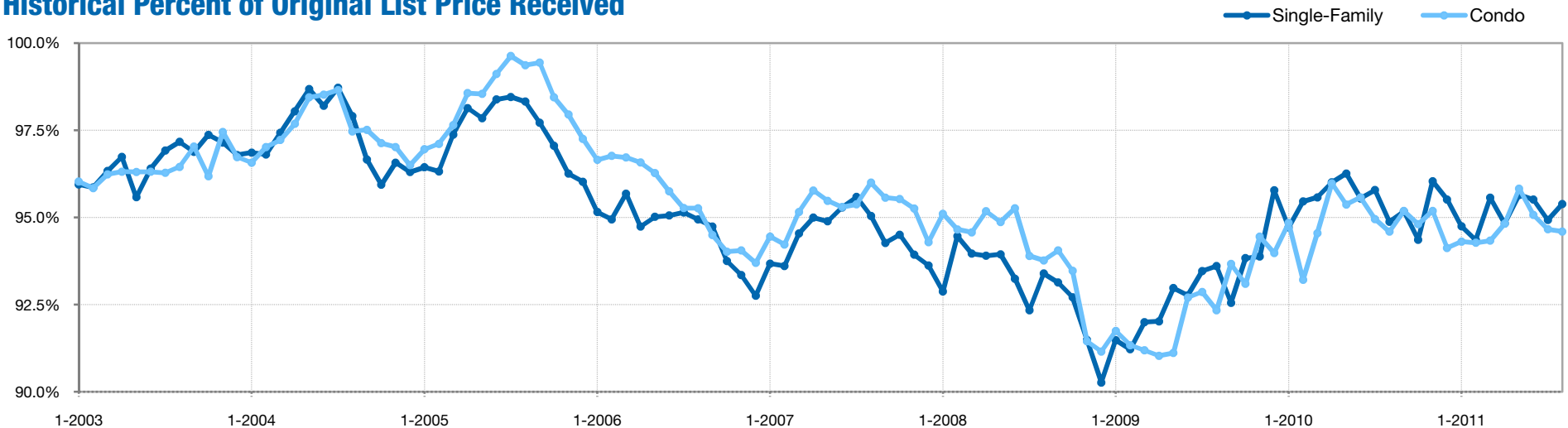


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	95.2%	+ 2.8%	95.2%	+ 1.6%
10-2010	94.4%	+ 0.6%	94.8%	+ 1.8%
11-2010	96.0%	+ 2.3%	95.2%	+ 0.8%
12-2010	95.5%	- 0.3%	94.1%	+ 0.2%
1-2011	94.7%	+ 0.0%	94.3%	- 0.6%
2-2011	94.4%	- 1.2%	94.3%	+ 1.1%
3-2011	95.6%	- 0.0%	94.3%	- 0.2%
4-2011	94.8%	- 1.2%	94.8%	- 1.2%
5-2011	95.6%	- 0.6%	95.8%	+ 0.5%
6-2011	95.5%	- 0.0%	95.1%	- 0.5%
7-2011	94.9%	- 0.9%	94.7%	- 0.3%
8-2011	95.4%	+ 0.5%	94.6%	+ 0.0%
Average	95.2%	+ 0.2%	94.8%	+ 0.2%

Historical Percent of Original List Price Received

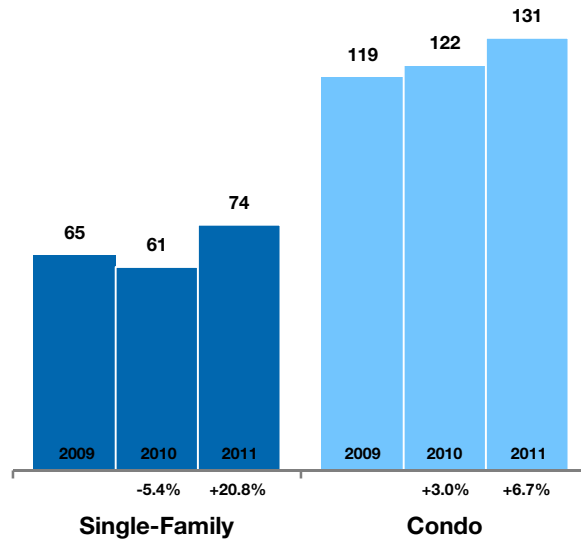


Housing Affordability Index

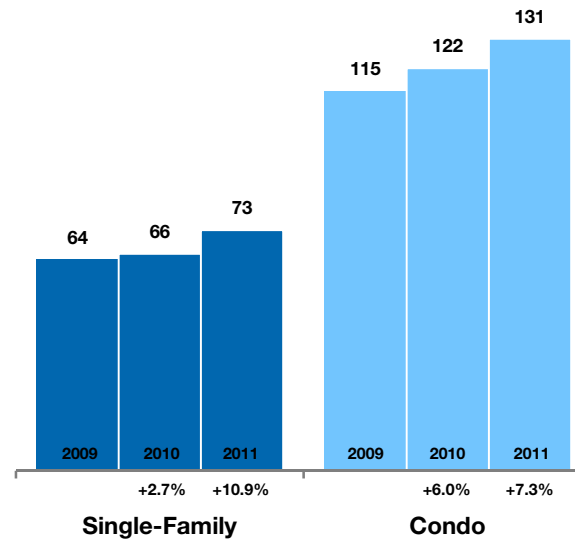


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

August

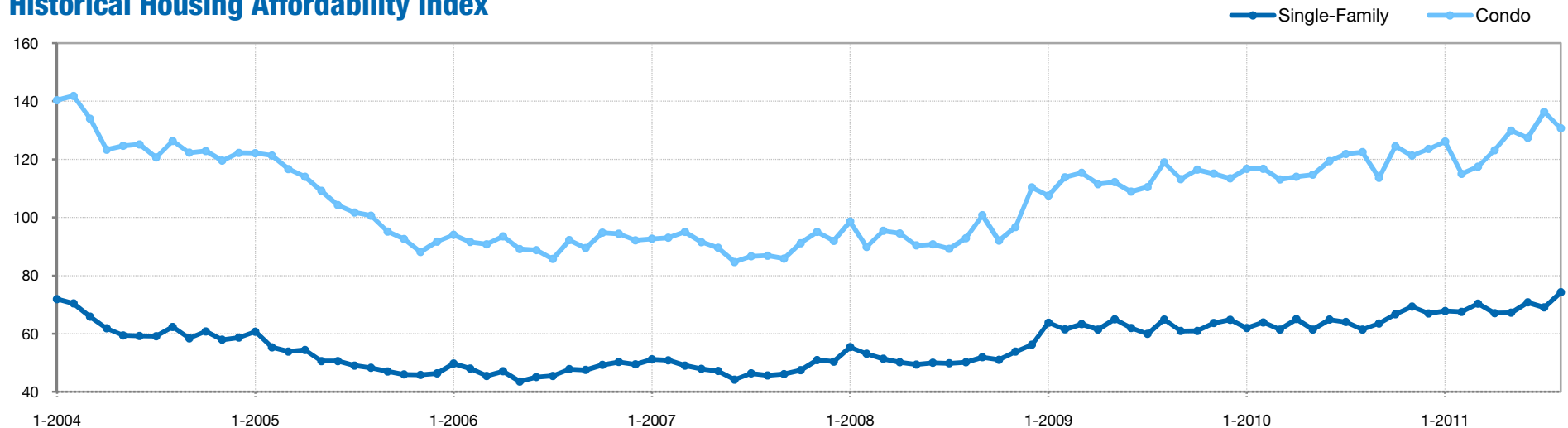


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	66	+ 4.2%	121	+ 0.4%
10-2010	66	+ 9.4%	123	+ 6.9%
11-2010	67	+ 8.9%	124	+ 5.4%
12-2010	66	+ 3.3%	122	+ 8.9%
1-2011	68	+ 9.6%	126	+ 8.0%
2-2011	68	+ 5.7%	119	- 1.5%
3-2011	69	+ 14.5%	119	+ 3.9%
4-2011	69	+ 3.2%	121	+ 8.0%
5-2011	69	+ 9.4%	125	+ 13.2%
6-2011	70	+ 9.1%	127	+ 6.7%
7-2011	70	+ 7.8%	128	+ 11.8%
8-2011	73	+ 20.8%	131	+ 6.7%
Average	68		124	

Historical Housing Affordability Index

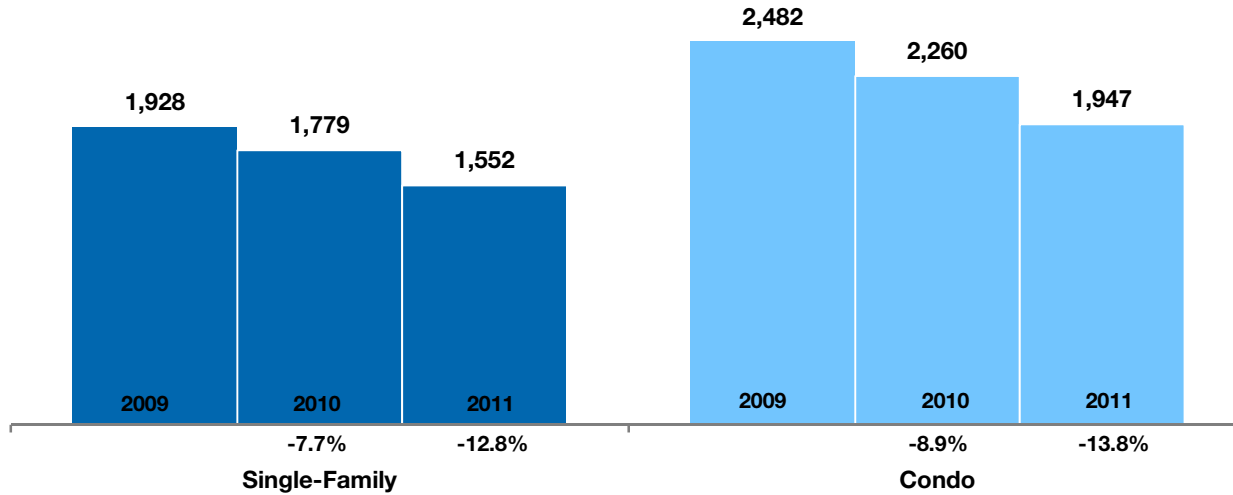


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

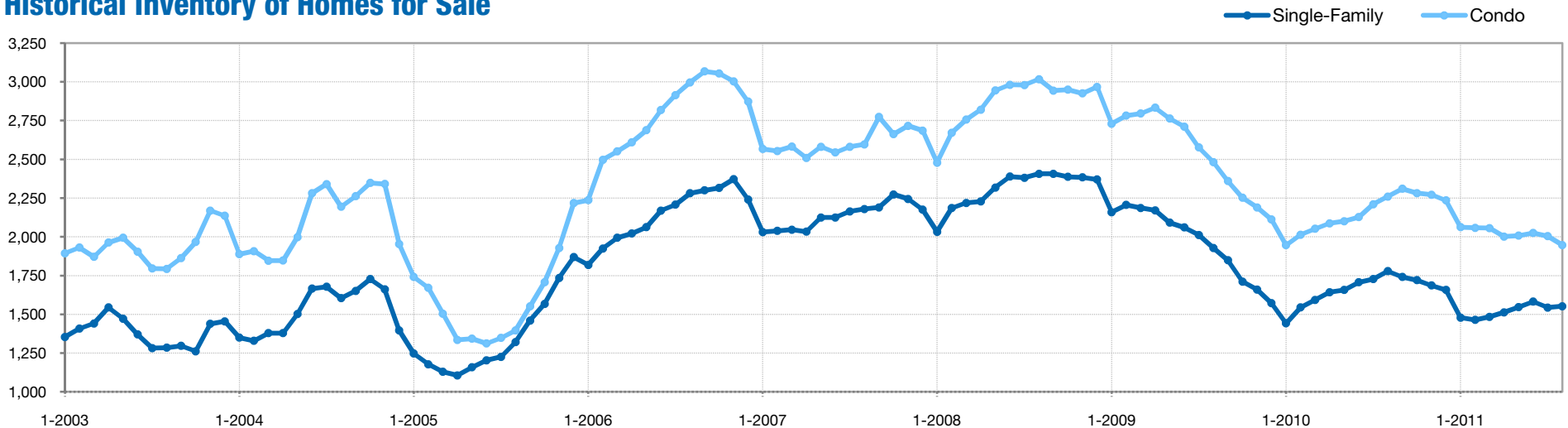


August



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	1,741	- 5.8%	2,310	- 2.1%
10-2010	1,721	+ 0.6%	2,282	+ 1.3%
11-2010	1,686	+ 1.6%	2,272	+ 3.7%
12-2010	1,657	+ 5.4%	2,235	+ 5.8%
1-2011	1,479	+ 2.6%	2,062	+ 6.0%
2-2011	1,464	- 5.2%	2,058	+ 2.2%
3-2011	1,484	- 6.8%	2,056	+ 0.2%
4-2011	1,513	- 7.9%	2,002	- 4.1%
5-2011	1,546	- 6.7%	2,008	- 4.4%
6-2011	1,582	- 7.3%	2,025	- 4.8%
7-2011	1,544	- 10.6%	2,004	- 9.3%
8-2011	1,552	- 12.8%	1,947	- 13.8%
Average	1,581	- 4.6%	2,105	- 1.8%

Historical Inventory of Homes for Sale

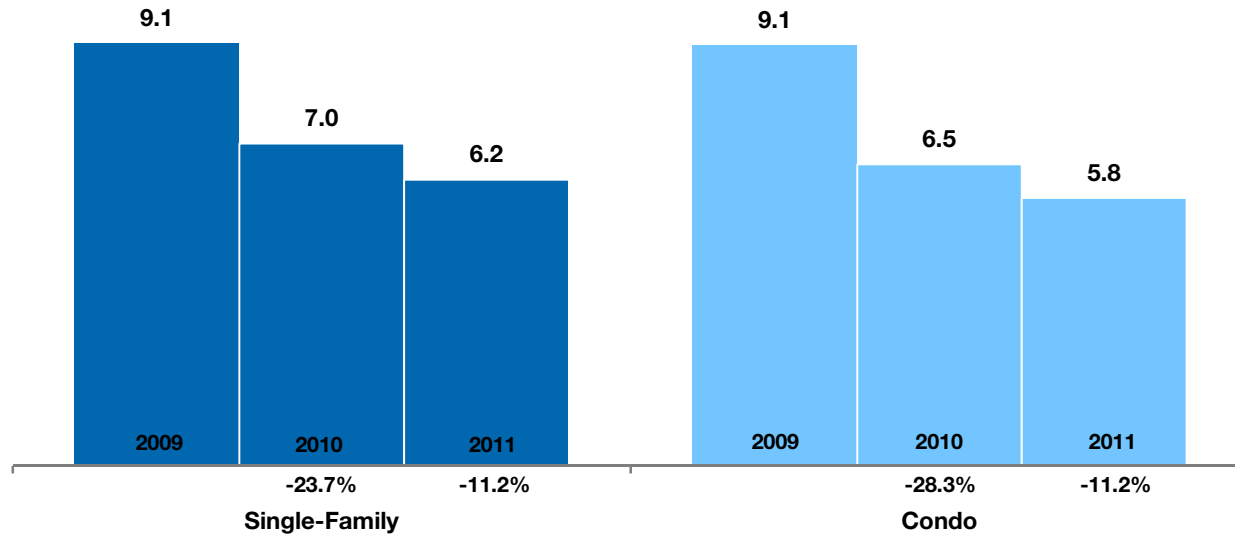


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



August



	Single-Family	YoY Chg.	Condo	YoY Chg.
9-2010	6.7	- 22.2%	6.7	- 21.8%
10-2010	6.7	- 13.7%	6.8	- 13.7%
11-2010	6.5	- 11.0%	6.8	- 6.6%
12-2010	6.4	- 4.6%	6.8	- 1.4%
1-2011	5.7	- 6.0%	6.2	+ 0.3%
2-2011	5.7	- 12.8%	6.1	- 3.9%
3-2011	5.7	- 12.4%	6.1	- 2.7%
4-2011	6.0	- 9.1%	6.0	- 2.8%
5-2011	6.3	- 3.1%	6.2	+ 3.2%
6-2011	6.4	- 3.8%	6.1	+ 0.7%
7-2011	6.2	- 8.3%	6.0	- 5.4%
8-2011	6.2	- 11.2%	5.8	- 11.2%
Average	6.2	- 10.2%	6.3	- 6.1%

Historical Months Supply of Inventory

