



**Honolulu Board  
of REALTORS®**

# Monthly Indicators

**December 2010**

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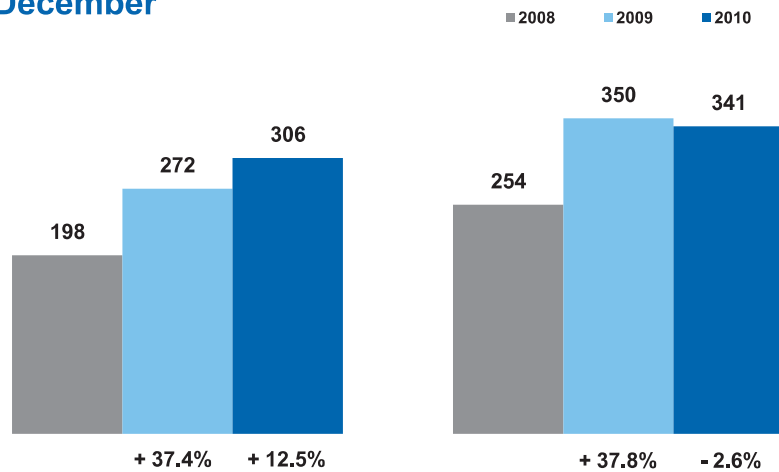
# Closed Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

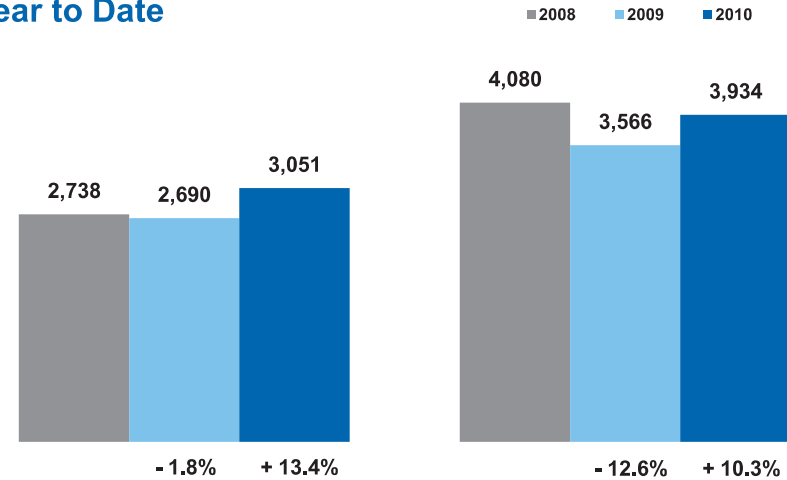
A count of the sales that have closed in a given month.



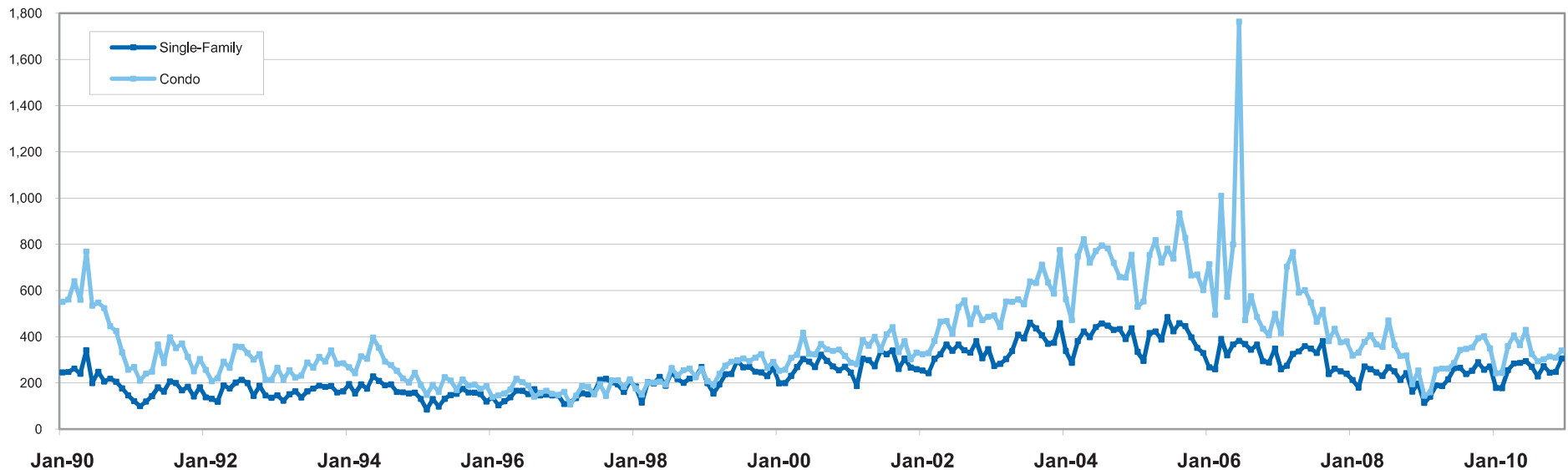
## December



## Year to Date



## Historical Closed Sales



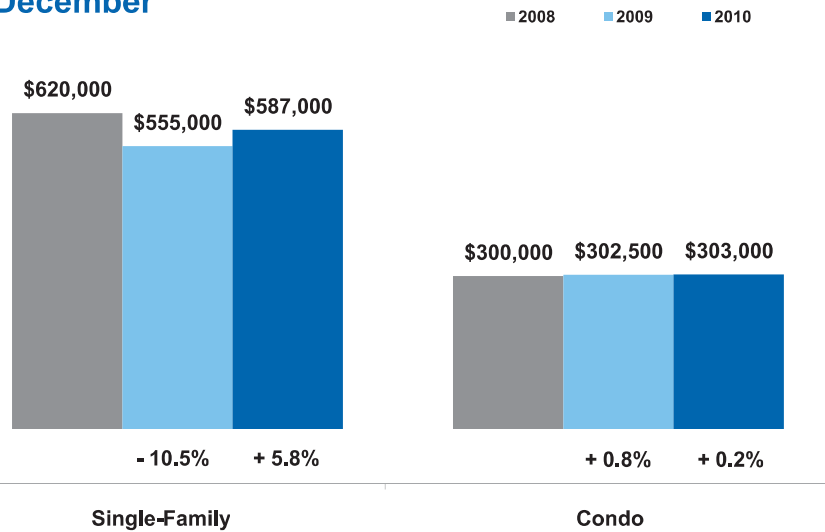
# Median Sales Price

A Monthly Indicator from the **Honolulu Board of REALTORS®**

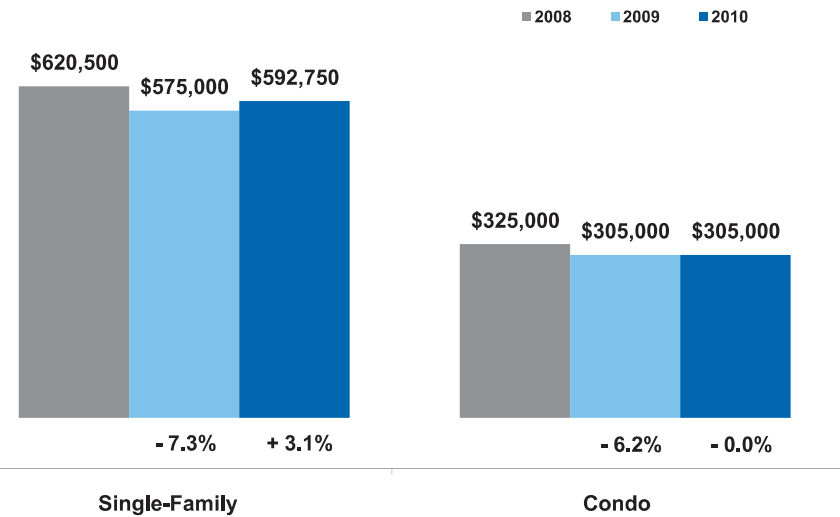
The median sales price for all closed sales in a given month, sold properties only.



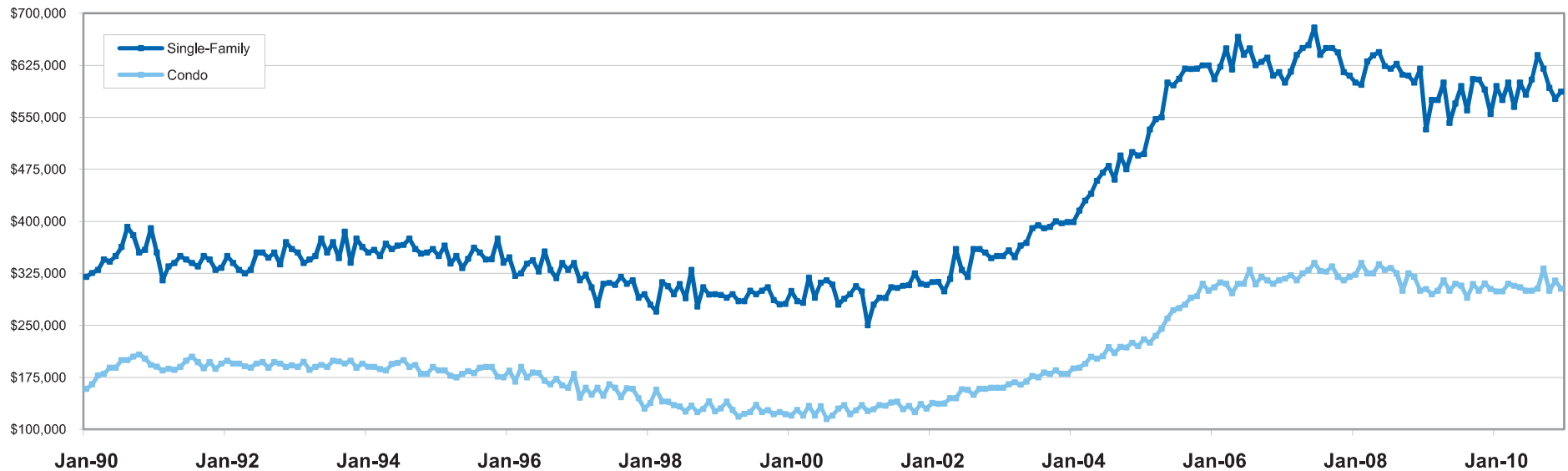
## December



## Year to Date



## Historical Median Sales Price



# Average Sales Price

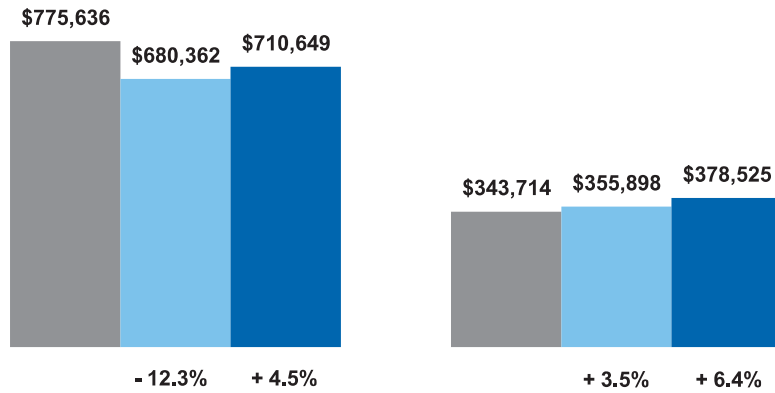
A Monthly Indicator from the **Honolulu Board of REALTORS®**

The average sales price for all closed sales in a given month, sold properties only.



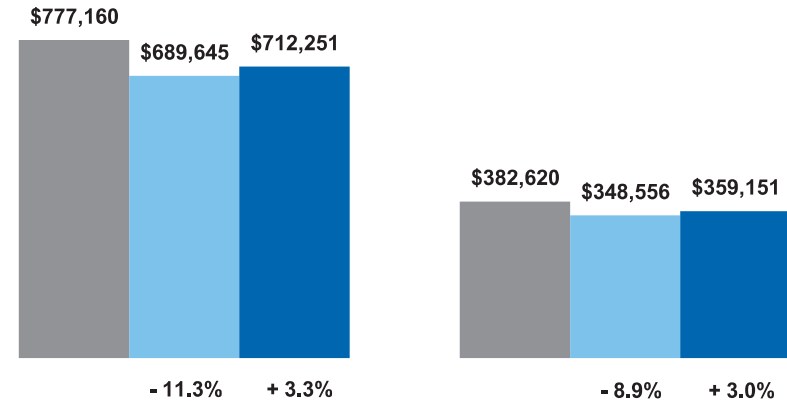
## December

■ 2008 ■ 2009 ■ 2010



## Year to Date

■ 2008 ■ 2009 ■ 2010



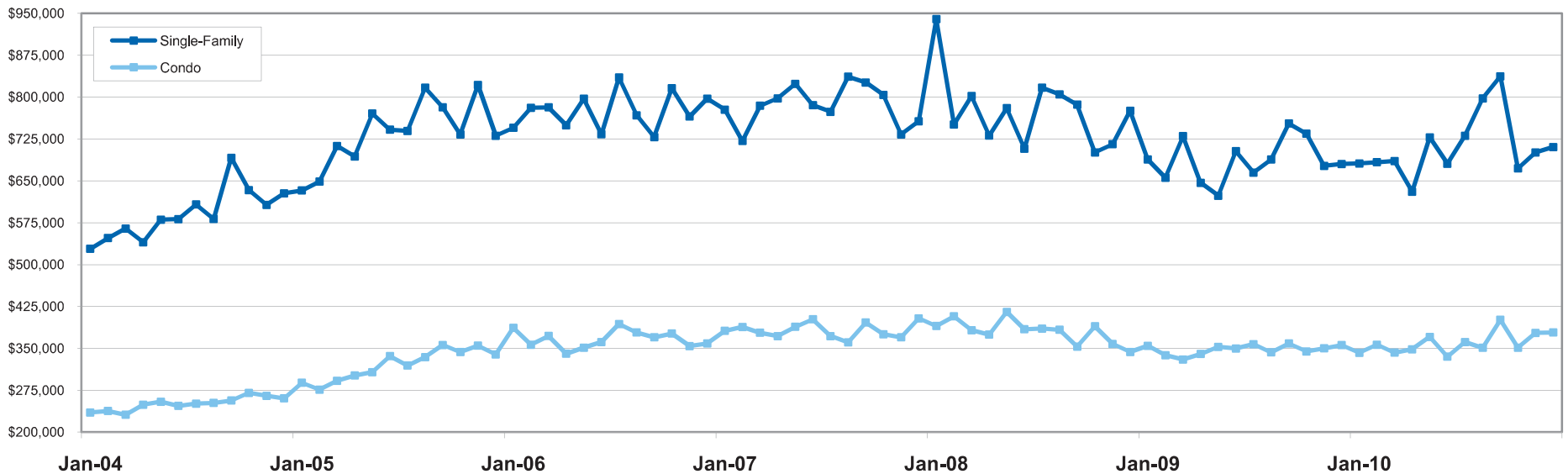
Single-Family

Condo

Single-Family

Condo

## Historical Average Sales Price



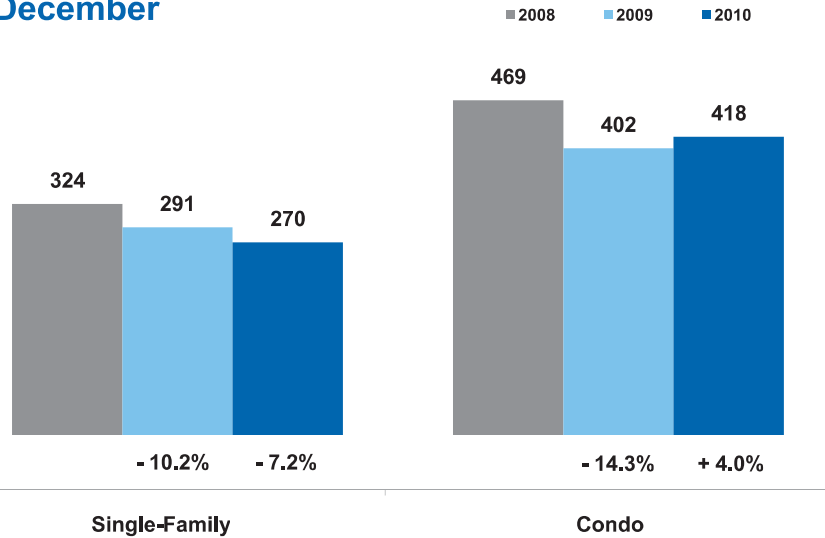
# New Listings

A Monthly Indicator from the **Honolulu Board of REALTORS®**

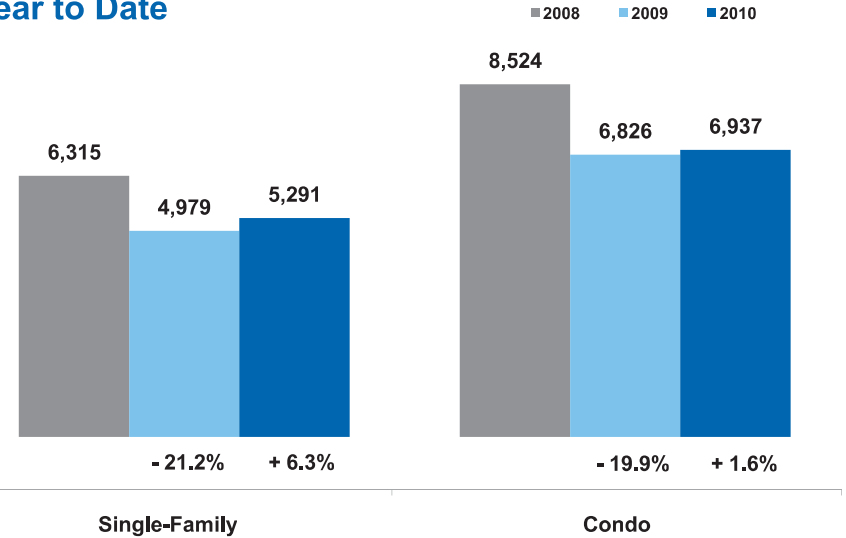
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



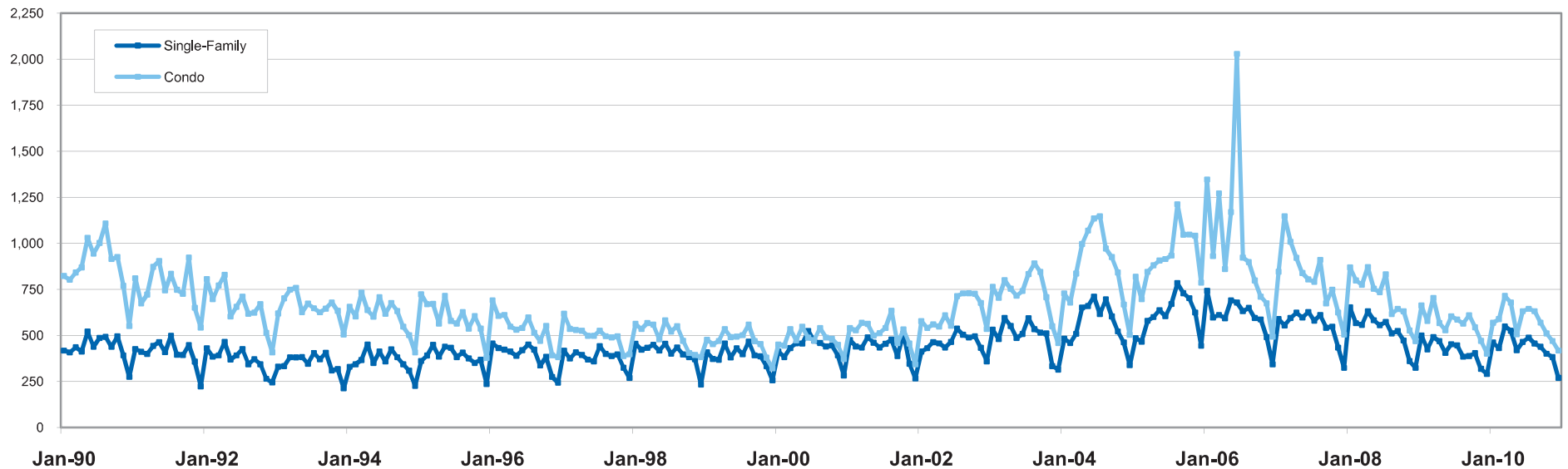
## December



## Year to Date



## Historical New Listings



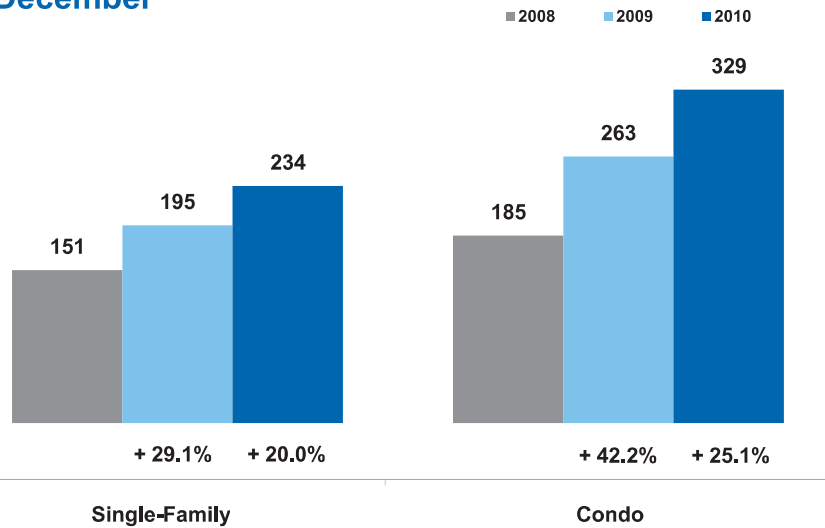
# Pending Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

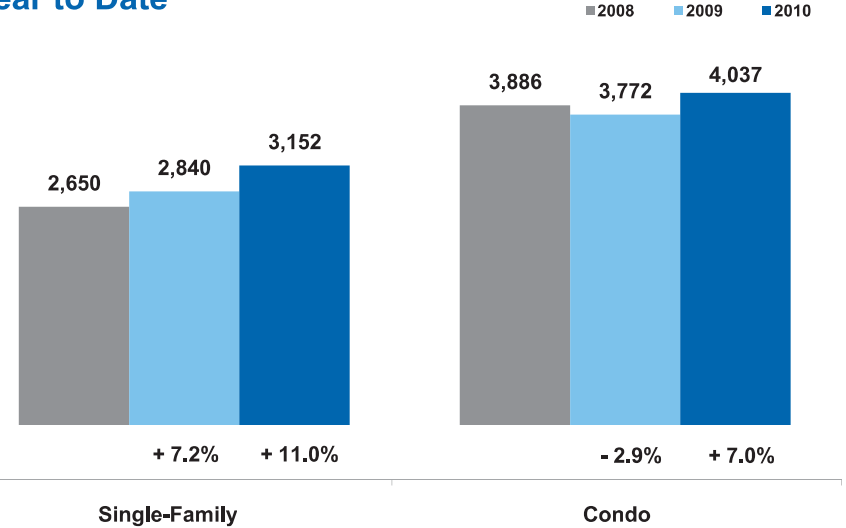
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



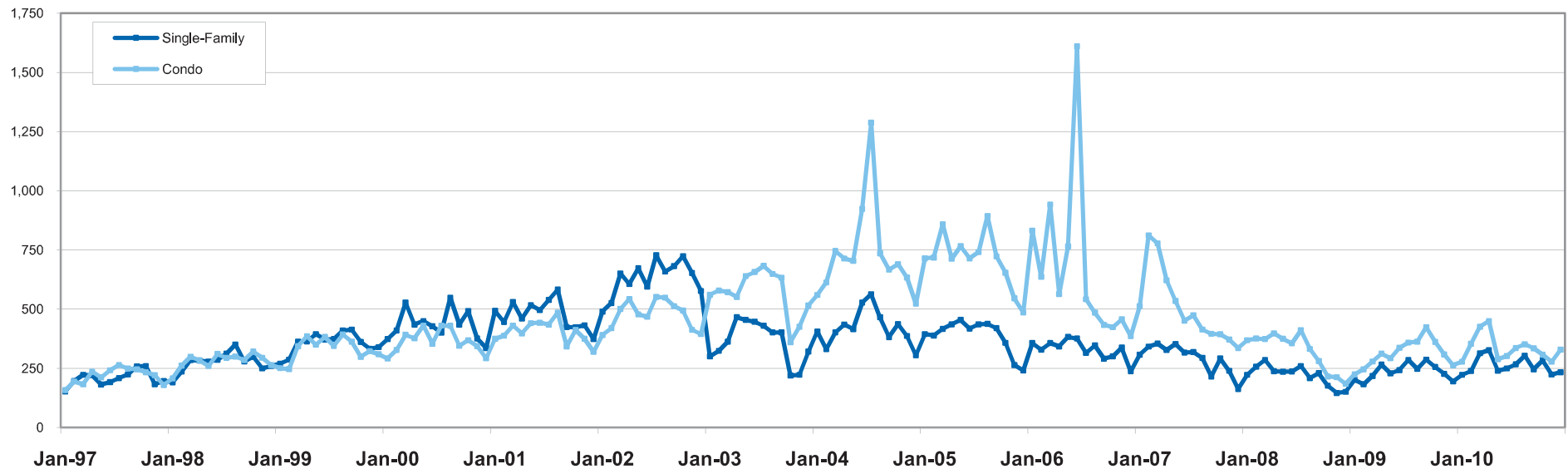
## December



## Year to Date



## Historical Pending Sales



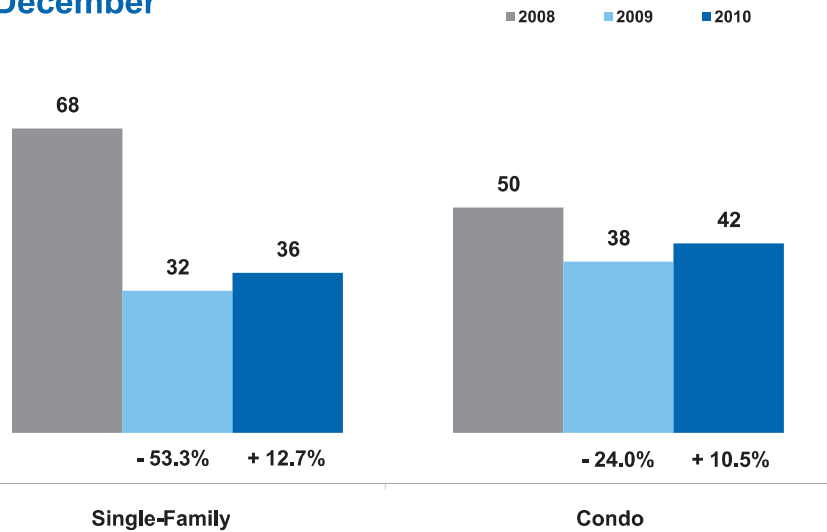
# Days on Market Until Sale

A Monthly Indicator from the **Honolulu Board of REALTORS®**

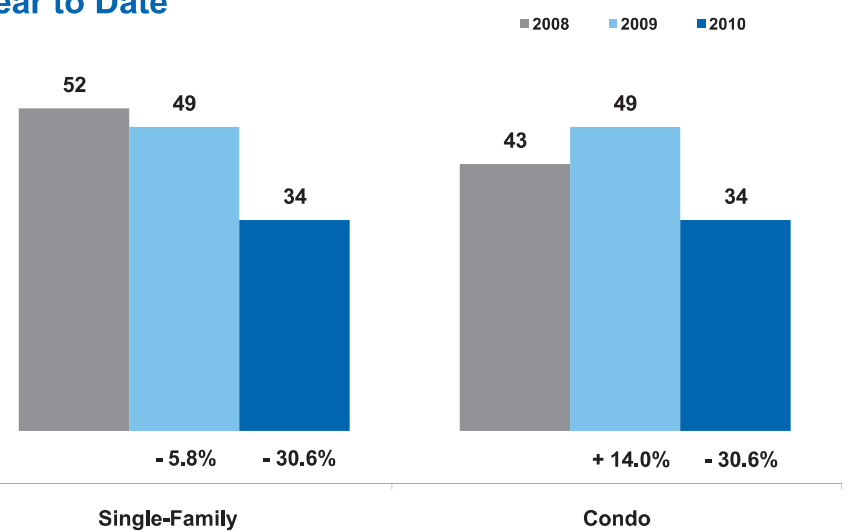
The median number of days between when a property is first listed and when it is pended.



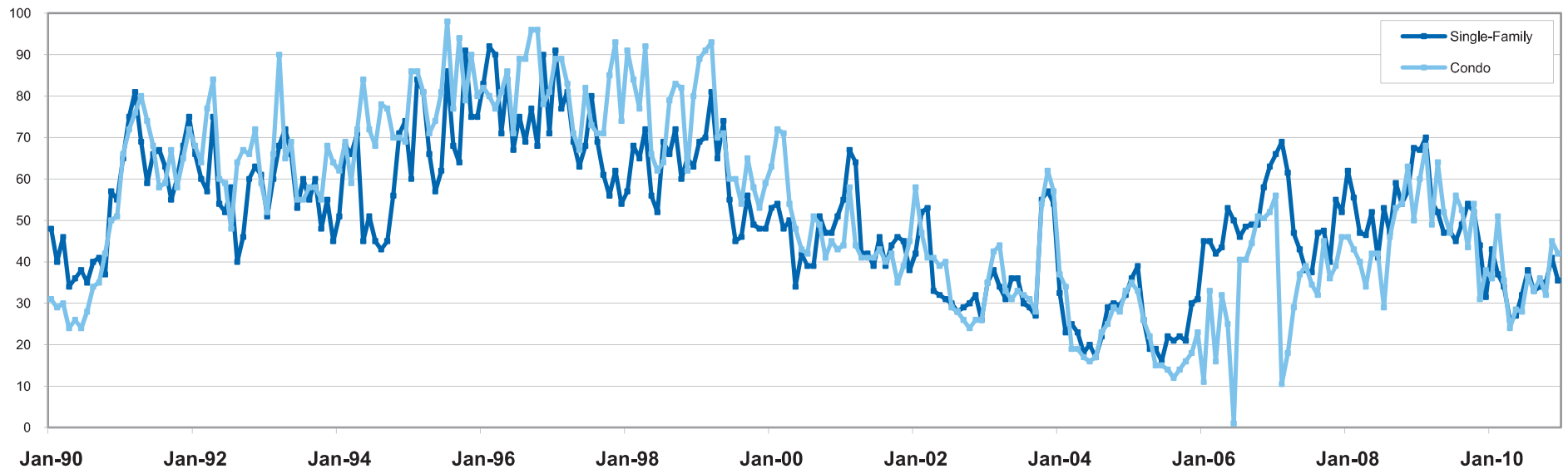
## December



## Year to Date



## Historical Days on Market Until Sale



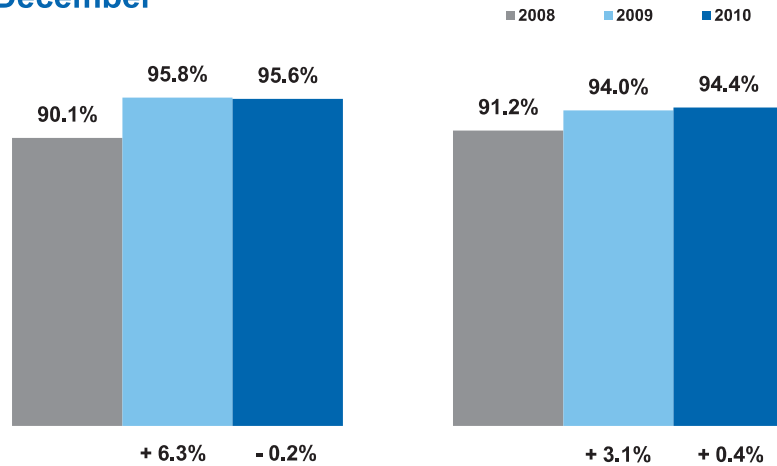
# Percent of Original List Price Received at Sale

A Monthly Indicator from the **Honolulu Board of REALTORS®**

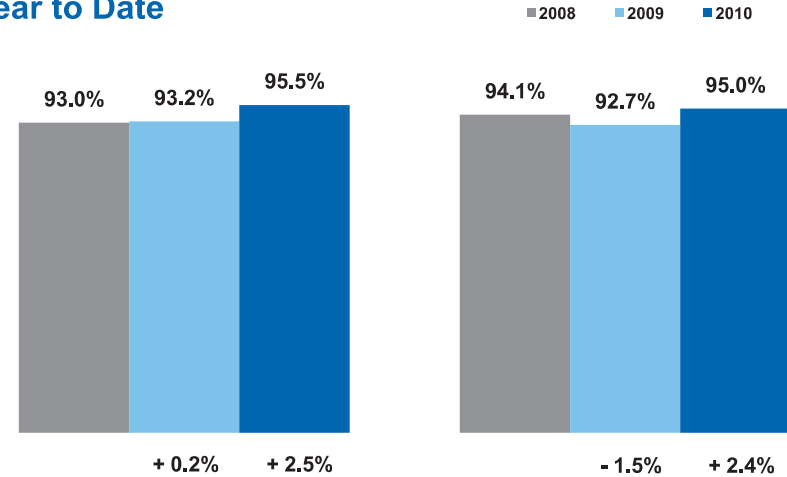
The average percentage found when dividing a property's sales price by the original list price, sold properties only.



## December



## Year to Date



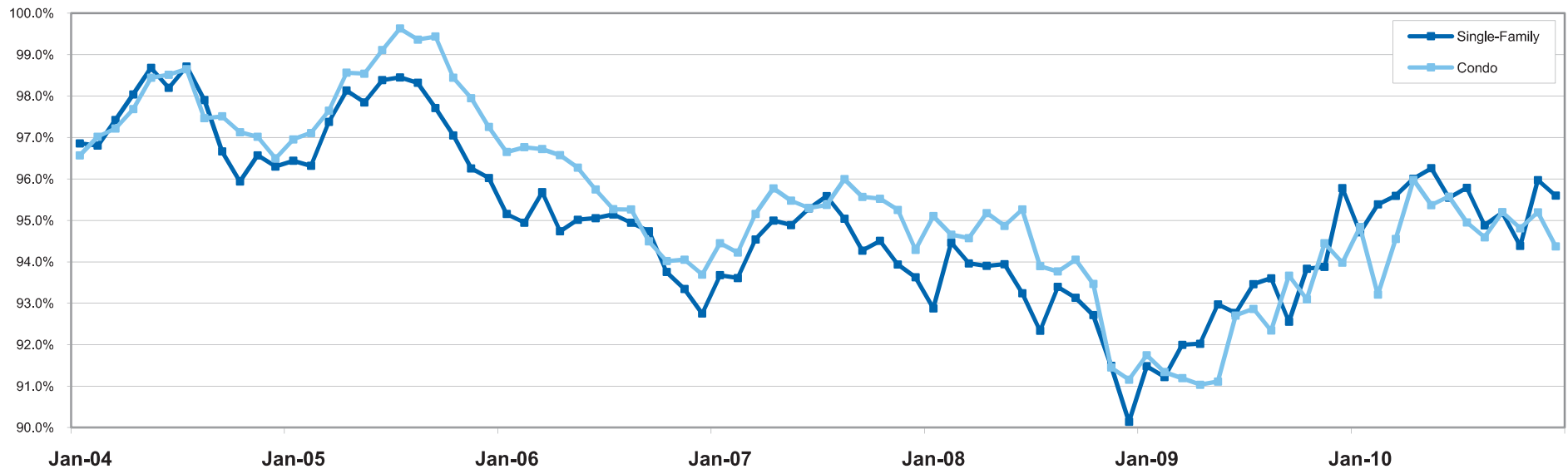
Single-Family

Condo

Single-Family

Condo

## Historical Pct. Of Original List Price Received at Sale



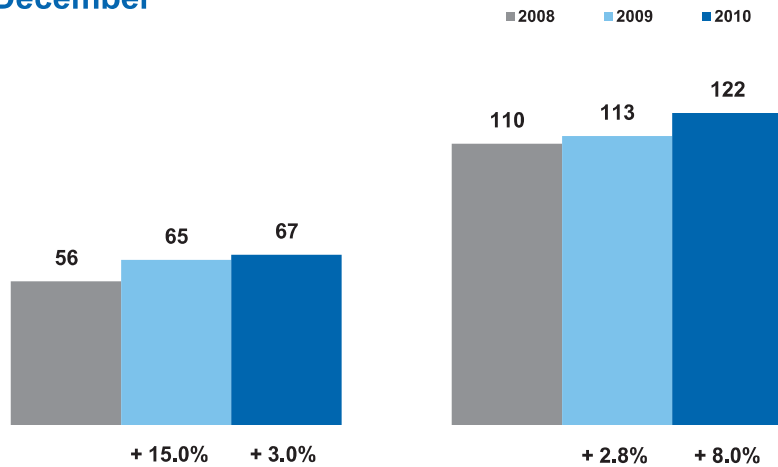
# Housing Affordability Index

A Monthly Indicator from the **Honolulu Board of REALTORS®**

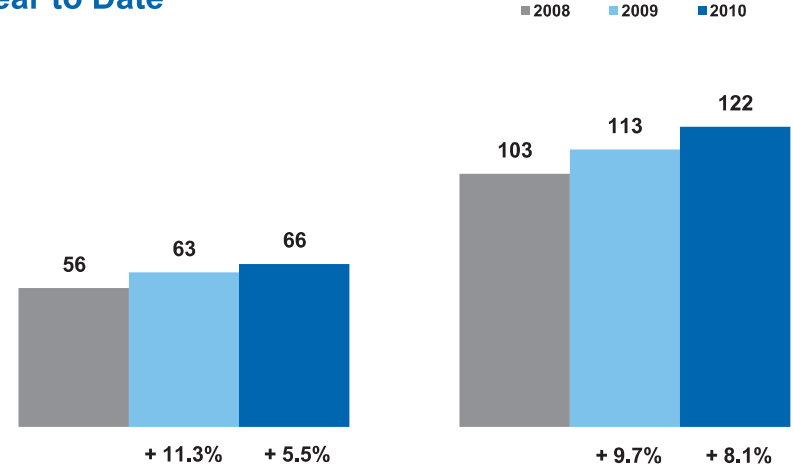
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



## December



## Year to Date



Single-Family

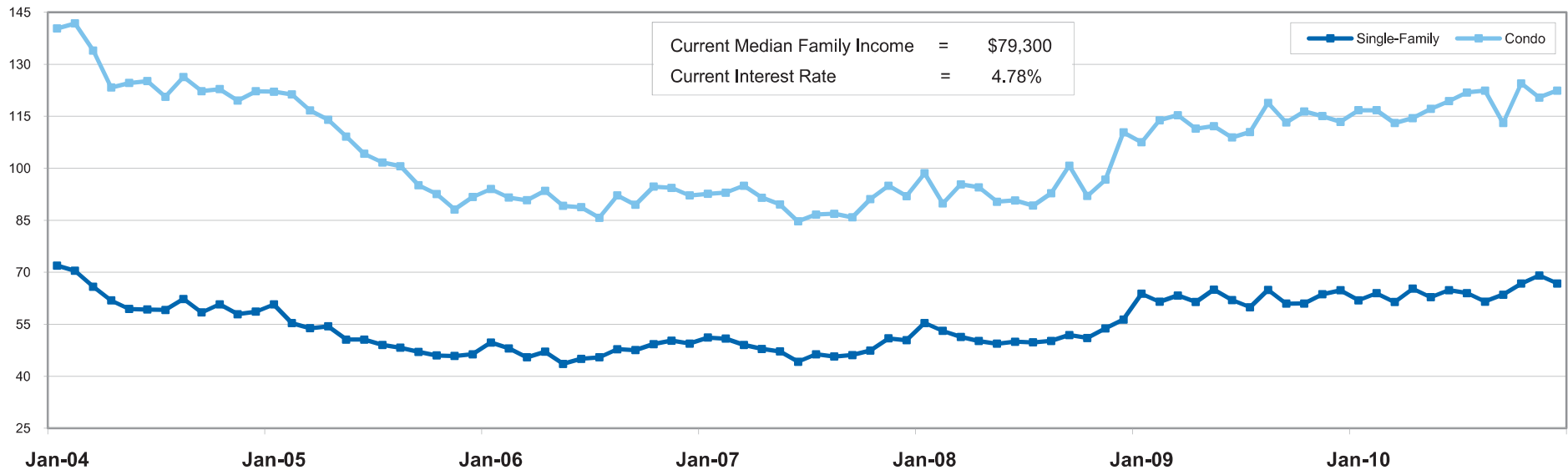
Condo

Single-Family

Condo

## Historical Housing Affordability Index

The HAI formula measures affordability for the Honolulu market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



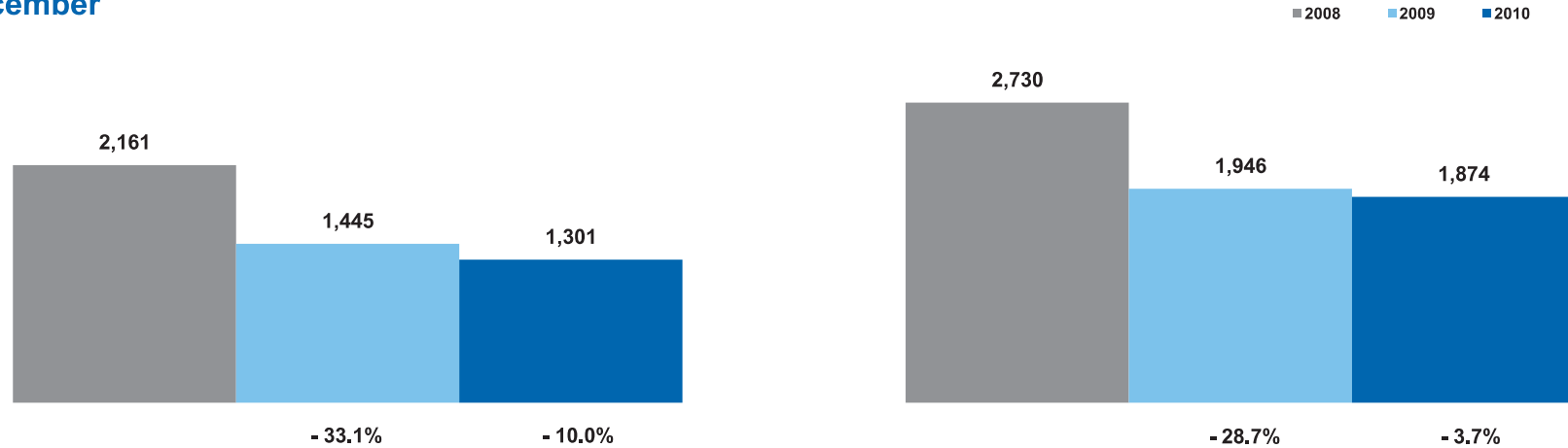
# Inventory of Homes Available

A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



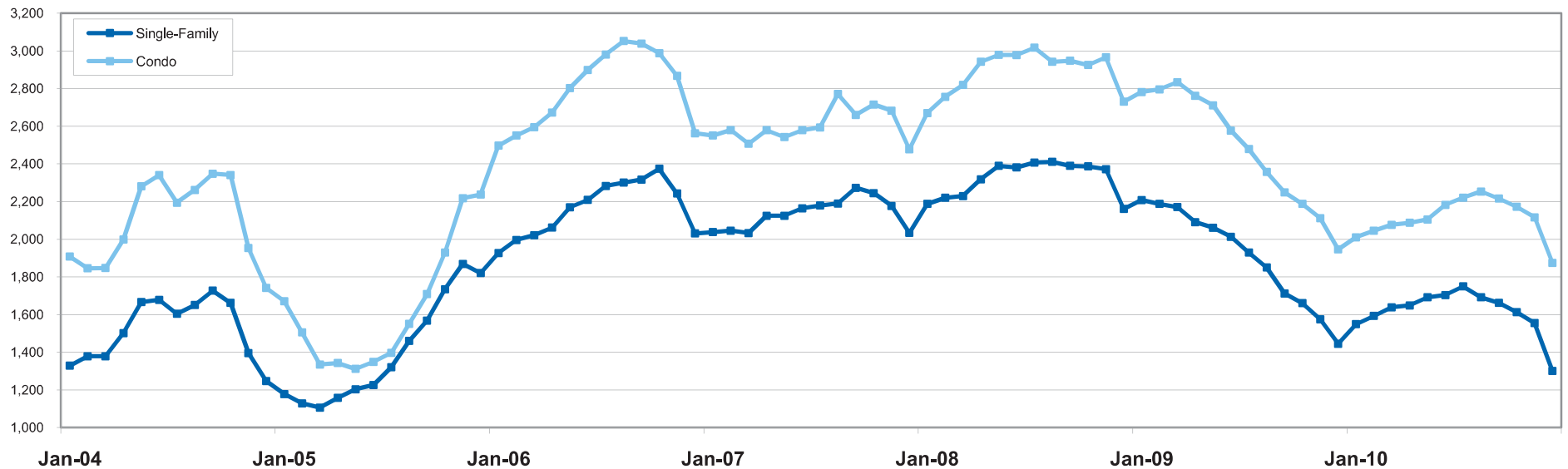
## December



Single-Family

Condo

## Historical Inventory of Homes Available



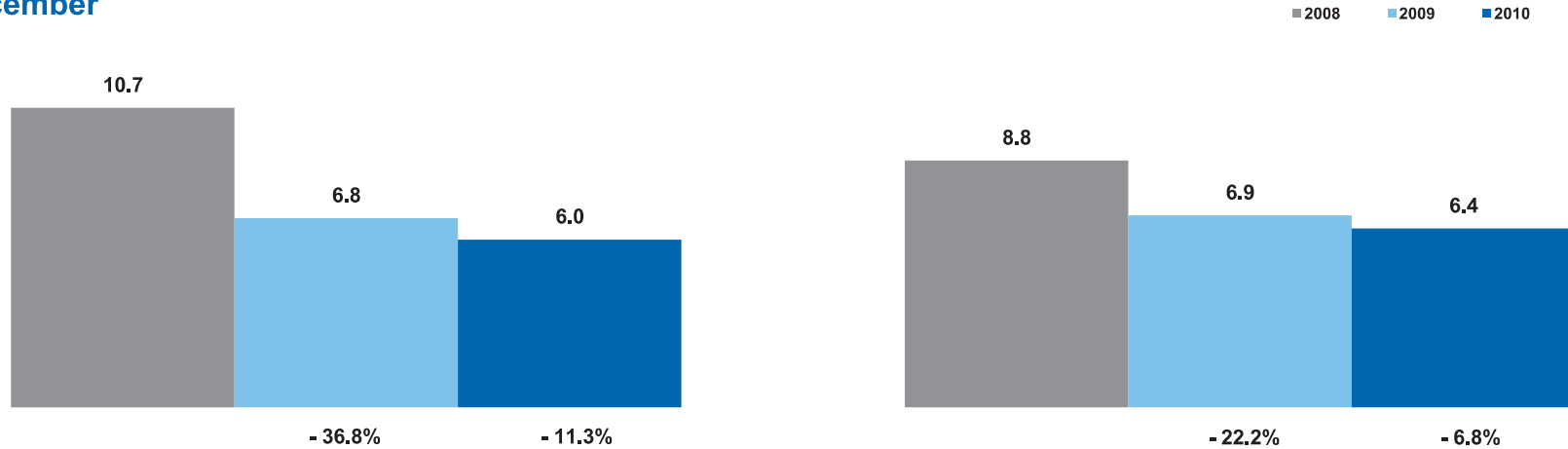
# Months Supply of Inventory

A Monthly Indicator from the **Honolulu Board of REALTORS®**

Compares the number of active listings available to the average monthly pending sales for the last twelve months.



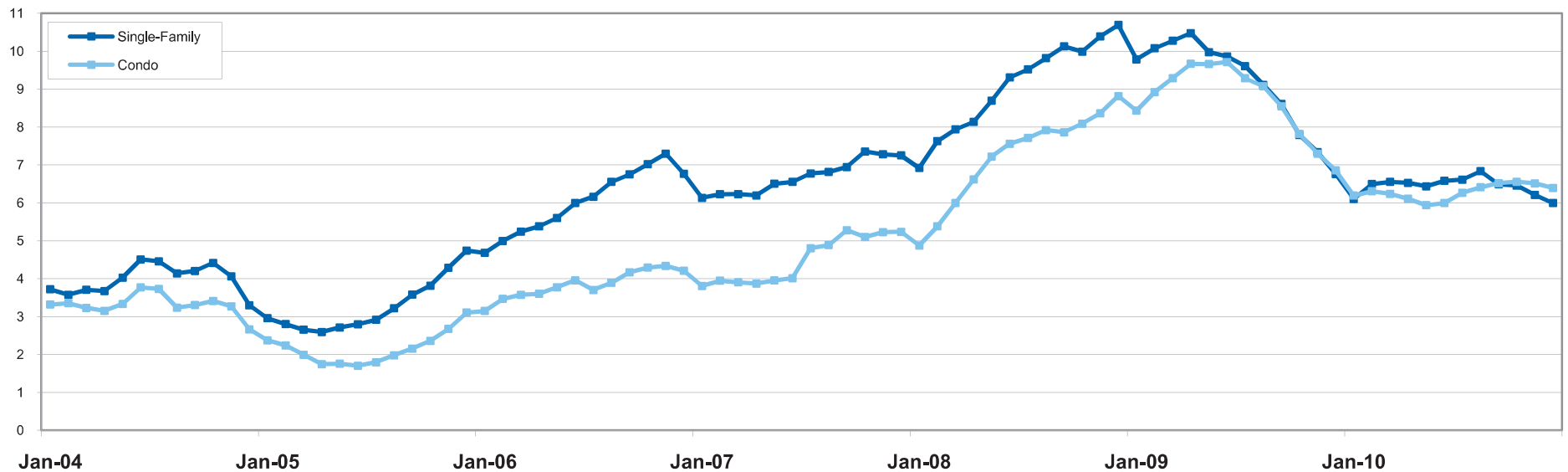
## December



### Single-Family

### Condo

## Historical Months Supply of Inventory



# Market Overview

A Monthly Indicator from the Honolulu Board of REALTORS®



			Single-Family			Condo		
			Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
<b>New Listings</b>	Oct 2010		401	404	- 0.7%	511	545	- 6.2%
	Nov 2010		383	319	+ 20.1%	470	471	- 0.2%
	<b>Dec 2010</b>		<b>270</b>	<b>291</b>	<b>- 7.2%</b>	<b>418</b>	<b>402</b>	<b>+ 4.0%</b>
<b>Pending Sales</b>	Oct 2010		284	256	+ 10.9%	308	362	- 14.9%
	Nov 2010		224	227	- 1.3%	278	309	- 10.0%
	<b>Dec 2010</b>		<b>234</b>	<b>195</b>	<b>+ 20.0%</b>	<b>329</b>	<b>263</b>	<b>+ 25.1%</b>
<b>Closed Sales</b>	Oct 2010		245	290	- 15.5%	315	394	- 20.1%
	Nov 2010		248	258	- 3.9%	309	402	- 23.1%
	<b>Dec 2010</b>		<b>306</b>	<b>272</b>	<b>+ 12.5%</b>	<b>341</b>	<b>350</b>	<b>- 2.6%</b>
<b>Days on Market Until Sale</b>	Oct 2010		35	52	- 32.7%	32	54	- 40.7%
	Nov 2010		41	44	- 6.8%	45	31	+ 45.2%
	<b>Dec 2010</b>		<b>36</b>	<b>32</b>	<b>+ 12.7%</b>	<b>42</b>	<b>38</b>	<b>+ 10.5%</b>
<b>Median Sales Price</b>	Oct 2010		\$592,500	\$604,500	- 2.0%	\$300,000	\$300,000	- 0.0%
	Nov 2010		\$576,694	\$590,000	- 2.3%	\$314,500	\$310,500	+ 1.3%
	<b>Dec 2010</b>		<b>\$587,000</b>	<b>\$555,000</b>	<b>+ 5.8%</b>	<b>\$303,000</b>	<b>\$302,500</b>	<b>+ 0.2%</b>
<b>Average Sales Price</b>	Oct 2010		\$672,425	\$734,397	- 8.4%	\$351,233	\$344,550	+ 1.9%
	Nov 2010		\$701,050	\$676,918	+ 3.6%	\$377,747	\$350,108	+ 7.9%
	<b>Dec 2010</b>		<b>\$710,649</b>	<b>\$680,362</b>	<b>+ 4.5%</b>	<b>\$378,525</b>	<b>\$355,898</b>	<b>+ 6.4%</b>
<b>Total Active Listings Available at Month End</b>	Oct 2010		1,613	1,661	- 2.9%	2,172	2,188	- 0.7%
	Nov 2010		1,555	1,575	- 1.3%	2,116	2,112	+ 0.2%
	<b>Dec 2010</b>		<b>1,301</b>	<b>1,445</b>	<b>- 10.0%</b>	<b>1,874</b>	<b>1,946</b>	<b>- 3.7%</b>
<b>Percent of Original List Price</b>	Oct 2010		94.4%	93.8%	+ 0.6%	94.8%	93.1%	+ 1.8%
	Nov 2010		96.0%	93.9%	+ 2.2%	95.2%	94.4%	+ 0.8%
	<b>Dec 2010</b>		<b>95.6%</b>	<b>95.8%</b>	<b>- 0.2%</b>	<b>94.4%</b>	<b>94.0%</b>	<b>+ 0.4%</b>
<b>Housing Affordability Index</b>	Oct 2010		67	61	+ 9.4%	124	116	+ 6.9%
	Nov 2010		69	64	+ 8.5%	120	115	+ 4.7%
	<b>Dec 2010</b>		<b>67</b>	<b>65</b>	<b>+ 3.0%</b>	<b>122</b>	<b>113</b>	<b>+ 8.0%</b>
<b>Months Supply of Inventory</b>	Oct 2010		6.5	7.8	- 17.1%	6.6	7.8	- 16.1%
	Nov 2010		6.2	7.3	- 15.4%	6.5	7.3	- 10.8%
	<b>Dec 2010</b>		<b>6.0</b>	<b>6.8</b>	<b>- 11.3%</b>	<b>6.4</b>	<b>6.9</b>	<b>- 6.8%</b>

# Explanation of Methodology



From the Honolulu Board of REALTORS®

<b>New Listings</b>	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
<b>Pending Sales</b>	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
<b>Closed Sales</b>	A count of the properties that have closed in a given month.
<b>Days on Market Until Sale</b>	The average number of days between when a property is first listed and when it is pending.
<b>Median Sales Price</b>	The median sales price for all closed sales in a given month, sold properties only.
<b>Average Sales Price</b>	The average sales price for all closed sales in a given month, sold properties only.
<b>Total Active Listings Available At Month End</b>	The number of properties available for sale in active status at the end of the month.
<b>Percent of Original List Price Received At Sale</b>	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
<b>Housing Affordability Index</b>	Measures affordability in the Honolulu region. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
<b>Months Supply of Inventory</b>	Compares the number of active listings available to the average monthly pending sales for the last twelve months.