

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE Honolulu Board of REALTORS®



January 2011

Quick Facts

+ 10.2%

Change in
Closed Sales
All Properties

+ 11.2%

Change in
Closed Sales
Single-Family Only

+ 9.5%

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	1-2010	1-2011	+/-	YTD 2010	YTD 2011	+/-
New Listings		460	394	- 14.3%	460	394	- 14.3%
Pending Sales		222	269	+ 21.2%	222	269	+ 21.2%
Closed Sales		179	199	+ 11.2%	179	199	+ 11.2%
Days on Market Until Sale		43	38	- 11.6%	43	38	- 11.6%
Median Sales Price		\$595,000	\$570,000	- 4.2%	\$595,000	\$570,000	- 4.2%
Average Sales Price		\$681,183	\$700,055	+ 2.8%	\$681,183	\$700,055	+ 2.8%
Percent of Original List Price Received		94.7%	94.6%	- 0.1%	94.7%	94.6%	- 0.1%
Housing Affordability Index		61	68	+ 11.2%	61	68	+ 11.2%
Inventory of Homes for Sale		1,442	1,391	- 3.5%	--	--	--
Months Supply of Homes for Sale		6.1	5.4	- 11.9%	--	--	--

Condo Market Overview



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

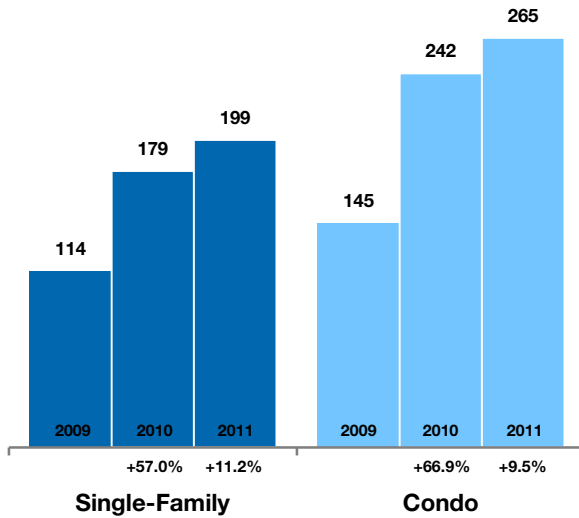
Key Metrics	Historical Sparklines	1-2010	1-2011	+/-	YTD 2010	YTD 2011	+/-
New Listings		570	581	+ 1.9%	570	581	+ 1.9%
Pending Sales		278	426	+ 53.2%	278	426	+ 53.2%
Closed Sales		242	265	+ 9.5%	242	265	+ 9.5%
Days on Market Until Sale		36	49	+ 36.1%	36	49	+ 36.1%
Median Sales Price		\$299,000	\$291,000	- 2.7%	\$299,000	\$291,000	- 2.7%
Average Sales Price		\$342,234	\$316,802	- 7.4%	\$342,234	\$316,802	- 7.4%
Percent of Original List Price Received		94.8%	94.3%	- 0.5%	94.8%	94.3%	- 0.5%
Housing Affordability Index		116	126	+ 9.2%	116	126	+ 9.2%
Inventory of Homes for Sale		1,947	1,969	+ 1.1%	--	--	--
Months Supply of Homes for Sale		6.2	5.9	- 4.3%	--	--	--

Closed Sales

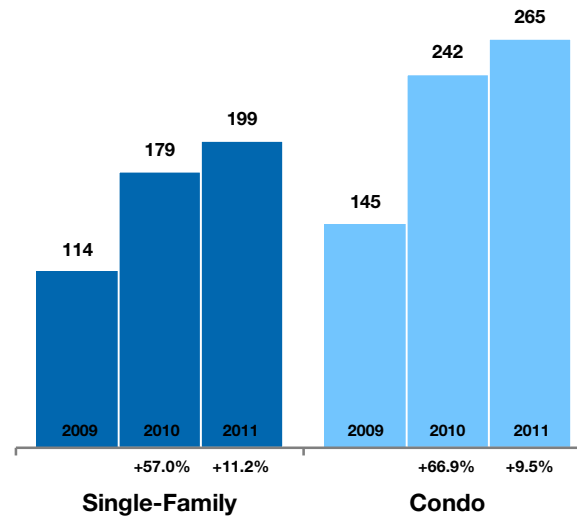
A count of the properties that have closed in a given month.



January

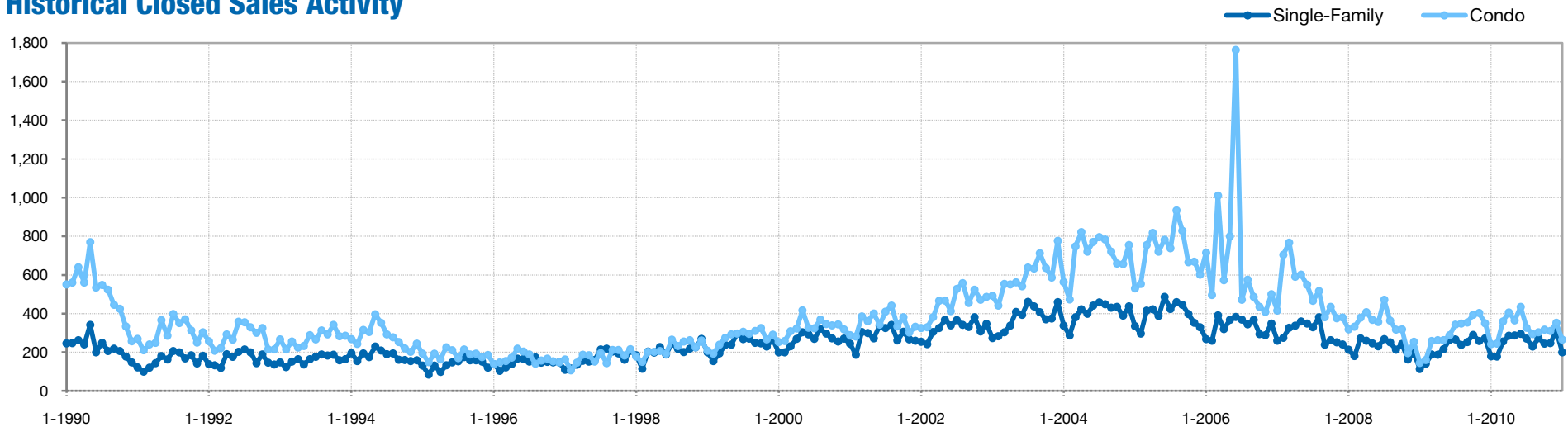


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	177	+ 25.5%	244	+ 52.5%
3-2010	255	+ 34.9%	360	+ 39.5%
4-2010	285	+ 52.4%	406	+ 54.4%
5-2010	287	+ 32.9%	365	+ 39.3%
6-2010	295	+ 11.7%	434	+ 50.7%
7-2010	270	+ 1.5%	327	- 4.7%
8-2010	230	- 3.4%	294	- 15.5%
9-2010	273	+ 7.9%	303	- 14.4%
10-2010	245	- 15.5%	317	- 19.5%
11-2010	247	- 4.3%	310	- 23.1%
12-2010	312	+ 14.7%	352	+ 0.6%
1-2011	199	+ 11.2%	265	+ 9.5%
Total	3,075	+ 11.7%	3,977	+ 8.5%

Historical Closed Sales Activity

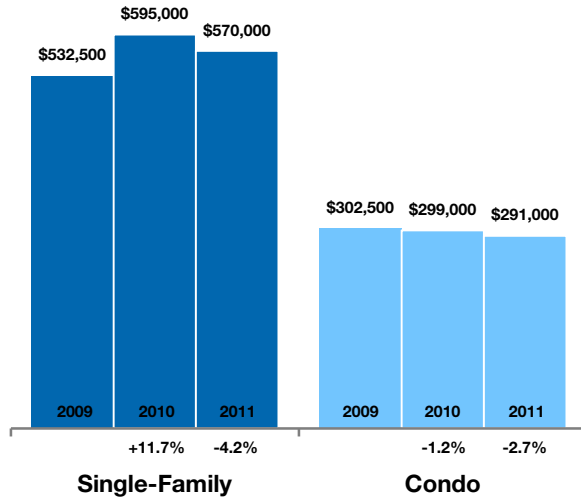


Median Sales Price

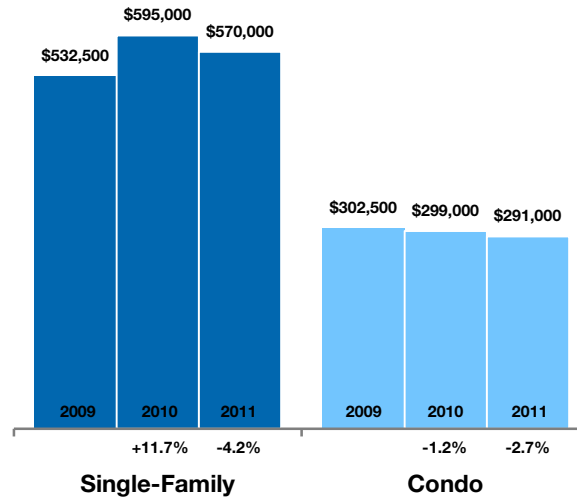
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



January

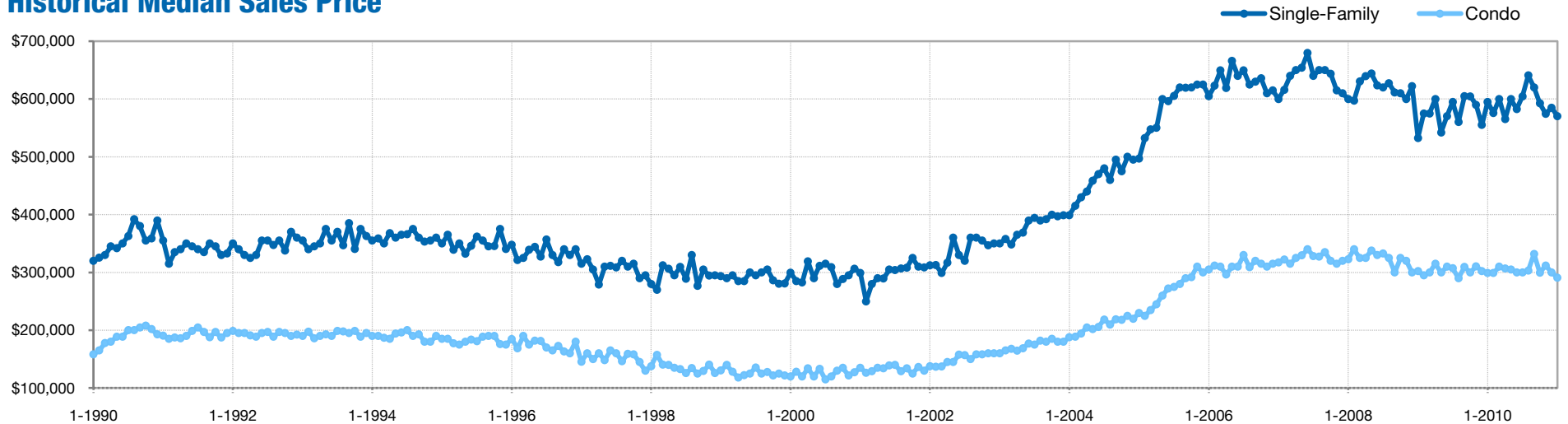


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	\$575,500	+ 0.1%	\$299,000	+ 1.4%
3-2010	\$600,000	+ 4.3%	\$310,000	+ 3.3%
4-2010	\$565,000	- 5.8%	\$307,000	- 2.5%
5-2010	\$600,000	+ 10.7%	\$305,000	+ 1.7%
6-2010	\$582,500	+ 2.2%	\$300,000	- 3.2%
7-2010	\$604,500	+ 1.6%	\$300,000	- 2.4%
8-2010	\$640,639	+ 14.4%	\$303,000	+ 4.5%
9-2010	\$620,000	+ 2.5%	\$332,000	+ 7.3%
10-2010	\$592,500	- 2.0%	\$299,500	- 0.2%
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%	\$291,000	- 2.7%
Total	\$590,000	+ 1.7%	\$305,000	+ 0.7%

Historical Median Sales Price

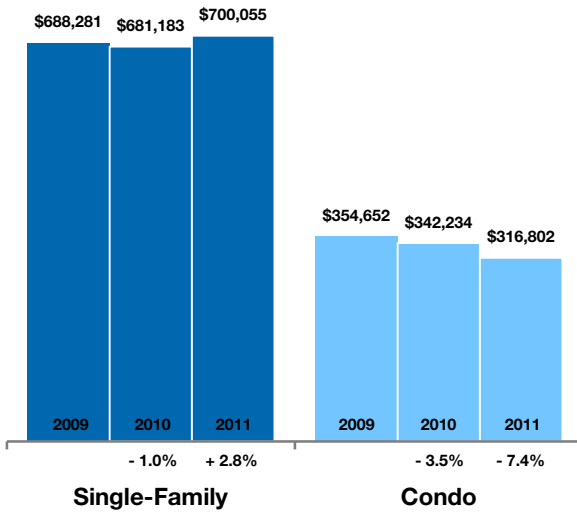


Average Sales Price

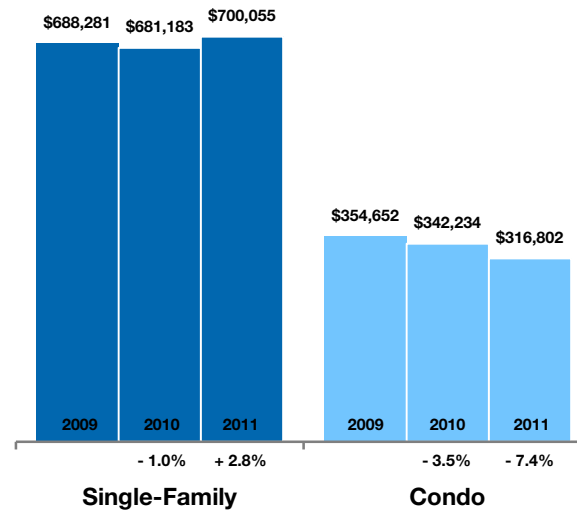
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



January

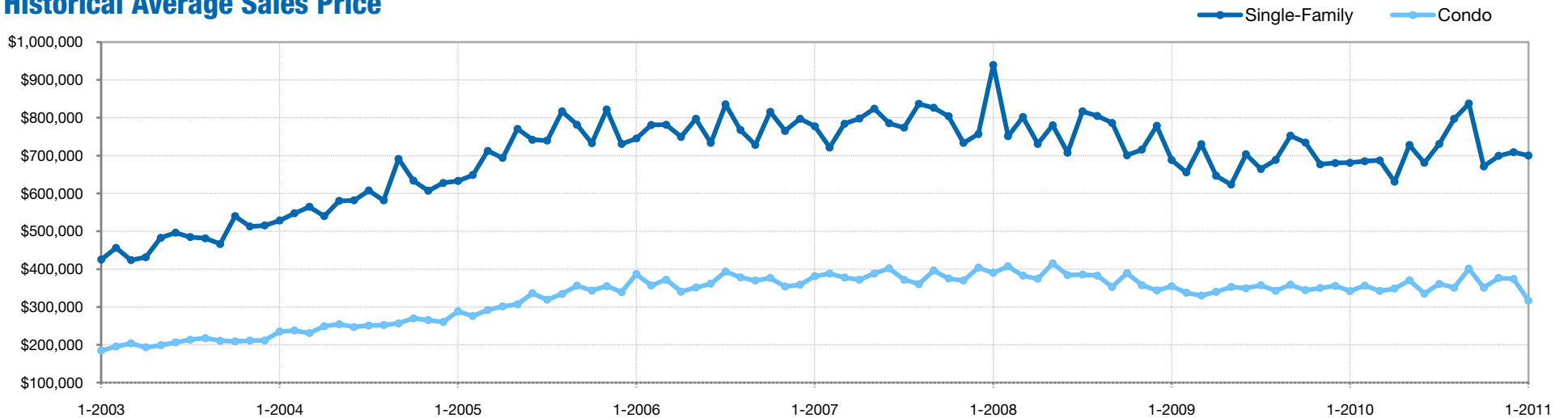


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	\$685,249	+ 4.5%	\$356,520	+ 5.6%
3-2010	\$687,148	- 5.9%	\$342,395	+ 3.7%
4-2010	\$630,761	- 2.4%	\$348,502	+ 2.5%
5-2010	\$727,973	+ 16.8%	\$370,506	+ 5.0%
6-2010	\$680,717	- 3.2%	\$335,192	- 4.2%
7-2010	\$730,763	+ 9.9%	\$361,342	+ 1.0%
8-2010	\$797,022	+ 15.8%	\$351,145	+ 2.4%
9-2010	\$837,233	+ 11.2%	\$401,137	+ 11.8%
10-2010	\$671,512	- 8.6%	\$350,858	+ 1.8%
11-2010	\$699,299	+ 3.3%	\$376,654	+ 7.6%
12-2010	\$708,973	+ 4.2%	\$374,263	+ 5.2%
1-2011	\$700,055	+ 2.8%	\$316,802	- 7.4%
Total	\$713,152	+ 3.5%	\$356,889	+ 2.6%

Historical Average Sales Price

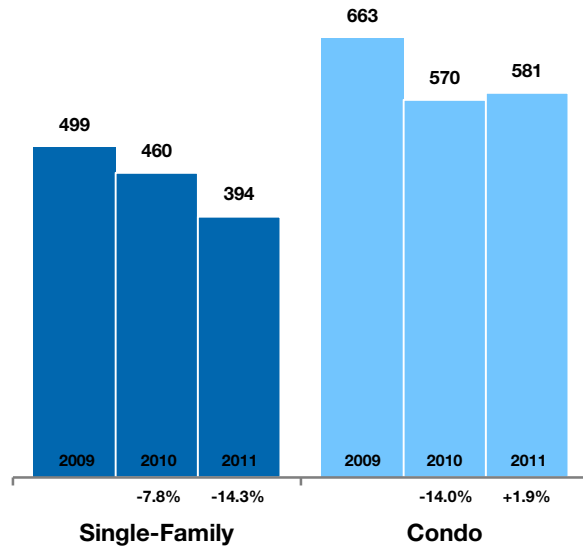


New Listings

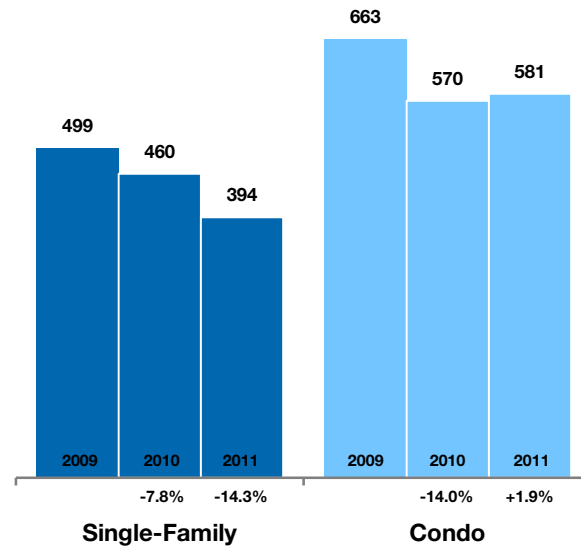
A count of the properties that have been newly listed on the market in a given month.



January

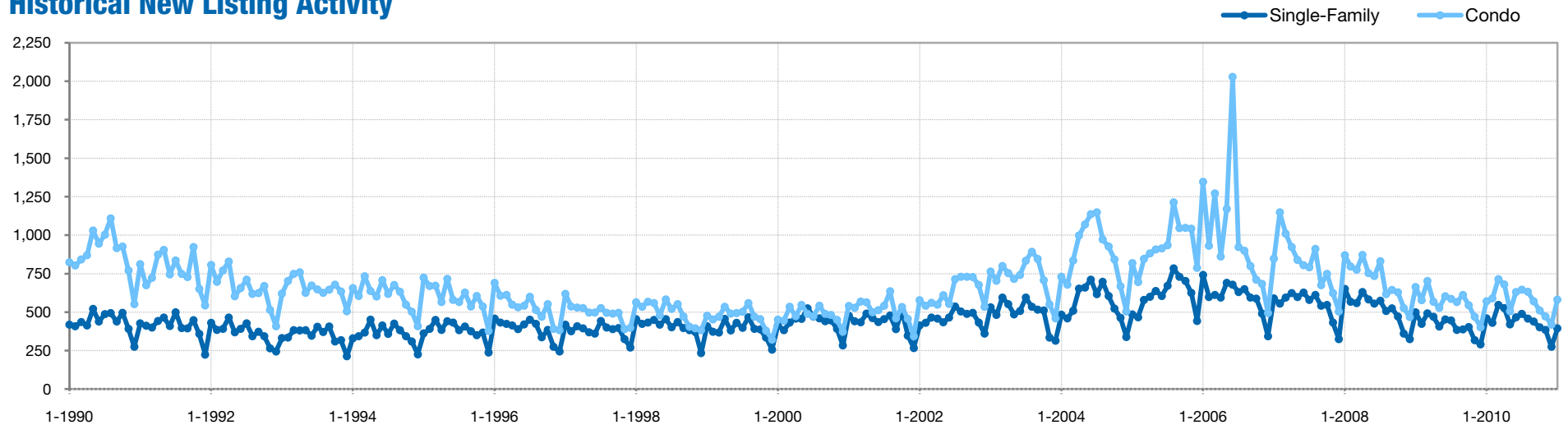


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	431	+ 1.7%	589	+ 2.1%
3-2010	547	+ 11.2%	715	+ 1.7%
4-2010	526	+ 12.2%	680	+ 19.7%
5-2010	420	+ 3.4%	506	- 4.2%
6-2010	466	+ 3.1%	630	+ 4.5%
7-2010	488	+ 9.4%	646	+ 10.2%
8-2010	458	+ 19.0%	632	+ 11.9%
9-2010	439	+ 13.1%	571	- 6.7%
10-2010	401	- 0.7%	510	- 6.4%
11-2010	384	+ 21.1%	472	+ 0.6%
12-2010	275	- 5.5%	419	+ 4.2%
1-2011	394	- 14.3%	581	+ 1.9%
Total	5,229	+ 6.0%	6,951	+ 3.3%

Historical New Listing Activity

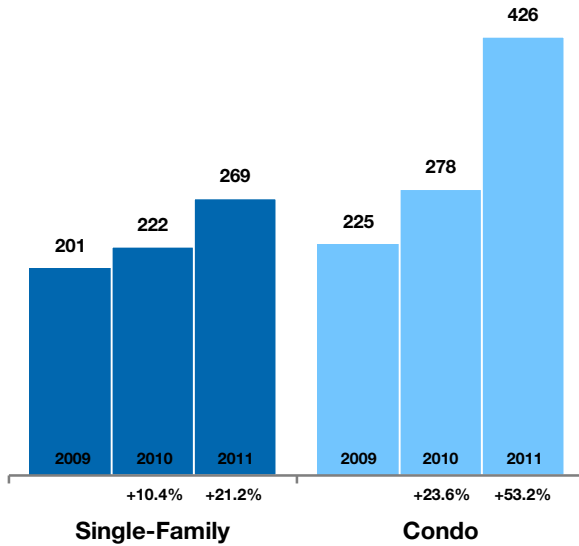


Pending Sales

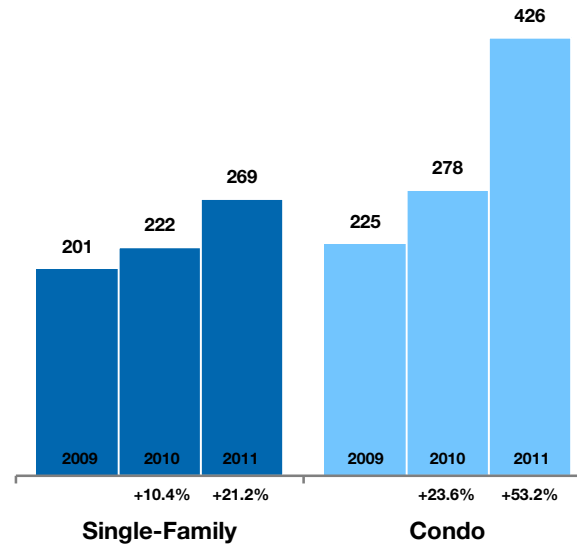
A count of the properties that have offers accepted on them in a given month.



January

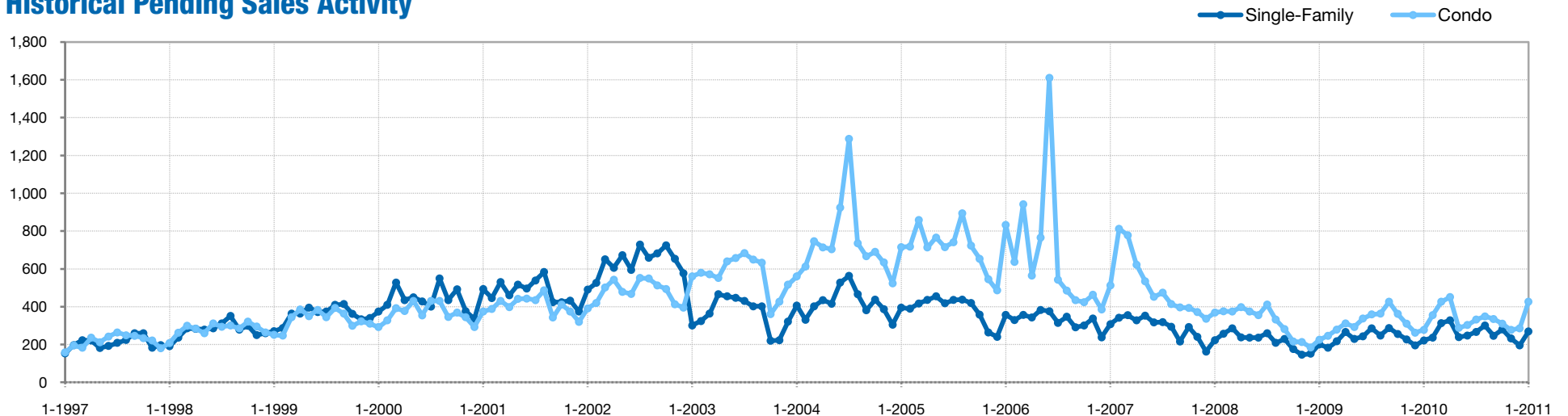


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	237	+ 29.5%	355	+ 44.3%
3-2010	313	+ 44.2%	426	+ 52.7%
4-2010	328	+ 23.3%	451	+ 44.6%
5-2010	239	+ 4.4%	288	- 1.7%
6-2010	248	+ 2.1%	303	- 10.1%
7-2010	267	- 6.6%	332	- 7.5%
8-2010	300	+ 21.0%	349	- 3.9%
9-2010	246	- 14.3%	335	- 21.4%
10-2010	280	+ 9.4%	310	- 14.4%
11-2010	232	+ 2.2%	277	- 10.6%
12-2010	196	+ 0.5%	286	+ 8.7%
1-2011	269	+ 21.2%	426	+ 53.2%
Total	3,155	+ 10.4%	4,138	+ 8.1%

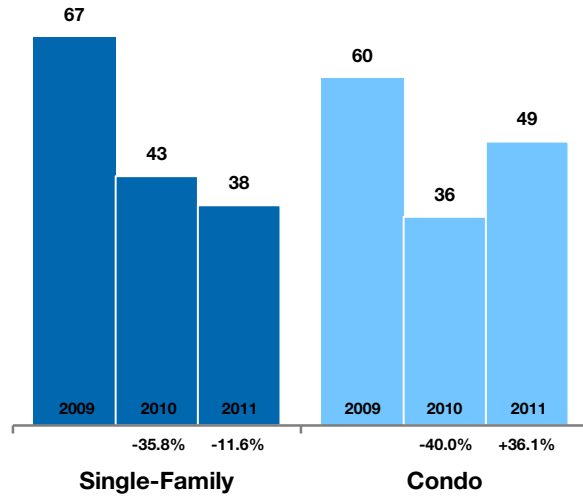
Historical Pending Sales Activity



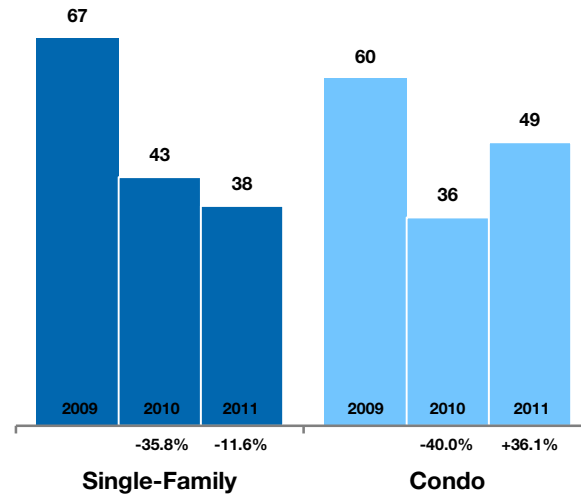
Days on Market Until Sale

The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.

January

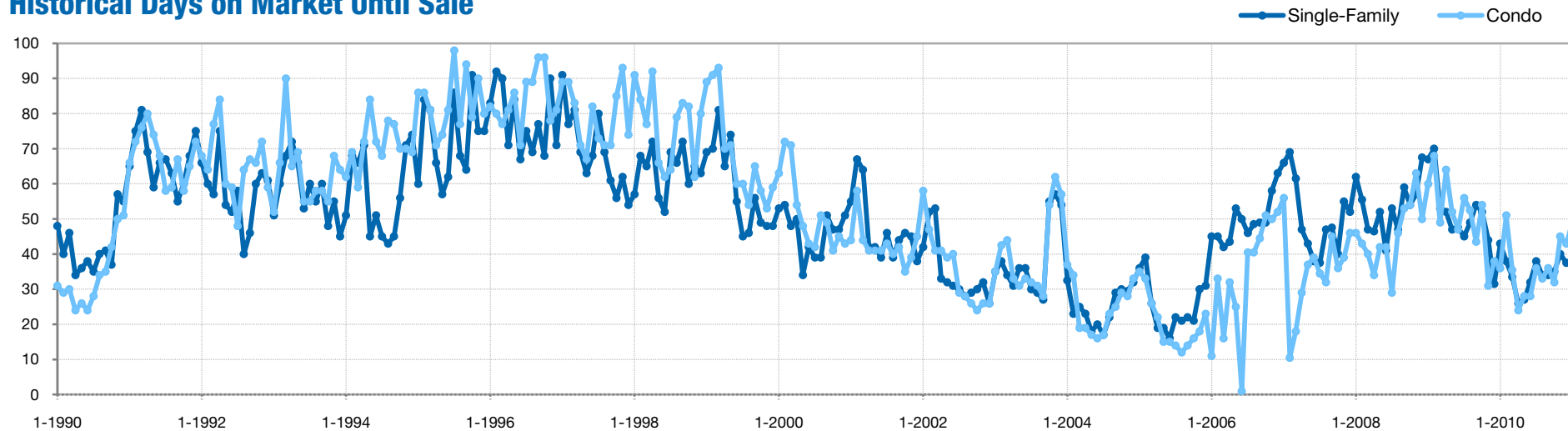


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	38	- 45.7%	51	- 25.0%
3-2010	34	- 36.8%	36	- 27.6%
4-2010	26	- 50.0%	24	- 62.5%
5-2010	27	- 42.6%	28	- 46.2%
6-2010	32	- 32.6%	28	- 40.4%
7-2010	38	- 15.6%	36	- 35.7%
8-2010	34	- 30.6%	33	- 37.1%
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%	43	+ 13.2%
1-2011	38	- 11.6%	49	+ 36.1%
Total	34	- 29.2%	35	- 25.5%

Historical Days on Market Until Sale



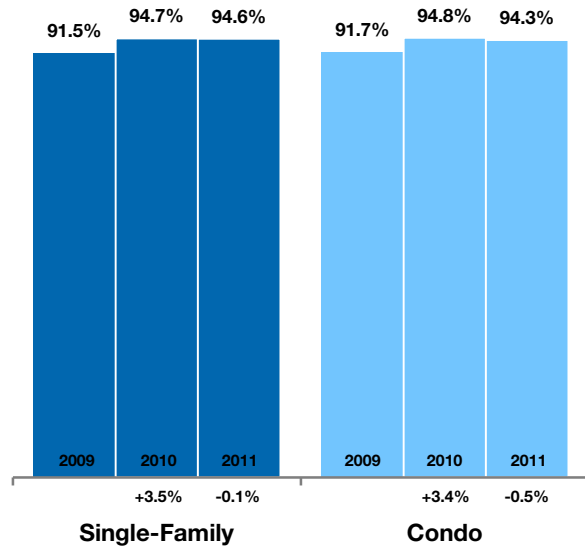
Percent of Original List Price Received



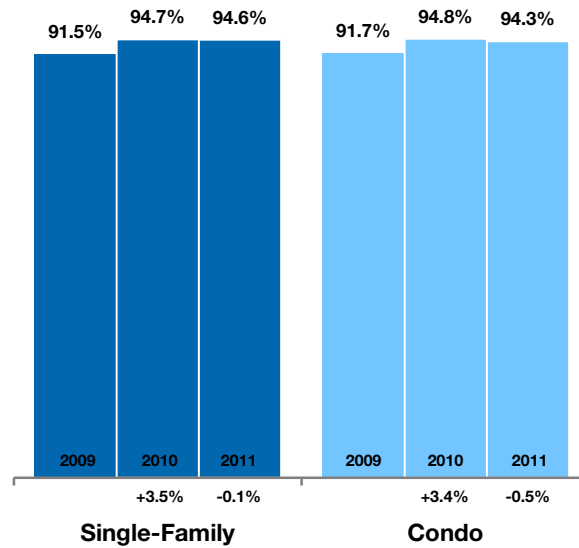
The average percentage found when dividing a property's sales price by the original list price.

Sold properties only. Does not account for seller concessions.

January

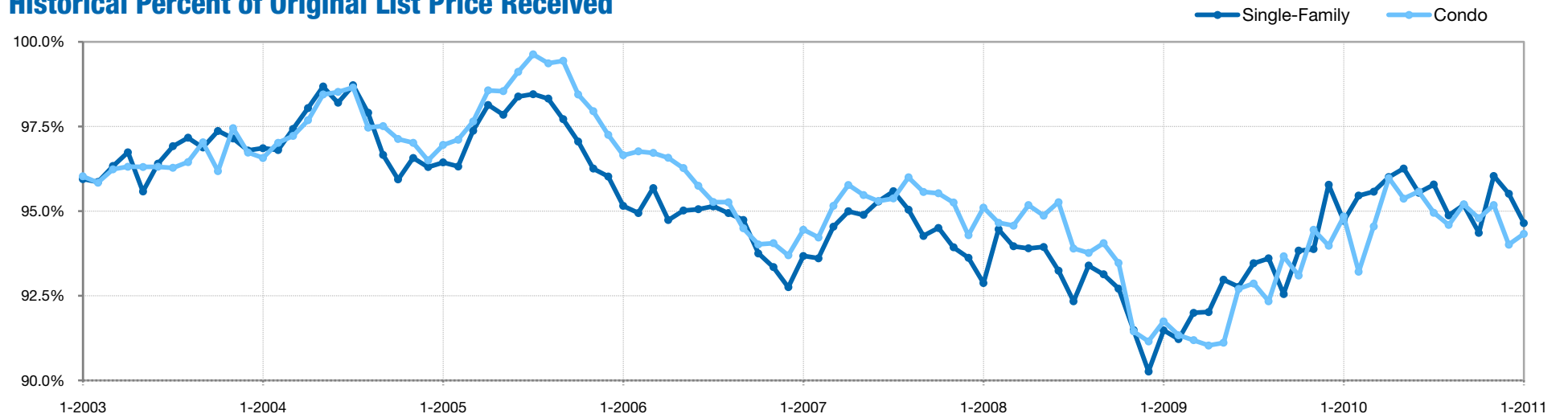


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	95.5%	+ 4.6%	93.2%	+ 2.0%
3-2010	95.6%	+ 3.9%	94.6%	+ 3.7%
4-2010	96.0%	+ 4.3%	96.0%	+ 5.4%
5-2010	96.3%	+ 3.5%	95.4%	+ 4.7%
6-2010	95.5%	+ 3.0%	95.6%	+ 3.1%
7-2010	95.8%	+ 2.5%	95.0%	+ 2.2%
8-2010	94.9%	+ 1.4%	94.6%	+ 2.4%
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%	94.0%	+ 0.0%
1-2011	94.6%	- 0.1%	94.3%	- 0.5%
Total	95.5%	+ 2.3%	94.9%	+ 2.2%

Historical Percent of Original List Price Received

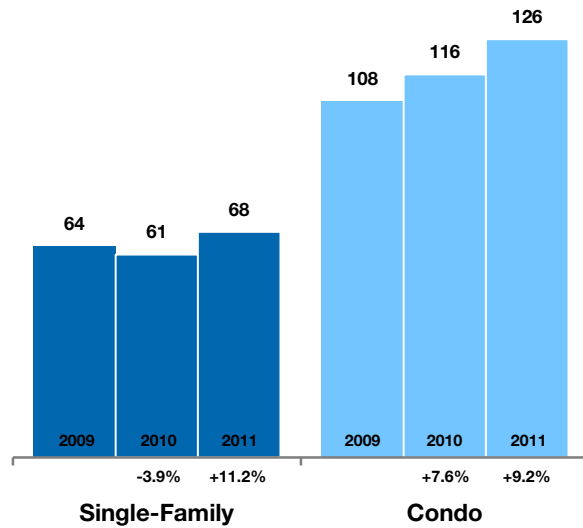


Housing Affordability Index

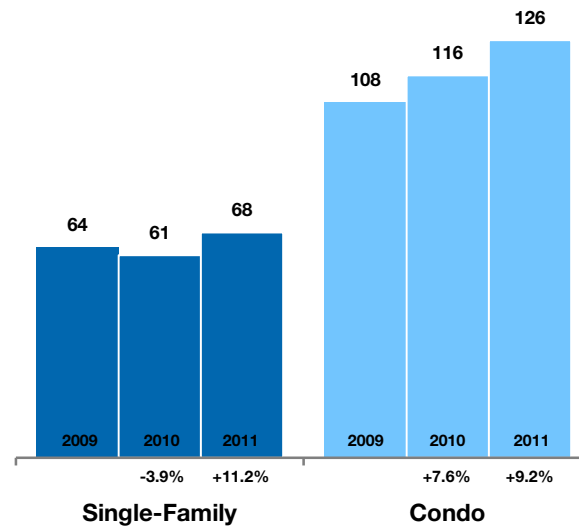


The Housing Affordability Index measures housing affordability for the region. An HAI of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. **The higher the number, the more affordable our housing is.**

January

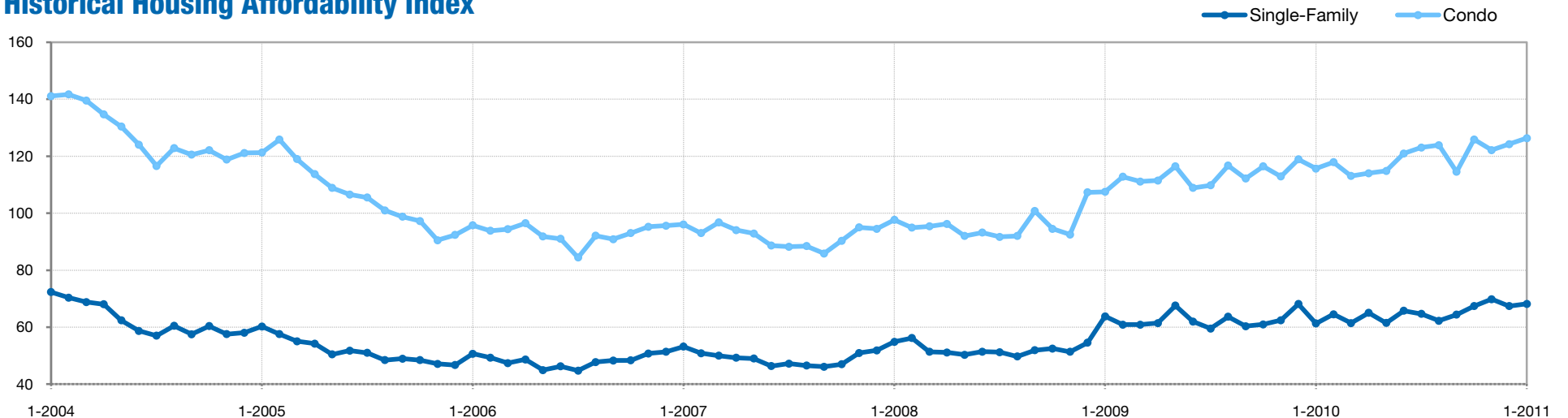


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	65	+ 6.0%	118	+ 4.5%
3-2010	61	+ 0.9%	113	+ 1.7%
4-2010	65	+ 5.8%	114	+ 2.3%
5-2010	61	- 9.0%	115	- 1.4%
6-2010	66	+ 6.1%	121	+ 11.1%
7-2010	65	+ 8.6%	123	+ 12.1%
8-2010	62	- 2.2%	124	+ 6.2%
9-2010	64	+ 6.7%	114	+ 2.1%
10-2010	67	+ 10.5%	126	+ 8.1%
11-2010	70	+ 11.9%	122	+ 8.2%
12-2010	67	- 1.1%	124	+ 4.5%
1-2011	68	+ 11.2%	126	+ 9.2%
Total	65		120	

Historical Housing Affordability Index

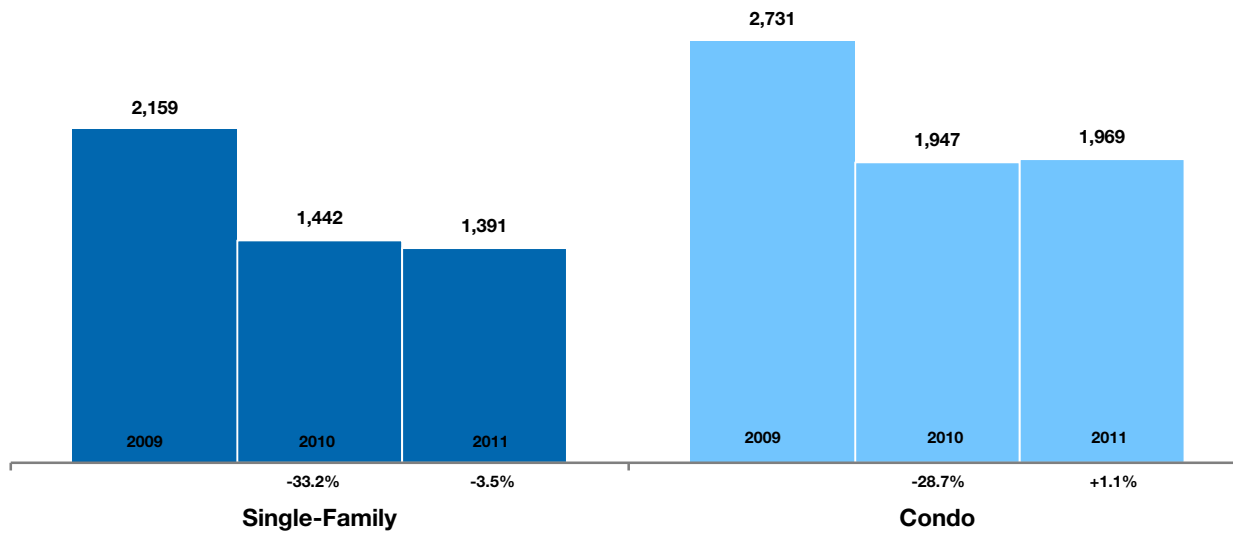


Inventory of Homes for Sale

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

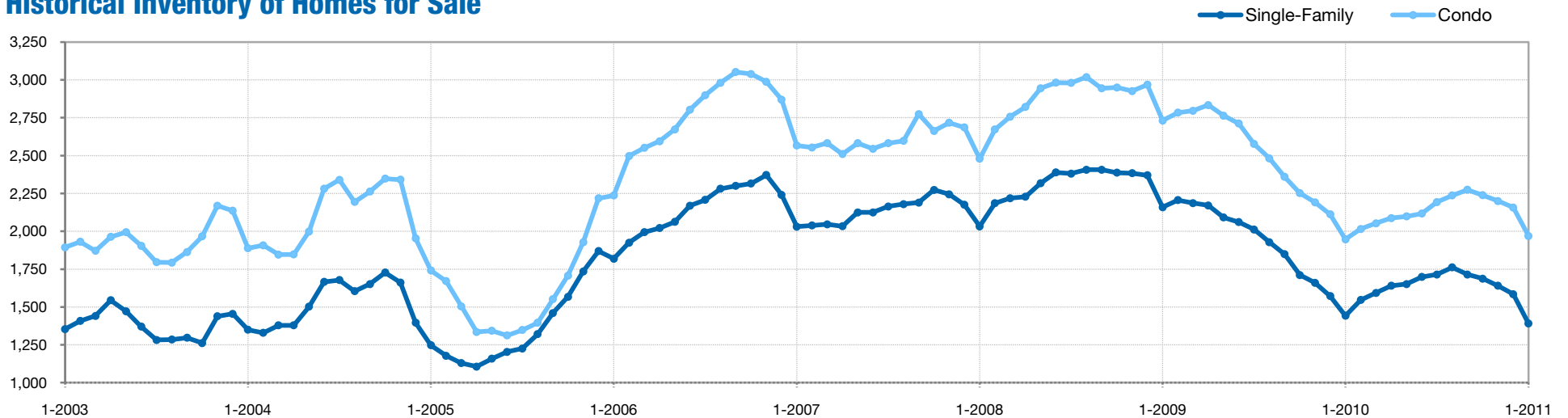


January



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	1,546	- 29.9%	2,015	- 27.6%
3-2010	1,593	- 27.1%	2,053	- 26.6%
4-2010	1,640	- 24.5%	2,087	- 26.4%
5-2010	1,651	- 21.0%	2,098	- 24.1%
6-2010	1,698	- 17.6%	2,117	- 21.9%
7-2010	1,715	- 14.8%	2,193	- 14.9%
8-2010	1,762	- 8.6%	2,237	- 9.9%
9-2010	1,715	- 7.2%	2,274	- 3.6%
10-2010	1,687	- 1.4%	2,238	- 0.6%
11-2010	1,640	- 1.2%	2,200	+ 0.4%
12-2010	1,585	+ 0.8%	2,157	+ 2.1%
1-2011	1,391	- 3.5%	1,969	+ 1.1%
Total	1,635	- 14.3%	2,137	- 14.0%

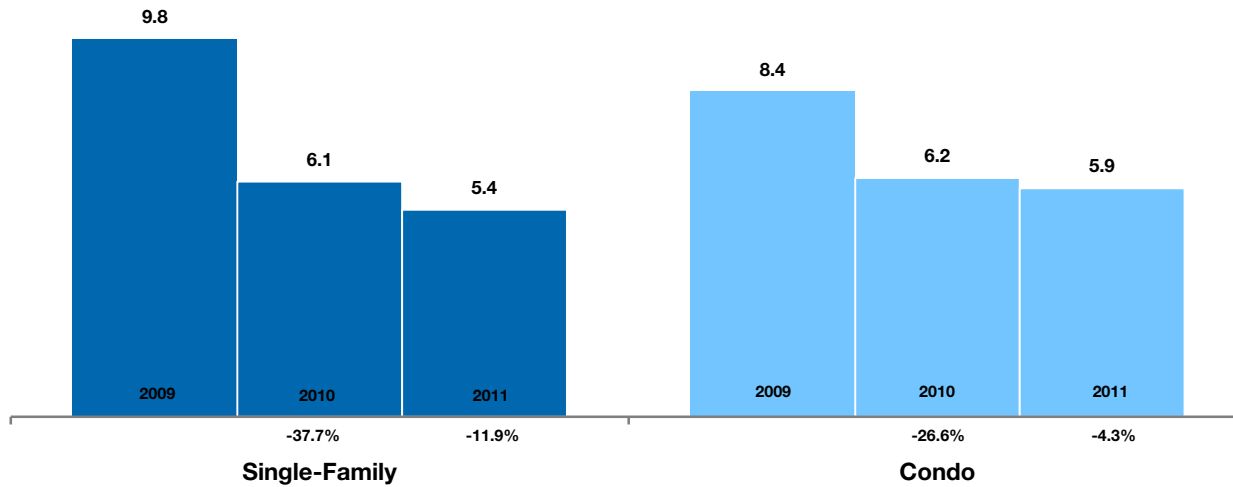
Historical Inventory of Homes for Sale



Months Supply of Inventory

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

January



	Single-Family	YoY Chg.	Condo	YoY Chg.
2-2010	6.5	-35.6%	6.3	-29.2%
3-2010	6.6	-36.2%	6.3	-32.6%
4-2010	6.5	-37.7%	6.1	-36.6%
5-2010	6.5	-35.4%	6.0	-38.3%
6-2010	6.6	-33.0%	6.0	-38.0%
7-2010	6.7	-30.7%	6.3	-32.3%
8-2010	6.9	-24.4%	6.5	-28.9%
9-2010	6.6	-23.4%	6.6	-23.0%
10-2010	6.6	-15.7%	6.6	-15.3%
11-2010	6.3	-13.6%	6.6	-9.6%
12-2010	6.1	-9.3%	6.5	-4.8%
1-2011	5.4	-11.9%	5.9	-4.3%
Total	6.4	-27.2%	6.3	-26.1%

Historical Months Supply of Inventory

