

# Housing Supply Overview



**July 2011**

A RESEARCH TOOL PROVIDED BY THE  
HONOLULU BOARD OF REALTORS®

## Quick Facts

6.0	5.9	5.8	8.0
Months Supply Single-Family	Months Supply Condo	Months Supply Previously Owned	Months Supply New Construction

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

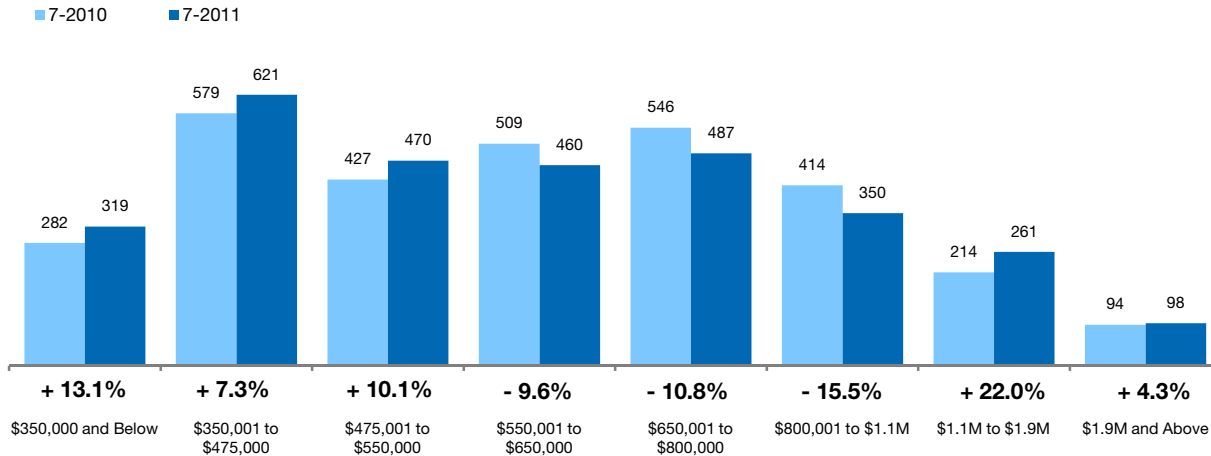
[Click on desired metric to jump to that page.](#)

# Pending Sales Single-Family Homes Only

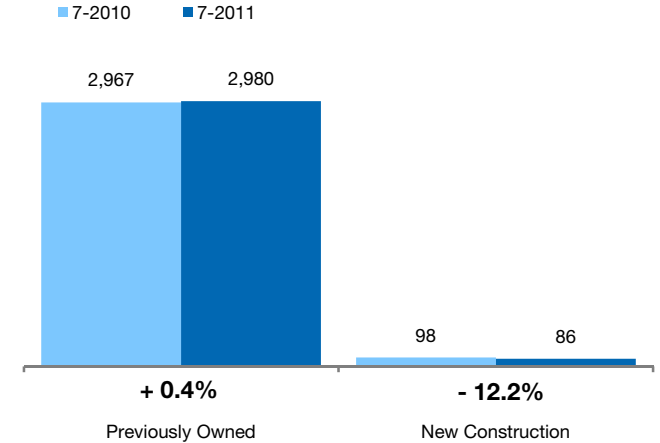
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	7-2010	7-2011	Change
\$350,000 and Below	282	319	+ 13.1%
\$350,001 to \$475,000	579	621	+ 7.3%
\$475,001 to \$550,000	427	470	+ 10.1%
\$550,001 to \$650,000	509	460	- 9.6%
\$650,001 to \$800,000	546	487	- 10.8%
\$800,001 to \$1.1M	414	350	- 15.5%
\$1.1M to \$1.9M	214	261	+ 22.0%
\$1.9M and Above	94	98	+ 4.3%
<b>All Single-Family Homes</b>	<b>3,065</b>	<b>3,066</b>	<b>+ 0.0%</b>

### Previously Owned

7-2010	7-2011	Change	7-2010	7-2011	Change
279	316	+ 13.3%	3	3	0.0%
560	590	+ 5.4%	19	31	+ 63.2%
418	459	+ 9.8%	9	11	+ 22.2%
496	447	- 9.9%	13	13	0.0%
518	476	- 8.1%	28	11	- 60.7%
400	340	- 15.0%	14	10	- 28.6%
208	258	+ 24.0%	6	3	- 50.0%
88	94	+ 6.8%	6	4	- 33.3%
<b>2,967</b>	<b>2,980</b>	<b>+ 0.4%</b>	<b>98</b>	<b>86</b>	<b>- 12.2%</b>

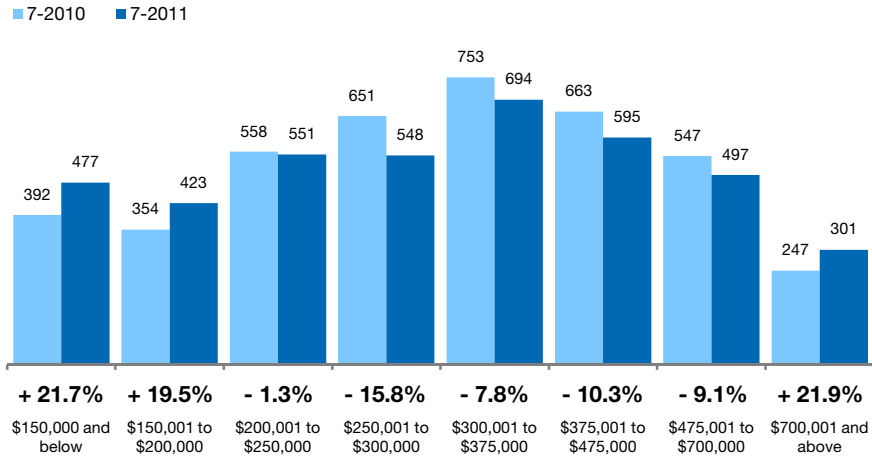
### New Construction

# Pending Sales Condo Properties Only

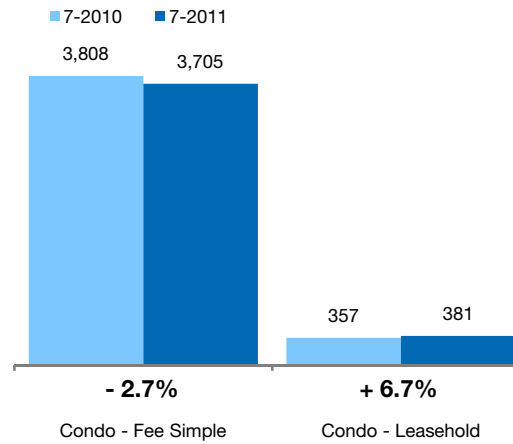
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



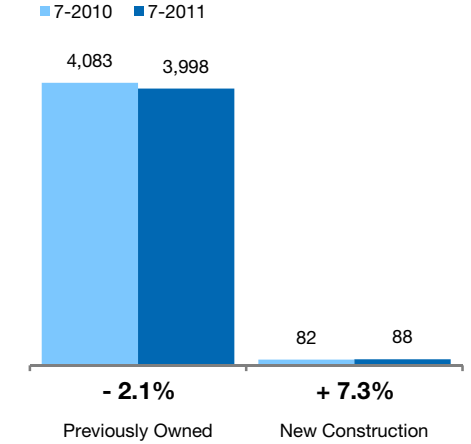
## By Price Range



## By Condo Type



## By Construction Status



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$150,000 and below	392	477	+ 21.7%
\$150,001 to \$200,000	354	423	+ 19.5%
\$200,001 to \$250,000	558	551	- 1.3%
\$250,001 to \$300,000	651	548	- 15.8%
\$300,001 to \$375,000	753	694	- 7.8%
\$375,001 to \$475,000	663	595	- 10.3%
\$475,001 to \$700,000	547	497	- 9.1%
\$700,001 and above	247	301	+ 21.9%
<b>All Price Ranges</b>	<b>4,165</b>	<b>4,086</b>	<b>- 1.9%</b>

## Previously Owned

	7-2010	7-2011	Change
\$150,000 and below	391	477	+ 22.0%
\$150,001 to \$200,000	352	423	+ 20.2%
\$200,001 to \$250,000	558	549	- 1.6%
\$250,001 to \$300,000	651	546	- 16.1%
\$300,001 to \$375,000	752	685	- 8.9%
\$375,001 to \$475,000	656	572	- 12.8%
\$475,001 to \$700,000	526	484	- 8.0%
\$700,001 and above	197	262	+ 33.0%
<b>All Price Ranges</b>	<b>4,083</b>	<b>3,998</b>	<b>- 2.1%</b>

## New Construction

	7-2010	7-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	0	2	0.0%
\$250,001 to \$300,000	0	2	0.0%
\$300,001 to \$375,000	1	9	+ 800.0%
\$375,001 to \$475,000	7	23	+ 228.6%
\$475,001 to \$700,000	21	13	- 38.1%
\$700,001 and above	50	39	- 22.0%
<b>All Price Ranges</b>	<b>82</b>	<b>88</b>	<b>+ 7.3%</b>

### By Condo Type

	7-2010	7-2011	Change
Condo - Fee Simple	3,808	3,705	- 2.7%
Condo - Leasehold	357	381	+ 6.7%
<b>All Condo Types</b>	<b>4,165</b>	<b>4,086</b>	<b>- 1.9%</b>

	7-2010	7-2011	Change
Previously Owned	3,726	3,617	- 2.9%
New Construction	357	381	+ 6.7%
<b>All Price Ranges</b>	<b>4,083</b>	<b>3,998</b>	<b>- 2.1%</b>

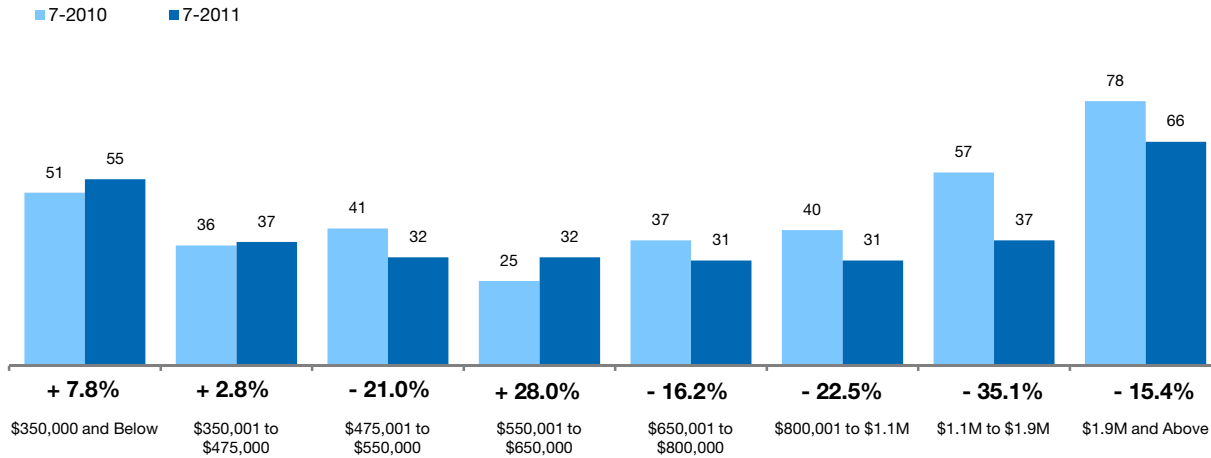
# Days on Market Until Sale Single-Family Homes Only



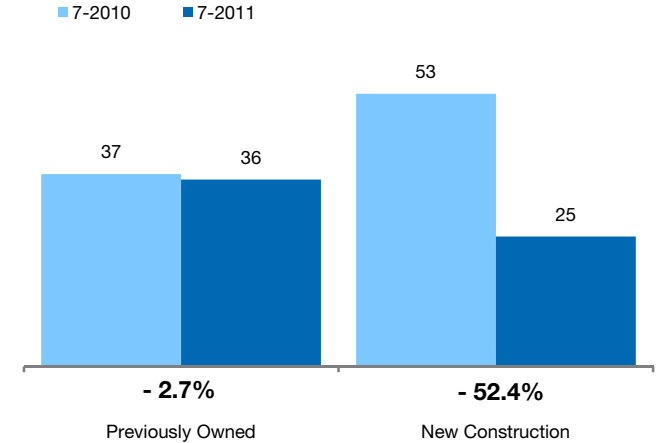
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

## By Price Range



## By Construction Status



## All Properties

By Price Range	7-2010	7-2011	Change
\$350,000 and Below	51	55	+ 7.8%
\$350,001 to \$475,000	36	37	+ 2.8%
\$475,001 to \$550,000	41	32	- 21.0%
\$550,001 to \$650,000	25	32	+ 28.0%
\$650,001 to \$800,000	37	31	- 16.2%
\$800,001 to \$1.1M	40	31	- 22.5%
\$1.1M to \$1.9M	57	37	- 35.1%
\$1.9M and Above	78	66	- 15.4%
<b>All Single-Family Homes</b>	<b>38</b>	<b>36</b>	<b>- 4.0%</b>

## Previously Owned

7-2010	7-2011	Change
51	54	+ 5.9%
36	38	+ 5.6%
42	34	- 19.0%
25	31	+ 24.0%
35	31	- 11.4%
39	31	- 20.5%
56	37	- 33.3%
78	64	- 17.4%
<b>37</b>	<b>36</b>	<b>- 2.7%</b>

## New Construction

7-2010	7-2011	Change
27	122	+ 351.9%
26	1	- 96.2%
13	1	- 92.3%
29	85	+ 193.1%
88	93	+ 5.7%
81	66	- 18.0%
166	251	+ 51.2%
166	82	- 50.6%
<b>53</b>	<b>25</b>	<b>- 52.4%</b>

# Days on Market Until Sale Condo Properties Only

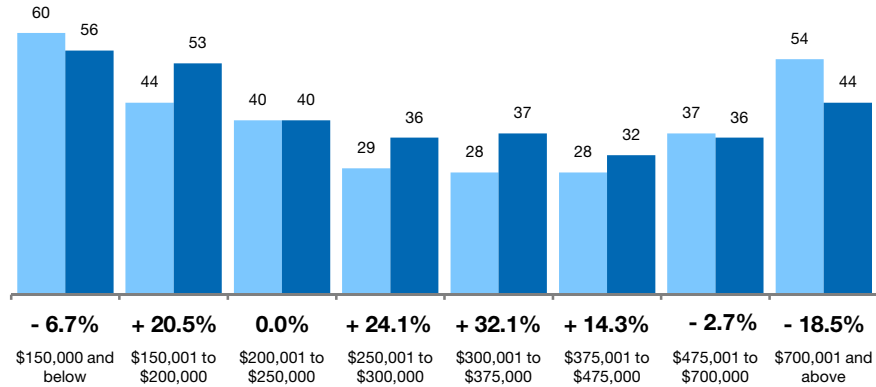


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

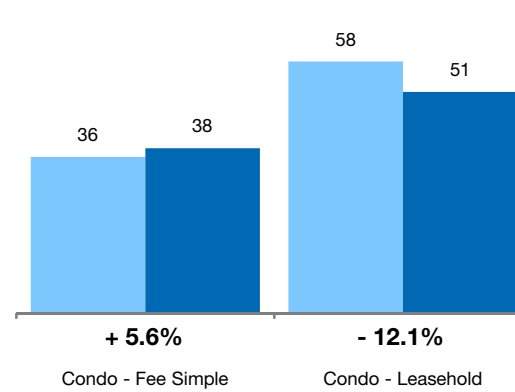
## By Price Range

7-2010 7-2011



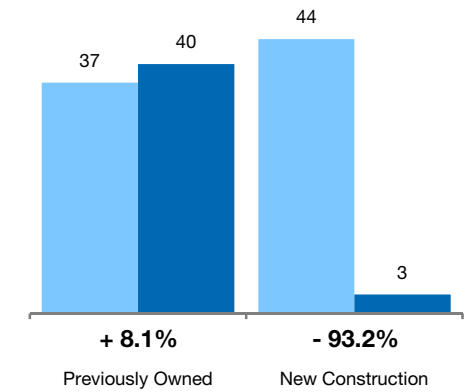
## By Condo Type

7-2010 7-2011



## By Construction Status

7-2010 7-2011



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$150,000 and below	60	56	- 6.7%
\$150,001 to \$200,000	44	53	+ 20.5%
\$200,001 to \$250,000	40	40	0.0%
\$250,001 to \$300,000	29	36	+ 24.1%
\$300,001 to \$375,000	28	37	+ 32.1%
\$375,001 to \$475,000	28	32	+ 14.3%
\$475,001 to \$700,000	37	36	- 2.7%
\$700,001 and above	54	44	- 18.5%
<b>All Condos</b>	<b>37</b>	<b>39</b>	<b>+ 5.4%</b>

## Previously Owned

	7-2010	7-2011	Change	7-2010	7-2011	Change
\$150,000 and below	60	56	- 6.7%	51	0	- 100.0%
\$150,001 to \$200,000	44	53	+ 20.5%	232	0	- 100.0%
\$200,001 to \$250,000	40	40	0.0%	0	33	0.0%
\$250,001 to \$300,000	29	36	+ 24.1%	126	0	- 100.0%
\$300,001 to \$375,000	28	37	+ 32.1%	13	0	- 100.0%
\$375,001 to \$475,000	28	32	+ 12.5%	14	78	+ 457.1%
\$475,001 to \$700,000	36	37	+ 2.8%	44	0	- 100.0%
\$700,001 and above	58	63	+ 8.6%	30	0	- 100.0%
<b>All Condos</b>	<b>37</b>	<b>40</b>	<b>+ 8.1%</b>	<b>44</b>	<b>3</b>	<b>- 93.2%</b>

## New Construction

### By Condo Type

	7-2010	7-2011	Change
Condo - Fee Simple	36	38	+ 5.6%
Condo - Leasehold	58	51	- 12.1%
<b>All Condos</b>	<b>37</b>	<b>39</b>	<b>+ 5.4%</b>

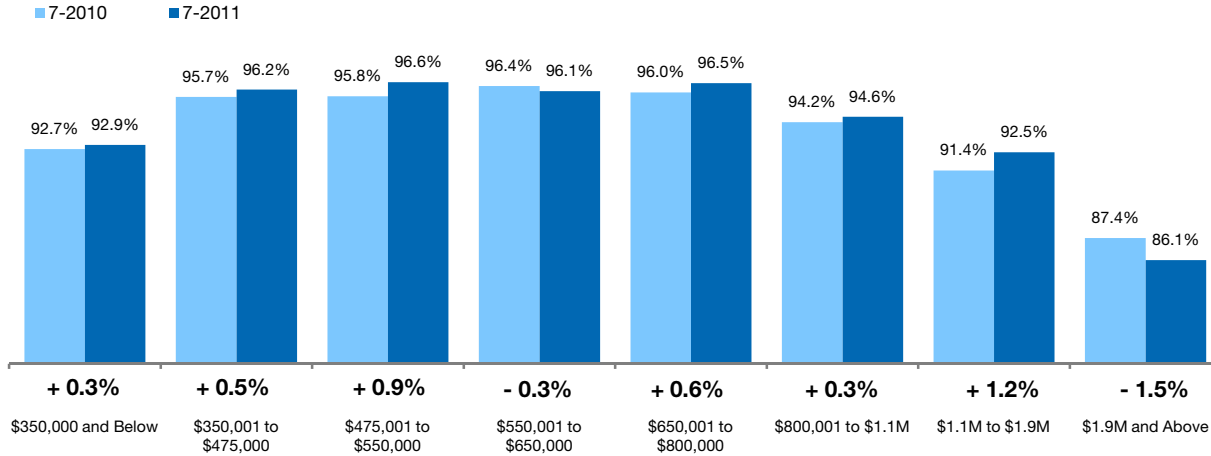
	7-2010	7-2011	Change	7-2010	7-2011	Change
Condo - Fee Simple	35	39	+ 11.4%	39	44	+ 14.3%
Condo - Leasehold	58	51	- 12.1%	0	0	0.0%
<b>All Condos</b>	<b>37</b>	<b>40</b>	<b>+ 8.1%</b>	<b>44</b>	<b>3</b>	<b>- 93.2%</b>

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

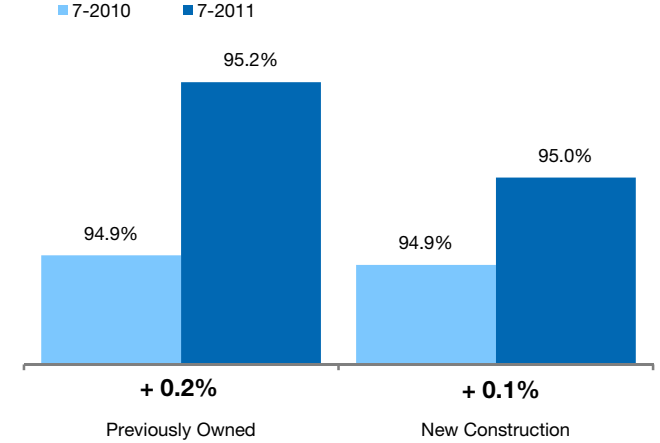


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

## By Price Range



## By Construction Status



## All Properties

By Price Range	7-2010	7-2011	Change
\$350,000 and Below	92.7%	92.9%	+ 0.3%
\$350,001 to \$475,000	95.7%	96.2%	+ 0.5%
\$475,001 to \$550,000	95.8%	96.6%	+ 0.9%
\$550,001 to \$650,000	96.4%	96.1%	- 0.3%
\$650,001 to \$800,000	96.0%	96.5%	+ 0.6%
\$800,001 to \$1.1M	94.2%	94.6%	+ 0.3%
\$1.1M to \$1.9M	91.4%	92.5%	+ 1.2%
\$1.9M and Above	87.4%	86.1%	- 1.5%
<b>All Single-Family Homes</b>	<b>94.9%</b>	<b>95.2%</b>	<b>+ 0.2%</b>

## Previously Owned

7-2010	7-2011	Change	7-2010	7-2011	Change
92.6%	93.0%	+ 0.4%	97.1%	82.6%	- 14.9%
95.7%	96.1%	+ 0.4%	98.3%	100.5%	+ 2.3%
95.7%	96.6%	+ 0.9%	101.2%	99.3%	- 1.9%
96.4%	96.0%	- 0.4%	95.6%	97.1%	+ 1.5%
96.0%	96.5%	+ 0.6%	96.6%	97.5%	+ 0.9%
94.3%	94.5%	+ 0.3%	94.1%	97.1%	+ 3.2%
91.7%	92.7%	+ 1.1%	83.4%	66.1%	- 20.8%
87.5%	86.2%	- 1.4%	86.8%	84.7%	- 2.4%
<b>94.9%</b>	<b>95.2%</b>	<b>+ 0.2%</b>	<b>94.9%</b>	<b>95.0%</b>	<b>+ 0.1%</b>

## New Construction

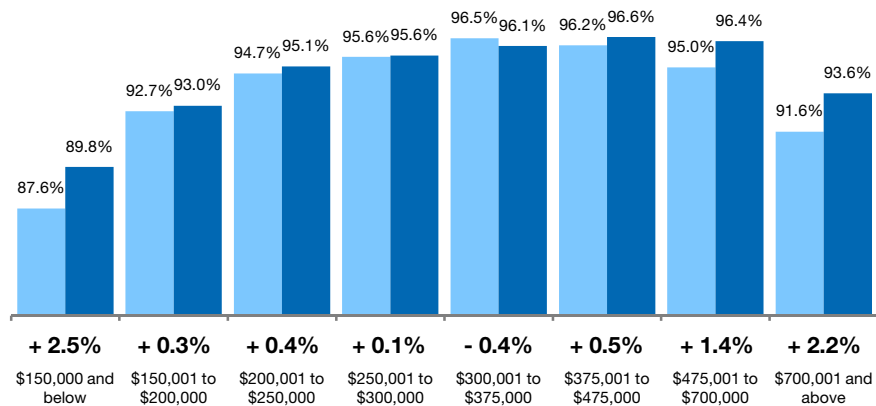
# Pct. Of Orig. Price Received Condo Properties Only



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.**

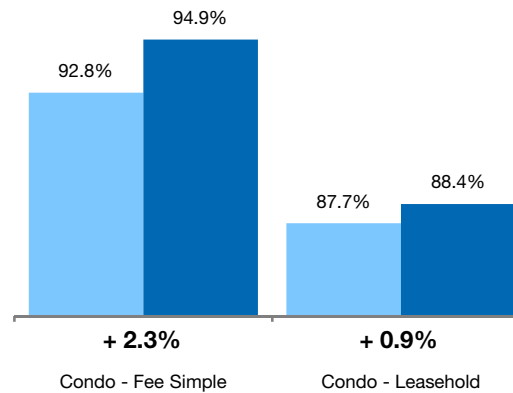
## By Price Range

7-2010 7-2011



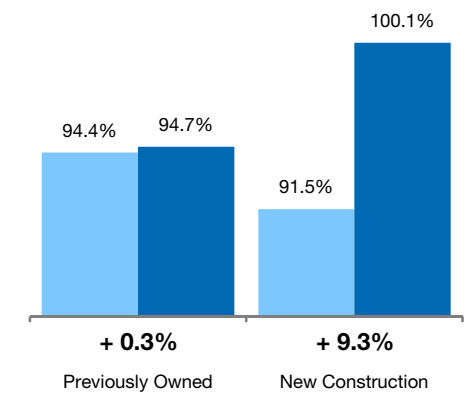
## By Condo Type

7-2010 7-2011



## By Construction Status

7-2010 7-2011



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$150,000 and below	87.6%	89.8%	+ 2.5%
\$150,001 to \$200,000	92.7%	93.0%	+ 0.3%
\$200,001 to \$250,000	94.7%	95.1%	+ 0.4%
\$250,001 to \$300,000	95.6%	95.6%	+ 0.1%
\$300,001 to \$375,000	96.5%	96.1%	- 0.4%
\$375,001 to \$475,000	96.2%	96.6%	+ 0.5%
\$475,001 to \$700,000	95.0%	96.4%	+ 1.4%
\$700,001 and above	91.6%	93.6%	+ 2.2%
<b>All Condos</b>	<b>94.4%</b>	<b>94.8%</b>	<b>+ 0.4%</b>

## Previously Owned

	7-2010	7-2011	Change	7-2010	7-2011	Change
\$150,000 and below	87.6%	89.8%	+ 2.5%	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	92.7%	93.0%	+ 0.3%	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	94.7%	95.1%	+ 0.4%	94.3%	95.5%	+ 1.3%
\$250,001 to \$300,000	95.6%	95.6%	+ 0.1%	0.0%	0.0%	0.0%
\$300,001 to \$375,000	96.5%	96.1%	- 0.4%	96.1%	0.0%	- 100.0%
\$375,001 to \$475,000	96.1%	96.5%	+ 0.3%	97.9%	101.9%	+ 4.1%
\$475,001 to \$700,000	95.3%	96.3%	+ 1.0%	88.0%	100.1%	+ 13.7%
\$700,001 and above	91.6%	93.0%	+ 1.6%	92.7%	99.1%	+ 6.9%
<b>All Condos</b>	<b>94.4%</b>	<b>94.7%</b>	<b>+ 0.3%</b>	<b>91.5%</b>	<b>100.1%</b>	<b>+ 9.3%</b>

## New Construction

### By Condo Type

	7-2010	7-2011	Change
Condo - Fee Simple	92.8%	94.9%	+ 2.3%
Condo - Leasehold	87.7%	88.4%	+ 0.9%
<b>All Condos</b>	<b>94.4%</b>	<b>94.8%</b>	<b>+ 0.4%</b>

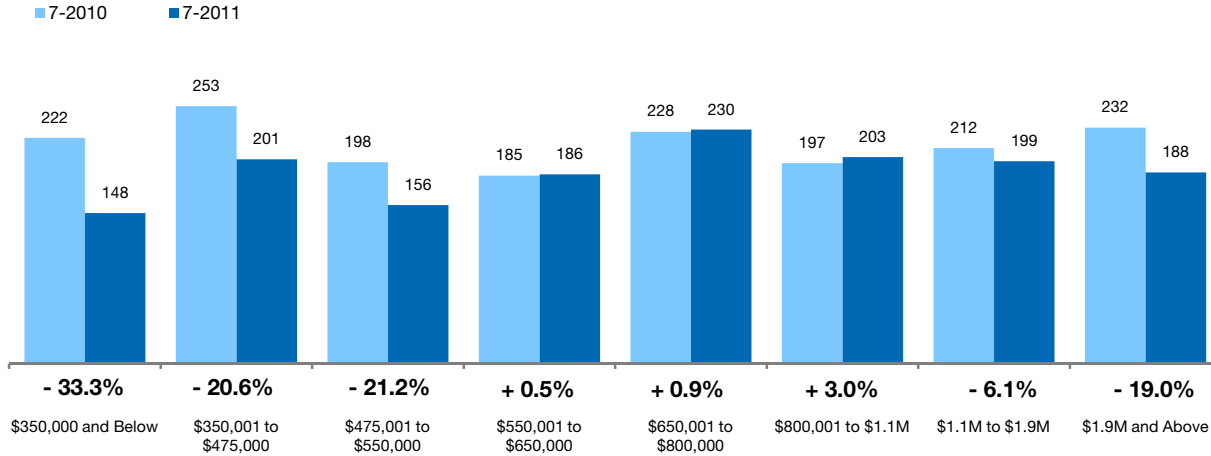
	7-2010	7-2011	Change	7-2010	7-2011	Change
Condo - Fee Simple	92.8%	94.9%	+ 2.3%	91.2%	91.5%	+ 0.3%
Condo - Leasehold	87.7%	88.4%	+ 0.9%	0.0%	0.0%	0.0%
<b>All Condos</b>	<b>94.4%</b>	<b>94.7%</b>	<b>+ 0.3%</b>	<b>91.5%</b>	<b>100.1%</b>	<b>+ 9.3%</b>

# Inventory of Homes for Sale Single-Family Homes Only

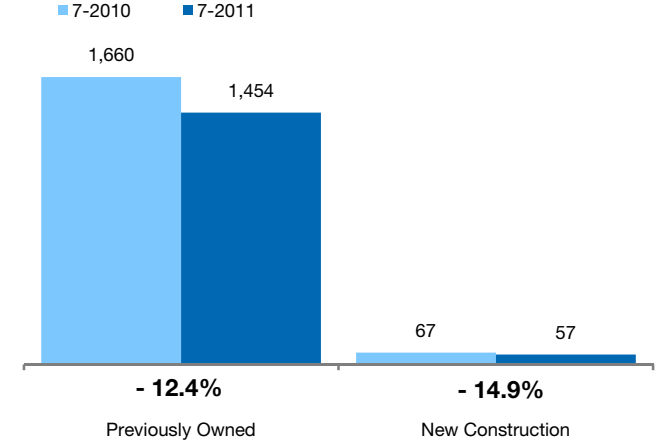


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

## By Price Range



## By Construction Status



### All Properties

By Price Range	7-2010	7-2011	Change
\$350,000 and Below	222	148	- 33.3%
\$350,001 to \$475,000	253	201	- 20.6%
\$475,001 to \$550,000	198	156	- 21.2%
\$550,001 to \$650,000	185	186	+ 0.5%
\$650,001 to \$800,000	228	230	+ 0.9%
\$800,001 to \$1.1M	197	203	+ 3.0%
\$1.1M to \$1.9M	212	199	- 6.1%
\$1.9M and Above	232	188	- 19.0%
<b>All Single-Family Homes</b>	<b>1,727</b>	<b>1,511</b>	<b>- 12.5%</b>

### Previously Owned

7-2010	7-2011	Change
218	141	- 35.3%
244	193	- 20.9%
196	156	- 20.4%
177	183	+ 3.4%
219	221	+ 0.9%
191	194	+ 1.6%
196	185	- 5.6%
219	181	- 17.4%
<b>1,660</b>	<b>1,454</b>	<b>- 12.4%</b>

### New Construction

7-2010	7-2011	Change
4	7	+ 75.0%
9	8	- 11.1%
2	2	0.0%
8	3	- 62.5%
9	9	0.0%
6	9	+ 50.0%
16	14	- 12.5%
13	7	- 46.2%
<b>67</b>	<b>57</b>	<b>- 14.9%</b>

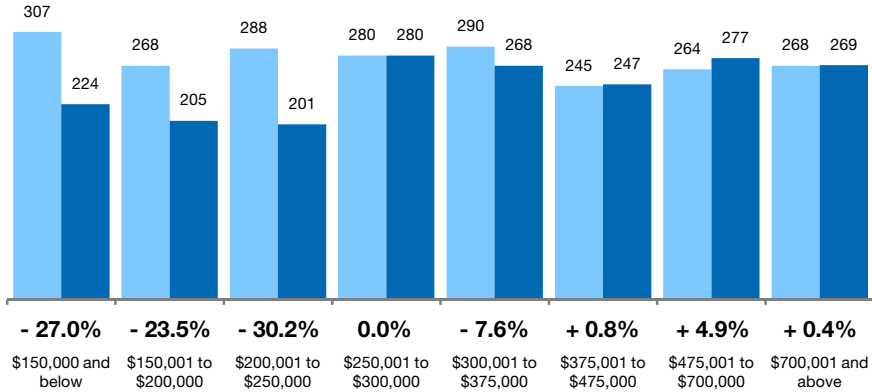
# Inventory of Homes for Sale Condo Properties Only

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



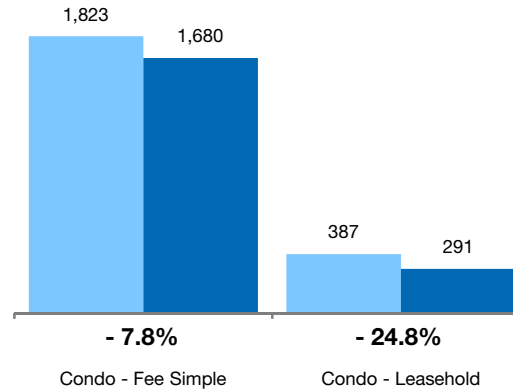
## By Price Range

■ 7-2010 ■ 7-2011



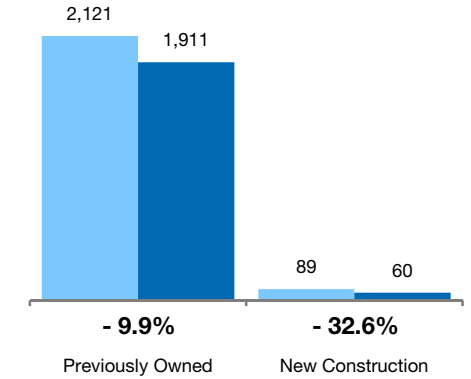
## By Condo Type

■ 7-2010 ■ 7-2011



## By Construction Status

■ 7-2010 ■ 7-2011



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$150,000 and below	307	224	- 27.0%
\$150,001 to \$200,000	268	205	- 23.5%
\$200,001 to \$250,000	288	201	- 30.2%
\$250,001 to \$300,000	280	280	0.0%
\$300,001 to \$375,000	290	268	- 7.6%
\$375,001 to \$475,000	245	247	+ 0.8%
\$475,001 to \$700,000	264	277	+ 4.9%
\$700,001 and above	268	269	+ 0.4%
<b>All Price Ranges</b>	<b>2,210</b>	<b>1,971</b>	<b>- 10.8%</b>

## Previously Owned

	7-2010	7-2011	Change
\$150,000 and below	307	223	- 27.4%
\$150,001 to \$200,000	266	205	- 22.9%
\$200,001 to \$250,000	286	199	- 30.4%
\$250,001 to \$300,000	279	263	- 5.7%
\$300,001 to \$375,000	285	253	- 11.2%
\$375,001 to \$475,000	234	244	+ 4.3%
\$475,001 to \$700,000	246	271	+ 10.2%
\$700,001 and above	218	253	+ 16.1%
<b>All Price Ranges</b>	<b>2,121</b>	<b>1,911</b>	<b>- 9.9%</b>

## New Construction

	7-2010	7-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	2	2	0.0%
\$250,001 to \$300,000	1	17	+ 1600.0%
\$300,001 to \$375,000	5	15	+ 200.0%
\$375,001 to \$475,000	11	3	- 72.7%
\$475,001 to \$700,000	18	6	- 66.7%
\$700,001 and above	50	16	- 68.0%
<b>All Price Ranges</b>	<b>89</b>	<b>60</b>	<b>- 32.6%</b>

### By Condo Type

	7-2010	7-2011	Change
Condo - Fee Simple	1,823	1,680	- 7.8%
Condo - Leasehold	387	291	- 24.8%
<b>All Condo Types</b>	<b>2,210</b>	<b>1,971</b>	<b>- 10.8%</b>

	7-2010	7-2011	Change
Condo - Fee Simple	1,735	1,623	- 6.5%
Condo - Leasehold	386	288	- 25.4%
<b>All Price Ranges</b>	<b>2,121</b>	<b>1,911</b>	<b>- 9.9%</b>

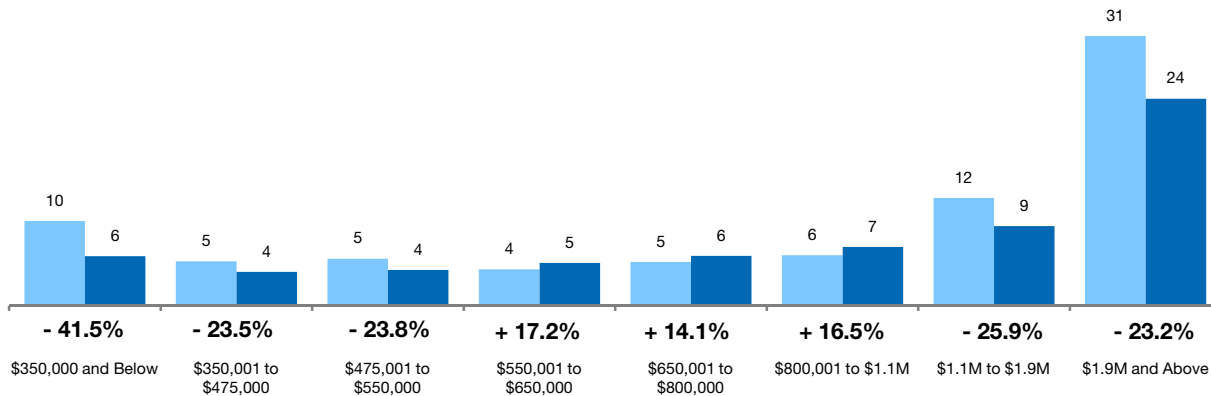
# Months Supply of Inventory Single-Family Homes Only



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.

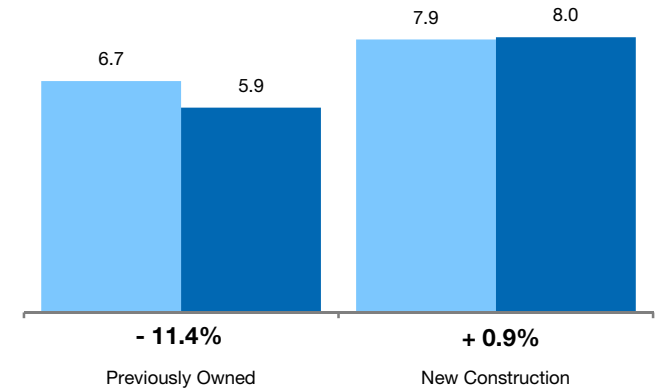
## By Price Range

■ 7-2010 ■ 7-2011



## By Construction Status

■ 7-2010 ■ 7-2011



### All Properties

By Price Range	7-2010	7-2011	Change
\$350,000 and Below	9.7	5.7	- 41.5%
\$350,001 to \$475,000	5.1	3.9	- 23.5%
\$475,001 to \$550,000	5.4	4.1	- 23.8%
\$550,001 to \$650,000	4.2	4.9	+ 17.2%
\$650,001 to \$800,000	5.0	5.7	+ 14.1%
\$800,001 to \$1.1M	5.8	6.8	+ 16.5%
\$1.1M to \$1.9M	12.3	9.1	- 25.9%
\$1.9M and Above	30.9	23.7	- 23.2%
<b>All Single-Family Homes</b>	<b>6.7</b>	<b>6.0</b>	<b>- 11.1%</b>

### Previously Owned

7-2010	7-2011	Change
9.7	5.5	- 43.5%
5.1	4.0	- 22.7%
5.5	4.2	- 22.7%
4.1	5.0	+ 20.3%
5.1	5.7	+ 11.7%
5.8	6.6	+ 13.4%
11.8	8.6	- 27.2%
30.9	23.9	- 22.8%
<b>6.7</b>	<b>5.9</b>	<b>- 11.4%</b>

### New Construction

7-2010	7-2011	Change
4.0	7.0	+ 75.0%
3.0	2.8	- 5.4%
1.3	1.3	- 4.5%
4.8	1.8	- 63.5%
4.2	5.5	+ 33.3%
4.0	6.0	+ 50.0%
13.7	14.0	+ 2.1%
10.4	7.0	- 32.7%
<b>7.9</b>	<b>8.0</b>	<b>+ 0.9%</b>

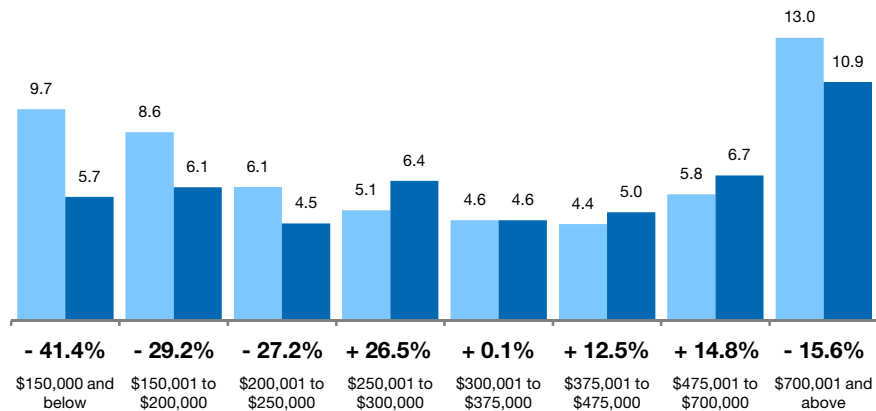
# Months Supply of Inventory Condo Properties Only



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.

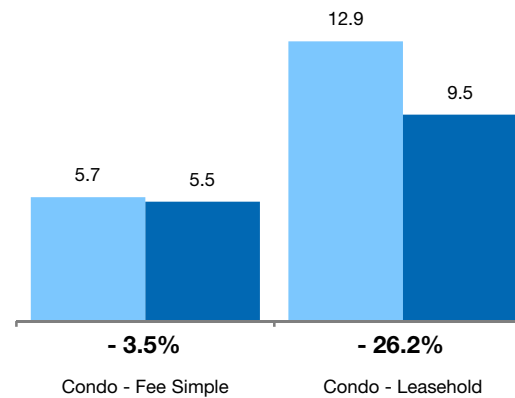
## By Price Range

■ 7-2010 ■ 7-2011



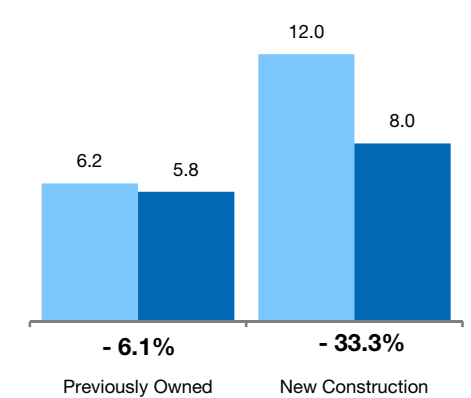
## By Condo Type

■ 7-2010 ■ 7-2011



## By Construction Status

■ 7-2010 ■ 7-2011



## All Properties

### By Price Range

	7-2010	7-2011	Change
\$150,000 and below	9.7	5.7	-41.4%
\$150,001 to \$200,000	8.6	6.1	-29.2%
\$200,001 to \$250,000	6.1	4.5	-27.2%
\$250,001 to \$300,000	5.1	6.4	+26.5%
\$300,001 to \$375,000	4.6	4.6	+0.1%
\$375,001 to \$475,000	4.4	5.0	+12.5%
\$475,001 to \$700,000	5.8	6.7	+14.8%
\$700,001 and above	13.0	10.9	-15.6%
<b>All Price Ranges</b>	<b>6.3</b>	<b>5.9</b>	<b>-7.1%</b>

## Previously Owned

	7-2010	7-2011	Change	7-2010	7-2011	Change
\$150,000 and below	9.7	5.7	-41.8%	0.0	0.0	0.0%
\$150,001 to \$200,000	8.6	6.1	-28.7%	2.0	0.0	-100.0%
\$200,001 to \$250,000	6.1	4.4	-27.2%	0.0	2.0	0.0%
\$250,001 to \$300,000	5.1	6.0	+19.5%	1.0	8.5	+750.0%
\$300,001 to \$375,000	4.5	4.4	-2.7%	5.0	5.0	0.0%
\$375,001 to \$475,000	4.3	5.1	+19.4%	8.6	1.2	-86.3%
\$475,001 to \$700,000	5.7	6.7	+17.4%	5.8	3.2	-44.2%
\$700,001 and above	13.1	11.9	-9.0%	12.5	4.8	-61.6%
<b>All Price Ranges</b>	<b>6.2</b>	<b>5.8</b>	<b>-6.1%</b>	<b>12.0</b>	<b>8.0</b>	<b>-33.3%</b>

## New Construction

### By Condo Type

	7-2010	7-2011	Change
Condo - Fee Simple	5.7	5.5	-3.5%
Condo - Leasehold	12.9	9.5	-26.2%
<b>All Condo Types</b>	<b>6.3</b>	<b>5.9</b>	<b>-7.1%</b>

	7-2010	7-2011	Change	7-2010	7-2011	Change
Condo - Fee Simple	5.6	5.5	-1.9%	11.9	7.6	-35.9%
Condo - Leasehold	12.9	9.4	-26.8%	0.0	0.0	0.0%
<b>All Condo Types</b>	<b>6.2</b>	<b>5.8</b>	<b>-6.1%</b>	<b>12.0</b>	<b>8.0</b>	<b>-33.3%</b>