

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



June 2011

Quick Facts

- 18.3%

- 15.9%

- 19.9%

Change in
Closed Sales
All Properties

Change in
Closed Sales
Single-Family Only

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	6-2010	6-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		466	468	+ 0.4%	2,852	2,651	- 7.0%
Pending Sales		248	341	+ 37.5%	1,584	1,573	- 0.7%
Closed Sales		295	248	- 15.9%	1,478	1,375	- 7.0%
Days on Market Until Sale		32	31	- 4.7%	31	37	+ 19.4%
Median Sales Price		\$582,500	\$562,500	- 3.4%	\$585,000	\$570,000	- 2.6%
Average Sales Price		\$680,717	\$643,243	- 5.5%	\$681,934	\$695,845	+ 2.0%
Percent of Original List Price Received		95.5%	95.5%	- 0.1%	95.7%	95.2%	- 0.5%
Housing Affordability Index		65	72	+ 10.5%	65	71	+ 9.6%
Inventory of Homes for Sale		1,708	1,533	- 10.2%	--	--	--
Months Supply of Homes for Sale		6.7	6.1	- 7.7%	--	--	--

Condo Market Overview

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



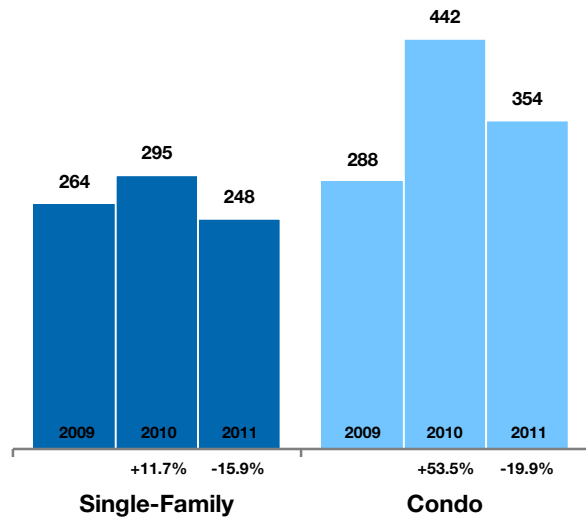
Key Metrics	Historical Sparklines	6-2010	6-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		636	587	- 7.7%	3,699	3,528	- 4.6%
Pending Sales		305	380	+ 24.6%	2,106	2,199	+ 4.4%
Closed Sales		442	354	- 19.9%	2,062	2,009	- 2.6%
Days on Market Until Sale		28	40	+ 41.1%	30	41	+ 36.7%
Median Sales Price		\$300,000	\$301,000	+ 0.3%	\$305,000	\$304,500	- 0.2%
Average Sales Price		\$335,192	\$371,259	+ 10.8%	\$348,894	\$359,996	+ 3.2%
Percent of Original List Price Received		95.6%	95.1%	- 0.5%	95.1%	94.8%	- 0.3%
Housing Affordability Index		119	127	+ 6.4%	118	126	+ 6.8%
Inventory of Homes for Sale		2,127	1,953	- 8.2%	--	--	--
Months Supply of Homes for Sale		6.0	5.8	- 3.3%	--	--	--

Closed Sales

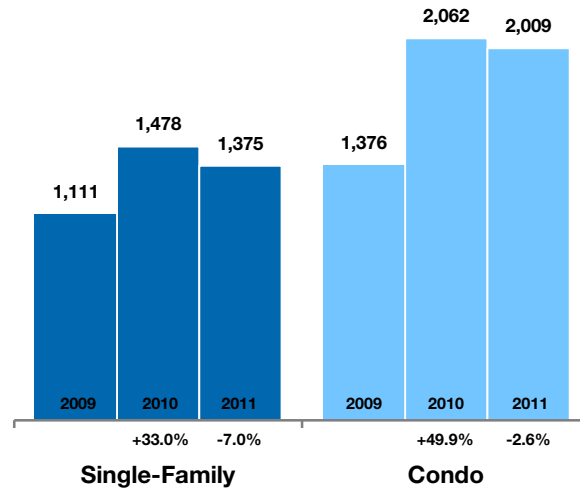
A count of the actual sales that have closed in a given month.



June

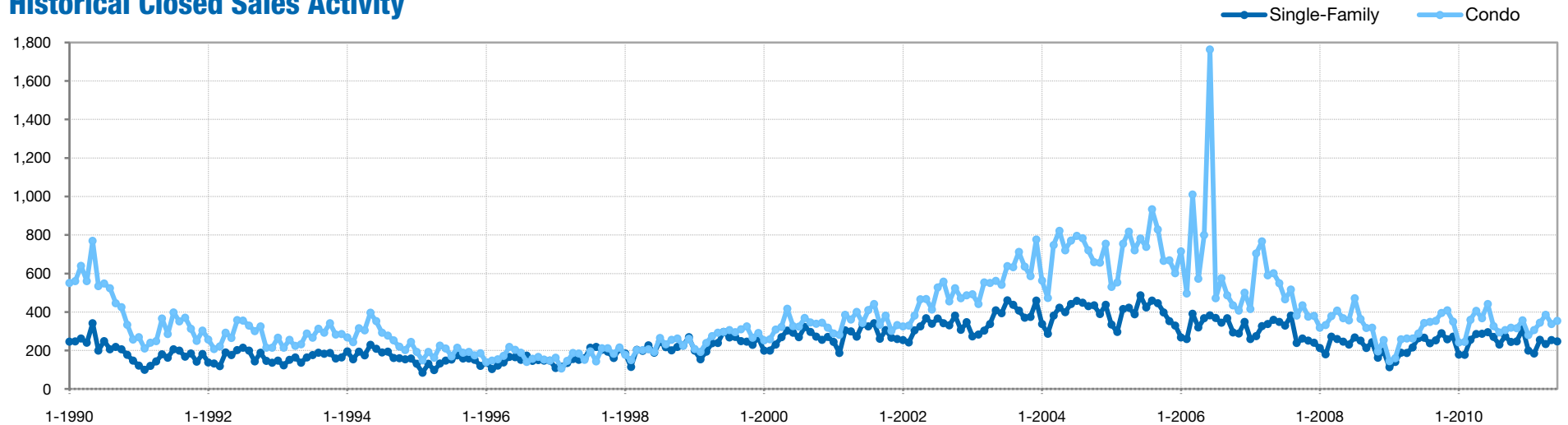


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	270	+ 1.5%	327	- 4.7%
8-2010	231	- 2.9%	294	- 15.5%
9-2010	273	+ 7.9%	306	- 13.6%
10-2010	245	- 15.5%	319	- 19.2%
11-2010	247	- 4.3%	316	- 22.5%
12-2010	312	+ 14.7%	357	+ 2.0%
1-2011	200	+ 11.7%	280	+ 15.7%
2-2011	185	+ 4.5%	306	+ 25.4%
3-2011	255	0.0%	345	- 4.2%
4-2011	233	- 18.2%	386	- 4.9%
5-2011	254	- 11.5%	338	- 8.2%
6-2011	248	- 15.9%	354	- 19.9%
Total	2,953	- 3.3%	3,928	- 7.8%

Historical Closed Sales Activity

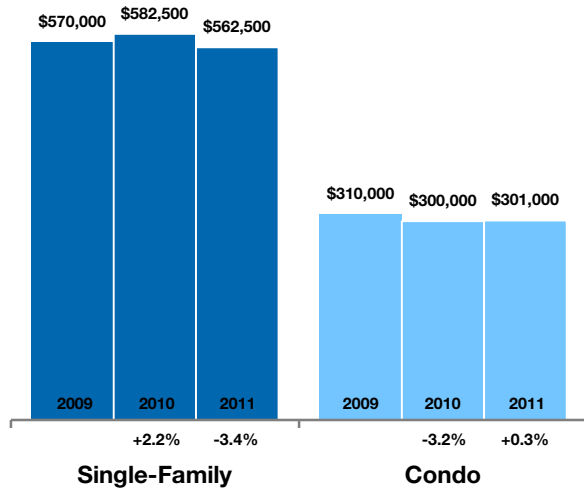


Median Sales Price

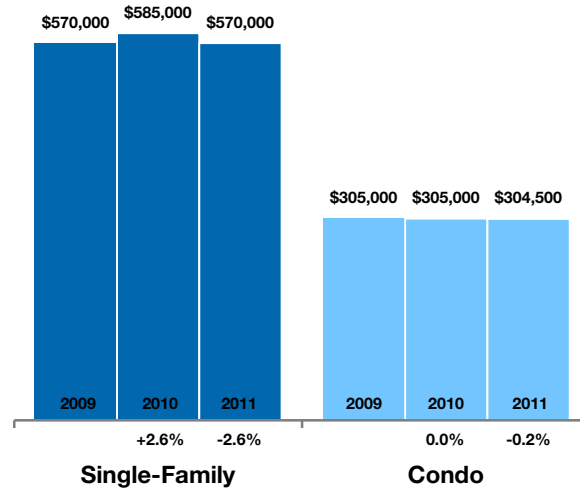
Median price point for all closed sales, not accounting for seller concessions, in a given month.



June

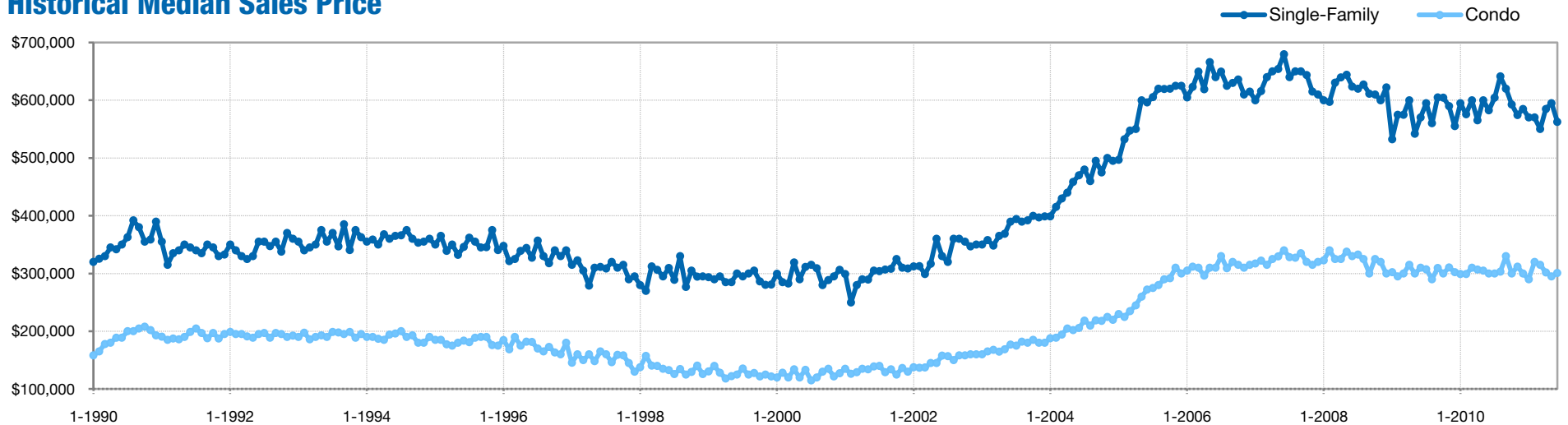


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	\$604,500	+ 1.6%	\$300,000	- 2.4%
8-2010	\$641,277	+ 14.5%	\$303,000	+ 4.5%
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%	\$295,000	- 3.3%
6-2011	\$562,500	- 3.4%	\$301,000	+ 0.3%
Average	\$585,500	+ 0.1%	\$306,500	+ 0.5%

Historical Median Sales Price

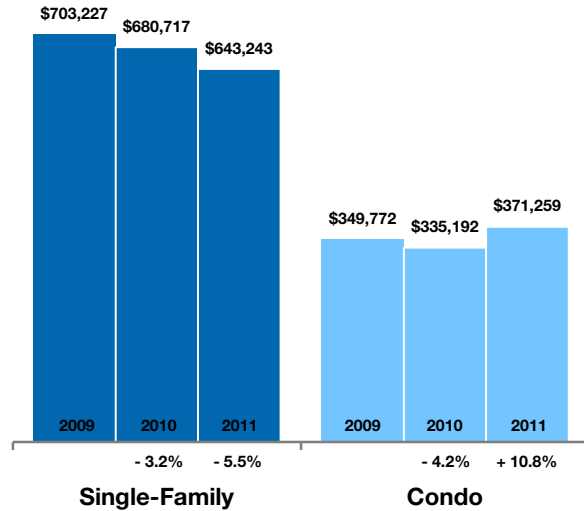


Average Sales Price

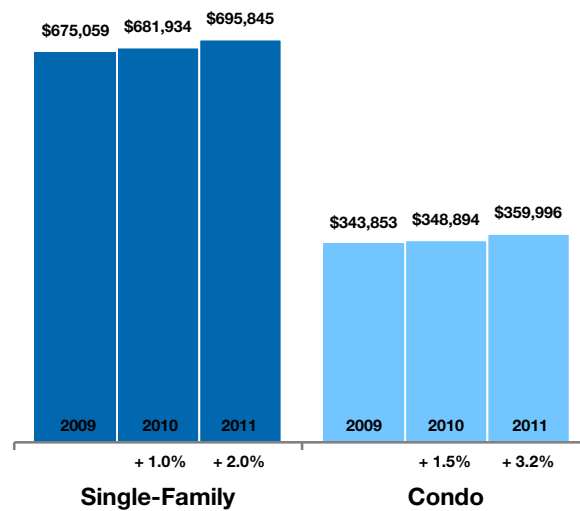
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

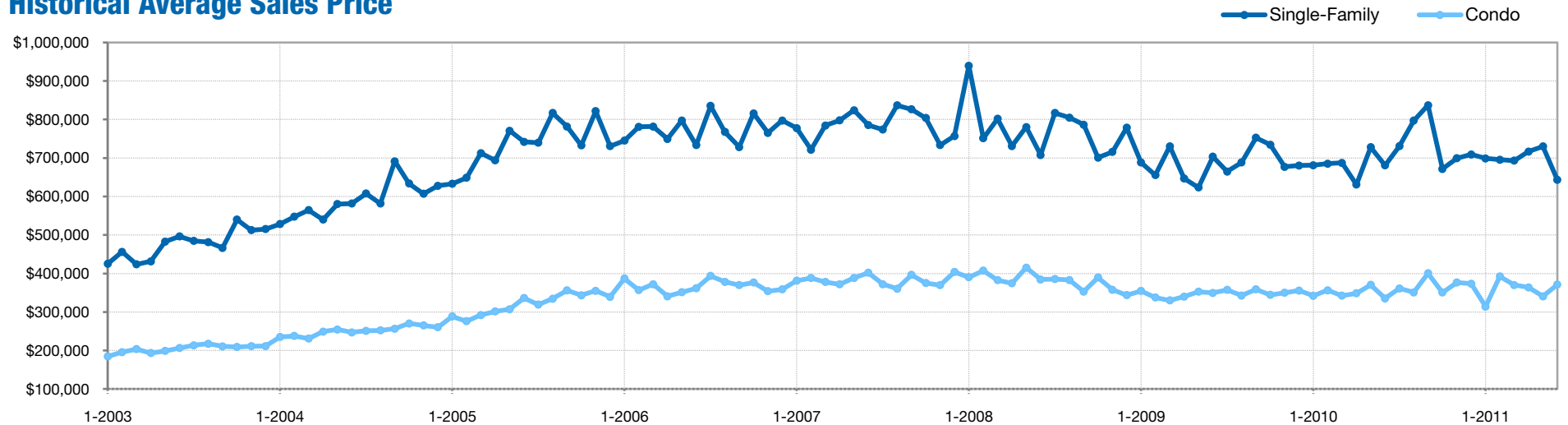


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	\$730,763	+ 9.9%	\$361,342	+ 1.0%
8-2010	\$797,035	+ 15.8%	\$351,145	+ 2.4%
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	\$729,829	+ 0.3%	\$340,718	- 8.0%
6-2011	\$643,243	- 5.5%	\$371,259	+ 10.8%
Average	\$719,747	+ 4.1%	\$364,391	+ 4.0%

Historical Average Sales Price

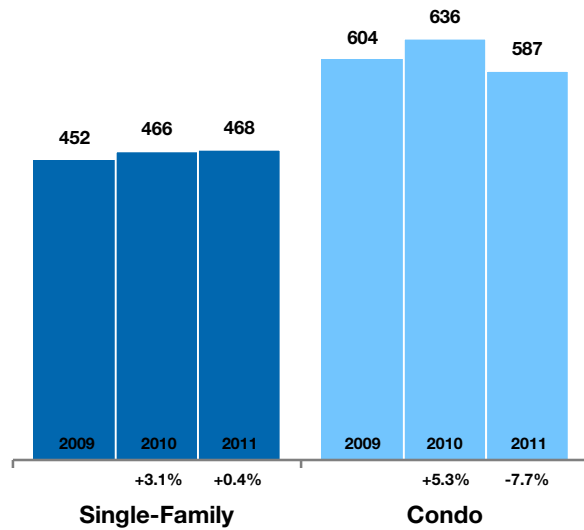


New Listings

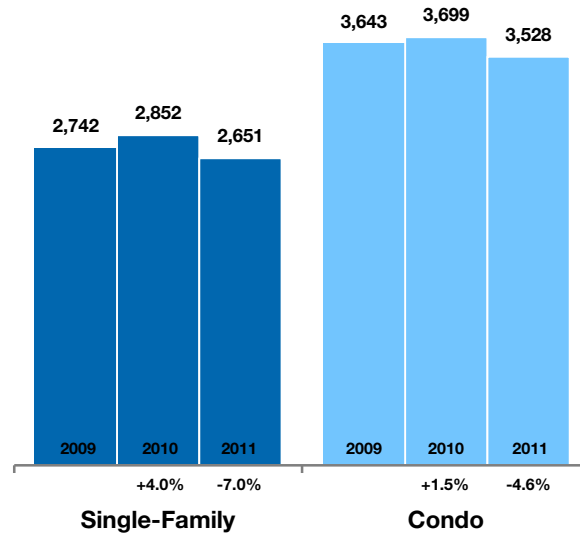
A count of the properties that have been newly listed on the market in a given month.



June

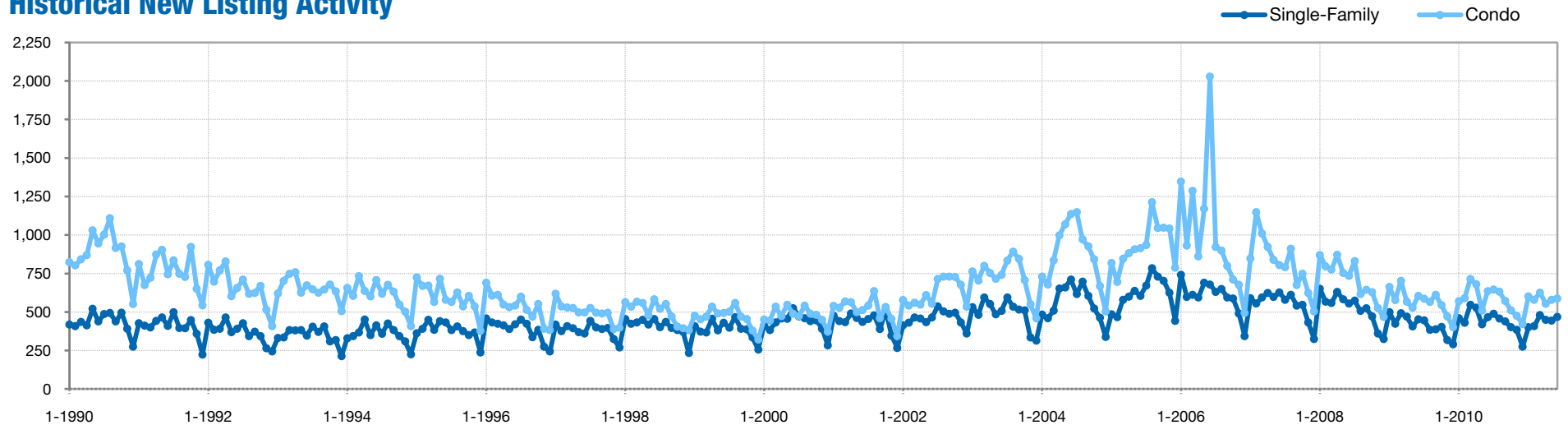


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	488	+ 9.4%	646	+ 10.2%
8-2010	458	+ 19.0%	632	+ 11.9%
9-2010	439	+ 13.1%	573	- 6.4%
10-2010	402	- 0.5%	511	- 6.2%
11-2010	385	+ 21.5%	475	+ 0.6%
12-2010	275	- 5.5%	422	+ 5.0%
1-2011	401	- 12.8%	602	+ 5.6%
2-2011	408	- 5.3%	580	- 1.5%
3-2011	480	- 12.2%	626	- 12.4%
4-2011	449	- 15.0%	553	- 18.7%
5-2011	445	+ 6.0%	580	+ 13.9%
6-2011	468	+ 0.4%	587	- 7.7%
Average	5,098	+ 0.3%	6,787	- 1.4%

Historical New Listing Activity

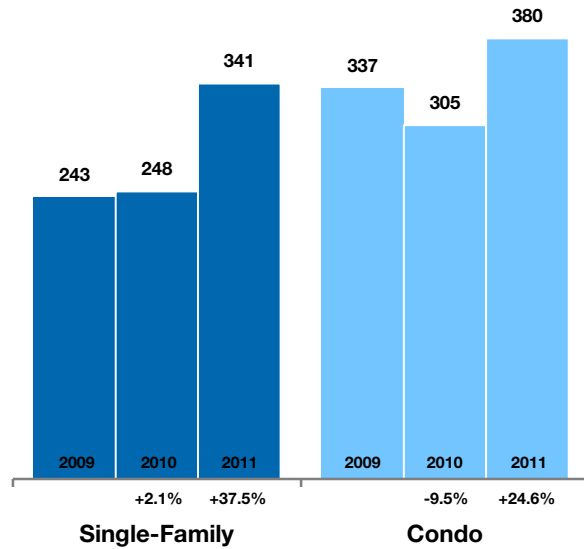


Pending Sales

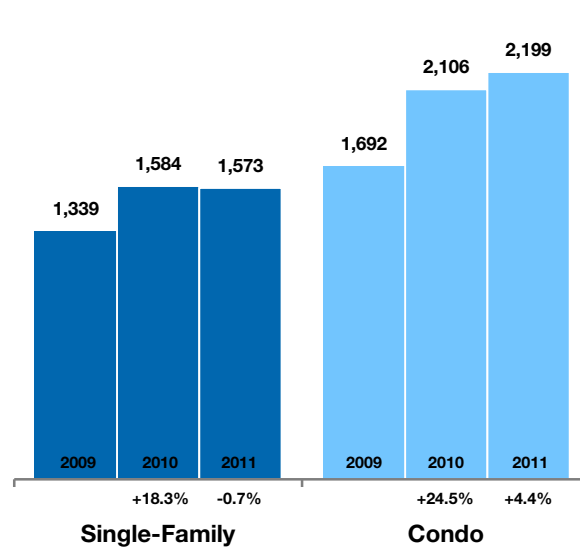
A count of the properties on which contracts have been accepted in a given month.



June

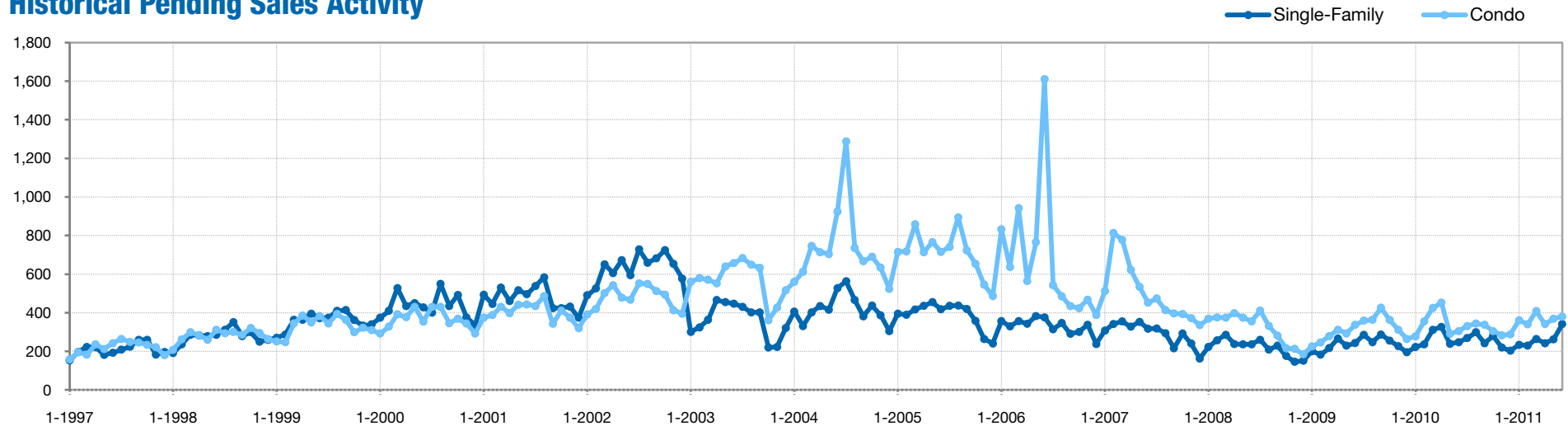


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	269	- 5.9%	331	- 7.8%
8-2010	299	+ 20.6%	344	- 5.2%
9-2010	242	- 15.7%	337	- 20.9%
10-2010	280	+ 9.4%	305	- 16.0%
11-2010	220	- 3.1%	283	- 9.3%
12-2010	203	+ 4.1%	288	+ 9.1%
1-2011	234	+ 4.9%	361	+ 29.9%
2-2011	230	- 2.5%	340	- 4.2%
3-2011	264	- 15.1%	408	- 4.0%
4-2011	242	- 26.0%	341	- 24.6%
5-2011	262	+ 9.6%	369	+ 26.8%
6-2011	341	+ 37.5%	380	+ 24.6%
Average	3,086	+ 0.1%	4,087	- 2.5%

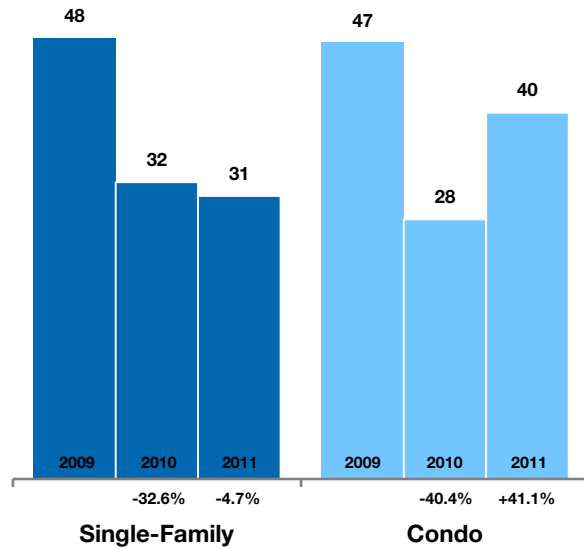
Historical Pending Sales Activity



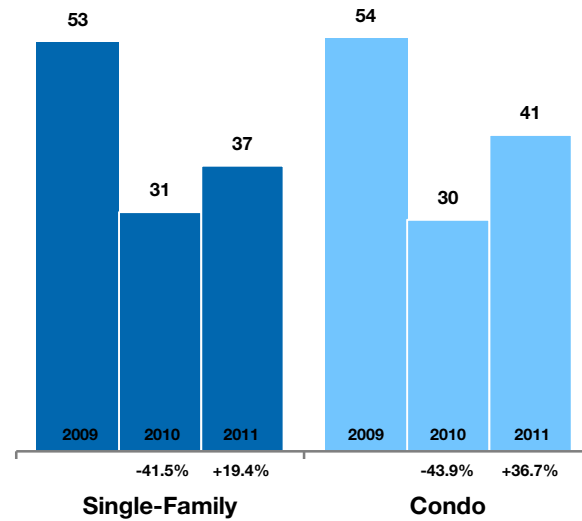
Days on Market Until Sale

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

June

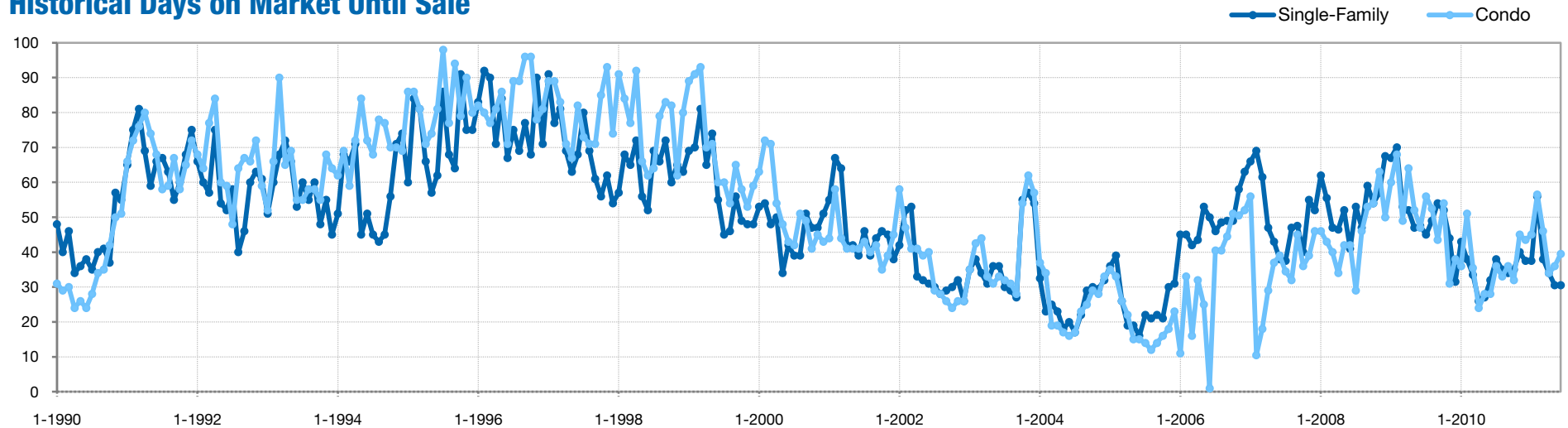


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	38	- 15.6%	36	- 35.7%
8-2010	35	- 28.6%	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%	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	+ 13.0%	36	+ 28.6%
6-2011	31	- 4.7%	40	+ 41.1%
Average	36	- 5.3%	39	+ 2.6%

Historical Days on Market Until Sale

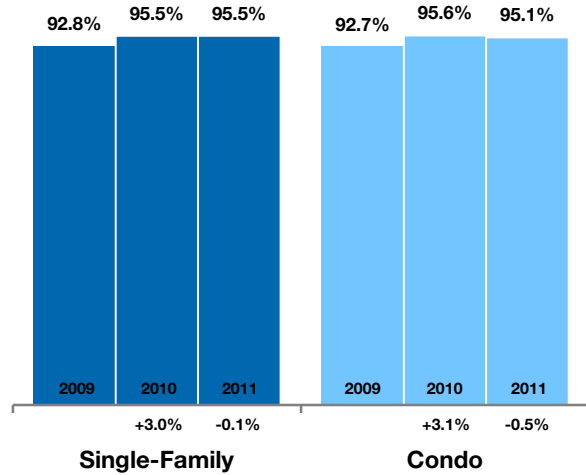


Percent of Original List Price Received

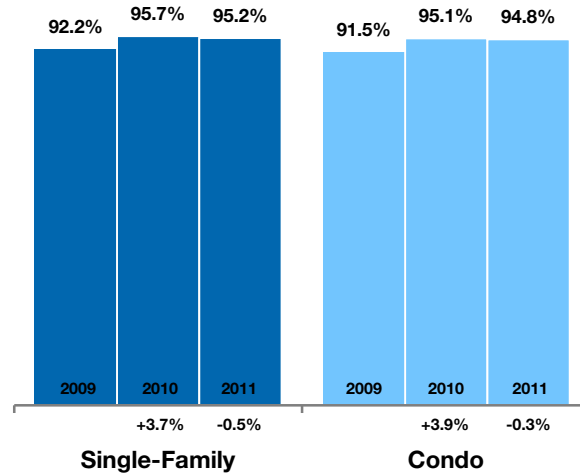


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June

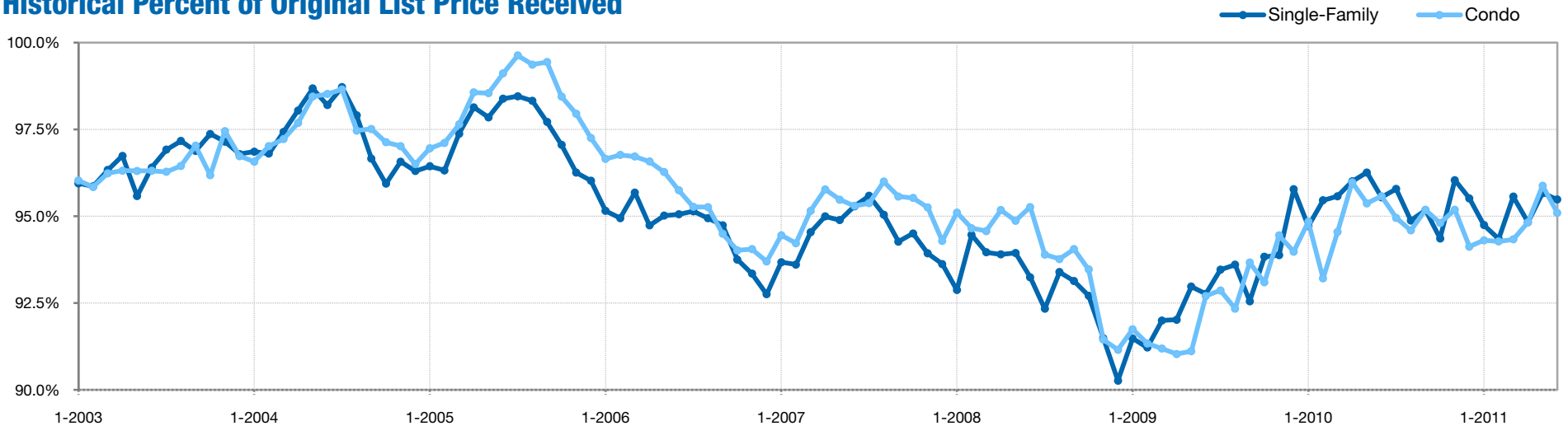


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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%	94.1%	+ 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	95.7%	- 0.6%	95.9%	+ 0.5%
6-2011	95.5%	- 0.1%	95.1%	- 0.5%
Average	95.2%	+ 0.5%	94.8%	+ 0.6%

Historical Percent of Original List Price Received



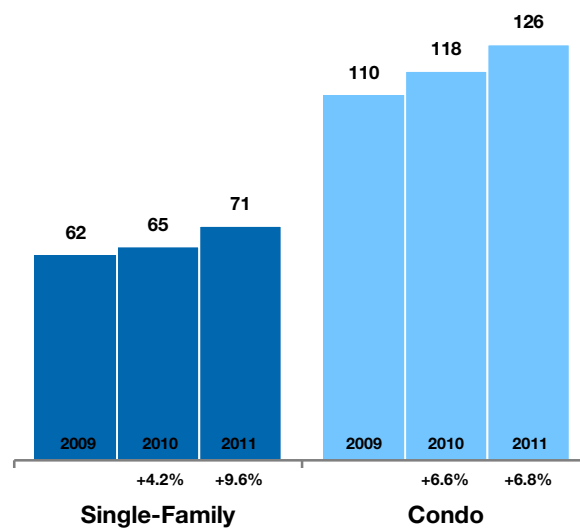
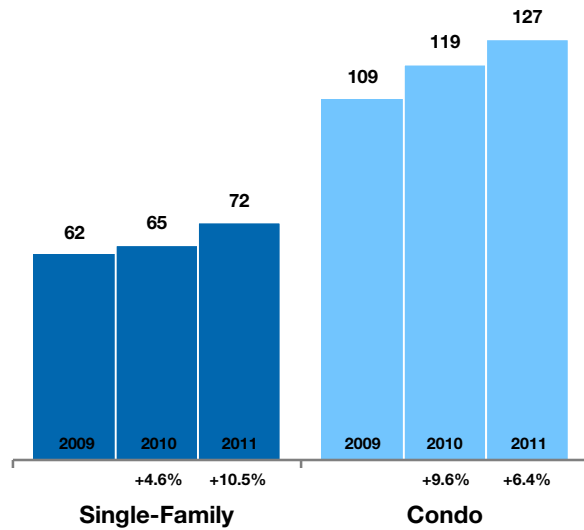
Housing Affordability Index



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.**

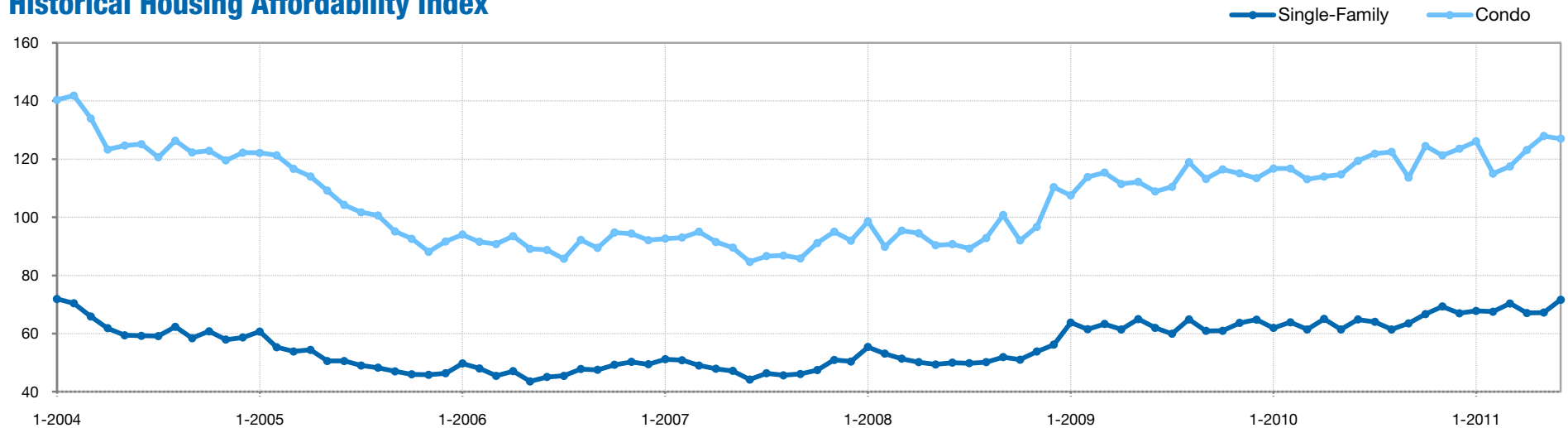
June

Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	66	+ 6.8%	120	+ 10.3%
8-2010	66	- 5.4%	122	+ 3.0%
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%	124	+ 11.5%
6-2011	71	+ 10.5%	126	+ 6.4%
Average	68		122	

Historical Housing Affordability Index

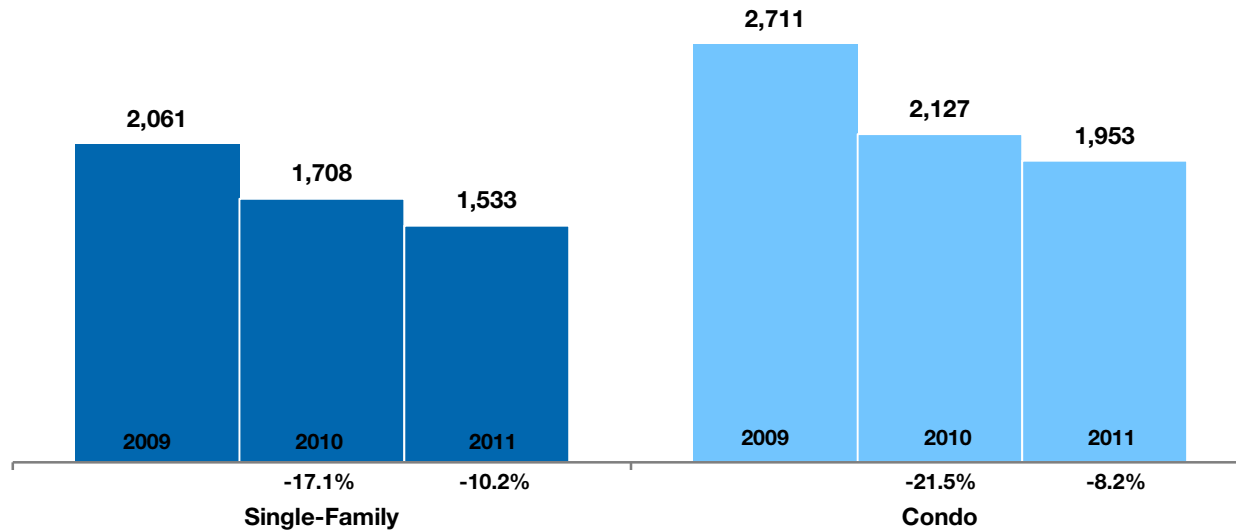


Inventory of Homes for Sale

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

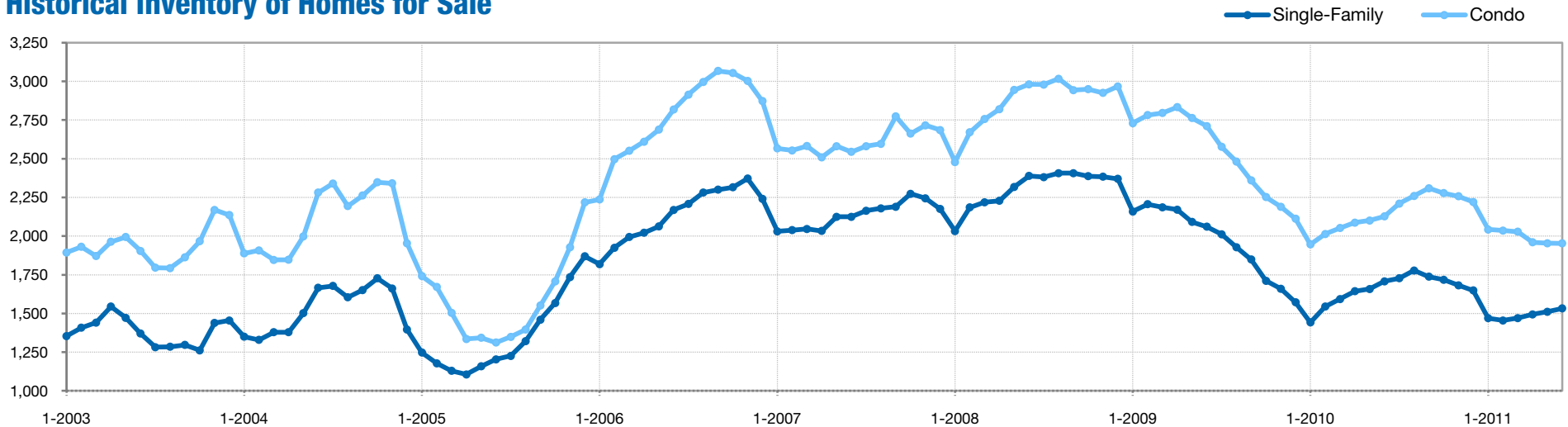


June



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	1,727	-14.2%	2,210	-14.2%
8-2010	1,778	-7.8%	2,260	-8.9%
9-2010	1,738	-6.0%	2,309	-2.2%
10-2010	1,718	+0.4%	2,278	+1.2%
11-2010	1,682	+1.3%	2,257	+3.1%
12-2010	1,649	+4.9%	2,220	+5.1%
1-2011	1,469	+1.9%	2,043	+5.0%
2-2011	1,455	-5.8%	2,036	+1.1%
3-2011	1,470	-7.7%	2,028	-1.2%
4-2011	1,494	-9.1%	1,960	-6.1%
5-2011	1,511	-8.9%	1,954	-7.0%
6-2011	1,533	-10.2%	1,953	-8.2%
Average	1,602	-5.4%	2,126	-3.0%

Historical Inventory of Homes for Sale

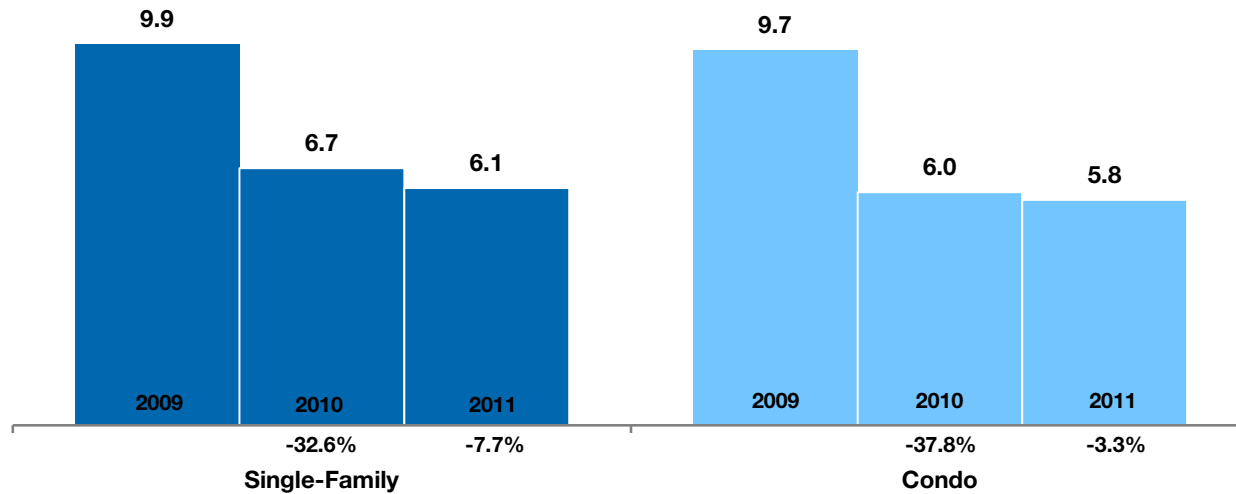


Months Supply of Inventory

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.



June



	Single-Family	YoY Chg.	Condo	YoY Chg.
7-2010	6.7	-30.1%	6.3	-31.9%
8-2010	7.0	-23.7%	6.5	-28.3%
9-2010	6.7	-22.3%	6.7	-21.9%
10-2010	6.7	-13.9%	6.7	-13.9%
11-2010	6.5	-11.2%	6.8	-7.2%
12-2010	6.4	-5.1%	6.7	-2.0%
1-2011	5.7	-6.6%	6.1	-0.7%
2-2011	5.6	-13.3%	6.0	-5.0%
3-2011	5.7	-13.3%	6.0	-4.1%
4-2011	5.9	-10.6%	5.8	-5.1%
5-2011	6.1	-5.9%	6.0	-0.1%
6-2011	6.1	-7.7%	5.8	-3.3%
Average	6.3	-14.7%	6.3	-12.0%

Historical Months Supply of Inventory

