

Housing Supply Overview



April 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

5.7	5.7	5.6	15.3
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

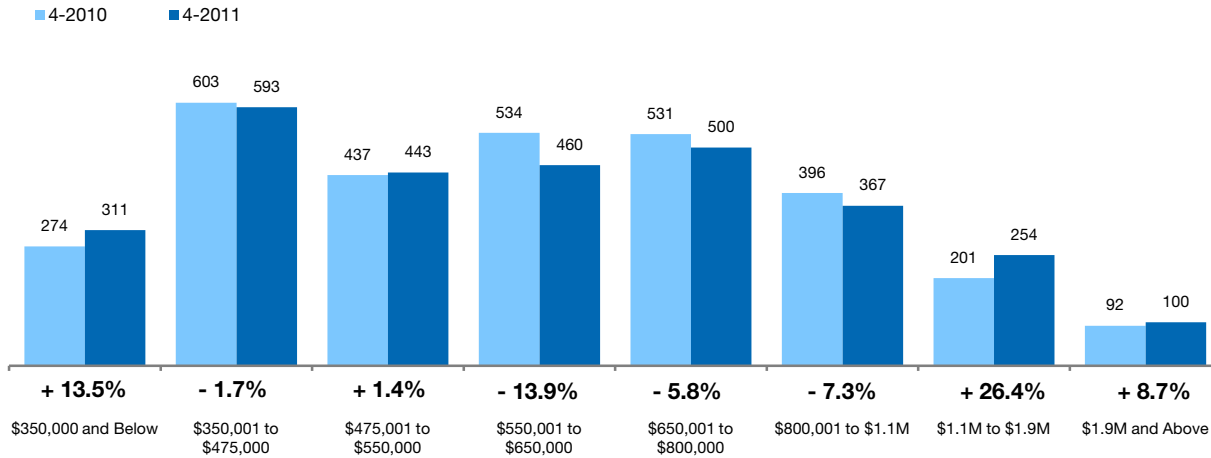
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

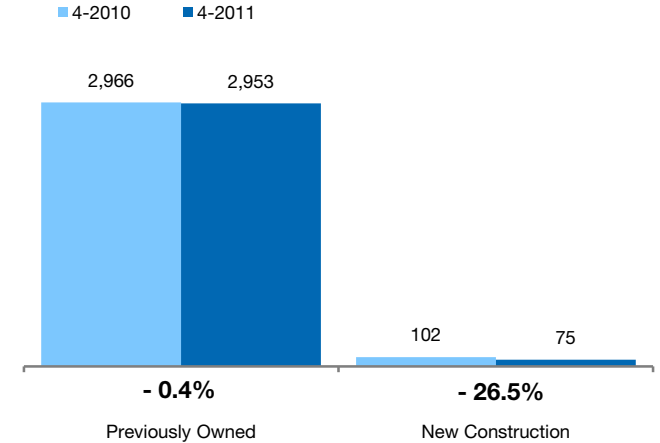
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	274	311	+ 13.5%
\$350,001 to \$475,000	603	593	- 1.7%
\$475,001 to \$550,000	437	443	+ 1.4%
\$550,001 to \$650,000	534	460	- 13.9%
\$650,001 to \$800,000	531	500	- 5.8%
\$800,001 to \$1.1M	396	367	- 7.3%
\$1.1M to \$1.9M	201	254	+ 26.4%
\$1.9M and Above	92	100	+ 8.7%
All Single-Family Homes	3,068	3,028	- 1.3%

Previously Owned

4-2010	4-2011	Change	4-2010	4-2011	Change
270	310	+ 14.8%	4	1	- 75.0%
587	567	- 3.4%	16	26	+ 62.5%
430	433	+ 0.7%	7	10	+ 42.9%
520	451	- 13.3%	14	9	- 35.7%
504	485	- 3.8%	27	15	- 44.4%
378	362	- 4.2%	18	5	- 72.2%
192	250	+ 30.2%	9	4	- 55.6%
85	95	+ 11.8%	7	5	- 28.6%
2,966	2,953	- 0.4%	102	75	- 26.5%

New Construction

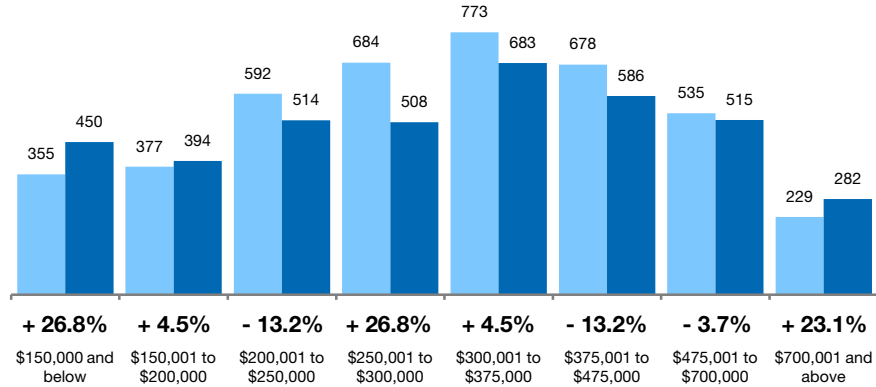
Pending Sales Condo Properties Only

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



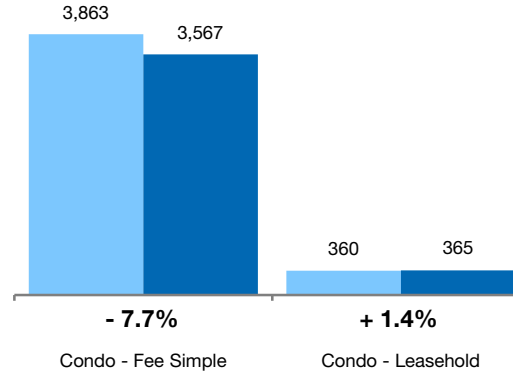
By Price Range

■ 4-2010 ■ 4-2011



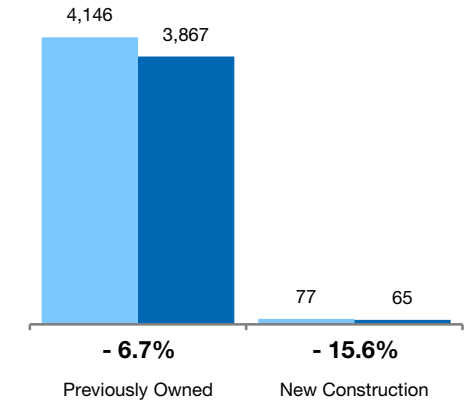
By Condo Type

■ 4-2010 ■ 4-2011



By Construction Status

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$150,000 and below	355	450	+ 26.8%
\$150,001 to \$200,000	377	394	+ 4.5%
\$200,001 to \$250,000	592	514	- 13.2%
\$250,001 to \$300,000	684	508	- 25.7%
\$300,001 to \$375,000	773	683	- 11.6%
\$375,001 to \$475,000	678	586	- 13.6%
\$475,001 to \$700,000	535	515	- 3.7%
\$700,001 and above	229	282	+ 23.1%
All Price Ranges	4,223	3,932	- 6.9%

Previously Owned

	4-2010	4-2011	Change
\$150,000 and below	354	450	+ 27.1%
\$150,001 to \$200,000	374	393	+ 5.1%
\$200,001 to \$250,000	589	512	- 13.1%
\$250,001 to \$300,000	682	506	- 25.8%
\$300,001 to \$375,000	772	681	- 11.8%
\$375,001 to \$475,000	670	567	- 15.4%
\$475,001 to \$700,000	508	505	- 0.6%
\$700,001 and above	197	253	+ 28.4%
All Price Ranges	4,146	3,867	- 6.7%

New Construction

	4-2010	4-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	3	1	- 66.7%
\$200,001 to \$250,000	3	2	- 33.3%
\$250,001 to \$300,000	2	2	0.0%
\$300,001 to \$375,000	1	2	+ 100.0%
\$375,001 to \$475,000	8	19	+ 137.5%
\$475,001 to \$700,000	27	10	- 63.0%
\$700,001 and above	32	29	- 9.4%
All Price Ranges	77	65	- 15.6%

By Condo Type

	4-2010	4-2011	Change
Condo - Fee Simple	3,863	3,567	- 7.7%
Condo - Leasehold	360	365	+ 1.4%
All Condo Types	4,223	3,932	- 6.9%

	4-2010	4-2011	Change
Condo - Fee Simple	3,786	3,502	- 7.5%
Condo - Leasehold	360	365	+ 1.4%
All Price Ranges	4,146	3,867	- 6.7%

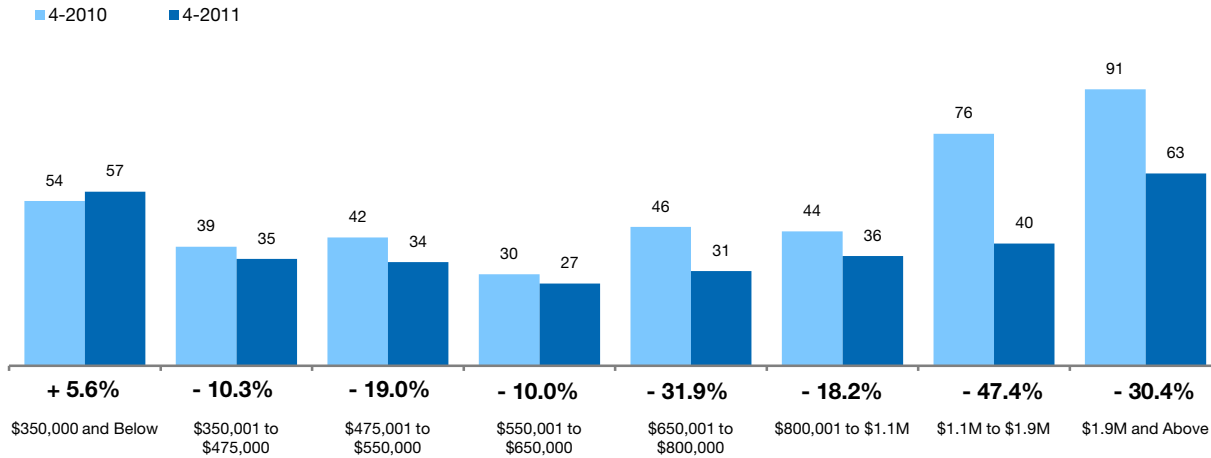
Days on Market Until Sale Single-Family Homes Only



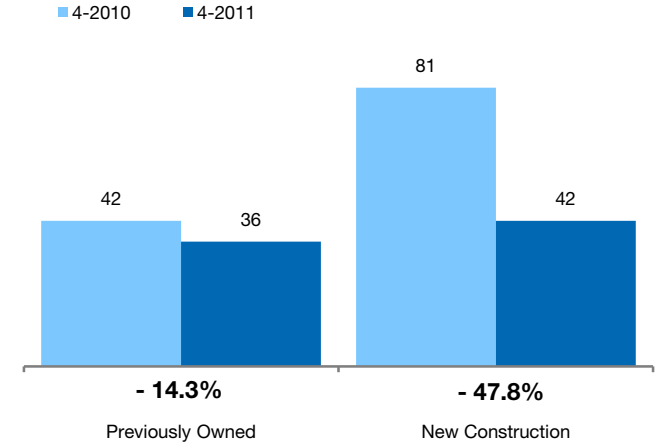
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

By Price Range



By Construction Status



All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	54	57	+ 5.6%
\$350,001 to \$475,000	39	35	- 10.3%
\$475,001 to \$550,000	42	34	- 19.0%
\$550,001 to \$650,000	30	27	- 10.0%
\$650,001 to \$800,000	46	31	- 31.9%
\$800,001 to \$1.1M	44	36	- 18.2%
\$1.1M to \$1.9M	76	40	- 47.4%
\$1.9M and Above	91	63	- 30.4%
All Single-Family Homes	43	36	- 16.3%

Previously Owned

4-2010	4-2011	Change
55	56	+ 1.8%
39	36	- 7.7%
42	36	- 14.3%
30	27	- 10.0%
43	29	- 32.6%
41	35	- 13.6%
74	38	- 49.3%
83	62	- 25.3%
42	36	- 14.3%

New Construction

4-2010	4-2011	Change
41	98	+ 142.0%
68	1	- 98.5%
30	1	- 96.7%
30	39	+ 30.0%
78	111	+ 43.2%
90	87	- 3.9%
166	251	+ 51.2%
161	136	- 15.3%
81	42	- 47.8%

Days on Market Until Sale Condo Properties Only

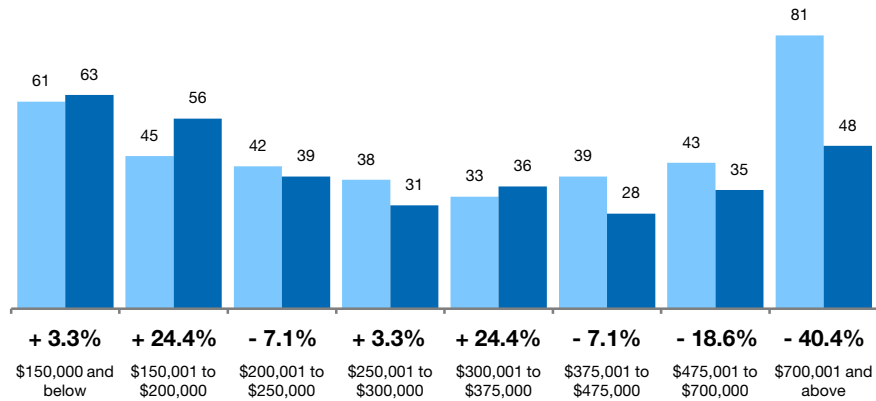


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

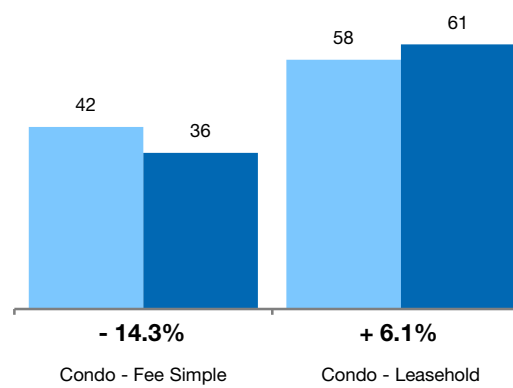
By Price Range

■ 4-2010 ■ 4-2011



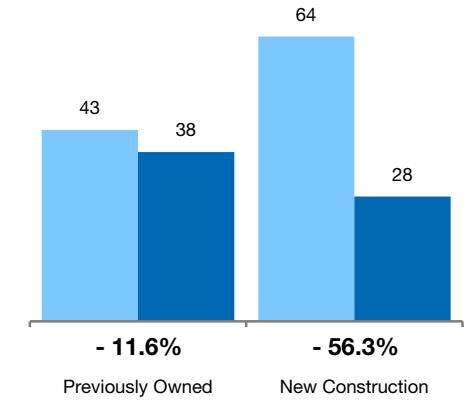
By Condo Type

■ 4-2010 ■ 4-2011



By Construction Status

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$150,000 and below	61	63	+ 3.3%
\$150,001 to \$200,000	45	56	+ 24.4%
\$200,001 to \$250,000	42	39	- 7.1%
\$250,001 to \$300,000	38	31	- 19.7%
\$300,001 to \$375,000	33	36	+ 9.1%
\$375,001 to \$475,000	39	28	- 28.2%
\$475,001 to \$700,000	43	35	- 18.6%
\$700,001 and above	81	48	- 40.4%
All Condos	43	38	- 11.6%

Previously Owned

	4-2010	4-2011	Change
\$150,000 and below	61	63	+ 4.1%
\$150,001 to \$200,000	45	56	+ 23.3%
\$200,001 to \$250,000	42	39	- 7.1%
\$250,001 to \$300,000	38	31	- 19.7%
\$300,001 to \$375,000	33	36	+ 9.1%
\$375,001 to \$475,000	39	28	- 28.2%
\$475,001 to \$700,000	43	35	- 19.8%
\$700,001 and above	72	59	- 18.8%
All Condos	43	38	- 11.6%

New Construction

	4-2010	4-2011	Change
\$150,000 and below	280	51	- 81.8%
\$150,001 to \$200,000	0	289	0.0%
\$200,001 to \$250,000	0	33	0.0%
\$250,001 to \$300,000	27	0	- 100.0%
\$300,001 to \$375,000	24	0	- 100.0%
\$375,001 to \$475,000	37	19	- 47.9%
\$475,001 to \$700,000	46	74	+ 60.9%
\$700,001 and above	206	23	- 89.1%
All Condos	64	28	- 56.3%

By Condo Type

	4-2010	4-2011	Change
Condo - Fee Simple	42	36	- 14.3%
Condo - Leasehold	58	61	+ 6.1%
All Condos	43	38	- 11.6%

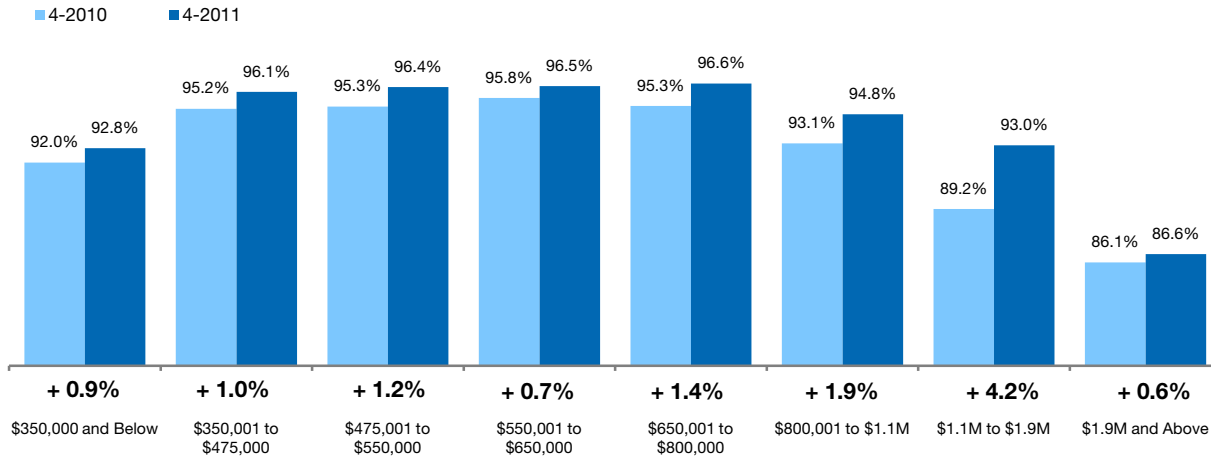
	4-2010	4-2011	Change
Condo - Fee Simple	42	37	- 10.8%
Condo - Leasehold	58	61	+ 6.1%
All Condos	43	38	- 11.6%

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

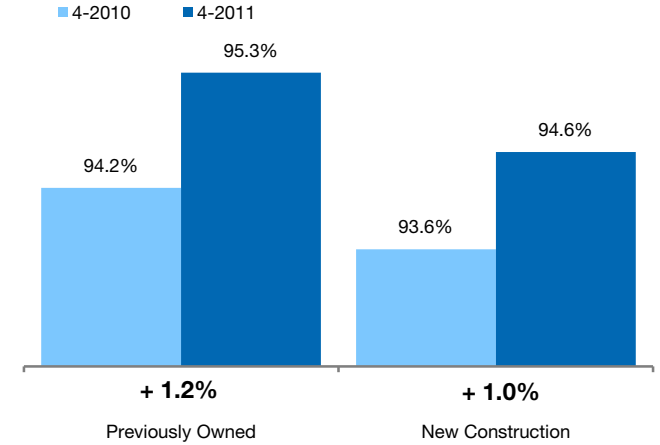


Percentage found when dividing a property's sales price by it's original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	92.0%	92.8%	+ 0.9%
\$350,001 to \$475,000	95.2%	96.1%	+ 1.0%
\$475,001 to \$550,000	95.3%	96.4%	+ 1.2%
\$550,001 to \$650,000	95.8%	96.5%	+ 0.7%
\$650,001 to \$800,000	95.3%	96.6%	+ 1.4%
\$800,001 to \$1.1M	93.1%	94.8%	+ 1.9%
\$1.1M to \$1.9M	89.2%	93.0%	+ 4.2%
\$1.9M and Above	86.1%	86.6%	+ 0.6%
All Single-Family Homes	94.2%	95.3%	+ 1.2%

Previously Owned

4-2010	4-2011	Change
91.9%	92.9%	+ 1.0%
95.1%	96.1%	+ 1.0%
95.2%	96.4%	+ 1.3%
95.8%	96.5%	+ 0.7%
95.3%	96.6%	+ 1.4%
93.2%	94.8%	+ 1.7%
89.5%	93.3%	+ 4.2%
86.1%	86.9%	+ 0.9%
94.2%	95.3%	+ 1.2%

New Construction

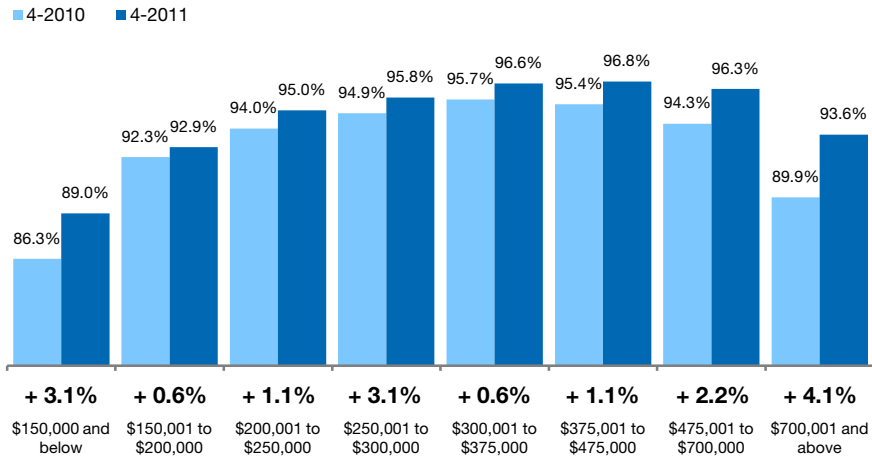
4-2010	4-2011	Change
93.3%	79.9%	- 14.4%
98.9%	99.2%	+ 0.3%
100.3%	99.9%	- 0.5%
94.4%	96.9%	+ 2.6%
96.2%	96.6%	+ 0.4%
91.4%	97.0%	+ 6.2%
82.6%	78.6%	- 4.8%
86.4%	82.8%	- 4.1%
93.6%	94.6%	+ 1.0%

Pct. Of Orig. Price Received Condo Properties Only

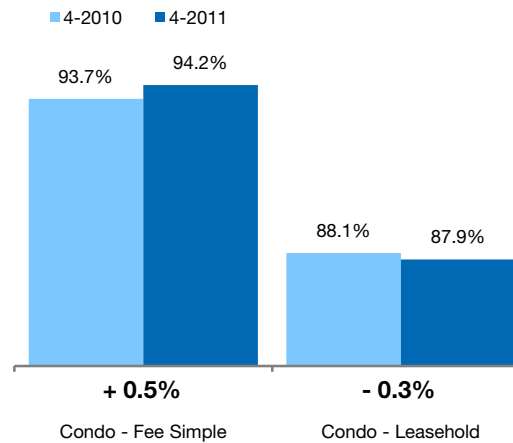


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

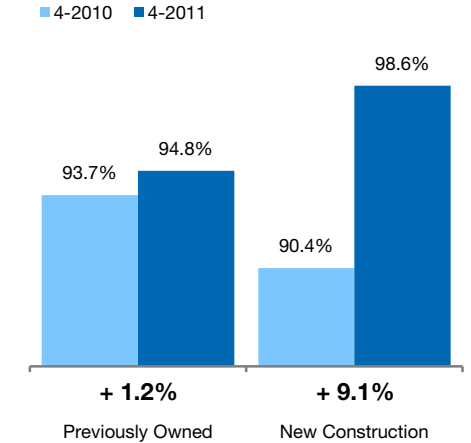
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	4-2010	4-2011	Change
\$150,000 and below	86.3%	89.0%	+ 3.1%
\$150,001 to \$200,000	92.3%	92.9%	+ 0.6%
\$200,001 to \$250,000	94.0%	95.0%	+ 1.1%
\$250,001 to \$300,000	94.9%	95.8%	+ 1.0%
\$300,001 to \$375,000	95.7%	96.6%	+ 1.0%
\$375,001 to \$475,000	95.4%	96.8%	+ 1.4%
\$475,001 to \$700,000	94.3%	96.3%	+ 2.2%
\$700,001 and above	89.9%	93.6%	+ 4.1%
All Condos	93.7%	94.8%	+ 1.3%

Previously Owned

	4-2010	4-2011	Change
\$150,000 and below	86.4%	89.0%	+ 3.0%
\$150,001 to \$200,000	92.3%	92.9%	+ 0.6%
\$200,001 to \$250,000	94.0%	95.0%	+ 1.1%
\$250,001 to \$300,000	94.9%	95.8%	+ 1.0%
\$300,001 to \$375,000	95.7%	96.6%	+ 1.0%
\$375,001 to \$475,000	95.4%	96.7%	+ 1.3%
\$475,001 to \$700,000	94.6%	96.3%	+ 1.8%
\$700,001 and above	90.0%	93.1%	+ 3.4%
All Condos	93.7%	94.8%	+ 1.2%

New Construction

	4-2010	4-2011	Change
\$150,000 and below	72.1%	80.0%	+ 11.0%
\$150,001 to \$200,000	0.0%	102.7%	0.0%
\$200,001 to \$250,000	94.7%	95.5%	+ 0.9%
\$250,001 to \$300,000	96.1%	0.0%	- 100.0%
\$300,001 to \$375,000	94.7%	0.0%	- 100.0%
\$375,001 to \$475,000	97.4%	101.5%	+ 4.2%
\$475,001 to \$700,000	88.0%	97.8%	+ 11.2%
\$700,001 and above	88.8%	98.5%	+ 10.9%
All Condos	90.4%	98.6%	+ 9.1%

By Condo Type

	4-2010	4-2011	Change
Condo - Fee Simple	93.7%	94.2%	+ 0.5%
Condo - Leasehold	88.1%	87.9%	- 0.3%
All Condos	93.7%	94.8%	+ 1.3%

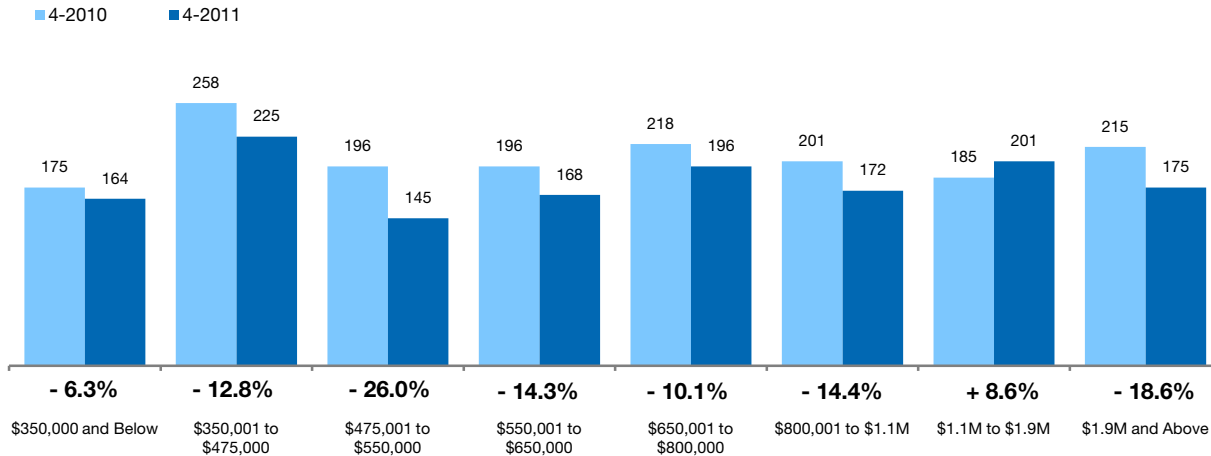
	4-2010	4-2011	Change
Condo - Fee Simple	93.7%	94.2%	+ 0.5%
Condo - Leasehold	88.1%	87.9%	- 0.3%
All Condos	93.7%	94.8%	+ 1.2%

Inventory of Homes for Sale Single-Family Homes Only

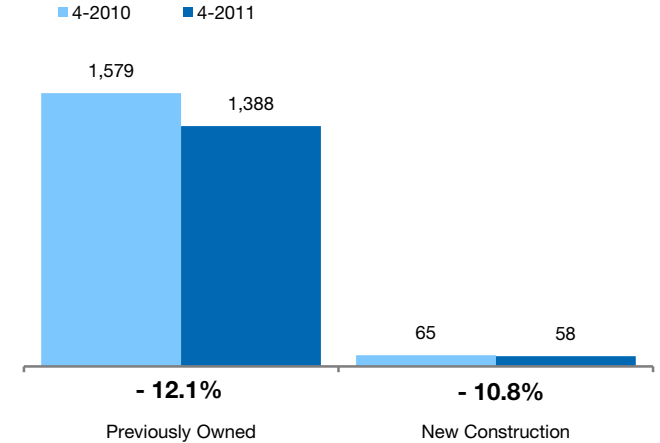


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	175	164	- 6.3%
\$350,001 to \$475,000	258	225	- 12.8%
\$475,001 to \$550,000	196	145	- 26.0%
\$550,001 to \$650,000	196	168	- 14.3%
\$650,001 to \$800,000	218	196	- 10.1%
\$800,001 to \$1.1M	201	172	- 14.4%
\$1.1M to \$1.9M	185	201	+ 8.6%
\$1.9M and Above	215	175	- 18.6%
All Single-Family Homes	1,644	1,446	- 12.0%

Previously Owned

4-2010	4-2011	Change
173	157	- 9.2%
251	213	- 15.1%
192	143	- 25.5%
188	163	- 13.3%
212	193	- 9.0%
194	160	- 17.5%
167	189	+ 13.2%
202	170	- 15.8%
1,579	1,388	- 12.1%

New Construction

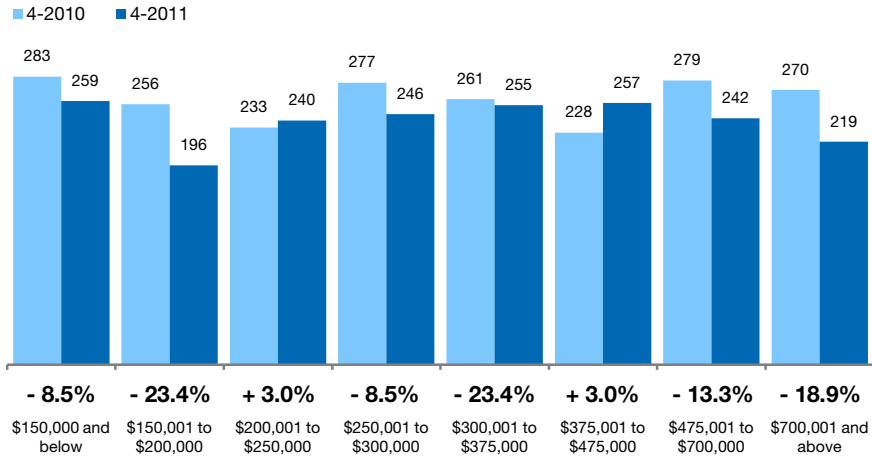
4-2010	4-2011	Change
2	7	+ 250.0%
7	12	+ 71.4%
4	2	- 50.0%
8	5	- 37.5%
6	3	- 50.0%
7	12	+ 71.4%
18	12	- 33.3%
13	5	- 61.5%
65	58	- 10.8%

Inventory of Homes for Sale Condo Properties Only

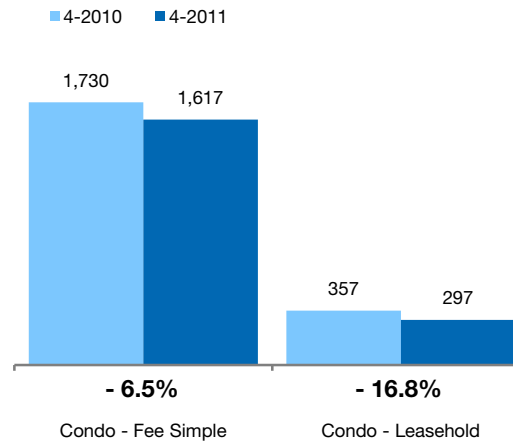
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



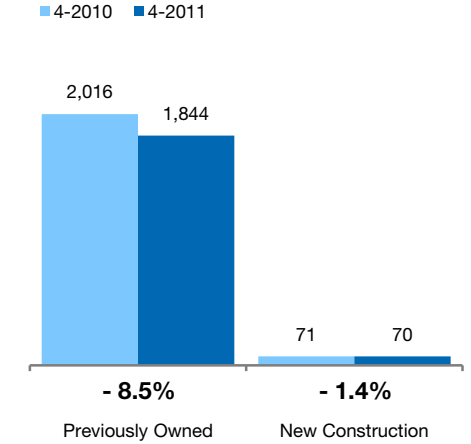
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	4-2010	4-2011	Change
\$150,000 and below	283	259	- 8.5%
\$150,001 to \$200,000	256	196	- 23.4%
\$200,001 to \$250,000	233	240	+ 3.0%
\$250,001 to \$300,000	277	246	- 11.2%
\$300,001 to \$375,000	261	255	- 2.3%
\$375,001 to \$475,000	228	257	+ 12.7%
\$475,001 to \$700,000	279	242	- 13.3%
\$700,001 and above	270	219	- 18.9%
All Price Ranges	2,087	1,914	- 8.3%

Previously Owned

	4-2010	4-2011	Change
\$150,000 and below	283	258	- 8.8%
\$150,001 to \$200,000	254	196	- 22.8%
\$200,001 to \$250,000	232	239	+ 3.0%
\$250,001 to \$300,000	276	228	- 17.4%
\$300,001 to \$375,000	257	234	- 8.9%
\$375,001 to \$475,000	225	244	+ 8.4%
\$475,001 to \$700,000	263	236	- 10.3%
\$700,001 and above	226	209	- 7.5%
All Price Ranges	2,016	1,844	- 8.5%

New Construction

	4-2010	4-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	1	1	0.0%
\$250,001 to \$300,000	1	18	+ 1700.0%
\$300,001 to \$375,000	4	21	+ 425.0%
\$375,001 to \$475,000	3	13	+ 333.3%
\$475,001 to \$700,000	16	6	- 62.5%
\$700,001 and above	44	10	- 77.3%
All Price Ranges	71	70	- 1.4%

By Condo Type

	4-2010	4-2011	Change
Condo - Fee Simple	1,730	1,617	- 6.5%
Condo - Leasehold	357	297	- 16.8%
All Condo Types	2,087	1,914	- 8.3%

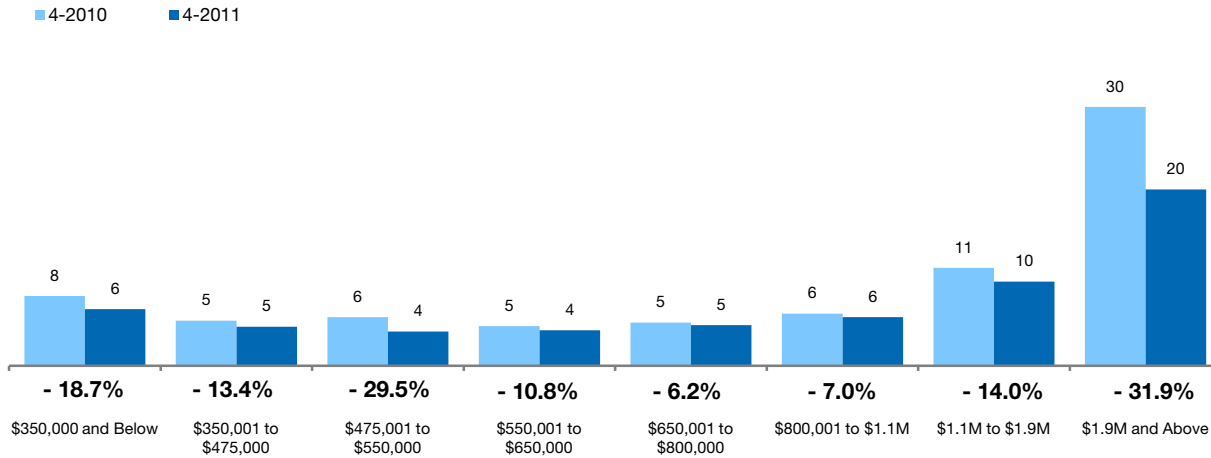
	4-2010	4-2011	Change
Condo - Fee Simple	1,660	1,548	- 6.7%
Condo - Leasehold	356	296	- 16.9%
All Condo Types	2,016	1,844	- 8.5%

Months Supply of Inventory Single-Family Homes Only

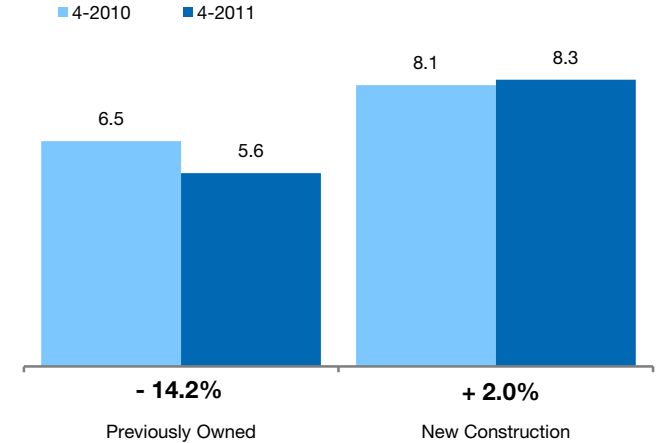


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

By Price Range



By Construction Status



All Properties

By Price Range	4-2010	4-2011	Change
\$350,000 and Below	8.0	6.5	- 18.7%
\$350,001 to \$475,000	5.2	4.5	- 13.4%
\$475,001 to \$550,000	5.6	3.9	- 29.5%
\$550,001 to \$650,000	4.6	4.1	- 10.8%
\$650,001 to \$800,000	5.0	4.7	- 6.2%
\$800,001 to \$1.1M	6.0	5.6	- 7.0%
\$1.1M to \$1.9M	11.2	9.6	- 14.0%
\$1.9M and Above	29.7	20.2	- 31.9%
All Single-Family Homes	6.6	5.7	- 13.8%

Previously Owned

4-2010	4-2011	Change
8.0	6.2	- 22.2%
5.2	4.5	- 13.2%
5.6	4.0	- 28.0%
4.5	4.0	- 9.7%
5.1	4.7	- 7.8%
6.1	5.3	- 13.7%
10.5	9.3	- 11.4%
30.3	20.8	- 31.3%
6.5	5.6	- 14.2%

New Construction

4-2010	4-2011	Change
2.0	7.0	+ 250.0%
3.5	4.1	+ 18.2%
3.2	1.3	- 58.3%
5.8	2.7	- 53.1%
2.3	2.1	- 8.7%
3.7	12.0	+ 227.3%
18.0	10.0	- 44.4%
9.3	5.0	- 46.2%
8.1	8.3	+ 2.0%

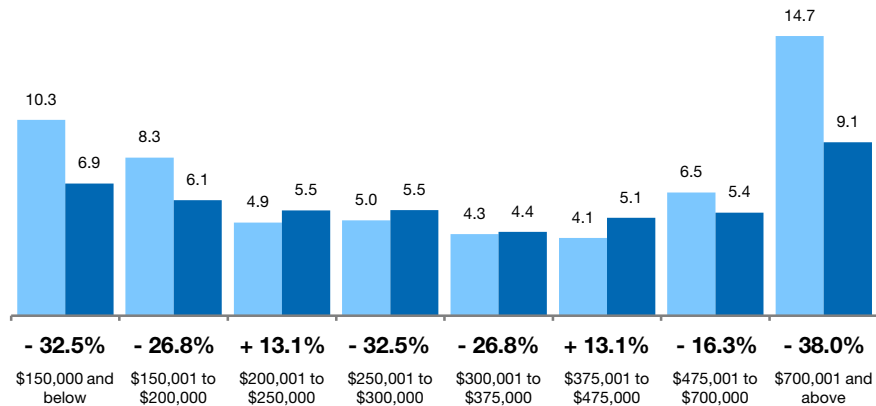
Months Supply of Inventory Condo Properties Only



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.

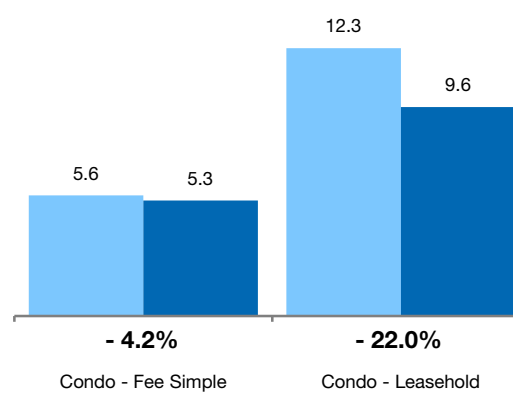
By Price Range

■ 4-2010 ■ 4-2011



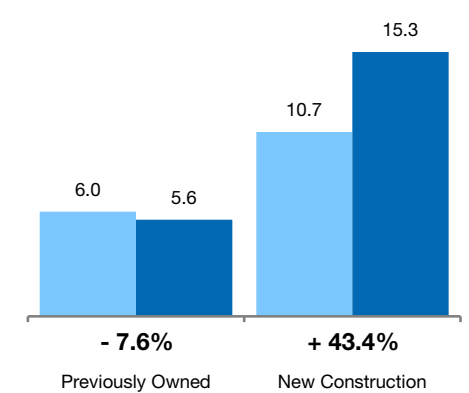
By Condo Type

■ 4-2010 ■ 4-2011



By Construction Status

■ 4-2010 ■ 4-2011



All Properties

By Price Range

	4-2010	4-2011	Change
\$150,000 and below	10.3	6.9	- 32.5%
\$150,001 to \$200,000	8.3	6.1	- 26.8%
\$200,001 to \$250,000	4.9	5.5	+ 13.1%
\$250,001 to \$300,000	5.0	5.5	+ 10.8%
\$300,001 to \$375,000	4.3	4.4	+ 2.7%
\$375,001 to \$475,000	4.1	5.1	+ 25.8%
\$475,001 to \$700,000	6.5	5.4	- 16.3%
\$700,001 and above	14.7	9.1	- 38.0%
All Price Ranges	6.1	5.7	- 6.8%

Previously Owned

	4-2010	4-2011	Change	4-2010	4-2011	Change
\$150,000 and below	10.3	6.9	- 33.2%	0.0	0.0	0.0%
\$150,001 to \$200,000	8.3	6.1	- 26.6%	2.0	0.0	- 100.0%
\$200,001 to \$250,000	4.9	5.5	+ 12.7%	0.7	1.0	+ 50.0%
\$250,001 to \$300,000	5.0	5.1	+ 2.8%	1.0	0.0	- 100.0%
\$300,001 to \$375,000	4.2	4.0	- 4.5%	4.0	0.0	- 100.0%
\$375,001 to \$475,000	4.1	5.0	+ 21.7%	2.1	7.6	+ 261.1%
\$475,001 to \$700,000	6.4	5.4	- 16.4%	5.3	3.6	- 32.5%
\$700,001 and above	14.3	9.7	- 31.9%	17.0	3.5	- 79.2%
All Price Ranges	6.0	5.6	- 7.6%	10.7	15.3	+ 43.4%

New Construction

By Condo Type

	4-2010	4-2011	Change
Condo - Fee Simple	5.6	5.3	- 4.2%
Condo - Leasehold	12.3	9.6	- 22.0%
All Condo Types	6.1	5.7	- 6.8%

	4-2010	4-2011	Change	4-2010	4-2011	Change
Condo - Fee Simple	5.4	5.2	- 5.1%	10.5	15.1	+ 43.4%
Condo - Leasehold	12.3	9.6	- 22.0%	0.0	0.0	0.0%
All Condo Types	6.0	5.6	- 7.6%	10.7	15.3	+ 43.4%