

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



April 2011

Quick Facts

- 12.0%

- 19.6%

- 6.7%

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	4-2010	4-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		528	441	- 16.5%	1,966	1,724	- 12.3%
Pending Sales		327	288	- 11.9%	1,097	1,026	- 6.5%
Closed Sales		285	229	- 19.6%	896	866	- 3.3%
Days on Market Until Sale		26	34	+ 30.8%	32	40	+ 25.0%
Median Sales Price		\$565,000	\$585,000	+ 3.5%	\$580,000	\$568,000	- 2.1%
Average Sales Price		\$630,761	\$719,097	+ 14.0%	\$667,669	\$701,837	+ 5.1%
Percent of Original List Price Received		96.0%	94.9%	- 1.1%	95.5%	94.9%	- 0.6%
Housing Affordability Index		65	67	+ 3.2%	65	67	+ 3.2%
Inventory of Homes for Sale		1,644	1,446	- 12.0%	--	--	--
Months Supply of Homes for Sale		6.6	5.7	- 13.8%	--	--	--

Condo Market Overview



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

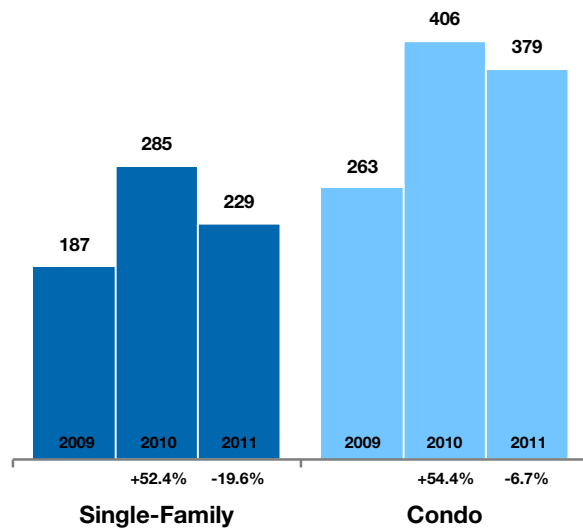
Key Metrics	Historical Sparklines	4-2010	4-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		680	549	- 19.3%	2,554	2,334	- 8.6%
Pending Sales		452	368	- 18.6%	1,510	1,457	- 3.5%
Closed Sales		406	379	- 6.7%	1,252	1,288	+ 2.9%
Days on Market Until Sale		24	34	+ 41.7%	32	46	+ 46.0%
Median Sales Price		\$307,000	\$305,000	- 0.7%	\$305,000	\$307,250	+ 0.7%
Average Sales Price		\$348,502	\$366,113	+ 5.1%	\$347,110	\$362,939	+ 4.6%
Percent of Original List Price Received		96.0%	94.9%	- 1.2%	94.8%	94.5%	- 0.3%
Housing Affordability Index		114	122	+ 7.0%	114	122	+ 7.0%
Inventory of Homes for Sale		2,087	1,914	- 8.3%	--	--	--
Months Supply of Homes for Sale		6.1	5.7	- 6.8%	--	--	--

Closed Sales

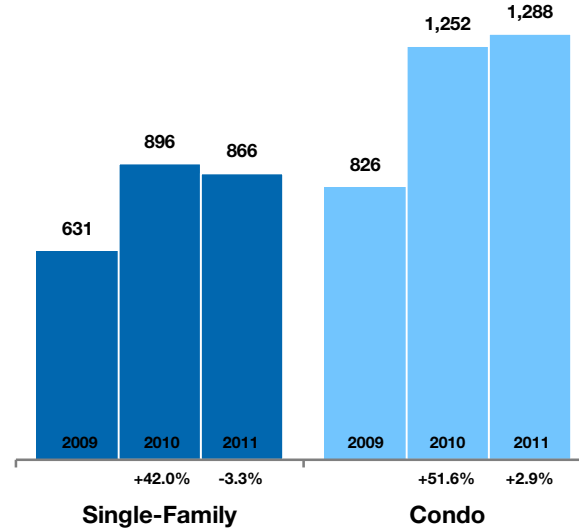
A count of the actual sales that have closed in a given month.



April

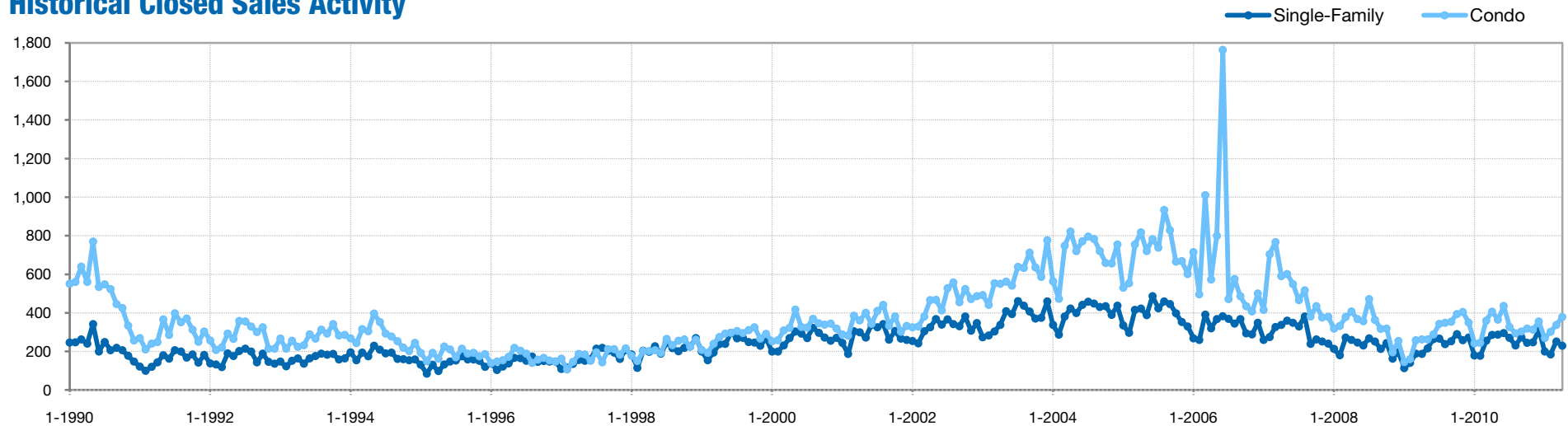


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
5-2010	287	+ 32.9%	365	+ 39.3%
6-2010	295	+ 11.7%	436	+ 51.4%
7-2010	270	+ 1.5%	327	- 4.7%
8-2010	231	- 2.9%	294	- 15.5%
9-2010	273	+ 7.9%	304	- 14.1%
10-2010	245	- 15.5%	318	- 19.3%
11-2010	247	- 4.3%	313	- 22.7%
12-2010	312	+ 14.7%	355	+ 1.4%
1-2011	200	+ 11.7%	269	+ 11.2%
2-2011	185	+ 4.5%	302	+ 23.8%
3-2011	252	- 1.2%	338	- 6.1%
4-2011	229	- 19.6%	379	- 6.7%
Total	3,026	+ 2.5%	4,000	+ 0.1%

Historical Closed Sales Activity

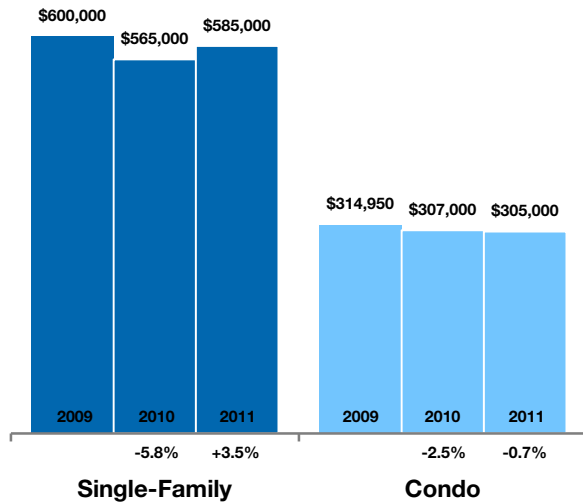


Median Sales Price

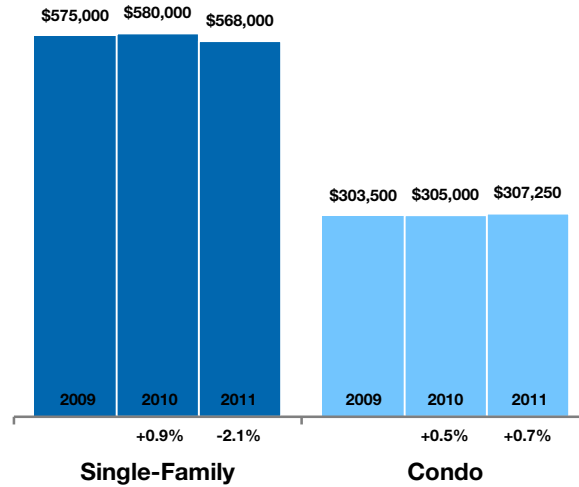
Median price point for all closed sales, not accounting for seller concessions, in a given month.



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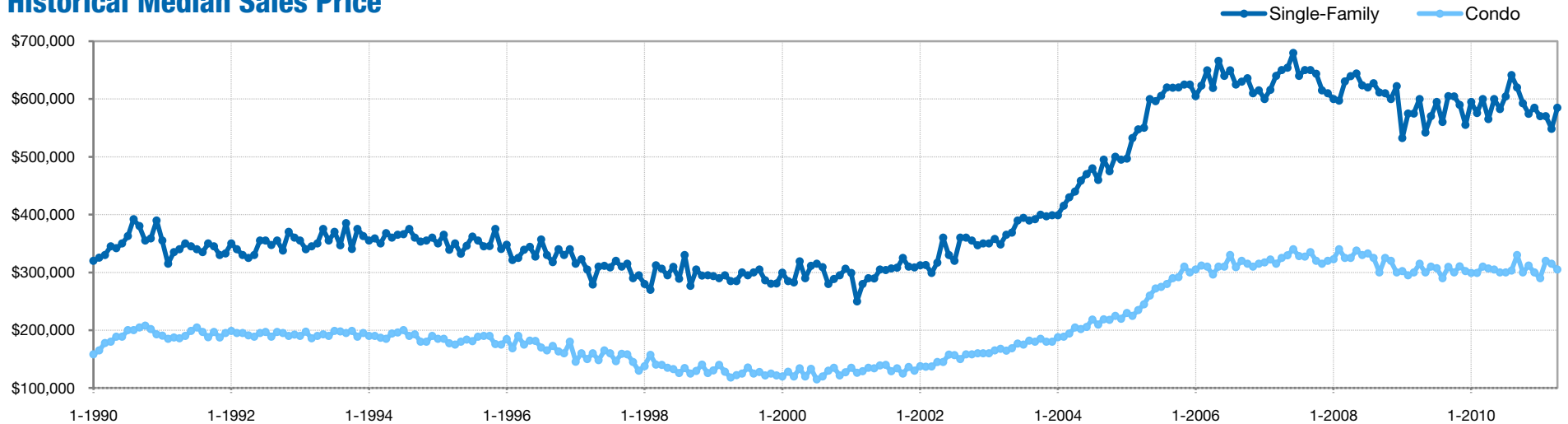


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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	\$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	\$548,500	- 8.6%	\$315,000	+ 1.6%
4-2011	\$585,000	+ 3.5%	\$305,000	- 0.7%
Average	\$590,000	+ 1.8%	\$307,500	+ 0.8%

Historical Median Sales Price

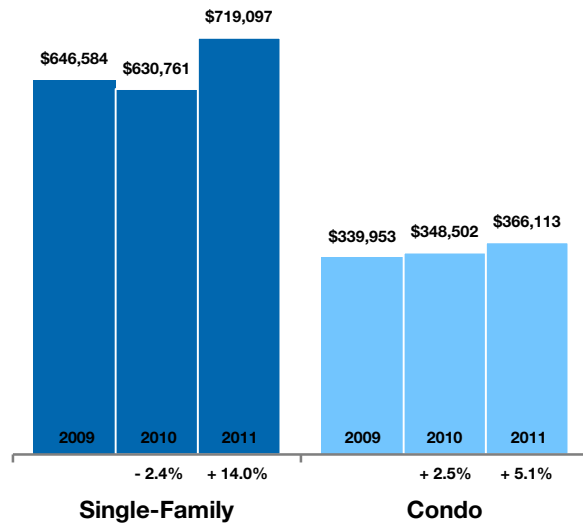


Average Sales Price

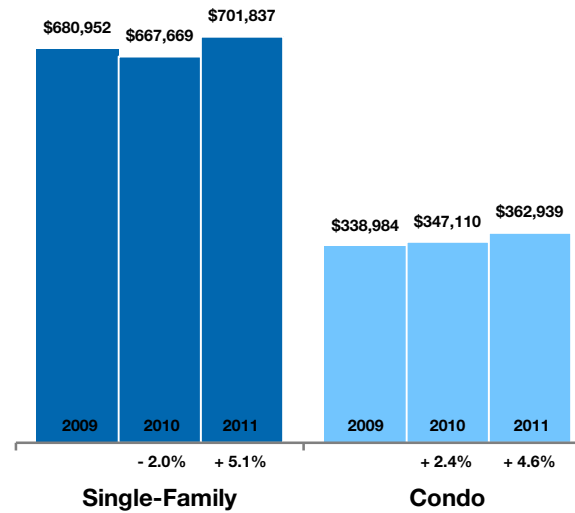
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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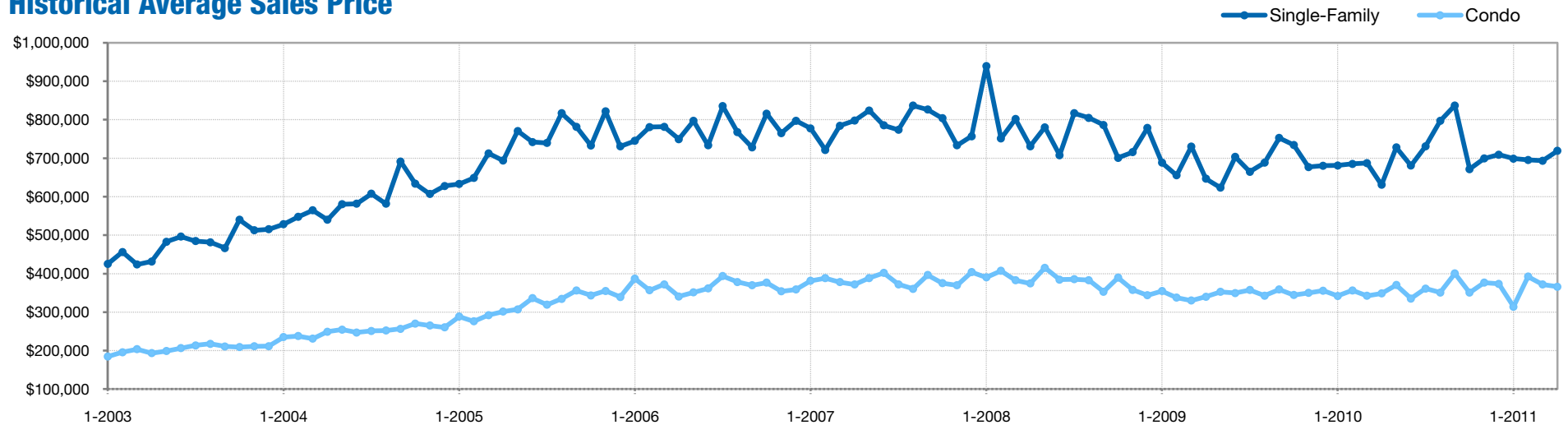


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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	\$797,035	+ 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	\$695,463	+ 1.5%	\$392,424	+ 10.1%
3-2011	\$693,309	+ 0.9%	\$371,735	+ 8.6%
4-2011	\$719,097	+ 14.0%	\$366,113	+ 5.1%
Average	\$722,371	+ 5.5%	\$363,671	+ 3.9%

Historical Average Sales Price

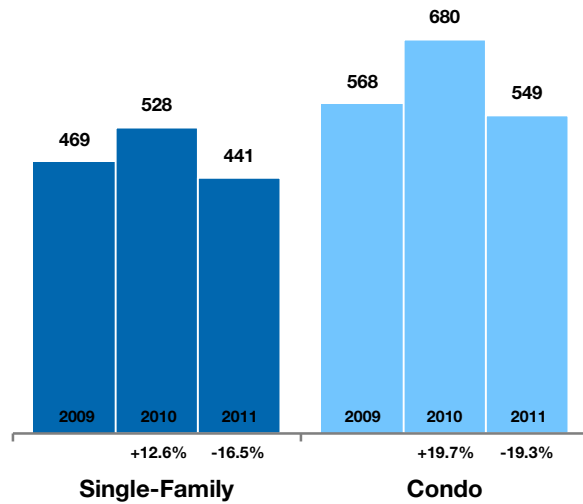


New Listings

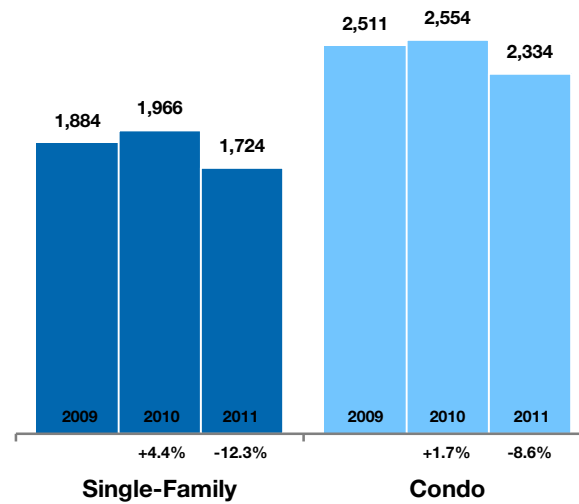
A count of the properties that have been newly listed on the market in a given month.



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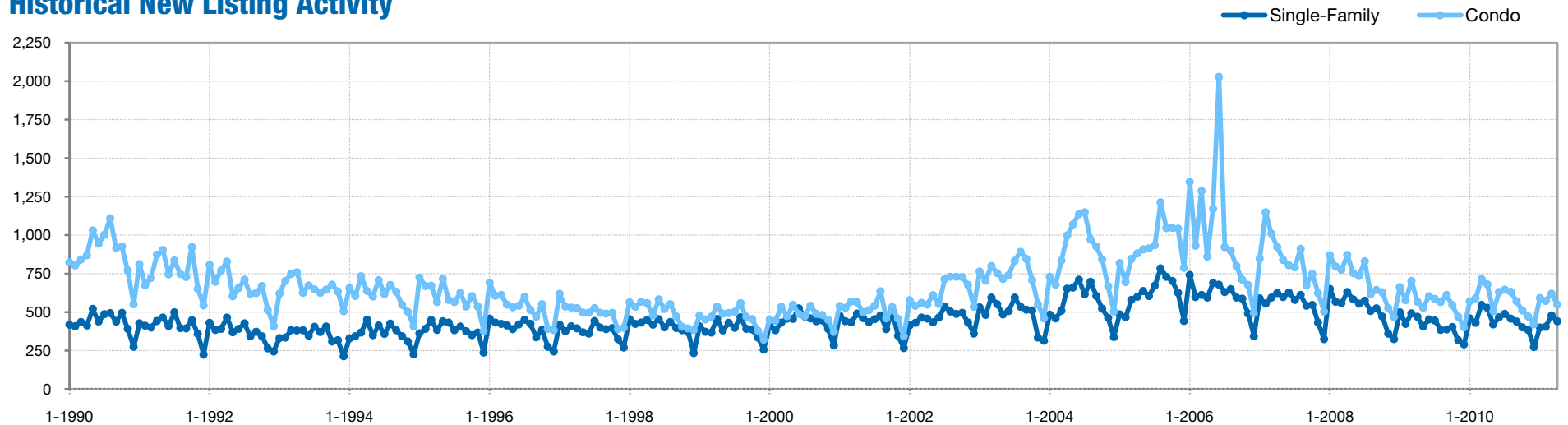


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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	385	+ 21.5%	471	+ 0.4%
12-2010	273	- 6.2%	420	+ 4.5%
1-2011	400	- 13.0%	591	+ 3.7%
2-2011	405	- 6.0%	573	- 2.7%
3-2011	478	- 12.6%	621	- 13.1%
4-2011	441	- 16.5%	549	- 19.3%
Average	5,054	- 0.0%	6,720	- 2.1%

Historical New Listing Activity

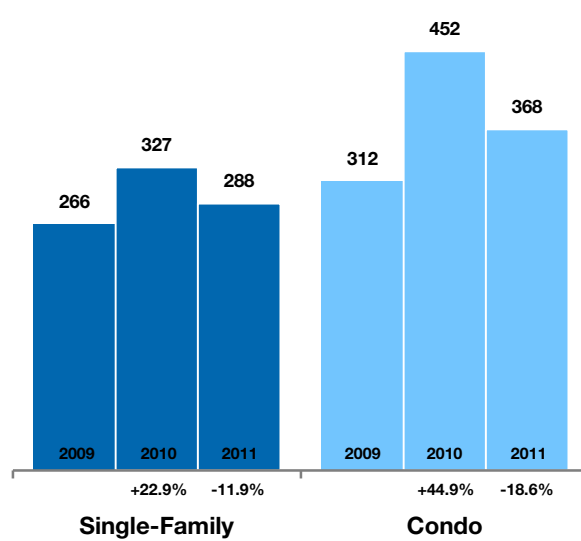


Pending Sales

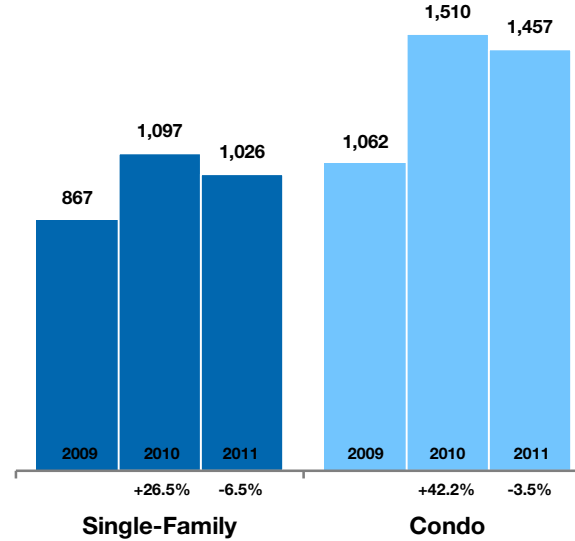
A count of the properties on which contracts have been accepted in a given month.



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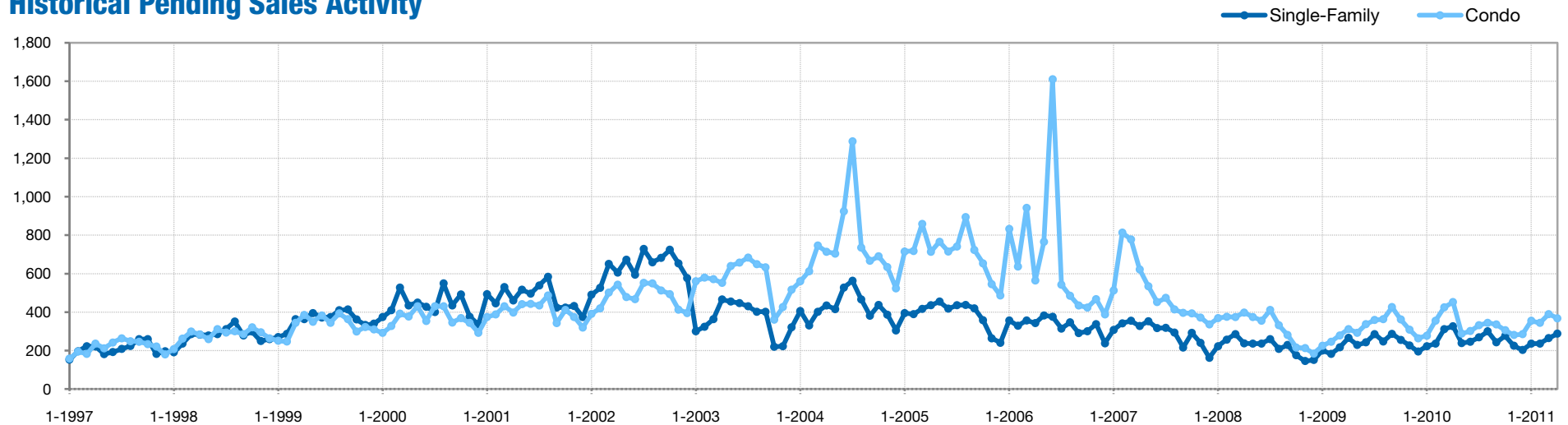


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
5-2010	239	+ 4.4%	288	- 1.7%
6-2010	246	+ 1.2%	302	- 10.4%
7-2010	269	- 5.9%	332	- 7.5%
8-2010	300	+ 21.0%	345	- 5.0%
9-2010	243	- 15.3%	336	- 21.1%
10-2010	277	+ 8.2%	306	- 15.5%
11-2010	225	- 0.9%	281	- 9.1%
12-2010	203	+ 4.1%	285	+ 8.0%
1-2011	236	+ 5.8%	355	+ 27.7%
2-2011	237	+ 0.4%	344	- 3.1%
3-2011	265	- 14.8%	390	- 8.2%
4-2011	288	- 11.9%	368	- 18.6%
Average	3,028	- 1.3%	3,932	- 6.9%

Historical Pending Sales Activity

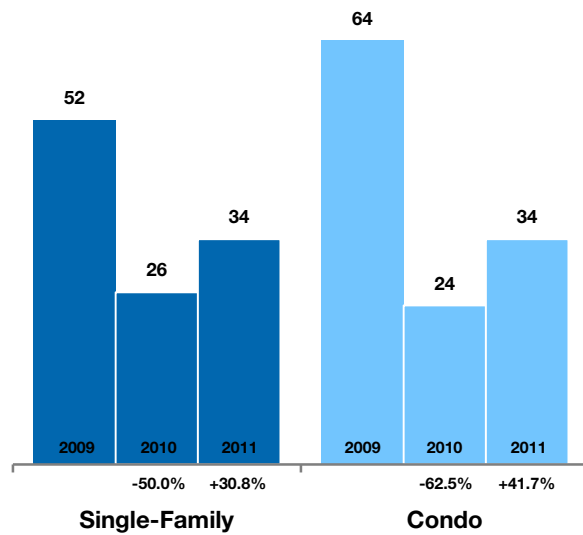


Days on Market Until Sale

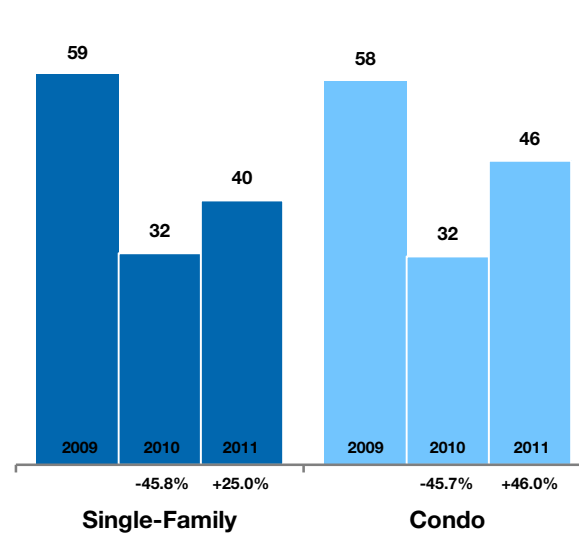
Average number of days between when a property is first listed and when an offer is accepted in a given month.



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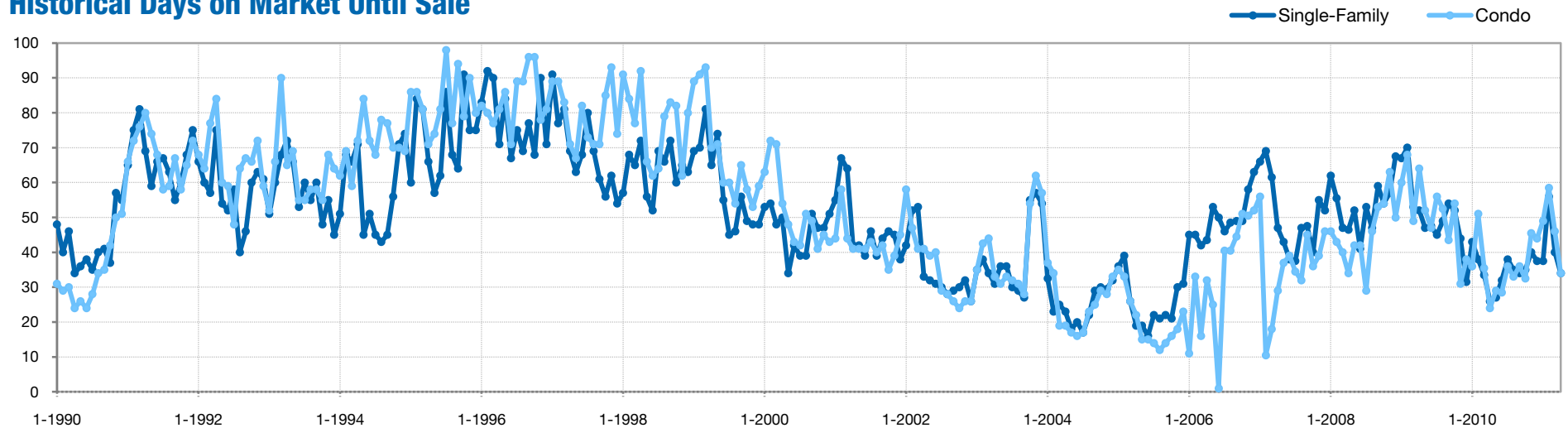


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
5-2010	27	- 42.6%	29	- 44.2%
6-2010	32	- 32.6%	29	- 39.4%
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%	33	- 39.8%
11-2010	40	- 9.1%	46	+ 46.8%
12-2010	38	+ 19.0%	44	+ 15.8%
1-2011	38	- 12.8%	49	+ 36.1%
2-2011	56	+ 47.4%	59	+ 14.7%
3-2011	40	+ 19.4%	46	+ 29.6%
4-2011	34	+ 30.8%	34	+ 41.7%
Average	36	- 16.3%	38	- 11.6%

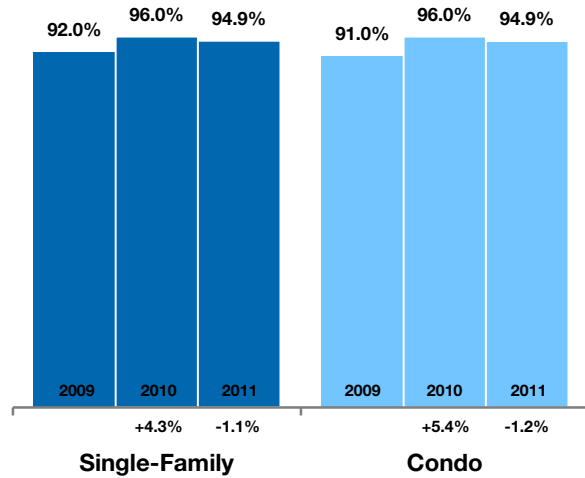
Historical Days on Market Until Sale



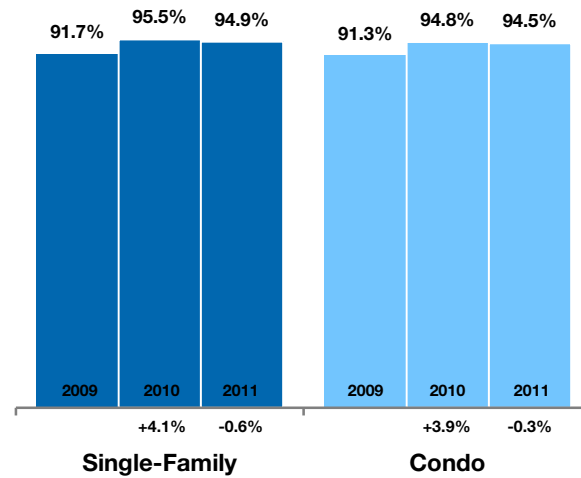
Percent of Original List Price Received

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.

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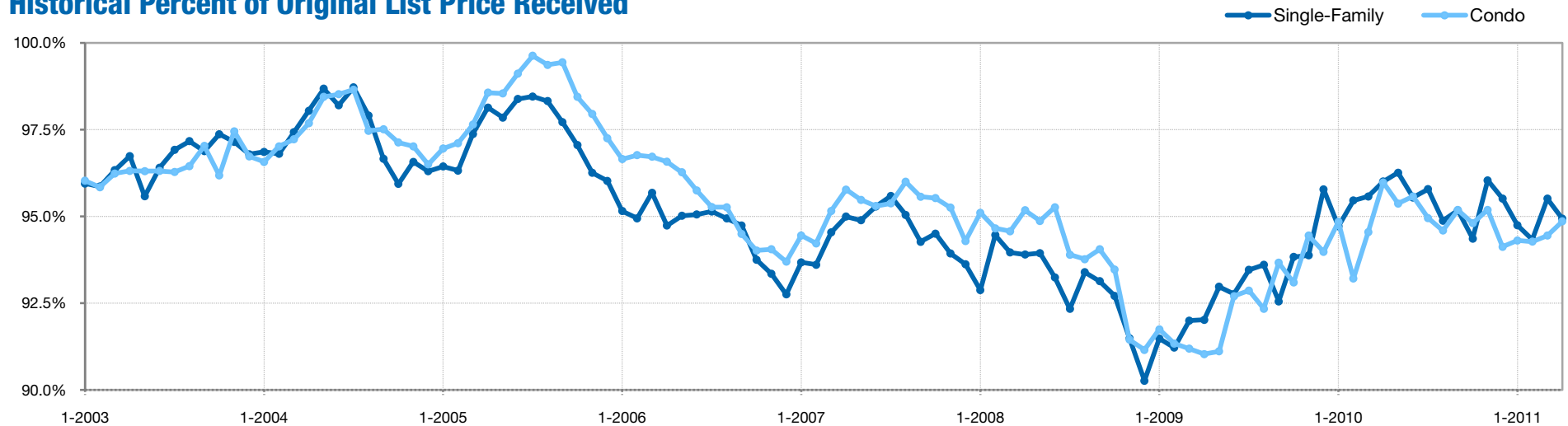


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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%	94.1%	+ 0.2%
1-2011	94.7%	+ 0.0%	94.3%	- 0.6%
2-2011	94.3%	- 1.2%	94.3%	+ 1.1%
3-2011	95.5%	- 0.1%	94.4%	- 0.1%
4-2011	94.9%	- 1.1%	94.9%	- 1.2%
Average	95.3%	+ 1.2%	94.8%	+ 1.3%

Historical Percent of Original List Price Received

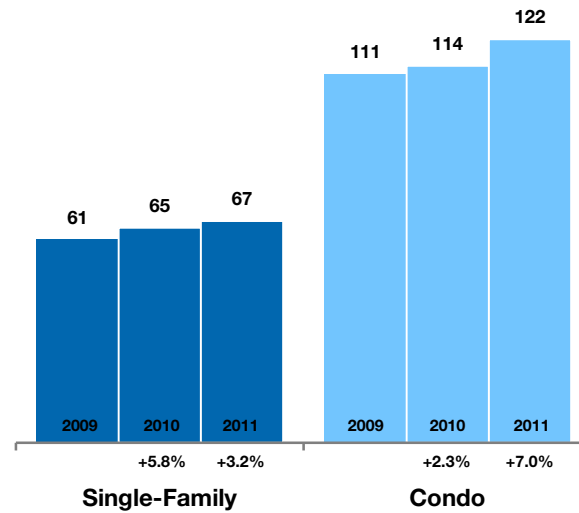
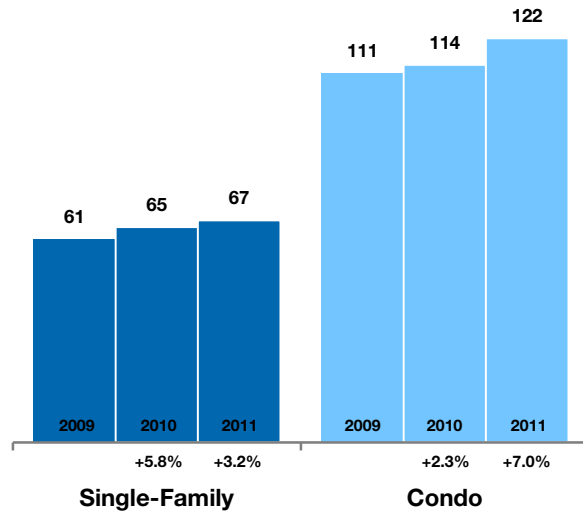


Housing Affordability Index

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.**

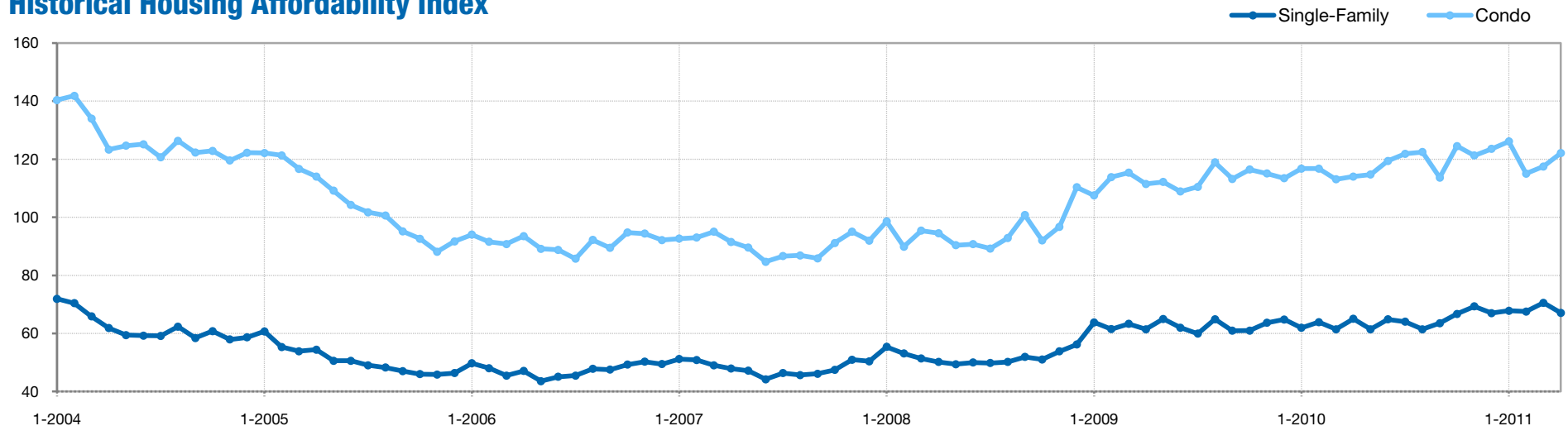
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Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
5-2010	61	- 5.5%	115	+ 2.3%
6-2010	65	+ 4.6%	119	+ 9.6%
7-2010	64	+ 6.8%	122	+ 10.3%
8-2010	61	- 5.4%	122	+ 3.0%
9-2010	64	+ 4.2%	114	+ 0.4%
10-2010	67	+ 9.4%	124	+ 6.9%
11-2010	69	+ 8.9%	121	+ 5.4%
12-2010	67	+ 3.3%	124	+ 8.9%
1-2011	68	+ 9.6%	126	+ 8.0%
2-2011	68	+ 5.7%	115	- 1.5%
3-2011	71	+ 14.8%	117	+ 3.9%
4-2011	67	+ 3.2%	122	+ 7.0%
Average	66		120	

Historical Housing Affordability Index

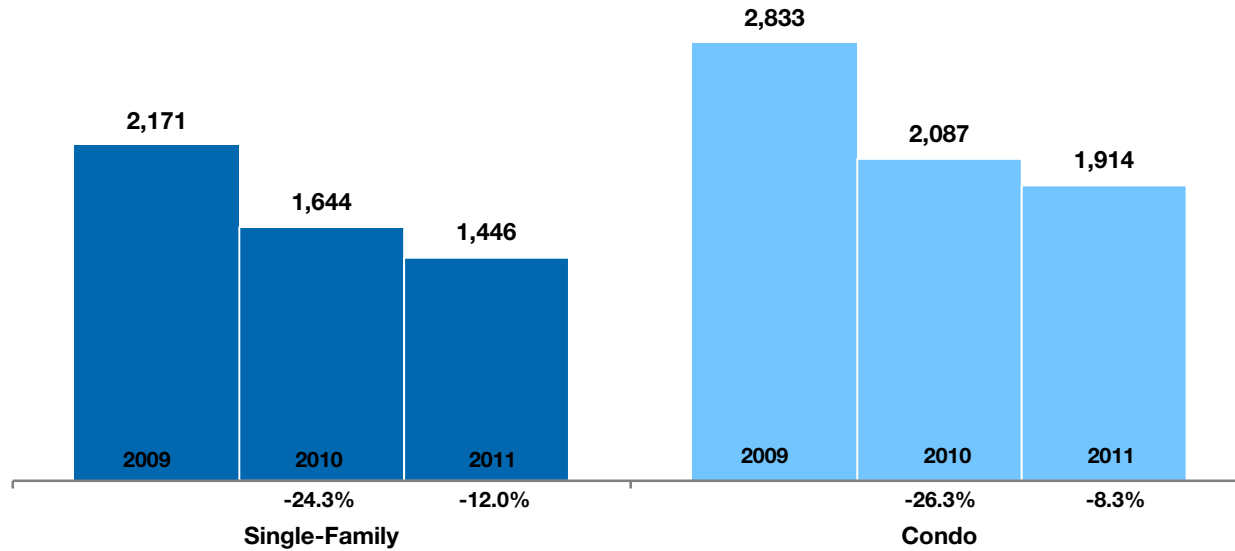


Inventory of Homes for Sale

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

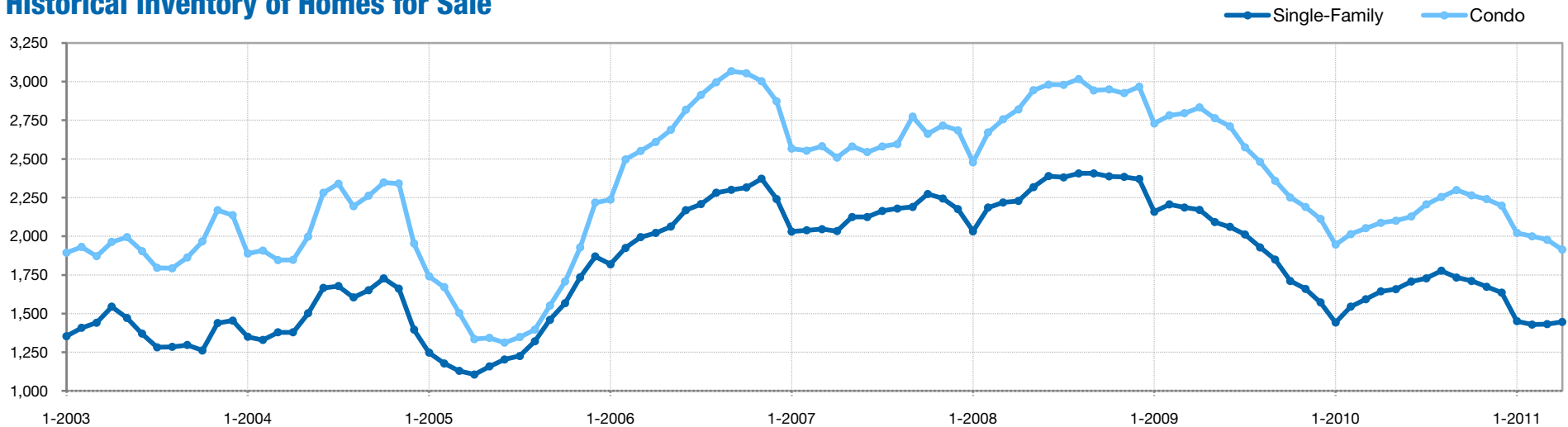


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	Single-Family	YoY Chg.	Condo	YoY Chg.
5-2010	1,658	- 20.7%	2,101	- 24.0%
6-2010	1,707	- 17.2%	2,127	- 21.5%
7-2010	1,728	- 14.1%	2,206	- 14.4%
8-2010	1,777	- 7.8%	2,254	- 9.1%
9-2010	1,733	- 6.3%	2,299	- 2.5%
10-2010	1,711	0.0%	2,264	+ 0.6%
11-2010	1,674	+ 0.8%	2,240	+ 2.3%
12-2010	1,635	+ 4.0%	2,197	+ 4.0%
1-2011	1,451	+ 0.6%	2,021	+ 3.9%
2-2011	1,429	- 7.5%	2,000	- 0.7%
3-2011	1,432	- 10.1%	1,978	- 3.6%
4-2011	1,446	- 12.0%	1,914	- 8.3%
Average	1,615	- 8.2%	2,133	- 7.0%

Historical Inventory of Homes for Sale

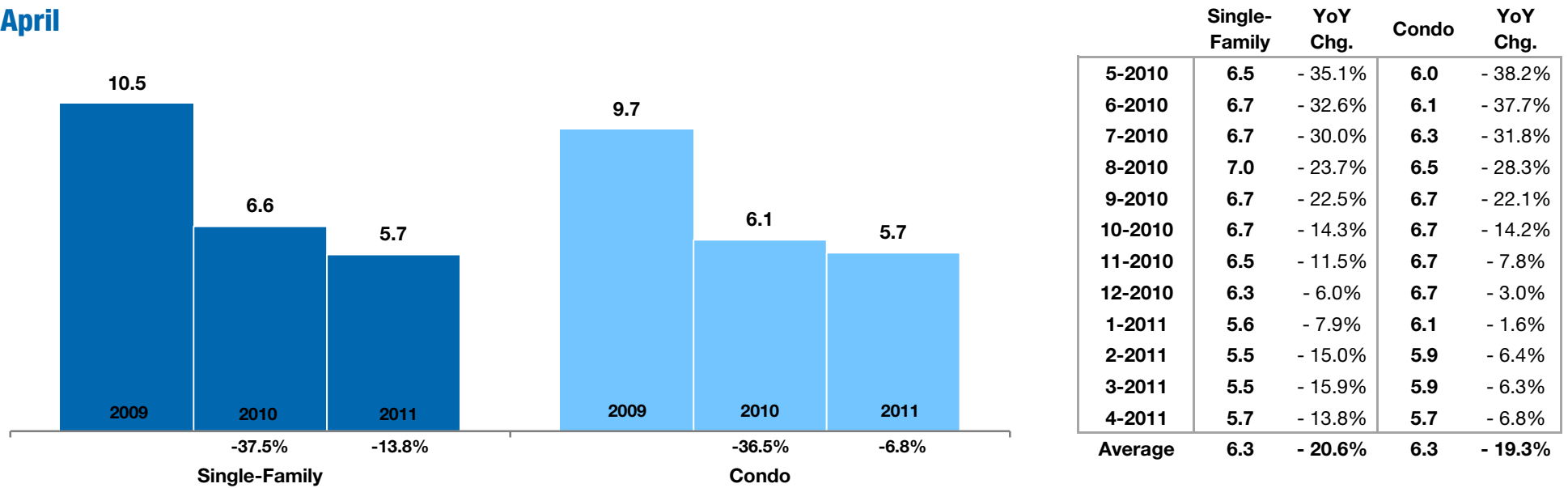


Months Supply of Inventory

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.



April



Historical Months Supply of Inventory

