



**Honolulu Board
of REALTORS®**

Monthly Indicators

December 2010

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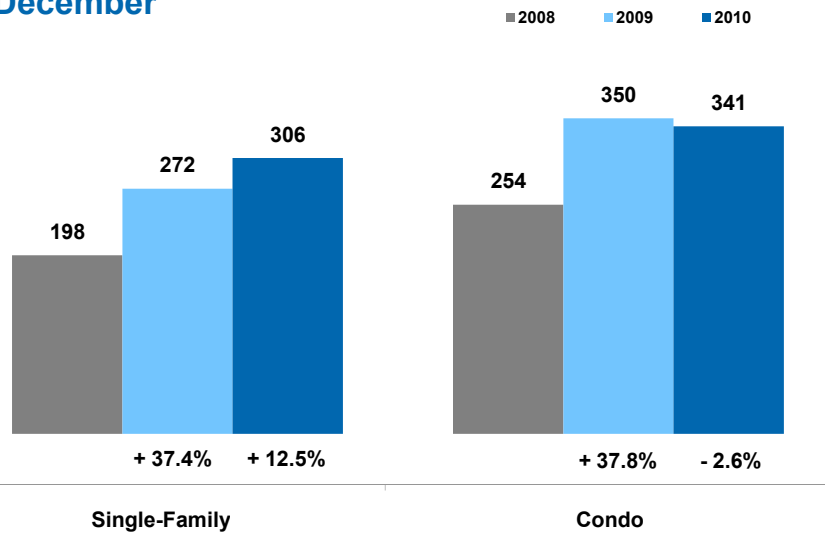
Closed Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

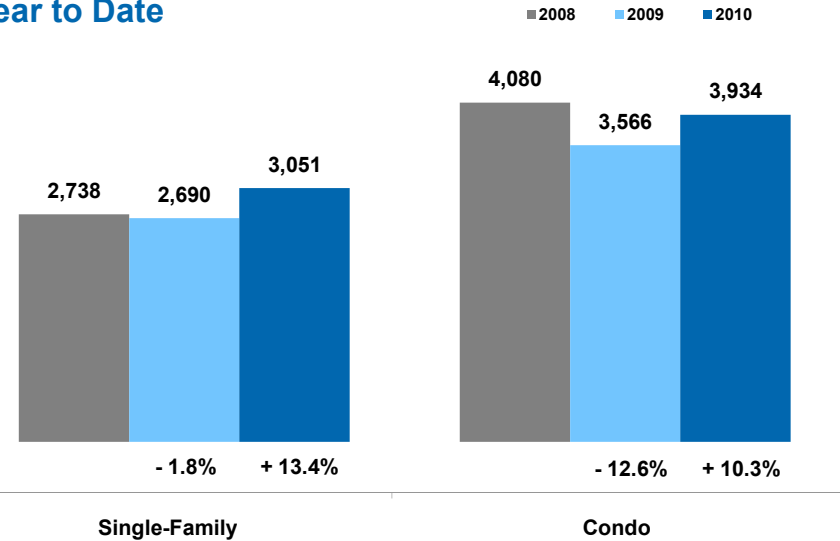
A count of the sales that have closed in a given month.



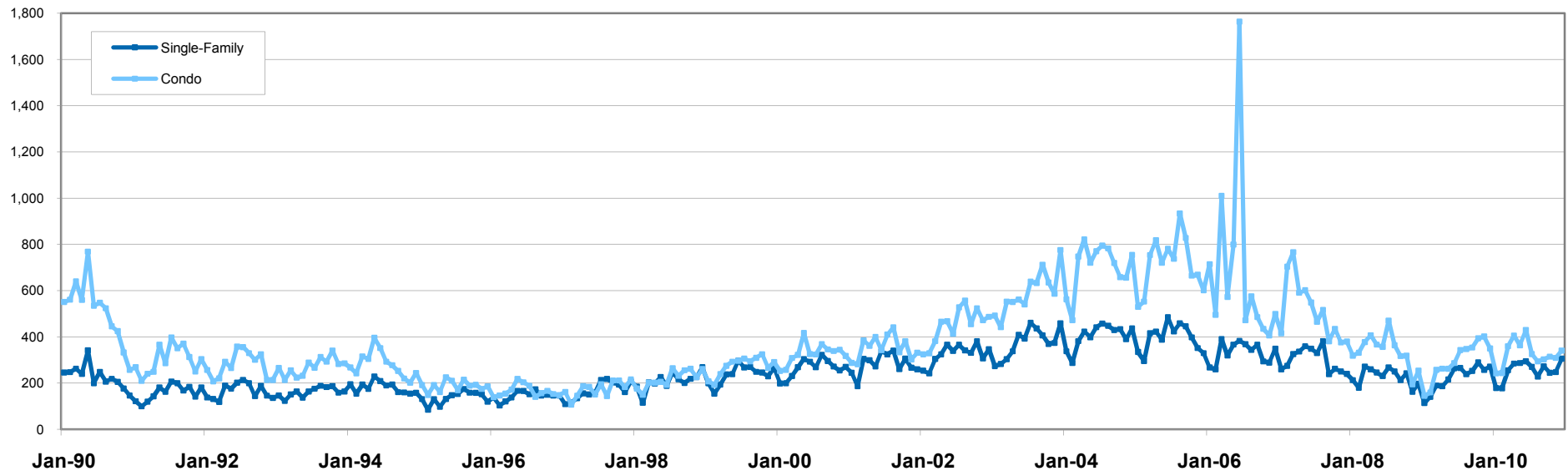
December



Year to Date



Historical Closed Sales



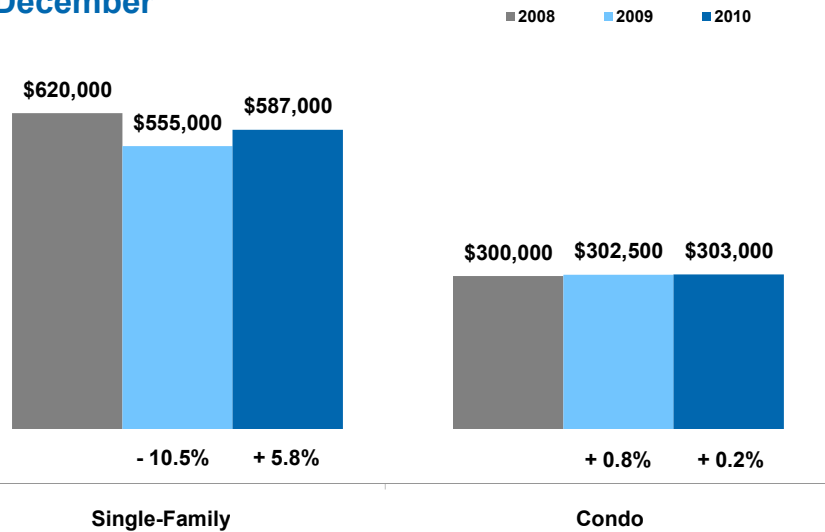
Median Sales Price

A Monthly Indicator from the **Honolulu Board of REALTORS®**

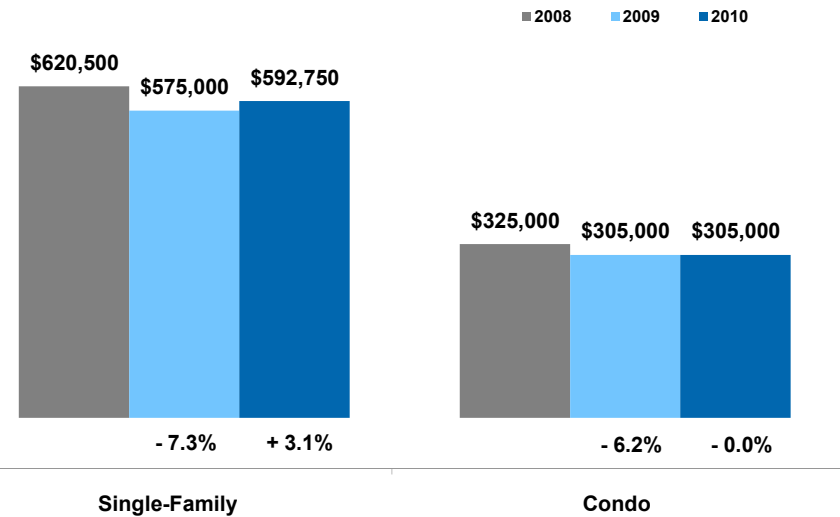
The median sales price for all closed sales in a given month, sold properties only.



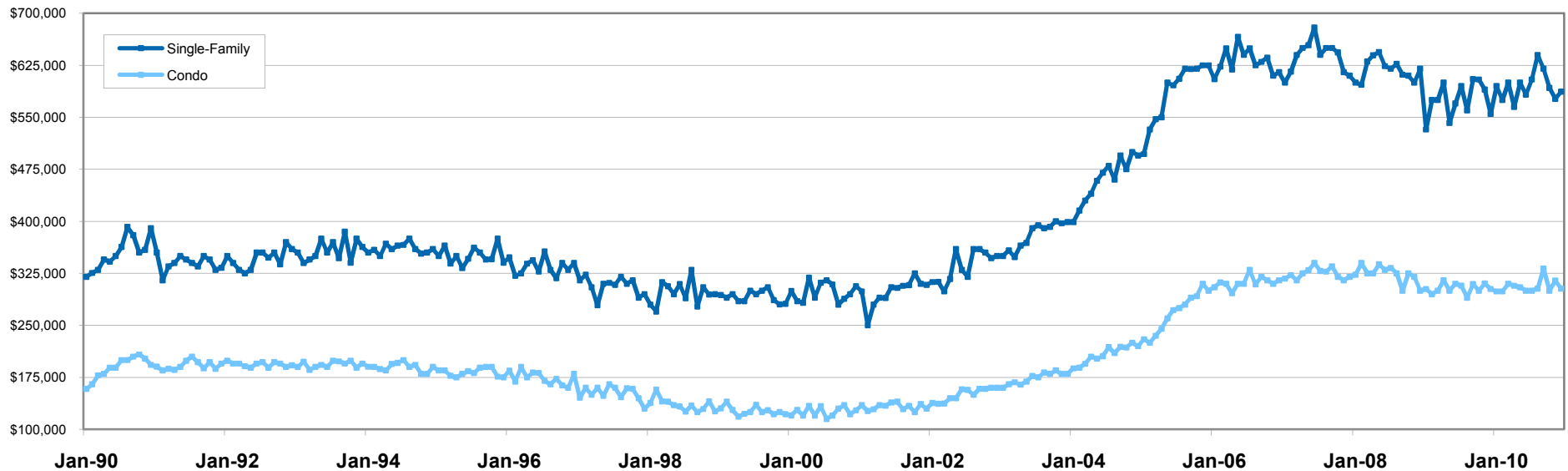
December



Year to Date



Historical Median Sales Price



Average Sales Price

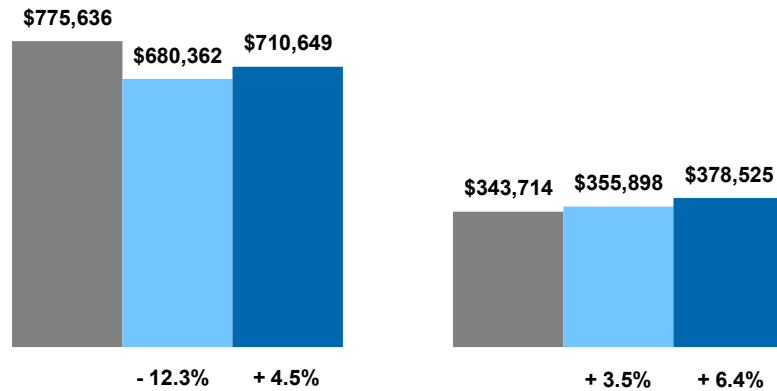
A Monthly Indicator from the **Honolulu Board of REALTORS®**

The average sales price for all closed sales in a given month, sold properties only.



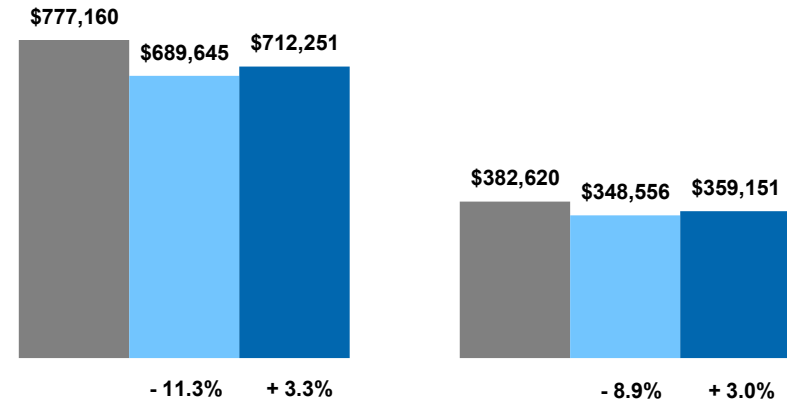
December

■ 2008 ■ 2009 ■ 2010



Year to Date

■ 2008 ■ 2009 ■ 2010



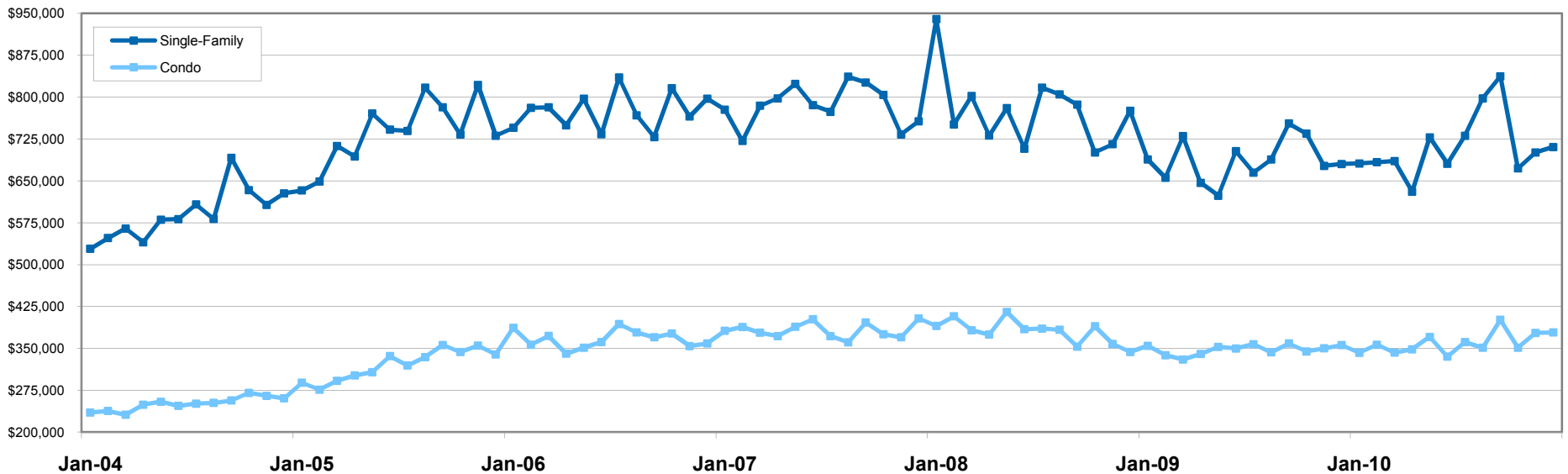
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price



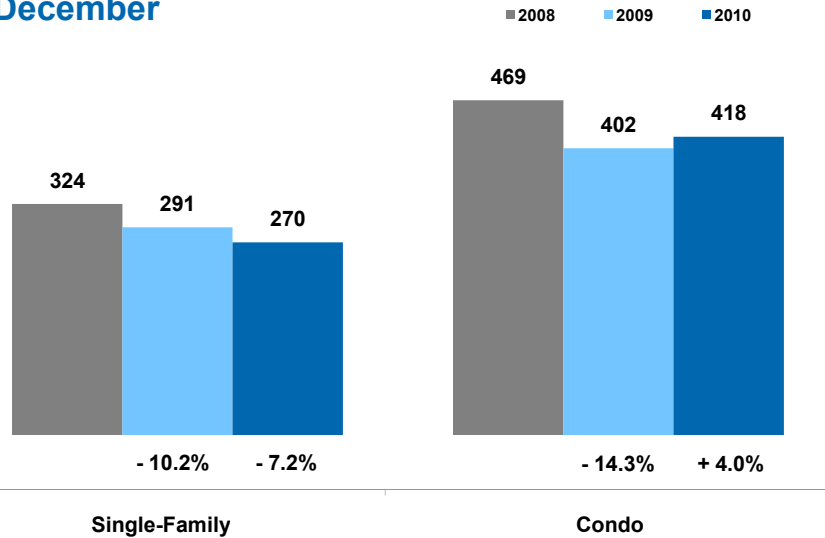
New Listings

A Monthly Indicator from the **Honolulu Board of REALTORS®**

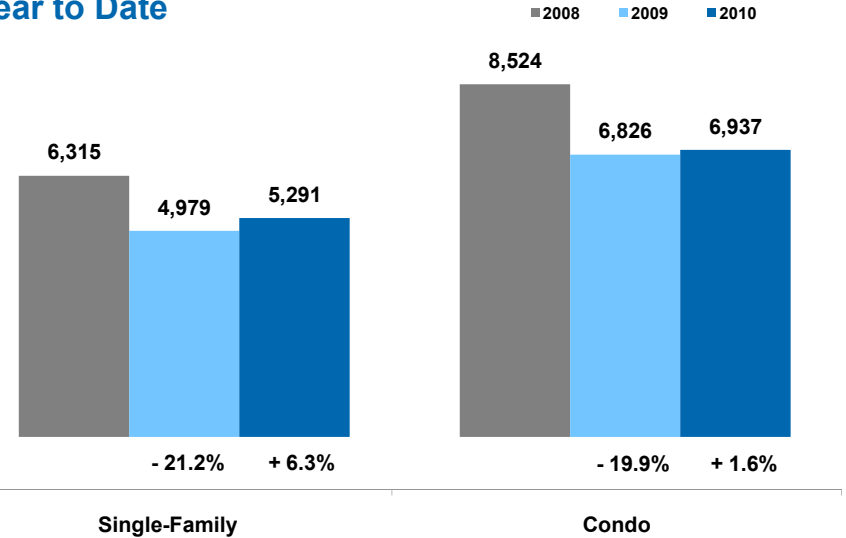
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



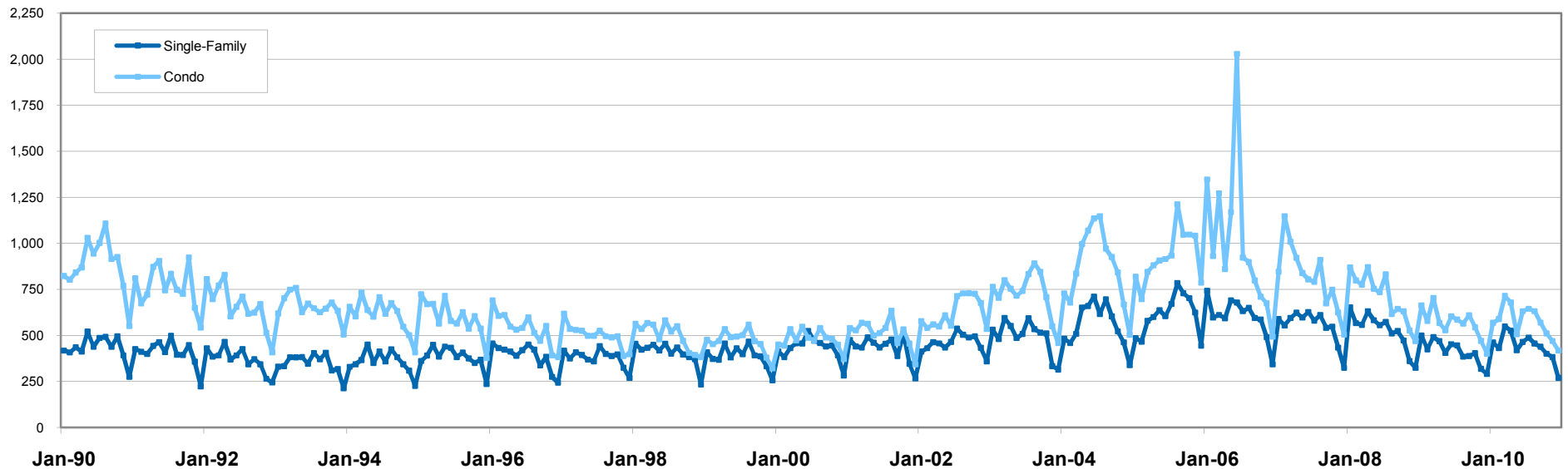
December



Year to Date



Historical New Listings



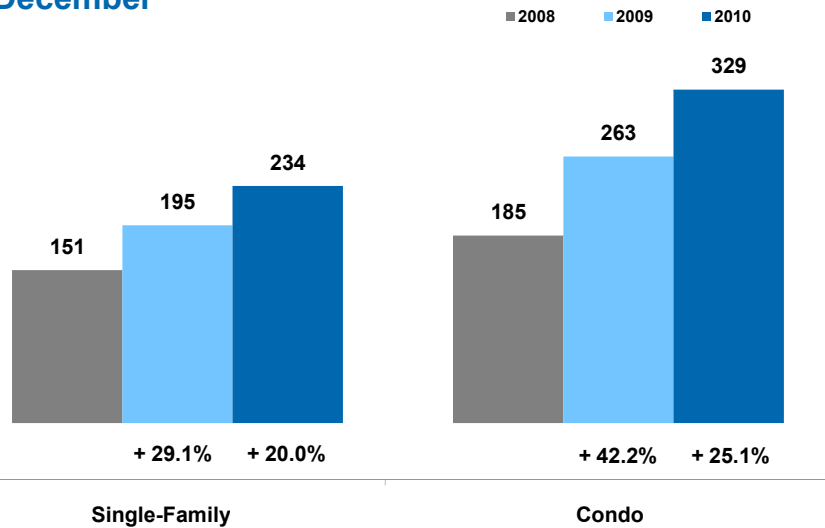
Pending Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

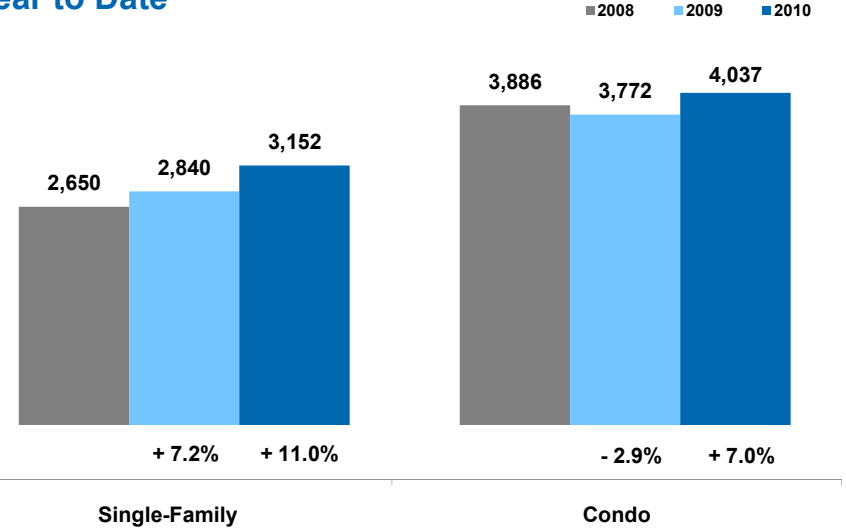
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



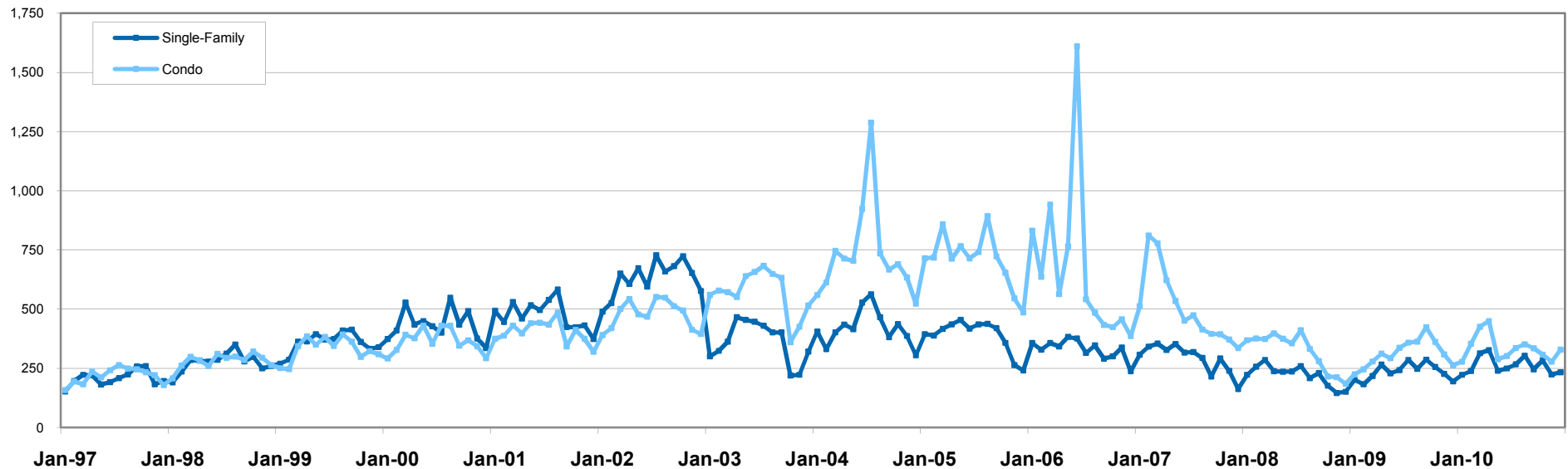
December



Year to Date



Historical Pending Sales



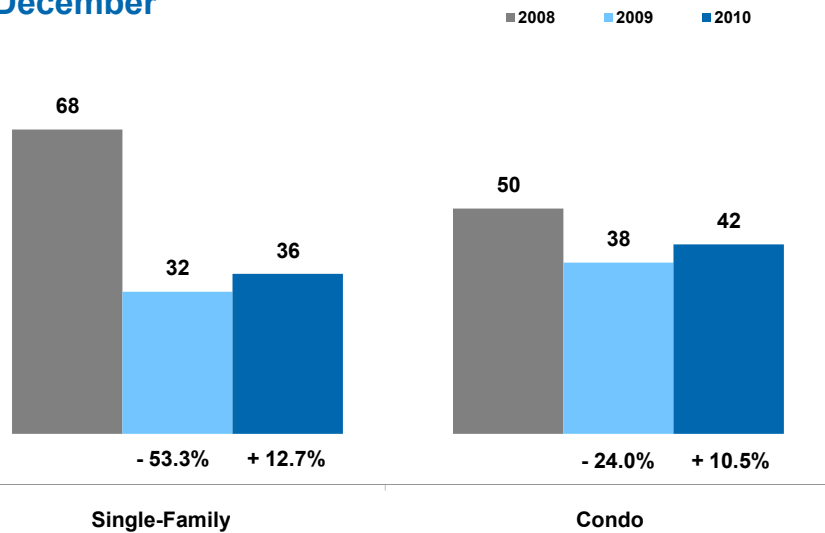
Days on Market Until Sale

A Monthly Indicator from the **Honolulu Board of REALTORS®**

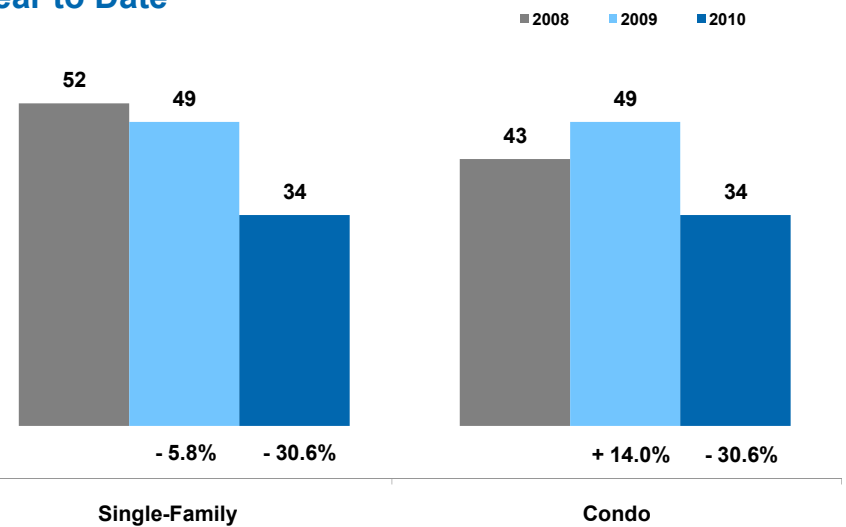
The median number of days between when a property is first listed and when it is pended.



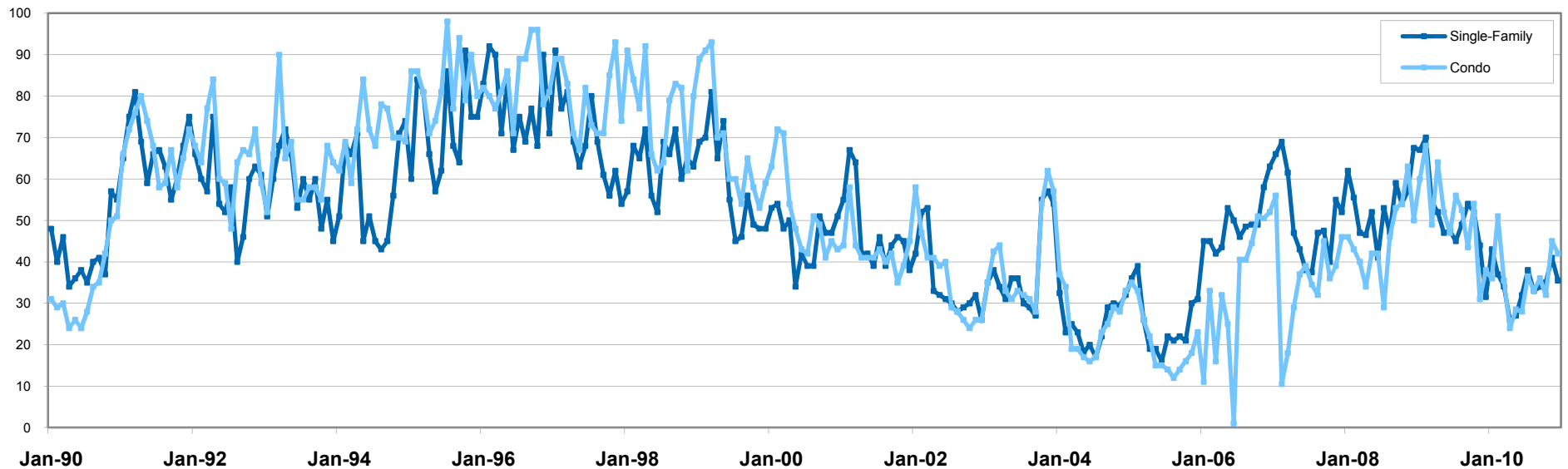
December



Year to Date



Historical Days on Market Until Sale



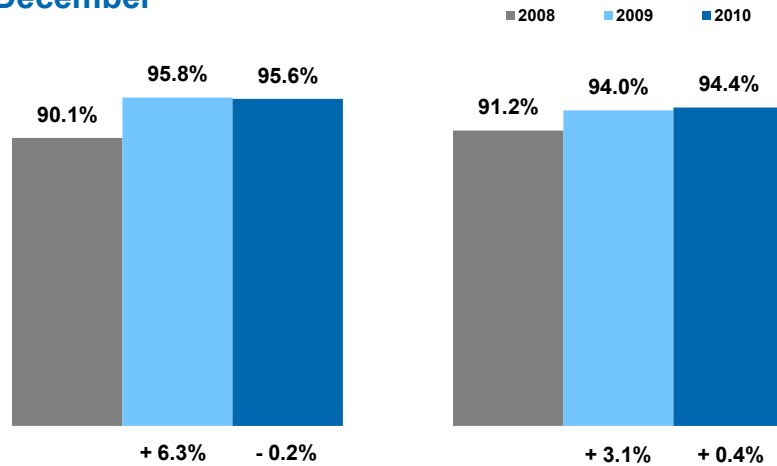
Percent of Original List Price Received at Sale

A Monthly Indicator from the **Honolulu Board of REALTORS®**

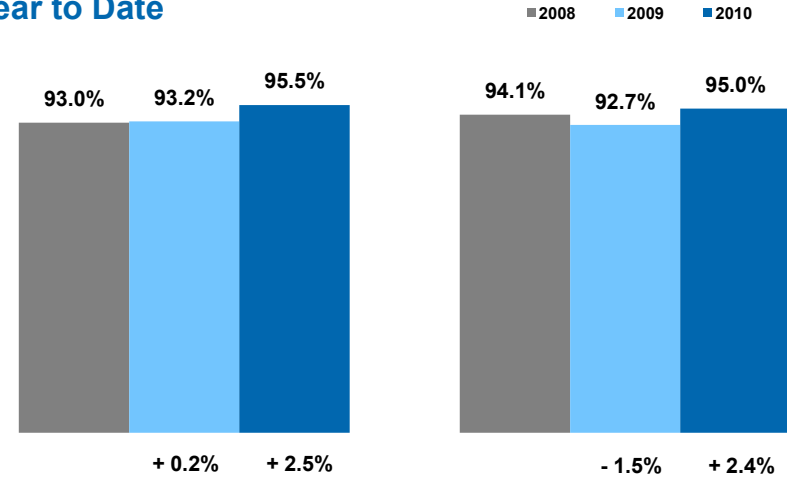
The average percentage found when dividing a property's sales price by the original list price, sold properties only.



December



Year to Date



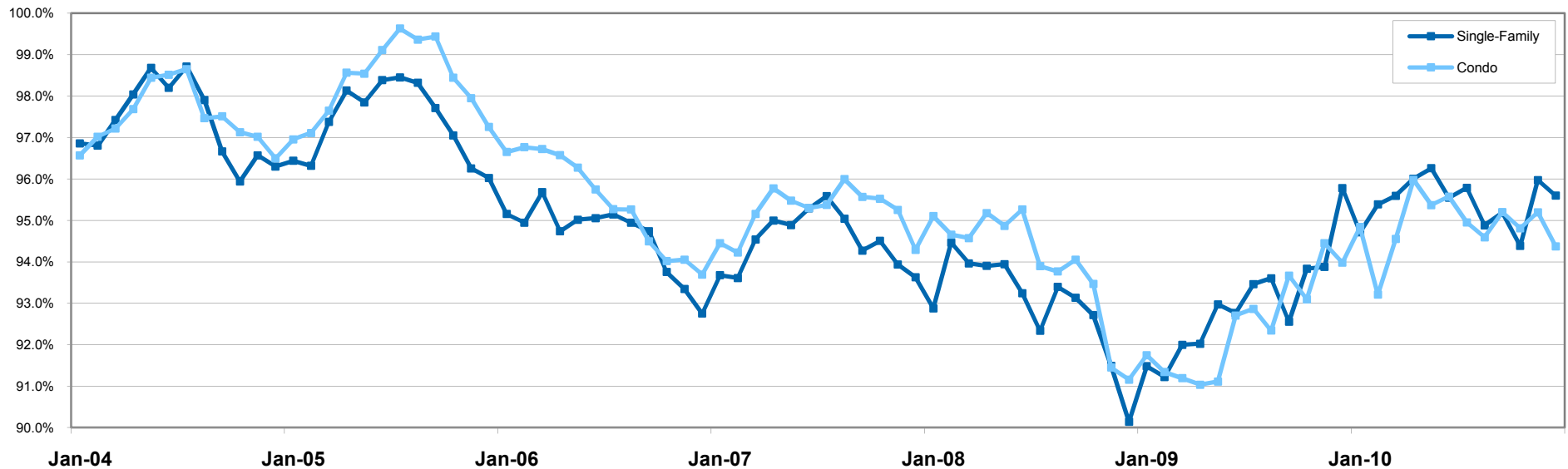
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



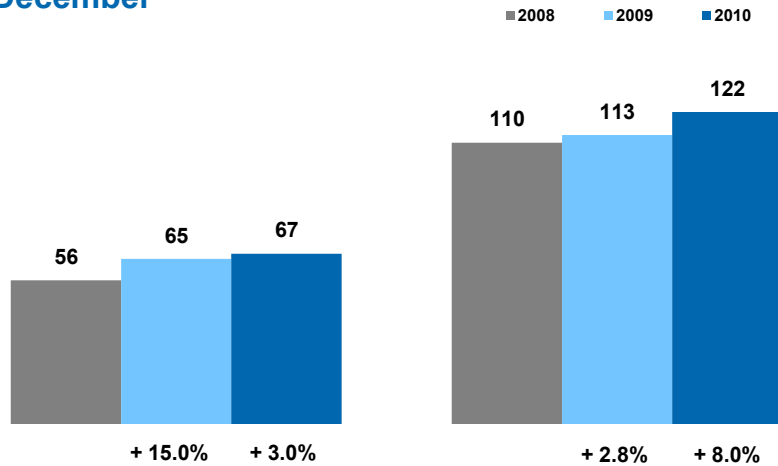
Housing Affordability Index

A Monthly Indicator from the **Honolulu Board of REALTORS®**

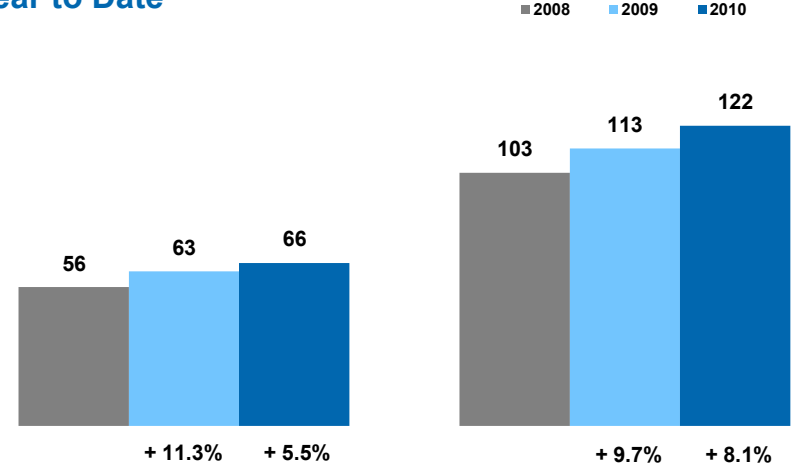
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



December



Year to Date



Single-Family

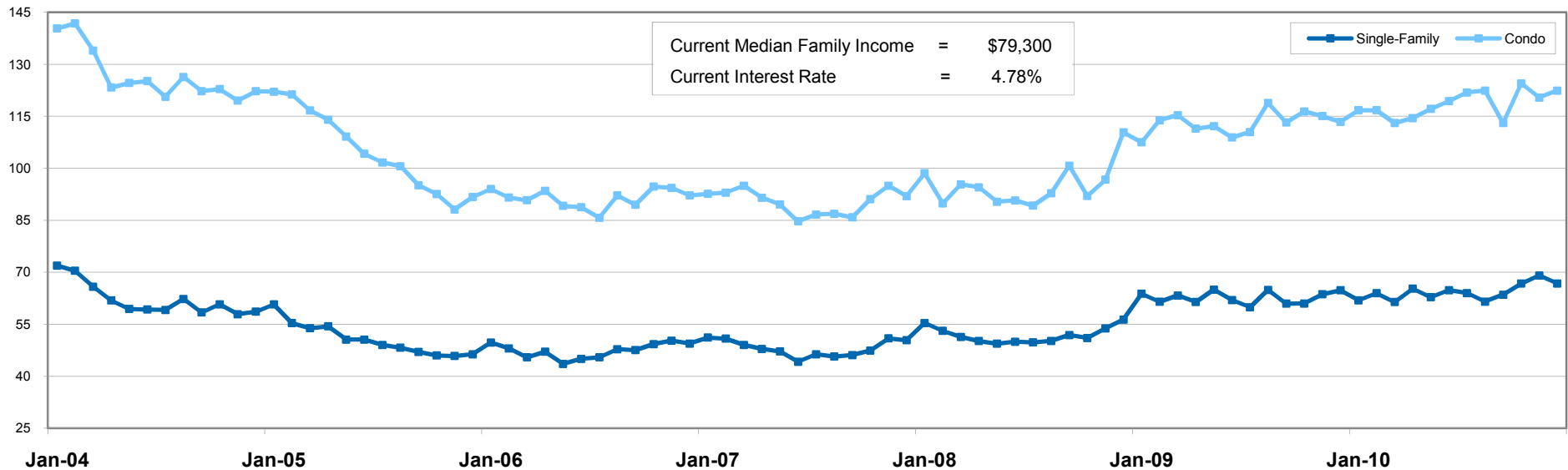
Condo

Single-Family

Condo

Historical Housing Affordability Index

The HAI formula measures affordability for the Honolulu market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



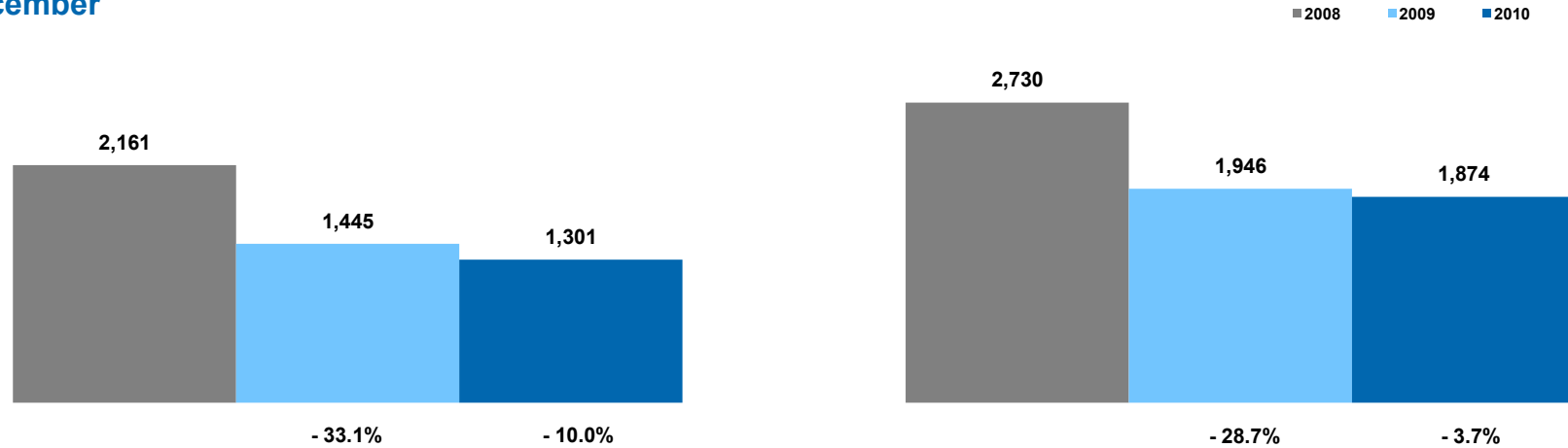
Inventory of Homes Available

A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



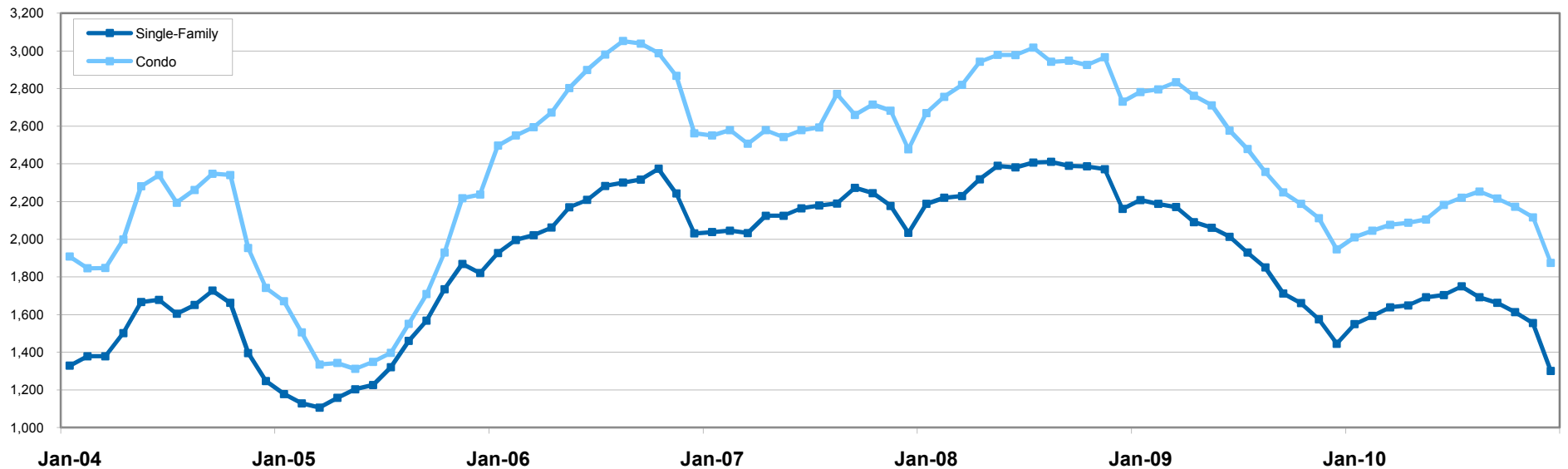
December



Single-Family

Condo

Historical Inventory of Homes Available



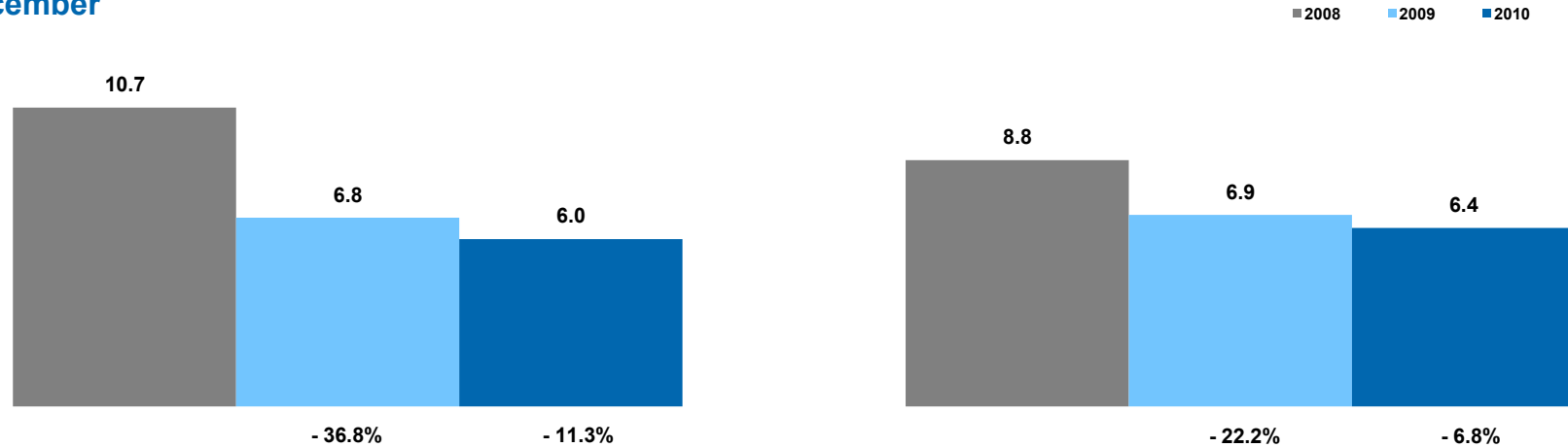
Months Supply of Inventory

A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



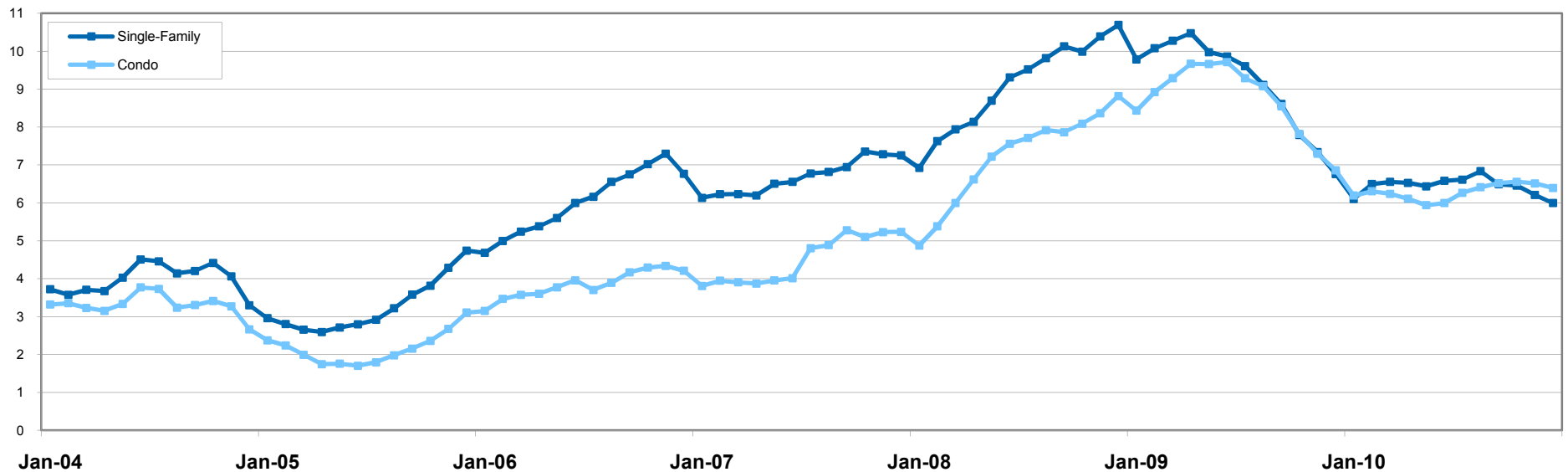
December



Single-Family

Condo

Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the Honolulu Board of REALTORS®

			Single-Family			Condo		
			Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
New Listings	Oct 2010	401	404	- 0.7%	511	545	- 6.2%	
	Nov 2010	383	319	+ 20.1%	470	471	- 0.2%	
	Dec 2010	270	291	- 7.2%	418	402	+ 4.0%	
Pending Sales	Oct 2010	284	256	+ 10.9%	308	362	- 14.9%	
	Nov 2010	224	227	- 1.3%	278	309	- 10.0%	
	Dec 2010	234	195	+ 20.0%	329	263	+ 25.1%	
Closed Sales	Oct 2010	245	290	- 15.5%	315	394	- 20.1%	
	Nov 2010	248	258	- 3.9%	309	402	- 23.1%	
	Dec 2010	306	272	+ 12.5%	341	350	- 2.6%	
Days on Market Until Sale	Oct 2010	35	52	- 32.7%	32	54	- 40.7%	
	Nov 2010	41	44	- 6.8%	45	31	+ 45.2%	
	Dec 2010	36	32	+ 12.7%	42	38	+ 10.5%	
Median Sales Price	Oct 2010	\$592,500	\$604,500	- 2.0%	\$300,000	\$300,000	- 0.0%	
	Nov 2010	\$576,694	\$590,000	- 2.3%	\$314,500	\$310,500	+ 1.3%	
	Dec 2010	\$587,000	\$555,000	+ 5.8%	\$303,000	\$302,500	+ 0.2%	
Average Sales Price	Oct 2010	\$672,425	\$734,397	- 8.4%	\$351,233	\$344,550	+ 1.9%	
	Nov 2010	\$701,050	\$676,918	+ 3.6%	\$377,747	\$350,108	+ 7.9%	
	Dec 2010	\$710,649	\$680,362	+ 4.5%	\$378,525	\$355,898	+ 6.4%	
Total Active Listings Available at Month End	Oct 2010	1,613	1,661	- 2.9%	2,172	2,188	- 0.7%	
	Nov 2010	1,555	1,575	- 1.3%	2,116	2,112	+ 0.2%	
	Dec 2010	1,301	1,445	- 10.0%	1,874	1,946	- 3.7%	
Percent of Original List Price	Oct 2010	94.4%	93.8%	+ 0.6%	94.8%	93.1%	+ 1.8%	
	Nov 2010	96.0%	93.9%	+ 2.2%	95.2%	94.4%	+ 0.8%	
	Dec 2010	95.6%	95.8%	- 0.2%	94.4%	94.0%	+ 0.4%	
Housing Affordability Index	Oct 2010	67	61	+ 9.4%	124	116	+ 6.9%	
	Nov 2010	69	64	+ 8.5%	120	115	+ 4.7%	
	Dec 2010	67	65	+ 3.0%	122	113	+ 8.0%	
Months Supply of Inventory	Oct 2010	6.5	7.8	- 17.1%	6.6	7.8	- 16.1%	
	Nov 2010	6.2	7.3	- 15.4%	6.5	7.3	- 10.8%	
	Dec 2010	6.0	6.8	- 11.3%	6.4	6.9	- 6.8%	

Explanation of Methodology

From the Honolulu Board of REALTORS®



New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have closed in a given month.
Days on Market Until Sale	The average number of days between when a property is first listed and when it is pending.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Total Active Listings Available At Month End	The number of properties available for sale in active status at the end of the month.
Percent of Original List Price Received At Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures affordability in the Honolulu region. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.