

Housing Supply Overview



A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®

February 2011

Quick Facts

5.4

5.7

5.6

9.1

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

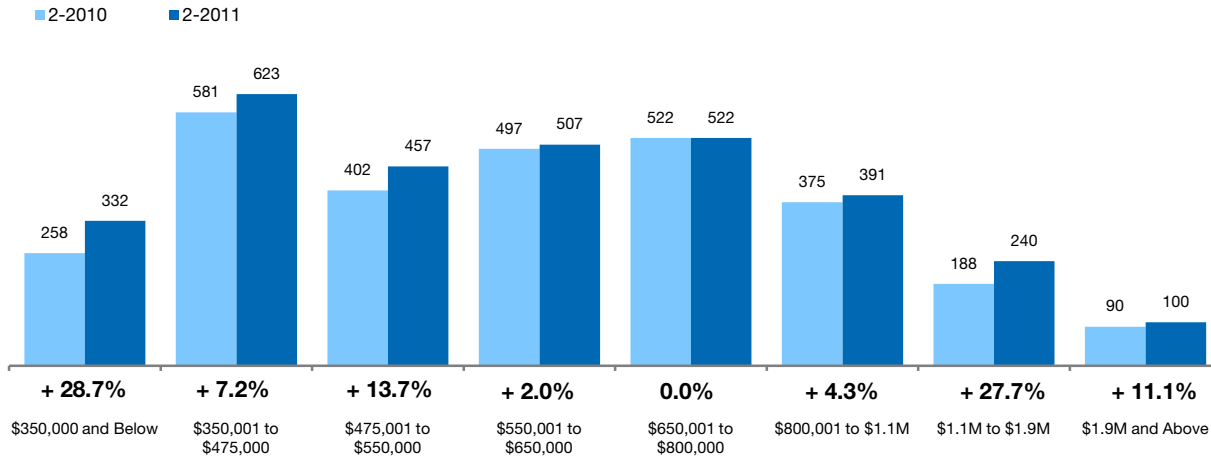
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

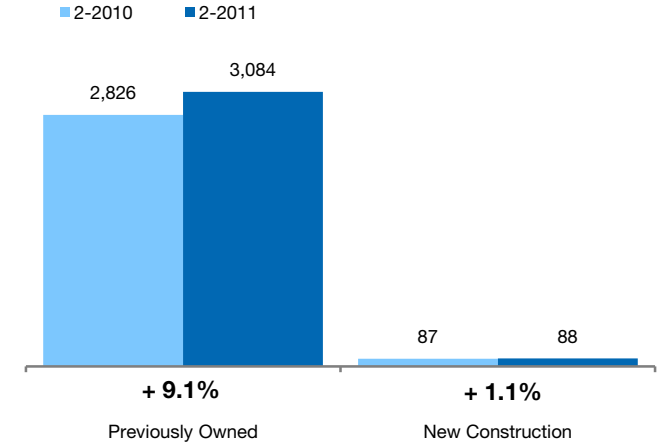


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	258	332	+ 28.7%
\$350,001 to \$475,000	581	623	+ 7.2%
\$475,001 to \$550,000	402	457	+ 13.7%
\$550,001 to \$650,000	497	507	+ 2.0%
\$650,001 to \$800,000	522	522	0.0%
\$800,001 to \$1.1M	375	391	+ 4.3%
\$1.1M to \$1.9M	188	240	+ 27.7%
\$1.9M and Above	90	100	+ 11.1%
All Single-Family Homes	2,913	3,172	+ 8.9%

Previously Owned

2-2010	2-2011	Change
255	330	+ 29.4%
573	592	+ 3.3%
398	446	+ 12.1%
487	496	+ 1.8%
495	507	+ 2.4%
355	384	+ 8.2%
181	235	+ 29.8%
82	94	+ 14.6%
2,826	3,084	+ 9.1%

New Construction

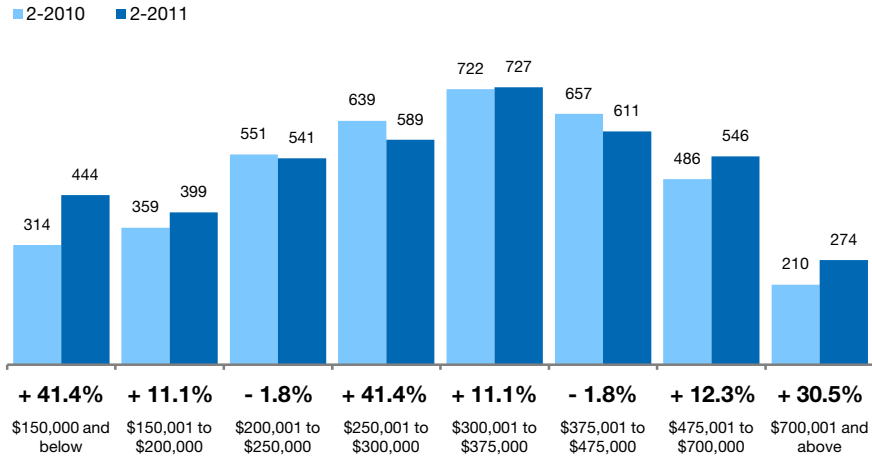
2-2010	2-2011	Change
3	2	- 33.3%
8	31	+ 287.5%
4	11	+ 175.0%
10	11	+ 10.0%
27	15	- 44.4%
20	7	- 65.0%
7	5	- 28.6%
8	6	- 25.0%
87	88	+ 1.1%

Pending Sales Condo Properties Only

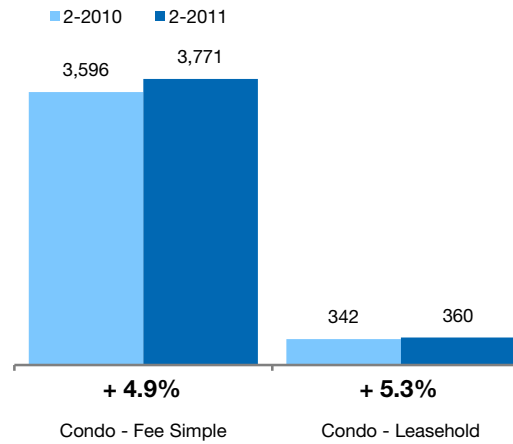


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

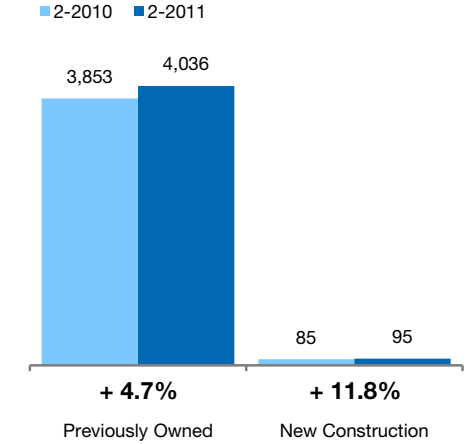
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$150,000 and below	314	444	+ 41.4%
\$150,001 to \$200,000	359	399	+ 11.1%
\$200,001 to \$250,000	551	541	- 1.8%
\$250,001 to \$300,000	639	589	- 7.8%
\$300,001 to \$375,000	722	727	+ 0.7%
\$375,001 to \$475,000	657	611	- 7.0%
\$475,001 to \$700,000	486	546	+ 12.3%
\$700,001 and above	210	274	+ 30.5%
All Price Ranges	3,938	4,131	+ 4.9%

Previously Owned

2-2010	2-2011	Change	2-2010	2-2011	Change
311	444	+ 42.8%	3	0	- 100.0%
356	398	+ 11.8%	3	1	- 66.7%
548	540	- 1.5%	3	1	- 66.7%
635	567	- 10.7%	4	22	+ 450.0%
718	714	- 0.6%	4	13	+ 225.0%
646	599	- 7.3%	11	12	+ 9.1%
460	532	+ 15.7%	26	14	- 46.2%
179	242	+ 35.2%	31	32	+ 3.2%
3,853	4,036	+ 4.7%	85	95	+ 11.8%

New Construction

By Condo Type	2-2010	2-2011	Change
Condo - Fee Simple	3,596	3,771	+ 4.9%
Condo - Leasehold	342	360	+ 5.3%
All Condo Types	3,938	4,131	+ 4.9%

2-2010	2-2011	Change	2-2010	2-2011	Change
3,511	3,676	+ 4.7%	85	95	+ 11.8%
342	360	+ 5.3%	0	0	0.0%
3,853	4,036	+ 4.7%	85	95	+ 11.8%

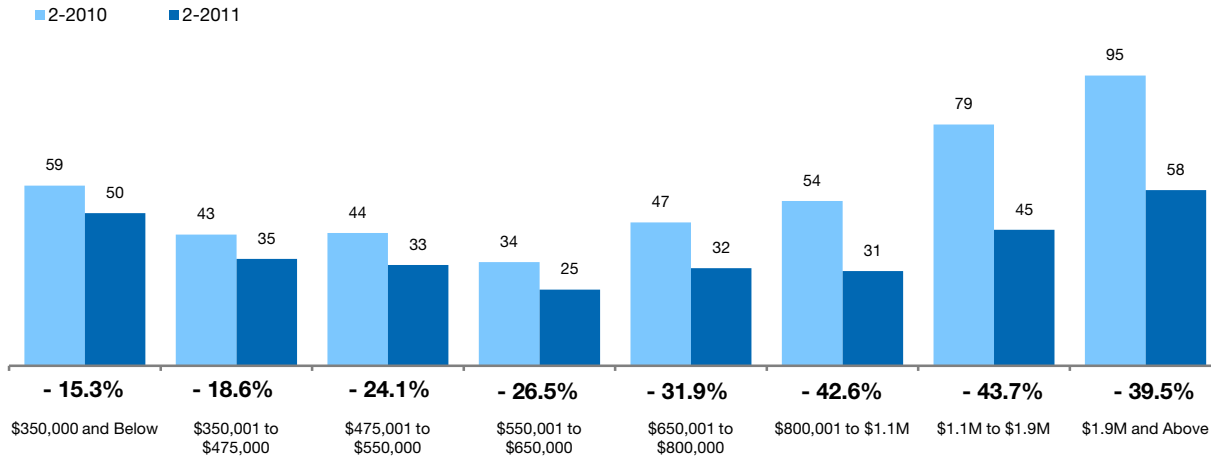
Days on Market Until Sale Single-Family Homes Only



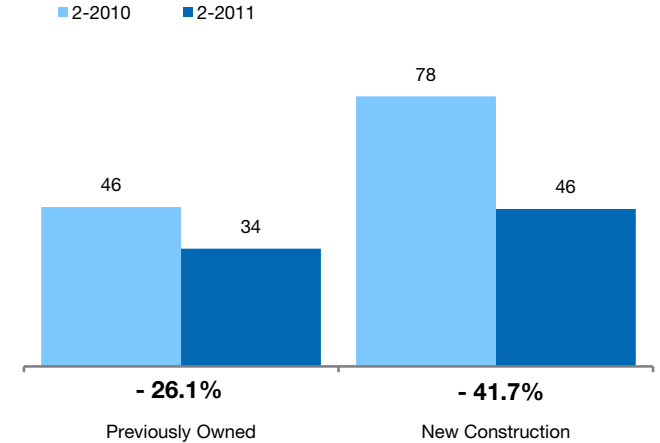
The median number of days between when a property is first listed and when an offer is accepted.

Sold properties only. **Based on a rolling 12-month median.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	59	50	- 15.3%
\$350,001 to \$475,000	43	35	- 18.6%
\$475,001 to \$550,000	44	33	- 24.1%
\$550,001 to \$650,000	34	25	- 26.5%
\$650,001 to \$800,000	47	32	- 31.9%
\$800,001 to \$1.1M	54	31	- 42.6%
\$1.1M to \$1.9M	79	45	- 43.7%
\$1.9M and Above	95	58	- 39.5%
All Single-Family Homes	47	35	- 25.5%

Previously Owned

2-2010	2-2011	Change
59	50	- 15.3%
43	36	- 16.3%
44	34	- 21.8%
34	25	- 26.5%
47	29	- 37.6%
50	30	- 40.0%
75	43	- 42.7%
86	57	- 34.3%
46	34	- 26.1%

New Construction

2-2010	2-2011	Change
54	63	+ 15.7%
60	1	- 98.3%
63	1	- 98.4%
40	27	- 31.6%
64	124	+ 93.8%
106	84	- 20.8%
118	202	+ 71.2%
125	136	+ 8.8%
78	46	- 41.7%

Days on Market Until Sale Condo Properties Only

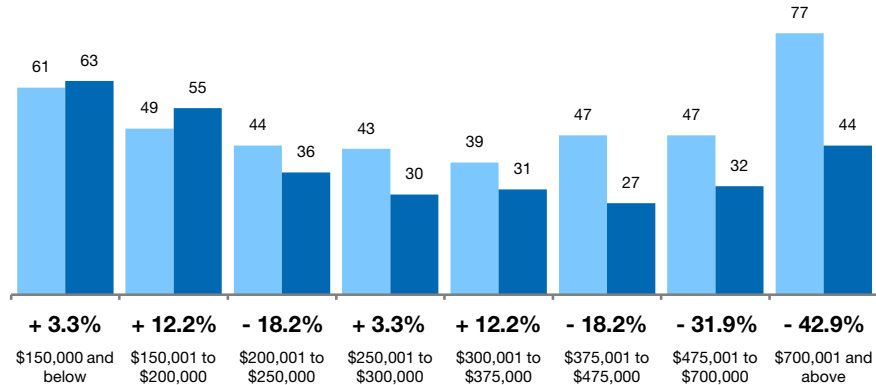
The median number of days between when a property is first listed and when an offer is accepted.

Sold properties only. **Based on a rolling 12-month median.**



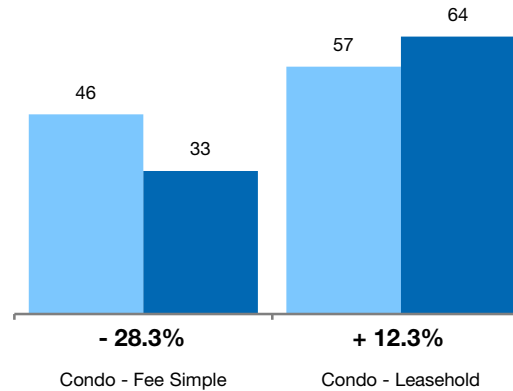
By Price Range

■ 2-2010 ■ 2-2011



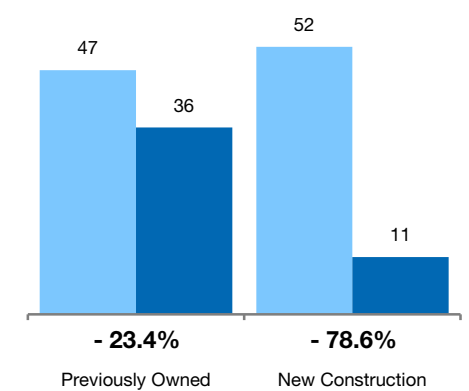
By Condo Type

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	61	63	+ 3.3%
\$150,001 to \$200,000	49	55	+ 12.2%
\$200,001 to \$250,000	44	36	- 18.2%
\$250,001 to \$300,000	43	30	- 31.4%
\$300,001 to \$375,000	39	31	- 20.5%
\$375,001 to \$475,000	47	27	- 42.6%
\$475,001 to \$700,000	47	32	- 31.9%
\$700,001 and above	77	44	- 42.9%
All Condos	47	36	- 23.4%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	60	64	+ 5.8%
\$150,001 to \$200,000	49	54	+ 10.2%
\$200,001 to \$250,000	45	36	- 19.1%
\$250,001 to \$300,000	43	30	- 31.4%
\$300,001 to \$375,000	39	31	- 20.5%
\$375,001 to \$475,000	47	26	- 44.7%
\$475,001 to \$700,000	46	32	- 30.4%
\$700,001 and above	73	61	- 16.4%
All Condos	47	36	- 23.4%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	232	51	- 78.0%
\$150,001 to \$200,000	0	289	0.0%
\$200,001 to \$250,000	0	33	0.0%
\$250,001 to \$300,000	19	0	- 100.0%
\$300,001 to \$375,000	24	0	- 100.0%
\$375,001 to \$475,000	13	66	+ 407.7%
\$475,001 to \$700,000	68	48	- 29.4%
\$700,001 and above	112	0	- 100.0%
All Condos	52	11	- 78.6%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	46	33	- 28.3%
Condo - Leasehold	57	64	+ 12.3%
All Condos	47	36	- 23.4%

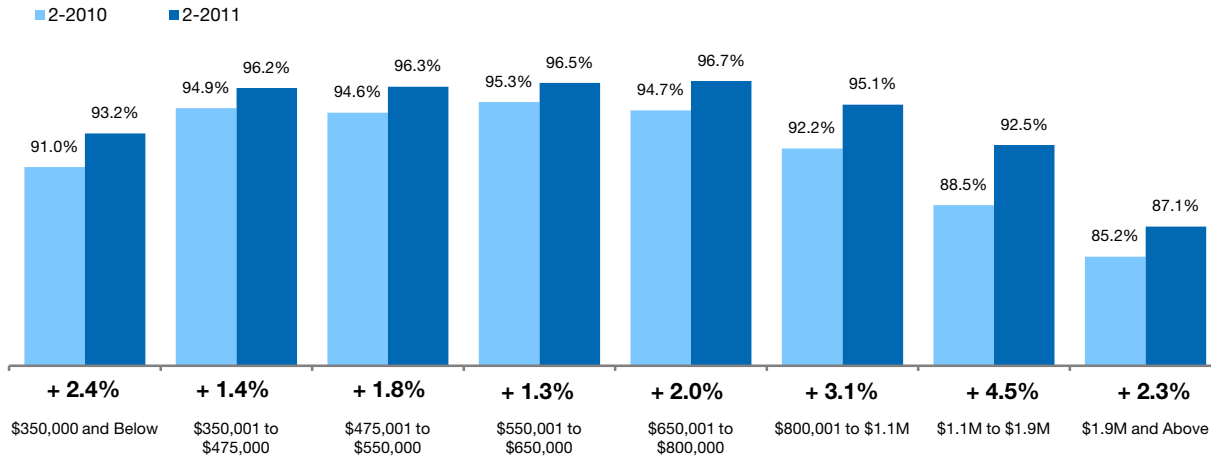
	2-2010	2-2011	Change
Condo - Fee Simple	46	34	- 26.1%
Condo - Leasehold	57	64	+ 12.3%
All Condos	47	36	- 23.4%

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

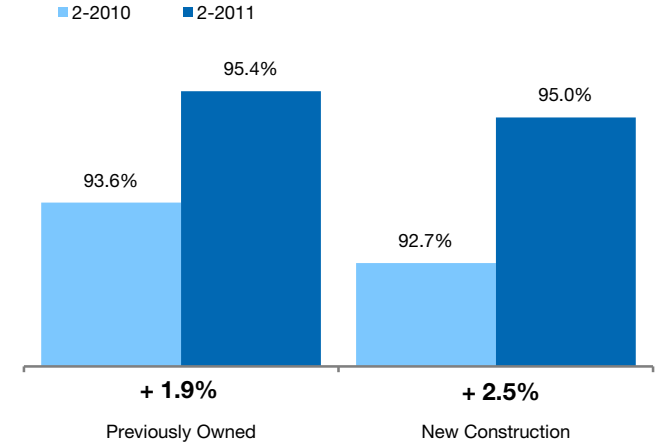


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	91.0%	93.2%	+ 2.4%
\$350,001 to \$475,000	94.9%	96.2%	+ 1.4%
\$475,001 to \$550,000	94.6%	96.3%	+ 1.8%
\$550,001 to \$650,000	95.3%	96.5%	+ 1.3%
\$650,001 to \$800,000	94.7%	96.7%	+ 2.0%
\$800,001 to \$1.1M	92.2%	95.1%	+ 3.1%
\$1.1M to \$1.9M	88.5%	92.5%	+ 4.5%
\$1.9M and Above	85.2%	87.1%	+ 2.3%
All Single-Family Homes	93.6%	95.4%	+ 1.9%

Previously Owned

2-2010	2-2011	Change
91.0%	93.3%	+ 2.5%
94.8%	96.1%	+ 1.4%
94.5%	96.3%	+ 1.8%
95.3%	96.5%	+ 1.3%
94.7%	96.7%	+ 2.1%
92.3%	95.0%	+ 2.9%
89.0%	92.7%	+ 4.2%
85.0%	87.5%	+ 2.9%
93.6%	95.4%	+ 1.9%

New Construction

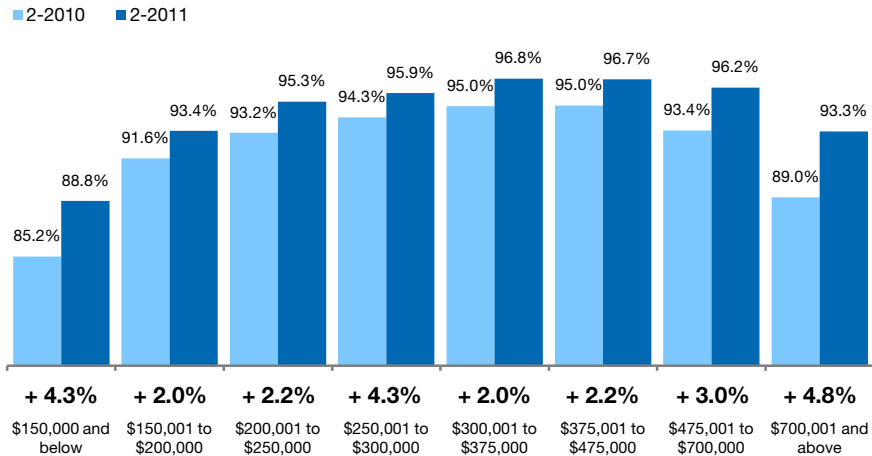
2-2010	2-2011	Change
91.1%	86.6%	- 4.9%
98.8%	99.1%	+ 0.4%
103.1%	98.9%	- 4.2%
94.4%	97.1%	+ 2.8%
96.2%	96.8%	+ 0.6%
90.2%	97.3%	+ 8.0%
78.6%	82.5%	+ 5.0%
86.4%	82.8%	- 4.2%
92.7%	95.0%	+ 2.5%

Pct. Of Orig. Price Received Condo Properties Only

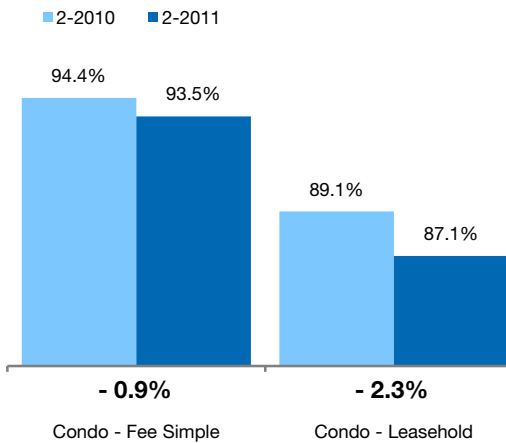


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

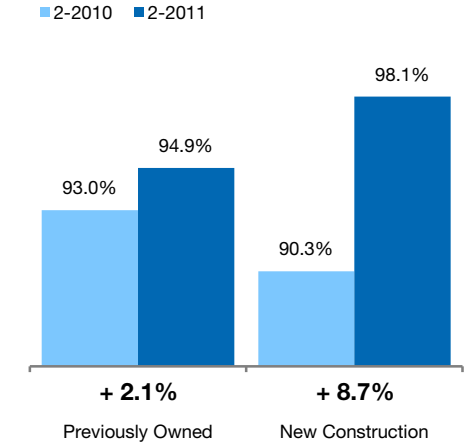
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	85.2%	88.8%	+ 4.3%
\$150,001 to \$200,000	91.6%	93.4%	+ 2.0%
\$200,001 to \$250,000	93.2%	95.3%	+ 2.2%
\$250,001 to \$300,000	94.3%	95.9%	+ 1.7%
\$300,001 to \$375,000	95.0%	96.8%	+ 1.9%
\$375,001 to \$475,000	95.0%	96.7%	+ 1.8%
\$475,001 to \$700,000	93.4%	96.2%	+ 3.0%
\$700,001 and above	89.0%	93.3%	+ 4.8%
All Condos	93.0%	95.0%	+ 2.1%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	85.3%	88.8%	+ 4.1%
\$150,001 to \$200,000	91.6%	93.3%	+ 1.9%
\$200,001 to \$250,000	93.2%	95.3%	+ 2.2%
\$250,001 to \$300,000	94.3%	95.9%	+ 1.7%
\$300,001 to \$375,000	95.0%	96.8%	+ 1.9%
\$375,001 to \$475,000	95.0%	96.7%	+ 1.8%
\$475,001 to \$700,000	93.8%	96.2%	+ 2.6%
\$700,001 and above	89.1%	92.8%	+ 4.2%
All Condos	93.0%	94.9%	+ 2.1%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	69.3%	80.0%	+ 15.4%
\$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	96.0%	0.0%	- 100.0%
\$300,001 to \$375,000	95.9%	0.0%	- 100.0%
\$375,001 to \$475,000	96.9%	100.8%	+ 4.0%
\$475,001 to \$700,000	87.7%	96.3%	+ 9.7%
\$700,001 and above	87.8%	99.1%	+ 12.9%
All Condos	90.3%	98.1%	+ 8.7%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	94.4%	93.5%	- 0.9%
Condo - Leasehold	89.1%	87.1%	- 2.3%
All Condos	93.0%	95.0%	+ 2.1%

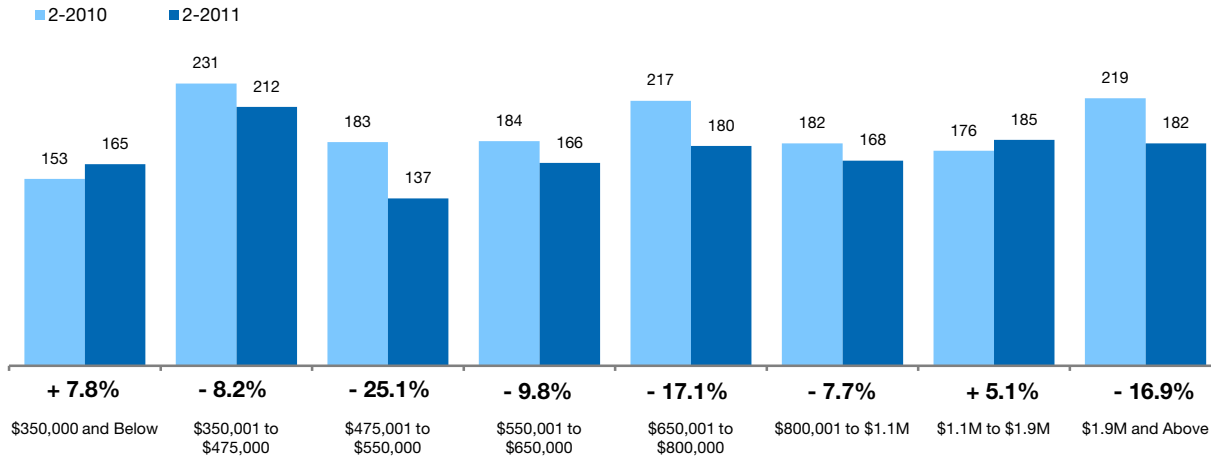
	2-2010	2-2011	Change
Condo - Fee Simple	94.4%	93.5%	- 0.9%
Condo - Leasehold	89.1%	87.1%	- 2.3%
All Condos	93.0%	95.0%	+ 2.1%

Inventory of Homes for Sale Single-Family Homes Only

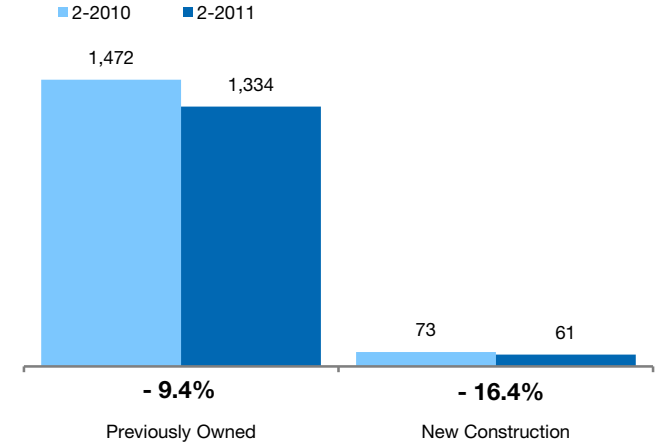


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	2-2010	2-2011	Change
\$350,000 and Below	153	165	+ 7.8%
\$350,001 to \$475,000	231	212	- 8.2%
\$475,001 to \$550,000	183	137	- 25.1%
\$550,001 to \$650,000	184	166	- 9.8%
\$650,001 to \$800,000	217	180	- 17.1%
\$800,001 to \$1.1M	182	168	- 7.7%
\$1.1M to \$1.9M	176	185	+ 5.1%
\$1.9M and Above	219	182	- 16.9%
All Single-Family Homes	1,545	1,395	- 9.7%

Previously Owned

2-2010	2-2011	Change
151	161	+ 6.6%
224	203	- 9.4%
177	134	- 24.3%
176	155	- 11.9%
206	177	- 14.1%
176	156	- 11.4%
159	171	+ 7.5%
203	177	- 12.8%
1,472	1,334	- 9.4%

New Construction

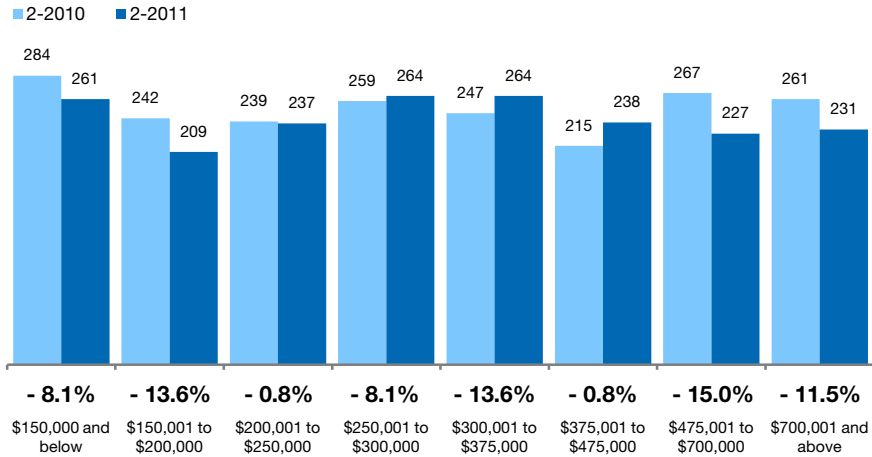
2-2010	2-2011	Change
2	4	+ 100.0%
7	9	+ 28.6%
6	3	- 50.0%
8	11	+ 37.5%
11	3	- 72.7%
6	12	+ 100.0%
17	14	- 17.6%
16	5	- 68.8%
73	61	- 16.4%

Inventory of Homes for Sale Condo Properties Only

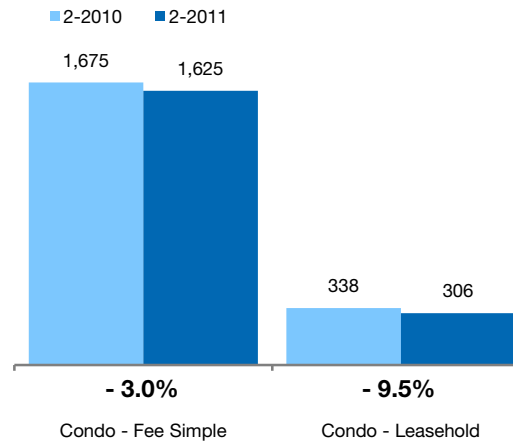


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

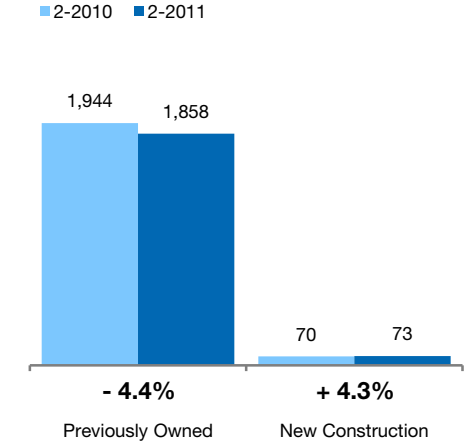
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	284	261	- 8.1%
\$150,001 to \$200,000	242	209	- 13.6%
\$200,001 to \$250,000	239	237	- 0.8%
\$250,001 to \$300,000	259	264	+ 1.9%
\$300,001 to \$375,000	247	264	+ 6.9%
\$375,001 to \$475,000	215	238	+ 10.7%
\$475,001 to \$700,000	267	227	- 15.0%
\$700,001 and above	261	231	- 11.5%
All Price Ranges	2,014	1,931	- 4.1%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	284	260	- 8.5%
\$150,001 to \$200,000	240	209	- 12.9%
\$200,001 to \$250,000	236	236	0.0%
\$250,001 to \$300,000	258	242	- 6.2%
\$300,001 to \$375,000	243	250	+ 2.9%
\$375,001 to \$475,000	212	233	+ 9.9%
\$475,001 to \$700,000	251	219	- 12.7%
\$700,001 and above	220	209	- 5.0%
All Price Ranges	1,944	1,858	- 4.4%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	3	1	- 66.7%
\$250,001 to \$300,000	1	22	+ 2100.0%
\$300,001 to \$375,000	4	14	+ 250.0%
\$375,001 to \$475,000	3	5	+ 66.7%
\$475,001 to \$700,000	16	8	- 50.0%
\$700,001 and above	41	22	- 46.3%
All Price Ranges	70	73	+ 4.3%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	1,675	1,625	- 3.0%
Condo - Leasehold	338	306	- 9.5%
All Condo Types	2,014	1,931	- 4.1%

	2-2010	2-2011	Change
Condo - Fee Simple	1,605	1,554	- 3.2%
Condo - Leasehold	338	304	- 10.1%
All Condo Types	1,944	1,858	- 4.4%

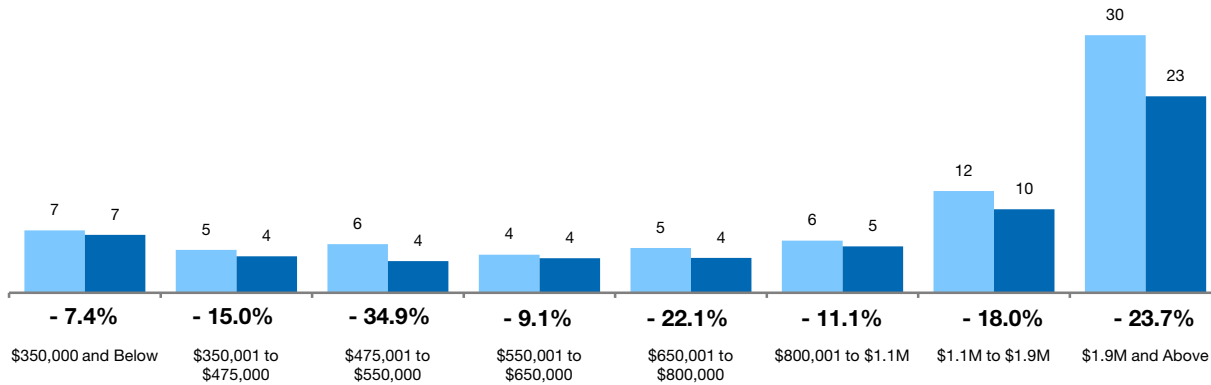
Months Supply of Inventory Single-Family Homes Only



Compares the number of active listings available to the average monthly pending sales from the last 12 months. **Based on one month of activity.**

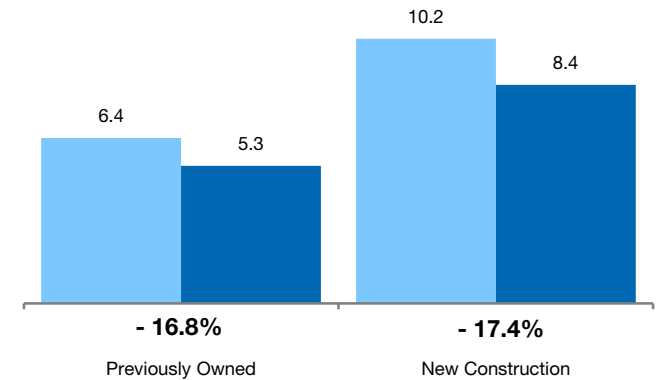
By Price Range

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$350,000 and Below	7.2	6.6	- 7.4%
\$350,001 to \$475,000	4.9	4.2	- 15.0%
\$475,001 to \$550,000	5.6	3.6	- 34.9%
\$550,001 to \$650,000	4.4	4.0	- 9.1%
\$650,001 to \$800,000	5.1	4.0	- 22.1%
\$800,001 to \$1.1M	6.0	5.3	- 11.1%
\$1.1M to \$1.9M	11.7	9.6	- 18.0%
\$1.9M and Above	29.5	22.5	- 23.7%
All Single-Family Homes	6.5	5.4	- 16.9%

Previously Owned

	2-2010	2-2011	Change
\$350,000 and Below	7.2	6.5	- 8.9%
\$350,001 to \$475,000	4.8	4.2	- 13.1%
\$475,001 to \$550,000	5.4	3.6	- 33.5%
\$550,001 to \$650,000	4.3	3.8	- 11.0%
\$650,001 to \$800,000	5.1	4.1	- 21.1%
\$800,001 to \$1.1M	6.1	5.0	- 17.3%
\$1.1M to \$1.9M	11.0	9.0	- 17.6%
\$1.9M and Above	30.1	23.3	- 22.4%
All Previously Owned	6.4	5.3	- 16.8%

New Construction

	2-2010	2-2011	Change
\$350,000 and Below	2.0	4.0	+ 100.0%
\$350,001 to \$475,000	4.7	3.0	- 35.7%
\$475,001 to \$550,000	4.5	2.0	- 55.6%
\$550,001 to \$650,000	5.6	7.0	+ 25.0%
\$650,001 to \$800,000	4.7	1.7	- 63.7%
\$800,001 to \$1.1M	2.8	12.0	+ 322.2%
\$1.1M to \$1.9M	17.0	11.2	- 34.1%
\$1.9M and Above	12.0	5.0	- 58.3%
All New Construction	10.2	8.4	- 17.4%

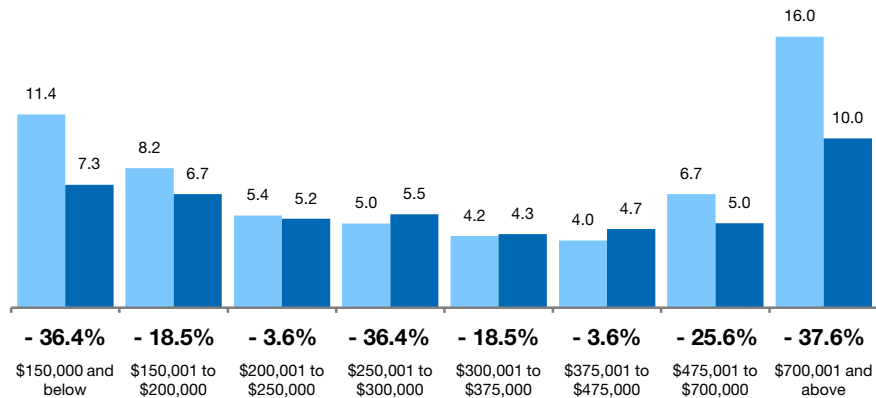
Months Supply of Inventory Condo Properties Only



Compares the number of active listings available to the average monthly pending sales from the last 12 months. **Based on one month of activity.**

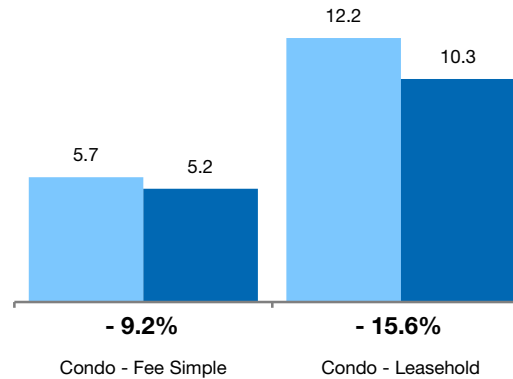
By Price Range

■ 2-2010 ■ 2-2011



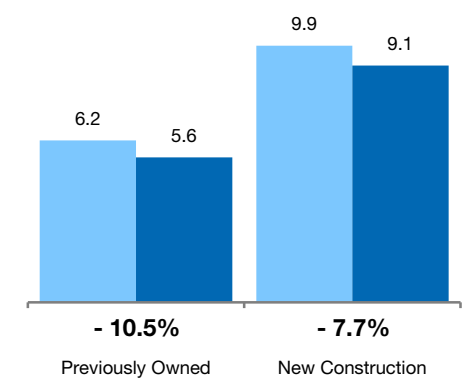
By Condo Type

■ 2-2010 ■ 2-2011



By Construction Status

■ 2-2010 ■ 2-2011



All Properties

By Price Range

	2-2010	2-2011	Change
\$150,000 and below	11.4	7.3	-36.4%
\$150,001 to \$200,000	8.2	6.7	-18.5%
\$200,001 to \$250,000	5.4	5.2	-3.6%
\$250,001 to \$300,000	5.0	5.5	+10.8%
\$300,001 to \$375,000	4.2	4.3	+2.5%
\$375,001 to \$475,000	4.0	4.7	+17.2%
\$475,001 to \$700,000	6.7	5.0	-25.6%
\$700,001 and above	16.0	10.0	-37.6%
All Price Ranges	6.3	5.7	-10.3%

Previously Owned

	2-2010	2-2011	Change
\$150,000 and below	11.5	7.2	-37.3%
\$150,001 to \$200,000	8.3	6.7	-18.5%
\$200,001 to \$250,000	5.4	5.2	-3.1%
\$250,001 to \$300,000	5.0	5.2	+4.6%
\$300,001 to \$375,000	4.2	4.2	-0.8%
\$375,001 to \$475,000	4.0	4.6	+16.3%
\$475,001 to \$700,000	6.7	4.9	-26.4%
\$700,001 and above	15.2	10.5	-30.8%
All Price Ranges	6.2	5.6	-10.5%

New Construction

	2-2010	2-2011	Change
\$150,000 and below	0.0	0.0	0.0%
\$150,001 to \$200,000	2.0	0.0	-100.0%
\$200,001 to \$250,000	2.0	1.0	-50.0%
\$250,001 to \$300,000	0.8	1.2	+63.0%
\$300,001 to \$375,000	2.3	1.3	-44.3%
\$375,001 to \$475,000	1.8	2.9	+58.0%
\$475,001 to \$700,000	5.0	4.0	-19.4%
\$700,001 and above	20.5	6.8	-67.0%
All Price Ranges	9.9	9.1	-7.7%

By Condo Type

	2-2010	2-2011	Change
Condo - Fee Simple	5.7	5.2	-9.2%
Condo - Leasehold	12.2	10.3	-15.6%
All Condo Types	6.3	5.7	-10.3%

	2-2010	2-2011	Change
Condo - Fee Simple	5.6	5.1	-9.2%
Condo - Leasehold	12.2	10.2	-16.1%
All Condo Types	6.2	5.6	-10.5%