



**January 2011**

# Local Market Updates

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# Local Market Updates

## Single-Family Homes Only



### February 2011

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	6	9	50.0%	4	4	0.0%	\$1,450,000	\$624,000	-57.0%	90.4%	91.3%	1.0%	67	81	21.8%	35	39	11.4%
Ala Moana - Kakaako (1-2-3)	0	1	NA	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	2	1	-50.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	9	7	-22.2%	5	6	20.0%	\$731,000	\$687,500	-6.0%	97.2%	84.4%	-13.1%	78	104	33.3%	41	36	-12.2%
Ewa Plain (1-9-1)	64	49	-23.4%	30	27	-10.0%	\$417,500	\$415,000	-0.6%	99.6%	98.0%	-1.6%	27	51	88.9%	199	157	-21.1%
Hawaii Kai (1-3-9)	25	29	16.0%	12	7	-41.7%	\$812,500	\$855,000	5.2%	97.7%	96.8%	-0.9%	17	25	51.5%	87	81	-6.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	36	36	0.0%	16	19	18.8%	\$745,000	\$769,000	3.2%	93.5%	95.7%	2.3%	123	36	-70.7%	126	99	-21.4%
Kalihi - Palama (1-1-2 to 1-1-7)	24	17	-29.2%	7	3	-57.1%	\$550,000	\$550,000	0.0%	97.9%	104.4%	6.7%	25	14	-44.0%	67	56	-16.4%
Kaneohe (Selected 1-4-4 to 1-4-7)	35	20	-42.9%	14	14	0.0%	\$572,500	\$595,000	3.9%	91.7%	95.4%	4.0%	68	38	-44.4%	122	85	-30.3%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	23	24	4.3%	8	16	100.0%	\$775,000	\$775,000	0.0%	94.9%	89.5%	-5.6%	21	114	442.9%	89	89	0.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	33	53	60.6%	11	13	18.2%	\$253,900	\$235,000	-7.4%	93.2%	90.2%	-3.2%	45	79	75.6%	138	148	7.2%
Makakilo (1-9-2 to 1-9-3)	18	12	-33.3%	5	5	0.0%	\$668,087	\$630,000	-5.7%	95.8%	96.4%	0.6%	72	7	-90.3%	56	46	-17.9%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	10	11	10.0%	3	2	-33.3%	\$735,000	\$791,750	7.7%	87.0%	94.2%	8.3%	18	135	650.0%	47	42	-10.6%
Milliani (Selected 1-9-4 to 1-9-5)	18	27	50.0%	8	7	-12.5%	\$622,500	\$630,000	1.2%	98.2%	98.2%	0.0%	10	56	489.5%	47	38	-19.1%
Moanalua - Salt Lake (1-1-1)	3	6	100.0%	1	5	400.0%	\$660,000	\$630,000	-4.5%	101.5%	93.6%	-7.8%	9	77	755.6%	18	22	22.2%
North Shore (1-5-6 to 1-6-9)	18	13	-27.8%	6	6	0.0%	\$800,000	\$812,500	1.6%	86.8%	95.4%	9.9%	204	66	-67.6%	95	89	-6.3%
Pearl City - Aiea (1-9-6 to 1-9-9)	19	25	31.6%	11	8	-27.3%	\$600,000	\$612,500	2.1%	98.5%	97.4%	-1.0%	49	100	103.1%	55	77	40.0%
Wahiawa (1-7-1 to 1-7-7)	15	3	-80.0%	5	7	40.0%	\$410,000	\$375,000	-8.5%	94.3%	94.6%	0.4%	56	58	3.6%	31	37	19.4%
Waialae-Kahala (1-3-5)	15	13	-13.3%	6	6	0.0%	\$1,092,500	\$1,625,000	48.7%	92.6%	91.6%	-1.1%	19	21	10.8%	58	52	-10.3%
Waikiki (1-2-6)	1	0	-100.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	1	1	0.0%
Waipahu (1-9-4)	38	24	-36.8%	20	16	-20.0%	\$546,000	\$537,000	-1.6%	96.5%	96.8%	0.3%	35	46	31.4%	102	85	-16.7%
Windward Coast (1-4-8 to 1-5-5)	7	13	85.7%	1	6	500.0%	\$692,000	\$584,750	-15.5%	102.5%	87.7%	-14.5%	20	106	430.0%	59	54	-8.5%

### Year to Date

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	17	17	0.0%	7	8	14.3%	\$1,000,000	\$650,000	-35.0%	94.5%	90.7%	-4.0%	16	112	596.9%
Ala Moana - Kakaako (1-2-3)	0	1	NA	1	0	-100.0%	\$535,000	\$0	-100.0%	100.2%	0.0%	-100.0%	5	0	-100.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	19	12	-36.8%	8	11	37.5%	\$725,500	\$930,000	28.2%	94.1%	88.0%	-6.4%	59	78	32.2%
Ewa Plain (1-9-1)	138	107	-22.5%	66	53	-19.7%	\$429,000	\$425,000	-0.9%	98.0%	97.9%	-0.1%	39	38	-2.6%
Hawaii Kai (1-3-9)	63	49	-22.2%	18	12	-33.3%	\$790,000	\$1,045,000	32.3%	96.7%	95.1%	-1.6%	26	30	17.6%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	76	71	-6.6%	31	31	0.0%	\$792,000	\$790,000	-0.3%	93.8%	95.2%	1.6%	71	36	-49.3%
Kalihi - Palama (1-1-2 to 1-1-7)	45	31	-31.1%	11	10	-9.1%	\$520,000	\$532,500	2.4%	97.8%	95.0%	-2.9%	25	33	32.0%
Kaneohe (Selected 1-4-4 to 1-4-7)	71	50	-29.6%	32	28	-12.5%	\$592,500	\$602,500	1.7%	93.7%	95.3%	1.7%	45	27	-39.3%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	55	53	-3.6%	21	27	28.6%	\$612,500	\$678,000	-16.6%	93.4%	93.3%	-0.1%	16	70	337.5%
Makaha - Nanakuli (1-8-1 to 1-8-9)	64	90	40.6%	18	29	61.1%	\$255,000	\$289,950	13.7%	93.8%	94.3%	0.5%	42	35	-16.7%
Makakilo (1-9-2 to 1-9-3)	30	24	-20.0%	10	11	10.0%	\$610,311	\$523,500	-14.2%	95.7%	97.6%	2.0%	60	24	-60.0%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	24	26	8.3%	6	13	116.7%	\$827,500	\$965,000	16.6%	97.5%	89.9%	-7.8%	13	71	446.2%
Milliani (Selected 1-9-4 to 1-9-5)	42	39	-7.1%	18	21	16.7%	\$655,000	\$523,000	-20.2%	96.4%	96.4%	-0.1%	12	56	366.7%
Moanalua - Salt Lake (1-1-1)	9	17	88.9%	7	12	71.4%	\$664,500	\$640,000	-3.7%	93.0%	94.2%	1.3%	63	63	78.6%
North Shore (1-5-6 to 1-6-9)	33	30	-9.1%	11	13	18.2%	\$765,000	\$704,500	-7.9%	88.3%	92.4%	4.6%	147	82	-44.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	38	42	10.5%	23	25	8.7%	\$560,000	\$582,500	4.0%	97.4%	93.5%	-4.0%	64	70	9.4%
Wahiawa (1-7-1 to 1-7-7)	24	16	-33.3%	8	14	75.0%	\$384,500	\$384,500	0.0%	93.6%	94.0%	0.4%	48	56	17.9%
Waialae-Kahala (1-3-5)	32	24	-25.0%	14	17	21.4%	\$1,274,000	\$1,200,000	-5.8%	89.8%	90.6%	0.9%	71	63	-11.3%
Waikiki (1-2-6)	1	0	-100.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA
Waipahu (1-9-4)	63	56	-11.1%	36	31	-13.9%	\$549,500	\$539,000	-1.9%	95.5%	96.8%	1.3%	36	43	19.4%
Windward Coast (1-4-8 to 1-5-5)	20	30	50.0%	4	10	150.0%	\$505,000	\$569,750	12.8%	97.8%	94.0%	-3.9%	22	42	95.3%

# Local Market Updates

## Condo Properties Only



### February 2011

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	1	1	0.0%	0	1	NA	\$0	\$580,000	NA	0.0%	96.8%	NA	0	28	NA	0	1	NA
Ala Moana - Kakaako (1-2-3)	48	39	-18.8%	16	27	68.8%	\$340,000	\$452,405	33.1%	90.0%	92.5%	2.7%	86	77	-10.5%	192	170	-11.5%
Downtown - Nuuanu (1-1-8 to 1-2-2)	53	45	-15.1%	14	20	42.9%	\$377,000	\$514,000	36.3%	95.1%	94.3%	-0.9%	53	27	-48.6%	129	152	17.8%
Ewa Plain (1-9-1)	34	29	-14.7%	15	23	53.3%	\$310,000	\$255,000	-17.7%	98.2%	99.0%	0.8%	81	43	-46.9%	113	91	-19.5%
Hawaii Kai (1-3-9)	23	19	-17.4%	6	14	133.3%	\$556,000	\$529,500	-4.8%	96.2%	96.6%	0.5%	11	37	247.6%	45	58	28.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	12	7	-41.7%	2	3	50.0%	\$607,500	\$475,000	-21.8%	97.7%	98.7%	1.0%	19	22	15.8%	28	23	-17.9%
Kalihi - Palama (1-1-2 to 1-1-7)	6	17	183.3%	10	7	-30.0%	\$282,500	\$252,500	-10.6%	89.8%	91.2%	1.6%	51	60	18.8%	34	31	-8.8%
Kaneohe (Selected 1-4-4 to 1-4-7)	19	21	10.5%	8	11	37.5%	\$307,500	\$417,500	35.8%	92.8%	94.6%	2.0%	59	57	-3.4%	47	67	42.6%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	18	17	-5.6%	9	5	-44.4%	\$408,000	\$590,000	44.6%	91.9%	92.0%	0.1%	12	89	641.7%	69	60	-13.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	10	12	20.0%	10	12	20.0%	\$90,000	\$90,500	0.6%	87.4%	91.7%	4.9%	55	60	9.1%	82	89	8.5%
Makakilo (1-9-2 to 1-9-3)	11	16	45.5%	10	4	-60.0%	\$249,500	\$266,450	6.8%	95.0%	99.0%	4.2%	85	22	-74.1%	42	45	7.1%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	78	76	-2.6%	31	37	19.4%	\$274,000	\$304,000	10.9%	94.6%	94.0%	-0.6%	36	71	97.2%	215	215	0.0%
Milliani (Selected 1-9-4 to 1-9-5)	25	34	36.0%	7	17	142.9%	\$265,000	\$250,000	-5.7%	94.6%	96.0%	1.4%	61	85	39.3%	64	79	23.4%
Moanalua - Salt Lake (1-1-1)	23	21	-8.7%	17	11	-35.3%	\$300,000	\$290,000	-3.3%	90.6%	95.7%	5.7%	19	64	236.8%	56	45	-19.6%
North Shore (1-5-6 to 1-6-9)	10	6	-40.0%	1	2	100.0%	\$265,000	\$225,000	-15.1%	88.4%	84.6%	-4.3%	16	59	268.8%	44	36	-18.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	41	39	-4.9%	15	23	53.3%	\$279,500	\$268,000	-4.1%	96.9%	94.9%	-2.1%	29	41	41.4%	94	103	9.6%
Wahiawa (1-7-1 to 1-7-7)	7	3	-57.1%	2	4	100.0%	\$152,500	\$91,500	-40.0%	78.5%	88.9%	13.2%	20	117	485.0%	14	13	-7.1%
Waialae-Kahala (1-3-5)	7	8	14.3%	1	2	100.0%	\$410,000	\$417,500	1.8%	91.3%	83.6%	-8.4%	12	32	166.7%	17	18	5.9%
Waikiki (1-2-6)	122	122	0.0%	53	61	15.1%	\$290,000	\$349,900	20.7%	91.3%	93.4%	2.2%	80	60	-25.0%	602	500	-16.9%
Waipahu (1-9-4)	33	32	-3.0%	17	11	-35.3%	\$295,000	\$257,000	-12.9%	98.3%	95.8%	-2.5%	18	70	288.9%	85	113	32.9%
Windward Coast (1-4-8 to 1-5-5)	4	3	-25.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	23	12	-47.8%

### Year to Date

	New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale		
	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change	2-2010	2-2011	Change
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	2	2	0.0%	0	1	NA	\$0	\$580,000	NA	0.0%	96.8%	NA	0	28	NA
Ala Moana - Kakaako (1-2-3)	102	91	-10.8%	43	54	25.6%	\$380,000	\$347,000	-8.7%	92.5%	93.3%	0.9%	52	68	30.8%
Downtown - Nuuanu (1-1-8 to 1-2-2)	93	86	-7.5%	31	35	12.9%	\$450,000	\$400,000	-11.1%	95.3%	94.5%	-0.9%	44	23	-47.7%
Ewa Plain (1-9-1)	59	56	-5.1%	33	49	48.5%	\$260,000	\$310,000	19.2%	98.6%	98.6%	0.0%	41	71	73.2%
Hawaii Kai (1-3-9)	41	45	9.8%	21	26	23.8%	\$525,000	\$528,500	0.7%	96.3%	96.7%	0.4%	37	30	-18.9%
Kailua - Waimanalo (1-4-1 to Selected 1-4-4)	25	12	-52.0%	9	7	-22.2%	\$305,000	\$377,000	23.6%	97.2%	98.7%	1.6%	26	22	-15.4%
Kalihi - Palama (1-1-2 to 1-1-7)	20	31	55.0%	16	13	-18.8%	\$312,500	\$225,000	-28.0%	92.0%	91.6%	-0.5%	44	70	59.1%
Kaneohe (Selected 1-4-4 to 1-4-7)	36	38	5.6%	12	17	41.7%	\$315,000	\$383,000	21.6%	94.4%	91.2%	-3.3%	70	72	2.9%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	33	29	-12.1%	13	11	-15.4%	\$377,000	\$485,000	28.6%	92.3%	90.3%	-2.2%	16	104	550.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	27	26	-3.7%	15	17	13.3%	\$90,000	\$89,000	-1.1%	88.8%	89.3%	0.6%	40	45	12.5%
Makakilo (1-9-2 to 1-9-3)	19	30	57.9%	13	8	-38.5%	\$250,000	\$304,950	22.0%	93.3%	97.3%	4.3%	90	25	-72.8%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	138	174	26.1%	58	65	12.1%	\$285,000	\$290,000	1.8%	94.8%	94.9%	0.2%	33	54	63.6%
Milliani (Selected 1-9-4 to 1-9-5)	48	63	31.3%	22	33	50.0%	\$286,500	\$295,000	3.0%	96.3%	95.8%	-0.4%	58	69	20.0%
Moanalua - Salt Lake (1-1-1)	48	38	-20.8%	28	24	-14.3%	\$265,000	\$275,500	4.0%	92.9%	95.4%	2.6%	26	58	123.1%
North Shore (1-5-6 to 1-6-9)	18	12	-33.3%	2	7	250.0%	\$205,000	\$270,000	31.7%	77.2%	91.5%	18.6%	124	38	-69.2%
Pearl City - Aiea (1-9-6 to 1-9-9)	87	83	-4.6%	28	42	50.0%	\$282,500	\$262,500	-7.1%	96.5%	95.8%	-0.7%	24	51	110.4%
Wahiawa (1-7-1 to 1-7-7)	8	5	-37.5%	2	5	150.0%	\$152,500	\$108,000	-29.2%	78.5%	87.0%	10.8%	20	123	515.0%
Waialae-Kahala (1-3-5)	12	12	0.0%	6	4	-33.3%	\$410,000	\$274,000	-33.2%	92.4%	91.2%	-1.2%	31	15	-50.8%
Waikiki (1-2-6)	265	258	-2.6%	98	121	23.5%	\$262,500	\$310,000	18.1%	91.4%	93.1%	1.9%	63	53	-15.2%
Waipahu (1-9-4)	65	56	-13.8%	35	24	-31.4%	\$280,000	\$257,000	-8.2%	97.7%	95.1%	-2.7%	23	50	115.2%
Windward Coast (1-4-8 to 1-5-5)	7	5	-28.6%	0	1	NA	\$0	\$203,500	NA	0.0%	70.3%	NA	0	267	NA

# Local Market Update – February 2011

A RESEARCH TOOL PROVIDED BY THE Honolulu Board of REALTORS®



**Aina Haina - Kuliouou (1-3-6 to 1-3-8)**    **+ 42.9%**    **+ 25.0%**    **+ 14.3%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Single-Family

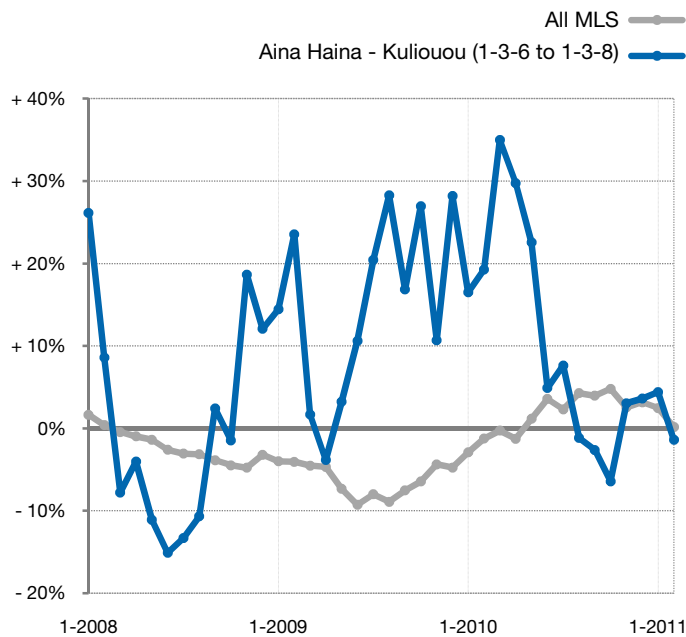
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	9	+ 50.0%	17	17	0.0%
Closed Sales	4	4	0.0%	7	8	+ 14.3%
Median Sales Price	\$1,450,000	<b>\$624,000</b>	- 57.0%	\$1,000,000	<b>\$650,000</b>	- 35.0%
Average Sales Price	\$1,415,500	<b>\$707,000</b>	- 50.1%	\$1,255,571	<b>\$896,000</b>	- 28.6%
Percent of Original List Price Received	90.4%	<b>91.3%</b>	+ 1.0%	94.5%	<b>90.7%</b>	- 4.0%
Median Days on Market Until Sale	67	<b>81</b>	+ 21.8%	16	<b>112</b>	+ 596.9%
Inventory of Homes for Sale	35	<b>39</b>	+ 11.4%	--	--	--
Months Supply of Inventory	8.4	<b>6.8</b>	- 19.3%	--	--	--

## Condo

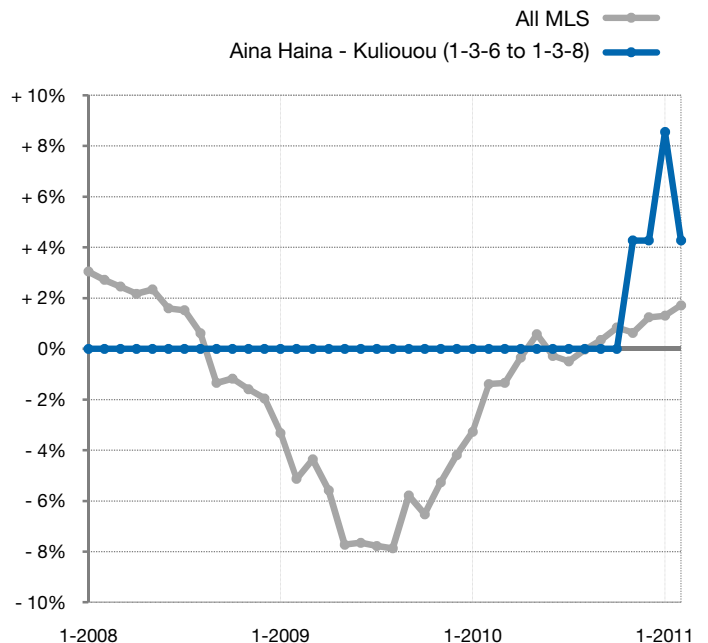
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	2	2	0.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price	\$0	<b>\$580,000</b>	--	\$0	<b>\$580,000</b>	--
Average Sales Price	\$0	<b>\$580,000</b>	--	\$0	<b>\$580,000</b>	--
Percent of Original List Price Received	0.0%	<b>96.8%</b>	--	0.0%	<b>96.8%</b>	--
Median Days on Market Until Sale	0	<b>28</b>	--	0	<b>28</b>	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the HiCentral MLS, Ltd. Powered by 10K Research & Marketing.

# Local Market Update – February 2011

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**Ala Moana - Kakaako (1-2-3)**      **- 16.7%**      **+ 68.8%**      **- 11.9%**

Change in New Listings All Properties      Change in Closed Sales All Properties      Change in Inventory of Homes All Properties

## Single-Family

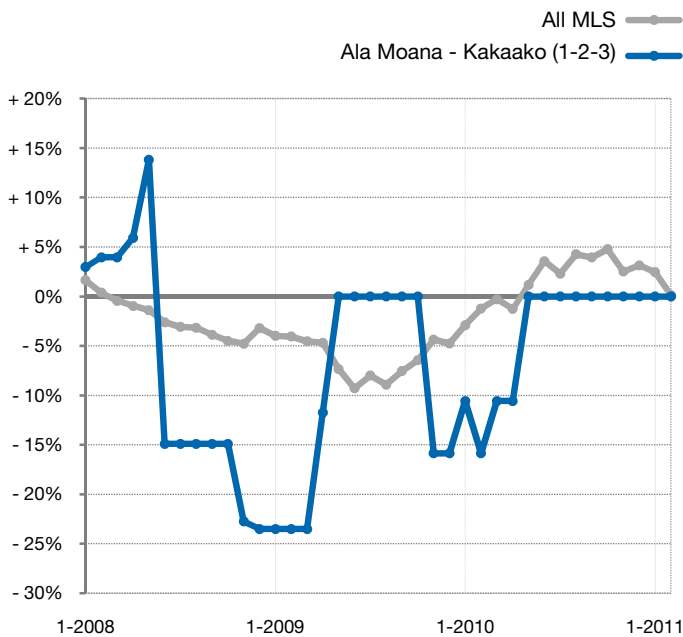
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	1	--	0	1	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price	\$0	\$0	--	\$535,000	\$0	- 100.0%
Average Sales Price	\$0	\$0	--	\$535,000	\$0	- 100.0%
Percent of Original List Price Received	0.0%	0.0%	--	100.2%	0.0%	- 100.0%
Median Days on Market Until Sale	0	0	--	5	0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--

## Condo

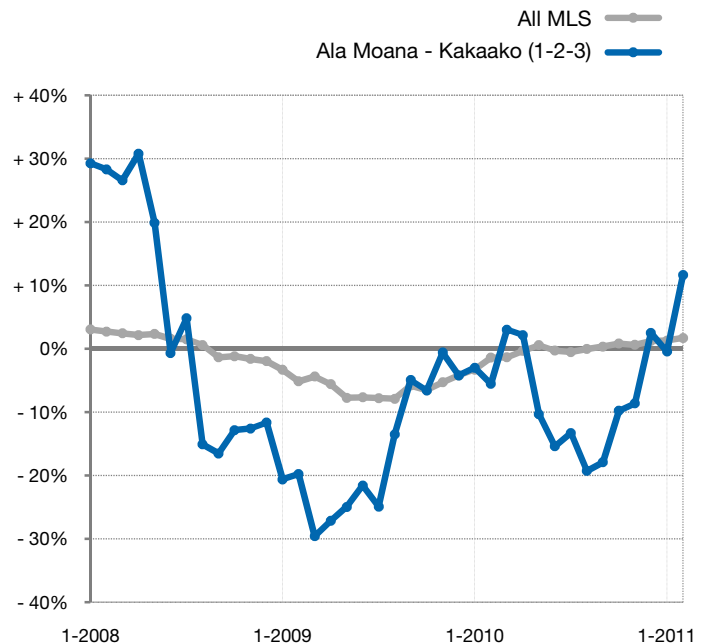
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	48	39	- 18.8%	102	91	- 10.8%
Closed Sales	16	27	+ 68.8%	43	54	+ 25.6%
Median Sales Price	\$340,000	\$452,405	+ 33.1%	\$380,000	\$347,000	- 8.7%
Average Sales Price	\$707,375	\$772,892	+ 9.3%	\$557,477	\$545,546	- 2.1%
Percent of Original List Price Received	90.0%	92.5%	+ 2.7%	92.5%	93.3%	+ 0.9%
Median Days on Market Until Sale	86	77	- 10.5%	52	68	+ 30.8%
Inventory of Homes for Sale	192	170	- 11.5%	--	--	--
Months Supply of Inventory	6.4	5.5	- 14.3%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Downtown - Nuuanu (1-1-8 to 1-2-2)

**- 16.1%**      **+ 36.8%**      **+ 10.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

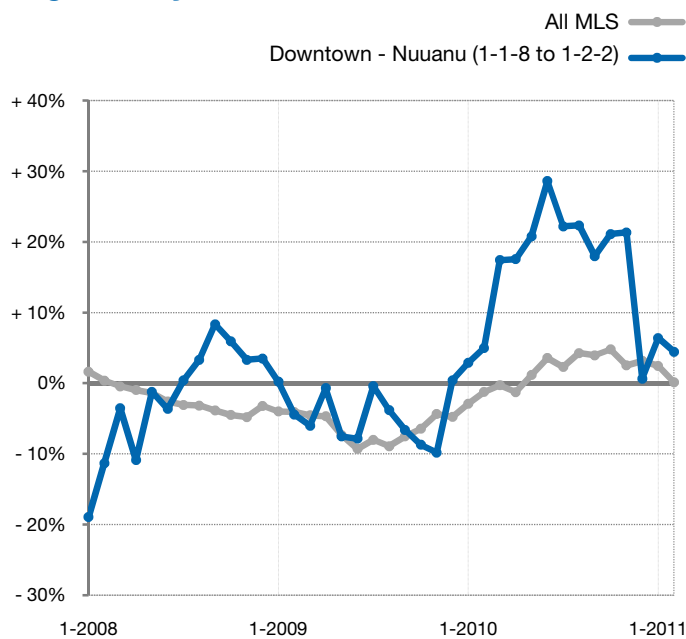
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	9	7	- 22.2%	19	12	- 36.8%
Closed Sales	5	6	+ 20.0%	8	11	+ 37.5%
Median Sales Price	\$731,000	<b>\$687,500</b>	- 6.0%	\$725,500	<b>\$930,000</b>	+ 28.2%
Average Sales Price	\$754,600	<b>\$1,519,167</b>	+ 101.3%	\$760,063	<b>\$1,257,545</b>	+ 65.5%
Percent of Original List Price Received	97.2%	<b>84.4%</b>	- 13.1%	94.1%	<b>88.0%</b>	- 6.4%
Median Days on Market Until Sale	78	<b>104</b>	+ 33.3%	59	<b>78</b>	+ 32.2%
Inventory of Homes for Sale	41	<b>36</b>	- 12.2%	--	--	--
Months Supply of Inventory	7.2	<b>6.2</b>	- 13.8%	--	--	--

### Condo

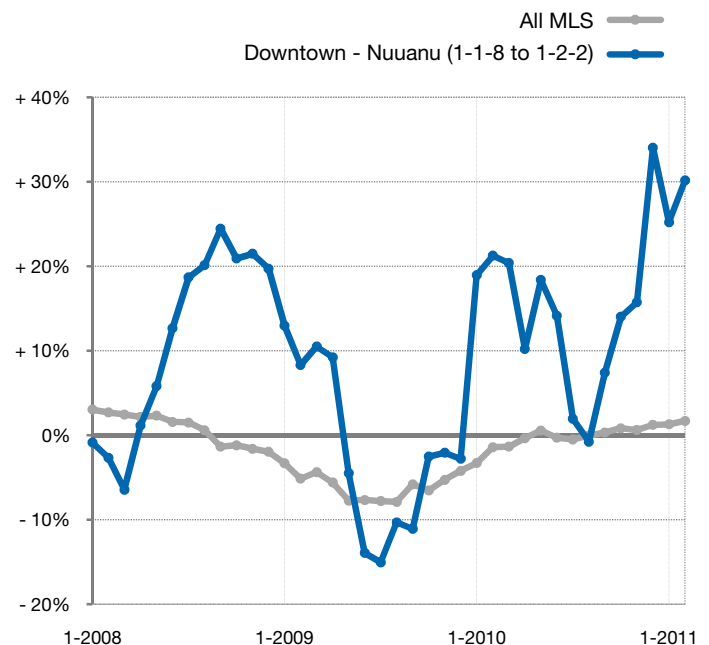
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	53	45	- 15.1%	93	86	- 7.5%
Closed Sales	14	20	+ 42.9%	31	35	+ 12.9%
Median Sales Price	\$377,000	<b>\$514,000</b>	+ 36.3%	\$450,000	<b>\$400,000</b>	- 11.1%
Average Sales Price	\$399,714	<b>\$519,275</b>	+ 29.9%	\$447,339	<b>\$451,229</b>	+ 0.9%
Percent of Original List Price Received	95.1%	<b>94.3%</b>	- 0.9%	95.3%	<b>94.5%</b>	- 0.9%
Median Days on Market Until Sale	53	<b>27</b>	- 48.6%	44	<b>23</b>	- 47.7%
Inventory of Homes for Sale	129	<b>152</b>	+ 17.8%	--	--	--
Months Supply of Inventory	5.6	<b>6.1</b>	+ 8.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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**- 20.4%**      **+ 11.1%**      **- 20.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

## Ewa Plain (1-9-1)

### Single-Family

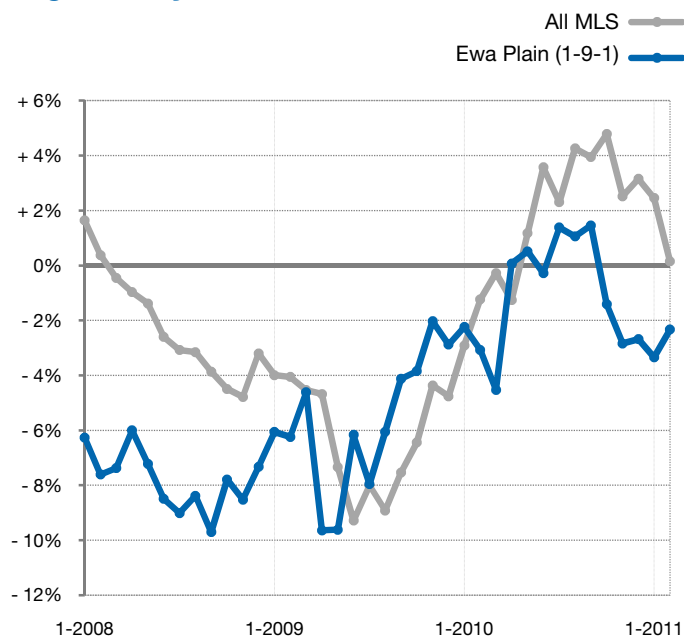
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	64	49	- 23.4%	138	107	- 22.5%
Closed Sales	30	27	- 10.0%	66	53	- 19.7%
Median Sales Price	\$417,500	<b>\$415,000</b>	- 0.6%	\$429,000	<b>\$425,000</b>	- 0.9%
Average Sales Price	\$433,718	<b>\$418,400</b>	- 3.5%	\$451,473	<b>\$444,286</b>	- 1.6%
Percent of Original List Price Received	99.6%	<b>98.0%</b>	- 1.6%	98.0%	<b>97.9%</b>	- 0.1%
Median Days on Market Until Sale	27	51	+ 88.9%	39	38	- 2.6%
Inventory of Homes for Sale	199	157	- 21.1%	--	--	--
Months Supply of Inventory	5.0	3.7	- 25.3%	--	--	--

### Condo

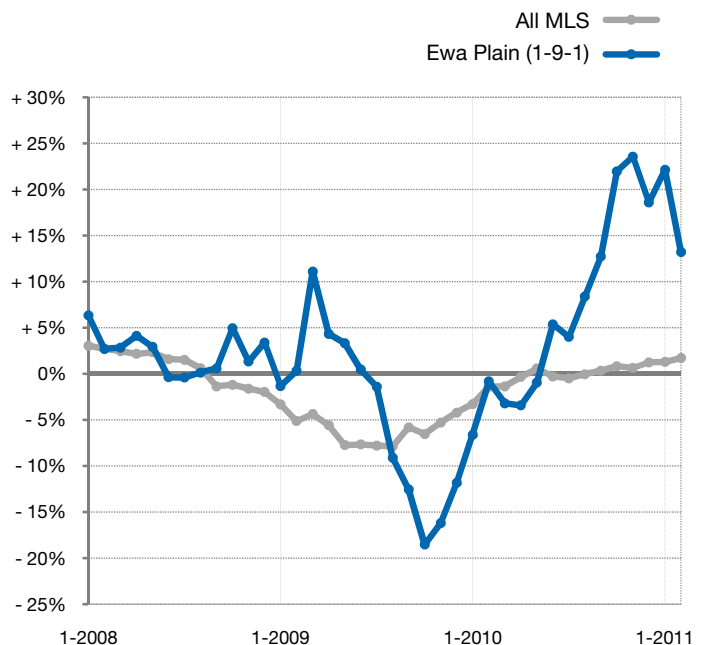
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	34	29	- 14.7%	59	56	- 5.1%
Closed Sales	15	23	+ 53.3%	33	49	+ 48.5%
Median Sales Price	\$310,000	<b>\$255,000</b>	- 17.7%	\$260,000	<b>\$310,000</b>	+ 19.2%
Average Sales Price	\$276,133	<b>\$357,796</b>	+ 29.6%	\$285,212	<b>\$347,347</b>	+ 21.8%
Percent of Original List Price Received	98.2%	<b>99.0%</b>	+ 0.8%	98.6%	<b>98.6%</b>	- 0.0%
Median Days on Market Until Sale	81	43	- 46.9%	41	71	+ 73.2%
Inventory of Homes for Sale	113	91	- 19.5%	--	--	--
Months Supply of Inventory	5.4	3.3	- 39.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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**0.0%**

Change in  
**New Listings**  
All Properties

**+ 16.7%**

Change in  
**Closed Sales**  
All Properties

**+ 5.3%**

Change in  
**Inventory of Homes**  
All Properties

## Hawaii Kai (1-3-9)

### Single-Family

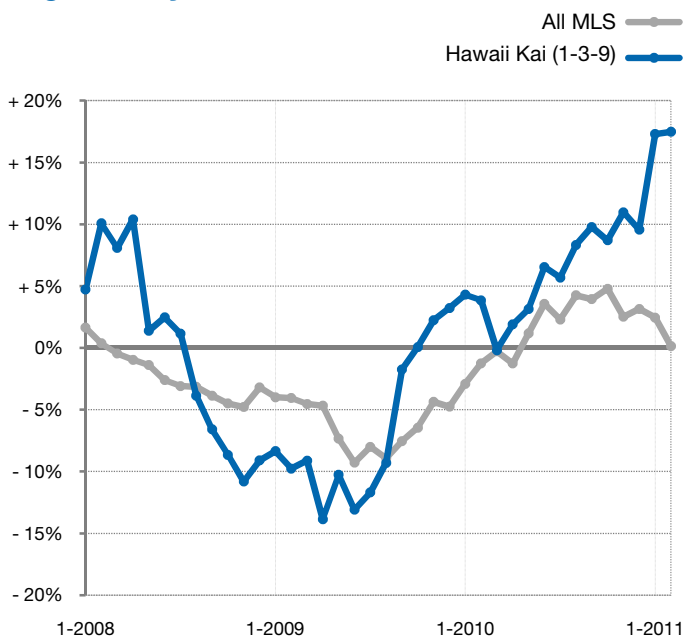
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	<b>29</b>	+ 16.0%	63	<b>49</b>	- 22.2%
Closed Sales	12	<b>7</b>	- 41.7%	18	<b>12</b>	- 33.3%
Median Sales Price	\$812,500	<b>\$855,000</b>	+ 5.2%	\$790,000	<b>\$1,045,000</b>	+ 32.3%
Average Sales Price	\$978,833	<b>\$1,045,571</b>	+ 6.8%	\$937,944	<b>\$1,526,833</b>	+ 62.8%
Percent of Original List Price Received	97.7%	<b>96.8%</b>	- 0.9%	96.7%	<b>95.1%</b>	- 1.6%
Median Days on Market Until Sale	17	<b>25</b>	+ 51.5%	26	<b>30</b>	+ 17.6%
Inventory of Homes for Sale	87	<b>81</b>	- 6.9%	--	--	--
Months Supply of Inventory	5.5	<b>5.3</b>	- 4.9%	--	--	--

### Condo

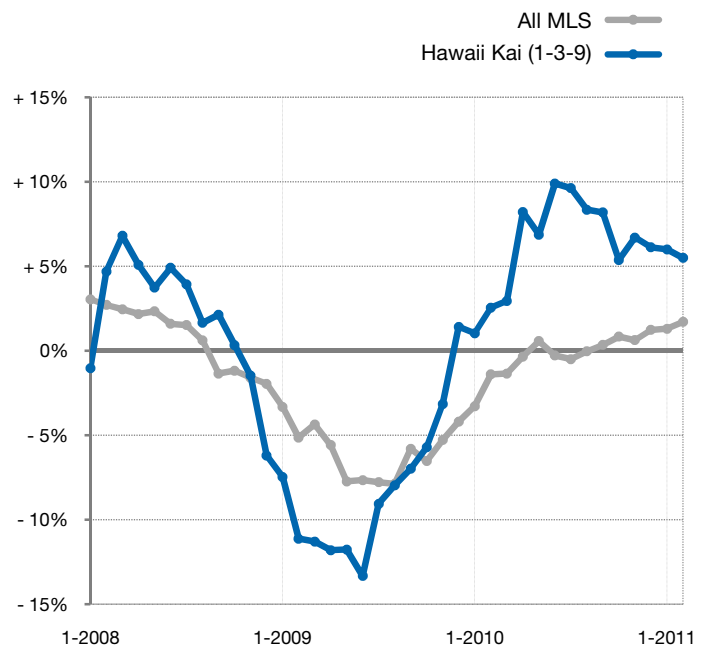
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	<b>19</b>	- 17.4%	41	<b>45</b>	+ 9.8%
Closed Sales	6	<b>14</b>	+ 133.3%	21	<b>26</b>	+ 23.8%
Median Sales Price	\$556,000	<b>\$529,500</b>	- 4.8%	\$525,000	<b>\$528,500</b>	+ 0.7%
Average Sales Price	\$578,200	<b>\$568,643</b>	- 1.7%	\$529,184	<b>\$563,334</b>	+ 6.5%
Percent of Original List Price Received	96.2%	<b>96.6%</b>	+ 0.5%	96.3%	<b>96.7%</b>	+ 0.4%
Median Days on Market Until Sale	11	<b>37</b>	+ 247.6%	37	<b>30</b>	- 18.9%
Inventory of Homes for Sale	45	<b>58</b>	+ 28.9%	--	--	--
Months Supply of Inventory	2.8	<b>3.2</b>	+ 15.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Kailua - Waimanalo (1-4-1 to Selected 1-4-4)

**- 10.4%**      **+ 22.2%**      **- 20.8%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

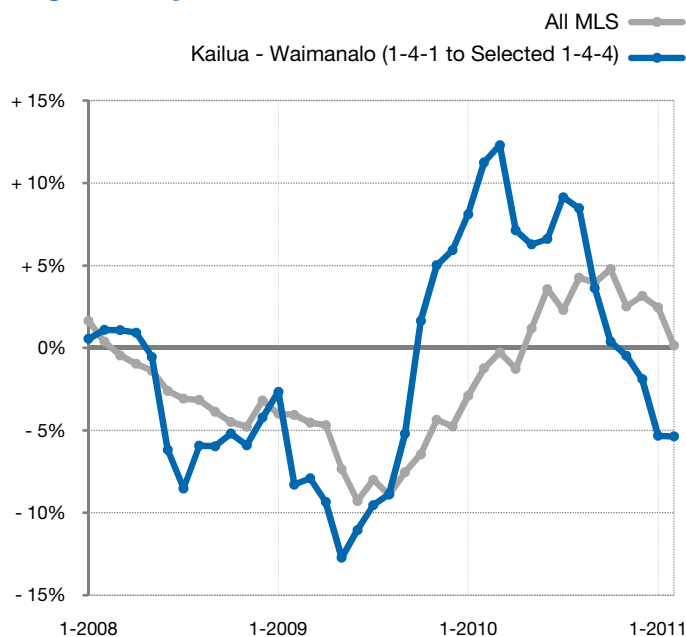
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	36	36	0.0%	76	71	- 6.6%
Closed Sales	16	19	+ 18.8%	31	31	0.0%
Median Sales Price	\$745,000	<b>\$769,000</b>	+ 3.2%	\$792,000	<b>\$790,000</b>	- 0.3%
Average Sales Price	\$1,101,312	<b>\$771,163</b>	- 30.0%	\$976,064	<b>\$814,003</b>	- 16.6%
Percent of Original List Price Received	93.5%	<b>95.7%</b>	+ 2.3%	93.8%	<b>95.2%</b>	+ 1.6%
Median Days on Market Until Sale	123	<b>36</b>	- 70.7%	71	<b>36</b>	- 49.3%
Inventory of Homes for Sale	126	<b>99</b>	- 21.4%	--	--	--
Months Supply of Inventory	6.6	<b>4.7</b>	- 29.4%	--	--	--

### Condo

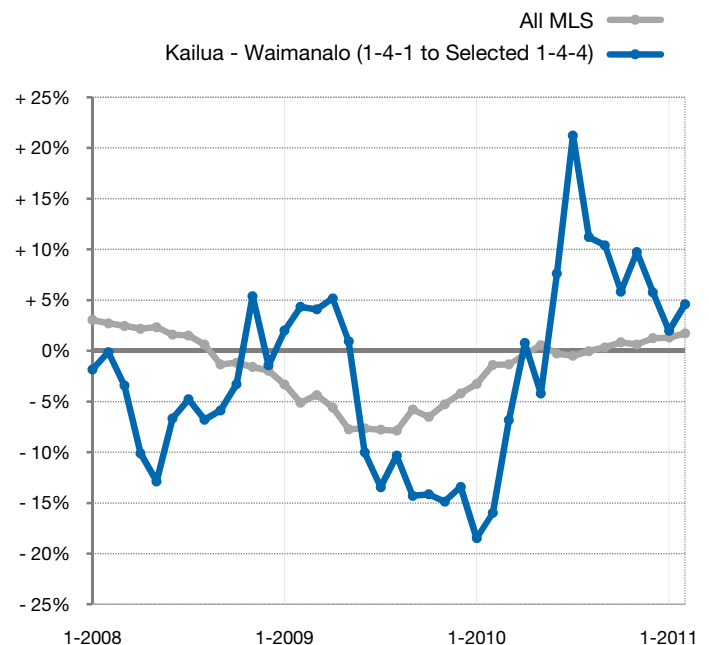
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	7	- 41.7%	25	12	- 52.0%
Closed Sales	2	3	+ 50.0%	9	7	- 22.2%
Median Sales Price	\$607,500	<b>\$475,000</b>	- 21.8%	\$305,000	<b>\$377,000</b>	+ 23.6%
Average Sales Price	\$607,500	<b>\$475,667</b>	- 21.7%	\$444,389	<b>\$425,429</b>	- 4.3%
Percent of Original List Price Received	97.7%	<b>98.7%</b>	+ 1.0%	97.2%	<b>98.7%</b>	+ 1.6%
Median Days on Market Until Sale	19	<b>22</b>	+ 15.8%	26	<b>22</b>	- 15.4%
Inventory of Homes for Sale	28	<b>23</b>	- 17.9%	--	--	--
Months Supply of Inventory	4.6	<b>3.4</b>	- 26.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Kalihi - Palama (1-1-2 to 1-1-7)

**+ 13.3%**      **- 41.2%**      **- 13.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

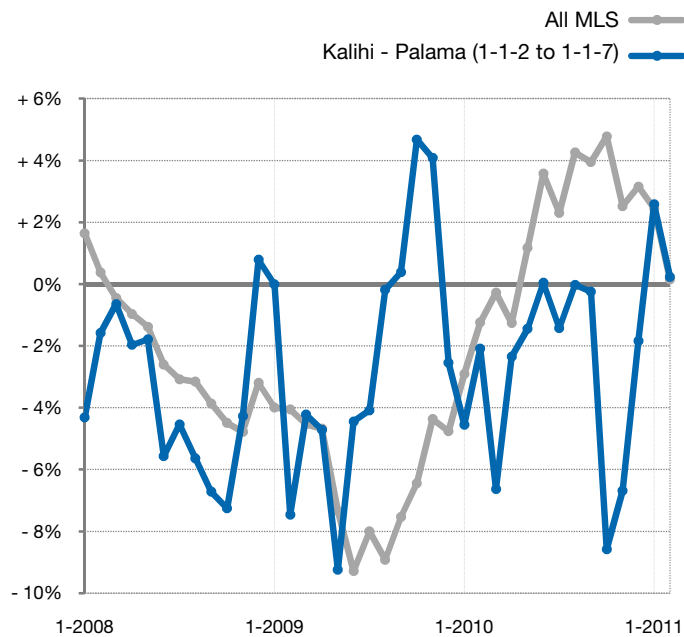
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	17	- 29.2%	45	31	- 31.1%
Closed Sales	7	3	- 57.1%	11	10	- 9.1%
Median Sales Price	\$550,000	<b>\$550,000</b>	0.0%	\$520,000	<b>\$532,500</b>	+ 2.4%
Average Sales Price	\$551,429	<b>\$594,167</b>	+ 7.8%	\$515,091	<b>\$528,050</b>	+ 2.5%
Percent of Original List Price Received	97.9%	<b>104.4%</b>	+ 6.7%	97.8%	<b>95.0%</b>	- 2.9%
Median Days on Market Until Sale	25	14	- 44.0%	25	33	+ 32.0%
Inventory of Homes for Sale	67	56	- 16.4%	--	--	--
Months Supply of Inventory	7.9	6.1	- 22.5%	--	--	--

### Condo

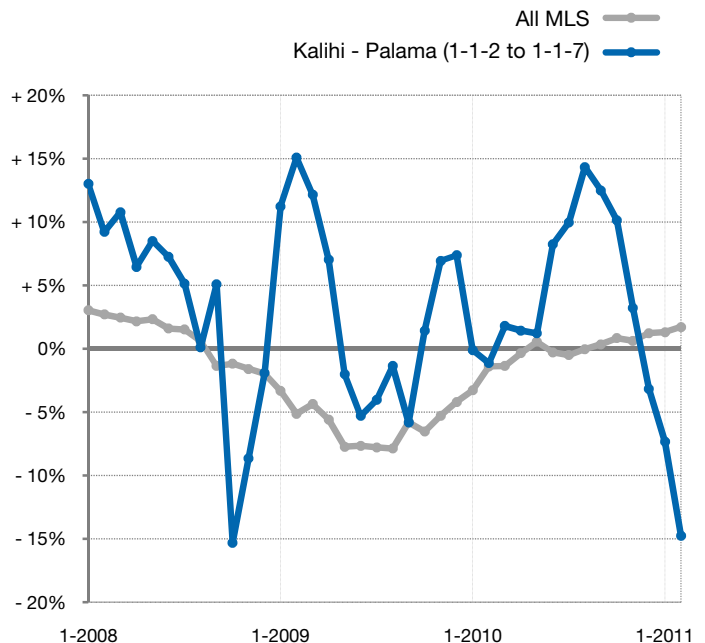
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	17	+ 183.3%	20	31	+ 55.0%
Closed Sales	10	7	- 30.0%	16	13	- 18.8%
Median Sales Price	\$282,500	<b>\$252,500</b>	- 10.6%	\$312,500	<b>\$225,000</b>	- 28.0%
Average Sales Price	\$340,400	<b>\$244,833</b>	- 28.1%	\$332,344	<b>\$237,575</b>	- 28.5%
Percent of Original List Price Received	89.8%	<b>91.2%</b>	+ 1.6%	92.0%	<b>91.6%</b>	- 0.5%
Median Days on Market Until Sale	51	60	+ 18.8%	44	70	+ 59.1%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	4.6	4.1	- 10.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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## Kaneohe (Selected 1-4-4 to 1-4-7)

**- 24.1%**      **+ 13.6%**      **- 10.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

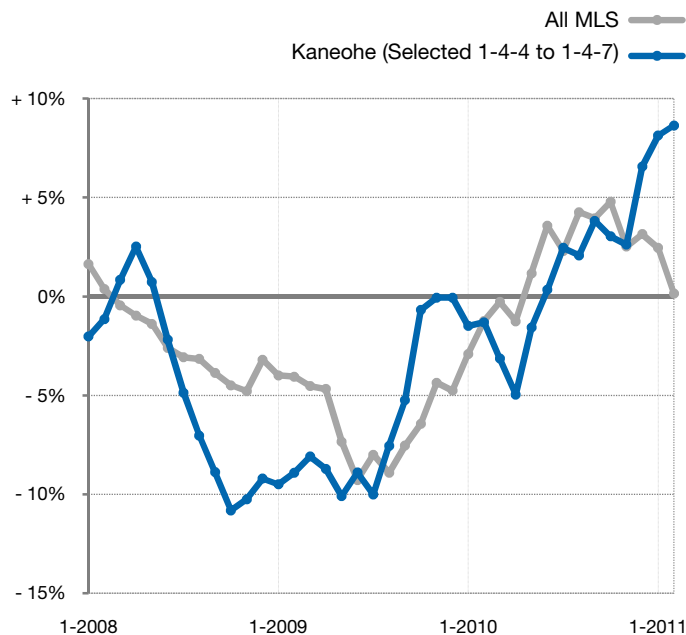
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	35	20	- 42.9%	71	50	- 29.6%
Closed Sales	14	14	0.0%	32	28	- 12.5%
Median Sales Price	\$572,500	<b>\$595,000</b>	+ 3.9%	\$592,500	<b>\$602,500</b>	+ 1.7%
Average Sales Price	\$661,571	<b>\$613,099</b>	- 7.3%	\$648,953	<b>\$684,490</b>	+ 5.5%
Percent of Original List Price Received	91.7%	<b>95.4%</b>	+ 4.0%	93.7%	<b>95.3%</b>	+ 1.7%
Median Days on Market Until Sale	68	<b>38</b>	- 44.4%	45	<b>27</b>	- 39.3%
Inventory of Homes for Sale	122	<b>85</b>	- 30.3%	--	--	--
Months Supply of Inventory	6.1	<b>3.6</b>	- 41.2%	--	--	--

### Condo

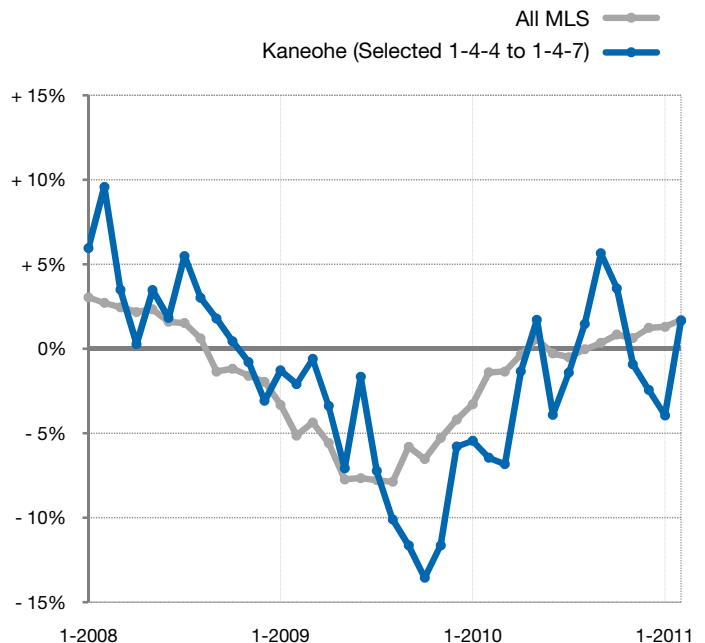
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	21	+ 10.5%	36	38	+ 5.6%
Closed Sales	8	11	+ 37.5%	12	17	+ 41.7%
Median Sales Price	\$307,500	<b>\$417,500</b>	+ 35.8%	\$315,000	<b>\$383,000</b>	+ 21.6%
Average Sales Price	\$347,500	<b>\$412,318</b>	+ 18.7%	\$342,583	<b>\$377,118</b>	+ 10.1%
Percent of Original List Price Received	92.8%	<b>94.6%</b>	+ 2.0%	94.4%	<b>91.2%</b>	- 3.3%
Median Days on Market Until Sale	59	<b>57</b>	- 3.4%	70	<b>72</b>	+ 2.9%
Inventory of Homes for Sale	47	<b>67</b>	+ 42.6%	--	--	--
Months Supply of Inventory	4.0	<b>5.4</b>	+ 34.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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## Kapahulu - Diamond Head (1-3-1 to 1-3-4)

**0.0%**

Change in  
**New Listings**  
All Properties

**+ 23.5%**

Change in  
**Closed Sales**  
All Properties

**- 5.7%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

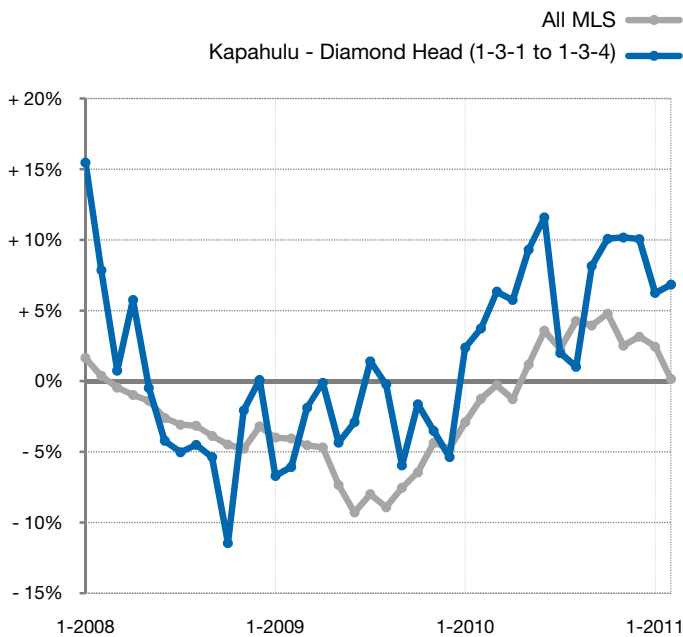
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	<b>24</b>	+ 4.3%	55	<b>53</b>	- 3.6%
Closed Sales	8	<b>16</b>	+ 100.0%	21	<b>27</b>	+ 28.6%
Median Sales Price	\$775,000	<b>\$775,000</b>	0.0%	\$812,500	<b>\$678,000</b>	- 16.6%
Average Sales Price	\$818,571	<b>\$1,210,563</b>	+ 47.9%	\$914,425	<b>\$1,006,904</b>	+ 10.1%
Percent of Original List Price Received	94.9%	<b>89.5%</b>	- 5.6%	93.4%	<b>93.3%</b>	- 0.1%
Median Days on Market Until Sale	21	<b>114</b>	+ 442.9%	16	<b>70</b>	+ 337.5%
Inventory of Homes for Sale	89	<b>89</b>	0.0%	--	--	--
Months Supply of Inventory	5.8	<b>5.8</b>	- 1.1%	--	--	--

### Condo

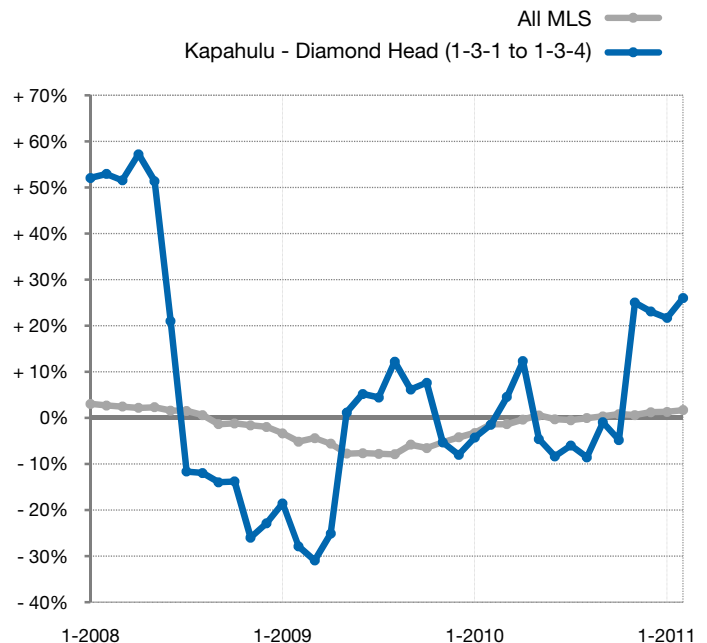
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	<b>17</b>	- 5.6%	33	<b>29</b>	- 12.1%
Closed Sales	9	<b>5</b>	- 44.4%	13	<b>11</b>	- 15.4%
Median Sales Price	\$408,000	<b>\$590,000</b>	+ 44.6%	\$377,000	<b>\$485,000</b>	+ 28.6%
Average Sales Price	\$872,444	<b>\$757,000</b>	- 13.2%	\$708,769	<b>\$570,000</b>	- 19.6%
Percent of Original List Price Received	91.9%	<b>92.0%</b>	+ 0.1%	92.3%	<b>90.3%</b>	- 2.2%
Median Days on Market Until Sale	12	<b>89</b>	+ 641.7%	16	<b>104</b>	+ 550.0%
Inventory of Homes for Sale	69	<b>60</b>	- 13.0%	--	--	--
Months Supply of Inventory	12.5	<b>7.9</b>	- 36.9%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the HiCentral MLS, Ltd. Powered by 10K Research & Marketing.

# Local Market Update – February 2011

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## Makaha - Nanakuli (1-8-1 to 1-8-9)

<b>+ 51.2%</b>	<b>+ 19.0%</b>	<b>+ 7.7%</b>
Change in <b>New Listings</b> All Properties	Change in <b>Closed Sales</b> All Properties	Change in <b>Inventory of Homes</b> All Properties

### Single-Family

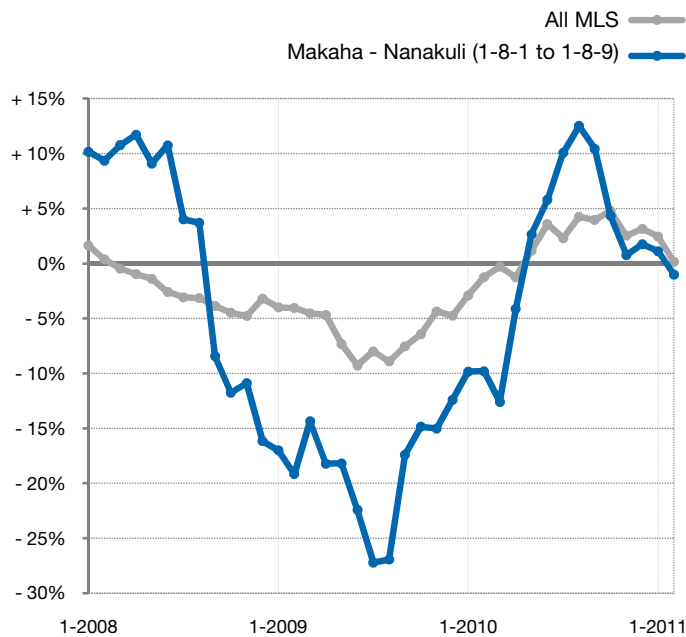
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	33	<b>53</b>	+ 60.6%	64	<b>90</b>	+ 40.6%
Closed Sales	11	<b>13</b>	+ 18.2%	18	<b>29</b>	+ 61.1%
Median Sales Price	\$253,900	<b>\$235,000</b>	- 7.4%	\$255,000	<b>\$289,950</b>	+ 13.7%
Average Sales Price	\$250,809	<b>\$266,407</b>	+ 6.2%	\$257,626	<b>\$282,677</b>	+ 9.7%
Percent of Original List Price Received	93.2%	<b>90.2%</b>	- 3.2%	93.8%	<b>94.3%</b>	+ 0.5%
Median Days on Market Until Sale	45	<b>79</b>	+ 75.6%	42	<b>35</b>	- 16.7%
Inventory of Homes for Sale	138	<b>148</b>	+ 7.2%	--	--	--
Months Supply of Inventory	10.2	<b>8.5</b>	- 16.4%	--	--	--

### Condo

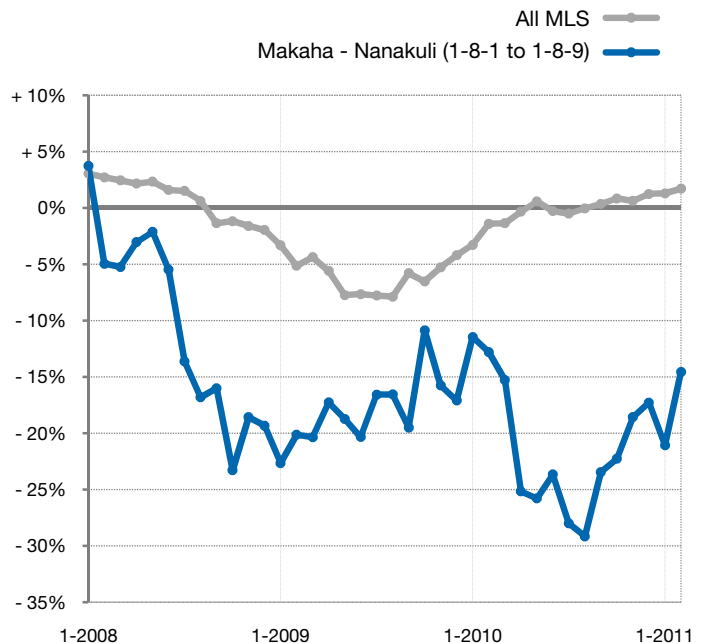
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	<b>12</b>	+ 20.0%	27	<b>26</b>	- 3.7%
Closed Sales	10	<b>12</b>	+ 20.0%	15	<b>17</b>	+ 13.3%
Median Sales Price	\$90,000	<b>\$90,500</b>	+ 0.6%	\$90,000	<b>\$89,000</b>	- 1.1%
Average Sales Price	\$140,150	<b>\$98,742</b>	- 29.5%	\$141,600	<b>\$91,259</b>	- 35.6%
Percent of Original List Price Received	87.4%	<b>91.7%</b>	+ 4.9%	88.8%	<b>89.3%</b>	+ 0.6%
Median Days on Market Until Sale	55	<b>60</b>	+ 9.1%	40	<b>45</b>	+ 12.5%
Inventory of Homes for Sale	82	<b>89</b>	+ 8.5%	--	--	--
Months Supply of Inventory	10.0	<b>10.9</b>	+ 8.5%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Makakilo (1-9-2 to 1-9-3)

**- 3.4%**

Change in  
**New Listings**  
All Properties

**- 40.0%**

Change in  
**Closed Sales**  
All Properties

**- 7.1%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

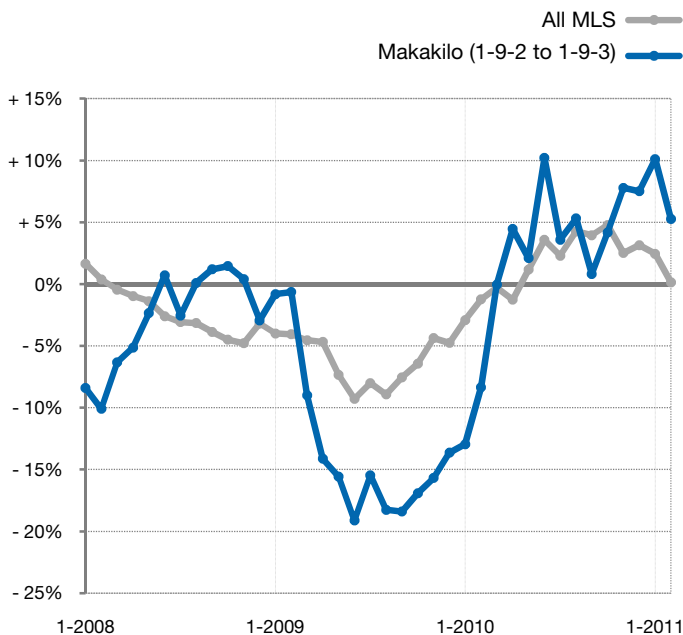
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	12	- 33.3%	30	24	- 20.0%
Closed Sales	5	5	0.0%	10	11	+ 10.0%
Median Sales Price	\$668,087	<b>\$630,000</b>	- 5.7%	\$610,311	<b>\$523,500</b>	- 14.2%
Average Sales Price	\$759,842	<b>\$661,000</b>	- 13.0%	\$661,595	<b>\$573,000</b>	- 13.4%
Percent of Original List Price Received	95.8%	<b>96.4%</b>	+ 0.6%	95.7%	<b>97.6%</b>	+ 2.0%
Median Days on Market Until Sale	72	7	- 90.3%	60	24	- 60.0%
Inventory of Homes for Sale	56	46	- 17.9%	--	--	--
Months Supply of Inventory	5.7	5.5	- 3.1%	--	--	--

### Condo

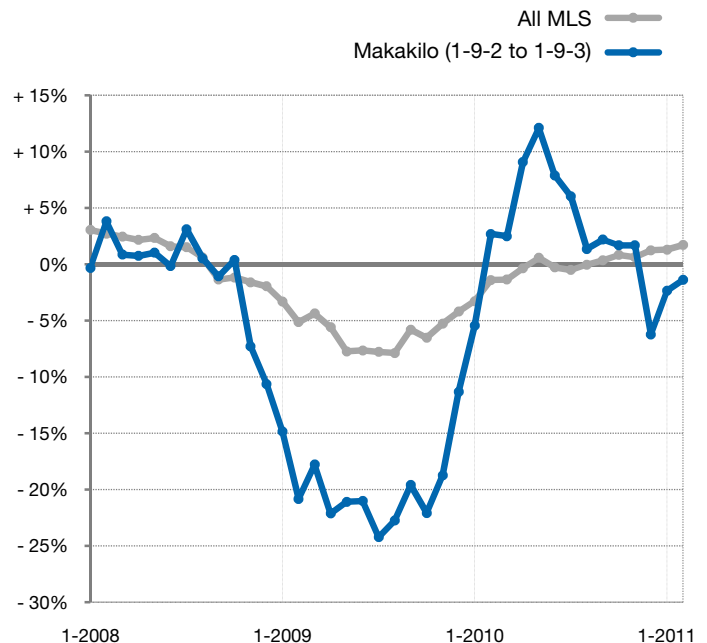
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	16	+ 45.5%	19	30	+ 57.9%
Closed Sales	10	4	- 60.0%	13	8	- 38.5%
Median Sales Price	\$249,500	<b>\$266,450</b>	+ 6.8%	\$250,000	<b>\$304,950</b>	+ 22.0%
Average Sales Price	\$284,990	<b>\$263,225</b>	- 7.6%	\$278,608	<b>\$289,050</b>	+ 3.7%
Percent of Original List Price Received	95.0%	<b>99.0%</b>	+ 4.2%	93.3%	<b>97.3%</b>	+ 4.3%
Median Days on Market Until Sale	85	22	- 74.1%	90	25	- 72.8%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	5.9	7.2	+ 21.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))

**- 1.1%**

Change in  
**New Listings**  
All Properties

**+ 14.7%**

Change in  
**Closed Sales**  
All Properties

**- 1.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

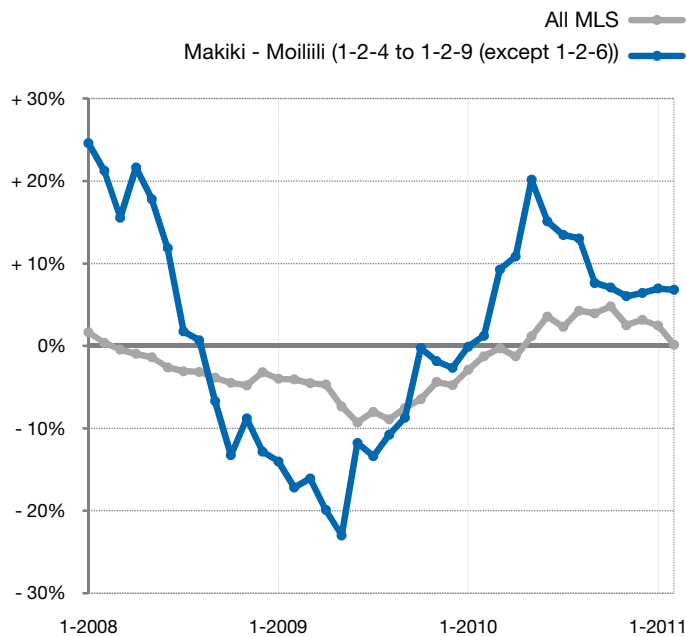
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	11	+ 10.0%	24	26	+ 8.3%
Closed Sales	3	2	- 33.3%	6	13	+ 116.7%
Median Sales Price	\$735,000	<b>\$791,750</b>	+ 7.7%	\$827,500	<b>\$965,000</b>	+ 16.6%
Average Sales Price	\$865,000	<b>\$791,750</b>	- 8.5%	\$860,000	<b>\$951,308</b>	+ 10.6%
Percent of Original List Price Received	87.0%	<b>94.2%</b>	+ 8.3%	97.5%	<b>89.9%</b>	- 7.8%
Median Days on Market Until Sale	18	<b>135</b>	+ 650.0%	13	<b>71</b>	+ 446.2%
Inventory of Homes for Sale	47	<b>42</b>	- 10.6%	--	--	--
Months Supply of Inventory	6.6	<b>5.5</b>	- 16.5%	--	--	--

### Condo

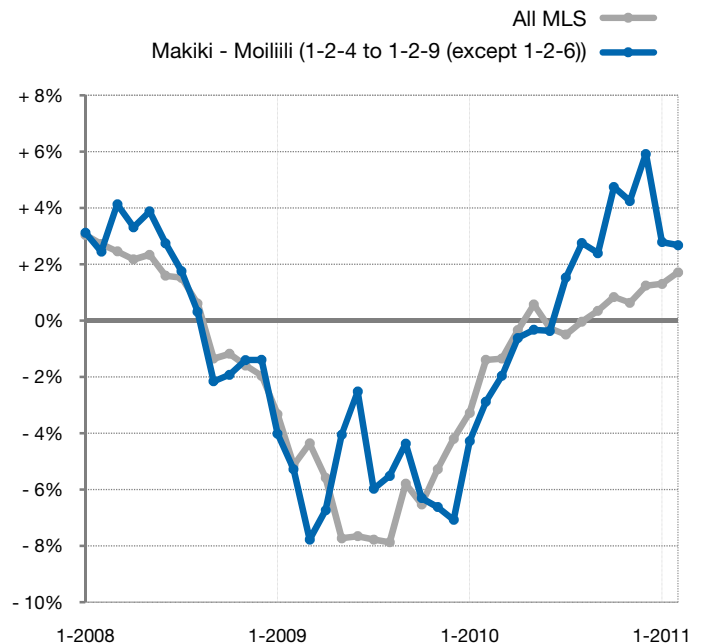
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	78	76	- 2.6%	138	174	+ 26.1%
Closed Sales	31	37	+ 19.4%	58	65	+ 12.1%
Median Sales Price	\$274,000	<b>\$304,000</b>	+ 10.9%	\$285,000	<b>\$290,000</b>	+ 1.8%
Average Sales Price	\$262,667	<b>\$325,774</b>	+ 24.0%	\$308,603	<b>\$320,790</b>	+ 3.9%
Percent of Original List Price Received	94.6%	<b>94.0%</b>	- 0.6%	94.8%	<b>94.9%</b>	+ 0.2%
Median Days on Market Until Sale	36	<b>71</b>	+ 97.2%	33	<b>54</b>	+ 63.6%
Inventory of Homes for Sale	215	<b>215</b>	0.0%	--	--	--
Months Supply of Inventory	5.0	<b>4.8</b>	- 5.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Mililani (Selected 1-9-4 to 1-9-5)

**+ 41.9%**      **+ 60.0%**      **+ 5.4%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

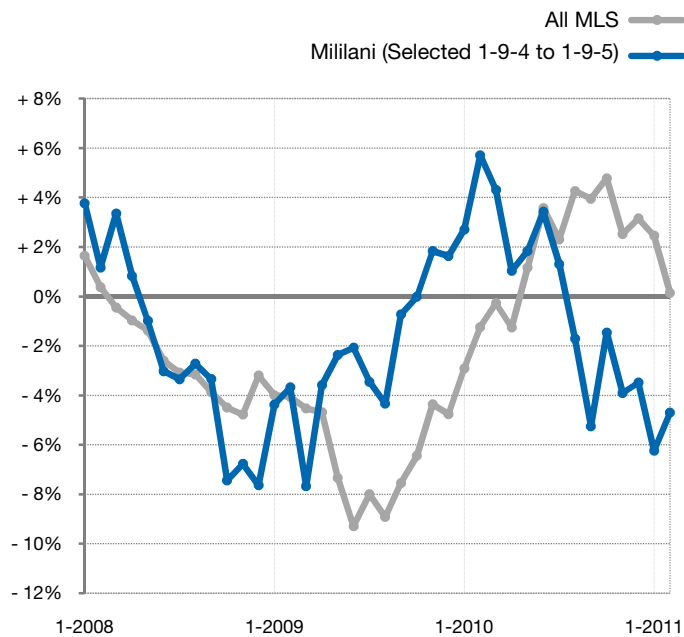
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	27	+ 50.0%	42	39	- 7.1%
Closed Sales	8	7	- 12.5%	18	21	+ 16.7%
Median Sales Price	\$622,500	<b>\$630,000</b>	+ 1.2%	\$655,000	<b>\$523,000</b>	- 20.2%
Average Sales Price	\$659,563	<b>\$576,786</b>	- 12.6%	\$669,194	<b>\$545,257</b>	- 18.5%
Percent of Original List Price Received	98.2%	<b>98.2%</b>	+ 0.0%	96.4%	<b>96.4%</b>	- 0.1%
Median Days on Market Until Sale	10	<b>56</b>	+ 489.5%	12	<b>56</b>	+ 366.7%
Inventory of Homes for Sale	47	<b>38</b>	- 19.1%	--	--	--
Months Supply of Inventory	3.4	<b>2.6</b>	- 24.2%	--	--	--

### Condo

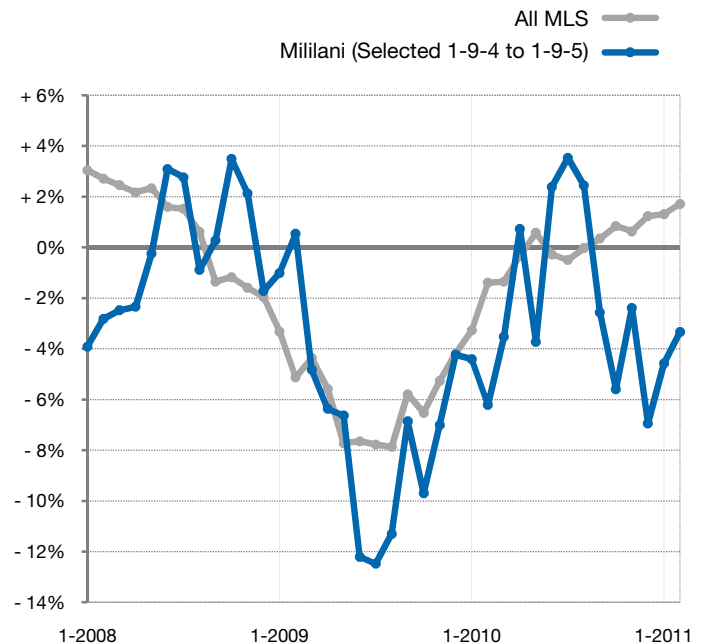
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	34	+ 36.0%	48	63	+ 31.3%
Closed Sales	7	17	+ 142.9%	22	33	+ 50.0%
Median Sales Price	\$265,000	<b>\$250,000</b>	- 5.7%	\$286,500	<b>\$295,000</b>	+ 3.0%
Average Sales Price	\$295,057	<b>\$279,647</b>	- 5.2%	\$295,564	<b>\$291,512</b>	- 1.4%
Percent of Original List Price Received	94.6%	<b>96.0%</b>	+ 1.4%	96.3%	<b>95.8%</b>	- 0.4%
Median Days on Market Until Sale	61	<b>85</b>	+ 39.3%	58	<b>69</b>	+ 20.0%
Inventory of Homes for Sale	64	<b>79</b>	+ 23.4%	--	--	--
Months Supply of Inventory	3.4	<b>4.6</b>	+ 32.9%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Moanalua - Salt Lake (1-1-1)

**+ 3.8%**

**- 11.1%**

**- 9.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

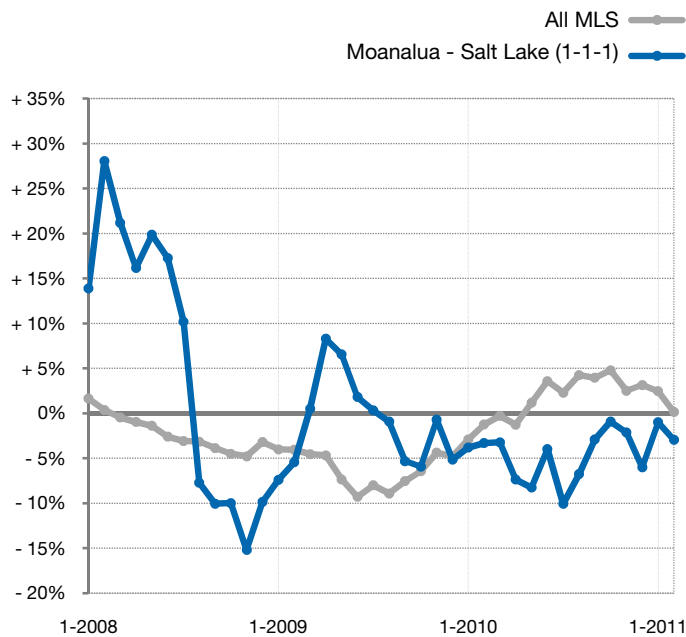
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	6	+ 100.0%	9	17	+ 88.9%
Closed Sales	1	5	+ 400.0%	7	12	+ 71.4%
Median Sales Price	\$660,000	<b>\$630,000</b>	- 4.5%	\$664,500	<b>\$640,000</b>	- 3.7%
Average Sales Price	\$660,000	<b>\$622,600</b>	- 5.7%	\$673,432	<b>\$608,583</b>	- 9.6%
Percent of Original List Price Received	101.5%	<b>93.6%</b>	- 7.8%	93.0%	<b>94.2%</b>	+ 1.3%
Median Days on Market Until Sale	9	<b>77</b>	+ 755.6%	35	<b>63</b>	+ 78.6%
Inventory of Homes for Sale	18	<b>22</b>	+ 22.2%	--	--	--
Months Supply of Inventory	5.8	<b>5.4</b>	- 7.9%	--	--	--

### Condo

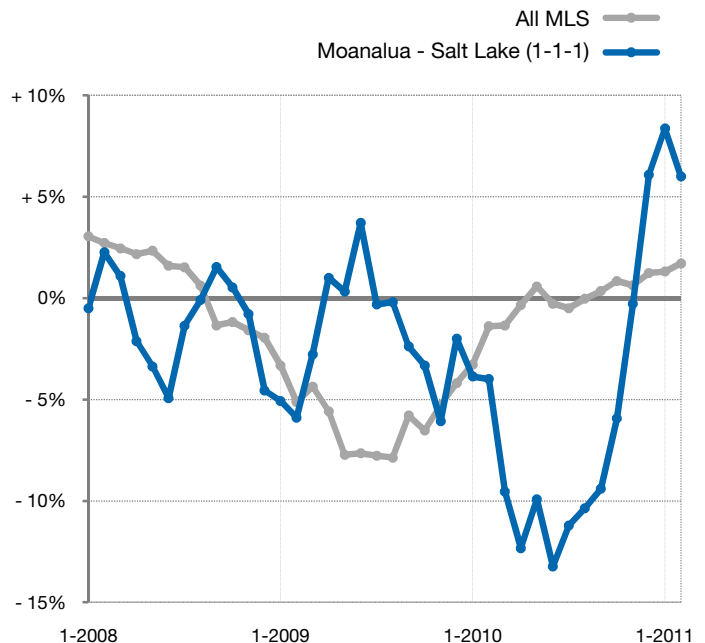
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	21	- 8.7%	48	38	- 20.8%
Closed Sales	17	11	- 35.3%	28	24	- 14.3%
Median Sales Price	\$300,000	<b>\$290,000</b>	- 3.3%	\$265,000	<b>\$275,500</b>	+ 4.0%
Average Sales Price	\$313,076	<b>\$317,536</b>	+ 1.4%	\$312,267	<b>\$320,163</b>	+ 2.5%
Percent of Original List Price Received	90.6%	<b>95.7%</b>	+ 5.7%	92.9%	<b>95.4%</b>	+ 2.6%
Median Days on Market Until Sale	19	<b>64</b>	+ 236.8%	26	<b>58</b>	+ 123.1%
Inventory of Homes for Sale	56	<b>45</b>	- 19.6%	--	--	--
Months Supply of Inventory	3.7	<b>3.2</b>	- 15.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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## North Shore (1-5-6 to 1-6-9)

**- 32.1%**      **+ 14.3%**      **- 10.1%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

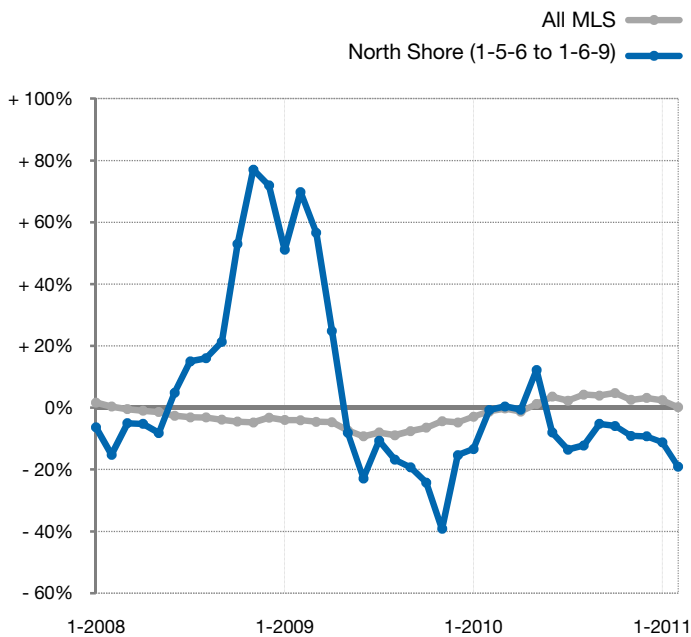
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	13	- 27.8%	33	30	- 9.1%
Closed Sales	6	6	0.0%	11	13	+ 18.2%
Median Sales Price	\$800,000	<b>\$812,500</b>	+ 1.6%	\$765,000	<b>\$704,500</b>	- 7.9%
Average Sales Price	\$1,147,500	<b>\$739,000</b>	- 35.6%	\$973,500	<b>\$687,208</b>	- 29.4%
Percent of Original List Price Received	86.8%	<b>95.4%</b>	+ 9.9%	88.3%	<b>92.4%</b>	+ 4.6%
Median Days on Market Until Sale	204	<b>66</b>	- 67.6%	147	<b>82</b>	- 44.2%
Inventory of Homes for Sale	95	<b>89</b>	- 6.3%	--	--	--
Months Supply of Inventory	16.3	<b>14.4</b>	- 11.4%	--	--	--

### Condo

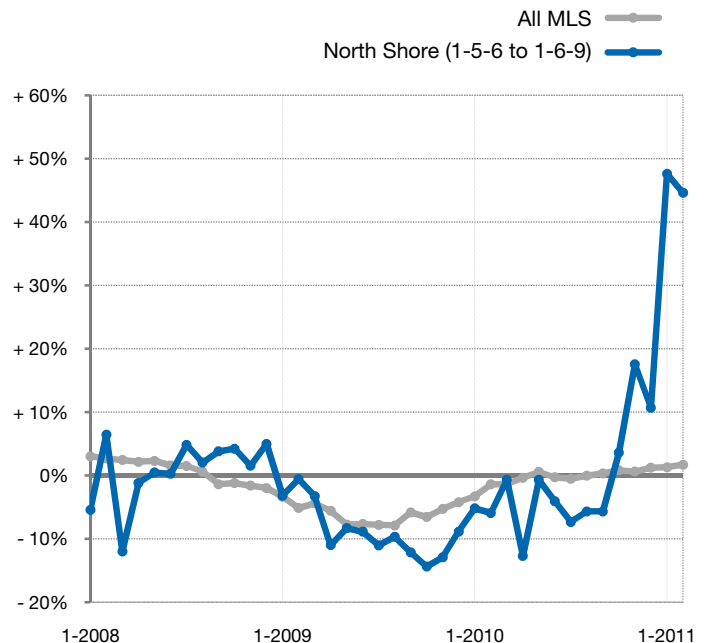
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	6	- 40.0%	18	12	- 33.3%
Closed Sales	1	2	+ 100.0%	2	7	+ 250.0%
Median Sales Price	\$265,000	<b>\$225,000</b>	- 15.1%	\$205,000	<b>\$270,000</b>	+ 31.7%
Average Sales Price	\$265,000	<b>\$225,000</b>	- 15.1%	\$205,000	<b>\$286,743</b>	+ 39.9%
Percent of Original List Price Received	88.4%	<b>84.6%</b>	- 4.3%	77.2%	<b>91.5%</b>	+ 18.6%
Median Days on Market Until Sale	16	<b>59</b>	+ 268.8%	124	<b>38</b>	- 69.2%
Inventory of Homes for Sale	44	<b>36</b>	- 18.2%	--	--	--
Months Supply of Inventory	17.2	<b>10.6</b>	- 38.5%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Pearl City - Aiea (1-9-6 to 1-9-9)

**+ 6.7%**

Change in  
**New Listings**  
All Properties

**+ 19.2%**

Change in  
**Closed Sales**  
All Properties

**+ 20.8%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

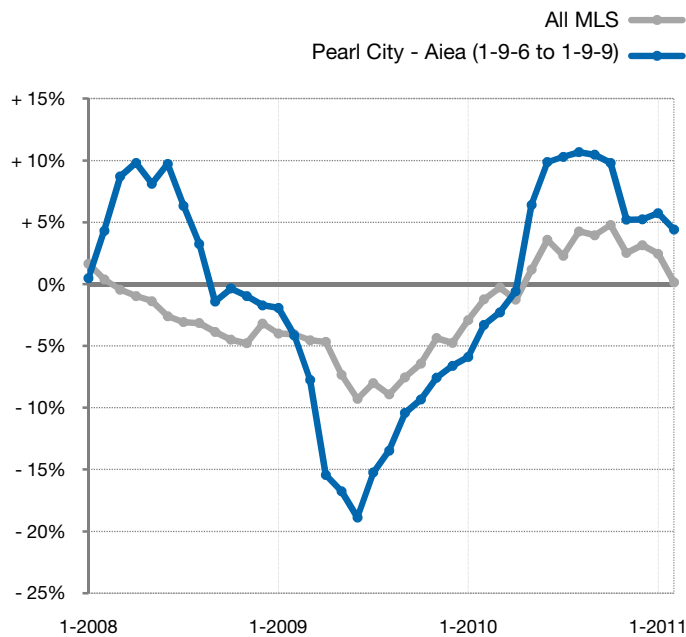
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	25	+ 31.6%	38	42	+ 10.5%
Closed Sales	11	8	- 27.3%	23	25	+ 8.7%
Median Sales Price	\$600,000	<b>\$612,500</b>	+ 2.1%	\$560,000	<b>\$582,500</b>	+ 4.0%
Average Sales Price	\$650,982	<b>\$606,250</b>	- 6.9%	\$603,948	<b>\$589,746</b>	- 2.4%
Percent of Original List Price Received	98.5%	<b>97.4%</b>	- 1.0%	97.4%	<b>93.5%</b>	- 4.0%
Median Days on Market Until Sale	49	<b>100</b>	+ 103.1%	64	<b>70</b>	+ 9.4%
Inventory of Homes for Sale	55	<b>77</b>	+ 40.0%	--	--	--
Months Supply of Inventory	3.4	<b>5.0</b>	+ 46.8%	--	--	--

### Condo

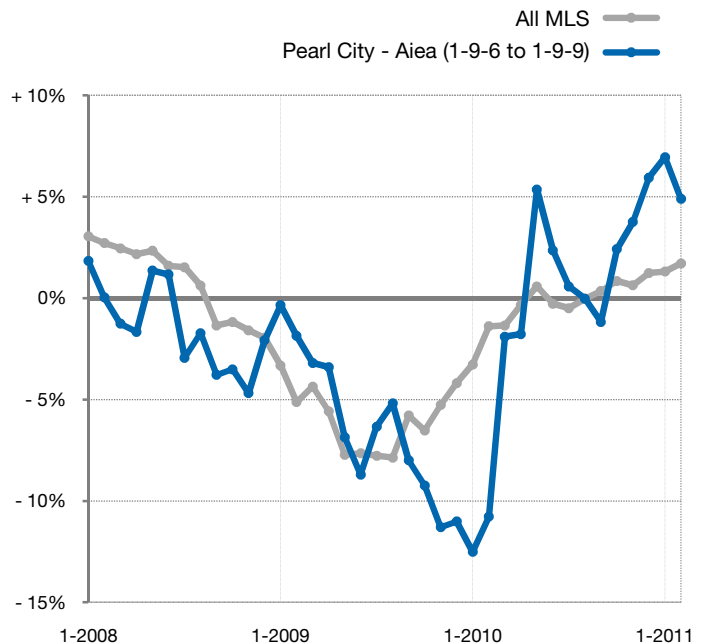
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	41	39	- 4.9%	87	83	- 4.6%
Closed Sales	15	23	+ 53.3%	28	42	+ 50.0%
Median Sales Price	\$279,500	<b>\$268,000</b>	- 4.1%	\$282,500	<b>\$262,500</b>	- 7.1%
Average Sales Price	\$275,060	<b>\$275,413</b>	+ 0.1%	\$285,621	<b>\$284,024</b>	- 0.6%
Percent of Original List Price Received	96.9%	<b>94.9%</b>	- 2.1%	96.5%	<b>95.8%</b>	- 0.7%
Median Days on Market Until Sale	29	<b>41</b>	+ 41.4%	24	<b>51</b>	+ 110.4%
Inventory of Homes for Sale	94	<b>103</b>	+ 9.6%	--	--	--
Months Supply of Inventory	4.1	<b>4.1</b>	+ 0.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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**- 72.7%**      **+ 57.1%**      **+ 11.1%**

## Wahiawa (1-7-1 to 1-7-7)

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

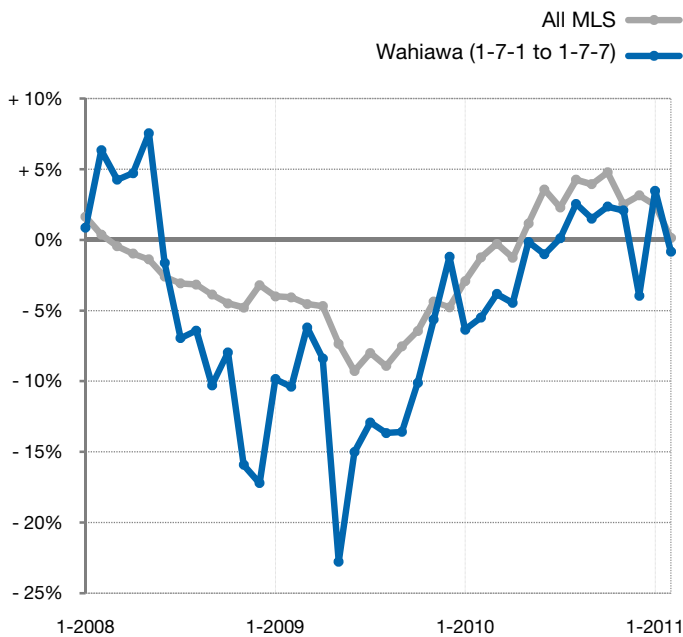
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	3	- 80.0%	24	16	- 33.3%
Closed Sales	5	7	+ 40.0%	8	14	+ 75.0%
Median Sales Price	\$410,000	<b>\$375,000</b>	- 8.5%	\$384,500	<b>\$384,500</b>	0.0%
Average Sales Price	\$405,800	<b>\$401,429</b>	- 1.1%	\$393,375	<b>\$435,814</b>	+ 10.8%
Percent of Original List Price Received	94.3%	<b>94.6%</b>	+ 0.4%	93.6%	<b>94.0%</b>	+ 0.4%
Median Days on Market Until Sale	56	<b>58</b>	+ 3.6%	48	<b>56</b>	+ 17.9%
Inventory of Homes for Sale	31	<b>37</b>	+ 19.4%	--	--	--
Months Supply of Inventory	7.2	<b>5.8</b>	- 19.4%	--	--	--

### Condo

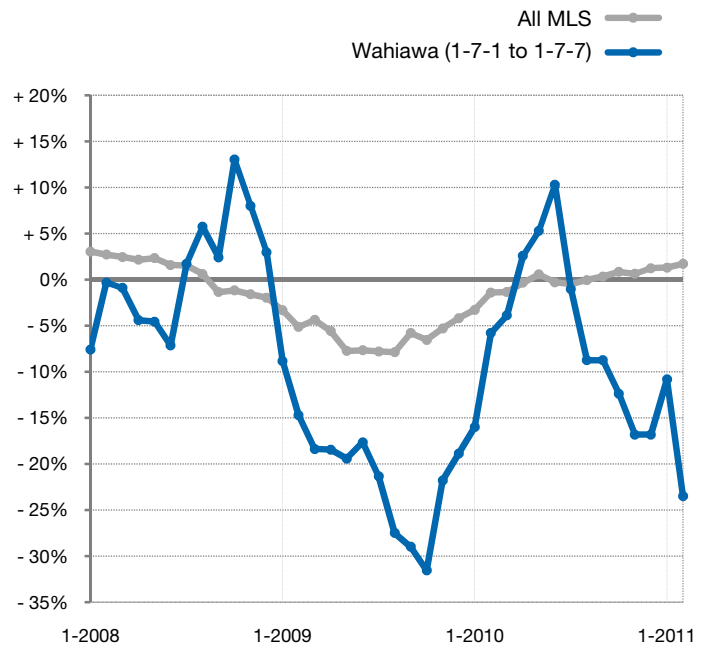
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	3	- 57.1%	8	5	- 37.5%
Closed Sales	2	4	+ 100.0%	2	5	+ 150.0%
Median Sales Price	\$152,500	<b>\$91,500</b>	- 40.0%	\$152,500	<b>\$108,000</b>	- 29.2%
Average Sales Price	\$152,500	<b>\$100,250</b>	- 34.3%	\$152,500	<b>\$103,200</b>	- 32.3%
Percent of Original List Price Received	78.5%	<b>88.9%</b>	+ 13.2%	78.5%	<b>87.0%</b>	+ 10.8%
Median Days on Market Until Sale	20	<b>117</b>	+ 485.0%	20	<b>123</b>	+ 515.0%
Inventory of Homes for Sale	14	<b>13</b>	- 7.1%	--	--	--
Months Supply of Inventory	8.4	<b>7.8</b>	- 7.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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## Waialae-Kahala (1-3-5)

**- 4.5%**

**+ 14.3%**

**- 6.7%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

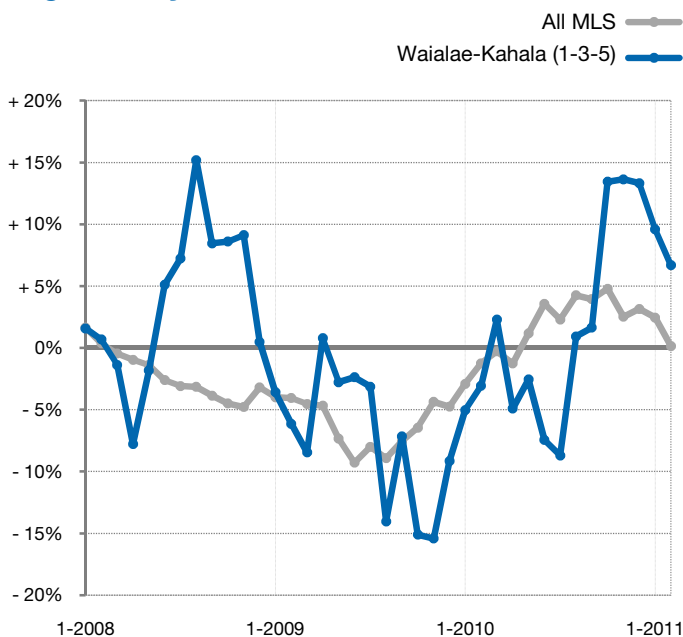
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	13	- 13.3%	32	24	- 25.0%
Closed Sales	6	6	0.0%	14	17	+ 21.4%
Median Sales Price	\$1,092,500	<b>\$1,625,000</b>	+ 48.7%	\$1,274,000	<b>\$1,200,000</b>	- 5.8%
Average Sales Price	\$1,128,367	<b>\$1,525,000</b>	+ 35.2%	\$1,560,871	<b>\$1,422,838</b>	- 8.8%
Percent of Original List Price Received	92.6%	<b>91.6%</b>	- 1.1%	89.8%	<b>90.6%</b>	+ 0.9%
Median Days on Market Until Sale	19	21	+ 10.8%	71	63	- 11.3%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--
Months Supply of Inventory	7.2	5.4	- 24.4%	--	--	--

### Condo

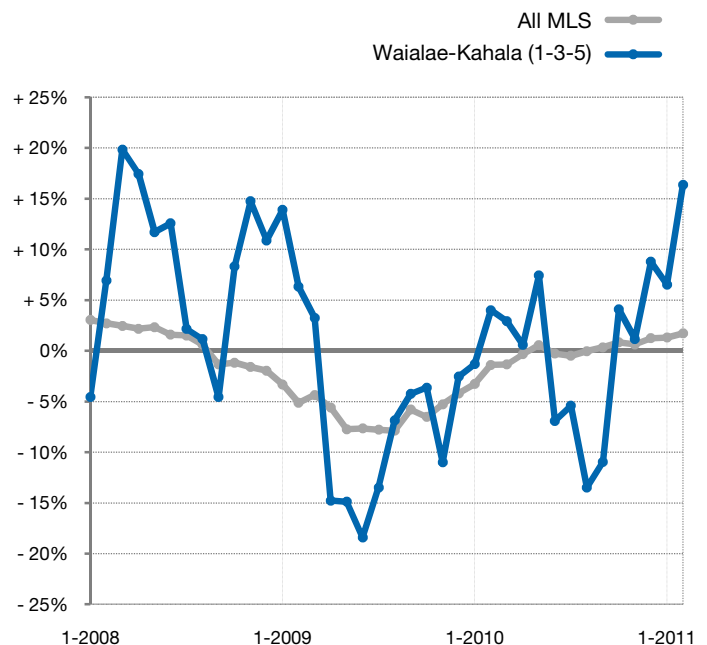
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	8	+ 14.3%	12	12	0.0%
Closed Sales	1	2	+ 100.0%	6	4	- 33.3%
Median Sales Price	\$410,000	<b>\$417,500</b>	+ 1.8%	\$410,000	<b>\$274,000</b>	- 33.2%
Average Sales Price	\$410,000	<b>\$417,500</b>	+ 1.8%	\$415,000	<b>\$345,750</b>	- 16.7%
Percent of Original List Price Received	91.3%	<b>83.6%</b>	- 8.4%	92.4%	<b>91.2%</b>	- 1.2%
Median Days on Market Until Sale	12	32	+ 166.7%	31	15	- 50.8%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 30.7%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Waikiki (1-2-6)

**- 0.8%**

**+ 15.1%**

**- 16.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

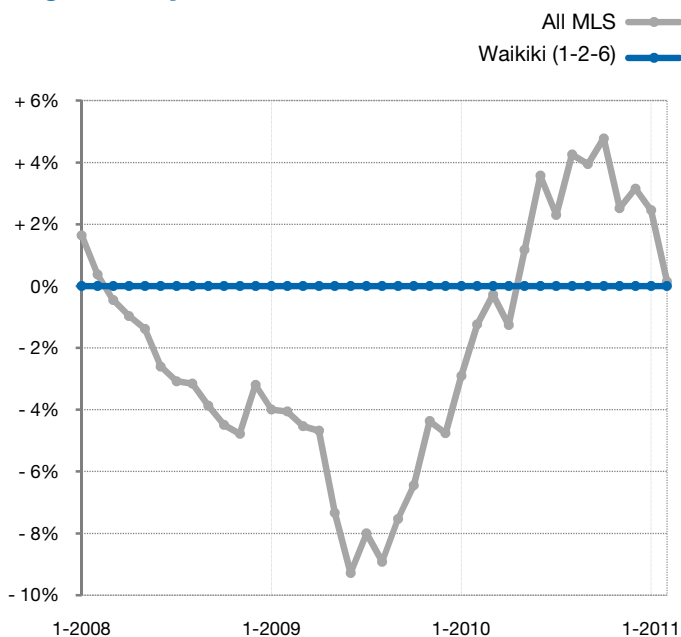
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price	\$0	\$0	--	\$0	\$0	--
Average Sales Price	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received	0.0%	0.0%	--	0.0%	0.0%	--
Median Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

### Condo

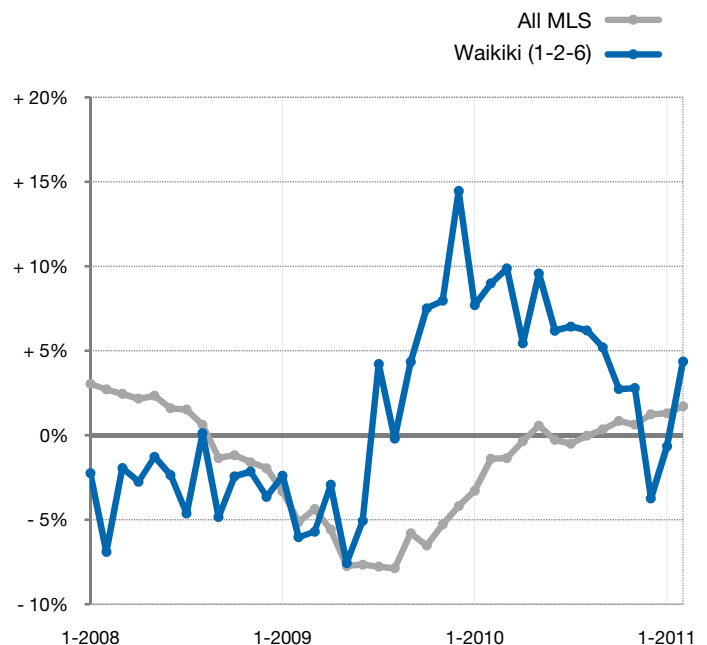
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	122	122	0.0%	265	258	- 2.6%
Closed Sales	53	61	+ 15.1%	98	121	+ 23.5%
Median Sales Price	\$290,000	\$349,900	+ 20.7%	\$262,500	\$310,000	+ 18.1%
Average Sales Price	\$328,919	\$371,953	+ 13.1%	\$292,817	\$330,386	+ 12.8%
Percent of Original List Price Received	91.3%	93.4%	+ 2.2%	91.4%	93.1%	+ 1.9%
Median Days on Market Until Sale	80	60	- 25.0%	63	53	- 15.2%
Inventory of Homes for Sale	602	500	- 16.9%	--	--	--
Months Supply of Inventory	11.1	8.1	- 26.5%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Waipahu (1-9-4)

**- 21.1%**      **- 27.0%**      **+ 5.9%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

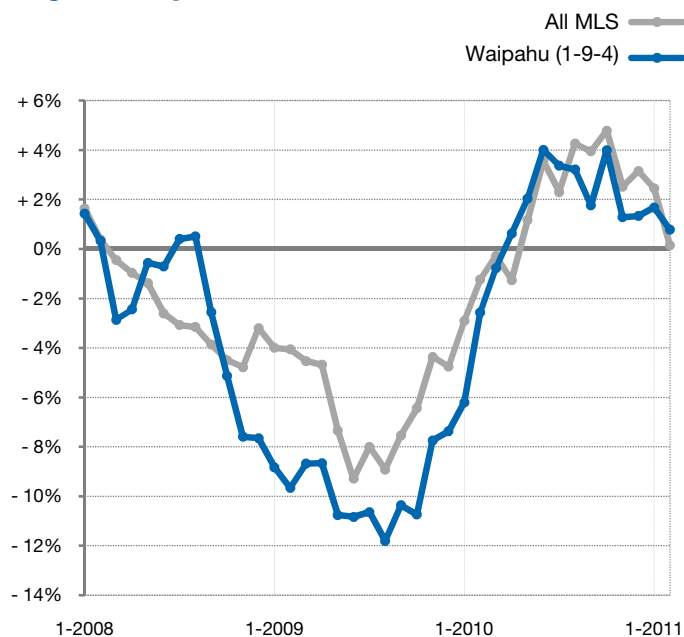
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	38	24	- 36.8%	63	56	- 11.1%
Closed Sales	20	16	- 20.0%	36	31	- 13.9%
Median Sales Price	\$546,000	<b>\$537,000</b>	- 1.6%	\$549,500	<b>\$539,000</b>	- 1.9%
Average Sales Price	\$515,090	<b>\$557,444</b>	+ 8.2%	\$527,297	<b>\$561,871</b>	+ 6.6%
Percent of Original List Price Received	96.5%	<b>96.8%</b>	+ 0.3%	95.5%	<b>96.8%</b>	+ 1.3%
Median Days on Market Until Sale	35	<b>46</b>	+ 31.4%	36	<b>43</b>	+ 19.4%
Inventory of Homes for Sale	102	<b>85</b>	- 16.7%	--	--	--
Months Supply of Inventory	4.6	<b>3.6</b>	- 20.8%	--	--	--

### Condo

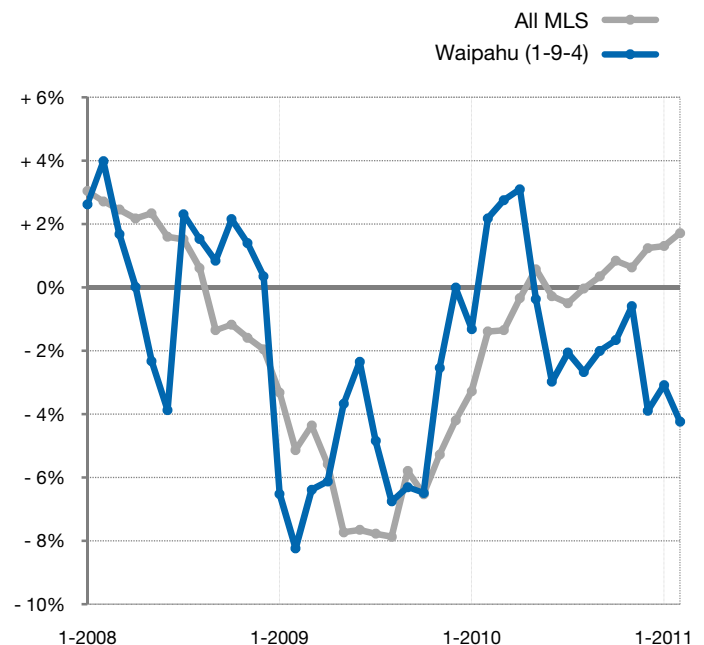
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	33	32	- 3.0%	65	56	- 13.8%
Closed Sales	17	11	- 35.3%	35	24	- 31.4%
Median Sales Price	\$295,000	<b>\$257,000</b>	- 12.9%	\$280,000	<b>\$257,000</b>	- 8.2%
Average Sales Price	\$292,176	<b>\$266,182</b>	- 8.9%	\$282,429	<b>\$264,792</b>	- 6.2%
Percent of Original List Price Received	98.3%	<b>95.8%</b>	- 2.5%	97.7%	<b>95.1%</b>	- 2.7%
Median Days on Market Until Sale	18	<b>70</b>	+ 288.9%	23	<b>50</b>	+ 115.2%
Inventory of Homes for Sale	85	<b>113</b>	+ 32.9%	--	--	--
Months Supply of Inventory	4.0	<b>6.1</b>	+ 49.6%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – February 2011

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## Windward Coast (1-4-8 to 1-5-5)

**+ 45.5%**    **+ 500.0%**    **- 19.5%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

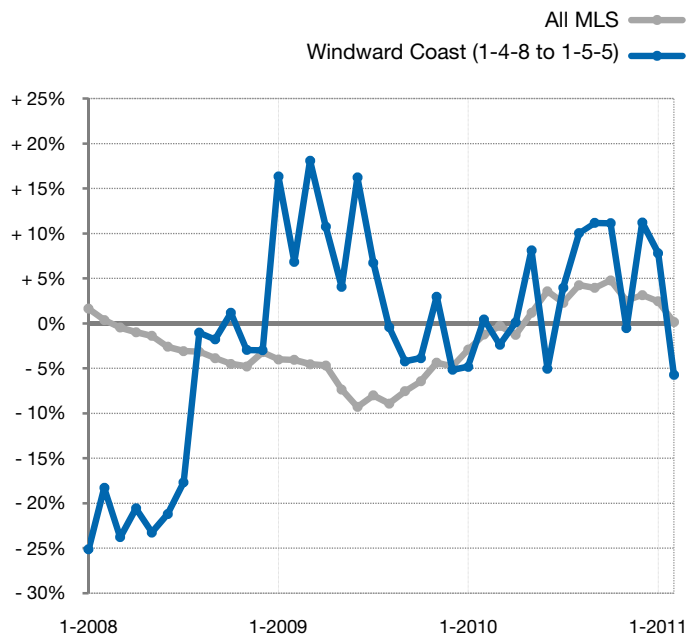
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	13	+ 85.7%	20	30	+ 50.0%
Closed Sales	1	6	+ 500.0%	4	10	+ 150.0%
Median Sales Price	\$692,000	<b>\$584,750</b>	- 15.5%	\$505,000	<b>\$569,750</b>	+ 12.8%
Average Sales Price	\$692,000	<b>\$553,333</b>	- 20.0%	\$501,750	<b>\$526,000</b>	+ 4.8%
Percent of Original List Price Received	102.5%	<b>87.7%</b>	- 14.5%	97.8%	<b>94.0%</b>	- 3.9%
Median Days on Market Until Sale	20	<b>106</b>	+ 430.0%	22	<b>42</b>	+ 95.3%
Inventory of Homes for Sale	59	<b>54</b>	- 8.5%	--	--	--
Months Supply of Inventory	18.6	<b>11.8</b>	- 36.8%	--	--	--

### Condo

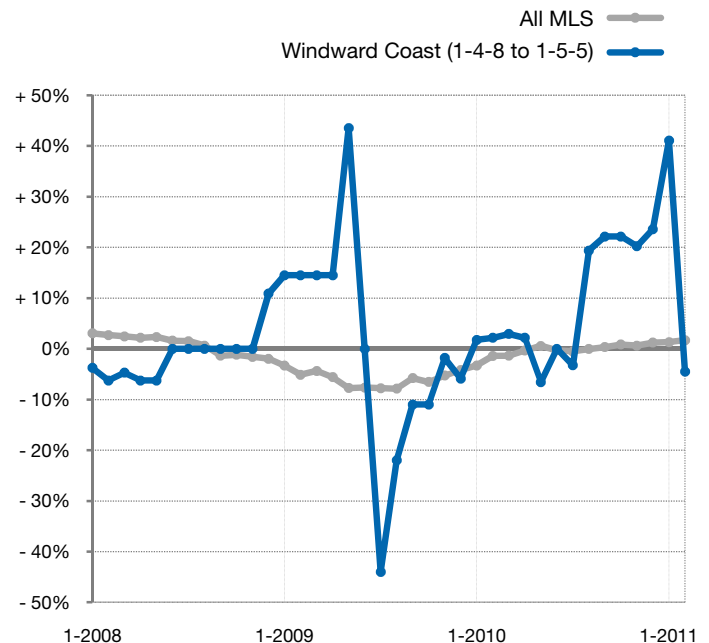
	February			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	3	- 25.0%	7	5	- 28.6%
Closed Sales	0	0	--	0	1	--
Median Sales Price	\$0	<b>\$0</b>	--	\$0	<b>\$203,500</b>	--
Average Sales Price	\$0	<b>\$0</b>	--	\$0	<b>\$203,500</b>	--
Percent of Original List Price Received	0.0%	<b>0.0%</b>	--	0.0%	<b>70.3%</b>	--
Median Days on Market Until Sale	0	0	--	0	<b>267</b>	--
Inventory of Homes for Sale	23	<b>12</b>	- 47.8%	--	--	--
Months Supply of Inventory	16.4	<b>7.4</b>	- 55.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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