

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



February 2011

Quick Facts

+ 13.1%

Change in
Closed Sales
All Properties

+ 2.3%

Change in
Closed Sales
Single-Family Only

+ 20.9%

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	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		431	398	- 7.7%	891	795	- 10.8%
Pending Sales		236	300	+ 27.1%	459	531	+ 15.7%
Closed Sales		177	181	+ 2.3%	356	381	+ 7.0%
Days on Market Until Sale		38	58	+ 52.6%	41	46	+ 13.6%
Median Sales Price		\$575,500	\$570,000	- 1.0%	\$580,000	\$570,000	- 1.7%
Average Sales Price		\$685,249	\$699,034	+ 2.0%	\$683,211	\$699,026	+ 2.3%
Percent of Original List Price Received		95.5%	94.2%	- 1.3%	95.1%	94.5%	- 0.6%
Housing Affordability Index		65	67	+ 4.6%	65	67	+ 4.6%
Inventory of Homes for Sale		1,545	1,395	- 9.7%	--	--	--
Months Supply of Homes for Sale		6.5	5.4	- 16.9%	--	--	--

Condo Market Overview



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

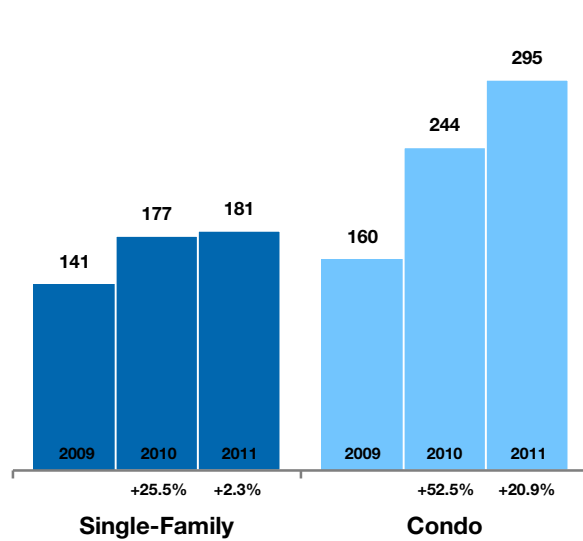
Key Metrics	Historical Sparklines	2-2010	2-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		589	570	- 3.2%	1,159	1,156	- 0.3%
Pending Sales		355	394	+ 11.0%	633	783	+ 23.7%
Closed Sales		244	295	+ 20.9%	486	564	+ 16.0%
Days on Market Until Sale		51	58	+ 13.7%	40	54	+ 33.8%
Median Sales Price		\$299,000	\$320,000	+ 7.0%	\$299,000	\$307,500	+ 2.8%
Average Sales Price		\$356,520	\$392,714	+ 10.2%	\$349,407	\$356,210	+ 1.9%
Percent of Original List Price Received		93.2%	94.3%	+ 1.2%	94.0%	94.4%	+ 0.4%
Housing Affordability Index		118	115	- 2.5%	118	115	- 2.5%
Inventory of Homes for Sale		2,014	1,931	- 4.1%	--	--	--
Months Supply of Homes for Sale		6.3	5.7	- 10.3%	--	--	--

Closed Sales

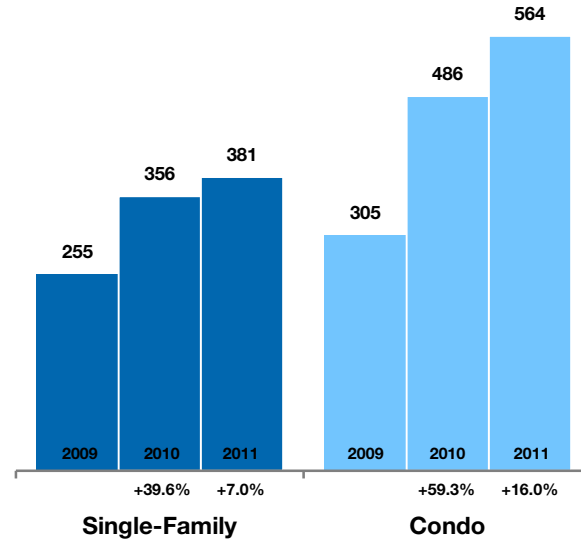
A count of the properties that have closed in a given month.



February

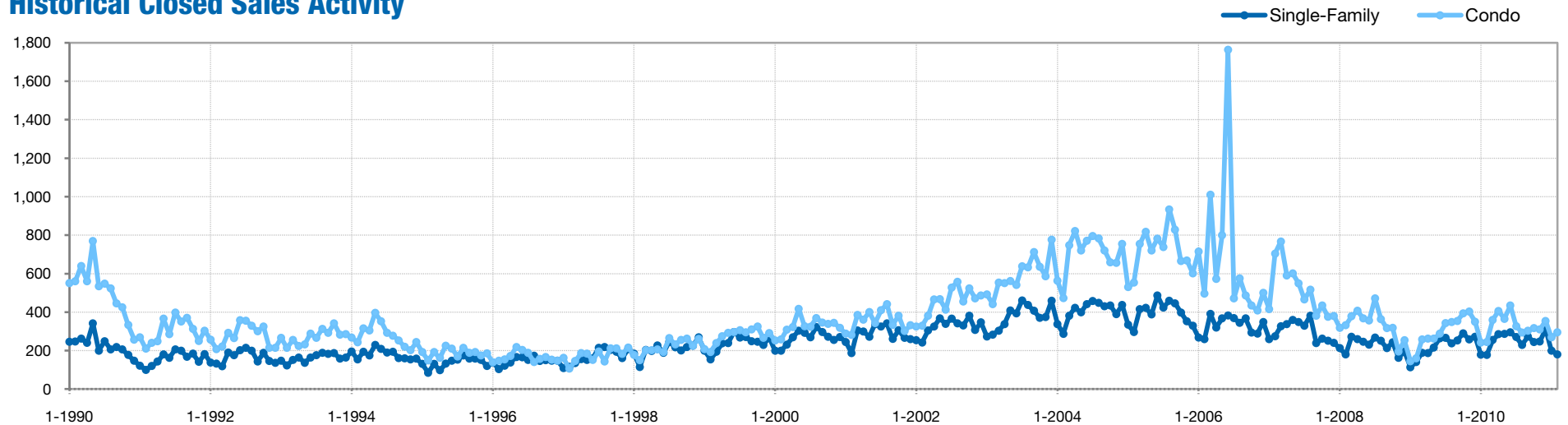


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	255	+ 34.9%	360	+ 39.5%
4-2010	285	+ 52.4%	406	+ 54.4%
5-2010	287	+ 32.9%	365	+ 39.3%
6-2010	295	+ 11.7%	434	+ 50.7%
7-2010	270	+ 1.5%	327	- 4.7%
8-2010	230	- 3.4%	294	- 15.5%
9-2010	273	+ 7.9%	304	- 14.1%
10-2010	245	- 15.5%	317	- 19.5%
11-2010	247	- 4.3%	310	- 23.1%
12-2010	312	+ 14.7%	354	+ 1.1%
1-2011	200	+ 11.7%	269	+ 11.2%
2-2011	181	+ 2.3%	295	+ 20.9%
Total	3,080	+ 10.4%	4,035	+ 7.6%

Historical Closed Sales Activity

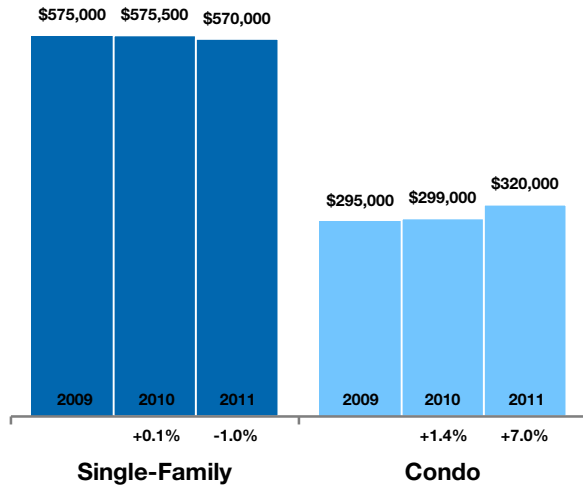


Median Sales Price

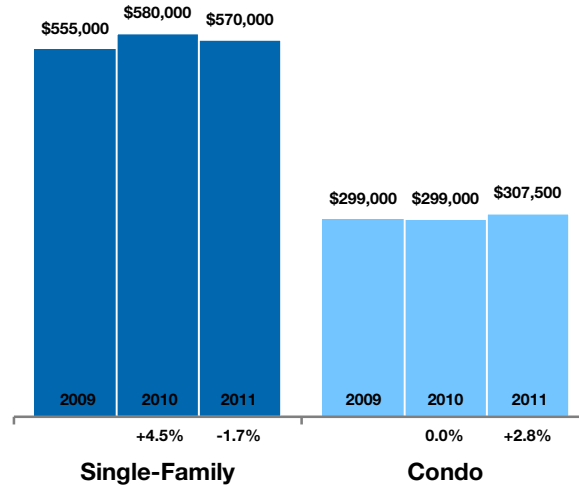
The median sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



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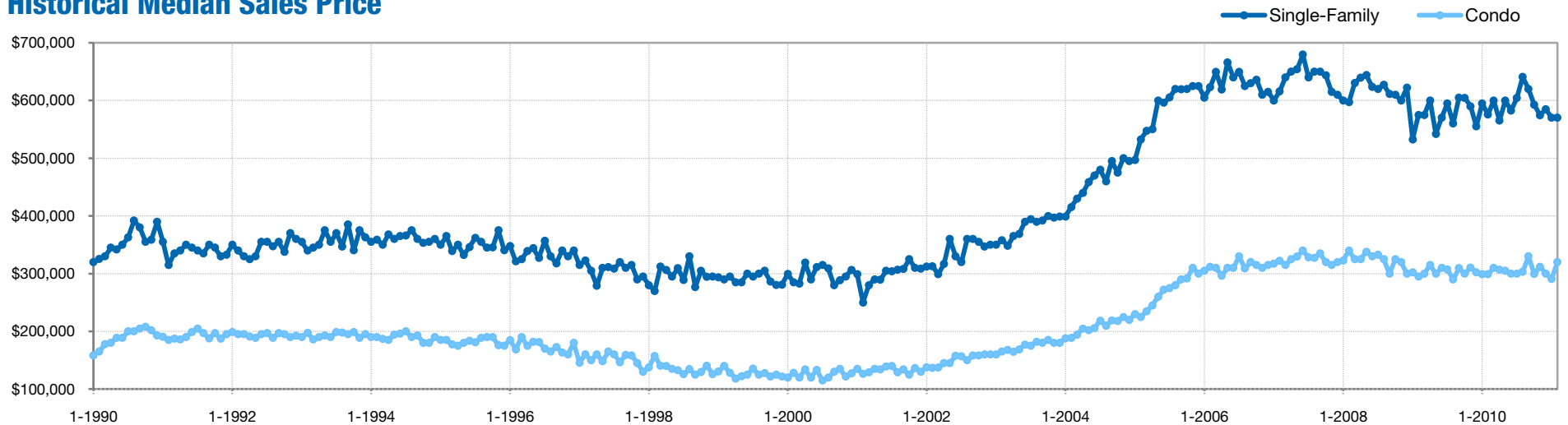


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	\$600,000	+ 4.3%	\$310,000	+ 3.3%
4-2010	\$565,000	- 5.8%	\$307,000	- 2.5%
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	\$640,639	+ 14.4%	\$303,000	+ 4.5%
9-2010	\$620,000	+ 2.5%	\$330,000	+ 6.6%
10-2010	\$592,500	- 2.0%	\$299,500	- 0.2%
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%	\$291,000	- 2.7%
2-2011	\$570,000	- 1.0%	\$320,000	+ 7.0%
Average	\$590,000	+ 1.7%	\$308,000	+ 1.7%

Historical Median Sales Price

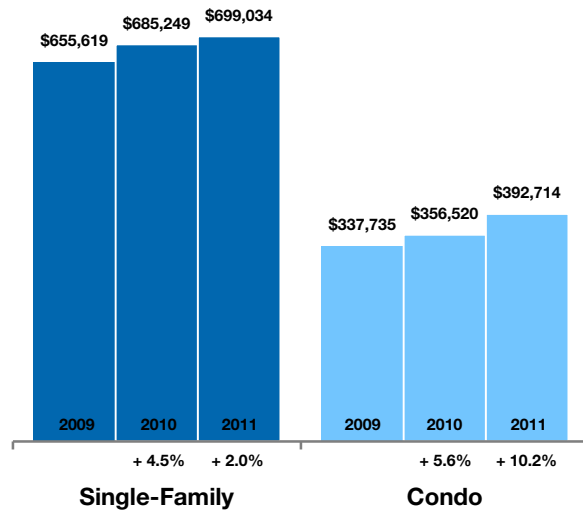


Average Sales Price

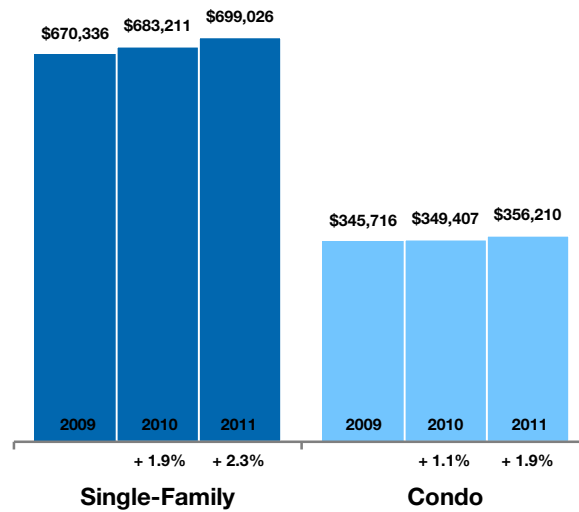
The average sales price for all closed sales in a given month. Sold properties only. Does not account for seller concessions.



February

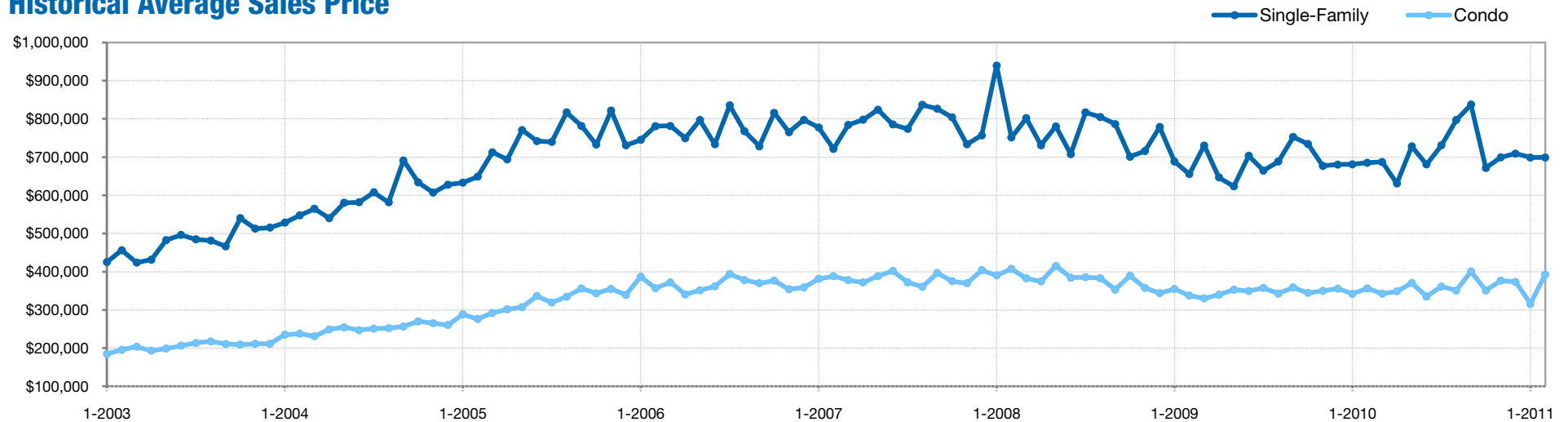


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	\$687,148	-5.9%	\$342,395	+3.7%
4-2010	\$630,761	-2.4%	\$348,502	+2.5%
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	\$797,022	+15.8%	\$351,145	+2.4%
9-2010	\$837,233	+11.2%	\$400,445	+11.6%
10-2010	\$671,512	-8.6%	\$350,858	+1.8%
11-2010	\$699,299	+3.3%	\$376,654	+7.6%
12-2010	\$708,973	+4.2%	\$373,413	+4.9%
1-2011	\$699,019	+2.6%	\$315,986	-7.7%
2-2011	\$699,034	+2.0%	\$392,714	+10.2%
Average	\$713,863	+3.4%	\$359,378	+3.0%

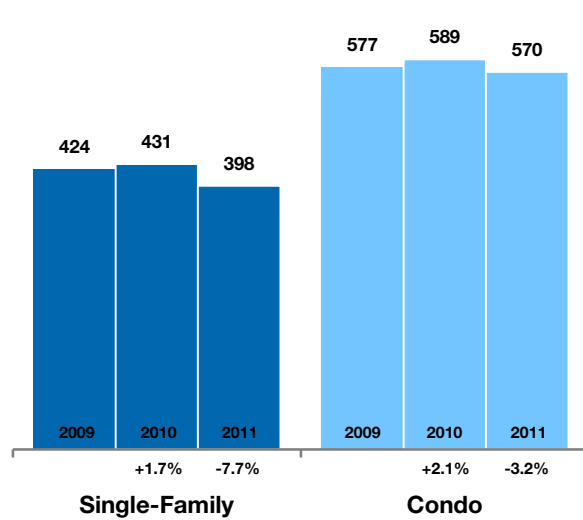
Historical Average Sales Price



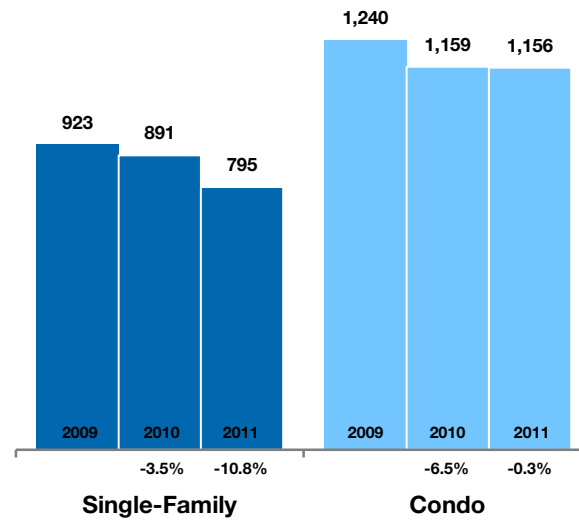
New Listings

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

February

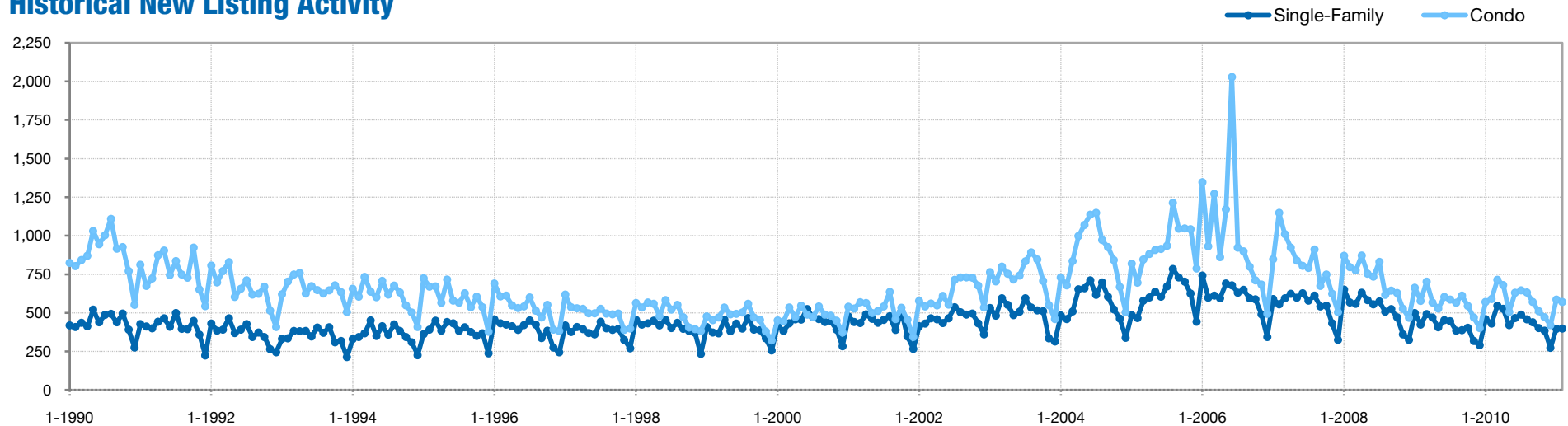


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	547	+ 11.2%	715	+ 1.7%
4-2010	526	+ 12.2%	680	+ 19.7%
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	384	+ 21.1%	471	+ 0.4%
12-2010	273	- 6.2%	420	+ 4.5%
1-2011	397	- 13.7%	586	+ 2.8%
2-2011	398	- 7.7%	570	- 3.2%
Average	5,197	+ 5.2%	6,937	+ 2.9%

Historical New Listing Activity

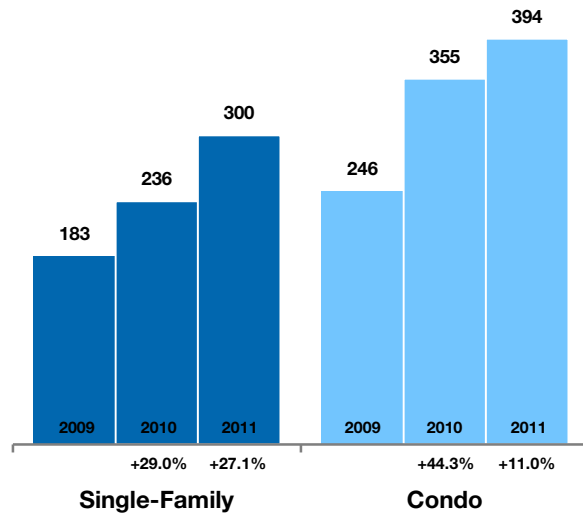


Pending Sales

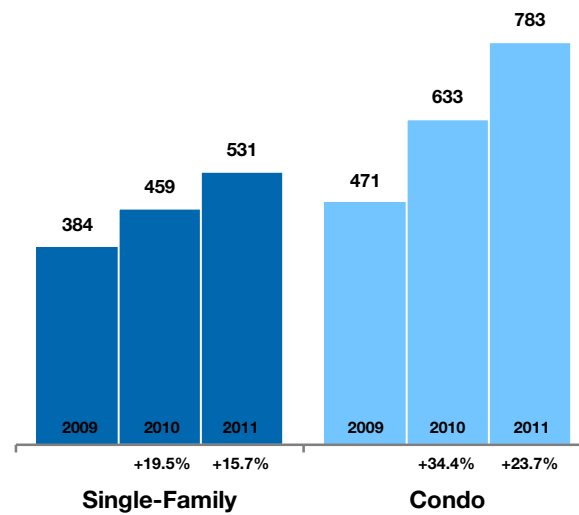
A count of the properties that have offers accepted on them in a given month.



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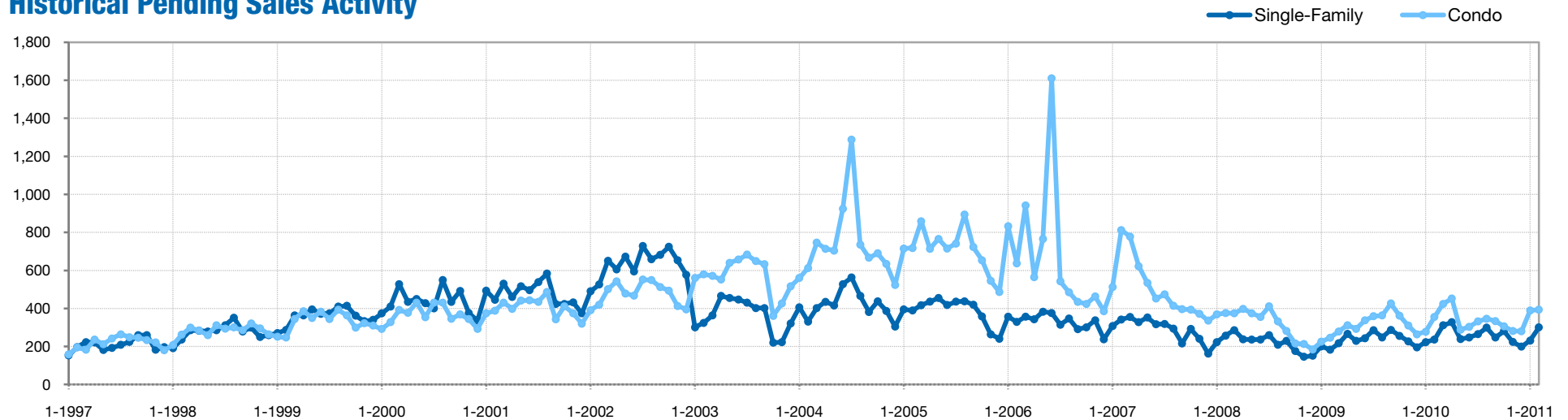


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	311	+ 43.3%	424	+ 52.0%
4-2010	328	+ 23.3%	452	+ 44.9%
5-2010	239	+ 4.4%	288	- 1.7%
6-2010	248	+ 2.1%	304	- 9.8%
7-2010	265	- 7.3%	332	- 7.5%
8-2010	299	+ 20.6%	346	- 4.7%
9-2010	247	- 13.9%	334	- 21.6%
10-2010	281	+ 9.8%	306	- 15.5%
11-2010	224	- 1.3%	282	- 9.0%
12-2010	199	+ 2.1%	280	+ 6.1%
1-2011	231	+ 3.6%	389	+ 39.9%
2-2011	300	+ 27.1%	394	+ 11.0%
Average	3,172	+ 8.9%	4,131	+ 4.9%

Historical Pending Sales Activity

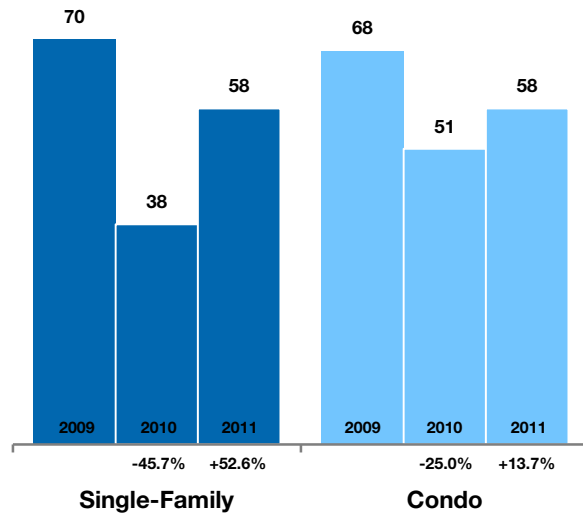


Days on Market Until Sale

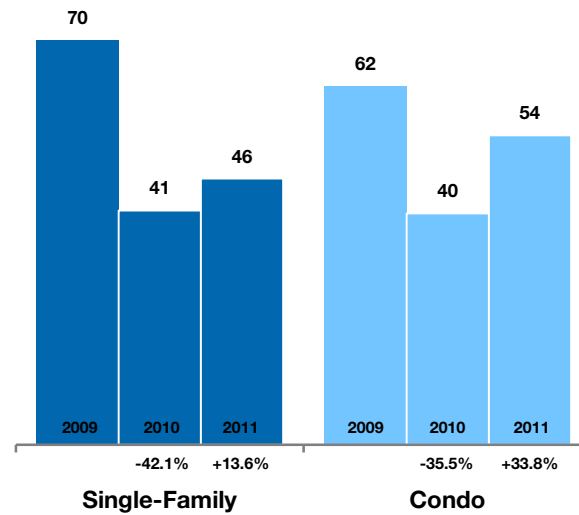
The average number of days between when a property is first listed and when an offer is accepted. Sold properties only.



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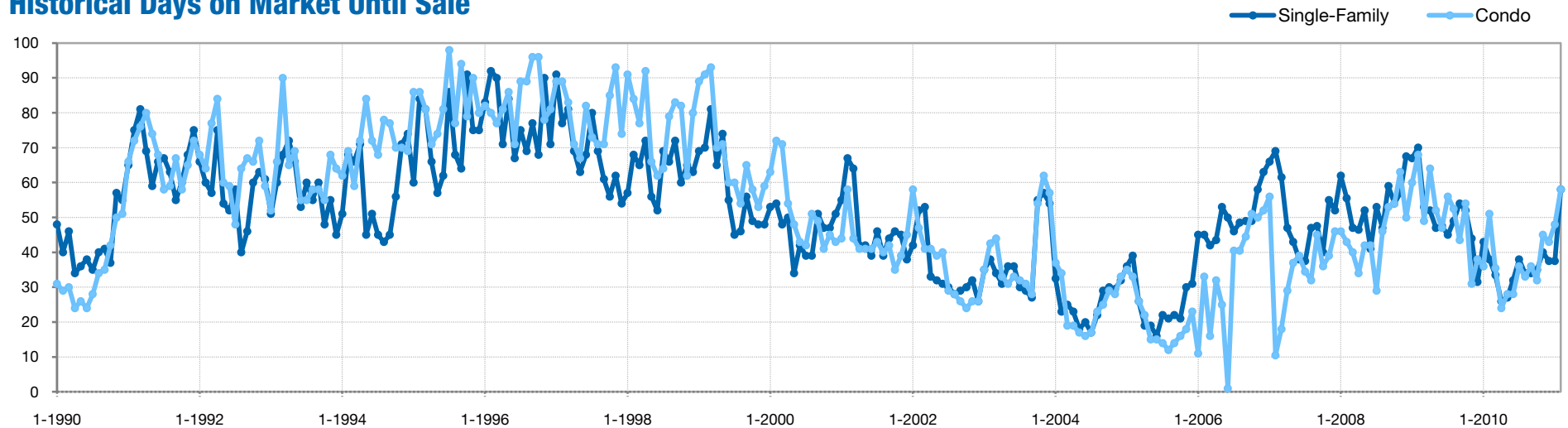


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	34	-36.8%	36	-27.6%
4-2010	26	-50.0%	24	-62.5%
5-2010	27	-42.6%	28	-46.2%
6-2010	32	-32.6%	28	-40.4%
7-2010	38	-15.6%	36	-35.7%
8-2010	34	-30.6%	33	-37.1%
9-2010	34	-37.0%	36	-17.2%
10-2010	35	-32.7%	32	-40.7%
11-2010	40	-9.1%	45	+45.2%
12-2010	38	+19.0%	43	+13.2%
1-2011	38	-12.8%	48	+33.3%
2-2011	58	+52.6%	58	+13.7%
Average	35	-25.5%	36	-23.4%

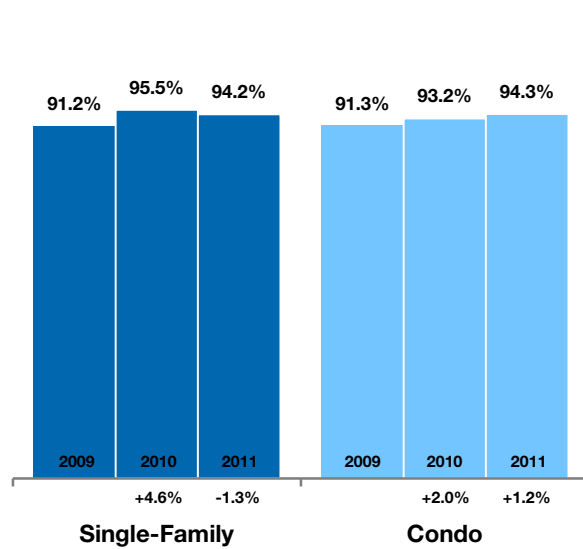
Historical Days on Market Until Sale



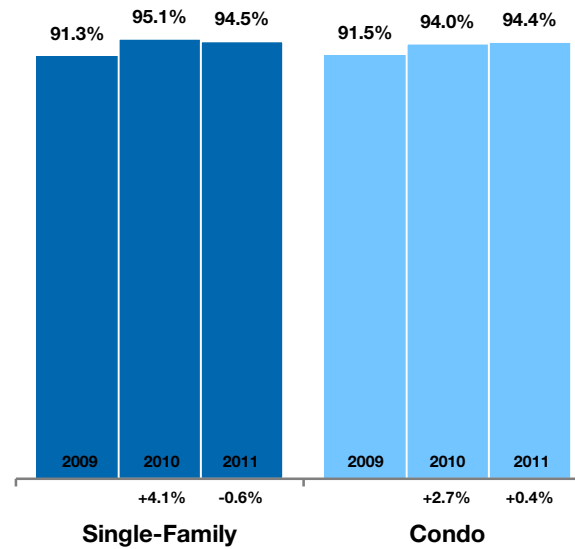
Percent of Original List Price Received

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.

February

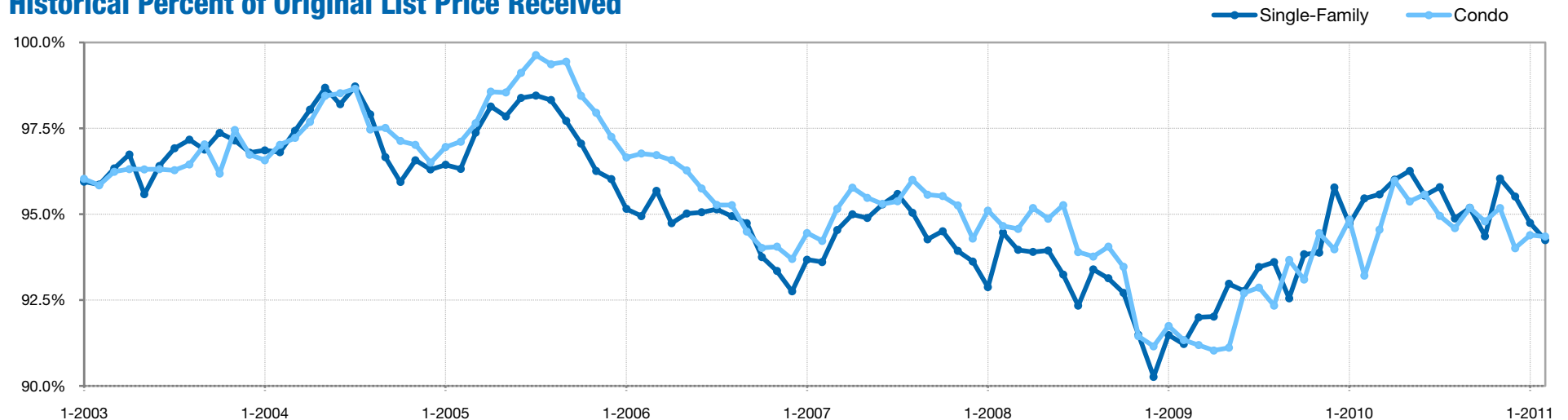


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	95.6%	+ 3.9%	94.6%	+ 3.7%
4-2010	96.0%	+ 4.3%	96.0%	+ 5.4%
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%	94.0%	+ 0.0%
1-2011	94.7%	+ 0.0%	94.4%	- 0.5%
2-2011	94.2%	- 1.3%	94.3%	+ 1.2%
Average	95.4%	+ 1.9%	95.0%	+ 2.1%

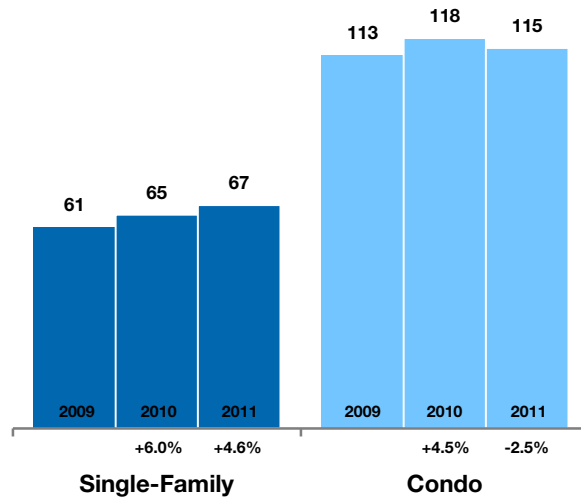
Historical Percent of Original List Price Received



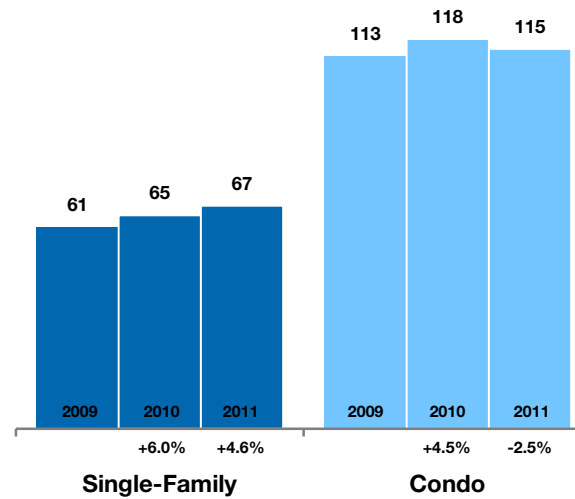
Housing Affordability Index

This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.

February

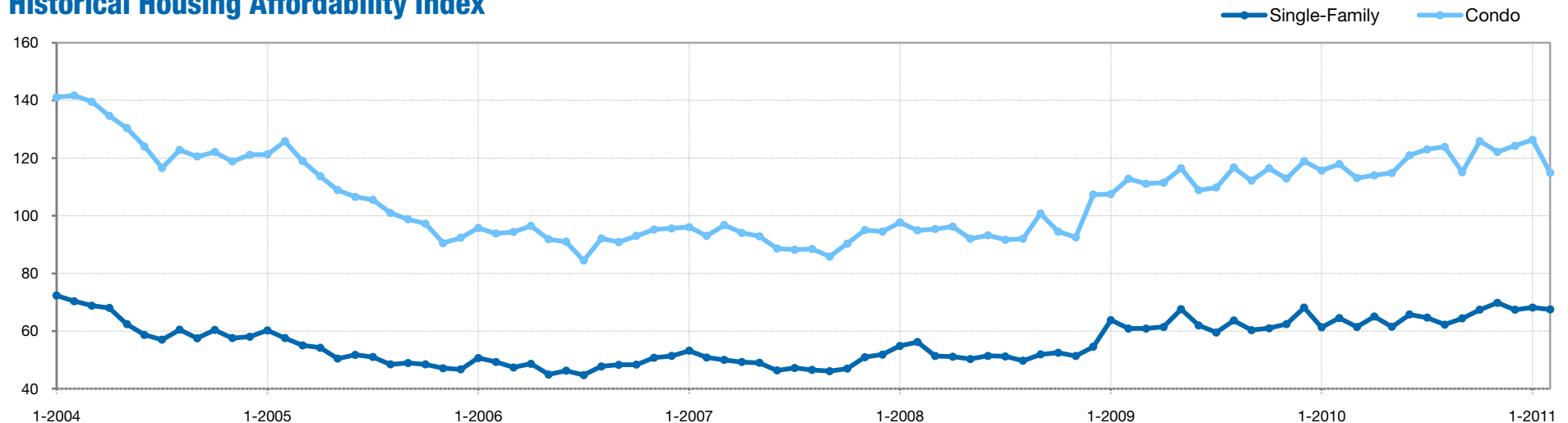


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	61	+ 0.9%	113	+ 1.7%
4-2010	65	+ 5.8%	114	+ 2.3%
5-2010	61	- 9.0%	115	- 1.4%
6-2010	66	+ 6.1%	121	+ 11.1%
7-2010	65	+ 8.6%	123	+ 12.1%
8-2010	62	- 2.2%	124	+ 6.2%
9-2010	64	+ 6.7%	115	+ 2.7%
10-2010	67	+ 10.5%	126	+ 8.1%
11-2010	70	+ 11.9%	122	+ 8.2%
12-2010	67	- 1.1%	124	+ 4.5%
1-2011	68	+ 11.2%	126	+ 9.2%
2-2011	67	+ 4.6%	115	- 2.5%
Average	65		120	

Historical Housing Affordability Index

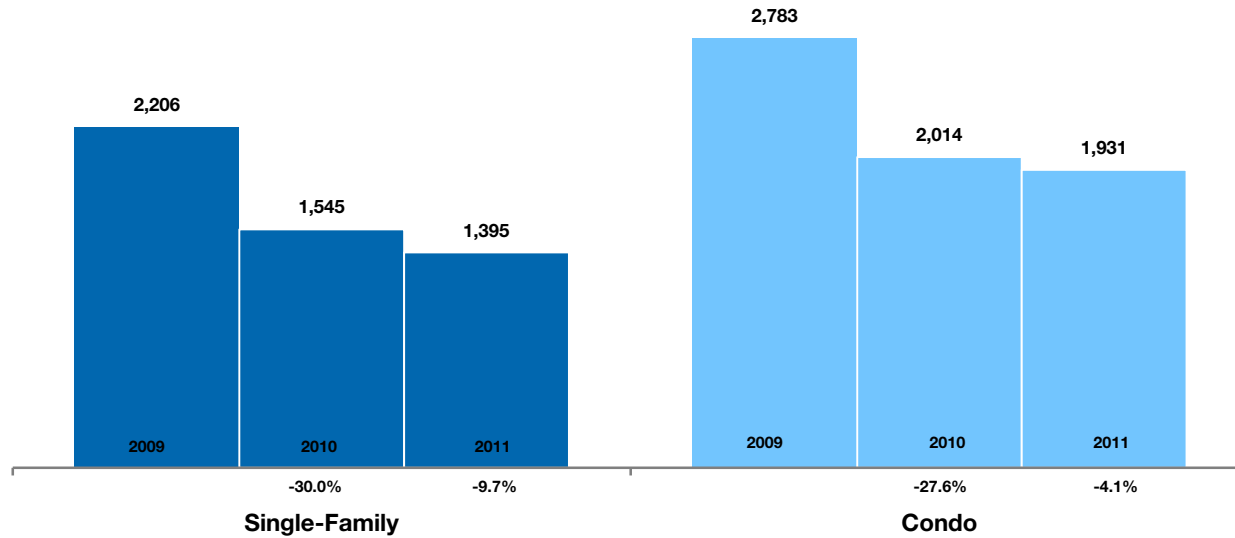


Inventory of Homes for Sale

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

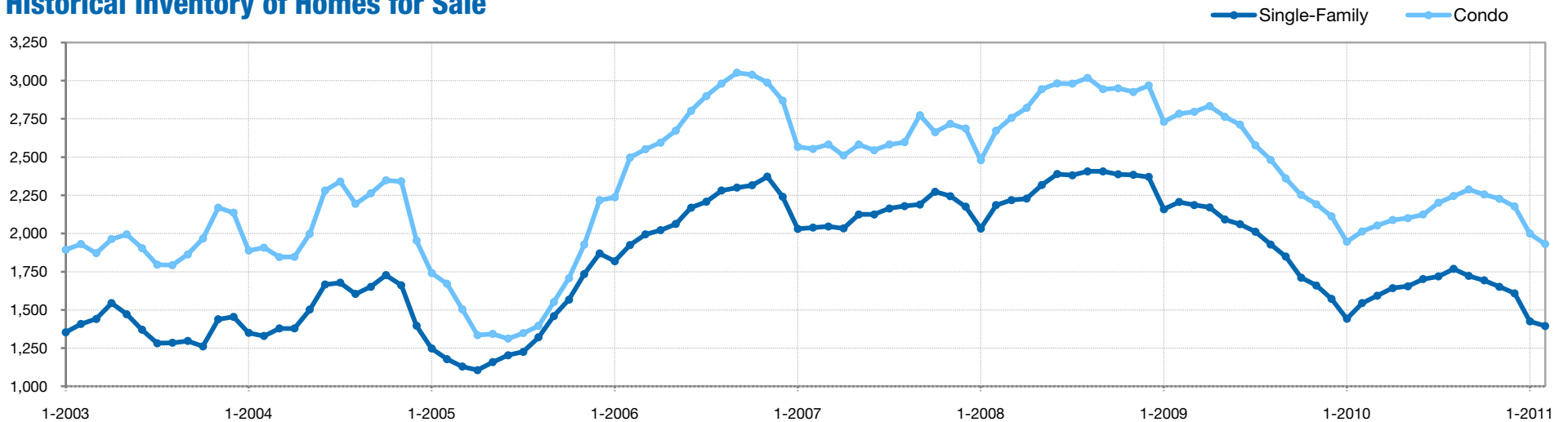


February



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	1,593	- 27.1%	2,053	- 26.6%
4-2010	1,643	- 24.3%	2,088	- 26.3%
5-2010	1,655	- 20.9%	2,101	- 24.0%
6-2010	1,702	- 17.4%	2,124	- 21.7%
7-2010	1,719	- 14.6%	2,201	- 14.6%
8-2010	1,768	- 8.3%	2,245	- 9.5%
9-2010	1,722	- 6.9%	2,288	- 3.1%
10-2010	1,693	- 1.1%	2,255	+ 0.1%
11-2010	1,651	- 0.5%	2,227	+ 1.6%
12-2010	1,609	+ 2.4%	2,177	+ 3.1%
1-2011	1,425	- 1.2%	1,999	+ 2.7%
2-2011	1,395	- 9.7%	1,931	- 4.1%
Average	1,631	- 11.9%	2,141	- 11.5%

Historical Inventory of Homes for Sale

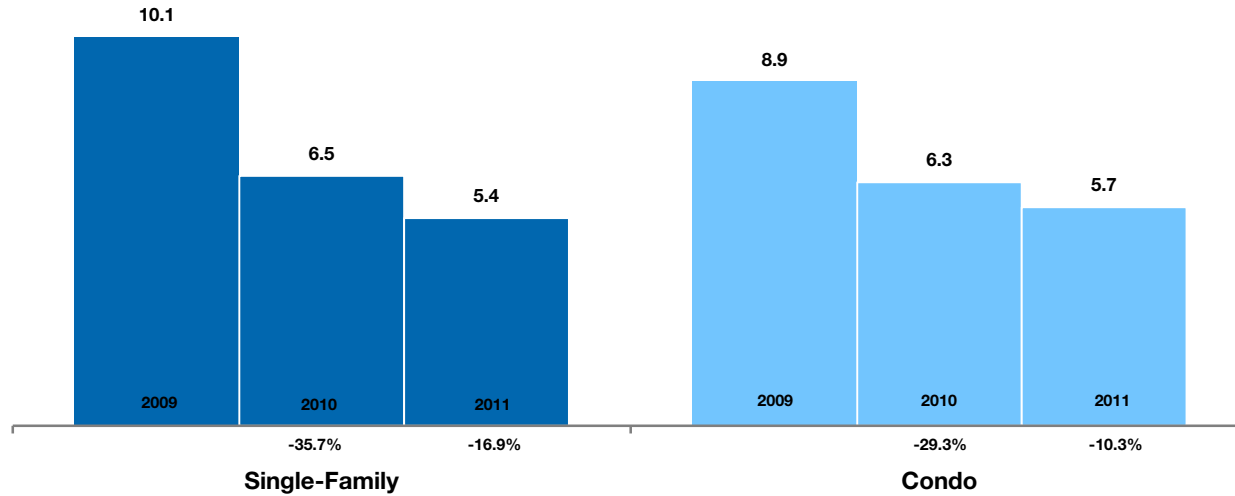


Months Supply of Inventory

Compares the number of active listings available to the average monthly pending sales for the last 12 months.



February



	Single-Family	YoY Chg.	Condo	YoY Chg.
3-2010	6.6	-36.2%	6.3	-32.7%
4-2010	6.6	-37.5%	6.1	-36.5%
5-2010	6.5	-35.2%	6.0	-38.2%
6-2010	6.6	-32.8%	6.0	-37.8%
7-2010	6.7	-30.5%	6.3	-32.0%
8-2010	6.9	-24.1%	6.5	-28.7%
9-2010	6.6	-23.0%	6.6	-22.5%
10-2010	6.6	-15.2%	6.7	-14.6%
11-2010	6.4	-12.9%	6.7	-8.4%
12-2010	6.2	-7.6%	6.6	-3.9%
1-2011	5.5	-9.5%	6.0	-2.6%
2-2011	5.4	-16.9%	5.7	-10.3%
Average	6.4	-25.2%	6.3	-24.3%

Historical Months Supply of Inventory

