

Housing Supply Overview



A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®

January 2011

Quick Facts

5.4

5.9

5.8

10.9

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

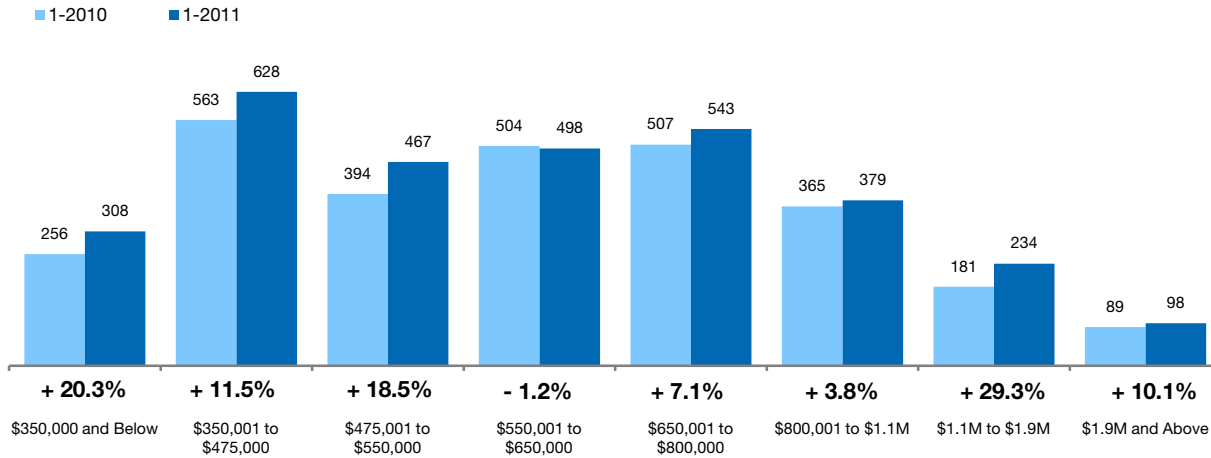
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

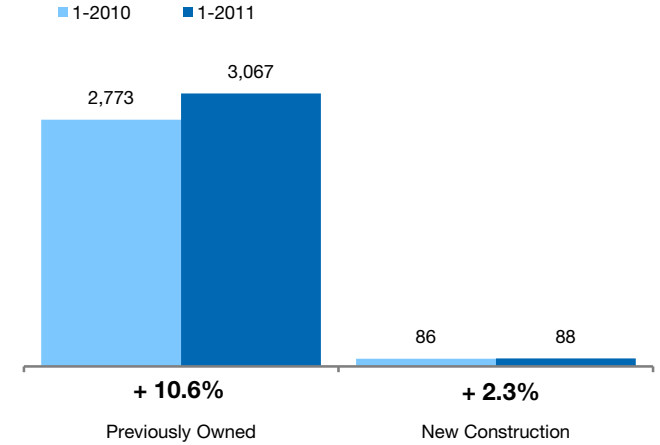


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

By Price Range



By Construction Status



All Properties

By Price Range	1-2010	1-2011	Change
\$350,000 and Below	256	308	+ 20.3%
\$350,001 to \$475,000	563	628	+ 11.5%
\$475,001 to \$550,000	394	467	+ 18.5%
\$550,001 to \$650,000	504	498	- 1.2%
\$650,001 to \$800,000	507	543	+ 7.1%
\$800,001 to \$1.1M	365	379	+ 3.8%
\$1.1M to \$1.9M	181	234	+ 29.3%
\$1.9M and Above	89	98	+ 10.1%
All Single-Family Homes	2,859	3,155	+ 10.4%

Previously Owned

1-2010	1-2011	Change
253	305	+ 20.6%
554	598	+ 7.9%
390	458	+ 17.4%
494	487	- 1.4%
481	527	+ 9.6%
346	371	+ 7.2%
174	229	+ 31.6%
81	92	+ 13.6%
2,773	3,067	+ 10.6%

New Construction

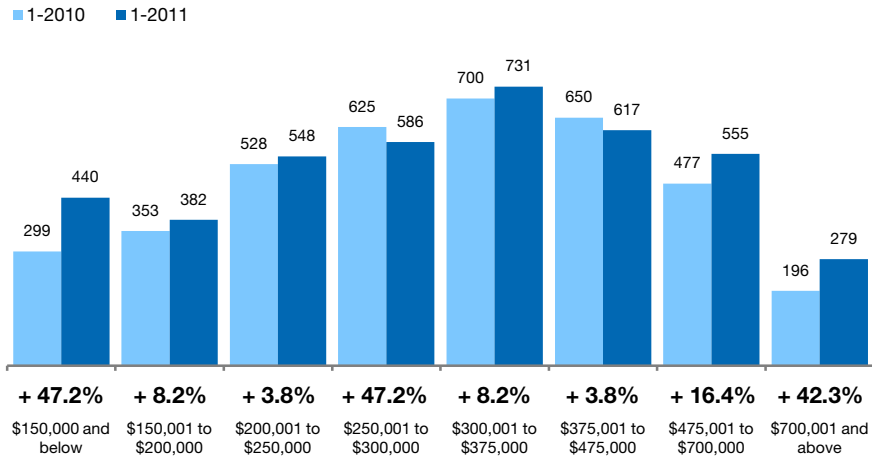
1-2010	1-2011	Change
3	3	0.0%
9	30	+ 233.3%
4	9	+ 125.0%
10	11	+ 10.0%
26	16	- 38.5%
19	8	- 57.9%
7	5	- 28.6%
8	6	- 25.0%
86	88	+ 2.3%

Pending Sales Condo Properties Only

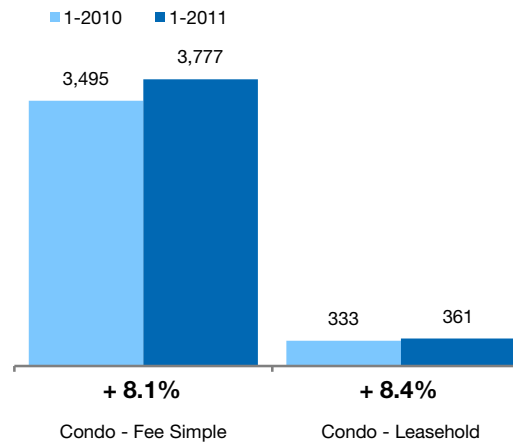


A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**

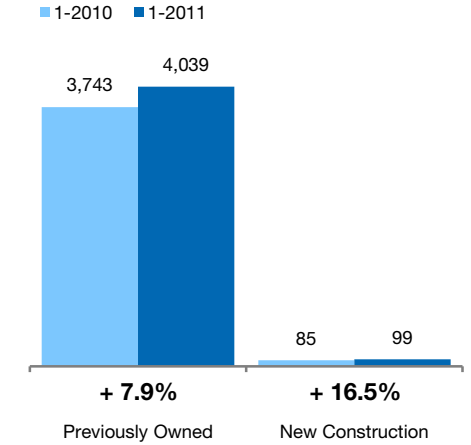
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range	1-2010	1-2011	Change
\$150,000 and below	299	440	+ 47.2%
\$150,001 to \$200,000	353	382	+ 8.2%
\$200,001 to \$250,000	528	548	+ 3.8%
\$250,001 to \$300,000	625	586	- 6.2%
\$300,001 to \$375,000	700	731	+ 4.4%
\$375,001 to \$475,000	650	617	- 5.1%
\$475,001 to \$700,000	477	555	+ 16.4%
\$700,001 and above	196	279	+ 42.3%
All Price Ranges	3,828	4,138	+ 8.1%

Previously Owned

1-2010	1-2011	Change	1-2010	1-2011	Change
296	440	+ 48.6%	3	0	- 100.0%
349	381	+ 9.2%	4	1	- 75.0%
525	547	+ 4.2%	3	1	- 66.7%
621	565	- 9.0%	4	21	+ 425.0%
693	720	+ 3.9%	7	11	+ 57.1%
637	605	- 5.0%	13	12	- 7.7%
448	541	+ 20.8%	29	14	- 51.7%
174	240	+ 37.9%	22	39	+ 77.3%
3,743	4,039	+ 7.9%	85	99	+ 16.5%

New Construction

By Condo Type	1-2010	1-2011	Change
Condo - Fee Simple	3,495	3,777	+ 8.1%
Condo - Leasehold	333	361	+ 8.4%
All Condo Types	3,828	4,138	+ 8.1%

1-2010	1-2011	Change	1-2010	1-2011	Change
3,410	3,678	+ 7.9%	85	99	+ 16.5%
333	361	+ 8.4%	0	0	0.0%
3,743	4,039	+ 7.9%	85	99	+ 16.5%

Days on Market Until Sale Single-Family Homes Only

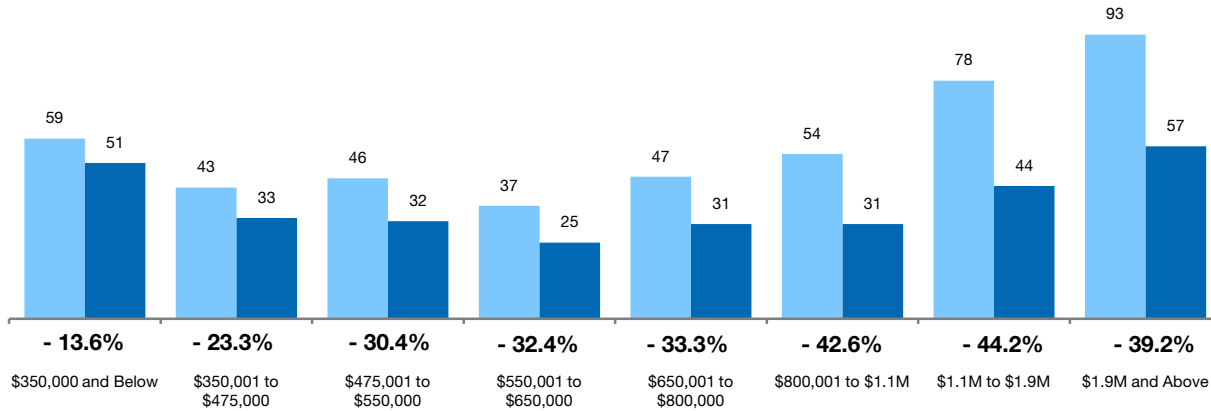


The median number of days between when a property is first listed and when an offer is accepted.

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

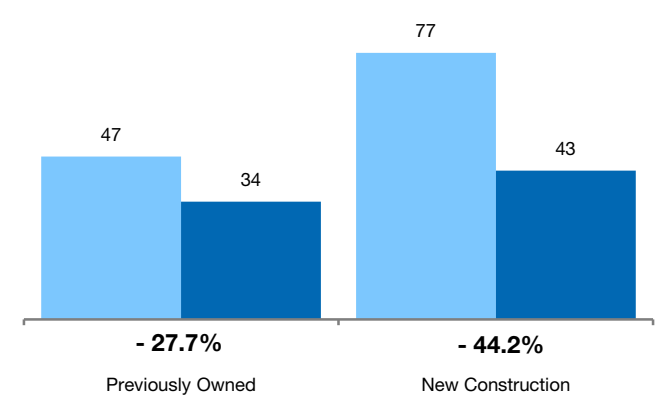
By Price Range

■ 1-2010 ■ 1-2011



By Construction Status

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$350,000 and Below	59	51	- 13.6%
\$350,001 to \$475,000	43	33	- 23.3%
\$475,001 to \$550,000	46	32	- 30.4%
\$550,001 to \$650,000	37	25	- 32.4%
\$650,001 to \$800,000	47	31	- 33.3%
\$800,001 to \$1.1M	54	31	- 42.6%
\$1.1M to \$1.9M	78	44	- 44.2%
\$1.9M and Above	93	57	- 39.2%
All Single-Family Homes	48	34	- 29.2%

Previously Owned

	1-2010	1-2011	Change
\$350,000 and Below	59	51	- 13.6%
\$350,001 to \$475,000	43	35	- 18.6%
\$475,001 to \$550,000	46	33	- 28.3%
\$550,001 to \$650,000	37	25	- 32.4%
\$650,001 to \$800,000	46	29	- 37.0%
\$800,001 to \$1.1M	51	31	- 39.2%
\$1.1M to \$1.9M	75	43	- 43.3%
\$1.9M and Above	86	54	- 37.2%
All Previously Owned	47	34	- 27.7%

New Construction

	1-2010	1-2011	Change
\$350,000 and Below	43	63	+ 47.1%
\$350,001 to \$475,000	60	1	- 98.3%
\$475,001 to \$550,000	72	1	- 98.6%
\$550,001 to \$650,000	45	29	- 34.8%
\$650,001 to \$800,000	60	138	+ 131.9%
\$800,001 to \$1.1M	106	81	- 23.6%
\$1.1M to \$1.9M	118	156	+ 31.8%
\$1.9M and Above	125	136	+ 8.8%
All New Construction	77	43	- 44.2%

Days on Market Until Sale Condo Properties Only

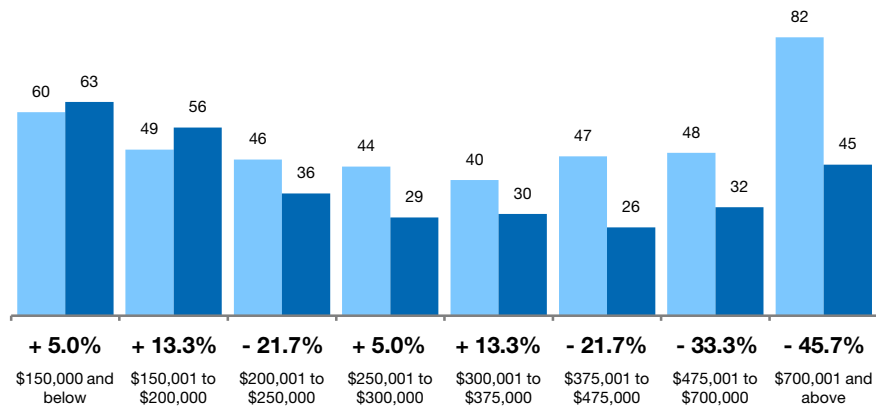


The median number of days between when a property is first listed and when an offer is accepted.

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

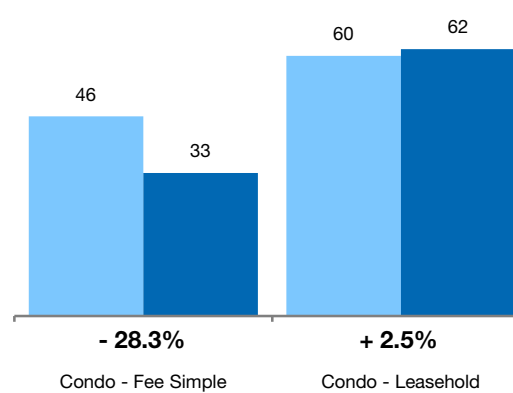
By Price Range

■ 1-2010 ■ 1-2011



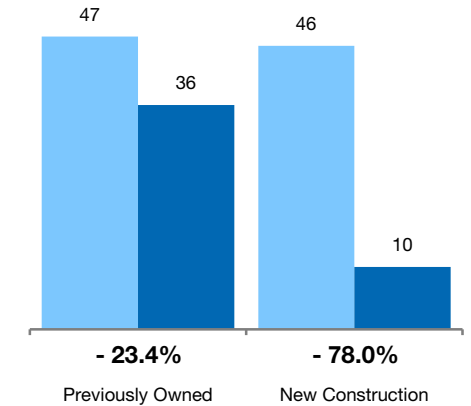
By Condo Type

■ 1-2010 ■ 1-2011



By Construction Status

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$150,000 and below	60	63	+ 5.0%
\$150,001 to \$200,000	49	56	+ 13.3%
\$200,001 to \$250,000	46	36	- 21.7%
\$250,001 to \$300,000	44	29	- 34.1%
\$300,001 to \$375,000	40	30	- 25.0%
\$375,001 to \$475,000	47	26	- 44.7%
\$475,001 to \$700,000	48	32	- 33.3%
\$700,001 and above	82	45	- 45.7%
All Condos	47	35	- 25.5%

Previously Owned

	1-2010	1-2011	Change
\$150,000 and below	60	63	+ 5.0%
\$150,001 to \$200,000	49	55	+ 12.2%
\$200,001 to \$250,000	46	36	- 21.7%
\$250,001 to \$300,000	44	29	- 34.1%
\$300,001 to \$375,000	40	30	- 25.0%
\$375,001 to \$475,000	49	26	- 46.4%
\$475,001 to \$700,000	47	32	- 31.9%
\$700,001 and above	77	59	- 24.0%
All Condos	47	36	- 23.4%

New Construction

	1-2010	1-2011	Change
\$150,000 and below	232	51	- 78.0%
\$150,001 to \$200,000	0	289	0.0%
\$200,001 to \$250,000	0	0	0.0%
\$250,001 to \$300,000	4	0	- 100.0%
\$300,001 to \$375,000	13	0	- 100.0%
\$375,001 to \$475,000	13	59	+ 353.8%
\$475,001 to \$700,000	68	48	- 29.4%
\$700,001 and above	112	0	- 100.0%
All Condos	46	10	- 78.0%

By Condo Type

	1-2010	1-2011	Change
Condo - Fee Simple	46	33	- 28.3%
Condo - Leasehold	60	62	+ 2.5%
All Condos	47	35	- 25.5%

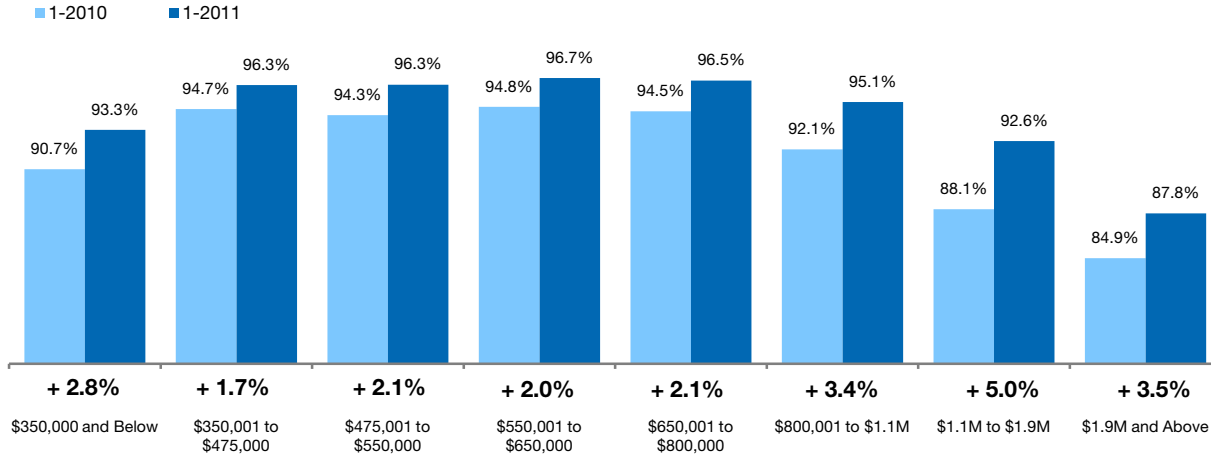
	1-2010	1-2011	Change
Condo - Fee Simple	46	33	- 28.3%
Condo - Leasehold	60	62	+ 2.5%
All Condos	47	36	- 23.4%

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

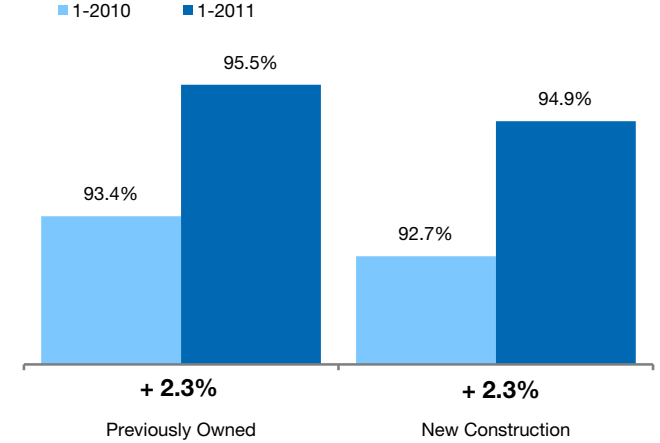


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	1-2010	1-2011	Change
\$350,000 and Below	90.7%	93.3%	+ 2.8%
\$350,001 to \$475,000	94.7%	96.3%	+ 1.7%
\$475,001 to \$550,000	94.3%	96.3%	+ 2.1%
\$550,001 to \$650,000	94.8%	96.7%	+ 2.0%
\$650,001 to \$800,000	94.5%	96.5%	+ 2.1%
\$800,001 to \$1.1M	92.1%	95.1%	+ 3.4%
\$1.1M to \$1.9M	88.1%	92.6%	+ 5.0%
\$1.9M and Above	84.9%	87.8%	+ 3.5%
All Single-Family Homes	93.4%	95.5%	+ 2.3%

Previously Owned

1-2010	1-2011	Change
90.7%	93.3%	+ 2.9%
94.6%	96.2%	+ 1.7%
94.2%	96.2%	+ 2.2%
94.9%	96.7%	+ 1.9%
94.5%	96.5%	+ 2.2%
92.1%	95.1%	+ 3.2%
88.4%	92.9%	+ 5.2%
84.7%	88.3%	+ 4.2%
93.4%	95.5%	+ 2.3%

New Construction

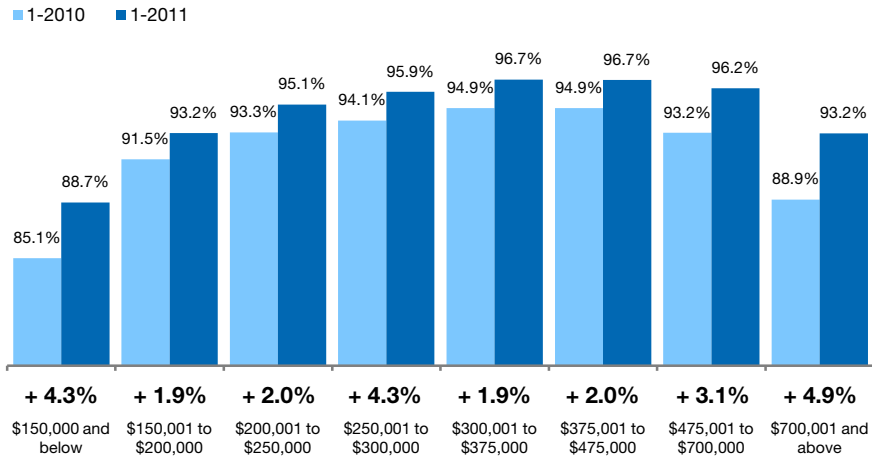
1-2010	1-2011	Change
92.0%	89.6%	- 2.7%
98.8%	98.8%	+ 0.1%
100.1%	98.9%	- 1.3%
93.4%	98.7%	+ 5.7%
95.7%	97.0%	+ 1.3%
90.1%	96.9%	+ 7.5%
82.8%	79.9%	- 3.6%
86.4%	82.8%	- 4.2%
92.7%	94.9%	+ 2.3%

Pct. Of Orig. Price Received Condo Properties Only

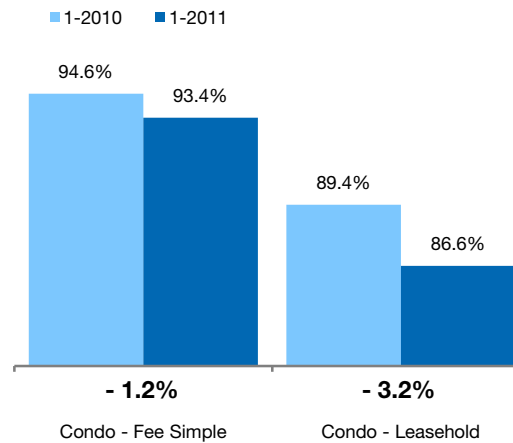


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

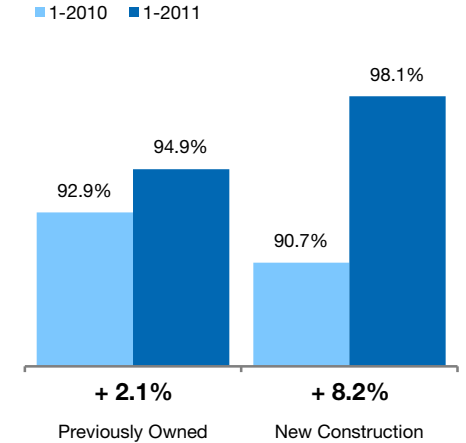
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	1-2010	1-2011	Change
\$150,000 and below	85.1%	88.7%	+ 4.3%
\$150,001 to \$200,000	91.5%	93.2%	+ 1.9%
\$200,001 to \$250,000	93.3%	95.1%	+ 2.0%
\$250,001 to \$300,000	94.1%	95.9%	+ 2.0%
\$300,001 to \$375,000	94.9%	96.7%	+ 2.0%
\$375,001 to \$475,000	94.9%	96.7%	+ 2.0%
\$475,001 to \$700,000	93.2%	96.2%	+ 3.1%
\$700,001 and above	88.9%	93.2%	+ 4.9%
All Condos	92.9%	94.9%	+ 2.2%

Previously Owned

	1-2010	1-2011	Change
\$150,000 and below	85.2%	88.7%	+ 4.1%
\$150,001 to \$200,000	91.5%	93.2%	+ 1.9%
\$200,001 to \$250,000	93.3%	95.1%	+ 2.0%
\$250,001 to \$300,000	94.0%	95.9%	+ 2.0%
\$300,001 to \$375,000	94.8%	96.7%	+ 2.0%
\$375,001 to \$475,000	94.8%	96.7%	+ 1.9%
\$475,001 to \$700,000	93.6%	96.2%	+ 2.7%
\$700,001 and above	89.0%	92.7%	+ 4.2%
All Condos	92.9%	94.9%	+ 2.1%

New Construction

	1-2010	1-2011	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%	0.0%	- 100.0%
\$250,001 to \$300,000	97.3%	0.0%	- 100.0%
\$300,001 to \$375,000	96.1%	0.0%	- 100.0%
\$375,001 to \$475,000	96.9%	100.9%	+ 4.1%
\$475,001 to \$700,000	87.7%	96.3%	+ 9.7%
\$700,001 and above	87.8%	99.6%	+ 13.4%
All Condos	90.7%	98.1%	+ 8.2%

By Condo Type

	1-2010	1-2011	Change
Condo - Fee Simple	94.6%	93.4%	- 1.2%
Condo - Leasehold	89.4%	86.6%	- 3.2%
All Condos	92.9%	94.9%	+ 2.2%

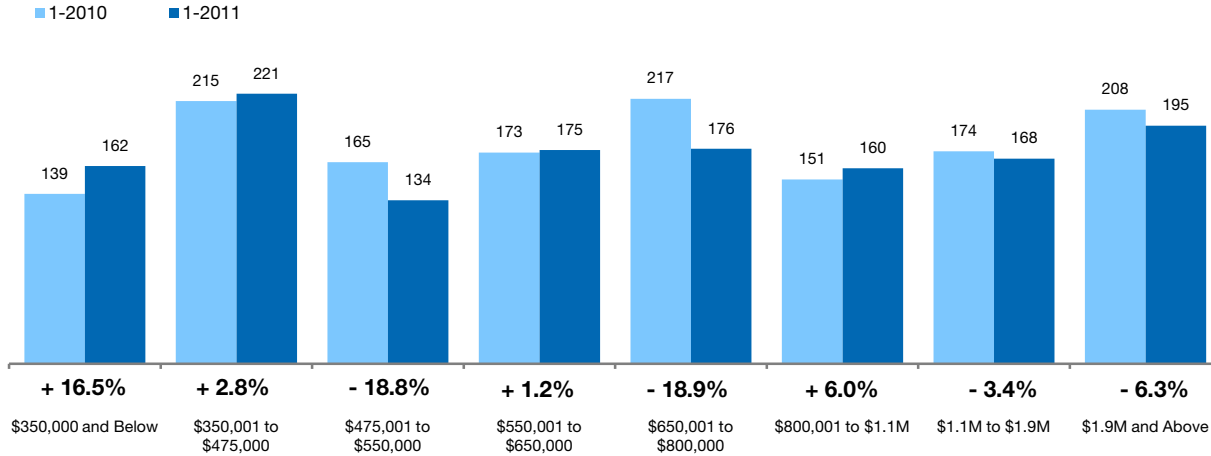
	1-2010	1-2011	Change
Condo - Fee Simple	89.4%	86.6%	- 3.2%
Condo - Leasehold	0.0%	0.0%	0.0%
All Condos	92.9%	94.9%	+ 2.1%

Inventory of Homes for Sale Single-Family Homes Only

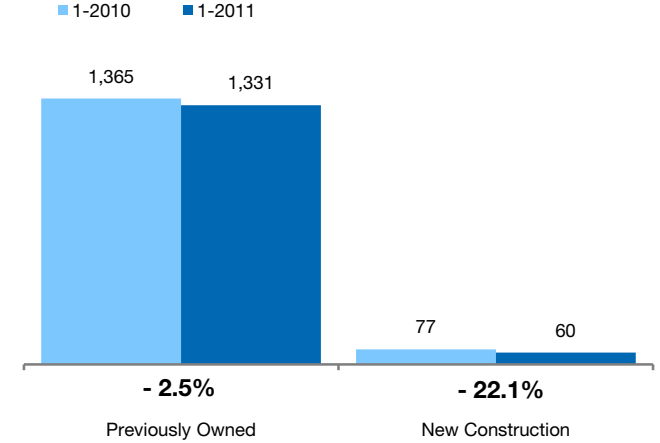


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	1-2010	1-2011	Change
\$350,000 and Below	139	162	+ 16.5%
\$350,001 to \$475,000	215	221	+ 2.8%
\$475,001 to \$550,000	165	134	- 18.8%
\$550,001 to \$650,000	173	175	+ 1.2%
\$650,001 to \$800,000	217	176	- 18.9%
\$800,001 to \$1.1M	151	160	+ 6.0%
\$1.1M to \$1.9M	174	168	- 3.4%
\$1.9M and Above	208	195	- 6.3%
All Single-Family Homes	1,442	1,391	- 3.5%

Previously Owned

1-2010	1-2011	Change	1-2010	1-2011	Change
136	159	+ 16.9%	3	3	0.0%
209	209	0.0%	6	12	+ 100.0%
158	132	- 16.5%	7	2	- 71.4%
164	169	+ 3.0%	9	6	- 33.3%
205	172	- 16.1%	12	4	- 66.7%
145	148	+ 2.1%	6	12	+ 100.0%
155	153	- 1.3%	19	15	- 21.1%
193	189	- 2.1%	15	6	- 60.0%
1,365	1,331	- 2.5%	77	60	- 22.1%

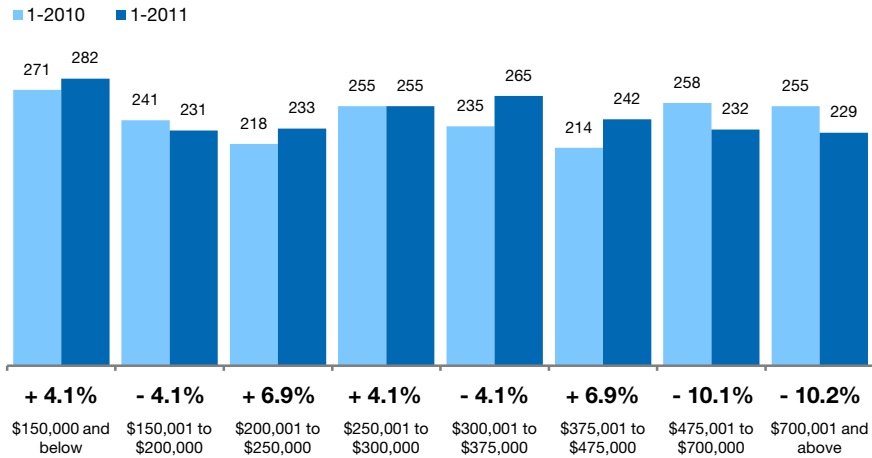
New Construction

Inventory of Homes for Sale Condo Properties Only

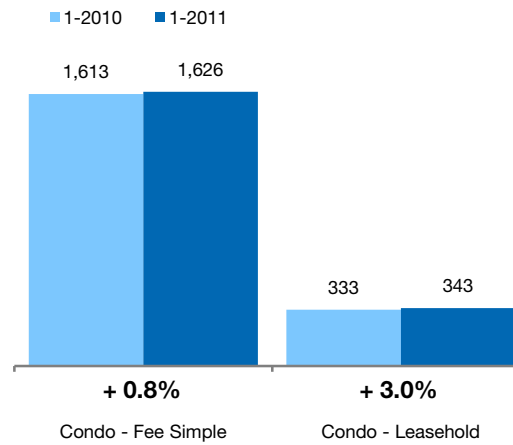


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

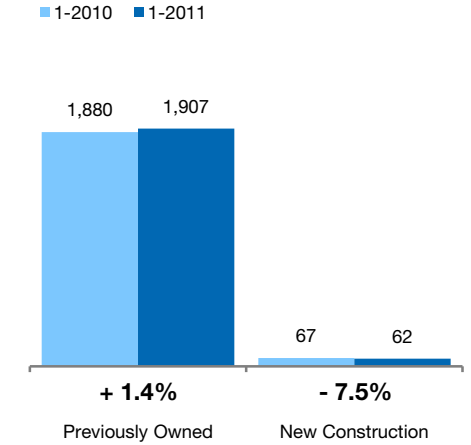
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	1-2010	1-2011	Change
\$150,000 and below	271	282	+ 4.1%
\$150,001 to \$200,000	241	231	- 4.1%
\$200,001 to \$250,000	218	233	+ 6.9%
\$250,001 to \$300,000	255	255	0.0%
\$300,001 to \$375,000	235	265	+ 12.8%
\$375,001 to \$475,000	214	242	+ 13.1%
\$475,001 to \$700,000	258	232	- 10.1%
\$700,001 and above	255	229	- 10.2%
All Price Ranges	1,947	1,969	+ 1.1%

Previously Owned

	1-2010	1-2011	Change
\$150,000 and below	270	281	+ 4.1%
\$150,001 to \$200,000	238	231	- 2.9%
\$200,001 to \$250,000	215	232	+ 7.9%
\$250,001 to \$300,000	254	242	- 4.7%
\$300,001 to \$375,000	231	251	+ 8.7%
\$375,001 to \$475,000	211	237	+ 12.3%
\$475,001 to \$700,000	245	224	- 8.6%
\$700,001 and above	216	209	- 3.2%
All Previously Owned	1,880	1,907	+ 1.4%

New Construction

	1-2010	1-2011	Change
\$150,000 and below	1	1	0.0%
\$150,001 to \$200,000	3	0	- 100.0%
\$200,001 to \$250,000	3	1	- 66.7%
\$250,001 to \$300,000	1	13	+ 1200.0%
\$300,001 to \$375,000	4	14	+ 250.0%
\$375,001 to \$475,000	3	5	+ 66.7%
\$475,001 to \$700,000	13	8	- 38.5%
\$700,001 and above	39	20	- 48.7%
All New Construction	67	62	- 7.5%

By Condo Type

	1-2010	1-2011	Change
Condo - Fee Simple	1,613	1,626	+ 0.8%
Condo - Leasehold	333	343	+ 3.0%
All Condo Types	1,947	1,969	+ 1.1%

	1-2010	1-2011	Change
Condo - Fee Simple	1,546	1,566	+ 1.3%
Condo - Leasehold	333	341	+ 2.4%
All Previously Owned	1,880	1,907	+ 1.4%

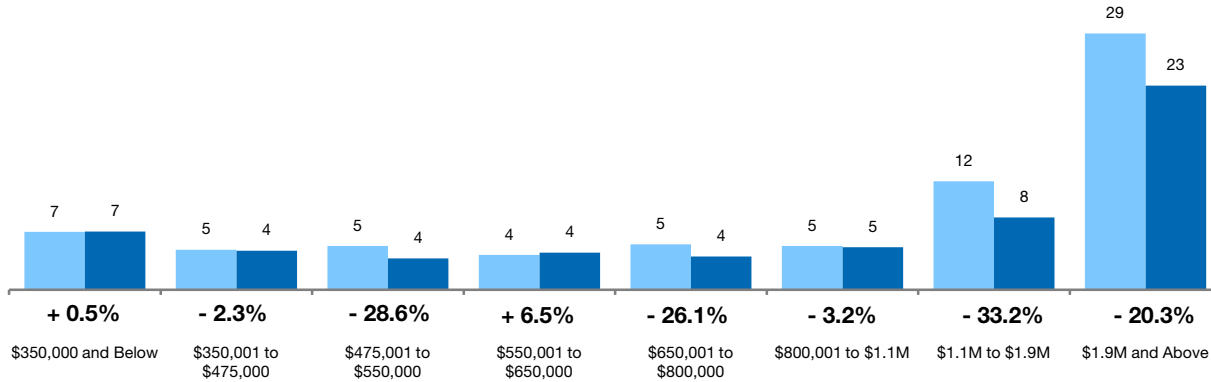
Months Supply of Inventory Single-Family Homes Only



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

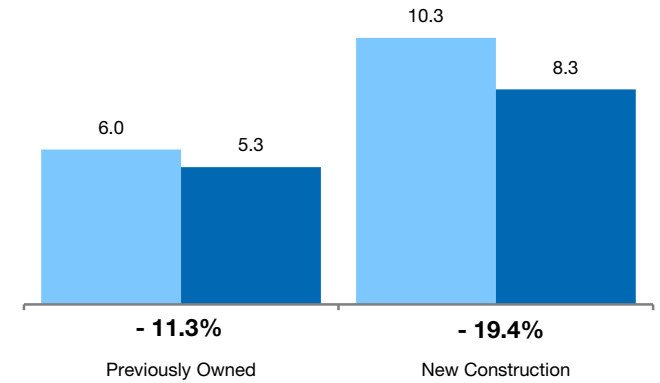
By Price Range

■ 1-2010 ■ 1-2011



By Construction Status

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$350,000 and Below	6.6	6.7	+ 0.5%
\$350,001 to \$475,000	4.6	4.5	- 2.3%
\$475,001 to \$550,000	5.0	3.6	- 28.6%
\$550,001 to \$650,000	4.0	4.3	+ 6.5%
\$650,001 to \$800,000	5.2	3.8	- 26.1%
\$800,001 to \$1.1M	5.0	4.9	- 3.2%
\$1.1M to \$1.9M	12.4	8.3	- 33.2%
\$1.9M and Above	29.4	23.4	- 20.3%
All Single-Family Homes	6.1	5.4	- 11.9%

Previously Owned

	1-2010	1-2011	Change
\$350,000 and Below	6.6	6.6	+ 0.3%
\$350,001 to \$475,000	4.5	4.5	- 2.0%
\$475,001 to \$550,000	4.9	3.6	- 26.2%
\$550,001 to \$650,000	3.9	4.2	+ 8.6%
\$650,001 to \$800,000	5.2	3.9	- 24.9%
\$800,001 to \$1.1M	5.1	4.6	- 9.9%
\$1.1M to \$1.9M	11.6	7.7	- 33.6%
\$1.9M and Above	30.1	24.1	- 19.8%
All Previously Owned	6.0	5.3	- 11.3%

New Construction

	1-2010	1-2011	Change
\$350,000 and Below	3.0	3.0	0.0%
\$350,001 to \$475,000	4.0	4.0	0.0%
\$475,001 to \$550,000	4.7	1.3	- 71.4%
\$550,001 to \$650,000	5.7	3.8	- 33.3%
\$650,001 to \$800,000	5.3	2.2	- 57.9%
\$800,001 to \$1.1M	2.7	12.0	+ 344.4%
\$1.1M to \$1.9M	16.6	12.0	- 27.8%
\$1.9M and Above	11.3	6.0	- 46.7%
All New Construction	10.3	8.3	- 19.4%

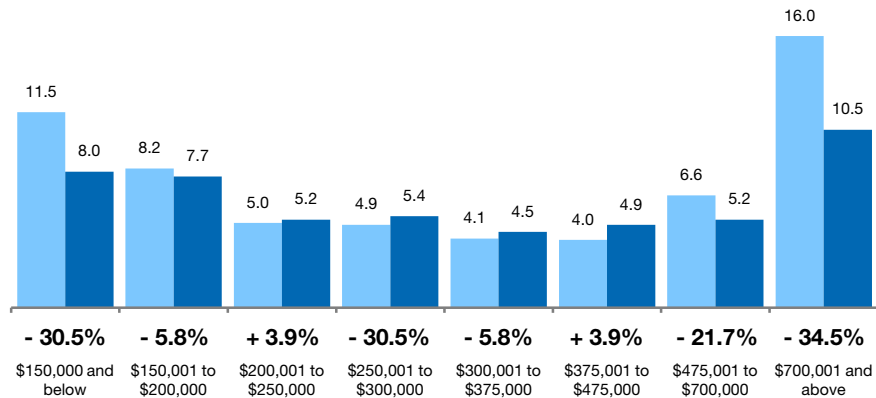
Months Supply of Inventory Condo Properties Only



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

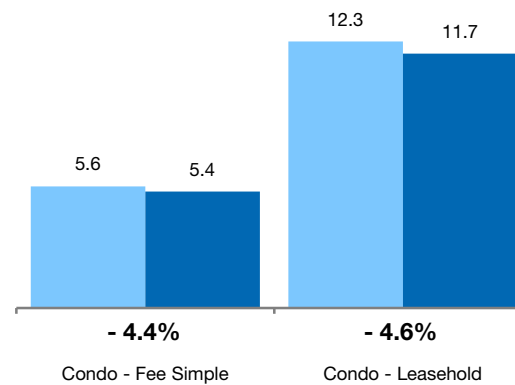
By Price Range

■ 1-2010 ■ 1-2011



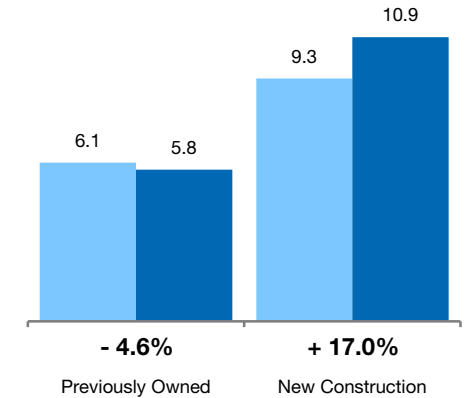
By Condo Type

■ 1-2010 ■ 1-2011



By Construction Status

■ 1-2010 ■ 1-2011



All Properties

By Price Range

	1-2010	1-2011	Change
\$150,000 and below	11.5	8.0	-30.5%
\$150,001 to \$200,000	8.2	7.7	-5.8%
\$200,001 to \$250,000	5.0	5.2	+3.9%
\$250,001 to \$300,000	4.9	5.4	+10.2%
\$300,001 to \$375,000	4.1	4.5	+9.6%
\$375,001 to \$475,000	4.0	4.9	+22.2%
\$475,001 to \$700,000	6.6	5.2	-21.7%
\$700,001 and above	16.0	10.5	-34.5%
All Price Ranges	6.2	5.9	-4.3%

Previously Owned

	1-2010	1-2011	Change
\$150,000 and below	11.6	8.0	-30.8%
\$150,001 to \$200,000	8.2	7.8	-4.8%
\$200,001 to \$250,000	5.0	5.2	+4.5%
\$250,001 to \$300,000	4.9	5.1	+3.8%
\$300,001 to \$375,000	4.1	4.2	+4.4%
\$375,001 to \$475,000	4.0	4.9	+20.8%
\$475,001 to \$700,000	6.7	5.1	-23.5%
\$700,001 and above	15.2	11.3	-25.1%
All Price Ranges	6.1	5.8	-4.6%

New Construction

	1-2010	1-2011	Change
\$150,000 and below	1.0	1.0	0.0%
\$150,001 to \$200,000	3.0	0.0	-100.0%
\$200,001 to \$250,000	2.0	1.0	-50.0%
\$250,001 to \$300,000	0.6	0.0	-100.0%
\$300,001 to \$375,000	2.5	0.0	-100.0%
\$375,001 to \$475,000	1.8	3.9	+110.6%
\$475,001 to \$700,000	4.3	4.0	-7.7%
\$700,001 and above	19.5	5.9	-70.0%
All Price Ranges	9.3	10.9	+17.0%

By Condo Type

	1-2010	1-2011	Change
Condo - Fee Simple	5.6	5.4	-4.4%
Condo - Leasehold	12.3	11.7	-4.6%
All Condo Types	6.2	5.9	-4.3%

	1-2010	1-2011	Change
Condo - Fee Simple	5.5	5.3	-4.6%
Condo - Leasehold	12.3	11.7	-5.2%
All Price Ranges	6.1	5.8	-4.6%