



**Honolulu Board
of REALTORS®**

Monthly Indicators

July 2010

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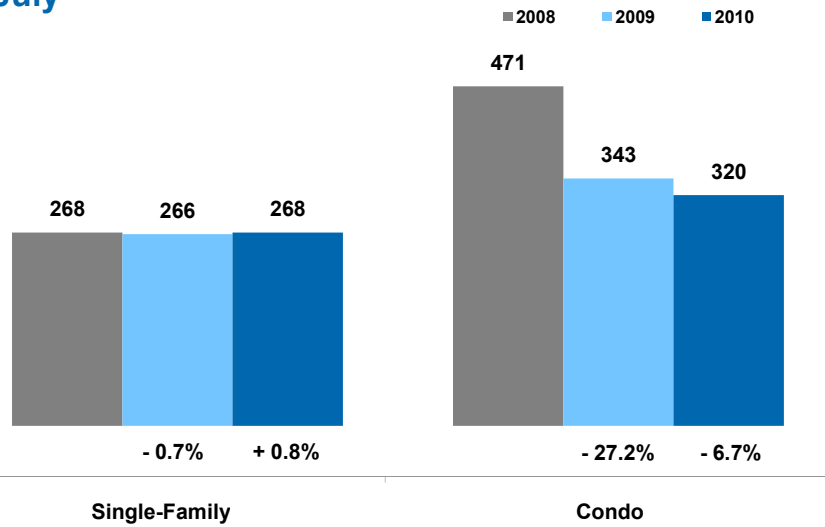
Closed Sales

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

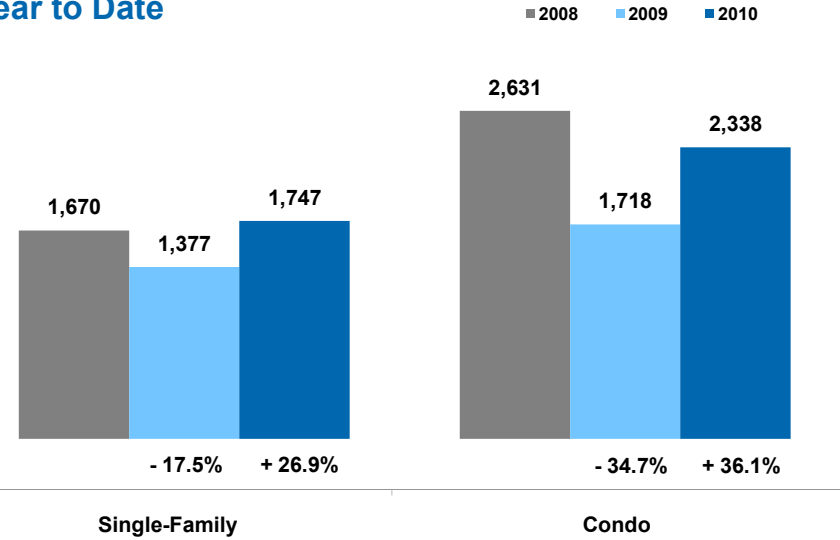
A count of the sales that have closed in a given month.



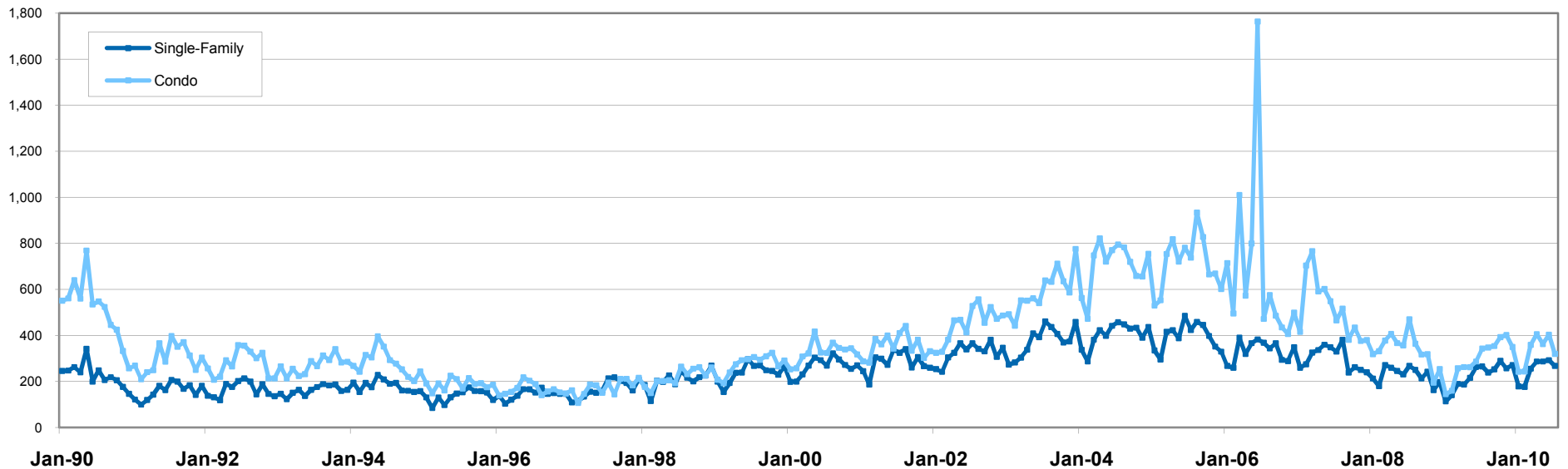
July



Year to Date



Historical Closed Sales



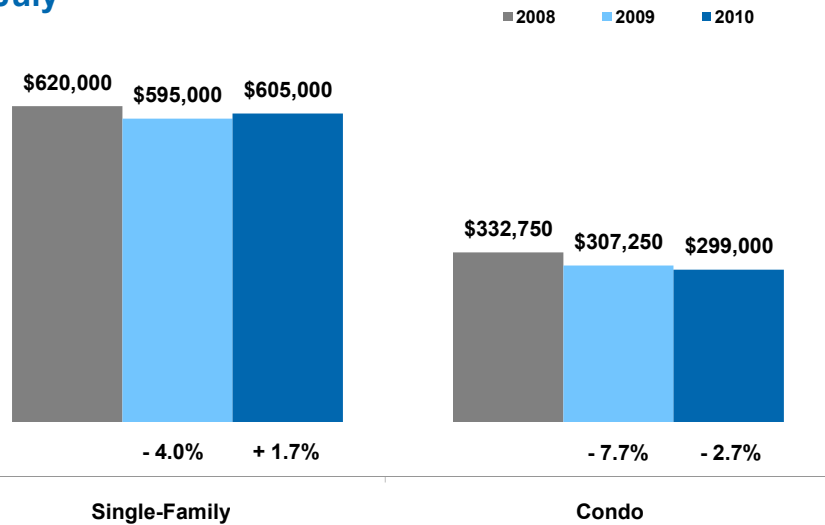
Median Sales Price

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

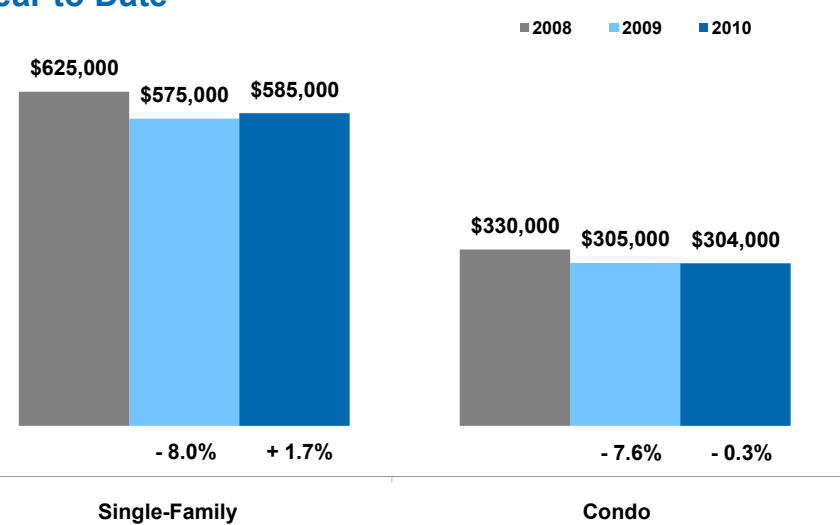
The median sales price for all closed sales in a given month, sold properties only.



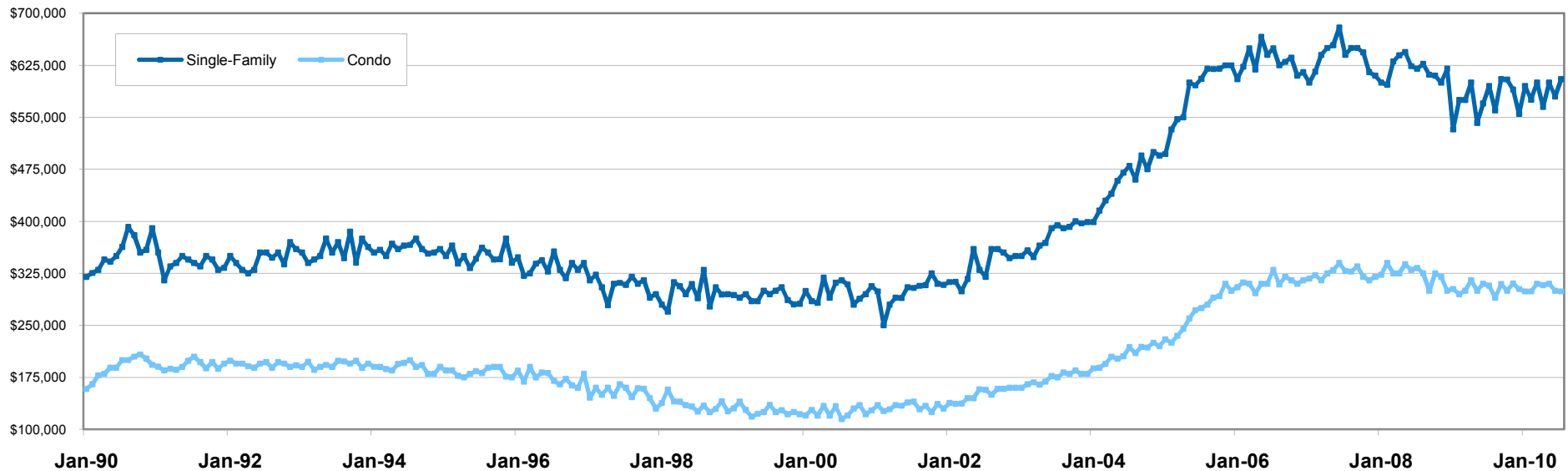
July



Year to Date



Historical Median Sales Price



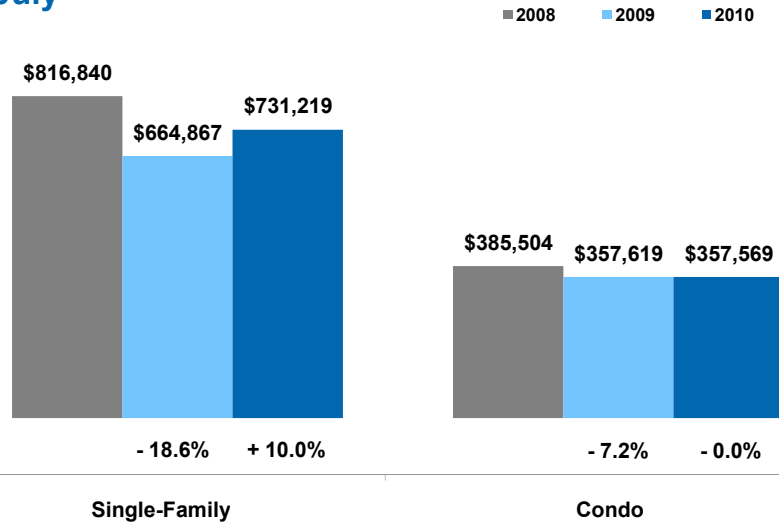
Average Sales Price

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

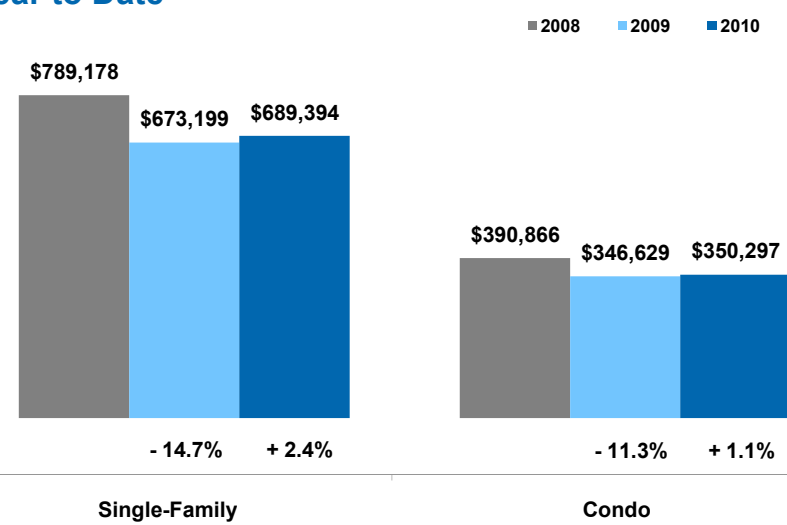
The average sales price for all closed sales in a given month, sold properties only.



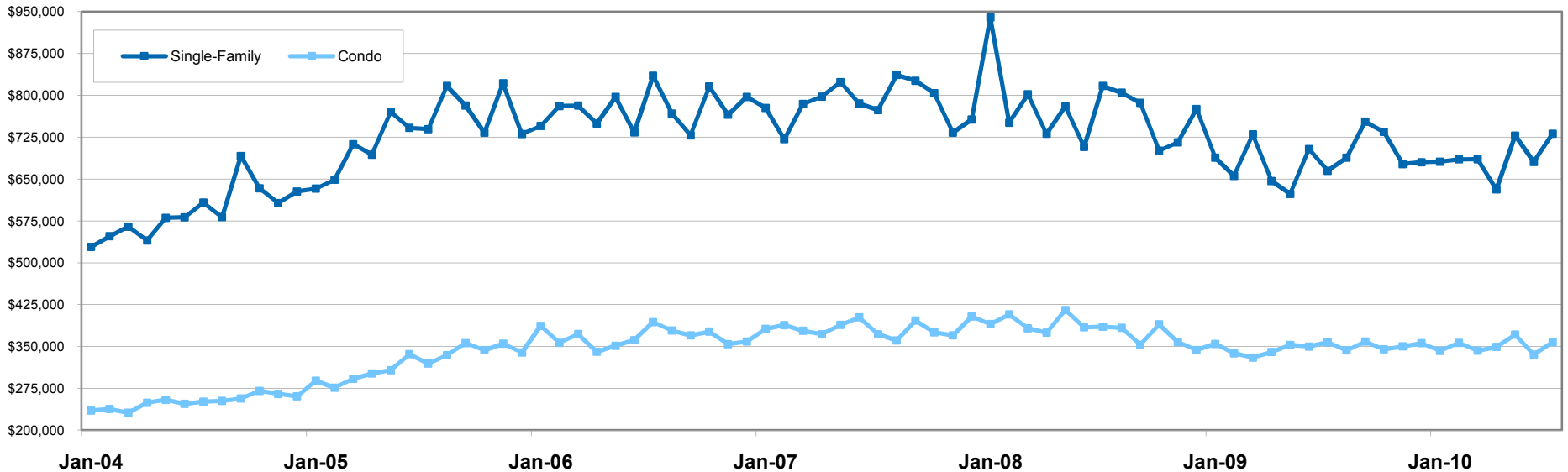
July



Year to Date



Historical Average Sales Price



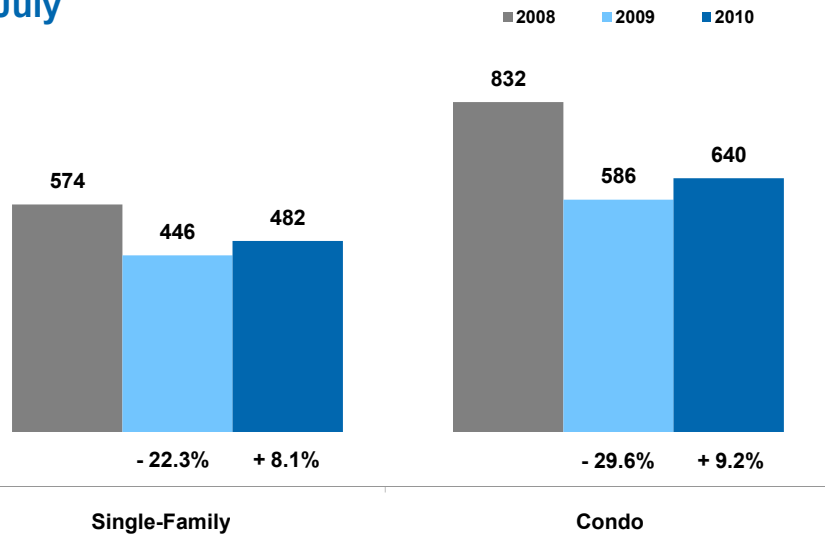
New Listings

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

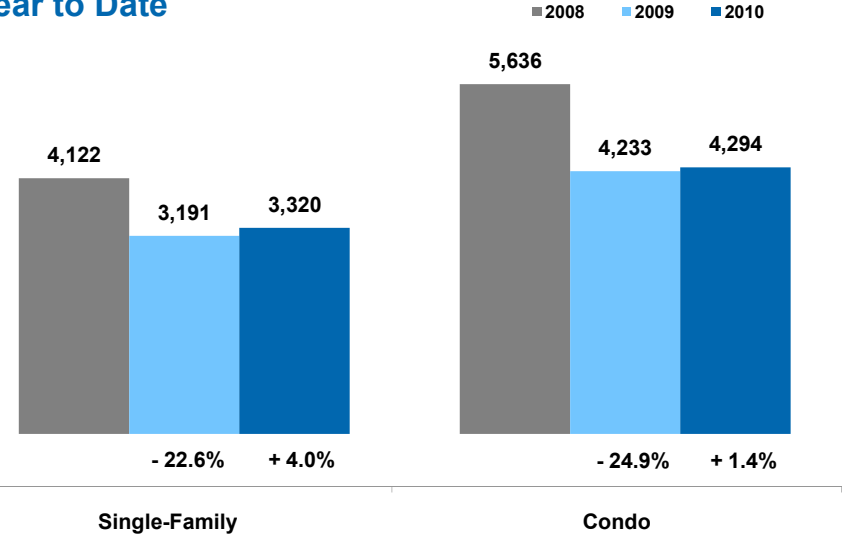
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



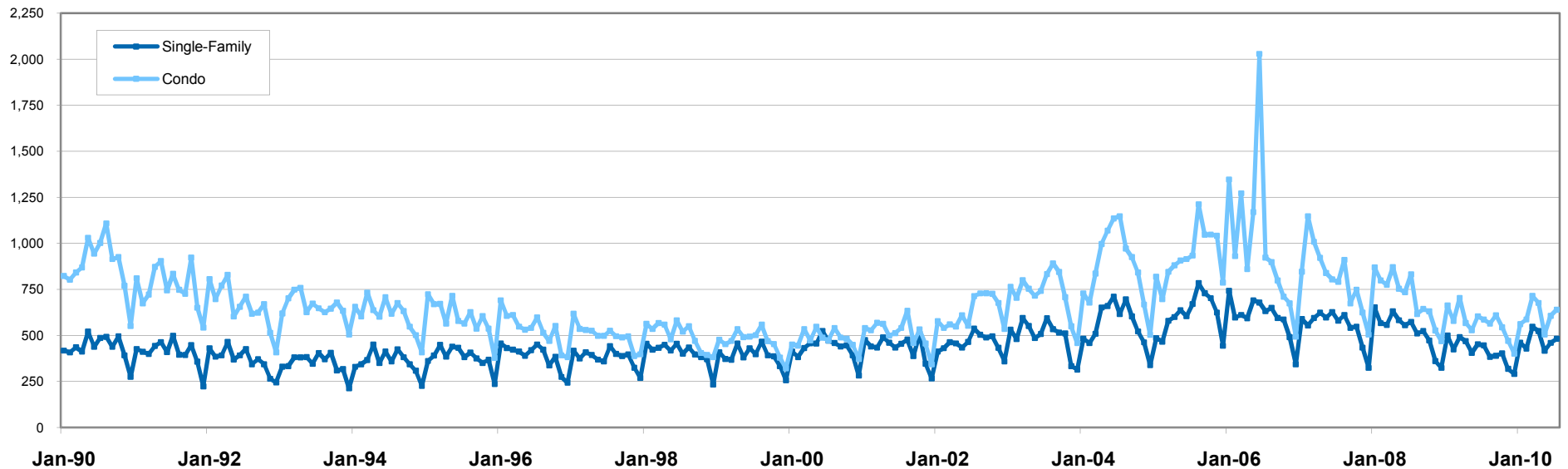
July



Year to Date



Historical New Listings



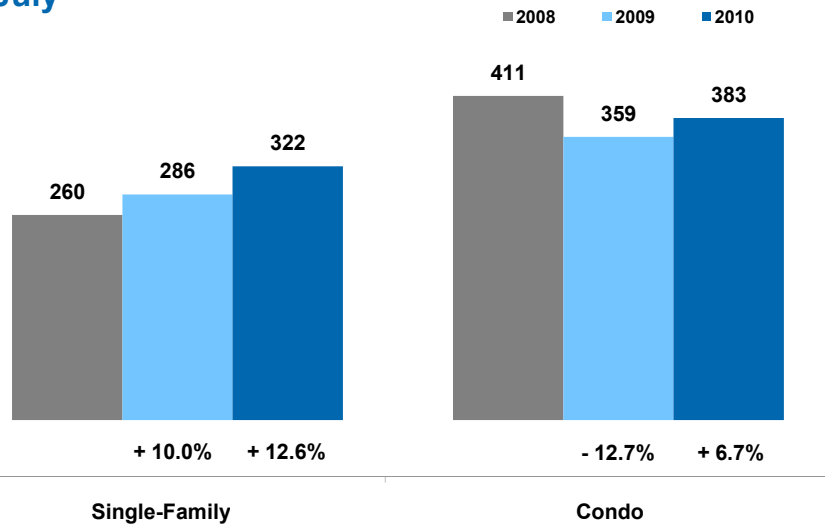
Pending Sales

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

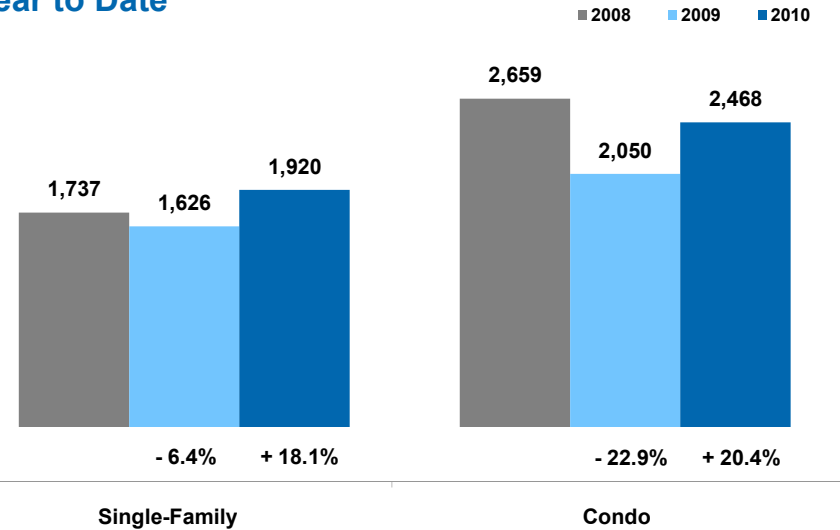
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



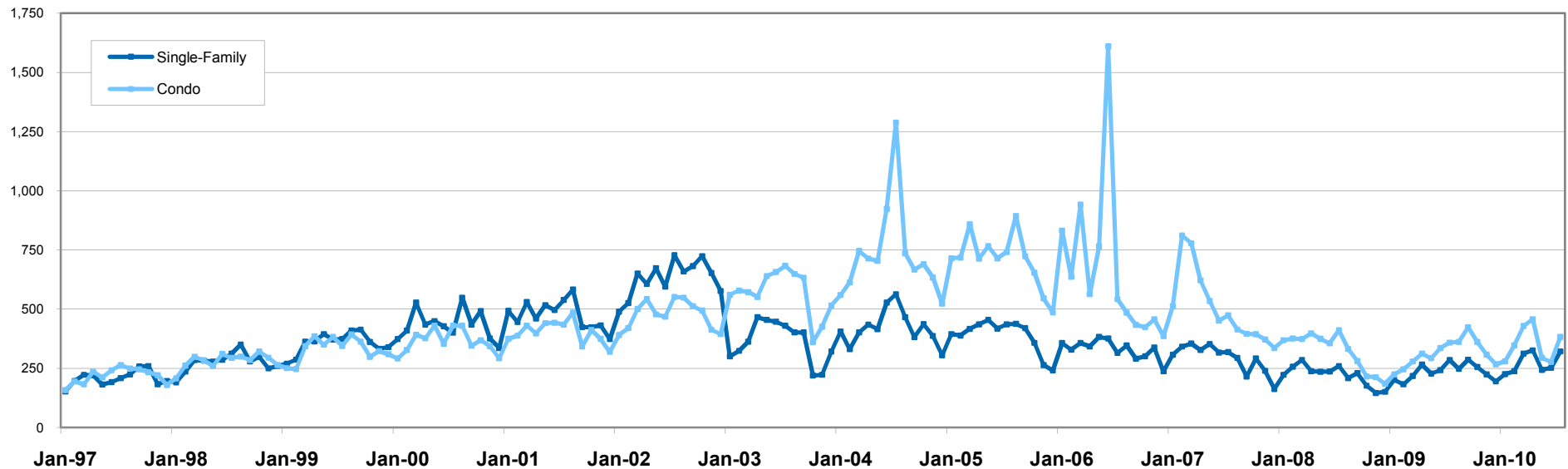
July



Year to Date



Historical Pending Sales



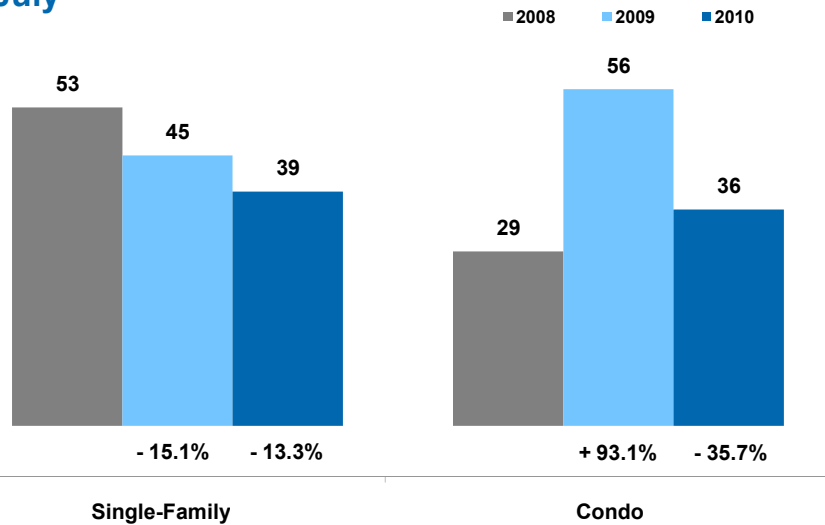
Days on Market Until Sale

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

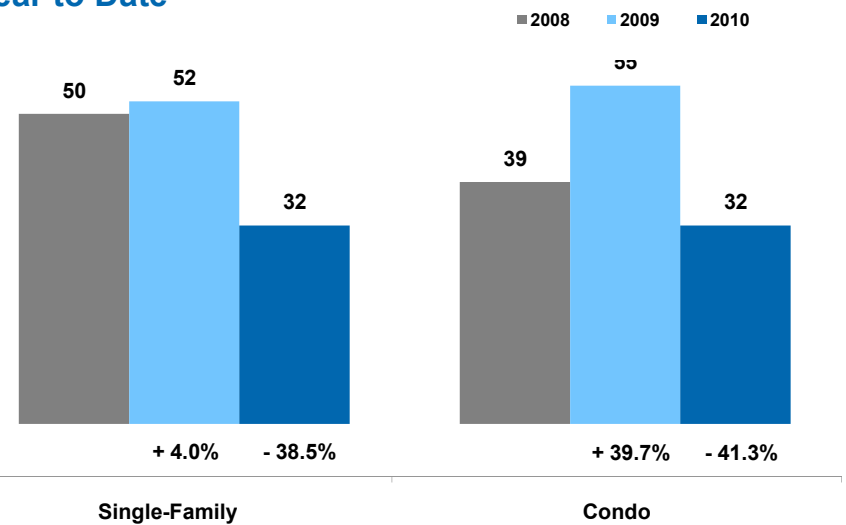
The median number of days between when a property is first listed and when it is pended.



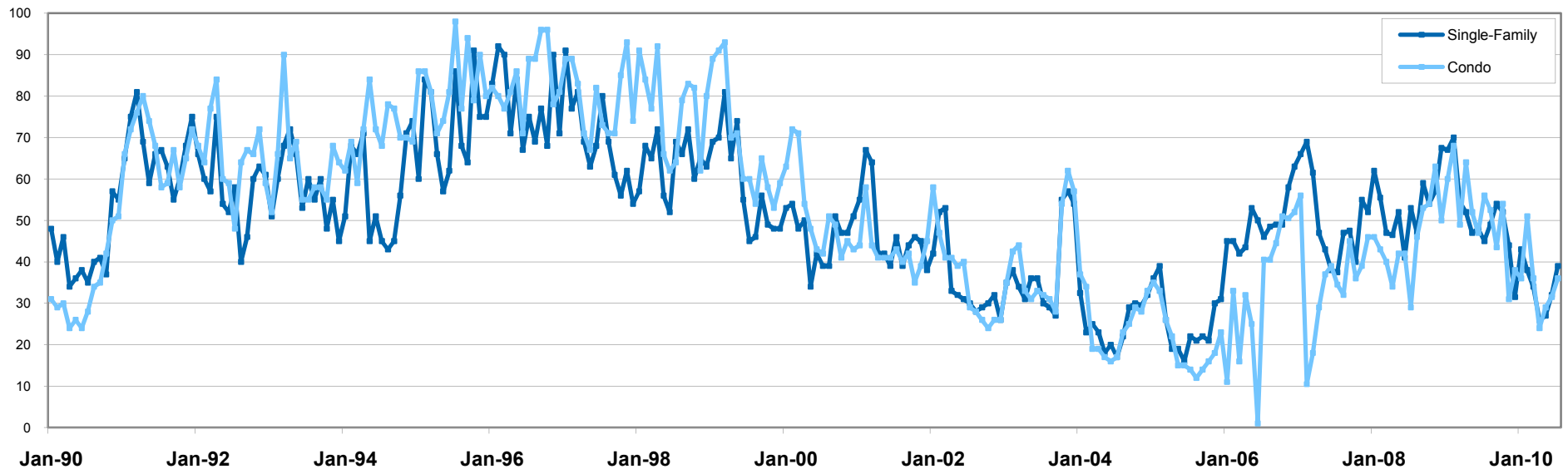
July



Year to Date



Historical Days on Market Until Sale



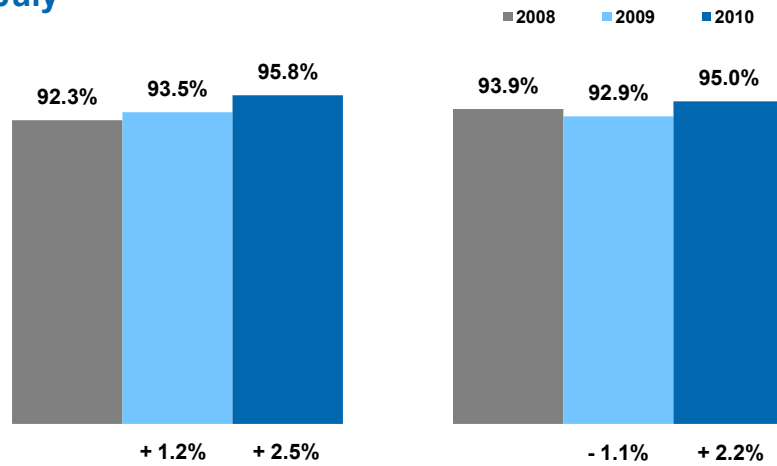
Percent of Original List Price Received at Sale



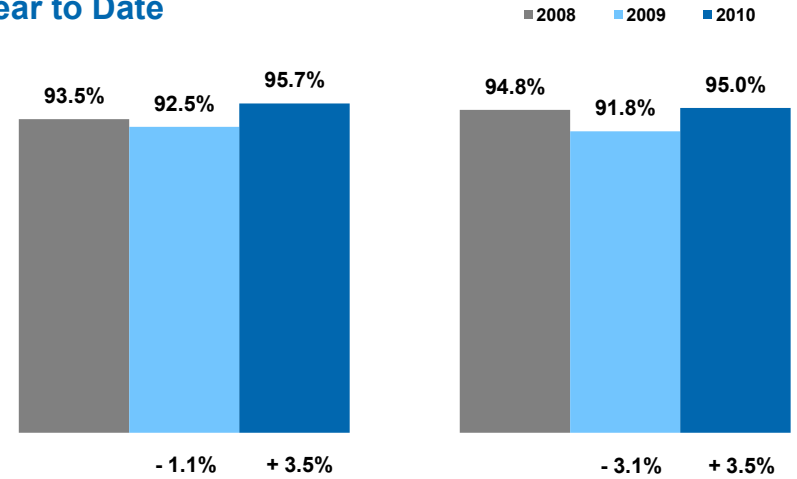
A Monthly Indicator from the Honolulu Board of REALTORS®

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

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Year to Date



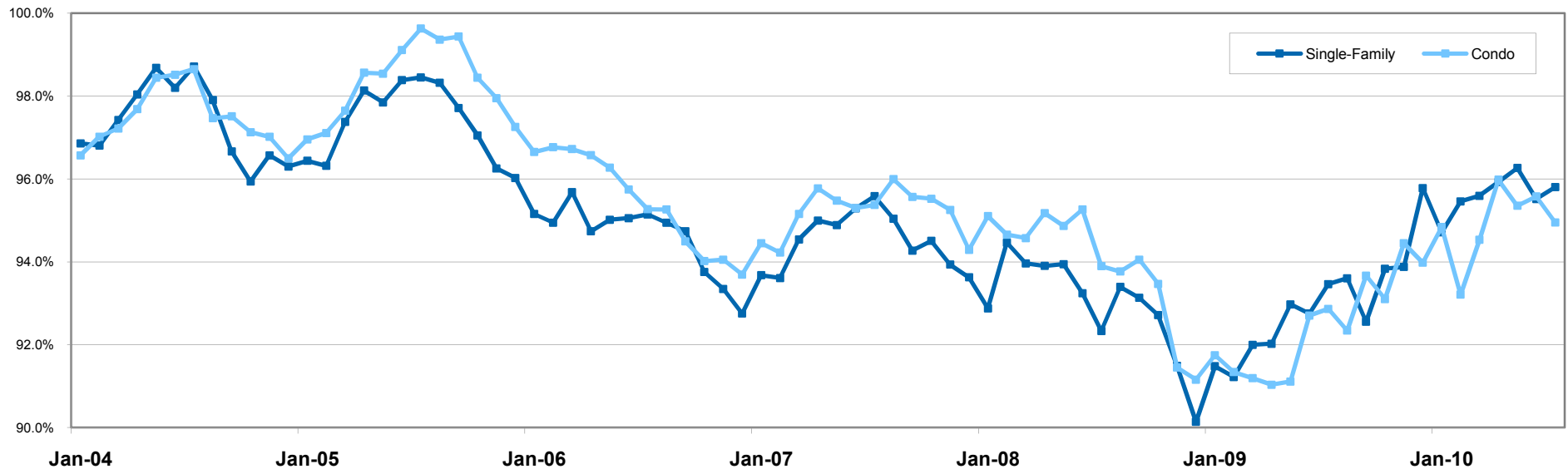
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



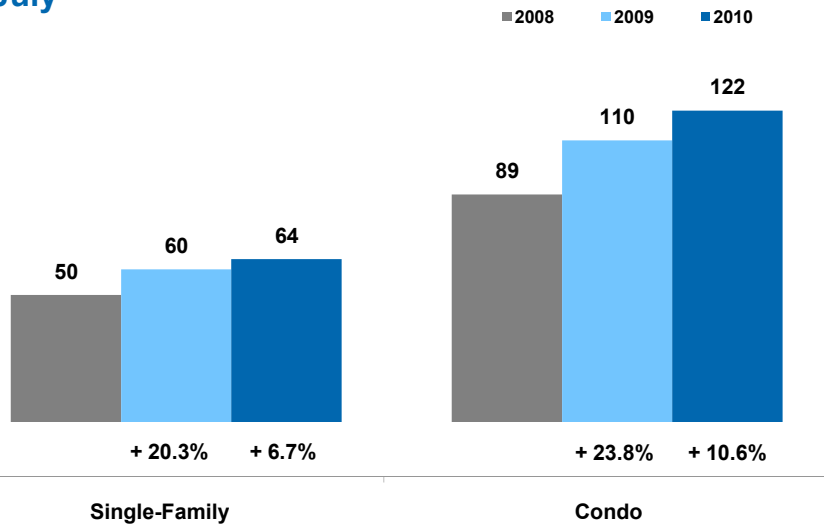
Housing Affordability Index

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

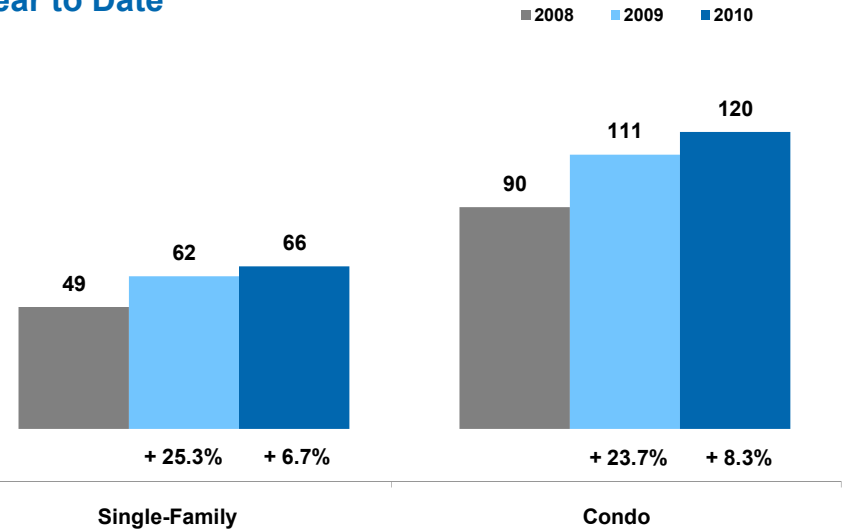
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



July

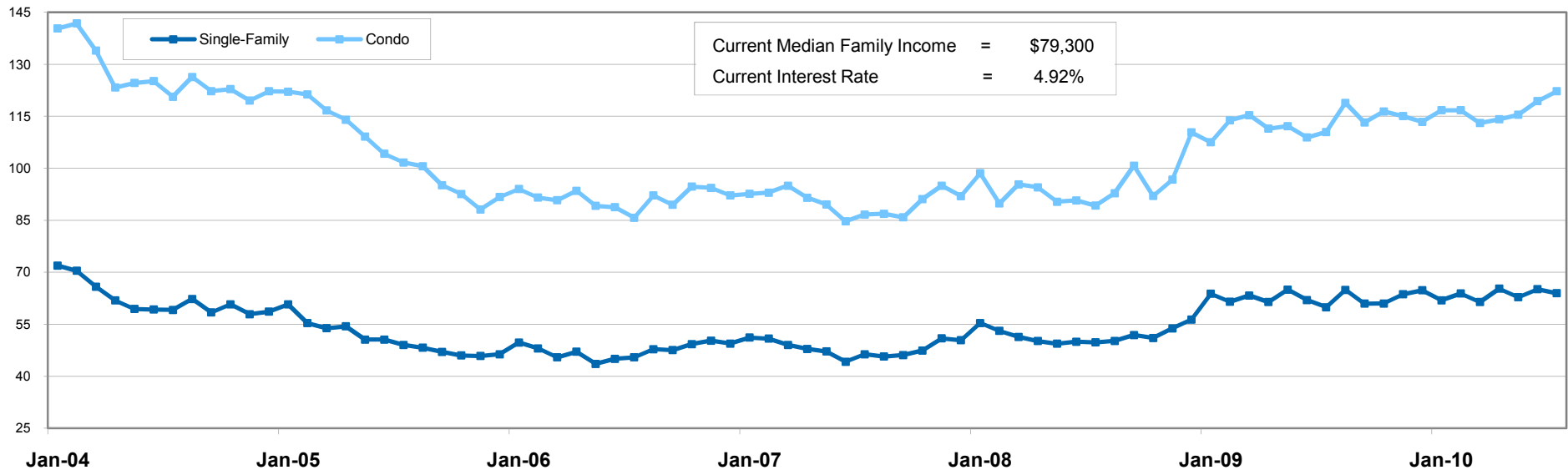


Year to Date



Historical Housing Affordability Index

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



Inventory of Homes Available

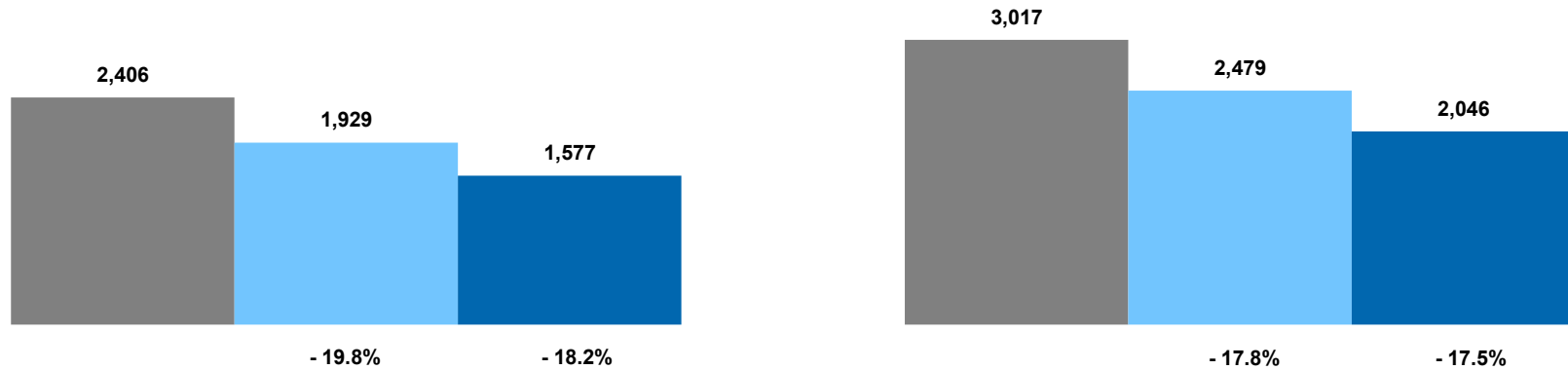
A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



July

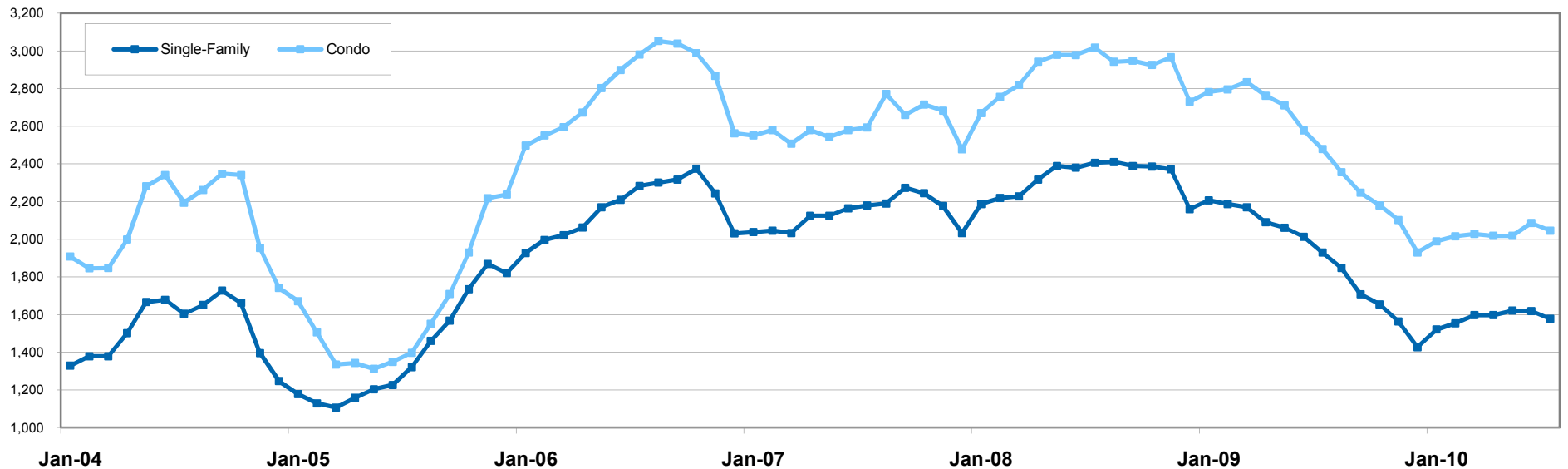
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Inventory of Homes Available



Months Supply of Inventory

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

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



July

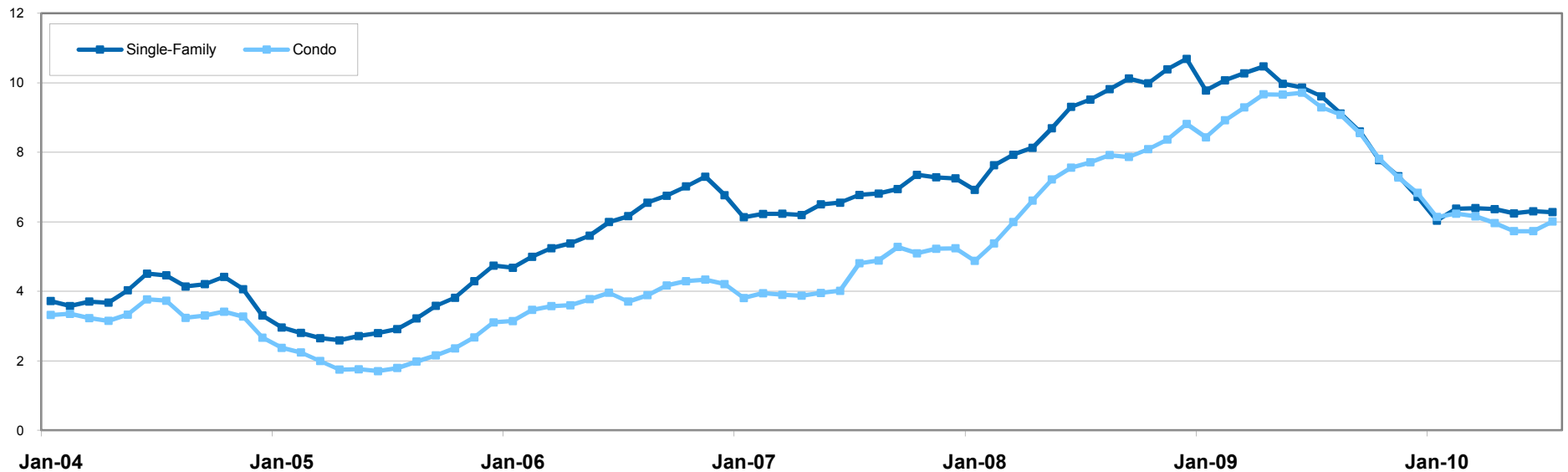
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the Honolulu Board of REALTORS®

			Single-Family			Condo		
			Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
New Listings	May 2010		417	406	+ 2.7%	506	529	- 4.3%
	Jun 2010		460	453	+ 1.5%	607	604	+ 0.5%
	Jul 2010		482	446	+ 8.1%	640	586	+ 9.2%
Pending Sales	May 2010		244	228	+ 7.0%	294	293	+ 0.3%
	Jun 2010		252	243	+ 3.7%	277	336	- 17.6%
	Jul 2010		322	286	+ 12.6%	383	359	+ 6.7%
Closed Sales	May 2010		287	216	+ 32.9%	363	262	+ 38.5%
	Jun 2010		293	263	+ 11.4%	404	287	+ 40.8%
	Jul 2010		268	266	+ 0.8%	320	343	- 6.7%
Days on Market Until Sale	May 2010		27	47	- 42.6%	29	52	- 44.2%
	Jun 2010		32	48	- 33.3%	32	47	- 33.0%
	Jul 2010		39	45	- 13.3%	36	56	- 35.7%
Median Sales Price	May 2010		\$600,000	\$542,000	+ 10.7%	\$310,000	\$300,000	+ 3.3%
	Jun 2010		\$580,000	\$570,000	+ 1.8%	\$300,000	\$310,000	- 3.2%
	Jul 2010		\$605,000	\$595,000	+ 1.7%	\$299,000	\$307,250	- 2.7%
Average Sales Price	May 2010		\$728,009	\$623,360	+ 16.8%	\$371,214	\$352,827	+ 5.2%
	Jun 2010		\$680,713	\$703,891	- 3.3%	\$335,318	\$349,772	- 4.1%
	Jul 2010		\$731,219	\$664,867	+ 10.0%	\$357,569	\$357,619	- 0.0%
Total Active Listings Available at Month End	May 2010		1,621	2,061	- 21.3%	2,018	2,711	- 25.6%
	Jun 2010		1,619	2,013	- 19.6%	2,086	2,578	- 19.1%
	Jul 2010		1,577	1,929	- 18.2%	2,046	2,479	- 17.5%
Percent of Original List Price	May 2010		96.3%	93.0%	+ 3.5%	95.4%	91.1%	+ 4.7%
	Jun 2010		95.5%	92.8%	+ 3.0%	95.6%	92.7%	+ 3.1%
	Jul 2010		95.8%	93.5%	+ 2.5%	95.0%	92.9%	+ 2.2%
Housing Affordability Index	May 2010		63	65	- 3.4%	115	112	+ 2.9%
	Jun 2010		65	62	+ 5.1%	119	109	+ 9.6%
	Jul 2010		64	60	+ 6.7%	122	110	+ 10.6%
Months Supply of Inventory	May 2010		6.2	10.0	- 37.4%	5.7	9.7	- 40.7%
	Jun 2010		6.3	9.9	- 36.1%	5.7	9.7	- 41.0%
	Jul 2010		6.3	9.6	- 34.7%	6.0	9.3	- 35.4%

Explanation of Methodology

From the Honolulu Board of REALTORS®



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