

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



July 2011

Quick Facts

- 7.7%

Change in
Closed Sales
All Properties

- 7.0%

Change in
Closed Sales
Single-Family Only

- 8.3%

Change in
Closed Sales
Condo Only

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Single-Family Market Overview

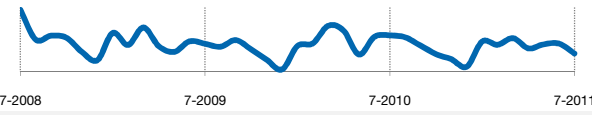
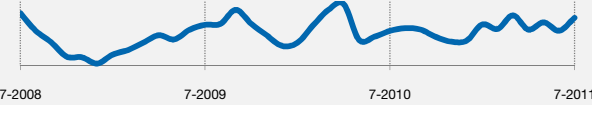
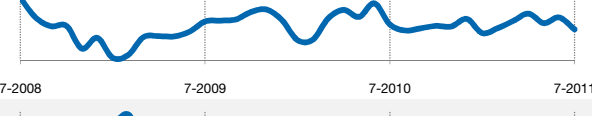




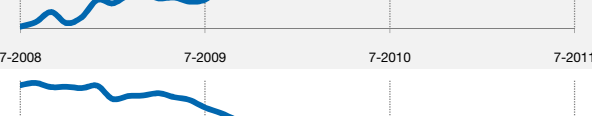

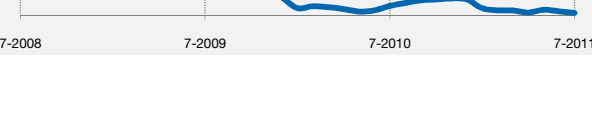
Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



Key Metrics	Historical Sparklines	7-2010	7-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		488	443	- 9.2%	3,340	3,102	- 7.1%
Pending Sales		268	300	+ 11.9%	1,852	1,823	- 1.6%
Closed Sales		270	251	- 7.0%	1,748	1,630	- 6.8%
Days on Market Until Sale		38	34	- 10.5%	32	36	+ 12.5%
Median Sales Price		\$604,500	\$591,000	- 2.2%	\$585,000	\$575,000	- 1.7%
Average Sales Price		\$730,763	\$752,600	+ 3.0%	\$689,507	\$704,914	+ 2.2%
Percent of Original List Price Received		95.8%	94.9%	- 0.9%	95.7%	95.1%	- 0.6%
Housing Affordability Index		64	68	+ 6.5%	66	70	+ 6.0%
Inventory of Homes for Sale		1,727	1,511	- 12.5%	--	--	--
Months Supply of Homes for Sale		6.7	6.0	- 11.1%	--	--	--

Condo Market Overview

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

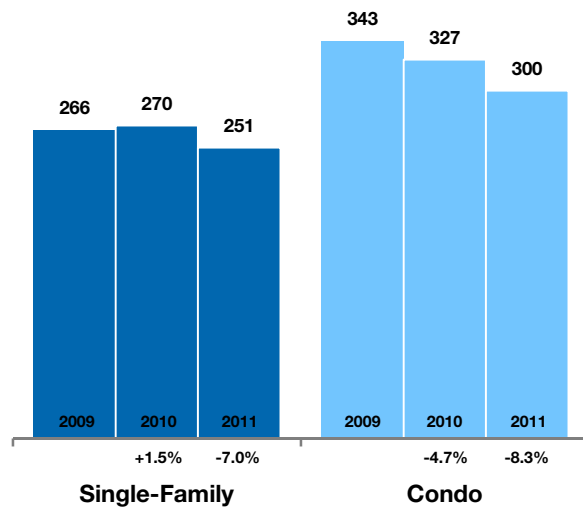
Key Metrics	Historical Sparklines	7-2010	7-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		646	516	- 20.1%	4,345	4,045	- 6.9%
Pending Sales		331	390	+ 17.8%	2,437	2,530	+ 3.8%
Closed Sales		327	300	- 8.3%	2,389	2,316	- 3.1%
Days on Market Until Sale		36	37	+ 1.4%	31	40	+ 29.0%
Median Sales Price		\$300,000	\$277,000	- 7.7%	\$304,950	\$300,000	- 1.6%
Average Sales Price		\$361,342	\$338,964	- 6.2%	\$350,578	\$357,019	+ 1.8%
Percent of Original List Price Received		95.0%	94.6%	- 0.3%	95.1%	94.8%	- 0.3%
Housing Affordability Index		122	136	+ 11.8%	120	128	+ 6.1%
Inventory of Homes for Sale		2,210	1,971	- 10.8%	--	--	--
Months Supply of Homes for Sale		6.3	5.9	- 7.1%	--	--	--

Closed Sales

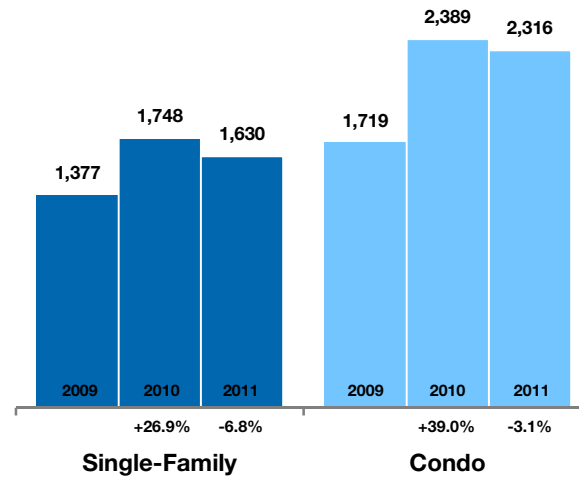
A count of the actual sales that have closed in a given month.



July

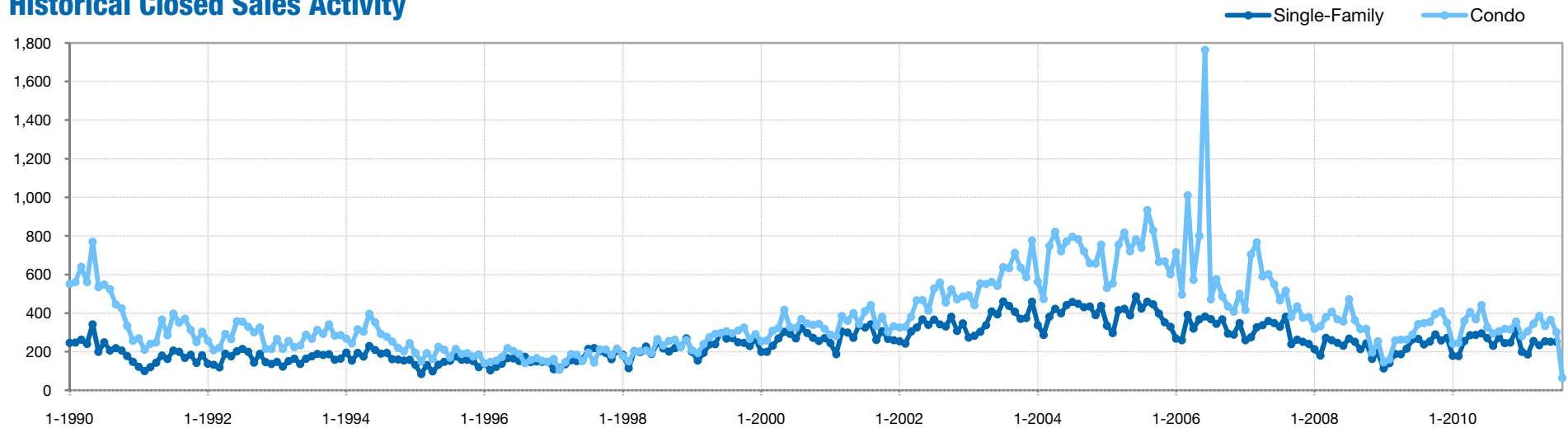


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	231	-2.9%	294	-15.5%
9-2010	273	+7.9%	306	-13.6%
10-2010	245	-15.5%	319	-19.2%
11-2010	248	-3.9%	316	-22.5%
12-2010	312	+14.7%	357	+2.0%
1-2011	200	+11.7%	280	+15.7%
2-2011	186	+5.1%	306	+25.4%
3-2011	255	0.0%	345	-4.2%
4-2011	233	-18.2%	386	-4.9%
5-2011	254	-11.5%	334	-9.2%
6-2011	251	-14.9%	365	-17.4%
7-2011	251	-7.0%	300	-8.3%
Total	2,939	-3.9%	3,908	-7.9%

Historical Closed Sales Activity

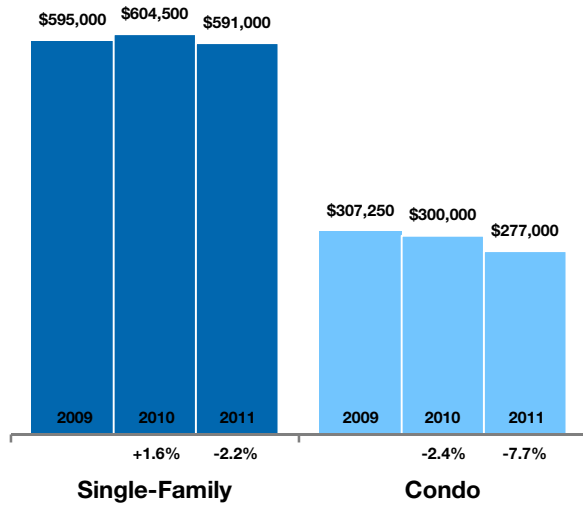


Median Sales Price

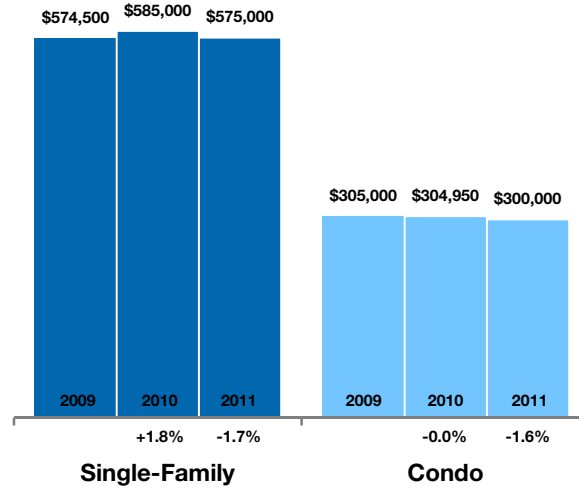
Median price point for all closed sales, not accounting for seller concessions, in a given month.



July

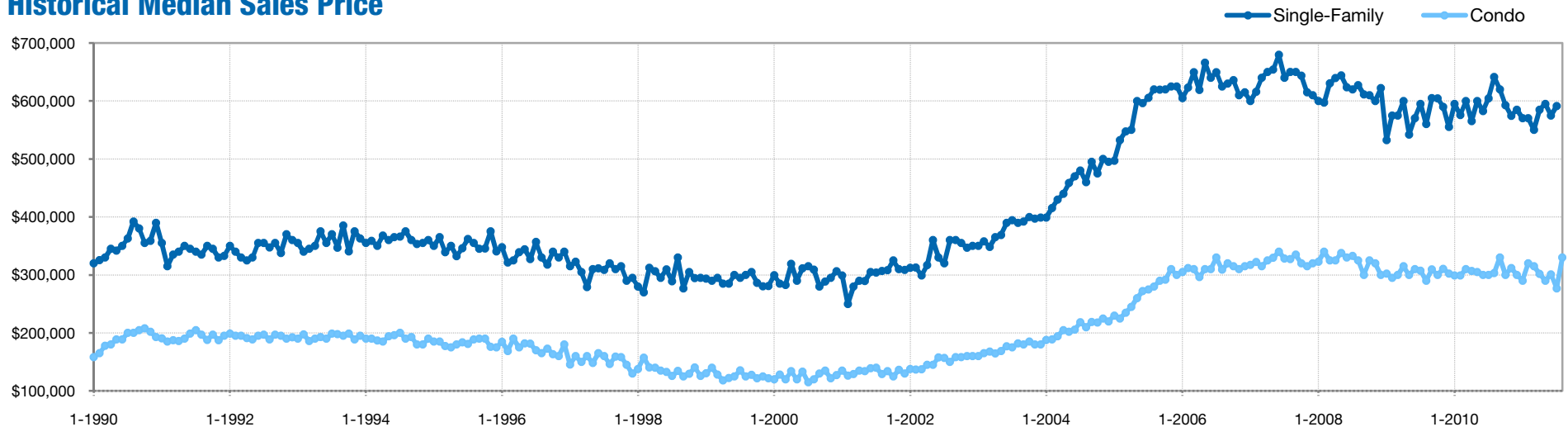


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	\$641,277	+ 14.5%	\$303,000	+ 4.5%
9-2010	\$620,000	+ 2.5%	\$330,000	+ 6.6%
10-2010	\$592,500	- 2.0%	\$300,000	0.0%
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%	\$290,000	- 3.0%
2-2011	\$570,000	- 1.0%	\$320,000	+ 7.0%
3-2011	\$550,000	- 8.3%	\$315,000	+ 1.6%
4-2011	\$585,000	+ 3.5%	\$302,000	- 1.6%
5-2011	\$595,000	- 0.8%	\$290,000	- 4.9%
6-2011	\$575,000	- 1.3%	\$301,000	+ 0.3%
7-2011	\$591,000	- 2.2%	\$277,000	- 7.7%
Average	\$585,000	0.0%	\$305,000	+ 0.5%

Historical Median Sales Price

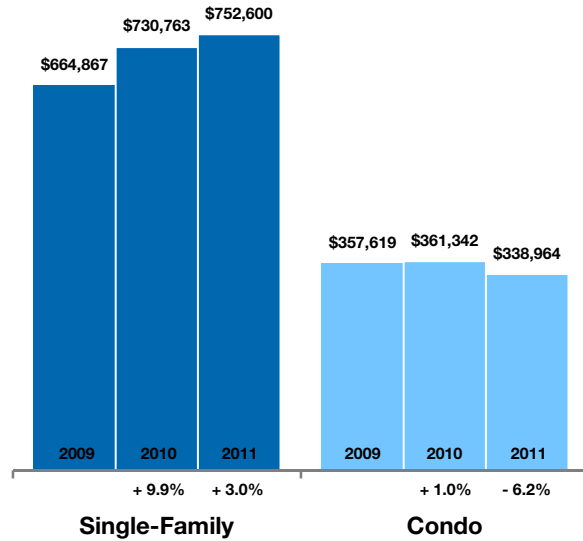


Average Sales Price

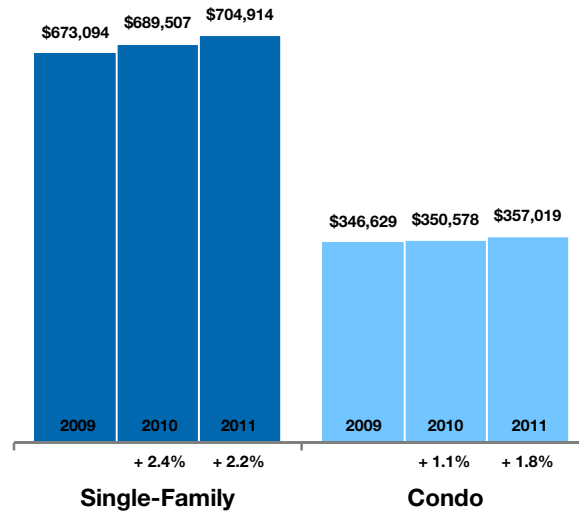
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July

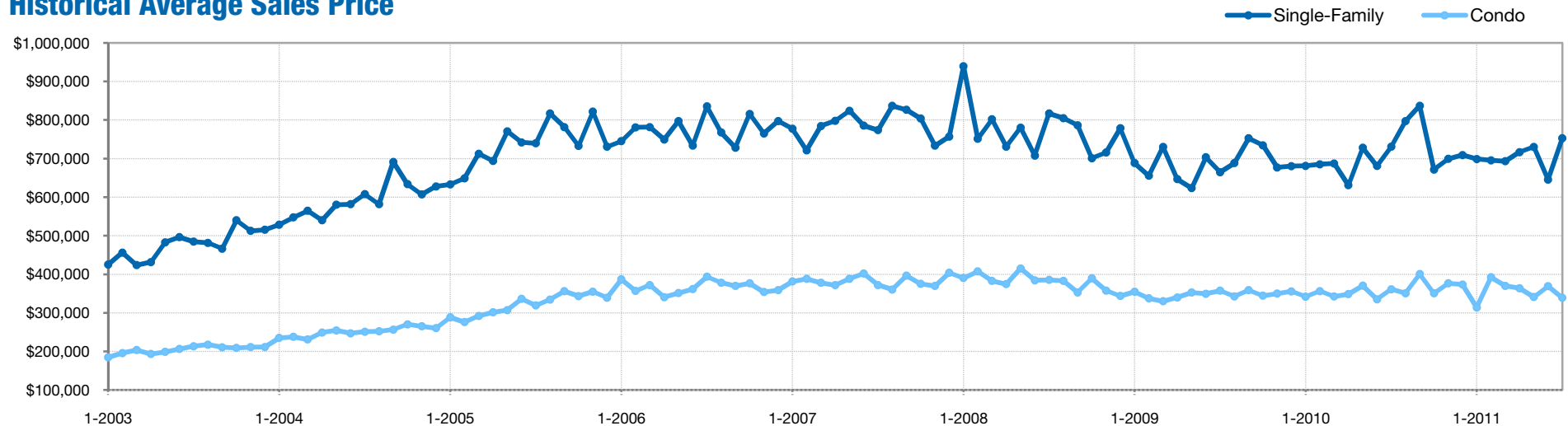


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	\$797,035	+ 15.8%	\$351,145	+ 2.4%
9-2010	\$837,082	+ 11.2%	\$400,445	+ 11.6%
10-2010	\$671,512	- 8.6%	\$350,742	+ 1.8%
11-2010	\$699,299	+ 3.3%	\$376,686	+ 7.6%
12-2010	\$708,973	+ 4.2%	\$373,694	+ 5.0%
1-2011	\$699,019	+ 2.6%	\$314,216	- 8.2%
2-2011	\$695,600	+ 1.5%	\$392,424	+ 10.1%
3-2011	\$692,976	+ 0.8%	\$370,284	+ 8.1%
4-2011	\$716,664	+ 13.6%	\$364,090	+ 4.5%
5-2011	\$730,157	+ 0.3%	\$341,035	- 8.0%
6-2011	\$645,070	- 5.2%	\$369,053	+ 10.1%
7-2011	\$752,600	+ 3.0%	\$338,964	- 6.2%
Average	\$721,661	+ 3.5%	\$362,517	+ 3.4%

Historical Average Sales Price

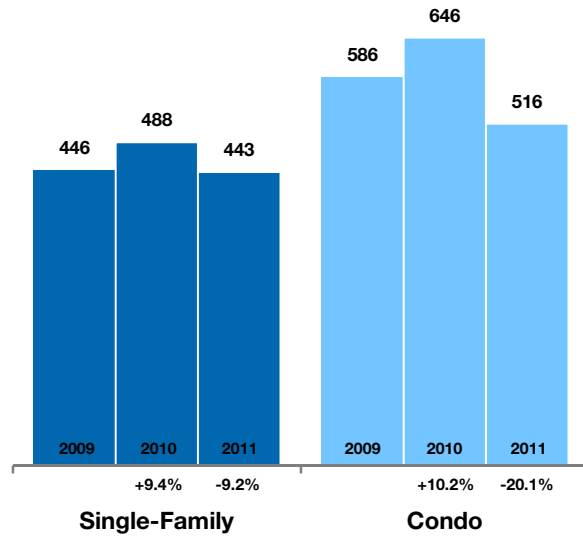


New Listings

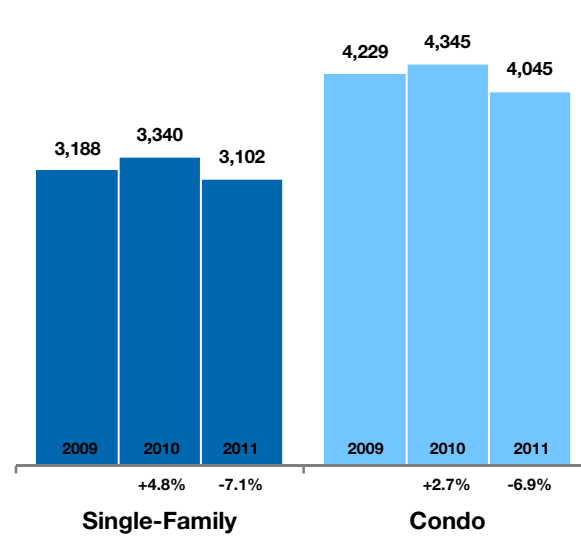
A count of the properties that have been newly listed on the market in a given month.



July

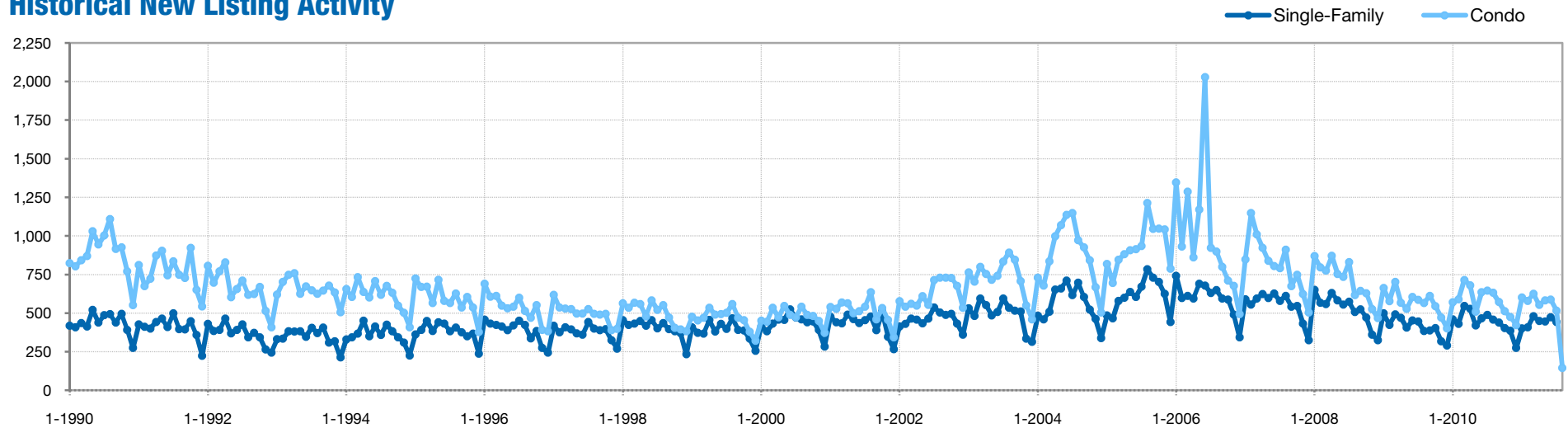


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	458	+ 19.0%	632	+ 11.9%
9-2010	439	+ 13.1%	573	- 6.4%
10-2010	403	- 0.2%	512	- 6.1%
11-2010	386	+ 21.8%	475	+ 0.6%
12-2010	275	- 5.5%	422	+ 5.0%
1-2011	401	- 12.8%	602	+ 5.6%
2-2011	409	- 5.1%	579	- 1.7%
3-2011	480	- 12.2%	626	- 12.4%
4-2011	450	- 14.8%	553	- 18.7%
5-2011	446	+ 6.2%	582	+ 14.3%
6-2011	473	+ 1.5%	587	- 7.7%
7-2011	443	- 9.2%	516	- 20.1%
Average	5,063	- 1.2%	6,659	- 4.1%

Historical New Listing Activity

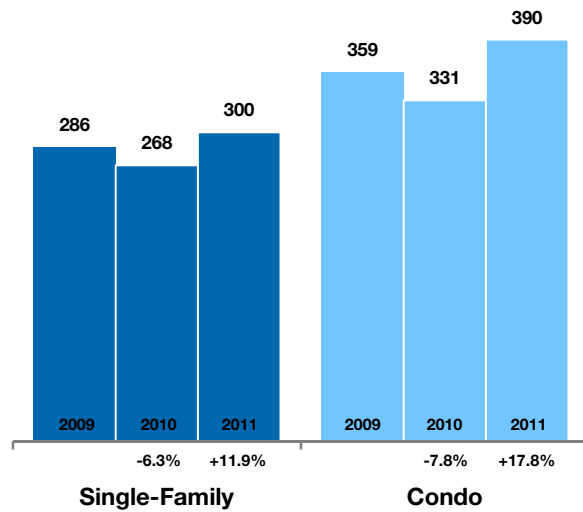


Pending Sales

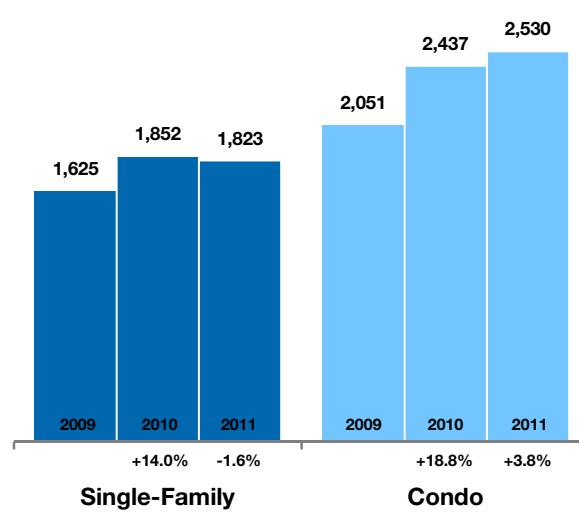
A count of the properties on which contracts have been accepted in a given month.



July

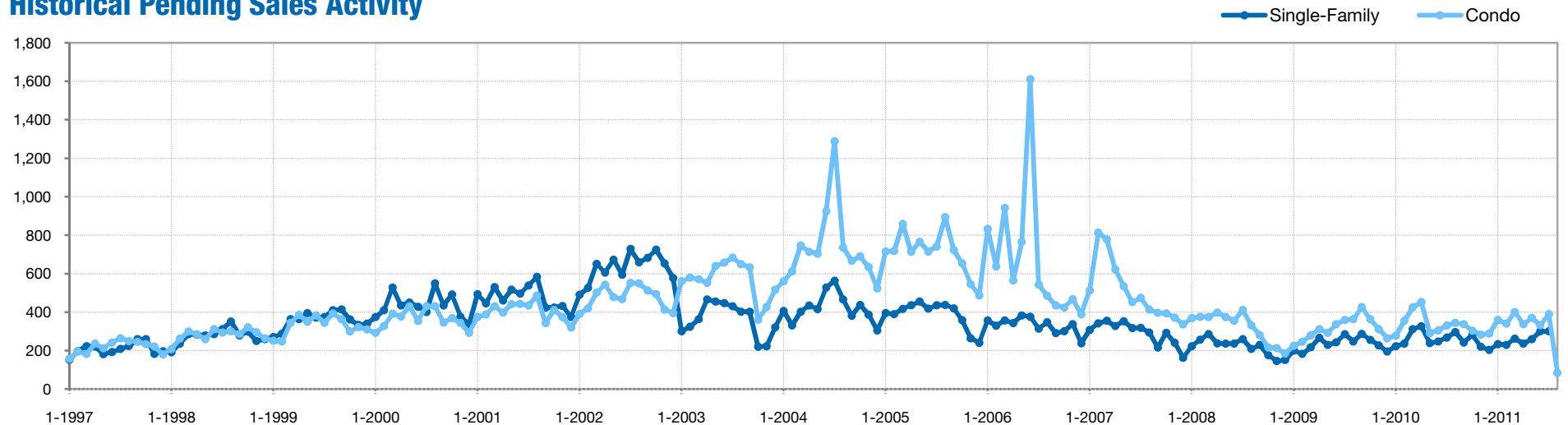


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	296	+ 19.4%	344	- 5.2%
9-2010	242	- 15.7%	337	- 20.9%
10-2010	282	+ 10.2%	304	- 16.3%
11-2010	220	- 3.1%	283	- 9.3%
12-2010	203	+ 4.1%	288	+ 9.1%
1-2011	234	+ 4.9%	360	+ 29.5%
2-2011	230	- 2.5%	340	- 4.2%
3-2011	263	- 15.4%	401	- 5.6%
4-2011	236	- 27.8%	337	- 25.4%
5-2011	260	+ 8.8%	370	+ 27.1%
6-2011	300	+ 21.0%	332	+ 8.9%
7-2011	300	+ 11.9%	390	+ 17.8%
Average	3,066	+ 0.0%	4,086	- 1.9%

Historical Pending Sales Activity

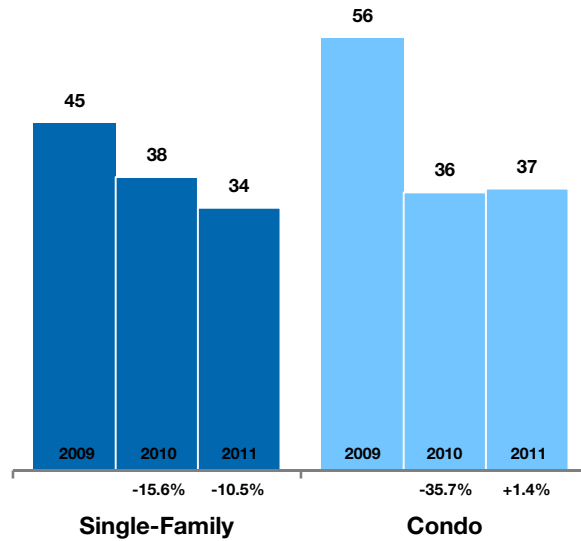


Days on Market Until Sale

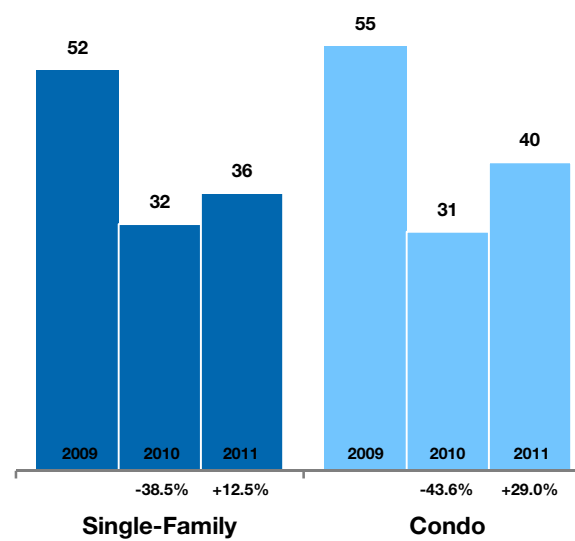
Average number of days between when a property is first listed and when an offer is accepted in a given month.



July

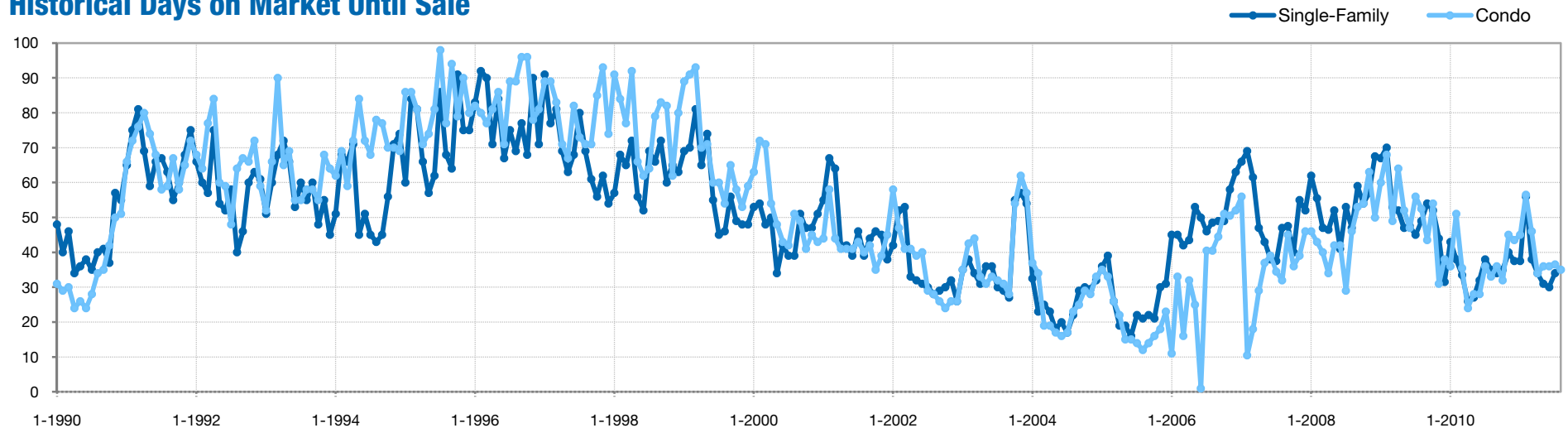


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	35	- 28.6%	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%	44	+ 14.5%
1-2011	38	- 12.8%	45	+ 25.0%
2-2011	56	+ 47.4%	57	+ 10.8%
3-2011	38	+ 13.4%	46	+ 29.6%
4-2011	34	+ 30.8%	34	+ 41.7%
5-2011	31	+ 14.8%	36	+ 28.6%
6-2011	30	- 6.3%	36	+ 28.6%
7-2011	34	- 10.5%	37	+ 1.4%
Average	36	- 4.0%	39	+ 5.4%

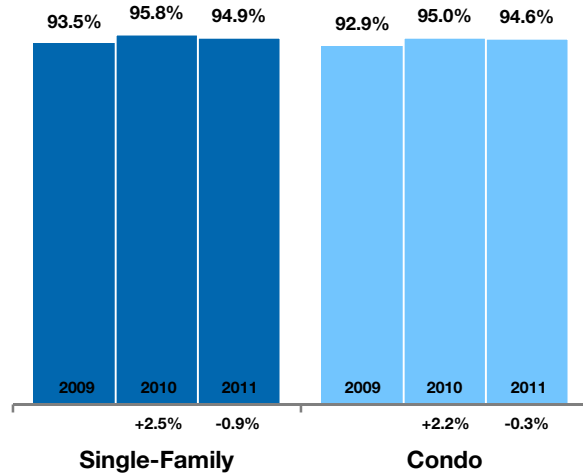
Historical Days on Market Until Sale



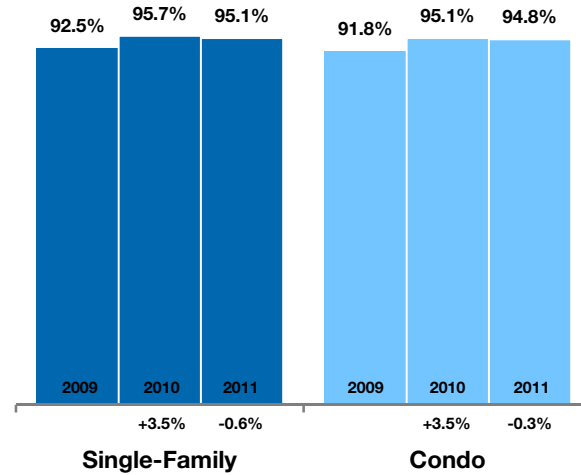
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July

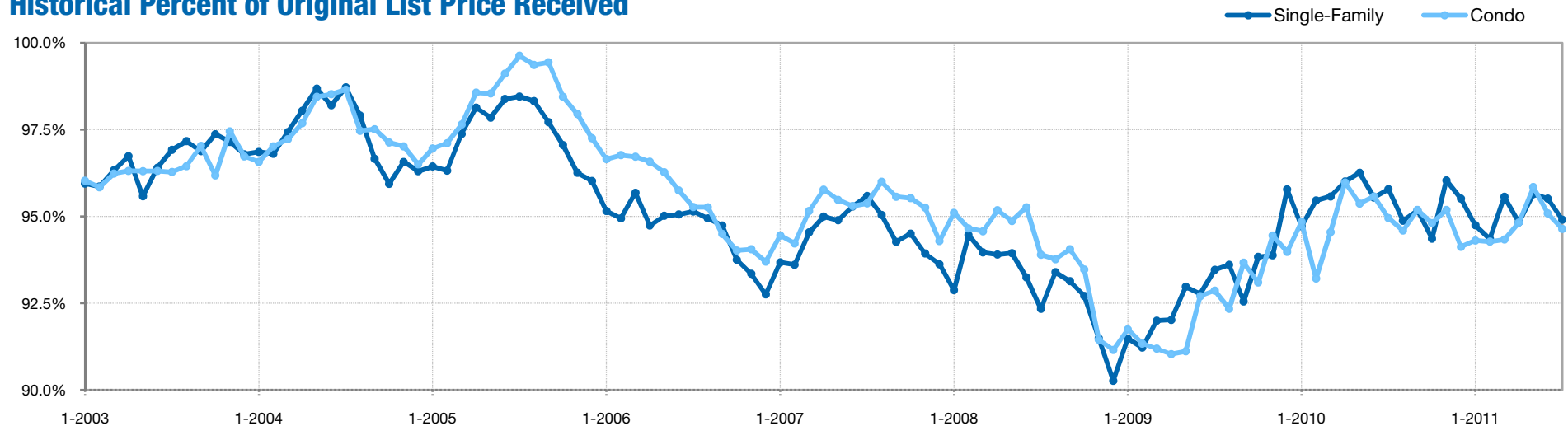


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
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%	94.1%	+ 0.2%
1-2011	94.7%	+ 0.0%	94.3%	- 0.6%
2-2011	94.4%	- 1.2%	94.3%	+ 1.1%
3-2011	95.6%	- 0.0%	94.3%	- 0.2%
4-2011	94.8%	- 1.2%	94.8%	- 1.2%
5-2011	95.6%	- 0.6%	95.8%	+ 0.5%
6-2011	95.5%	- 0.0%	95.1%	- 0.5%
7-2011	94.9%	- 0.9%	94.6%	- 0.3%
Average	95.2%	+ 0.2%	94.8%	+ 0.4%

Historical Percent of Original List Price Received

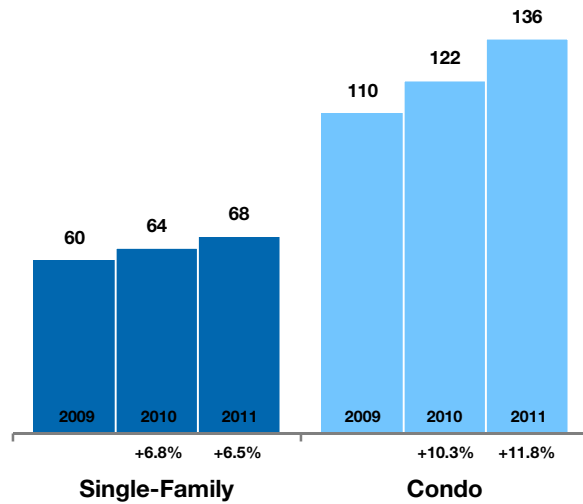


Housing Affordability Index

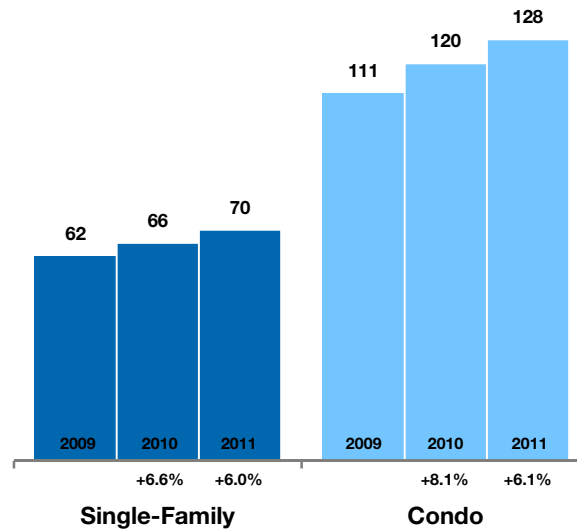


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

July

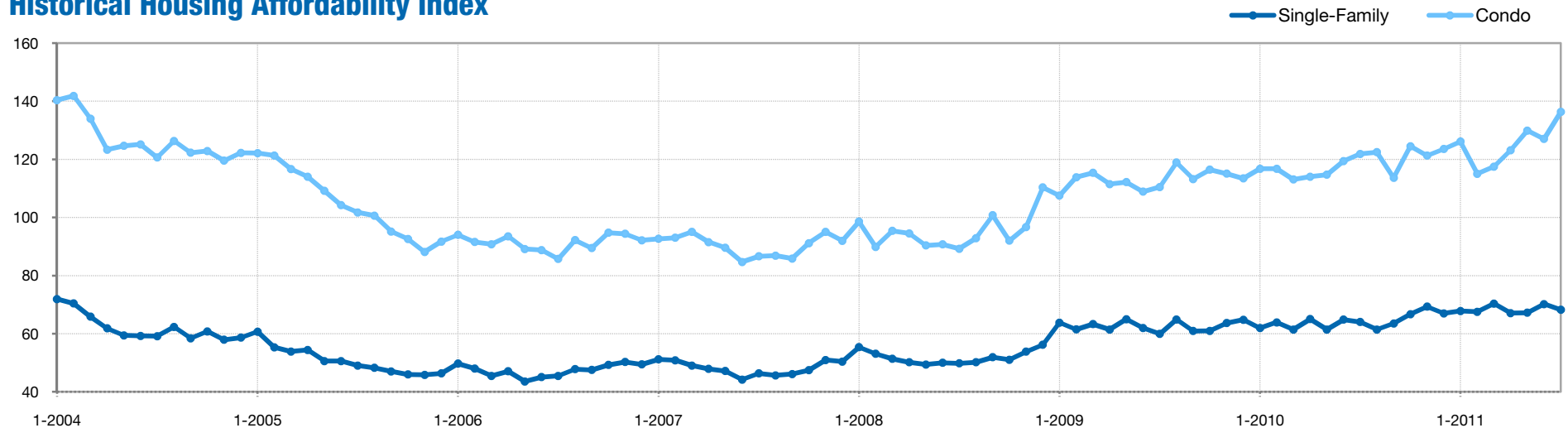


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	66	- 5.4%	122	+ 3.0%
9-2010	66	+ 4.2%	121	+ 0.4%
10-2010	66	+ 9.4%	123	+ 6.9%
11-2010	67	+ 8.9%	124	+ 5.4%
12-2010	66	+ 3.3%	122	+ 8.9%
1-2011	68	+ 9.6%	126	+ 8.0%
2-2011	68	+ 5.7%	119	- 1.5%
3-2011	69	+ 14.5%	119	+ 3.9%
4-2011	69	+ 3.2%	121	+ 8.0%
5-2011	69	+ 9.4%	125	+ 13.2%
6-2011	70	+ 8.2%	126	+ 6.4%
7-2011	70	+ 6.5%	128	+ 11.8%
Average	68		123	

Historical Housing Affordability Index

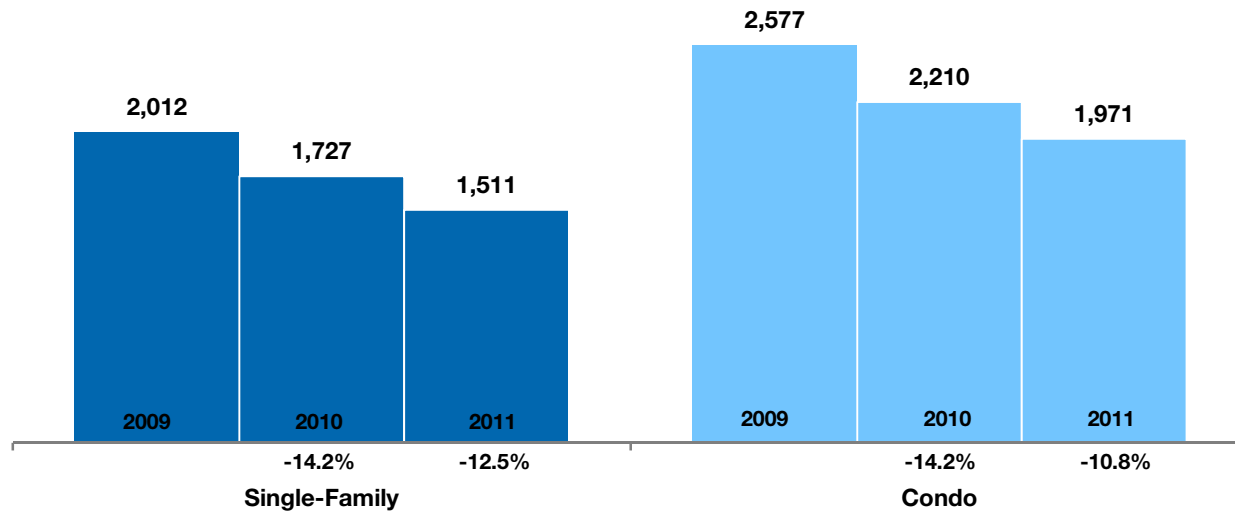


Inventory of Homes for Sale

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

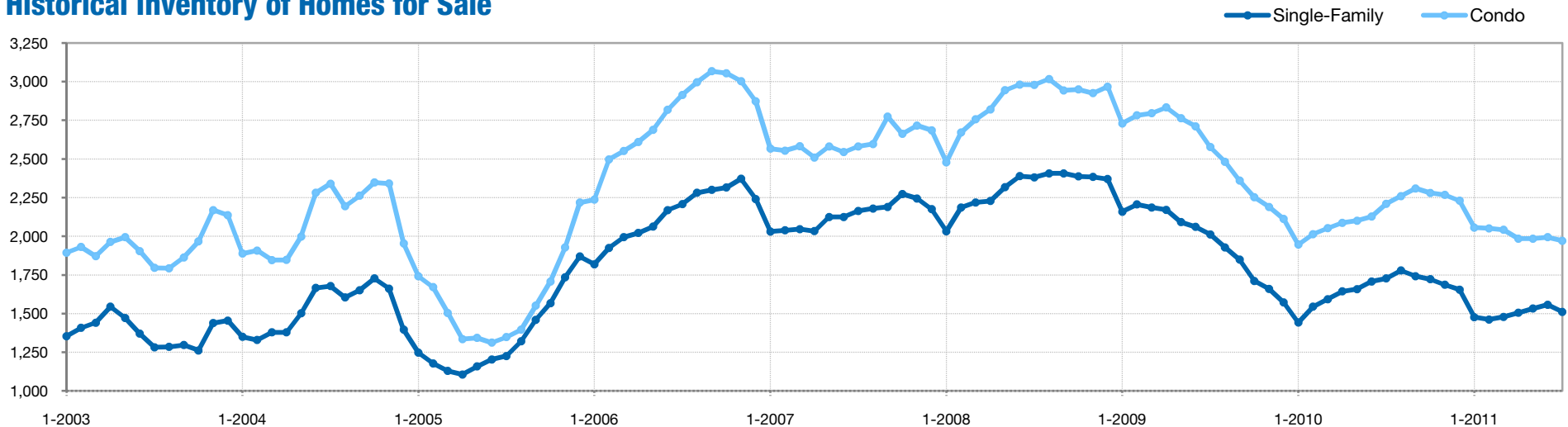


July



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	1,779	- 7.7%	2,260	- 8.9%
9-2010	1,742	- 5.8%	2,309	- 2.2%
10-2010	1,722	+ 0.6%	2,280	+ 1.2%
11-2010	1,686	+ 1.6%	2,267	+ 3.5%
12-2010	1,655	+ 5.3%	2,230	+ 5.6%
1-2011	1,477	+ 2.4%	2,056	+ 5.7%
2-2011	1,462	- 5.4%	2,051	+ 1.8%
3-2011	1,479	- 7.2%	2,042	- 0.5%
4-2011	1,505	- 8.5%	1,985	- 4.9%
5-2011	1,533	- 7.5%	1,985	- 5.5%
6-2011	1,557	- 8.8%	1,994	- 6.3%
7-2011	1,511	- 12.5%	1,971	- 10.8%
Average	1,592	- 4.6%	2,119	- 1.9%

Historical Inventory of Homes for Sale

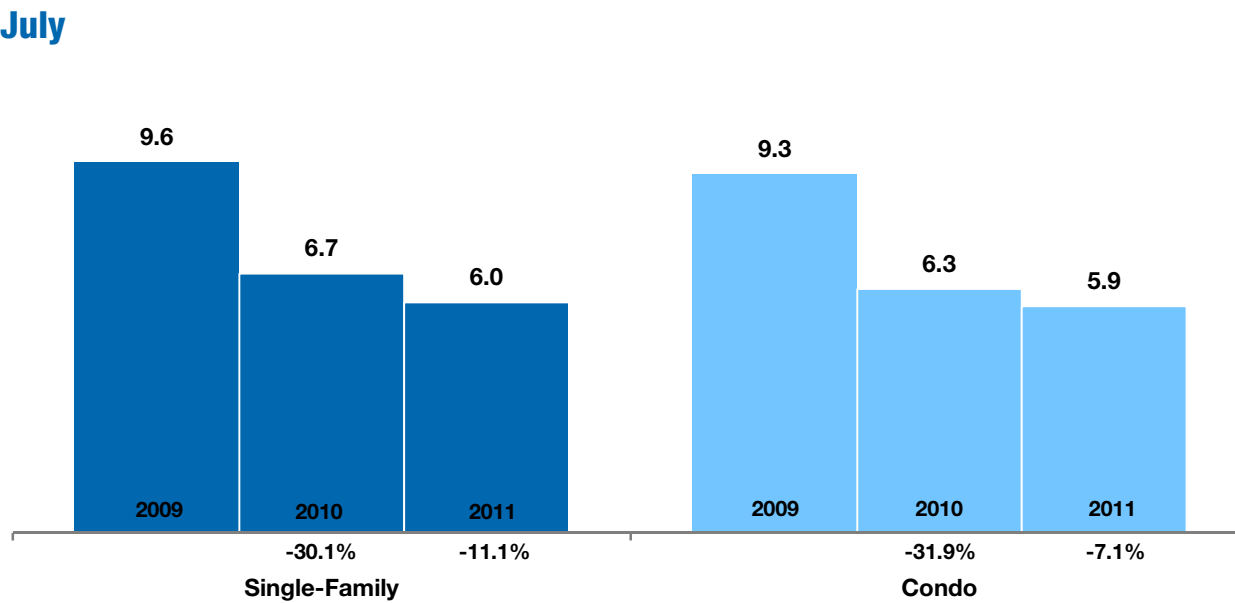


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



July



	Single-Family	YoY Chg.	Condo	YoY Chg.
8-2010	7.0	-23.7%	6.5	-28.3%
9-2010	6.7	-22.1%	6.7	-21.9%
10-2010	6.7	-13.6%	6.7	-13.8%
11-2010	6.5	-10.9%	6.8	-6.8%
12-2010	6.4	-4.7%	6.7	-1.6%
1-2011	5.7	-6.1%	6.2	-0.0%
2-2011	5.6	-12.9%	6.0	-4.2%
3-2011	5.7	-12.8%	6.0	-3.4%
4-2011	5.9	-9.8%	5.9	-3.7%
5-2011	6.2	-4.2%	6.1	+1.9%
6-2011	6.3	-5.9%	6.0	-1.0%
7-2011	6.0	-11.1%	5.9	-7.1%
Average	6.2	-12.1%	6.3	-8.7%

Historical Months Supply of Inventory

