

Housing Supply Overview



June 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

6.1	5.8	5.8	7.8
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

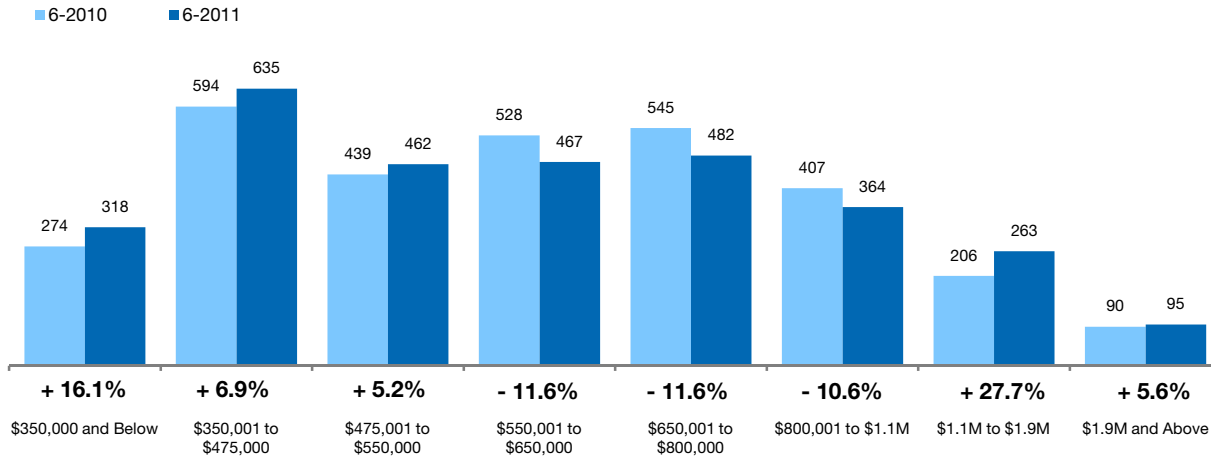
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

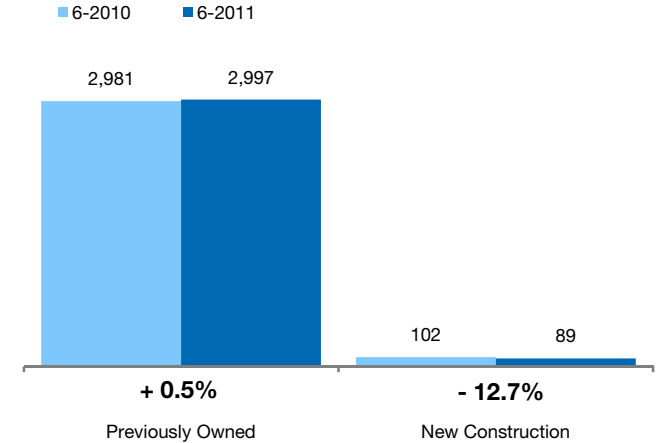
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$350,000 and Below	274	318	+ 16.1%
\$350,001 to \$475,000	594	635	+ 6.9%
\$475,001 to \$550,000	439	462	+ 5.2%
\$550,001 to \$650,000	528	467	- 11.6%
\$650,001 to \$800,000	545	482	- 11.6%
\$800,001 to \$1.1M	407	364	- 10.6%
\$1.1M to \$1.9M	206	263	+ 27.7%
\$1.9M and Above	90	95	+ 5.6%
All Single-Family Homes	3,083	3,086	+ 0.1%

Previously Owned

6-2010	6-2011	Change
270	315	+ 16.7%
573	604	+ 5.4%
430	451	+ 4.9%
513	455	- 11.3%
519	468	- 9.8%
392	355	- 9.4%
199	258	+ 29.6%
85	91	+ 7.1%
2,981	2,997	+ 0.5%

New Construction

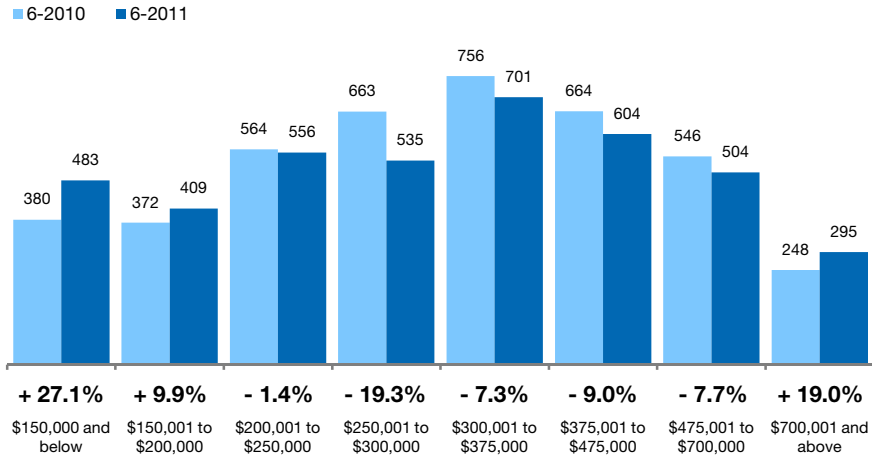
6-2010	6-2011	Change
4	3	- 25.0%
21	31	+ 47.6%
9	11	+ 22.2%
15	12	- 20.0%
26	14	- 46.2%
15	9	- 40.0%
7	5	- 28.6%
5	4	- 20.0%
102	89	- 12.7%

Pending Sales Condo Properties Only

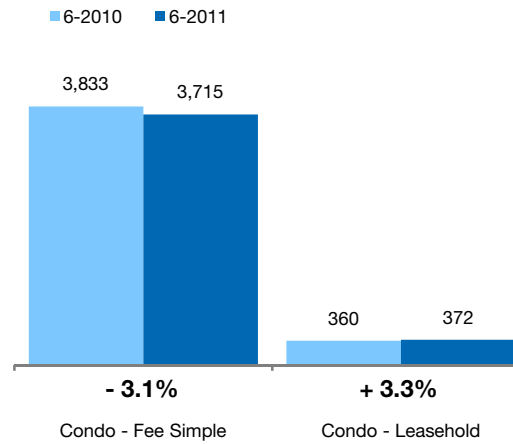
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



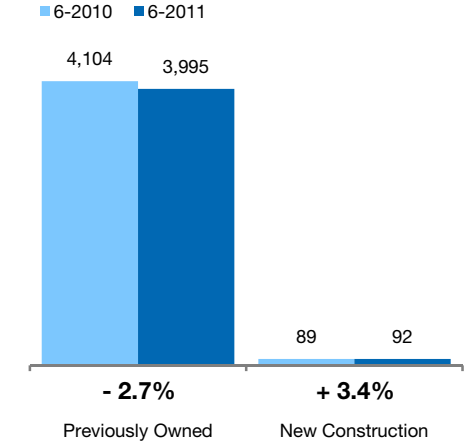
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	6-2010	6-2011	Change
\$150,000 and below	380	483	+ 27.1%
\$150,001 to \$200,000	372	409	+ 9.9%
\$200,001 to \$250,000	564	556	- 1.4%
\$250,001 to \$300,000	663	535	- 19.3%
\$300,001 to \$375,000	756	701	- 7.3%
\$375,001 to \$475,000	664	604	- 9.0%
\$475,001 to \$700,000	546	504	- 7.7%
\$700,001 and above	248	295	+ 19.0%
All Price Ranges	4,193	4,087	- 2.5%

Previously Owned

	6-2010	6-2011	Change
\$150,000 and below	379	483	+ 27.4%
\$150,001 to \$200,000	371	408	+ 10.0%
\$200,001 to \$250,000	564	554	- 1.8%
\$250,001 to \$300,000	662	533	- 19.5%
\$300,001 to \$375,000	755	692	- 8.3%
\$375,001 to \$475,000	655	581	- 11.3%
\$475,001 to \$700,000	518	489	- 5.6%
\$700,001 and above	200	255	+ 27.5%
All Price Ranges	4,104	3,995	- 2.7%

New Construction

	6-2010	6-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	1	1	0.0%
\$200,001 to \$250,000	0	2	0.0%
\$250,001 to \$300,000	1	2	+ 100.0%
\$300,001 to \$375,000	1	9	+ 800.0%
\$375,001 to \$475,000	9	23	+ 155.6%
\$475,001 to \$700,000	28	15	- 46.4%
\$700,001 and above	48	40	- 16.7%
All Price Ranges	89	92	+ 3.4%

By Condo Type

	6-2010	6-2011	Change
Condo - Fee Simple	3,833	3,715	- 3.1%
Condo - Leasehold	360	372	+ 3.3%
All Condo Types	4,193	4,087	- 2.5%

	6-2010	6-2011	Change
Condo - Fee Simple	3,744	3,623	- 3.2%
Condo - Leasehold	360	372	+ 3.3%
All Price Ranges	4,104	3,995	- 2.7%

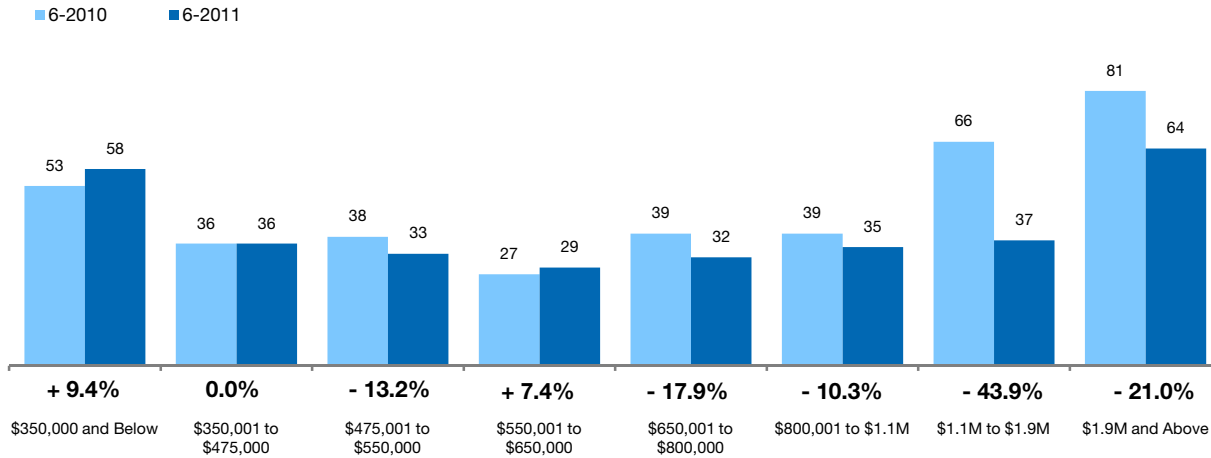
Days on Market Until Sale Single-Family Homes Only



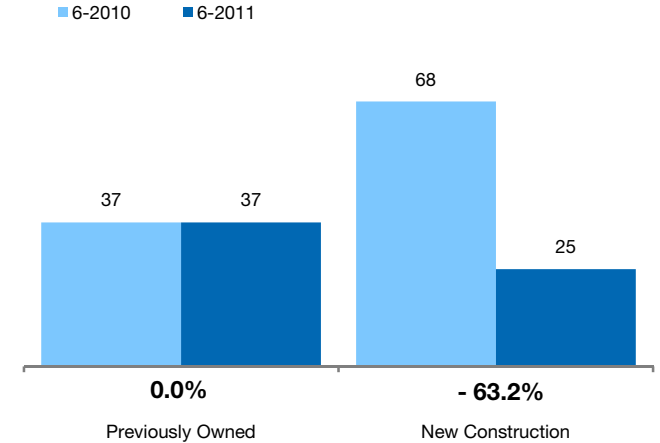
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

By Price Range



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$350,000 and Below	53	58	+ 9.4%
\$350,001 to \$475,000	36	36	0.0%
\$475,001 to \$550,000	38	33	- 13.2%
\$550,001 to \$650,000	27	29	+ 7.4%
\$650,001 to \$800,000	39	32	- 17.9%
\$800,001 to \$1.1M	39	35	- 10.3%
\$1.1M to \$1.9M	66	37	- 43.9%
\$1.9M and Above	81	64	- 21.0%
All Single-Family Homes	38	36	- 5.3%

Previously Owned

6-2010	6-2011	Change
53	57	+ 7.5%
36	39	+ 6.9%
39	37	- 5.1%
27	28	+ 3.7%
35	31	- 11.4%
38	35	- 7.9%
58	36	- 37.9%
79	63	- 20.3%
37	37	0.0%

New Construction

6-2010	6-2011	Change
41	122	+ 201.2%
39	1	- 97.4%
22	1	- 95.3%
30	68	+ 126.7%
78	92	+ 17.9%
81	66	- 18.0%
166	251	+ 51.2%
166	190	+ 14.5%
68	25	- 63.2%

Days on Market Until Sale Condo Properties Only

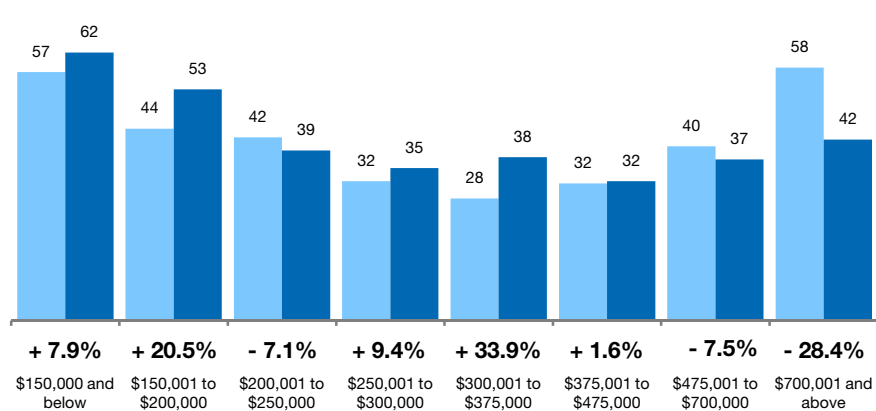


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

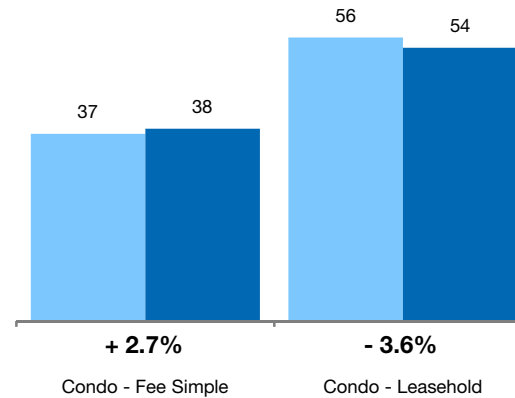
By Price Range

■ 6-2010 ■ 6-2011



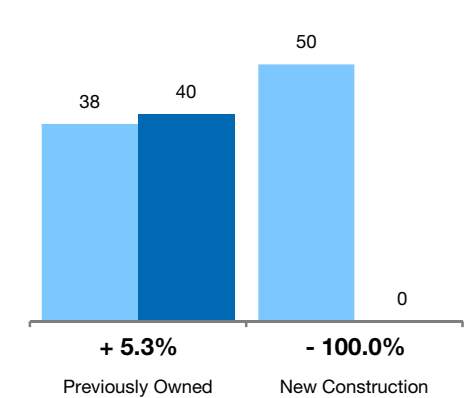
By Condo Type

■ 6-2010 ■ 6-2011



By Construction Status

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$150,000 and below	57	62	+ 7.9%
\$150,001 to \$200,000	44	53	+ 20.5%
\$200,001 to \$250,000	42	39	- 7.1%
\$250,001 to \$300,000	32	35	+ 9.4%
\$300,001 to \$375,000	28	38	+ 33.9%
\$375,001 to \$475,000	32	32	+ 1.6%
\$475,001 to \$700,000	40	37	- 7.5%
\$700,001 and above	58	42	- 28.4%
All Condos	38	39	+ 2.6%

Previously Owned

	6-2010	6-2011	Change	6-2010	6-2011	Change
\$150,000 and below	57	62	+ 7.9%	51	0	- 100.0%
\$150,001 to \$200,000	44	53	+ 20.5%	174	289	+ 66.1%
\$200,001 to \$250,000	42	39	- 7.1%	86	33	- 61.6%
\$250,001 to \$300,000	32	35	+ 9.4%	73	0	- 100.0%
\$300,001 to \$375,000	28	38	+ 33.9%	13	0	- 100.0%
\$375,001 to \$475,000	32	32	0.0%	14	78	+ 457.1%
\$475,001 to \$700,000	37	38	+ 2.7%	45	0	- 100.0%
\$700,001 and above	58	63	+ 8.6%	68	0	- 100.0%
All Condos	38	40	+ 5.3%	50	0	- 100.0%

New Construction

By Condo Type

	6-2010	6-2011	Change
Condo - Fee Simple	37	38	+ 2.7%
Condo - Leasehold	56	54	- 3.6%
All Condos	38	39	+ 2.6%

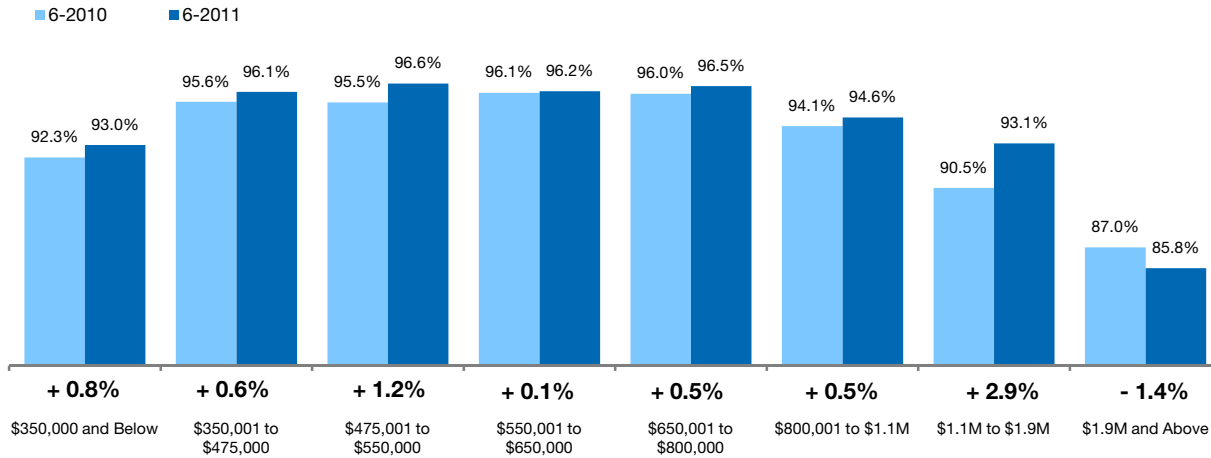
	6-2010	6-2011	Change	6-2010	6-2011	Change
Condo - Fee Simple	37	39	+ 5.4%	0	50	0.0%
Condo - Leasehold	56	54	- 3.6%	0	0	0.0%
All Condos	38	40	+ 5.3%	50	0	- 100.0%

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

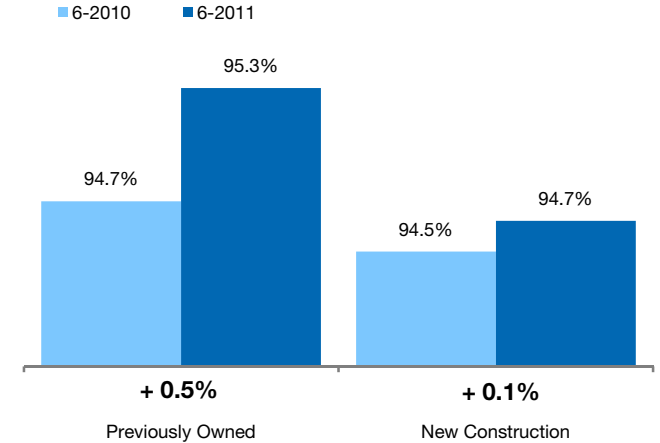


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$350,000 and Below	92.3%	93.0%	+ 0.8%
\$350,001 to \$475,000	95.6%	96.1%	+ 0.6%
\$475,001 to \$550,000	95.5%	96.6%	+ 1.2%
\$550,001 to \$650,000	96.1%	96.2%	+ 0.1%
\$650,001 to \$800,000	96.0%	96.5%	+ 0.5%
\$800,001 to \$1.1M	94.1%	94.6%	+ 0.5%
\$1.1M to \$1.9M	90.5%	93.1%	+ 2.9%
\$1.9M and Above	87.0%	85.8%	- 1.4%
All Single-Family Homes	94.7%	95.2%	+ 0.5%

Previously Owned

6-2010	6-2011	Change	6-2010	6-2011	Change
92.3%	93.1%	+ 0.9%	93.3%	82.6%	- 11.5%
95.5%	96.1%	+ 0.6%	98.9%	99.1%	+ 0.2%
95.4%	96.6%	+ 1.2%	100.4%	99.3%	- 1.2%
96.1%	96.2%	+ 0.1%	95.3%	97.5%	+ 2.3%
96.0%	96.5%	+ 0.5%	96.4%	97.2%	+ 0.9%
94.2%	94.6%	+ 0.4%	92.8%	97.1%	+ 4.6%
90.7%	93.4%	+ 2.9%	84.7%	66.1%	- 22.0%
86.9%	86.0%	- 1.0%	87.5%	81.6%	- 6.8%
94.7%	95.3%	+ 0.5%	94.5%	94.7%	+ 0.1%

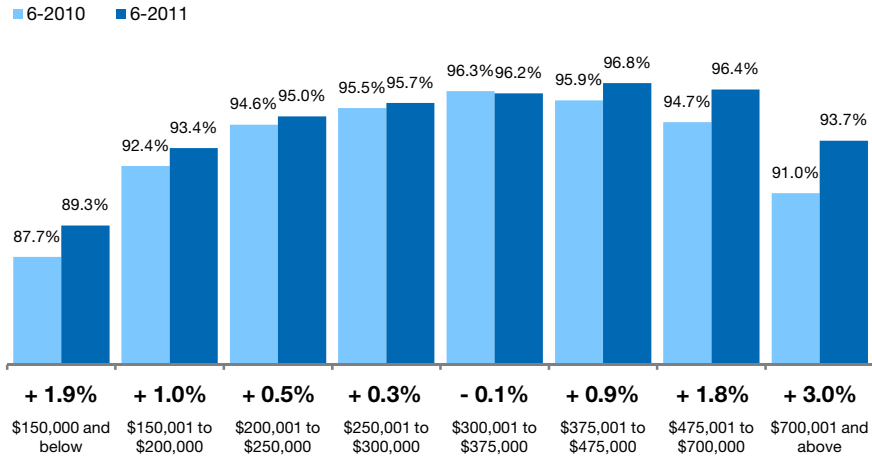
New Construction

Pct. Of Orig. Price Received Condo Properties Only

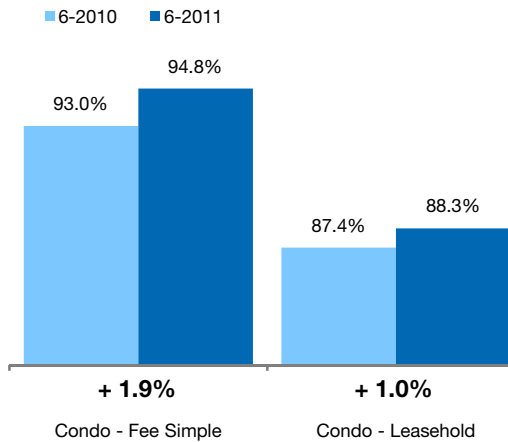


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

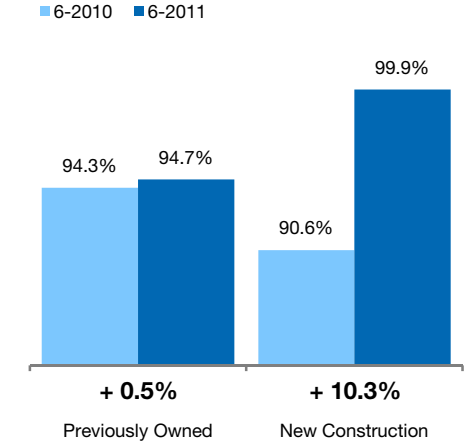
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$150,000 and below	87.7%	89.3%	+ 1.9%
\$150,001 to \$200,000	92.4%	93.4%	+ 1.0%
\$200,001 to \$250,000	94.6%	95.0%	+ 0.5%
\$250,001 to \$300,000	95.5%	95.7%	+ 0.3%
\$300,001 to \$375,000	96.3%	96.2%	- 0.1%
\$375,001 to \$475,000	95.9%	96.8%	+ 0.9%
\$475,001 to \$700,000	94.7%	96.4%	+ 1.8%
\$700,001 and above	91.0%	93.7%	+ 3.0%
All Condos	94.2%	94.8%	+ 0.6%

Previously Owned

6-2010	6-2011	Change	6-2010	6-2011	Change
87.7%	89.3%	+ 1.9%	85.5%	0.0%	- 100.0%
92.4%	93.3%	+ 1.0%	0.0%	102.7%	0.0%
94.6%	95.0%	+ 0.5%	94.7%	95.5%	+ 0.9%
95.4%	95.7%	+ 0.3%	100.0%	0.0%	- 100.0%
96.3%	96.2%	- 0.1%	96.1%	0.0%	- 100.0%
95.8%	96.6%	+ 0.8%	97.9%	101.9%	+ 4.1%
95.0%	96.3%	+ 1.4%	87.9%	100.1%	+ 13.8%
91.1%	93.2%	+ 2.3%	89.7%	98.7%	+ 10.1%
94.3%	94.7%	+ 0.5%	90.6%	99.9%	+ 10.3%

New Construction

By Condo Type	6-2010	6-2011	Change
Condo - Fee Simple	93.0%	94.8%	+ 1.9%
Condo - Leasehold	87.4%	88.3%	+ 1.0%
All Condos	94.2%	94.8%	+ 0.6%

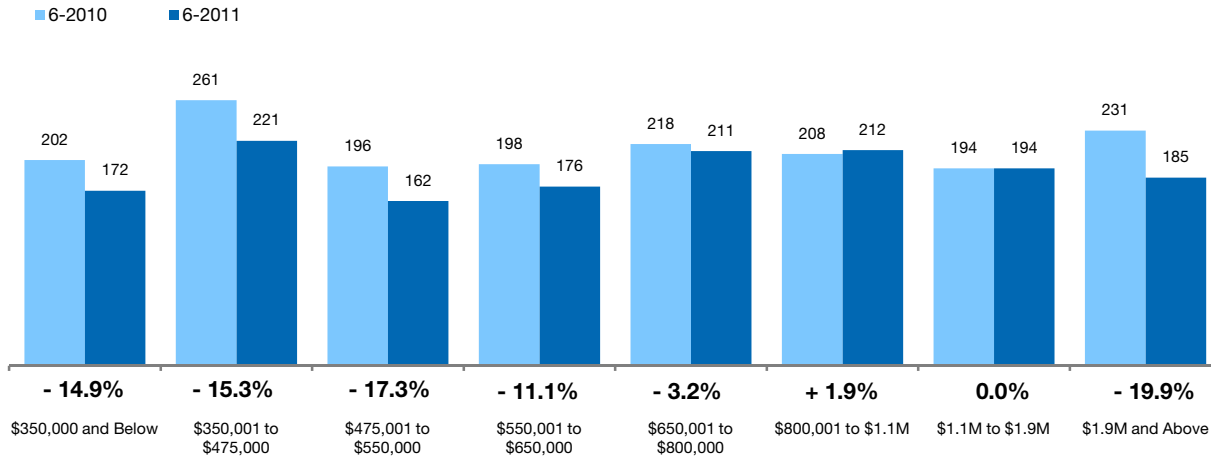
6-2010	6-2011	Change	6-2010	6-2011	Change
87.4%	88.3%	+ 1.0%	92.4%	90.6%	- 1.9%
0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
94.3%	94.7%	+ 0.5%	90.6%	99.9%	+ 10.3%

Inventory of Homes for Sale Single-Family Homes Only

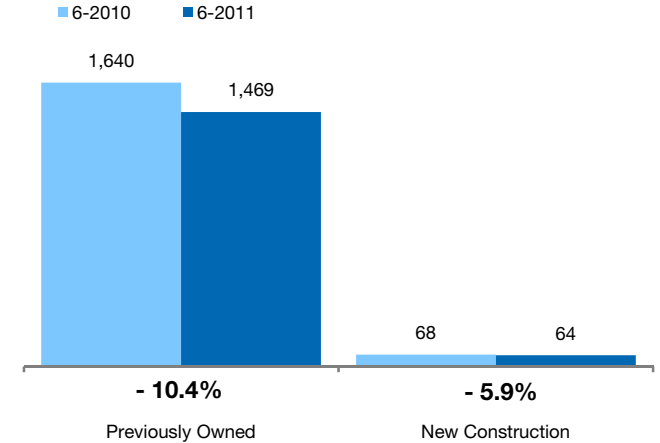


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$350,000 and Below	202	172	-14.9%
\$350,001 to \$475,000	261	221	-15.3%
\$475,001 to \$550,000	196	162	-17.3%
\$550,001 to \$650,000	198	176	-11.1%
\$650,001 to \$800,000	218	211	-3.2%
\$800,001 to \$1.1M	208	212	+1.9%
\$1.1M to \$1.9M	194	194	0.0%
\$1.9M and Above	231	185	-19.9%
All Single-Family Homes	1,708	1,533	-10.2%

Previously Owned

6-2010	6-2011	Change	6-2010	6-2011	Change
198	165	-16.7%	4	7	+75.0%
250	206	-17.6%	11	15	+36.4%
194	161	-17.0%	2	1	-50.0%
188	170	-9.6%	10	6	-40.0%
210	204	-2.9%	8	7	-12.5%
202	202	0.0%	6	10	+66.7%
179	182	+1.7%	15	12	-20.0%
219	179	-18.3%	12	6	-50.0%
1,640	1,469	-10.4%	68	64	-5.9%

New Construction

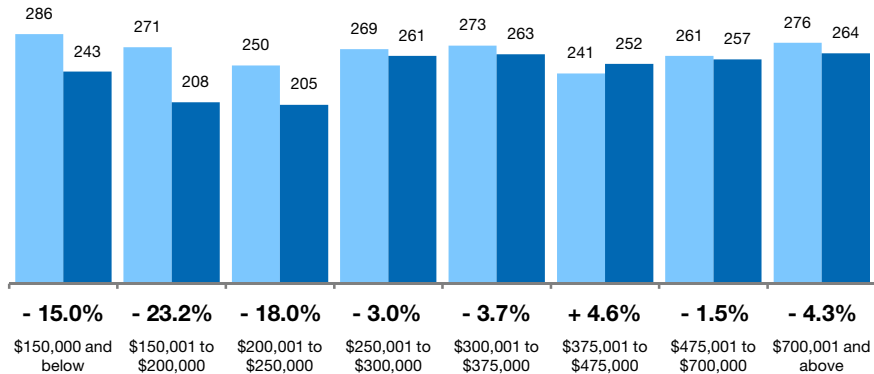
Inventory of Homes for Sale Condo Properties Only

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



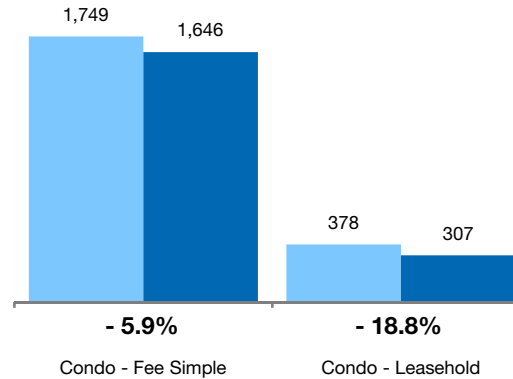
By Price Range

■ 6-2010 ■ 6-2011



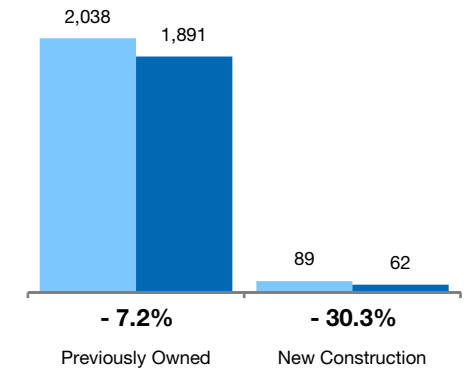
By Condo Type

■ 6-2010 ■ 6-2011



By Construction Status

■ 6-2010 ■ 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$150,000 and below	286	243	-15.0%
\$150,001 to \$200,000	271	208	-23.2%
\$200,001 to \$250,000	250	205	-18.0%
\$250,001 to \$300,000	269	261	-3.0%
\$300,001 to \$375,000	273	263	-3.7%
\$375,001 to \$475,000	241	252	+4.6%
\$475,001 to \$700,000	261	257	-1.5%
\$700,001 and above	276	264	-4.3%
All Price Ranges	2,127	1,953	-8.2%

Previously Owned

	6-2010	6-2011	Change	6-2010	6-2011	Change
\$150,000 and below	286	242	-15.4%	0	1	0.0%
\$150,001 to \$200,000	269	208	-22.7%	2	0	-100.0%
\$200,001 to \$250,000	248	205	-17.3%	2	1	-50.0%
\$250,001 to \$300,000	268	243	-9.3%	1	18	+1700.0%
\$300,001 to \$375,000	266	246	-7.5%	7	17	+142.9%
\$375,001 to \$475,000	234	251	+7.3%	7	1	-85.7%
\$475,001 to \$700,000	242	254	+5.0%	19	3	-84.2%
\$700,001 and above	225	242	+7.6%	51	22	-56.9%
All Price Ranges	2,038	1,891	-7.2%	89	62	-30.3%

New Construction

By Condo Type

	6-2010	6-2011	Change
Condo - Fee Simple	1,749	1,646	-5.9%
Condo - Leasehold	378	307	-18.8%
All Condo Types	2,127	1,953	-8.2%

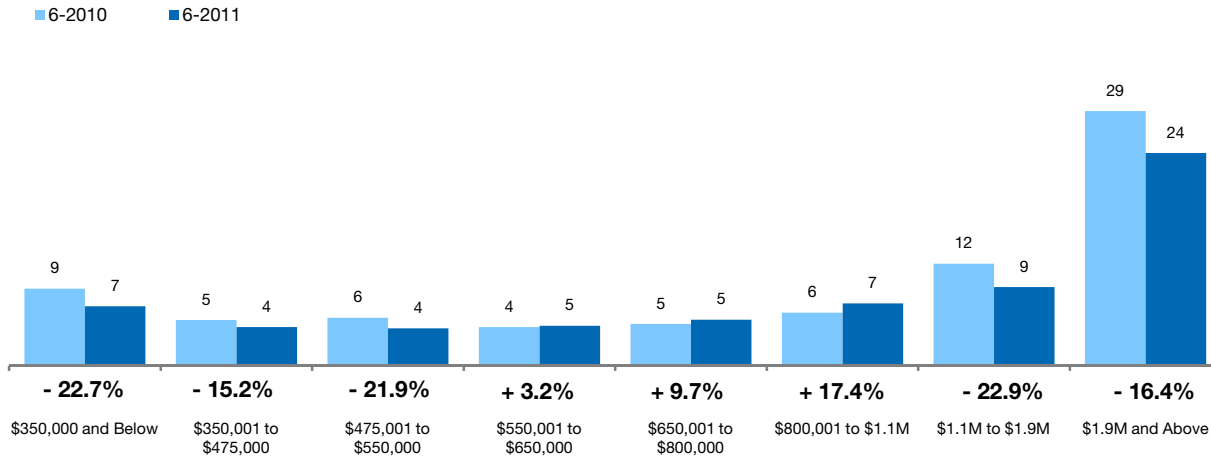
	6-2010	6-2011	Change	6-2010	6-2011	Change
Condo - Fee Simple	1,661	1,587	-4.5%	88	59	-33.0%
Condo - Leasehold	377	304	-19.4%	1	3	+200.0%
All Condo Types	2,038	1,891	-7.2%	89	62	-30.3%

Months Supply of Inventory Single-Family Homes Only

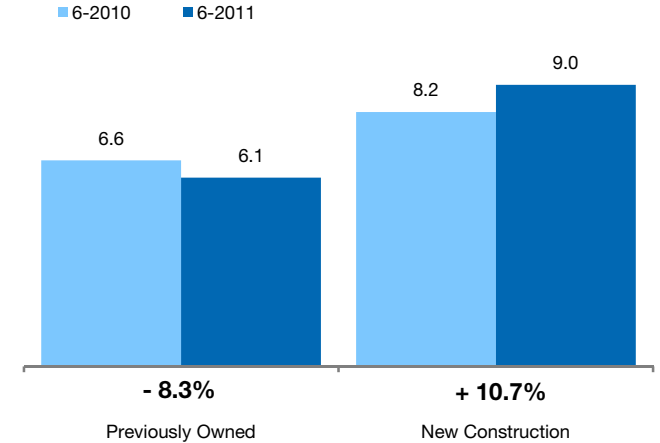


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

By Price Range



By Construction Status



All Properties

By Price Range	6-2010	6-2011	Change
\$350,000 and Below	8.8	6.8	-22.7%
\$350,001 to \$475,000	5.2	4.4	-15.2%
\$475,001 to \$550,000	5.5	4.3	-21.9%
\$550,001 to \$650,000	4.5	4.6	+3.2%
\$650,001 to \$800,000	4.8	5.3	+9.7%
\$800,001 to \$1.1M	6.1	7.1	+17.4%
\$1.1M to \$1.9M	11.7	9.0	-22.9%
\$1.9M and Above	29.2	24.4	-16.4%
All Single-Family Homes	6.7	6.1	-7.7%

Previously Owned

6-2010	6-2011	Change
8.8	6.6	-25.0%
5.2	4.4	-15.3%
5.6	4.4	-21.2%
4.3	4.6	+5.0%
4.9	5.3	+7.6%
6.2	6.9	+12.3%
11.2	8.6	-23.5%
29.2	25.0	-14.5%
6.6	6.1	-8.3%

New Construction

6-2010	6-2011	Change
4.0	7.0	+75.0%
4.8	5.3	+10.6%
1.3	0.7	-50.0%
6.2	3.8	-38.0%
3.4	4.5	+31.3%
3.9	8.3	+114.6%
13.1	12.0	-8.6%
9.6	6.0	-37.5%
8.2	9.0	+10.7%

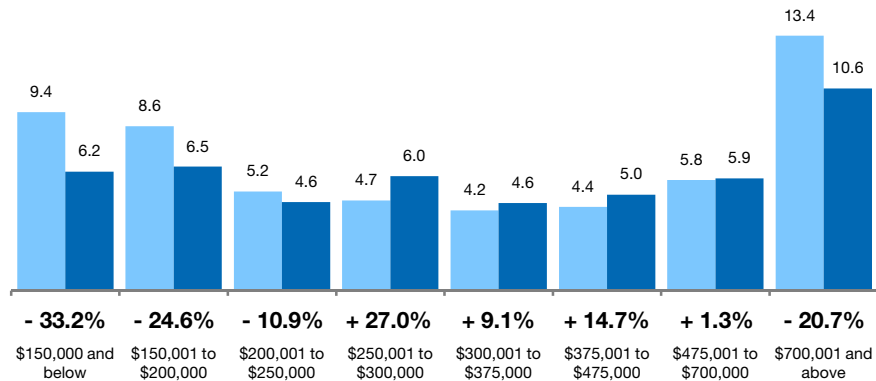
Months Supply of Inventory Condo Properties Only



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

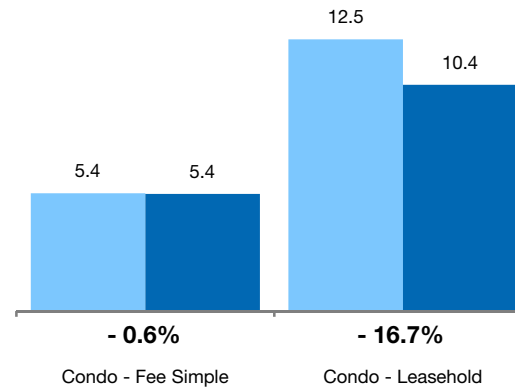
By Price Range

6-2010 6-2011



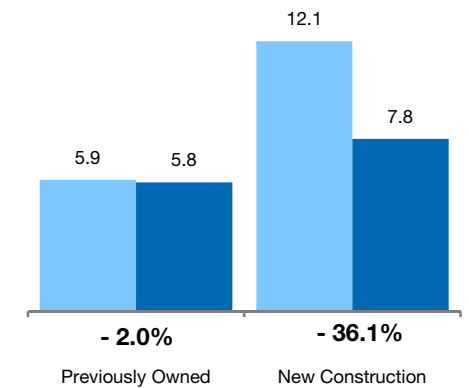
By Condo Type

6-2010 6-2011



By Construction Status

6-2010 6-2011



All Properties

By Price Range

	6-2010	6-2011	Change
\$150,000 and below	9.4	6.2	-33.2%
\$150,001 to \$200,000	8.6	6.5	-24.6%
\$200,001 to \$250,000	5.2	4.6	-10.9%
\$250,001 to \$300,000	4.7	6.0	+27.0%
\$300,001 to \$375,000	4.2	4.6	+9.1%
\$375,001 to \$475,000	4.4	5.0	+14.7%
\$475,001 to \$700,000	5.8	5.9	+1.3%
\$700,001 and above	13.4	10.6	-20.7%
All Price Ranges	6.0	5.8	-3.3%

Previously Owned

	6-2010	6-2011	Change
\$150,000 and below	9.4	6.2	-33.7%
\$150,001 to \$200,000	8.6	6.5	-24.3%
\$200,001 to \$250,000	5.2	4.7	-10.0%
\$250,001 to \$300,000	4.7	5.6	+18.8%
\$300,001 to \$375,000	4.1	4.3	+5.7%
\$375,001 to \$475,000	4.3	5.2	+20.8%
\$475,001 to \$700,000	5.7	6.0	+5.6%
\$700,001 and above	13.3	11.4	-14.0%
All Price Ranges	5.9	5.8	-2.0%

New Construction

	6-2010	6-2011	Change
\$150,000 and below	0.0	0.0	0.0%
\$150,001 to \$200,000	2.0	0.0	-100.0%
\$200,001 to \$250,000	2.0	1.0	-50.0%
\$250,001 to \$300,000	1.0	9.0	+800.0%
\$300,001 to \$375,000	7.0	4.9	-30.6%
\$375,001 to \$475,000	5.3	0.4	-92.5%
\$475,001 to \$700,000	6.1	1.5	-75.4%
\$700,001 and above	13.6	5.9	-56.9%
All Price Ranges	12.1	7.8	-36.1%

By Condo Type

	6-2010	6-2011	Change
Condo - Fee Simple	5.4	5.4	-0.6%
Condo - Leasehold	12.5	10.4	-16.7%
All Condo Types	6.0	5.8	-3.3%

	6-2010	6-2011	Change
Condo - Fee Simple	5.3	5.3	+1.2%
Condo - Leasehold	12.5	10.3	-17.3%
All Price Ranges	5.9	5.8	-2.0%