

# Housing Supply Overview



**May 2011**

A RESEARCH TOOL PROVIDED BY THE  
HONOLULU BOARD OF REALTORS®

## Quick Facts

6.0	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

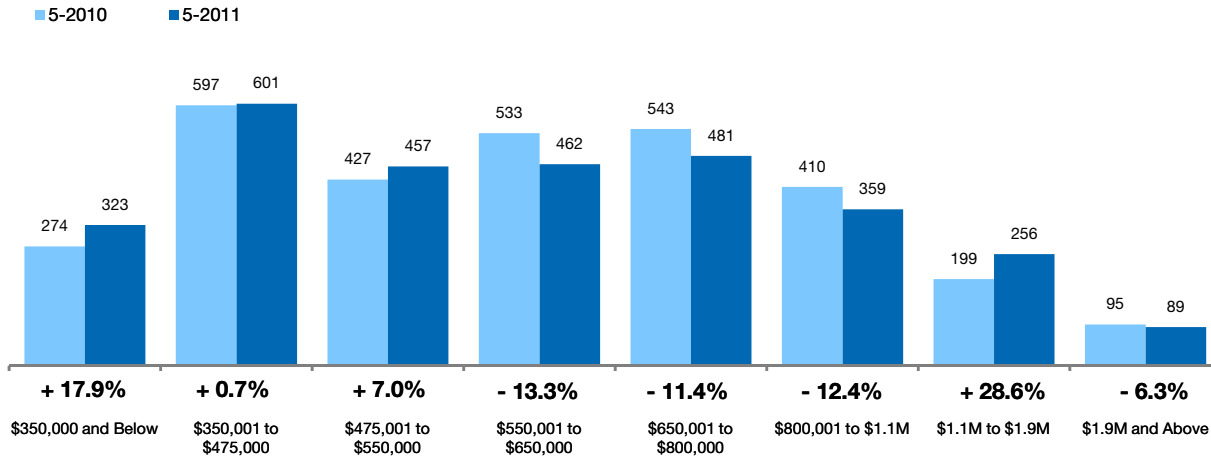
[Click on desired metric to jump to that page.](#)

# Pending Sales Single-Family Homes Only

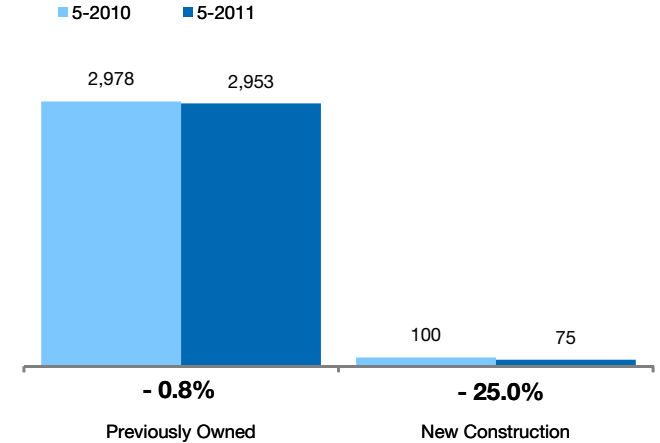
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	5-2010	5-2011	Change
\$350,000 and Below	274	323	+ 17.9%
\$350,001 to \$475,000	597	601	+ 0.7%
\$475,001 to \$550,000	427	457	+ 7.0%
\$550,001 to \$650,000	533	462	- 13.3%
\$650,001 to \$800,000	543	481	- 11.4%
\$800,001 to \$1.1M	410	359	- 12.4%
\$1.1M to \$1.9M	199	256	+ 28.6%
\$1.9M and Above	95	89	- 6.3%
<b>All Single-Family Homes</b>	<b>3,078</b>	<b>3,028</b>	<b>- 1.6%</b>

### Previously Owned

5-2010	5-2011	Change
270	321	+ 18.9%
581	577	- 0.7%
418	449	+ 7.4%
520	451	- 13.3%
515	465	- 9.7%
393	354	- 9.9%
191	252	+ 31.9%
90	84	- 6.7%
<b>2,978</b>	<b>2,953</b>	<b>- 0.8%</b>

### New Construction

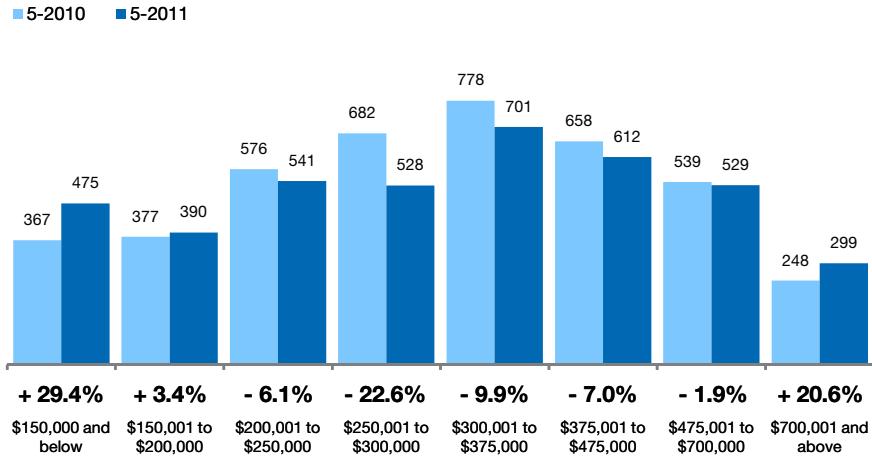
5-2010	5-2011	Change
4	2	- 50.0%
16	24	+ 50.0%
9	8	- 11.1%
13	11	- 15.4%
28	16	- 42.9%
17	5	- 70.6%
8	4	- 50.0%
5	5	0.0%
<b>100</b>	<b>75</b>	<b>- 25.0%</b>

# Pending Sales Condo Properties Only

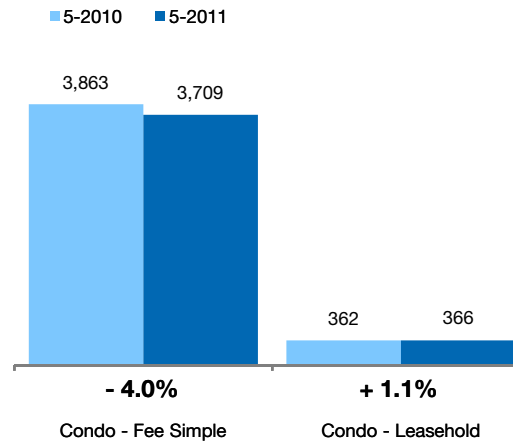
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



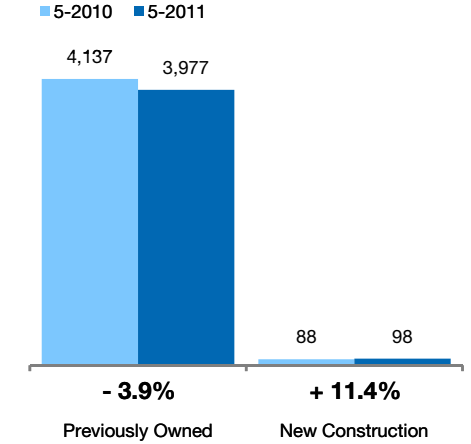
## By Price Range



## By Condo Type



## By Construction Status



### All Properties

By Price Range	5-2010	5-2011	Change
\$150,000 and below	367	475	+ 29.4%
\$150,001 to \$200,000	377	390	+ 3.4%
\$200,001 to \$250,000	576	541	- 6.1%
\$250,001 to \$300,000	682	528	- 22.6%
\$300,001 to \$375,000	778	701	- 9.9%
\$375,001 to \$475,000	658	612	- 7.0%
\$475,001 to \$700,000	539	529	- 1.9%
\$700,001 and above	248	299	+ 20.6%
<b>All Price Ranges</b>	<b>4,225</b>	<b>4,075</b>	<b>- 3.6%</b>

### Previously Owned

5-2010	5-2011	Change	5-2010	5-2011	Change
366	475	+ 29.8%	1	0	- 100.0%
375	389	+ 3.7%	2	1	- 50.0%
575	539	- 6.3%	1	2	+ 100.0%
680	526	- 22.6%	2	2	0.0%
777	694	- 10.7%	1	7	+ 600.0%
650	589	- 9.4%	8	23	+ 187.5%
511	512	+ 0.2%	28	17	- 39.3%
203	253	+ 24.6%	45	46	+ 2.2%
<b>4,137</b>	<b>3,977</b>	<b>- 3.9%</b>	<b>88</b>	<b>98</b>	<b>+ 11.4%</b>

### New Construction

By Condo Type	5-2010	5-2011	Change
Condo - Fee Simple	3,863	3,709	- 4.0%
Condo - Leasehold	362	366	+ 1.1%
<b>All Condo Types</b>	<b>4,225</b>	<b>4,075</b>	<b>- 3.6%</b>

5-2010	5-2011	Change	5-2010	5-2011	Change
3,775	3,611	- 4.3%	88	98	+ 11.4%
362	366	+ 1.1%	0	0	0.0%
<b>4,137</b>	<b>3,977</b>	<b>- 3.9%</b>	<b>88</b>	<b>98</b>	<b>+ 11.4%</b>

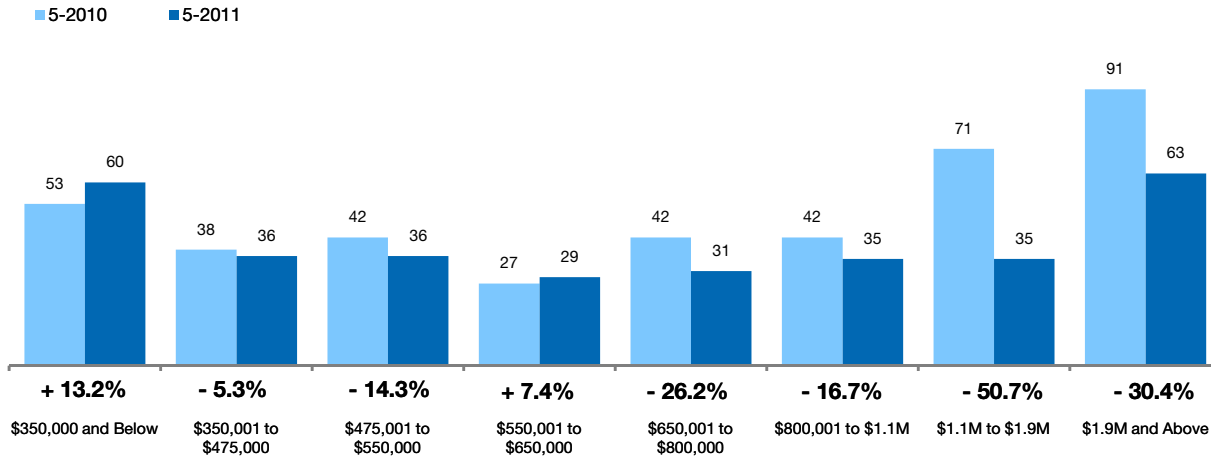
# Days on Market Until Sale Single-Family Homes Only



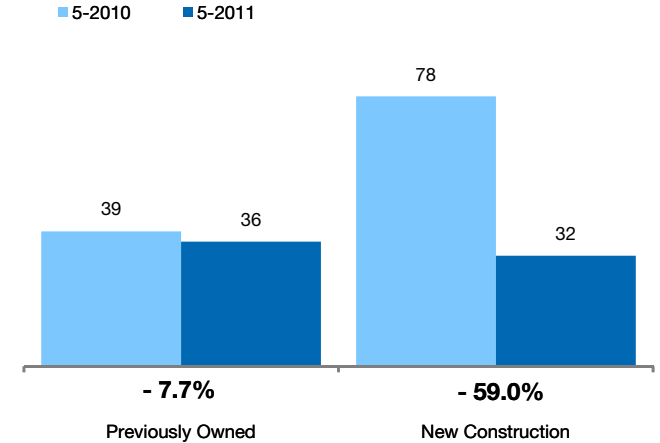
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

## By Price Range



## By Construction Status



## All Properties

By Price Range	5-2010	5-2011	Change
\$350,000 and Below	53	60	+ 13.2%
\$350,001 to \$475,000	38	36	- 5.3%
\$475,001 to \$550,000	42	36	- 14.3%
\$550,001 to \$650,000	27	29	+ 7.4%
\$650,001 to \$800,000	42	31	- 26.2%
\$800,001 to \$1.1M	42	35	- 16.7%
\$1.1M to \$1.9M	71	35	- 50.7%
\$1.9M and Above	91	63	- 30.4%
<b>All Single-Family Homes</b>	<b>41</b>	<b>36</b>	<b>- 12.2%</b>

## Previously Owned

5-2010	5-2011	Change	5-2010	5-2011	Change
53	60	+ 13.2%	41	122	+ 201.2%
38	37	- 2.6%	68	1	- 98.5%
42	38	- 10.7%	63	1	- 98.4%
27	29	+ 5.6%	30	39	+ 30.0%
39	30	- 22.1%	77	93	+ 20.8%
40	35	- 12.5%	90	84	- 6.7%
63	35	- 44.4%	166	251	+ 51.2%
83	60	- 27.7%	155	190	+ 22.6%
<b>39</b>	<b>36</b>	<b>- 7.7%</b>	<b>78</b>	<b>32</b>	<b>- 59.0%</b>

## New Construction

# Days on Market Until Sale Condo Properties Only

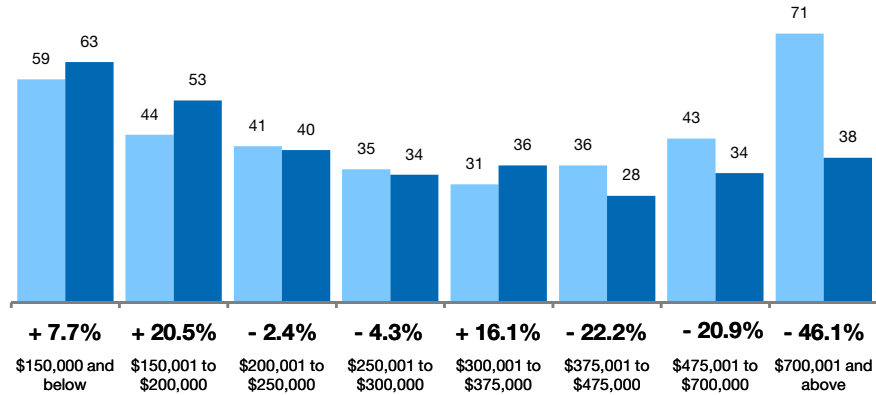
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.



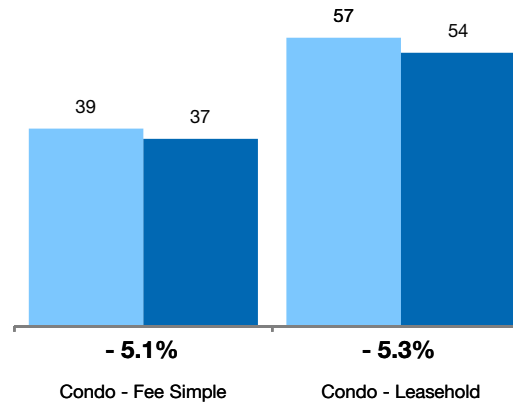
## By Price Range

■ 5-2010 ■ 5-2011



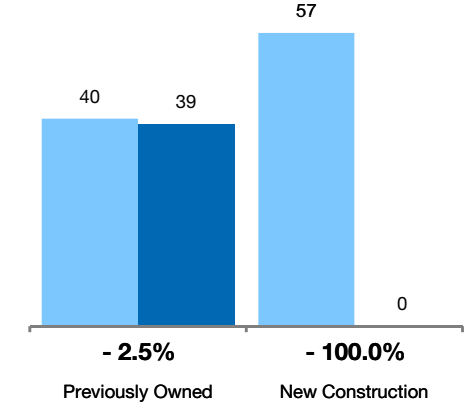
## By Condo Type

■ 5-2010 ■ 5-2011



## By Construction Status

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$150,000 and below	59	63	+ 7.7%
\$150,001 to \$200,000	44	53	+ 20.5%
\$200,001 to \$250,000	41	40	- 2.4%
\$250,001 to \$300,000	35	34	- 4.3%
\$300,001 to \$375,000	31	36	+ 16.1%
\$375,001 to \$475,000	36	28	- 22.2%
\$475,001 to \$700,000	43	34	- 20.9%
\$700,001 and above	71	38	- 46.1%
<b>All Condos</b>	<b>40</b>	<b>38</b>	<b>- 5.0%</b>

## Previously Owned

	5-2010	5-2011	Change
\$150,000 and below	60	63	+ 5.0%
\$150,001 to \$200,000	44	53	+ 20.5%
\$200,001 to \$250,000	41	40	- 2.4%
\$250,001 to \$300,000	35	34	- 4.3%
\$300,001 to \$375,000	31	36	+ 16.1%
\$375,001 to \$475,000	37	28	- 23.3%
\$475,001 to \$700,000	41	35	- 14.6%
\$700,001 and above	59	61	+ 3.4%
<b>All Condos</b>	<b>40</b>	<b>39</b>	<b>- 2.5%</b>

## New Construction

	5-2010	5-2011	Change
\$150,000 and below	51	0	- 100.0%
\$150,001 to \$200,000	88	289	+ 230.3%
\$200,001 to \$250,000	44	33	- 24.1%
\$250,001 to \$300,000	73	0	- 100.0%
\$300,001 to \$375,000	24	0	- 100.0%
\$375,001 to \$475,000	14	25	+ 78.6%
\$475,001 to \$700,000	48	0	- 100.0%
\$700,001 and above	124	0	- 100.0%
<b>All Condos</b>	<b>57</b>	<b>0</b>	<b>- 100.0%</b>

### By Condo Type

	5-2010	5-2011	Change
Condo - Fee Simple	39	37	- 5.1%
Condo - Leasehold	57	54	- 5.3%
<b>All Condos</b>	<b>40</b>	<b>38</b>	<b>- 5.0%</b>

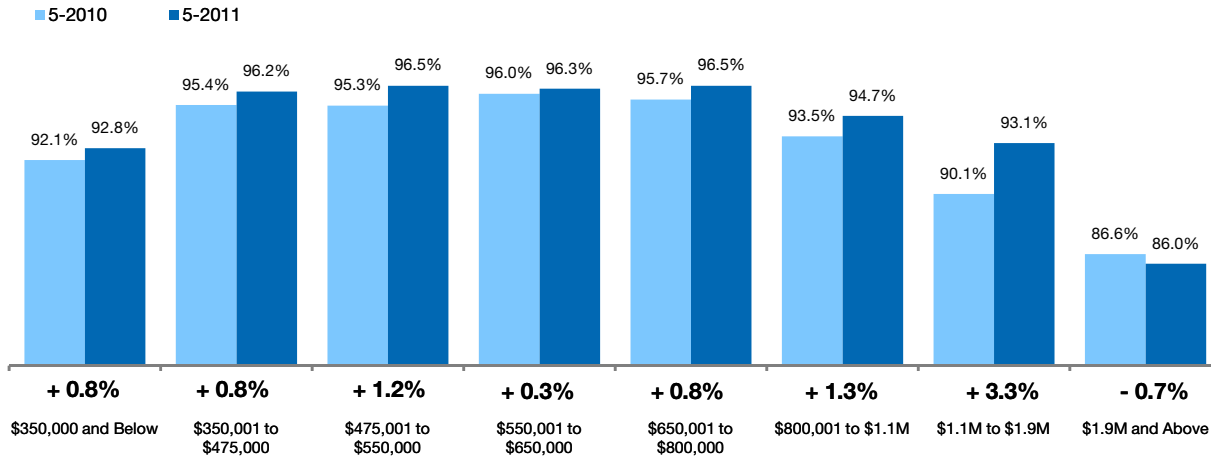
	5-2010	5-2011	Change
Condo - Fee Simple	38	38	0.0%
Condo - Leasehold	57	54	- 5.3%
<b>All Condos</b>	<b>40</b>	<b>39</b>	<b>- 2.5%</b>

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

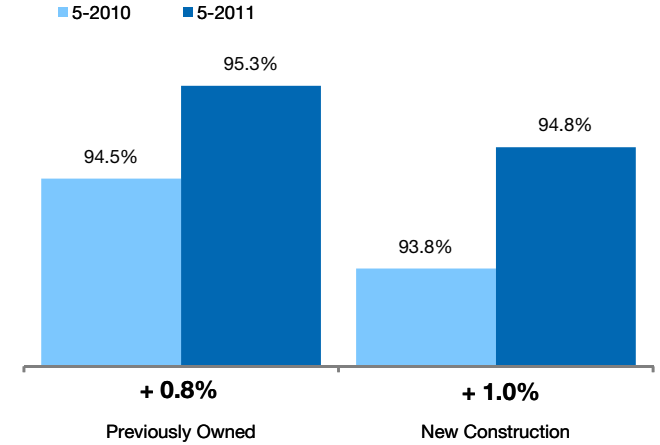


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

## By Price Range



## By Construction Status



## All Properties

By Price Range	5-2010	5-2011	Change
\$350,000 and Below	92.1%	92.8%	+ 0.8%
\$350,001 to \$475,000	95.4%	96.2%	+ 0.8%
\$475,001 to \$550,000	95.3%	96.5%	+ 1.2%
\$550,001 to \$650,000	96.0%	96.3%	+ 0.3%
\$650,001 to \$800,000	95.7%	96.5%	+ 0.8%
\$800,001 to \$1.1M	93.5%	94.7%	+ 1.3%
\$1.1M to \$1.9M	90.1%	93.1%	+ 3.3%
\$1.9M and Above	86.6%	86.0%	- 0.7%
<b>All Single-Family Homes</b>	<b>94.5%</b>	<b>95.2%</b>	<b>+ 0.8%</b>

## Previously Owned

5-2010	5-2011	Change
92.1%	92.9%	+ 0.9%
95.3%	96.1%	+ 0.8%
95.3%	96.5%	+ 1.3%
96.1%	96.3%	+ 0.3%
95.7%	96.5%	+ 0.8%
93.6%	94.7%	+ 1.1%
90.4%	93.4%	+ 3.3%
86.6%	86.3%	- 0.3%
<b>94.5%</b>	<b>95.3%</b>	<b>+ 0.8%</b>

## New Construction

5-2010	5-2011	Change
93.3%	82.6%	- 11.5%
98.8%	99.3%	+ 0.5%
100.3%	99.9%	- 0.5%
95.2%	96.9%	+ 1.8%
96.0%	97.3%	+ 1.3%
91.8%	97.6%	+ 6.3%
84.7%	66.1%	- 22.0%
86.7%	81.6%	- 5.9%
<b>93.8%</b>	<b>94.8%</b>	<b>+ 1.0%</b>

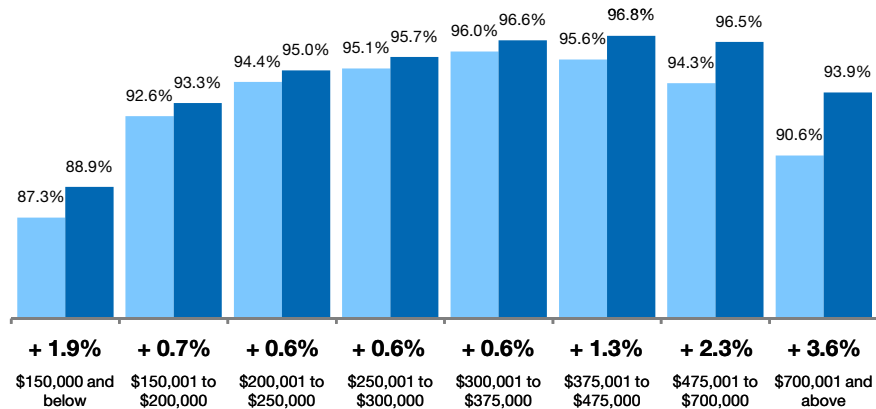
# Pct. Of Orig. Price Received Condo Properties Only



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.**

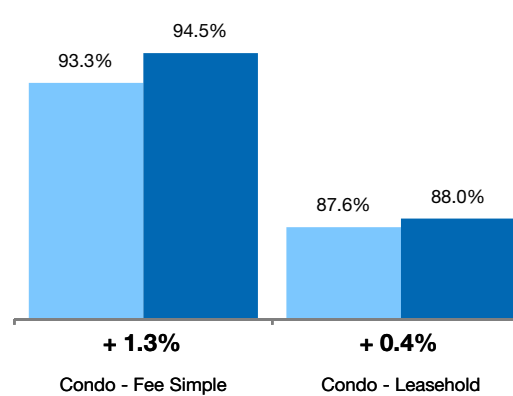
## By Price Range

■ 5-2010 ■ 5-2011



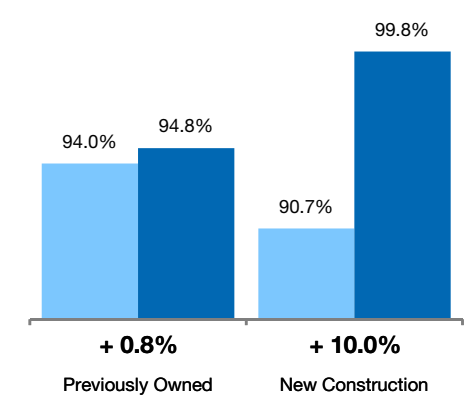
## By Condo Type

■ 5-2010 ■ 5-2011



## By Construction Status

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$150,000 and below	87.3%	88.9%	+ 1.9%
\$150,001 to \$200,000	92.6%	93.3%	+ 0.7%
\$200,001 to \$250,000	94.4%	95.0%	+ 0.6%
\$250,001 to \$300,000	95.1%	95.7%	+ 0.6%
\$300,001 to \$375,000	96.0%	96.6%	+ 0.6%
\$375,001 to \$475,000	95.6%	96.8%	+ 1.3%
\$475,001 to \$700,000	94.3%	96.5%	+ 2.3%
\$700,001 and above	90.6%	93.9%	+ 3.6%
<b>All Condos</b>	<b>94.0%</b>	<b>94.9%</b>	<b>+ 0.9%</b>

## Previously Owned

	5-2010	5-2011	Change
\$150,000 and below	87.3%	88.9%	+ 1.8%
\$150,001 to \$200,000	92.6%	93.3%	+ 0.7%
\$200,001 to \$250,000	94.4%	95.0%	+ 0.6%
\$250,001 to \$300,000	95.1%	95.7%	+ 0.6%
\$300,001 to \$375,000	96.0%	96.6%	+ 0.6%
\$375,001 to \$475,000	95.6%	96.7%	+ 1.2%
\$475,001 to \$700,000	94.7%	96.4%	+ 1.9%
\$700,001 and above	90.7%	93.3%	+ 2.9%
<b>All Condos</b>	<b>94.0%</b>	<b>94.8%</b>	<b>+ 0.8%</b>

## New Construction

	5-2010	5-2011	Change
\$150,000 and below	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	0.0%	102.7%	0.0%
\$200,001 to \$250,000	94.7%	95.5%	+ 0.9%
\$250,001 to \$300,000	100.0%	0.0%	- 100.0%
\$300,001 to \$375,000	96.6%	0.0%	- 100.0%
\$375,001 to \$475,000	97.0%	101.4%	+ 4.5%
\$475,001 to \$700,000	88.3%	100.1%	+ 13.4%
\$700,001 and above	88.8%	98.8%	+ 11.3%
<b>All Condos</b>	<b>90.7%</b>	<b>99.8%</b>	<b>+ 10.0%</b>

### By Condo Type

	5-2010	5-2011	Change
Condo - Fee Simple	93.3%	94.5%	+ 1.3%
Condo - Leasehold	87.6%	88.0%	+ 0.4%
<b>All Condos</b>	<b>94.0%</b>	<b>94.9%</b>	<b>+ 0.9%</b>

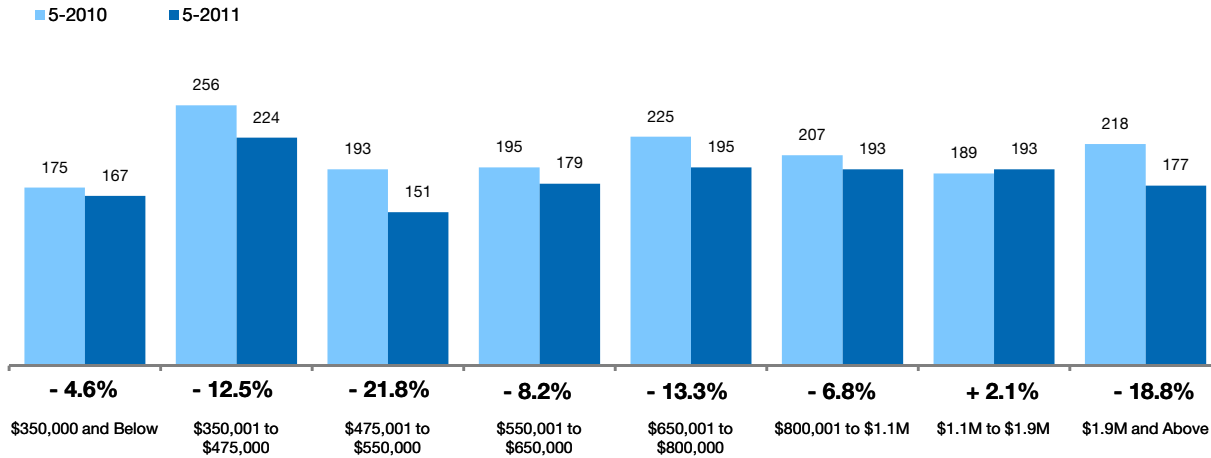
	5-2010	5-2011	Change
Condo - Fee Simple	93.3%	94.5%	+ 1.3%
Condo - Leasehold	87.6%	88.0%	+ 0.4%
<b>All Condos</b>	<b>94.0%</b>	<b>94.8%</b>	<b>+ 0.8%</b>

# Inventory of Homes for Sale Single-Family Homes Only

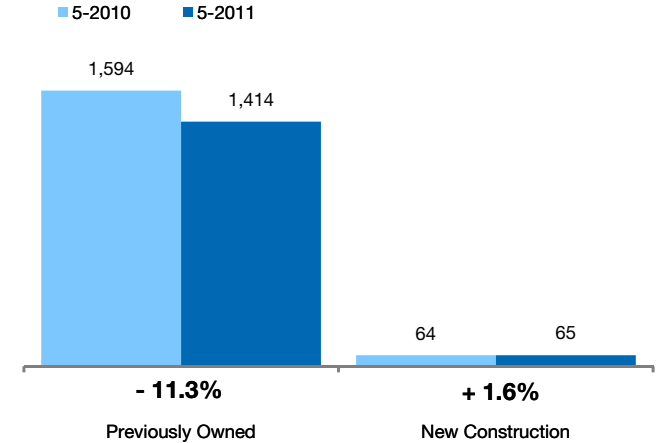


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

## By Price Range



## By Construction Status



## All Properties

By Price Range	5-2010	5-2011	Change
\$350,000 and Below	175	167	- 4.6%
\$350,001 to \$475,000	256	224	- 12.5%
\$475,001 to \$550,000	193	151	- 21.8%
\$550,001 to \$650,000	195	179	- 8.2%
\$650,001 to \$800,000	225	195	- 13.3%
\$800,001 to \$1.1M	207	193	- 6.8%
\$1.1M to \$1.9M	189	193	+ 2.1%
\$1.9M and Above	218	177	- 18.8%
<b>All Single-Family Homes</b>	<b>1,658</b>	<b>1,479</b>	<b>- 10.8%</b>

## Previously Owned

5-2010	5-2011	Change
173	159	- 8.1%
247	211	- 14.6%
191	149	- 22.0%
186	173	- 7.0%
217	188	- 13.4%
200	181	- 9.5%
173	181	+ 4.6%
207	172	- 16.9%
<b>1,594</b>	<b>1,414</b>	<b>- 11.3%</b>

## New Construction

5-2010	5-2011	Change
2	8	+ 300.0%
9	13	+ 44.4%
2	2	0.0%
9	6	- 33.3%
8	7	- 12.5%
7	12	+ 71.4%
16	12	- 25.0%
11	5	- 54.5%
<b>64</b>	<b>65</b>	<b>+ 1.6%</b>

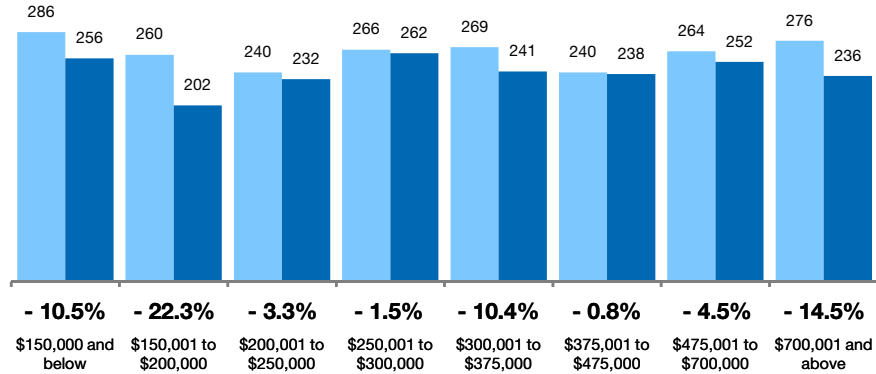
# Inventory of Homes for Sale Condo Properties Only

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



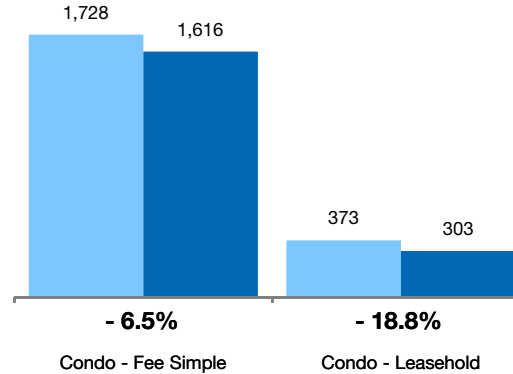
## By Price Range

■ 5-2010 ■ 5-2011



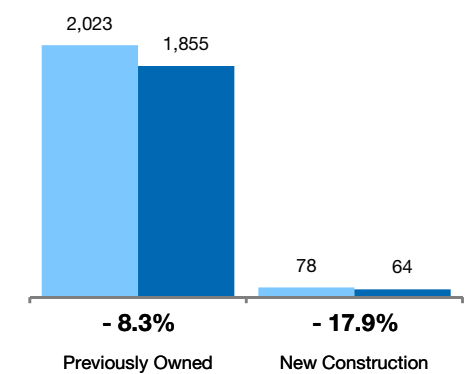
## By Condo Type

■ 5-2010 ■ 5-2011



## By Construction Status

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$150,000 and below	286	256	-10.5%
\$150,001 to \$200,000	260	202	-22.3%
\$200,001 to \$250,000	240	232	-3.3%
\$250,001 to \$300,000	266	262	-1.5%
\$300,001 to \$375,000	269	241	-10.4%
\$375,001 to \$475,000	240	238	-0.8%
\$475,001 to \$700,000	264	252	-4.5%
\$700,001 and above	276	236	-14.5%
<b>All Price Ranges</b>	<b>2,101</b>	<b>1,919</b>	<b>-8.7%</b>

## Previously Owned

	5-2010	5-2011	Change
\$150,000 and below	286	255	-10.8%
\$150,001 to \$200,000	258	202	-21.7%
\$200,001 to \$250,000	239	232	-2.9%
\$250,001 to \$300,000	265	244	-7.9%
\$300,001 to \$375,000	265	219	-17.4%
\$375,001 to \$475,000	236	231	-2.1%
\$475,001 to \$700,000	247	246	-0.4%
\$700,001 and above	227	226	-0.4%
<b>All Price Ranges</b>	<b>2,023</b>	<b>1,855</b>	<b>-8.3%</b>

## New Construction

	5-2010	5-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	-100.0%
\$200,001 to \$250,000	1	0	-100.0%
\$250,001 to \$300,000	1	18	+1700.0%
\$300,001 to \$375,000	4	22	+450.0%
\$375,001 to \$475,000	4	7	+75.0%
\$475,001 to \$700,000	17	6	-64.7%
\$700,001 and above	49	10	-79.6%
<b>All Price Ranges</b>	<b>78</b>	<b>64</b>	<b>-17.9%</b>

### By Condo Type

	5-2010	5-2011	Change
Condo - Fee Simple	1,728	1,616	-6.5%
Condo - Leasehold	373	303	-18.8%
<b>All Condo Types</b>	<b>2,101</b>	<b>1,919</b>	<b>-8.7%</b>

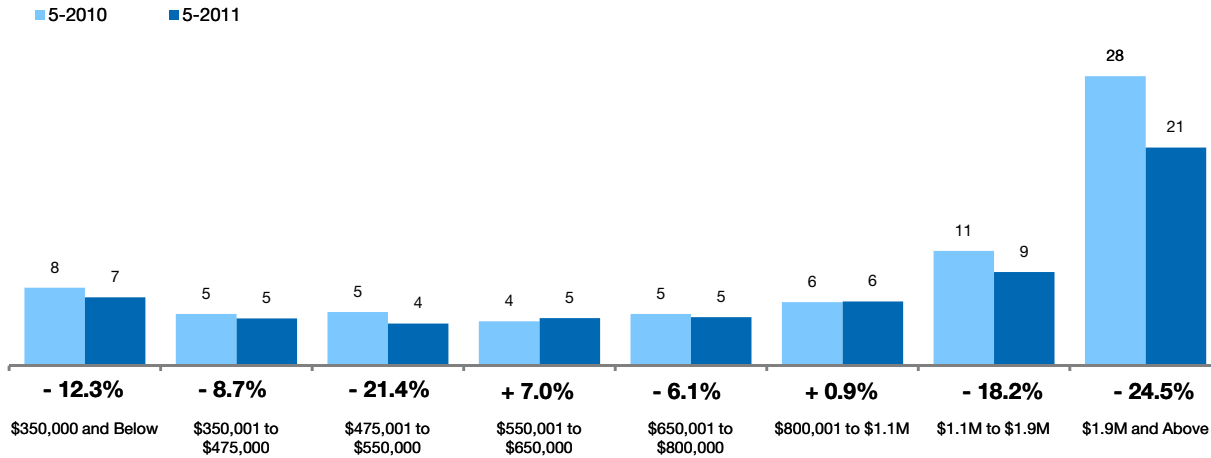
	5-2010	5-2011	Change
Condo - Fee Simple	1,651	1,554	-5.9%
Condo - Leasehold	372	301	-19.1%
<b>All Condo Types</b>	<b>2,023</b>	<b>1,855</b>	<b>-8.3%</b>

# Months Supply of Inventory Single-Family Homes Only

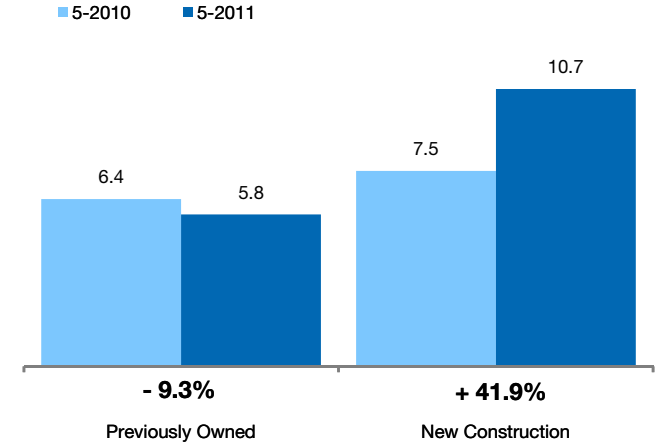


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

## By Price Range



## By Construction Status



### All Properties

By Price Range	5-2010	5-2011	Change
\$350,000 and Below	7.7	6.7	-12.3%
\$350,001 to \$475,000	5.1	4.7	-8.7%
\$475,001 to \$550,000	5.3	4.2	-21.4%
\$550,001 to \$650,000	4.4	4.7	+7.0%
\$650,001 to \$800,000	5.1	4.8	-6.1%
\$800,001 to \$1.1M	6.3	6.3	+0.9%
\$1.1M to \$1.9M	11.3	9.2	-18.2%
\$1.9M and Above	28.4	21.5	-24.5%
<b>All Single-Family Homes</b>	<b>6.5</b>	<b>6.0</b>	<b>-8.0%</b>

### Previously Owned

5-2010	5-2011	Change
7.7	6.4	-16.2%
5.0	4.6	-9.5%
5.3	4.2	-21.1%
4.3	4.6	+7.7%
5.2	4.7	-8.3%
6.3	6.0	-5.2%
10.8	8.8	-18.7%
29.2	22.0	-24.9%
<b>6.4</b>	<b>5.8</b>	<b>-9.3%</b>

### New Construction

5-2010	5-2011	Change
2.0	8.0	+300.0%
3.9	4.9	+23.8%
1.4	1.4	-2.0%
5.8	4.0	-30.9%
3.3	4.5	+38.1%
4.3	12.0	+180.5%
14.2	12.0	-15.6%
7.9	5.0	-36.4%
<b>7.5</b>	<b>10.7</b>	<b>+41.9%</b>

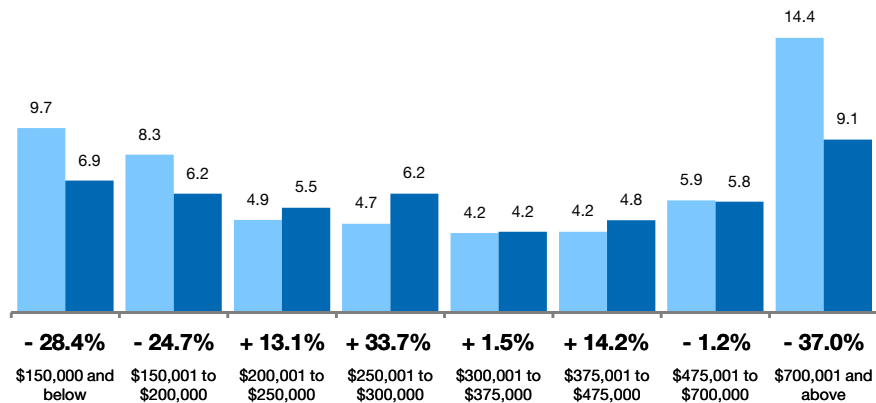
# Months Supply of Inventory Condo Properties Only



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.

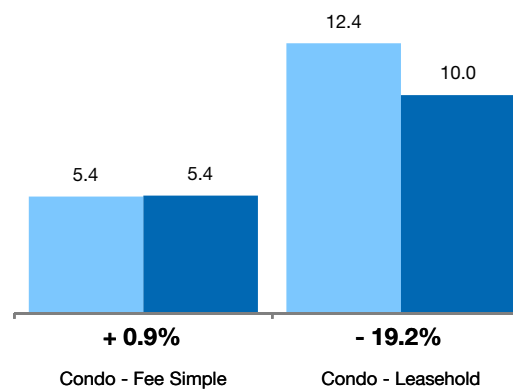
## By Price Range

■ 5-2010 ■ 5-2011



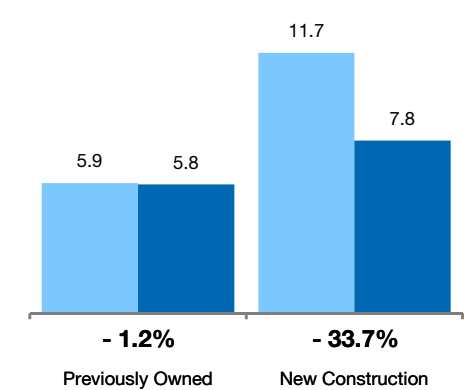
## By Condo Type

■ 5-2010 ■ 5-2011



## By Construction Status

■ 5-2010 ■ 5-2011



## All Properties

### By Price Range

	5-2010	5-2011	Change
\$150,000 and below	9.7	6.9	-28.4%
\$150,001 to \$200,000	8.3	6.2	-24.7%
\$200,001 to \$250,000	4.9	5.5	+13.1%
\$250,001 to \$300,000	4.7	6.2	+33.7%
\$300,001 to \$375,000	4.2	4.2	+1.5%
\$375,001 to \$475,000	4.2	4.8	+14.2%
\$475,001 to \$700,000	5.9	5.8	-1.2%
\$700,001 and above	14.4	9.1	-37.0%
<b>All Price Ranges</b>	<b>6.0</b>	<b>5.8</b>	<b>-2.2%</b>

## Previously Owned

	5-2010	5-2011	Change
\$150,000 and below	9.7	6.9	-28.9%
\$150,001 to \$200,000	8.3	6.2	-24.5%
\$200,001 to \$250,000	4.9	5.5	+13.4%
\$250,001 to \$300,000	4.7	5.8	+25.1%
\$300,001 to \$375,000	4.1	3.9	-6.2%
\$375,001 to \$475,000	4.2	4.9	+14.9%
\$475,001 to \$700,000	5.8	5.9	+0.8%
\$700,001 and above	13.8	10.6	-23.1%
<b>All Price Ranges</b>	<b>5.9</b>	<b>5.8</b>	<b>-1.2%</b>

## New Construction

	5-2010	5-2011	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	0.7	0.0	-100.0%
\$250,001 to \$300,000	1.0	9.0	+800.0%
\$300,001 to \$375,000	4.0	11.0	+175.0%
\$375,001 to \$475,000	3.0	3.1	+3.7%
\$475,001 to \$700,000	5.9	2.8	-51.8%
\$700,001 and above	17.8	2.1	-88.2%
<b>All Price Ranges</b>	<b>11.7</b>	<b>7.8</b>	<b>-33.7%</b>

### By Condo Type

	5-2010	5-2011	Change
Condo - Fee Simple	5.4	5.4	+0.9%
Condo - Leasehold	12.4	10.0	-19.2%
<b>All Condo Types</b>	<b>6.0</b>	<b>5.8</b>	<b>-2.2%</b>

	5-2010	5-2011	Change
Condo - Fee Simple	5.2	5.4	+2.3%
Condo - Leasehold	12.4	10.0	-19.5%
<b>All Condo Types</b>	<b>5.9</b>	<b>5.8</b>	<b>-1.2%</b>