



**May 2011**

# Local Market Updates

## Contents

<b>NEIGHBORHOOD .....</b>	<b>TMK LISTING .....</b>	<b>PAGE</b>
All Areas for Single-Family Homes .....		2
All Areas for Condominiums .....		3
Aina Haina – Kuliouou .....	1-3-6 to 1-3-8 .....	4
Ala Moana – Kakaako .....	1-2-3 .....	5
Downtown – Nuuanu.....	1-1-8 to 1-2-2 .....	6
Ewa Plain .....	1-9-1 .....	7
Hawaii Kai .....	1-3-9 .....	8
Kailua – Waimanalo .....	1-4-1 to Selected 1-4-4 .....	9
Kalihi – Palama .....	1-1-2 to 1-1-7 .....	10
Kaneohe.....	Selected 1-4-4 to 1-4-7 .....	11
Kapahulu – Diamond Head.....	1-3-1 to 1-3-4 .....	12
Makaha – Nanakuli .....	1-8-1 to 1-8-9 .....	13
Makakilo .....	1-9-2 to 1-9-3 .....	14
Makiki – Moiliili .....	1-2-4 to 1-2-9 (except 1-2-6) .....	15
Mililani .....	Selected 1-9-4 to 1-9-5 .....	16
Moanalua – Salt Lake .....	1-1-1 .....	17
North Shore.....	1-5-6 to 1-6-9 .....	18
Pearl City – Aiea.....	1-9-6 to 1-9-9 .....	19
Wahiawa.....	1-7-1 to 1-7-7 .....	20
Waiālae – Kahala .....	1-3-5 .....	21
Waikiki .....	1-2-6 .....	22
Waipahu .....	1-9-4 .....	23
Windward Coast.....	1-4-8 to 1-5-5 .....	24

# Local Market Updates

## Single-Family Homes Only



### May 2011

		New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
		5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	8	9	12.5%	7	9	28.6%	\$950,000	\$1,250,000	31.6%	101.3%	95.0%	-6.2%	12	64	433.3%	39	40	2.6%
Ala Moana - Kakaako	1-2-3	0	2	NA	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	3	1	-66.7%
Downtown - Nuuanu	1-1-8 to 1-2-2	10	13	30.0%	6	8	33.3%	\$770,000	\$759,500	-1.4%	93.5%	96.9%	3.7%	69	21	-69.6%	40	39	-2.5%
Ewa Plain	1-9-1	55	57	3.6%	35	35	0.0%	\$435,000	\$456,000	4.8%	98.2%	97.5%	-0.7%	36	33	-8.3%	199	158	-20.6%
Hawaii Kai	1-3-9	28	26	-7.1%	15	14	-6.7%	\$885,000	\$920,000	4.0%	93.4%	95.0%	1.6%	27	22	-20.4%	86	86	0.0%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	40	35	-12.5%	26	25	-3.8%	\$699,000	\$800,000	14.4%	96.2%	96.8%	0.7%	37	29	-20.5%	115	123	7.0%
Kalihi - Palama	1-1-2 to 1-1-7	14	15	7.1%	13	11	-15.4%	\$485,500	\$490,000	0.9%	92.4%	95.2%	3.0%	45	46	2.2%	89	54	-39.3%
Kaneohe	Selected 1-4-4 to 1-4-7	29	33	13.8%	31	12	-61.3%	\$668,000	\$687,500	2.9%	97.2%	94.6%	-2.6%	22	36	63.6%	134	110	-17.9%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	23	28	21.7%	19	18	-5.3%	\$699,500	\$715,750	2.3%	98.9%	94.9%	-4.0%	11	53	381.8%	86	78	-9.3%
Makaha - Nanakuli	1-8-1 to 1-8-9	30	32	6.7%	16	15	-6.3%	\$321,850	\$275,000	-14.6%	95.9%	92.9%	-3.1%	24	87	270.2%	152	148	-2.6%
Makakilo	1-9-2 to 1-9-3	21	23	9.5%	13	6	-53.8%	\$462,500	\$490,950	6.2%	96.0%	91.5%	-4.7%	38	151	296.1%	52	49	-5.8%
Makiki - Moliili	1-2-4 to 1-2-9 (except 1-2-6)	13	19	46.2%	7	7	0.0%	\$1,045,000	\$860,000	-17.7%	94.3%	92.6%	-1.8%	20	21	5.0%	61	47	-23.0%
Milliani	Selected 1-9-4 to 1-9-5	22	26	18.2%	14	14	0.0%	\$685,000	\$623,250	-9.0%	97.0%	96.8%	-0.2%	32	35	9.5%	58	52	-10.3%
Moanalua - Salt Lake	1-1-1	2	7	250.0%	6	3	-50.0%	\$765,000	\$775,000	1.3%	96.0%	94.8%	-1.3%	106	15	-85.8%	12	22	83.3%
North Shore	1-5-6 to 1-6-9	25	21	-16.0%	6	5	-16.7%	\$662,500	\$555,000	-16.2%	93.7%	94.4%	0.8%	73	190	160.3%	106	95	-10.4%
Pearl City - Aiea	1-9-6 to 1-9-9	19	36	89.5%	20	21	5.0%	\$630,000	\$635,000	0.8%	97.2%	95.4%	-1.8%	20	44	125.6%	68	79	16.2%
Wahiawa	1-7-1 to 1-7-7	6	4	-33.3%	6	5	-16.7%	\$400,000	\$345,000	-13.8%	98.2%	92.6%	-5.7%	21	185	802.4%	51	30	-41.2%
Waialae-Kahala	1-3-5	29	14	-51.7%	8	11	37.5%	\$1,265,000	\$1,250,000	-1.2%	97.0%	96.0%	-1.0%	50	13	-73.7%	62	56	-9.7%
Waikiki	1-2-6	1	0	-100.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	1	2	100.0%
Waipahu	1-9-4	22	31	40.9%	30	20	-33.3%	\$533,100	\$454,000	-14.8%	96.0%	96.6%	0.6%	23	27	20.0%	112	91	-18.8%
Windward Coast	1-4-8 to 1-5-5	12	8	-33.3%	4	4	0.0%	\$572,500	\$450,000	-21.4%	91.3%	97.6%	6.9%	102	26	-74.4%	63	54	-14.3%

### Year to Date

		New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale		
		5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	56	52	-7.1%	25	34	36.0%	\$923,500	\$1,155,000	25.1%	96.0%	91.2%	-5.0%	16	64	300.0%
Ala Moana - Kakaako	1-2-3	1	4	300.0%	2	0	-100.0%	\$515,000	\$0	-100.0%	96.4%	0.0%	-100.0%	47	0	-100.0%
Downtown - Nuuanu	1-1-8 to 1-2-2	48	62	29.2%	26	32	23.1%	\$731,000	\$740,000	1.2%	93.1%	92.6%	-0.5%	64	54	-16.4%
Ewa Plain	1-9-1	346	300	-13.3%	201	170	-15.4%	\$435,000	\$435,000	0.0%	98.5%	98.0%	-0.5%	29	31	6.9%
Hawaii Kai	1-3-9	145	136	-6.2%	66	58	-12.1%	\$800,000	\$915,000	14.4%	96.6%	95.8%	-0.8%	22	26	18.6%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	184	177	-3.8%	98	90	-8.2%	\$744,000	\$795,000	6.9%	95.2%	95.6%	0.4%	35	35	-1.4%
Kalihi - Palama	1-1-2 to 1-1-7	113	85	-24.8%	46	36	-21.7%	\$534,500	\$515,000	-3.6%	95.3%	96.2%	1.0%	32	32	-1.6%
Kaneohe	Selected 1-4-4 to 1-4-7	204	153	-25.0%	125	76	-39.2%	\$645,000	\$650,000	0.8%	94.8%	94.7%	-0.1%	22	38	70.5%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	127	124	-2.4%	82	74	-9.8%	\$745,000	\$678,000	-9.0%	97.4%	93.8%	-3.7%	15	43	183.3%
Makaha - Nanakuli	1-8-1 to 1-8-9	181	181	0.0%	66	81	22.7%	\$315,000	\$275,000	-12.7%	95.2%	93.7%	-1.6%	46	38	-16.5%
Makakilo	1-9-2 to 1-9-3	81	77	-4.9%	31	29	-6.5%	\$537,000	\$505,000	-6.0%	96.2%	96.1%	-0.1%	47	36	-23.4%
Makiki - Moliili	1-2-4 to 1-2-9 (except 1-2-6)	83	74	-10.8%	25	37	48.0%	\$884,900	\$895,000	1.1%	92.7%	92.0%	-0.8%	20	47	135.0%
Milliani	Selected 1-9-4 to 1-9-5	113	114	0.9%	56	62	10.7%	\$610,000	\$577,500	-5.3%	97.1%	96.8%	-0.4%	22	41	90.7%
Moanalua - Salt Lake	1-1-1	18	36	100.0%	20	26	30.0%	\$670,000	\$650,000	-3.0%	95.1%	95.6%	0.6%	49	35	-29.6%
North Shore	1-5-6 to 1-6-9	112	94	-16.1%	34	27	-20.6%	\$672,000	\$540,000	-19.6%	89.9%	92.7%	3.2%	102	82	-19.6%
Pearl City - Aiea	1-9-6 to 1-9-9	115	132	14.8%	63	78	23.8%	\$572,500	\$580,000	1.3%	97.0%	95.6%	-1.4%	28	64	126.8%
Wahiawa	1-7-1 to 1-7-7	64	39	-39.1%	25	31	24.0%	\$380,000	\$375,000	-1.3%	95.0%	91.7%	-3.5%	32	78	143.8%
Waialae-Kahala	1-3-5	95	67	-29.5%	39	41	5.1%	\$1,200,000	\$1,250,000	4.2%	92.6%	92.7%	0.1%	30	33	10.0%
Waikiki	1-2-6	2	1	-50.0%	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA
Waipahu	1-9-4	179	168	-6.1%	118	97	-17.8%	\$530,275	\$505,000	-4.8%	95.3%	96.6%	1.3%	32	39	23.8%
Windward Coast	1-4-8 to 1-5-5	66	61	-7.6%	19	26	36.8%	\$510,000	\$567,000	11.2%	93.0%	91.2%	-1.9%	56	44	-21.4%

# Local Market Updates

## Condo Properties Only



### May 2011

		New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale			Inventory of Homes for Sale		
		5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change
Aina Haina - Kuliouou	1-3-6 to 1-3-8	0	0	NA	0	0	NA	\$0	\$0	NA	0.0%	0.0%	NA	0	0	NA	1	2	100.0%
Ala Moana - Kakaako	1-2-3	41	55	34.1%	39	26	-33.3%	\$282,000	\$405,000	43.6%	95.2%	93.7%	-1.6%	51	45	-12.7%	188	185	-1.6%
Downtown - Nuuanu	1-1-8 to 1-2-2	52	51	-1.9%	31	27	-12.9%	\$371,500	\$380,000	2.3%	93.6%	97.7%	4.3%	39	41	5.1%	152	170	11.8%
Ewa Plain	1-9-1	42	23	-45.2%	27	33	22.2%	\$275,000	\$216,000	-21.5%	99.1%	99.1%	0.0%	21	27	28.6%	108	83	-23.1%
Hawaii Kai	1-3-9	15	29	93.3%	18	13	-27.8%	\$467,000	\$600,000	28.5%	97.6%	94.4%	-3.3%	15	35	141.4%	57	64	12.3%
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	15	10	-33.3%	6	10	66.7%	\$297,500	\$372,000	25.0%	94.6%	96.5%	2.0%	34	28	-17.6%	24	18	-25.0%
Kalihi - Palama	1-1-2 to 1-1-7	11	11	0.0%	9	10	11.1%	\$310,000	\$336,750	8.6%	97.4%	94.3%	-3.3%	11	36	227.3%	35	35	0.0%
Kaneohe	Selected 1-4-4 to 1-4-7	10	18	80.0%	13	8	-38.5%	\$405,000	\$444,500	9.8%	95.7%	95.2%	-0.5%	33	98	197.0%	68	64	-5.9%
Kapahulu - Diamond Head	1-3-1 to 1-3-4	13	15	15.4%	12	10	-16.7%	\$699,750	\$373,750	-46.6%	92.9%	96.0%	3.3%	20	65	230.8%	67	58	-13.4%
Makaha - Nanakuli	1-8-1 to 1-8-9	16	19	18.8%	6	10	66.7%	\$78,650	\$94,000	19.5%	94.0%	94.1%	0.1%	36	19	-48.6%	76	92	21.1%
Makakilo	1-9-2 to 1-9-3	11	6	-45.5%	3	3	0.0%	\$230,000	\$280,000	21.7%	101.2%	95.0%	-6.1%	57	51	-10.5%	51	34	-33.3%
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	58	74	27.6%	48	44	-8.3%	\$340,000	\$325,000	-4.4%	96.2%	97.7%	1.5%	18	15	-19.4%	218	211	-3.2%
Milliani	Selected 1-9-4 to 1-9-5	22	26	18.2%	26	15	-42.3%	\$263,000	\$325,000	23.6%	97.1%	96.8%	-0.3%	19	19	2.7%	74	83	12.2%
Moanalua - Salt Lake	1-1-1	15	27	80.0%	19	11	-42.1%	\$290,000	\$296,000	2.1%	97.1%	96.1%	-1.1%	21	38	81.0%	51	65	27.5%
North Shore	1-5-6 to 1-6-9	5	2	-60.0%	3	2	-33.3%	\$377,000	\$298,500	-20.8%	96.1%	97.9%	1.8%	30	5	-85.0%	42	34	-19.0%
Pearl City - Aiea	1-9-6 to 1-9-9	26	33	26.9%	18	22	22.2%	\$315,000	\$280,000	-11.1%	97.6%	95.5%	-2.1%	21	60	190.2%	113	103	-8.8%
Wahiawa	1-7-1 to 1-7-7	5	1	-80.0%	2	3	50.0%	\$106,000	\$125,000	17.9%	74.2%	96.0%	29.4%	112	16	-85.7%	18	9	-50.0%
Waialae-Kahala	1-3-5	5	7	40.0%	1	1	0.0%	\$449,000	\$430,000	-4.2%	100.0%	98.9%	-1.1%	15	83	453.3%	21	16	-23.8%
Waikiki	1-2-6	125	138	10.4%	61	63	3.3%	\$299,000	\$235,000	-21.4%	91.1%	93.7%	2.9%	32	46	43.8%	613	482	-21.4%
Waipahu	1-9-4	16	29	81.3%	23	16	-30.4%	\$265,000	\$243,000	-8.3%	98.1%	95.2%	-2.9%	33	34	1.5%	89	86	-3.4%
Windward Coast	1-4-8 to 1-5-5	4	2	-50.0%	1	1	0.0%	\$222,000	\$105,000	-52.7%	88.8%	100.0%	12.6%	210	40	-81.0%	18	12	-33.3%

### Year to Date

		New Listings			Closed Sales			Median Sales Price			Percent of Original Price Received			Days on Market Until Sale					
		5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change	5-2010	5-2011	Change			
Aina Haina - Kuliouou	1-3-6 to 1-3-8	3	5	66.7%	2	5	150.0%	\$443,000	\$550,000	24.2%	100.0%	98.5%	-1.5%	2	12	500.0%			
Ala Moana - Kakaako	1-2-3	255	259	1.6%	140	139	-0.7%	\$352,900	\$380,000	7.7%	94.6%	94.3%	-0.4%	44	43	-2.3%			
Downtown - Nuuanu	1-1-8 to 1-2-2	255	229	-10.2%	112	115	2.7%	\$404,000	\$378,750	-6.3%	95.4%	95.1%	-0.3%	28	35	25.0%			
Ewa Plain	1-9-1	195	145	-25.6%	116	132	13.8%	\$265,000	\$307,000	15.8%	98.0%	98.8%	0.7%	30	43	43.3%			
Hawaii Kai	1-3-9	121	118	-2.5%	78	69	-11.5%	\$510,000	\$539,000	5.7%	96.5%	96.2%	-0.3%	19	34	78.9%			
Kailua - Waimanalo	1-4-1 to Selected 1-4-4	60	40	-33.3%	30	31	3.3%	\$367,500	\$385,000	4.8%	96.5%	96.1%	-0.4%	25	29	18.4%			
Kalihi - Palama	1-1-2 to 1-1-7	67	62	-7.5%	39	36	-7.7%	\$314,500	\$262,500	-16.5%	94.1%	93.8%	-0.3%	32	36	12.5%			
Kaneohe	Selected 1-4-4 to 1-4-7	106	102	-3.8%	54	48	-11.1%	\$341,000	\$375,000	10.0%	96.2%	93.7%	-2.6%	45	74	64.4%			
Kapahulu - Diamond Head	1-3-1 to 1-3-4	88	70	-20.5%	47	44	-6.4%	\$470,000	\$465,000	-1.1%	93.7%	94.1%	0.5%	18	64	252.8%			
Makaha - Nanakuli	1-8-1 to 1-8-9	85	86	1.2%	47	43	-8.5%	\$90,000	\$89,000	-1.1%	88.6%	92.4%	4.2%	55	44	-20.0%			
Makakilo	1-9-2 to 1-9-3	54	55	1.9%	26	27	3.8%	\$249,500	\$250,000	0.2%	94.7%	96.5%	2.0%	75	44	-41.3%			
Makiki - Moiliili	1-2-4 to 1-2-9 (except 1-2-6)	355	410	15.5%	209	189	-9.6%	\$306,000	\$307,500	0.5%	95.9%	95.3%	-0.6%	22	39	77.3%			
Milliani	Selected 1-9-4 to 1-9-5	141	144	2.1%	79	93	17.7%	\$288,000	\$278,000	-3.5%	97.3%	95.1%	-2.2%	23	45	95.7%			
Moanalua - Salt Lake	1-1-1	116	116	0.0%	91	61	-33.0%	\$270,000	\$280,000	3.7%	95.5%	95.2%	-0.3%	25	39	56.0%			
North Shore	1-5-6 to 1-6-9	39	33	-15.4%	10	14	40.0%	\$246,000	\$223,000	-9.3%	92.5%	92.3%	-0.2%	56	29	-47.7%			
Pearl City - Aiea	1-9-6 to 1-9-9	202	188	-6.9%	112	122	8.9%	\$282,000	\$260,000	-7.8%	96.2%	94.5%	-1.8%	22	47	113.6%			
Wahiawa	1-7-1 to 1-7-7	20	10	-50.0%	5	8	60.0%	\$140,000	\$120,000	-14.3%	79.3%	90.3%	13.9%	40	68	70.0%			
Waialae-Kahala	1-3-5	28	26	-7.1%	12	12	0.0%	\$410,000	\$447,500	9.1%	91.1%	94.3%	3.5%	24	15	-36.2%			
Waikiki	1-2-6	692	674	-2.6%	294	362	23.1%	\$290,000	\$270,500	-6.7%	92.0%	93.0%	1.1%	53	42	-20.0%			
Waipahu	1-9-4	152	140	-7.9%	110	86	-21.8%	\$270,000	\$257,750	-4.5%	97.0%	95.6%	-1.4%	31	50	59.7%			
Windward Coast	1-4-8 to 1-5-5	16	12	-25.0%	3	8	166.7%	\$222,000	\$204,400	-7.9%	87.9%	87.7%	-0.2%	210	70	-66.7%			

# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Aina Haina - Kuliouou

1-3-6 to 1-3-8

**+ 12.5%**

Change in  
**New Listings**  
All Properties

**+ 28.6%**

Change in  
**Closed Sales**  
All Properties

**+ 5.0%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	9	+ 12.5%	56	52	- 7.1%
Closed Sales	7	9	+ 28.6%	25	34	+ 36.0%
Median Sales Price	\$950,000	<b>\$1,250,000</b>	+ 31.6%	\$923,500	<b>\$1,155,000</b>	+ 25.1%
Average Sales Price	\$1,172,971	<b>\$1,269,000</b>	+ 8.2%	\$1,226,554	<b>\$1,373,147</b>	+ 12.0%
Percent of Original List Price Received	101.3%	<b>95.0%</b>	- 6.2%	96.0%	<b>91.2%</b>	- 5.0%
Median Days on Market Until Sale	12	<b>64</b>	+ 433.3%	16	<b>64</b>	+ 300.0%
Inventory of Homes for Sale	39	<b>40</b>	+ 2.6%	--	--	--
Months Supply of Inventory	7.3	<b>7.0</b>	- 4.9%	--	--	--

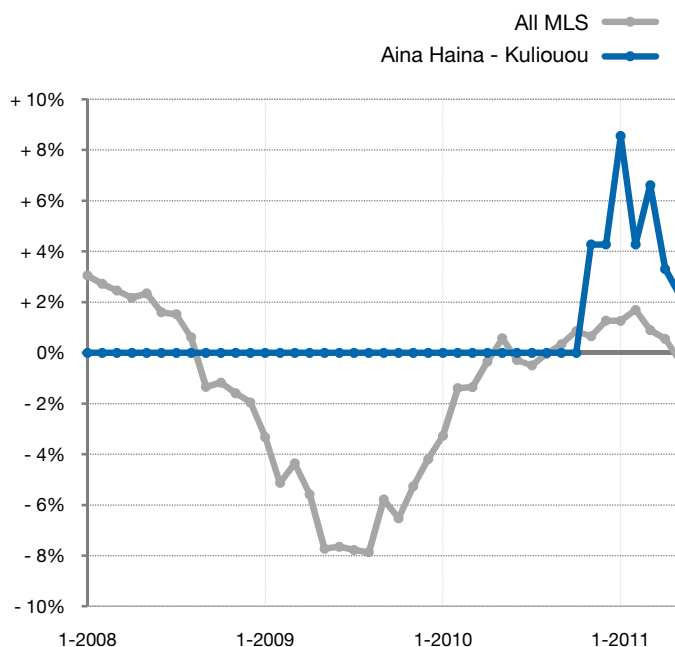
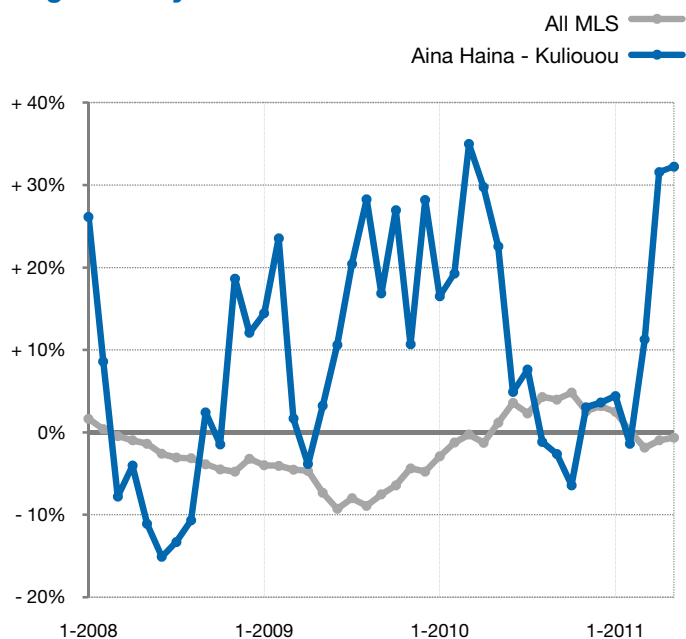
### Condo

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	0	--	3	5	+ 66.7%
Closed Sales	0	0	--	2	5	+ 150.0%
Median Sales Price	\$0	<b>\$0</b>	--	\$443,000	<b>\$550,000</b>	+ 24.2%
Average Sales Price	\$0	<b>\$0</b>	--	\$443,000	<b>\$543,400</b>	+ 22.7%
Percent of Original List Price Received	0.0%	<b>0.0%</b>	--	100.0%	<b>98.5%</b>	- 1.5%
Median Days on Market Until Sale	0	0	--	2	<b>12</b>	+ 500.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.7</b>	+ 71.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached

### Townhouse-Condo Attached



\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the HiCentral MLS, Ltd. | Powered by 10K Research & Marketing.

# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Ala Moana - Kakaako

1-2-3

**+ 39.0%**

**- 33.3%**

**- 2.6%**

Change in  
**New Listings**  
All Properties

Change in  
**Closed Sales**  
All Properties

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	2	--	1	4	+ 300.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price	\$0	\$0	--	\$515,000	\$0	- 100.0%
Average Sales Price	\$0	\$0	--	\$515,000	\$0	- 100.0%
Percent of Original List Price Received	0.0%	0.0%	--	96.4%	0.0%	- 100.0%
Median Days on Market Until Sale	0	0	--	47	0	- 100.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--

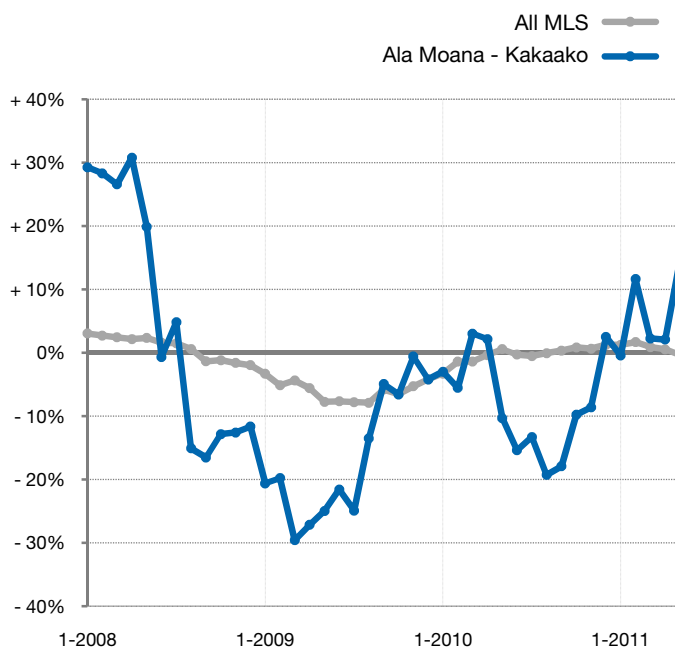
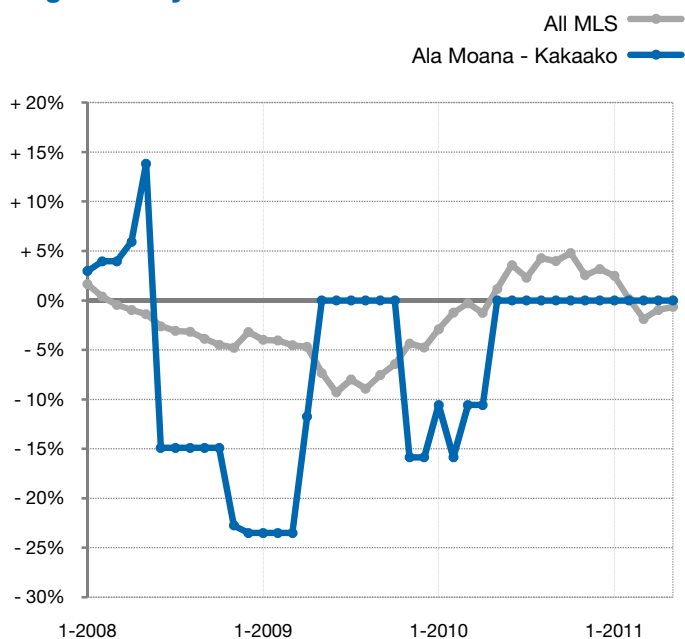
### Condo

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	41	55	+ 34.1%	255	259	+ 1.6%
Closed Sales	39	26	- 33.3%	140	139	- 0.7%
Median Sales Price	\$282,000	\$405,000	+ 43.6%	\$352,900	\$380,000	+ 7.7%
Average Sales Price	\$445,945	\$527,731	+ 18.3%	\$486,141	\$545,452	+ 12.2%
Percent of Original List Price Received	95.2%	93.7%	- 1.6%	94.6%	94.3%	- 0.4%
Median Days on Market Until Sale	51	45	- 12.7%	44	43	- 2.3%
Inventory of Homes for Sale	188	185	- 1.6%	--	--	--
Months Supply of Inventory	6.0	6.2	+ 4.2%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached

### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



**+ 3.2%**

Change in  
**New Listings**  
All Properties

**- 5.4%**

Change in  
**Closed Sales**  
All Properties

**+ 8.9%**

Change in  
**Inventory of Homes**  
All Properties

## Downtown - Nuuanu

1-1-8 to 1-2-2

### Single-Family

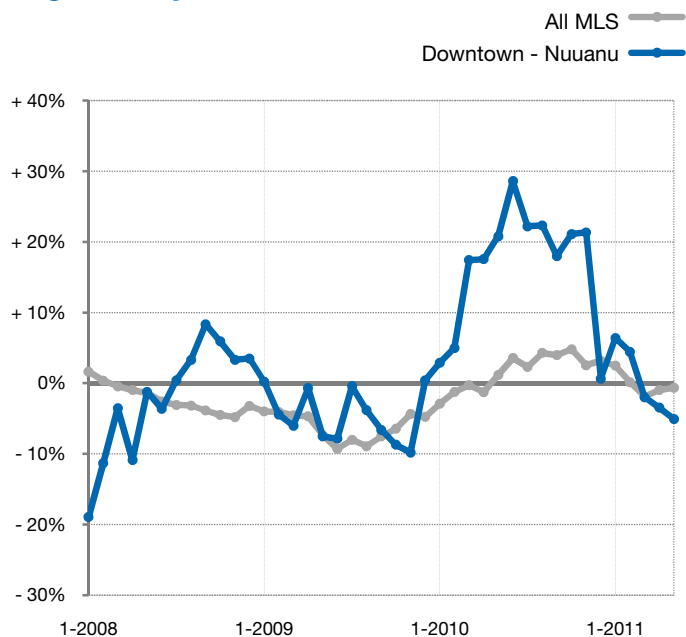
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	13	+ 30.0%	48	62	+ 29.2%
Closed Sales	6	8	+ 33.3%	26	32	+ 23.1%
Median Sales Price	\$770,000	<b>\$759,500</b>	- 1.4%	\$731,000	<b>\$740,000</b>	+ 1.2%
Average Sales Price	\$966,000	<b>\$819,563</b>	- 15.2%	\$843,076	<b>\$981,656</b>	+ 16.4%
Percent of Original List Price Received	93.5%	<b>96.9%</b>	+ 3.7%	93.1%	<b>92.6%</b>	- 0.5%
Median Days on Market Until Sale	69	21	- 69.6%	64	54	- 16.4%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	6.8	6.2	- 7.7%	--	--	--

### Condo

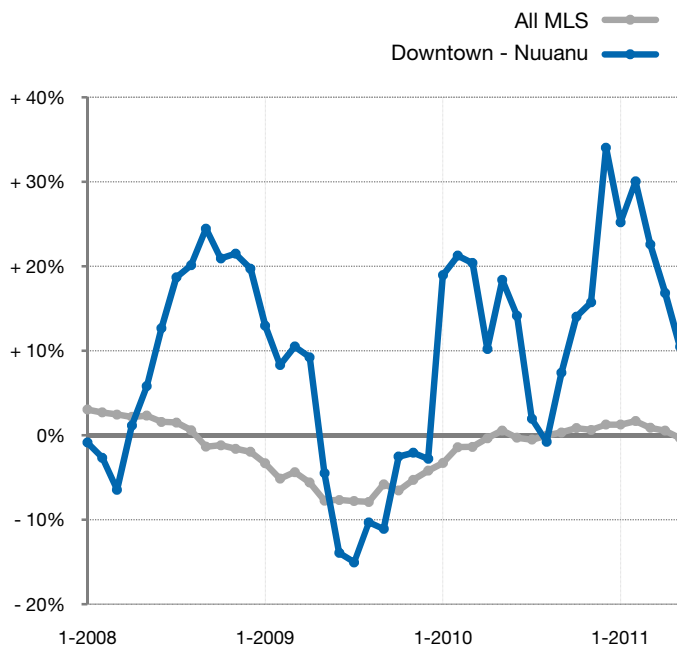
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	52	51	- 1.9%	255	229	- 10.2%
Closed Sales	31	27	- 12.9%	112	115	+ 2.7%
Median Sales Price	\$371,500	<b>\$380,000</b>	+ 2.3%	\$404,000	<b>\$378,750</b>	- 6.3%
Average Sales Price	\$468,167	<b>\$423,553</b>	- 9.5%	\$435,335	<b>\$457,670</b>	+ 5.1%
Percent of Original List Price Received	93.6%	<b>97.7%</b>	+ 4.3%	95.4%	<b>95.1%</b>	- 0.3%
Median Days on Market Until Sale	39	41	+ 5.1%	28	35	+ 25.0%
Inventory of Homes for Sale	152	170	+ 11.8%	--	--	--
Months Supply of Inventory	5.6	7.7	+ 38.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Ewa Plain

1-9-1

**- 17.5%**

Change in  
**New Listings**  
All Properties

**+ 9.7%**

Change in  
**Closed Sales**  
All Properties

**- 21.5%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

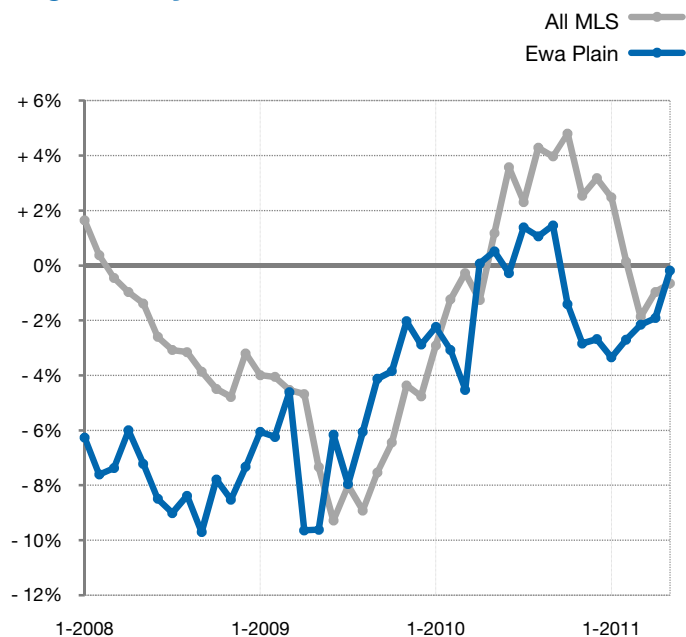
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	55	57	+ 3.6%	346	300	- 13.3%
Closed Sales	35	35	0.0%	201	170	- 15.4%
Median Sales Price	\$435,000	<b>\$456,000</b>	+ 4.8%	\$435,000	<b>\$435,000</b>	0.0%
Average Sales Price	\$458,026	<b>\$459,085</b>	+ 0.2%	\$458,570	<b>\$456,559</b>	- 0.4%
Percent of Original List Price Received	98.2%	<b>97.5%</b>	- 0.7%	98.5%	<b>98.0%</b>	- 0.5%
Median Days on Market Until Sale	36	<b>33</b>	- 8.3%	29	<b>31</b>	+ 6.9%
Inventory of Homes for Sale	199	<b>158</b>	- 20.6%	--	--	--
Months Supply of Inventory	4.4	<b>4.0</b>	- 8.9%	--	--	--

### Condo

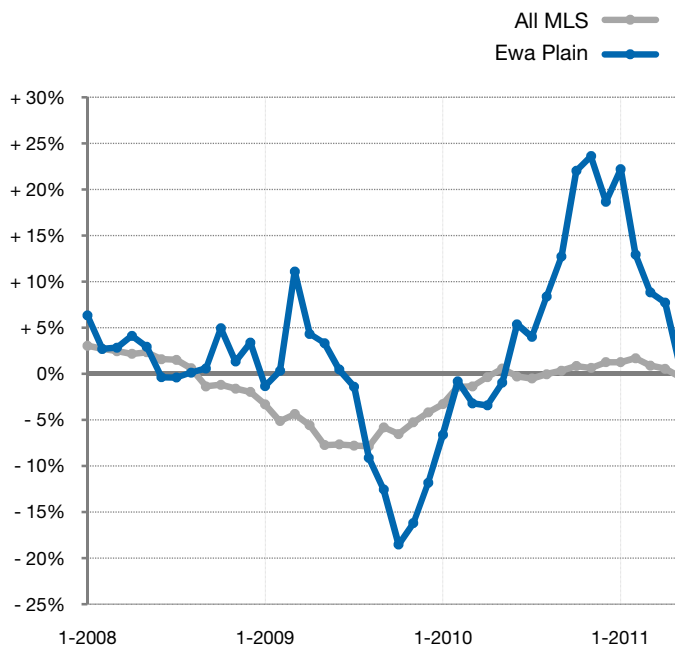
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	42	23	- 45.2%	195	145	- 25.6%
Closed Sales	27	33	+ 22.2%	116	132	+ 13.8%
Median Sales Price	\$275,000	<b>\$216,000</b>	- 21.5%	\$265,000	<b>\$307,000</b>	+ 15.8%
Average Sales Price	\$281,169	<b>\$270,527</b>	- 3.8%	\$296,721	<b>\$322,663</b>	+ 8.7%
Percent of Original List Price Received	99.1%	<b>99.1%</b>	+ 0.0%	98.0%	<b>98.8%</b>	+ 0.7%
Median Days on Market Until Sale	21	27	+ 28.6%	30	43	+ 43.3%
Inventory of Homes for Sale	108	83	- 23.1%	--	--	--
Months Supply of Inventory	4.3	3.2	- 24.6%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Hawaii Kai

1-3-9

**+ 27.9%**

Change in  
**New Listings**  
All Properties

**- 18.2%**

Change in  
**Closed Sales**  
All Properties

**+ 4.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

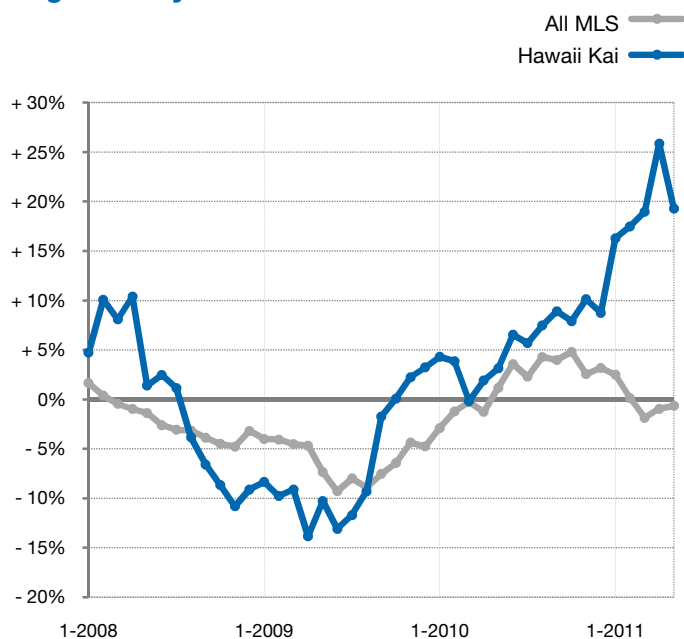
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	28	26	- 7.1%	145	136	- 6.2%
Closed Sales	15	14	- 6.7%	66	58	- 12.1%
Median Sales Price	\$885,000	<b>\$920,000</b>	+ 4.0%	\$800,000	<b>\$915,000</b>	+ 14.4%
Average Sales Price	\$1,583,233	<b>\$914,107</b>	- 42.3%	\$1,049,000	<b>\$1,040,266</b>	- 0.8%
Percent of Original List Price Received	93.4%	<b>95.0%</b>	+ 1.6%	96.6%	<b>95.8%</b>	- 0.8%
Median Days on Market Until Sale	27	<b>22</b>	- 20.4%	22	<b>26</b>	+ 18.6%
Inventory of Homes for Sale	86	<b>86</b>	0.0%	--	--	--
Months Supply of Inventory	5.3	<b>5.6</b>	+ 5.5%	--	--	--

### Condo

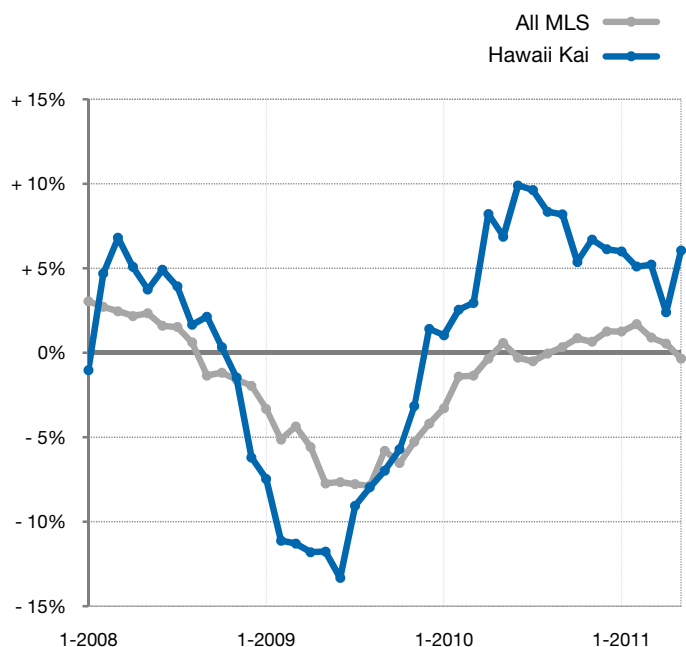
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	29	+ 93.3%	121	118	- 2.5%
Closed Sales	18	13	- 27.8%	78	69	- 11.5%
Median Sales Price	\$467,000	<b>\$600,000</b>	+ 28.5%	\$510,000	<b>\$539,000</b>	+ 5.7%
Average Sales Price	\$497,494	<b>\$578,923</b>	+ 16.4%	\$522,972	<b>\$563,290</b>	+ 7.7%
Percent of Original List Price Received	97.6%	<b>94.4%</b>	- 3.3%	96.5%	<b>96.2%</b>	- 0.3%
Median Days on Market Until Sale	15	<b>35</b>	+ 141.4%	19	<b>34</b>	+ 78.9%
Inventory of Homes for Sale	57	<b>64</b>	+ 12.3%	--	--	--
Months Supply of Inventory	3.3	<b>3.9</b>	+ 18.6%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Kailua - Waimanalo

1-4-1 to Selected 1-4-4

**- 18.2%**

Change in  
**New Listings**  
All Properties

**+ 9.4%**

Change in  
**Closed Sales**  
All Properties

**+ 1.4%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

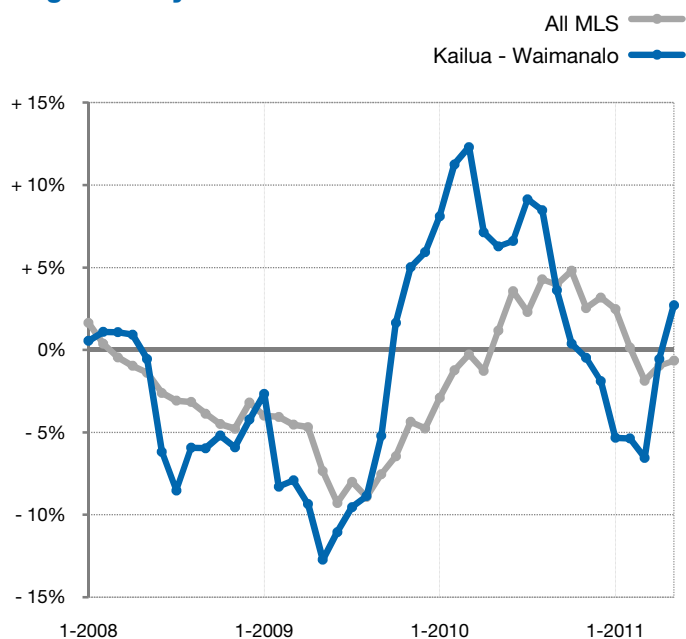
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	40	35	- 12.5%	184	177	- 3.8%
Closed Sales	26	25	- 3.8%	98	90	- 8.2%
Median Sales Price	\$699,000	<b>\$800,000</b>	+ 14.4%	\$744,000	<b>\$795,000</b>	+ 6.9%
Average Sales Price	\$854,516	<b>\$1,048,028</b>	+ 22.6%	\$966,556	<b>\$896,405</b>	- 7.3%
Percent of Original List Price Received	96.2%	<b>96.8%</b>	+ 0.7%	95.2%	<b>95.6%</b>	+ 0.4%
Median Days on Market Until Sale	37	<b>29</b>	- 20.5%	35	<b>35</b>	- 1.4%
Inventory of Homes for Sale	115	<b>123</b>	+ 7.0%	--	--	--
Months Supply of Inventory	5.7	<b>5.9</b>	+ 3.9%	--	--	--

### Condo

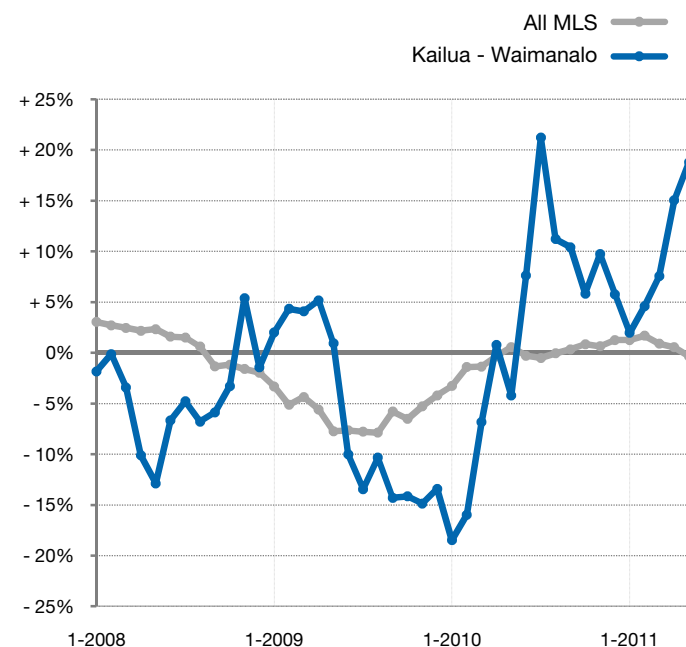
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	10	- 33.3%	60	40	- 33.3%
Closed Sales	6	10	+ 66.7%	30	31	+ 3.3%
Median Sales Price	\$297,500	<b>\$372,000</b>	+ 25.0%	\$367,500	<b>\$385,000</b>	+ 4.8%
Average Sales Price	\$386,167	<b>\$406,250</b>	+ 5.2%	\$419,167	<b>\$467,500</b>	+ 11.5%
Percent of Original List Price Received	94.6%	<b>96.5%</b>	+ 2.0%	96.5%	<b>96.1%</b>	- 0.4%
Median Days on Market Until Sale	34	<b>28</b>	- 17.6%	25	<b>29</b>	+ 18.4%
Inventory of Homes for Sale	24	<b>18</b>	- 25.0%	--	--	--
Months Supply of Inventory	3.5	<b>2.7</b>	- 22.2%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Kalihi - Palama

1-1-2 to 1-1-7

**+ 4.0%**

Change in  
**New Listings**  
All Properties

**- 4.5%**

Change in  
**Closed Sales**  
All Properties

**- 28.2%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

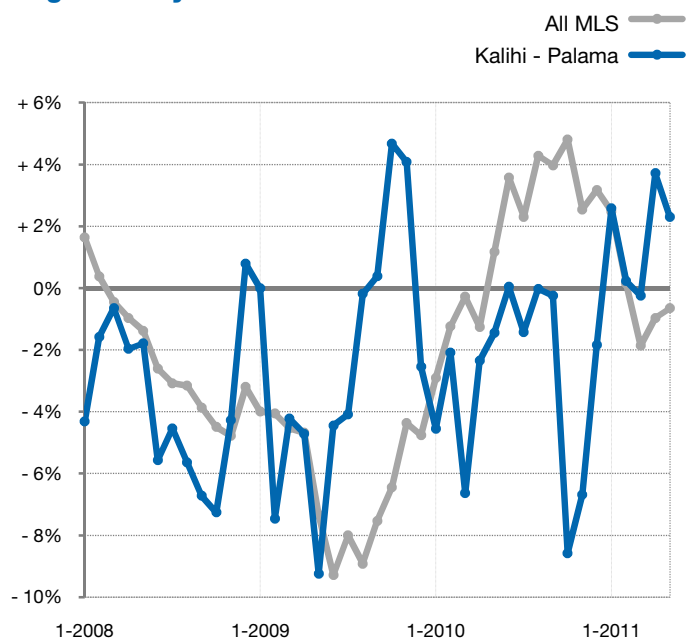
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	15	+ 7.1%	113	85	- 24.8%
Closed Sales	13	11	- 15.4%	46	36	- 21.7%
Median Sales Price	\$485,500	<b>\$490,000</b>	+ 0.9%	\$534,500	<b>\$515,000</b>	- 3.6%
Average Sales Price	\$512,808	<b>\$545,182</b>	+ 6.3%	\$549,335	<b>\$546,700</b>	- 0.5%
Percent of Original List Price Received	92.4%	<b>95.2%</b>	+ 3.0%	95.3%	<b>96.2%</b>	+ 1.0%
Median Days on Market Until Sale	45	<b>46</b>	+ 2.2%	32	<b>32</b>	- 1.6%
Inventory of Homes for Sale	89	<b>54</b>	- 39.3%	--	--	--
Months Supply of Inventory	9.5	<b>6.0</b>	- 36.5%	--	--	--

### Condo

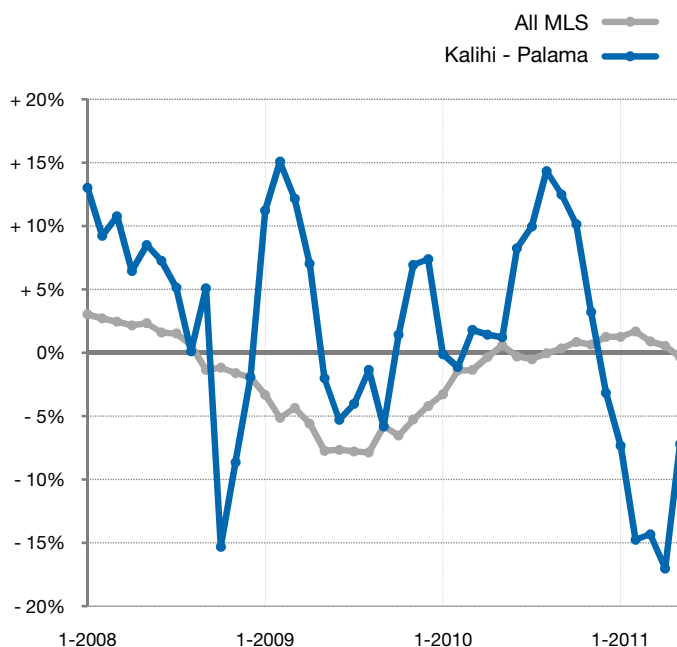
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	11	0.0%	67	62	- 7.5%
Closed Sales	9	10	+ 11.1%	39	36	- 7.7%
Median Sales Price	\$310,000	<b>\$336,750</b>	+ 8.6%	\$314,500	<b>\$262,500</b>	- 16.5%
Average Sales Price	\$329,111	<b>\$324,700</b>	- 1.3%	\$328,947	<b>\$293,526</b>	- 10.8%
Percent of Original List Price Received	97.4%	<b>94.3%</b>	- 3.3%	94.1%	<b>93.8%</b>	- 0.3%
Median Days on Market Until Sale	11	<b>36</b>	+ 227.3%	32	<b>36</b>	+ 12.5%
Inventory of Homes for Sale	35	<b>35</b>	0.0%	--	--	--
Months Supply of Inventory	4.5	<b>5.2</b>	+ 16.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Kaneohe

Selected 1-4-4 to 1-4-7

**+ 30.8%**

Change in  
**New Listings**  
All Properties

**- 54.5%**

Change in  
**Closed Sales**  
All Properties

**- 13.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	29	<b>33</b>	+ 13.8%	204	<b>153</b>	- 25.0%
Closed Sales	31	<b>12</b>	- 61.3%	125	<b>76</b>	- 39.2%
Median Sales Price	\$668,000	<b>\$687,500</b>	+ 2.9%	\$645,000	<b>\$650,000</b>	+ 0.8%
Average Sales Price	\$727,183	<b>\$746,582</b>	+ 2.7%	\$695,350	<b>\$731,508</b>	+ 5.2%
Percent of Original List Price Received	97.2%	<b>94.6%</b>	- 2.6%	94.8%	<b>94.7%</b>	- 0.1%
Median Days on Market Until Sale	22	<b>36</b>	+ 63.6%	22	<b>38</b>	+ 70.5%
Inventory of Homes for Sale	134	<b>110</b>	- 17.9%	--	--	--
Months Supply of Inventory	5.8	<b>5.7</b>	- 3.1%	--	--	--

### Condo

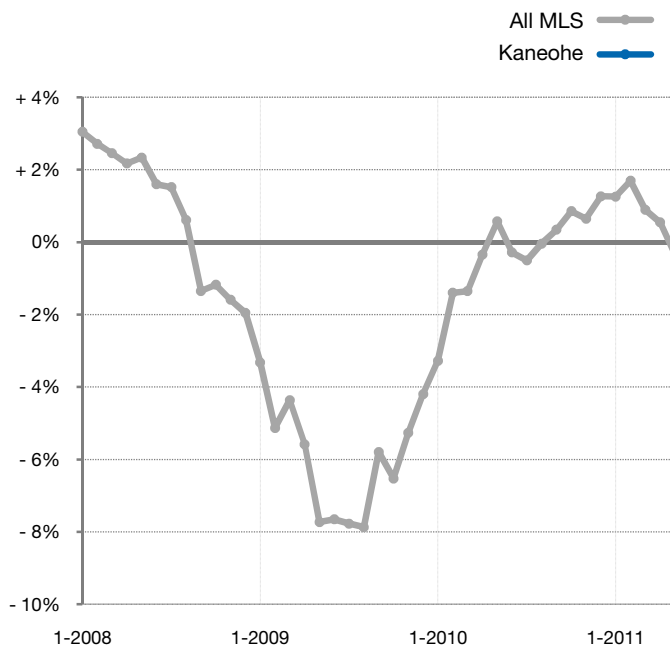
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	10	<b>18</b>	+ 80.0%	106	<b>102</b>	- 3.8%
Closed Sales	13	<b>8</b>	- 38.5%	54	<b>48</b>	- 11.1%
Median Sales Price	\$405,000	<b>\$444,500</b>	+ 9.8%	\$341,000	<b>\$375,000</b>	+ 10.0%
Average Sales Price	\$354,846	<b>\$408,375</b>	+ 15.1%	\$352,480	<b>\$368,072</b>	+ 4.4%
Percent of Original List Price Received	95.7%	<b>95.2%</b>	- 0.5%	96.2%	<b>93.7%</b>	- 2.6%
Median Days on Market Until Sale	33	<b>98</b>	+ 197.0%	45	<b>74</b>	+ 64.4%
Inventory of Homes for Sale	68	<b>64</b>	- 5.9%	--	--	--
Months Supply of Inventory	5.3	<b>5.3</b>	+ 0.6%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from the HiCentral MLS, Ltd. | Powered by 10K Research & Marketing.

# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Kapahulu - Diamond Head

1-3-1 to 1-3-4

**+ 19.4%**

Change in  
New Listings  
All Properties

**- 9.7%**

Change in  
Closed Sales  
All Properties

**- 11.1%**

Change in  
Inventory of Homes  
All Properties

### Single-Family

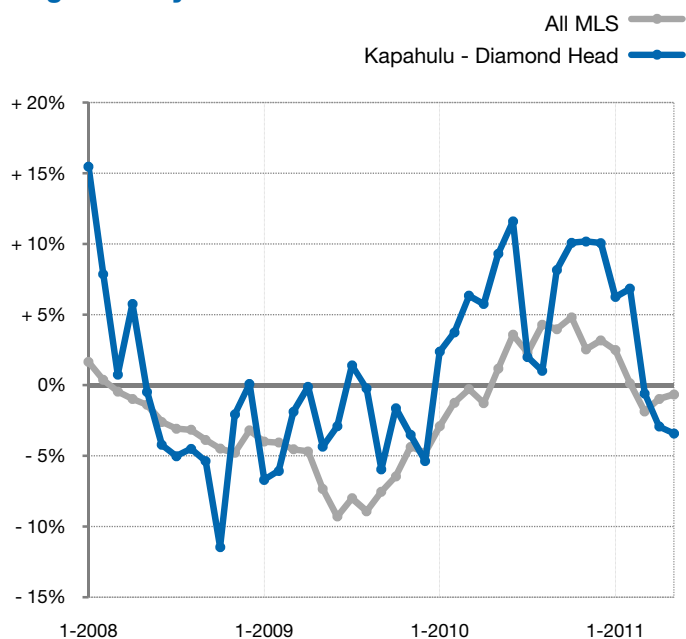
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	28	+ 21.7%	127	124	- 2.4%
Closed Sales	19	18	- 5.3%	82	74	- 9.8%
Median Sales Price	\$699,500	<b>\$715,750</b>	+ 2.3%	\$745,000	<b>\$678,000</b>	- 9.0%
Average Sales Price	\$990,526	<b>\$914,361</b>	- 7.7%	\$836,356	<b>\$1,048,944</b>	+ 25.4%
Percent of Original List Price Received	98.9%	<b>94.9%</b>	- 4.0%	97.4%	<b>93.8%</b>	- 3.7%
Median Days on Market Until Sale	11	<b>53</b>	+ 381.8%	15	<b>43</b>	+ 183.3%
Inventory of Homes for Sale	86	<b>78</b>	- 9.3%	--	--	--
Months Supply of Inventory	5.4	<b>4.9</b>	- 8.3%	--	--	--

### Condo

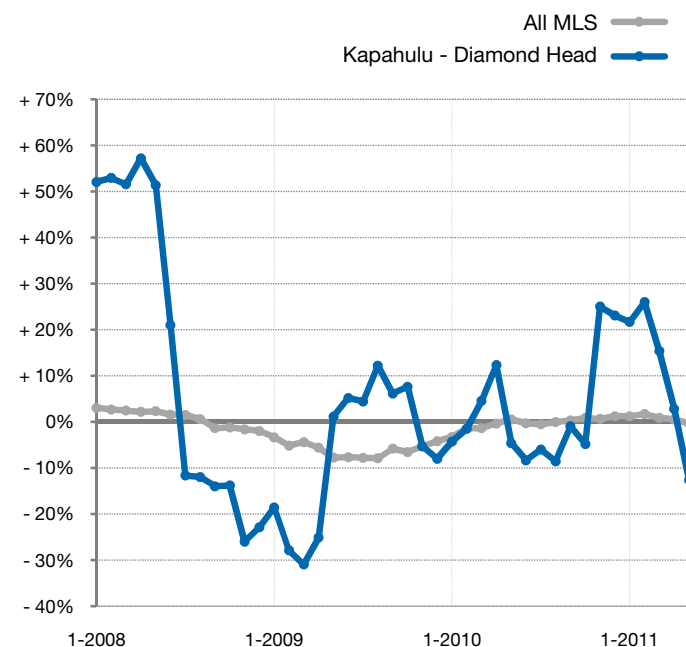
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	15	+ 15.4%	88	70	- 20.5%
Closed Sales	12	10	- 16.7%	47	44	- 6.4%
Median Sales Price	\$699,750	<b>\$373,750</b>	- 46.6%	\$470,000	<b>\$465,000</b>	- 1.1%
Average Sales Price	\$1,058,542	<b>\$779,550</b>	- 26.4%	\$768,685	<b>\$667,687</b>	- 13.1%
Percent of Original List Price Received	92.9%	<b>96.0%</b>	+ 3.3%	93.7%	<b>94.1%</b>	+ 0.5%
Median Days on Market Until Sale	20	<b>65</b>	+ 230.8%	18	<b>64</b>	+ 252.8%
Inventory of Homes for Sale	67	<b>58</b>	- 13.4%	--	--	--
Months Supply of Inventory	9.5	<b>8.1</b>	- 14.4%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Makaha - Nanakuli

1-8-1 to 1-8-9

**+ 10.9%**

Change in  
**New Listings**  
All Properties

**+ 13.6%**

Change in  
**Closed Sales**  
All Properties

**+ 5.3%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

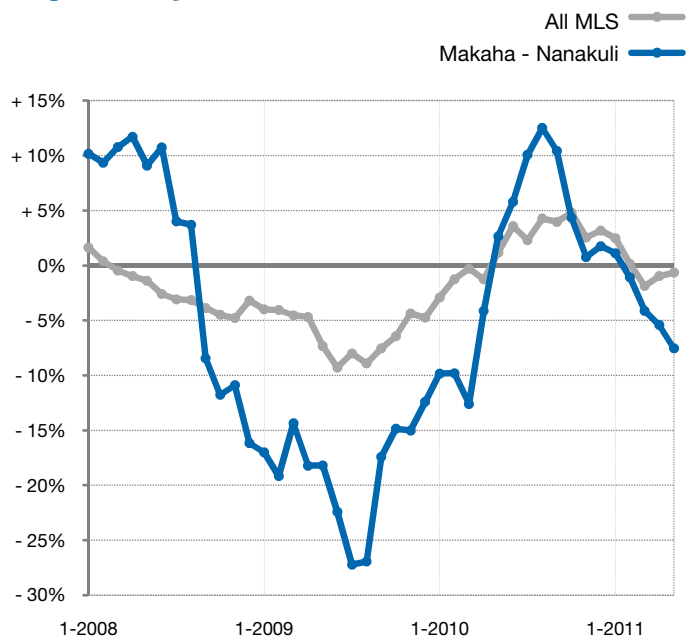
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	30	<b>32</b>	+ 6.7%	181	<b>181</b>	0.0%
Closed Sales	16	<b>15</b>	- 6.3%	66	<b>81</b>	+ 22.7%
Median Sales Price	\$321,850	<b>\$275,000</b>	- 14.6%	\$315,000	<b>\$275,000</b>	- 12.7%
Average Sales Price	\$321,769	<b>\$278,800</b>	- 13.4%	\$325,824	<b>\$303,831</b>	- 6.7%
Percent of Original List Price Received	95.9%	<b>92.9%</b>	- 3.1%	95.2%	<b>93.7%</b>	- 1.6%
Median Days on Market Until Sale	24	<b>87</b>	+ 270.2%	46	<b>38</b>	- 16.5%
Inventory of Homes for Sale	152	<b>148</b>	- 2.6%	--	--	--
Months Supply of Inventory	10.1	<b>8.5</b>	- 15.7%	--	--	--

### Condo

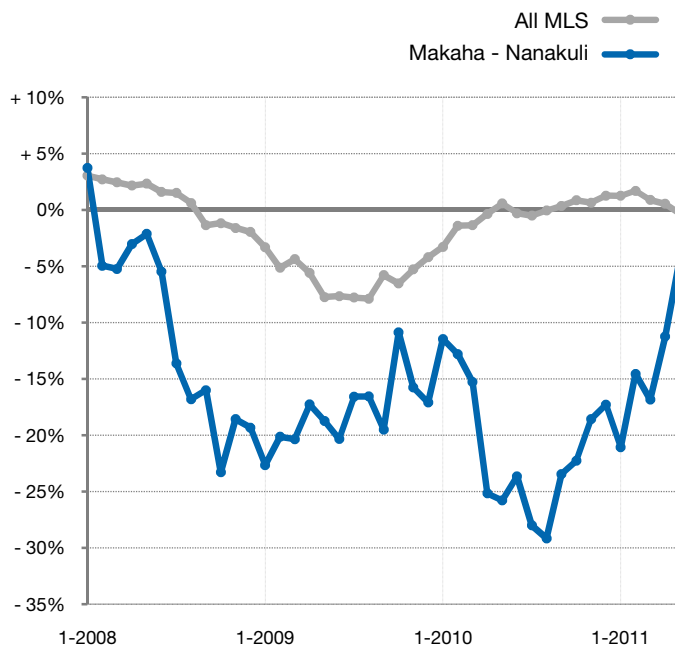
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	<b>19</b>	+ 18.8%	85	<b>86</b>	+ 1.2%
Closed Sales	6	<b>10</b>	+ 66.7%	47	<b>43</b>	- 8.5%
Median Sales Price	\$78,650	<b>\$94,000</b>	+ 19.5%	\$90,000	<b>\$89,000</b>	- 1.1%
Average Sales Price	\$81,015	<b>\$101,290</b>	+ 25.0%	\$119,125	<b>\$97,912</b>	- 17.8%
Percent of Original List Price Received	94.0%	<b>94.1%</b>	+ 0.1%	88.6%	<b>92.4%</b>	+ 4.2%
Median Days on Market Until Sale	36	<b>19</b>	- 48.6%	55	<b>44</b>	- 20.0%
Inventory of Homes for Sale	76	<b>92</b>	+ 21.1%	--	--	--
Months Supply of Inventory	8.6	<b>11.6</b>	+ 35.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Makakilo

1-9-2 to 1-9-3

**- 9.4%**

Change in  
**New Listings**  
All Properties

**- 43.8%**

Change in  
**Closed Sales**  
All Properties

**- 19.4%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

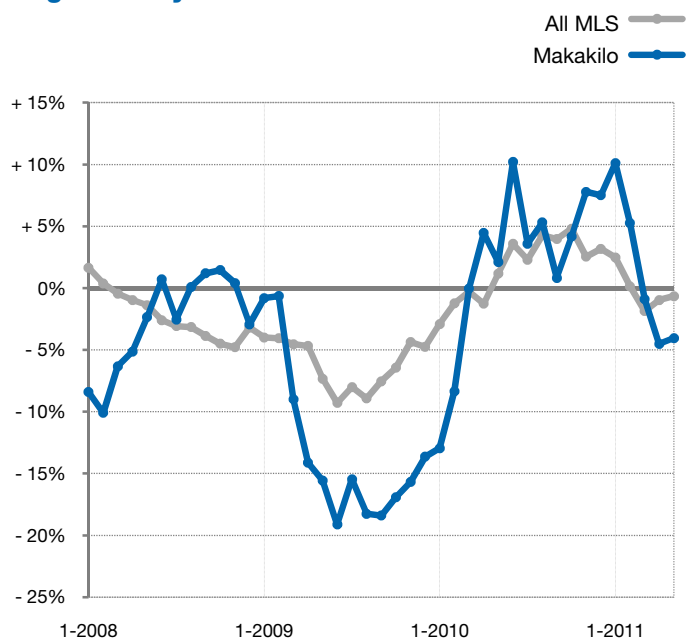
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	23	+ 9.5%	81	77	- 4.9%
Closed Sales	13	6	- 53.8%	31	29	- 6.5%
Median Sales Price	\$462,500	<b>\$490,950</b>	+ 6.2%	\$537,000	<b>\$505,000</b>	- 6.0%
Average Sales Price	\$478,500	<b>\$463,467</b>	- 3.1%	\$566,851	<b>\$541,268</b>	- 4.5%
Percent of Original List Price Received	96.0%	<b>91.5%</b>	- 4.7%	96.2%	<b>96.1%</b>	- 0.1%
Median Days on Market Until Sale	38	151	+ 296.1%	47	36	- 23.4%
Inventory of Homes for Sale	52	49	- 5.8%	--	--	--
Months Supply of Inventory	5.4	6.5	+ 21.5%	--	--	--

### Condo

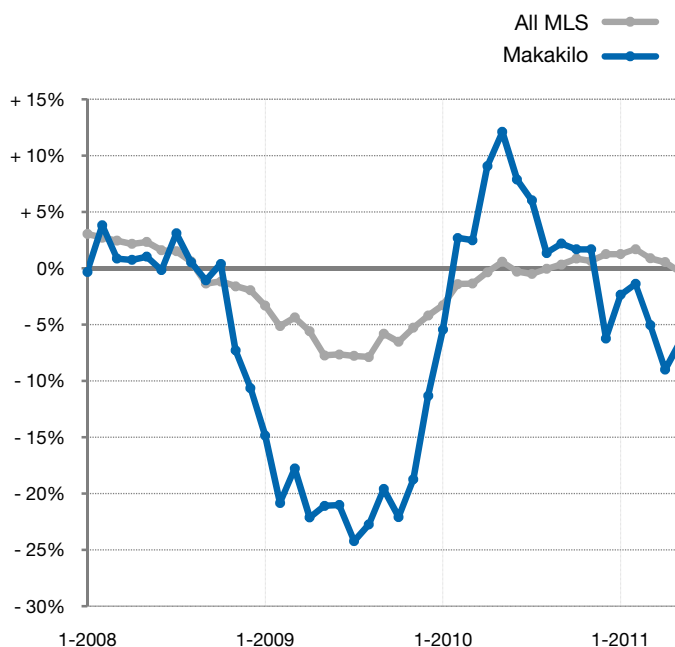
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	11	6	- 45.5%	54	55	+ 1.9%
Closed Sales	3	3	0.0%	26	27	+ 3.8%
Median Sales Price	\$230,000	<b>\$280,000</b>	+ 21.7%	\$249,500	<b>\$250,000</b>	+ 0.2%
Average Sales Price	\$228,333	<b>\$272,667</b>	+ 19.4%	\$271,304	<b>\$266,793</b>	- 1.7%
Percent of Original List Price Received	101.2%	<b>95.0%</b>	- 6.1%	94.7%	<b>96.5%</b>	+ 2.0%
Median Days on Market Until Sale	57	51	- 10.5%	75	44	- 41.3%
Inventory of Homes for Sale	51	34	- 33.3%	--	--	--
Months Supply of Inventory	8.1	4.9	- 39.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Makiki - Moiliili

1-2-4 to 1-2-9 (except 1-2-6)

**+ 31.0%**

Change in  
**New Listings**  
All Properties

**- 7.3%**

Change in  
**Closed Sales**  
All Properties

**- 7.5%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

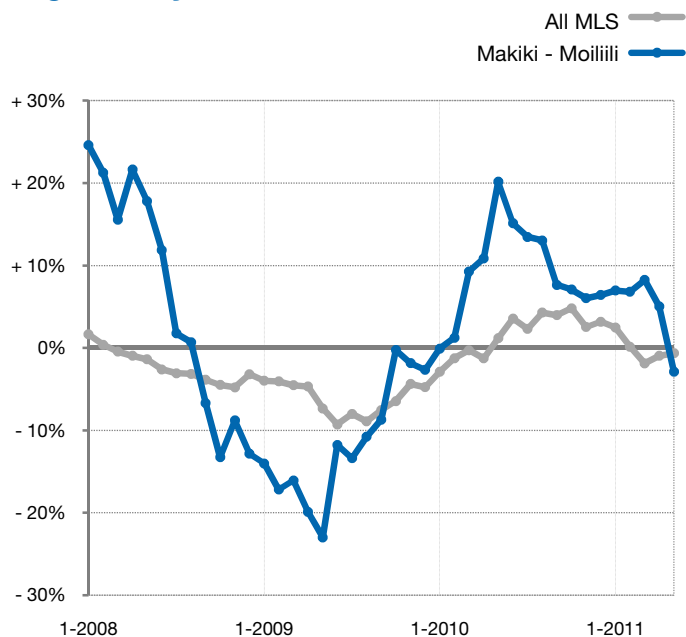
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	<b>19</b>	+ 46.2%	83	<b>74</b>	- 10.8%
Closed Sales	7	<b>7</b>	0.0%	25	<b>37</b>	+ 48.0%
Median Sales Price	\$1,045,000	<b>\$860,000</b>	- 17.7%	\$884,900	<b>\$895,000</b>	+ 1.1%
Average Sales Price	\$1,042,857	<b>\$1,313,571</b>	+ 26.0%	\$918,426	<b>\$1,033,635</b>	+ 12.5%
Percent of Original List Price Received	94.3%	<b>92.6%</b>	- 1.8%	92.7%	<b>92.0%</b>	- 0.8%
Median Days on Market Until Sale	20	<b>21</b>	+ 5.0%	20	<b>47</b>	+ 135.0%
Inventory of Homes for Sale	61	<b>47</b>	- 23.0%	--	--	--
Months Supply of Inventory	8.6	<b>6.0</b>	- 30.3%	--	--	--

### Condo

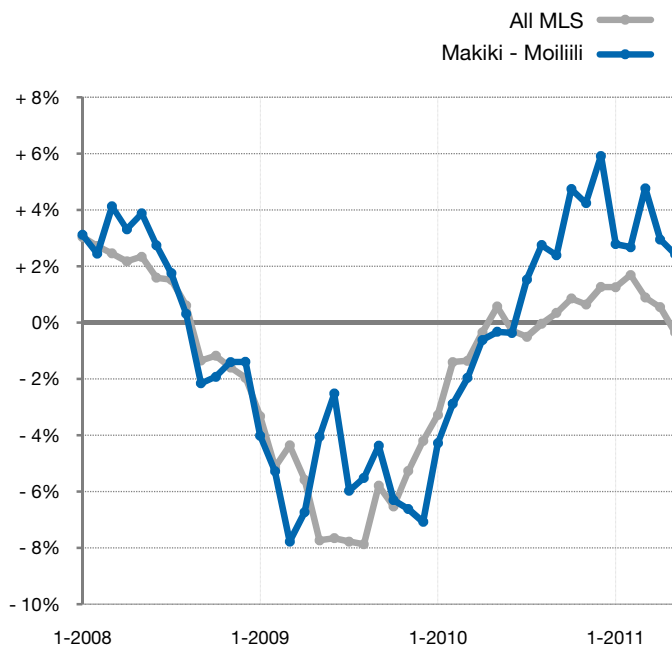
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	58	<b>74</b>	+ 27.6%	355	<b>410</b>	+ 15.5%
Closed Sales	48	<b>44</b>	- 8.3%	209	<b>189</b>	- 9.6%
Median Sales Price	\$340,000	<b>\$325,000</b>	- 4.4%	\$306,000	<b>\$307,500</b>	+ 0.5%
Average Sales Price	\$349,266	<b>\$314,733</b>	- 9.9%	\$322,196	<b>\$339,852</b>	+ 5.5%
Percent of Original List Price Received	96.2%	<b>97.7%</b>	+ 1.5%	95.9%	<b>95.3%</b>	- 0.6%
Median Days on Market Until Sale	18	<b>15</b>	- 19.4%	22	<b>39</b>	+ 77.3%
Inventory of Homes for Sale	218	<b>211</b>	- 3.2%	--	--	--
Months Supply of Inventory	4.5	<b>5.1</b>	+ 13.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Mililani

Selected 1-9-4 to 1-9-5

**+ 18.2%**

Change in  
**New Listings**  
All Properties

**- 27.5%**

Change in  
**Closed Sales**  
All Properties

**+ 2.3%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

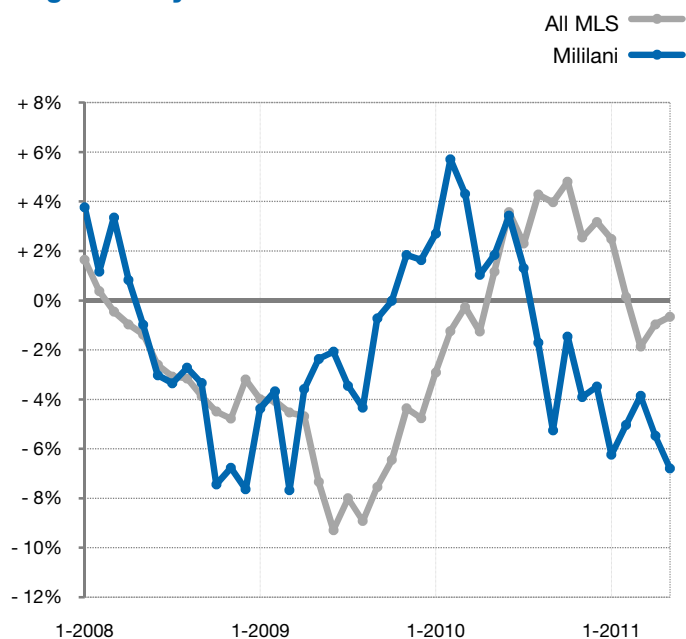
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	22	26	+ 18.2%	113	114	+ 0.9%
Closed Sales	14	14	0.0%	56	62	+ 10.7%
Median Sales Price	\$685,000	<b>\$623,250</b>	- 9.0%	\$610,000	<b>\$577,500</b>	- 5.3%
Average Sales Price	\$655,286	<b>\$641,921</b>	- 2.0%	\$636,289	<b>\$588,197</b>	- 7.6%
Percent of Original List Price Received	97.0%	<b>96.8%</b>	- 0.2%	97.1%	<b>96.8%</b>	- 0.4%
Median Days on Market Until Sale	32	<b>35</b>	+ 9.5%	22	<b>41</b>	+ 90.7%
Inventory of Homes for Sale	58	<b>52</b>	- 10.3%	--	--	--
Months Supply of Inventory	4.4	<b>3.5</b>	- 20.8%	--	--	--

### Condo

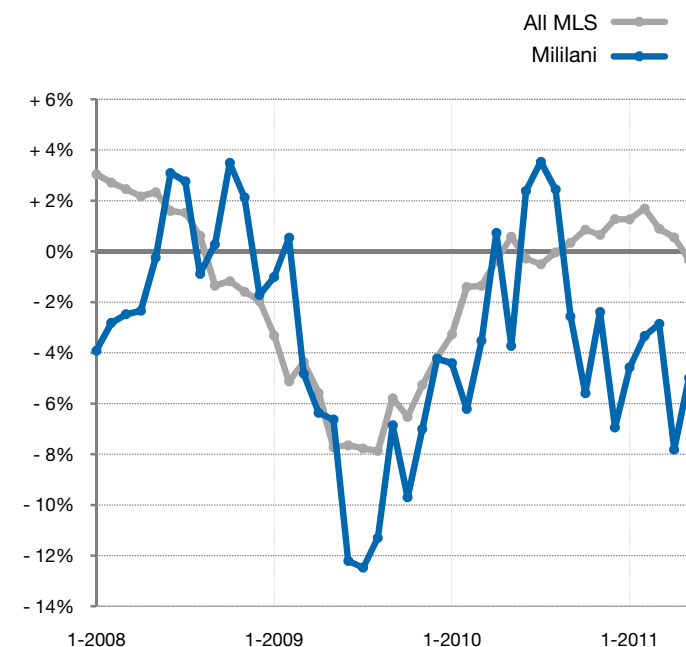
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	22	26	+ 18.2%	141	144	+ 2.1%
Closed Sales	26	15	- 42.3%	79	93	+ 17.7%
Median Sales Price	\$263,000	<b>\$325,000</b>	+ 23.6%	\$288,000	<b>\$278,000</b>	- 3.5%
Average Sales Price	\$274,587	<b>\$288,667</b>	+ 5.1%	\$290,749	<b>\$272,267</b>	- 6.4%
Percent of Original List Price Received	97.1%	<b>96.8%</b>	- 0.3%	97.3%	<b>95.1%</b>	- 2.2%
Median Days on Market Until Sale	19	<b>19</b>	+ 2.7%	23	<b>45</b>	+ 95.7%
Inventory of Homes for Sale	74	<b>83</b>	+ 12.2%	--	--	--
Months Supply of Inventory	3.9	<b>4.8</b>	+ 24.6%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Moanalua - Salt Lake

1-1-1

**+ 100.0%**

Change in  
New Listings  
All Properties

**- 44.0%**

Change in  
Closed Sales  
All Properties

**+ 38.1%**

Change in  
Inventory of Homes  
All Properties

### Single-Family

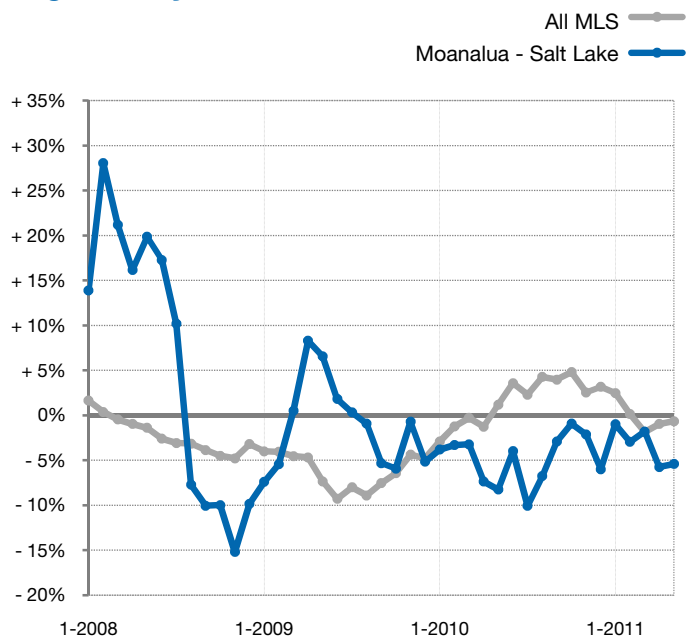
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	7	+ 250.0%	18	36	+ 100.0%
Closed Sales	6	3	- 50.0%	20	26	+ 30.0%
Median Sales Price	\$765,000	<b>\$775,000</b>	+ 1.3%	\$670,000	<b>\$650,000</b>	- 3.0%
Average Sales Price	\$784,000	<b>\$806,667</b>	+ 2.9%	\$695,080	<b>\$650,136</b>	- 6.5%
Percent of Original List Price Received	96.0%	<b>94.8%</b>	- 1.3%	95.1%	<b>95.6%</b>	+ 0.6%
Median Days on Market Until Sale	106	<b>15</b>	- 85.8%	49	<b>35</b>	- 29.6%
Inventory of Homes for Sale	12	<b>22</b>	+ 83.3%	--	--	--
Months Supply of Inventory	3.3	<b>5.4</b>	+ 60.6%	--	--	--

### Condo

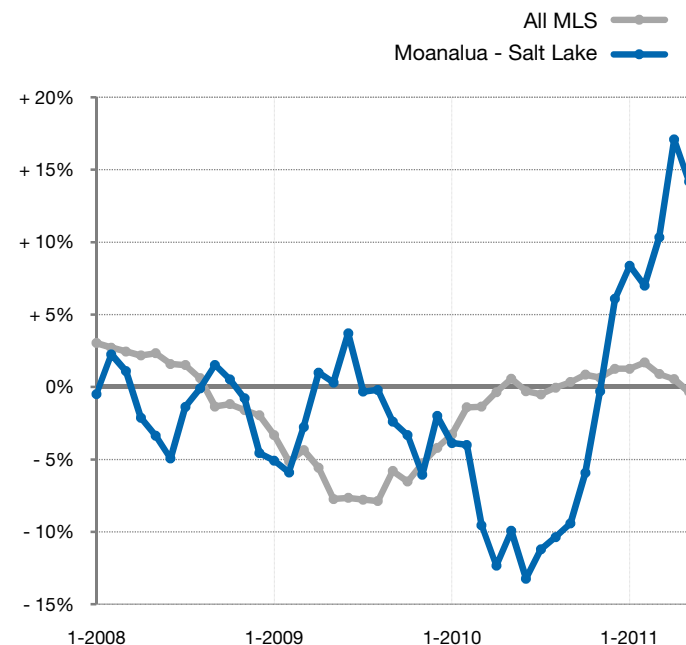
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	27	+ 80.0%	116	116	0.0%
Closed Sales	19	11	- 42.1%	91	61	- 33.0%
Median Sales Price	\$290,000	<b>\$296,000</b>	+ 2.1%	\$270,000	<b>\$280,000</b>	+ 3.7%
Average Sales Price	\$324,056	<b>\$305,409</b>	- 5.8%	\$305,820	<b>\$305,318</b>	- 0.2%
Percent of Original List Price Received	97.1%	<b>96.1%</b>	- 1.1%	95.5%	<b>95.2%</b>	- 0.3%
Median Days on Market Until Sale	21	<b>38</b>	+ 81.0%	25	<b>39</b>	+ 56.0%
Inventory of Homes for Sale	51	<b>65</b>	+ 27.5%	--	--	--
Months Supply of Inventory	3.0	<b>5.3</b>	+ 74.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## North Shore

1-5-6 to 1-6-9

**- 23.3%**

Change in  
**New Listings**  
All Properties

**- 22.2%**

Change in  
**Closed Sales**  
All Properties

**- 12.8%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

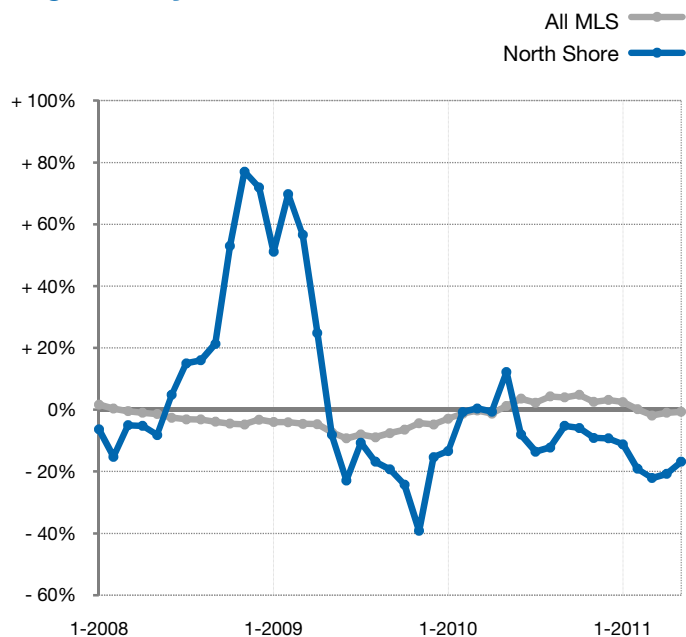
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	25	21	- 16.0%	112	94	- 16.1%
Closed Sales	6	5	- 16.7%	34	27	- 20.6%
Median Sales Price	\$662,500	<b>\$555,000</b>	- 16.2%	\$672,000	<b>\$540,000</b>	- 19.6%
Average Sales Price	\$634,833	<b>\$682,000</b>	+ 7.4%	\$751,188	<b>\$627,260</b>	- 16.5%
Percent of Original List Price Received	93.7%	<b>94.4%</b>	+ 0.8%	89.9%	<b>92.7%</b>	+ 3.2%
Median Days on Market Until Sale	73	<b>190</b>	+ 160.3%	102	<b>82</b>	- 19.6%
Inventory of Homes for Sale	106	<b>95</b>	- 10.4%	--	--	--
Months Supply of Inventory	16.1	<b>17.8</b>	+ 10.6%	--	--	--

### Condo

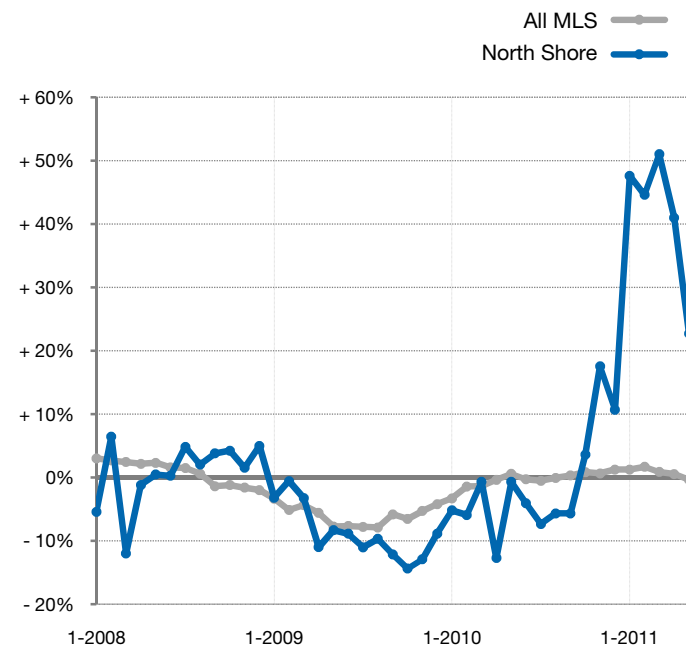
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	2	- 60.0%	39	33	- 15.4%
Closed Sales	3	2	- 33.3%	10	14	+ 40.0%
Median Sales Price	\$377,000	<b>\$298,500</b>	- 20.8%	\$246,000	<b>\$223,000</b>	- 9.3%
Average Sales Price	\$342,333	<b>\$298,500</b>	- 12.8%	\$271,640	<b>\$276,086</b>	+ 1.6%
Percent of Original List Price Received	96.1%	<b>97.9%</b>	+ 1.8%	92.5%	<b>92.3%</b>	- 0.2%
Median Days on Market Until Sale	30	<b>5</b>	- 85.0%	56	<b>29</b>	- 47.7%
Inventory of Homes for Sale	42	<b>34</b>	- 19.0%	--	--	--
Months Supply of Inventory	15.1	<b>8.7</b>	- 42.3%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Pearl City - Aiea

1-9-6 to 1-9-9

**+ 53.3%**

Change in  
**New Listings**  
All Properties

**+ 13.2%**

Change in  
**Closed Sales**  
All Properties

**+ 0.6%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

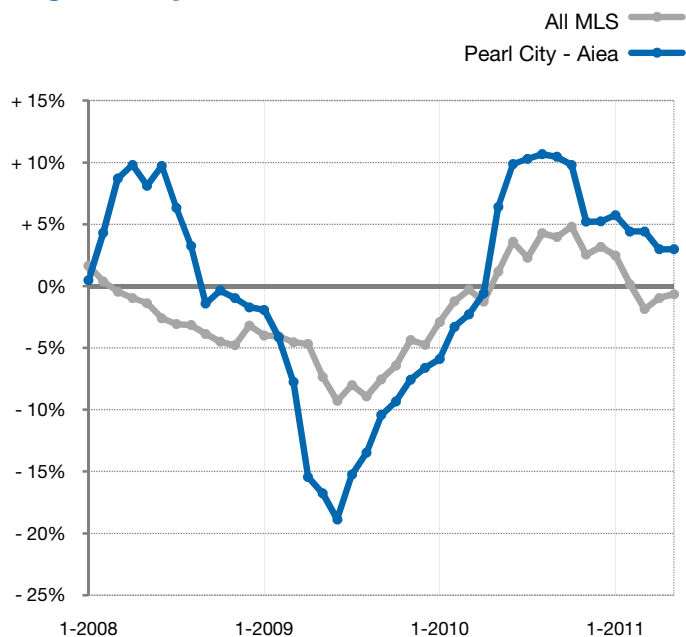
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	36	+ 89.5%	115	132	+ 14.8%
Closed Sales	20	21	+ 5.0%	63	78	+ 23.8%
Median Sales Price	\$630,000	<b>\$635,000</b>	+ 0.8%	\$572,500	<b>\$580,000</b>	+ 1.3%
Average Sales Price	\$665,368	<b>\$627,738</b>	- 5.7%	\$616,316	<b>\$596,219</b>	- 3.3%
Percent of Original List Price Received	97.2%	<b>95.4%</b>	- 1.8%	97.0%	<b>95.6%</b>	- 1.4%
Median Days on Market Until Sale	20	<b>44</b>	+ 125.6%	28	<b>64</b>	+ 126.8%
Inventory of Homes for Sale	68	<b>79</b>	+ 16.2%	--	--	--
Months Supply of Inventory	4.2	<b>5.0</b>	+ 18.0%	--	--	--

### Condo

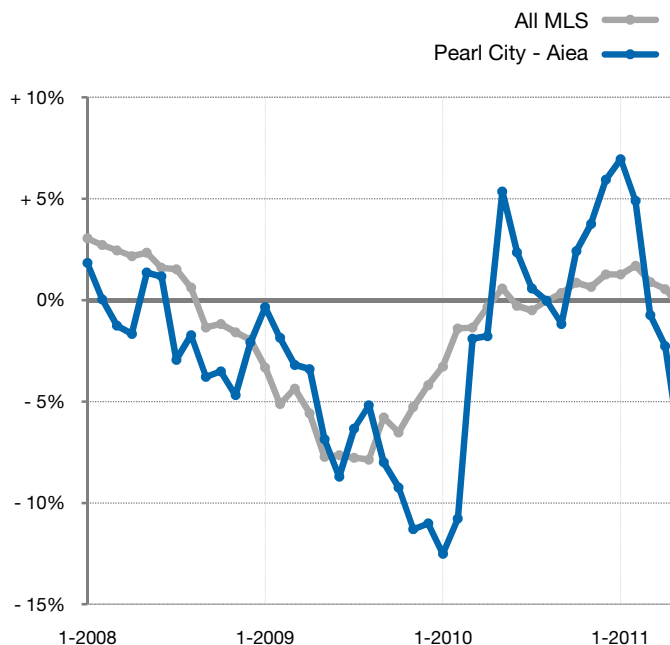
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	26	33	+ 26.9%	202	188	- 6.9%
Closed Sales	18	22	+ 22.2%	112	122	+ 8.9%
Median Sales Price	\$315,000	<b>\$280,000</b>	- 11.1%	\$282,000	<b>\$260,000</b>	- 7.8%
Average Sales Price	\$308,750	<b>\$280,455</b>	- 9.2%	\$287,921	<b>\$271,209</b>	- 5.8%
Percent of Original List Price Received	97.6%	<b>95.5%</b>	- 2.1%	96.2%	<b>94.5%</b>	- 1.8%
Median Days on Market Until Sale	21	<b>60</b>	+ 190.2%	22	<b>47</b>	+ 113.6%
Inventory of Homes for Sale	113	<b>103</b>	- 8.8%	--	--	--
Months Supply of Inventory	4.5	<b>4.3</b>	- 4.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Wahiawa

1-7-1 to 1-7-7

**- 54.5%**

Change in  
**New Listings**  
All Properties

**0.0%**

Change in  
**Closed Sales**  
All Properties

**- 43.5%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

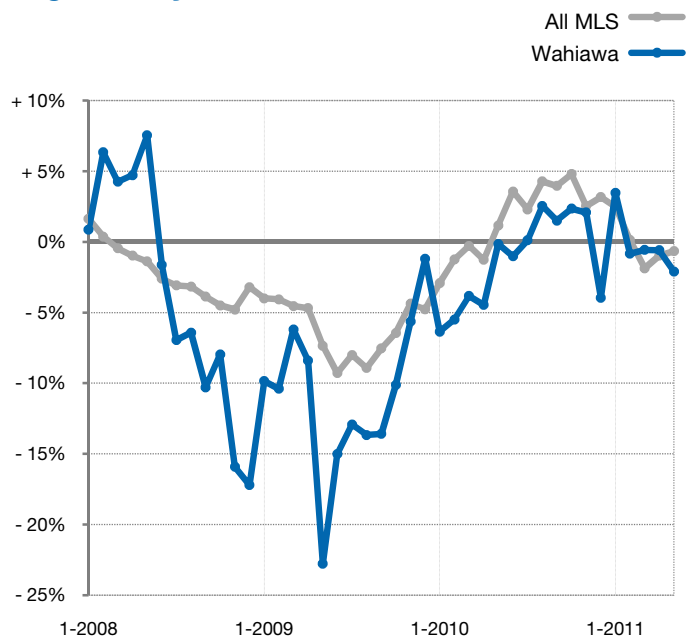
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	4	- 33.3%	64	39	- 39.1%
Closed Sales	6	5	- 16.7%	25	31	+ 24.0%
Median Sales Price	\$400,000	<b>\$345,000</b>	- 13.8%	\$380,000	<b>\$375,000</b>	- 1.3%
Average Sales Price	\$412,417	<b>\$429,400</b>	+ 4.1%	\$390,440	<b>\$403,174</b>	+ 3.3%
Percent of Original List Price Received	98.2%	<b>92.6%</b>	- 5.7%	95.0%	<b>91.7%</b>	- 3.5%
Median Days on Market Until Sale	21	<b>185</b>	+ 802.4%	32	<b>78</b>	+ 143.8%
Inventory of Homes for Sale	51	<b>30</b>	- 41.2%	--	--	--
Months Supply of Inventory	9.9	<b>5.0</b>	- 49.3%	--	--	--

### Condo

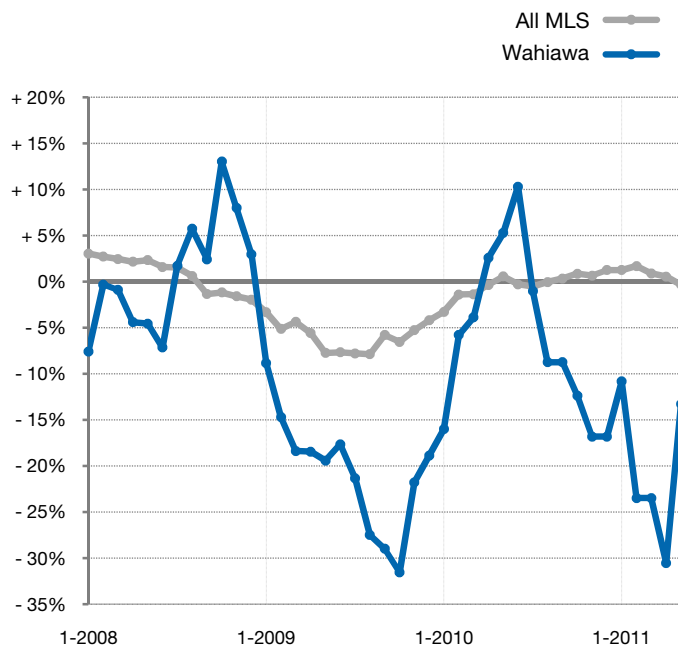
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	1	- 80.0%	20	10	- 50.0%
Closed Sales	2	3	+ 50.0%	5	8	+ 60.0%
Median Sales Price	\$106,000	<b>\$125,000</b>	+ 17.9%	\$140,000	<b>\$120,000</b>	- 14.3%
Average Sales Price	\$106,000	<b>\$131,667</b>	+ 24.2%	\$144,400	<b>\$113,875</b>	- 21.1%
Percent of Original List Price Received	74.2%	<b>96.0%</b>	+ 29.4%	79.3%	<b>90.3%</b>	+ 13.9%
Median Days on Market Until Sale	112	<b>16</b>	- 85.7%	40	<b>68</b>	+ 70.0%
Inventory of Homes for Sale	18	<b>9</b>	- 50.0%	--	--	--
Months Supply of Inventory	11.6	<b>5.1</b>	- 56.3%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Waialae-Kahala

1-3-5

**- 38.2%**

Change in  
**New Listings**  
All Properties

**+ 33.3%**

Change in  
**Closed Sales**  
All Properties

**- 13.3%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

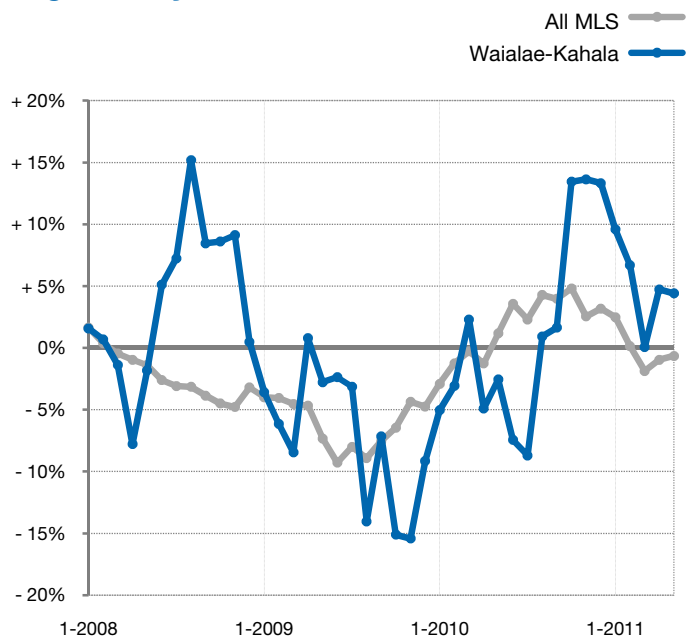
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	29	14	- 51.7%	95	67	- 29.5%
Closed Sales	8	11	+ 37.5%	39	41	+ 5.1%
Median Sales Price	\$1,265,000	<b>\$1,250,000</b>	- 1.2%	\$1,200,000	<b>\$1,250,000</b>	+ 4.2%
Average Sales Price	\$1,403,750	<b>\$1,270,455</b>	- 9.5%	\$1,383,428	<b>\$1,455,161</b>	+ 5.2%
Percent of Original List Price Received	97.0%	<b>96.0%</b>	- 1.0%	92.6%	<b>92.7%</b>	+ 0.1%
Median Days on Market Until Sale	50	<b>13</b>	- 73.7%	30	<b>33</b>	+ 10.0%
Inventory of Homes for Sale	62	<b>56</b>	- 9.7%	--	--	--
Months Supply of Inventory	7.2	<b>5.9</b>	- 17.6%	--	--	--

### Condo

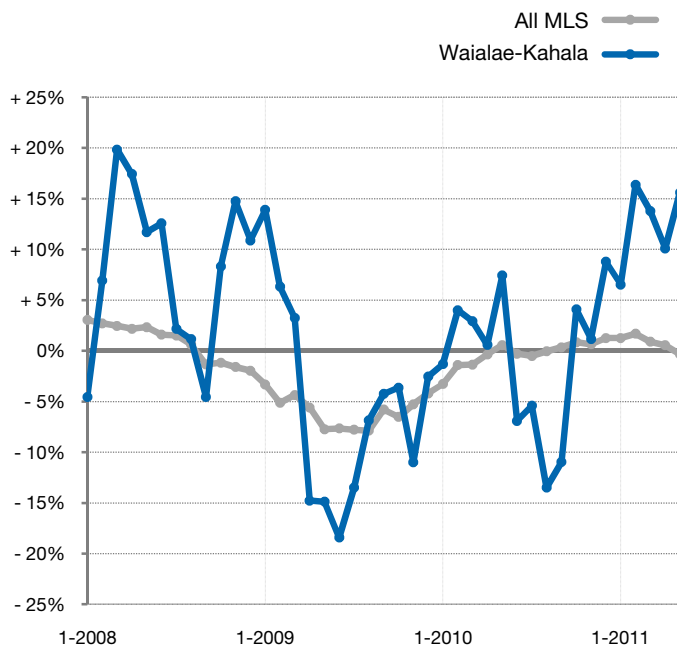
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	7	+ 40.0%	28	26	- 7.1%
Closed Sales	1	1	0.0%	12	12	0.0%
Median Sales Price	\$449,000	<b>\$430,000</b>	- 4.2%	\$410,000	<b>\$447,500</b>	+ 9.1%
Average Sales Price	\$449,000	<b>\$430,000</b>	- 4.2%	\$371,000	<b>\$376,083</b>	+ 1.4%
Percent of Original List Price Received	100.0%	<b>98.9%</b>	- 1.1%	91.1%	<b>94.3%</b>	+ 3.5%
Median Days on Market Until Sale	15	<b>83</b>	+ 453.3%	24	<b>15</b>	- 36.2%
Inventory of Homes for Sale	21	<b>16</b>	- 23.8%	--	--	--
Months Supply of Inventory	6.1	<b>4.8</b>	- 21.0%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



## Waikiki

1-2-6

**+ 9.5%**

Change in  
**New Listings**  
All Properties

**+ 3.3%**

Change in  
**Closed Sales**  
All Properties

**- 21.2%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

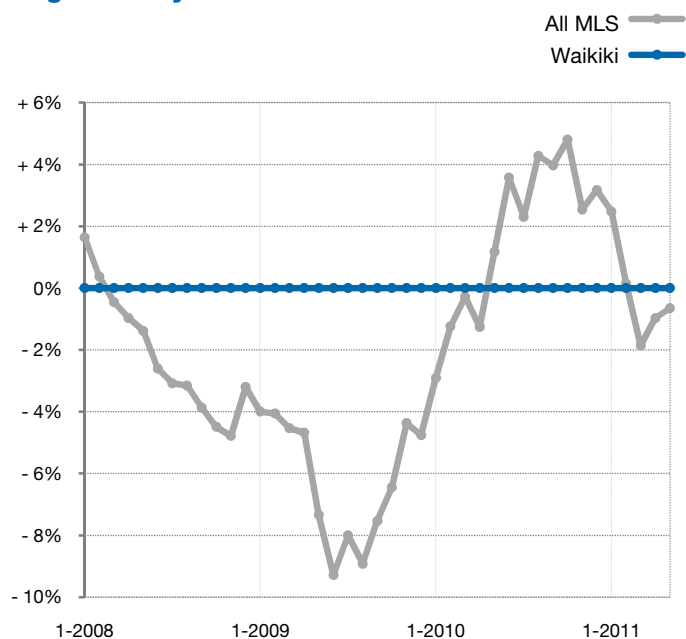
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price	\$0	\$0	--	\$0	\$0	--
Average Sales Price	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received	0.0%	0.0%	--	0.0%	0.0%	--
Median Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

### Condo

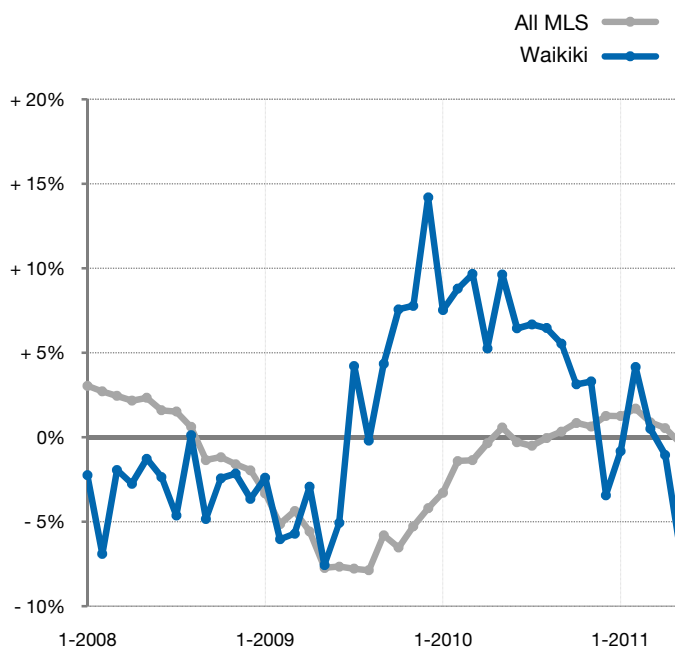
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	125	138	+ 10.4%	692	674	- 2.6%
Closed Sales	61	63	+ 3.3%	294	362	+ 23.1%
Median Sales Price	\$299,000	\$235,000	- 21.4%	\$290,000	\$270,500	- 6.7%
Average Sales Price	\$314,845	\$266,106	- 15.5%	\$319,927	\$319,566	- 0.1%
Percent of Original List Price Received	91.1%	93.7%	+ 2.9%	92.0%	93.0%	+ 1.1%
Median Days on Market Until Sale	32	46	+ 43.8%	53	42	- 20.0%
Inventory of Homes for Sale	613	482	- 21.4%	--	--	--
Months Supply of Inventory	10.0	7.5	- 25.2%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Waipahu

1-9-4

**+ 57.9%**

Change in  
**New Listings**  
All Properties

**- 32.1%**

Change in  
**Closed Sales**  
All Properties

**- 11.9%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

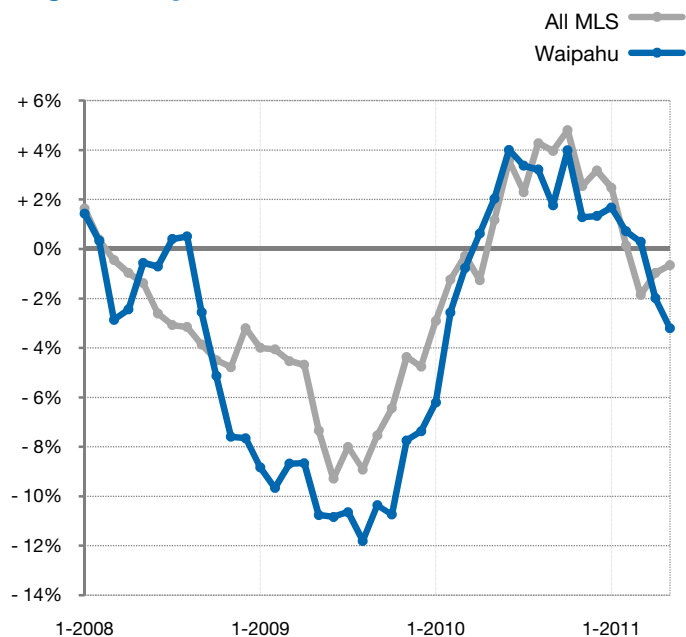
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	22	31	+ 40.9%	179	168	- 6.1%
Closed Sales	30	20	- 33.3%	118	97	- 17.8%
Median Sales Price	\$533,100	<b>\$454,000</b>	- 14.8%	\$530,275	<b>\$505,000</b>	- 4.8%
Average Sales Price	\$522,621	<b>\$469,670</b>	- 10.1%	\$521,669	<b>\$507,159</b>	- 2.8%
Percent of Original List Price Received	96.0%	<b>96.6%</b>	+ 0.6%	95.3%	<b>96.6%</b>	+ 1.3%
Median Days on Market Until Sale	23	27	+ 20.0%	32	39	+ 23.8%
Inventory of Homes for Sale	112	91	- 18.8%	--	--	--
Months Supply of Inventory	4.7	4.1	- 13.6%	--	--	--

### Condo

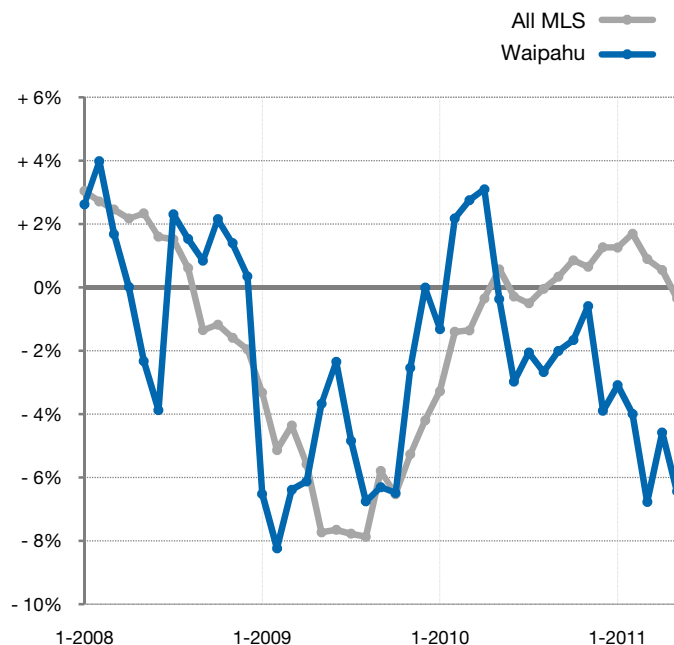
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	29	+ 81.3%	152	140	- 7.9%
Closed Sales	23	16	- 30.4%	110	86	- 21.8%
Median Sales Price	\$265,000	<b>\$243,000</b>	- 8.3%	\$270,000	<b>\$257,750</b>	- 4.5%
Average Sales Price	\$271,826	<b>\$245,994</b>	- 9.5%	\$276,740	<b>\$271,938</b>	- 1.7%
Percent of Original List Price Received	98.1%	<b>95.2%</b>	- 2.9%	97.0%	<b>95.6%</b>	- 1.4%
Median Days on Market Until Sale	33	34	+ 1.5%	31	50	+ 59.7%
Inventory of Homes for Sale	89	86	- 3.4%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.8%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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# Local Market Update – May 2011

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## Windward Coast

1-4-8 to 1-5-5

**- 37.5%**

Change in  
**New Listings**  
All Properties

**0.0%**

Change in  
**Closed Sales**  
All Properties

**- 18.5%**

Change in  
**Inventory of Homes**  
All Properties

### Single-Family

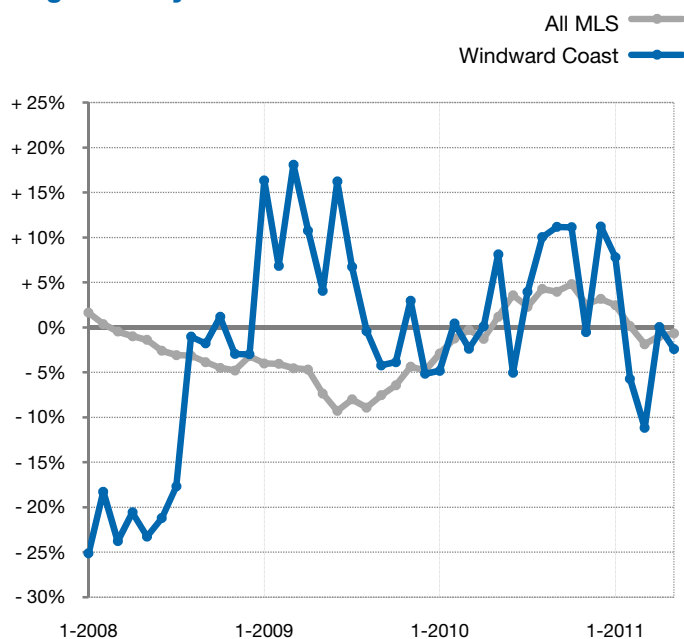
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	8	- 33.3%	66	61	- 7.6%
Closed Sales	4	4	0.0%	19	26	+ 36.8%
Median Sales Price	\$572,500	<b>\$450,000</b>	- 21.4%	\$510,000	<b>\$567,000</b>	+ 11.2%
Average Sales Price	\$572,500	<b>\$693,300</b>	+ 21.1%	\$538,568	<b>\$551,556</b>	+ 2.4%
Percent of Original List Price Received	91.3%	<b>97.6%</b>	+ 6.9%	93.0%	<b>91.2%</b>	- 1.9%
Median Days on Market Until Sale	102	<b>26</b>	- 74.4%	56	<b>44</b>	- 21.4%
Inventory of Homes for Sale	63	<b>54</b>	- 14.3%	--	--	--
Months Supply of Inventory	18.0	<b>13.2</b>	- 26.5%	--	--	--

### Condo

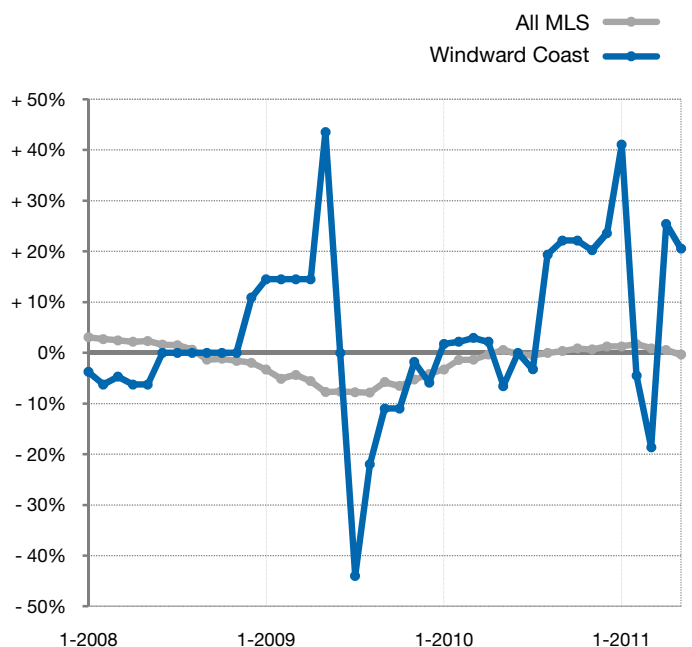
	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	2	- 50.0%	16	12	- 25.0%
Closed Sales	1	1	0.0%	3	8	+ 166.7%
Median Sales Price	\$222,000	<b>\$105,000</b>	- 52.7%	\$222,000	<b>\$204,400</b>	- 7.9%
Average Sales Price	\$222,000	<b>\$105,000</b>	- 52.7%	\$224,833	<b>\$205,475</b>	- 8.6%
Percent of Original List Price Received	88.8%	<b>100.0%</b>	+ 12.6%	87.9%	<b>87.7%</b>	- 0.2%
Median Days on Market Until Sale	210	<b>40</b>	- 81.0%	210	<b>70</b>	- 66.7%
Inventory of Homes for Sale	18	<b>12</b>	- 33.3%	--	--	--
Months Supply of Inventory	14.4	<b>5.6</b>	- 61.1%	--	--	--

## Change in Median Sales Price from Prior Year (6-Month Average)\*

### Single-Family Detached



### Townhouse-Condo Attached



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