

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



May 2011

Quick Facts

- 12.5% **- 15.3%** **- 10.3%**

Change in
Closed Sales
All Properties

Change in
Closed Sales
Single-Family Only

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	5-2010	5-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		420	445	+ 6.0%	2,386	2,172	- 9.0%
Pending Sales		239	292	+ 22.2%	1,336	1,270	- 4.9%
Closed Sales		287	243	- 15.3%	1,183	1,111	- 6.1%
Days on Market Until Sale		27	31	+ 14.8%	31	38	+ 22.6%
Median Sales Price		\$600,000	\$595,000	- 0.8%	\$585,000	\$572,500	- 2.1%
Average Sales Price		\$727,973	\$730,318	+ 0.3%	\$682,238	\$707,588	+ 3.7%
Percent of Original List Price Received		96.3%	95.6%	- 0.7%	95.7%	95.1%	- 0.7%
Housing Affordability Index		61	67	+ 9.4%	63	70	+ 10.7%
Inventory of Homes for Sale		1,658	1,479	- 10.8%	--	--	--
Months Supply of Homes for Sale		6.5	6.0	- 8.0%	--	--	--

Condo Market Overview

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



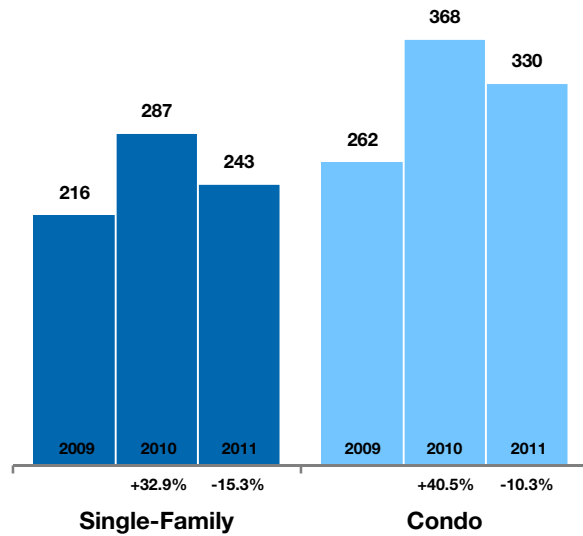
Key Metrics	Historical Sparklines	5-2010	5-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		509	577	+ 13.4%	3,063	2,936	- 4.1%
Pending Sales		291	420	+ 44.3%	1,801	1,879	+ 4.3%
Closed Sales		368	330	- 10.3%	1,620	1,646	+ 1.6%
Days on Market Until Sale		28	36	+ 28.6%	31	42	+ 35.5%
Median Sales Price		\$305,000	\$290,000	- 4.9%	\$305,000	\$305,000	0.0%
Average Sales Price		\$370,506	\$341,273	- 7.9%	\$352,376	\$357,822	+ 1.5%
Percent of Original List Price Received		95.4%	95.9%	+ 0.5%	94.9%	94.7%	- 0.2%
Housing Affordability Index		115	130	+ 13.2%	115	125	+ 8.5%
Inventory of Homes for Sale		2,101	1,919	- 8.7%	--	--	--
Months Supply of Homes for Sale		6.0	5.8	- 2.2%	--	--	--

Closed Sales

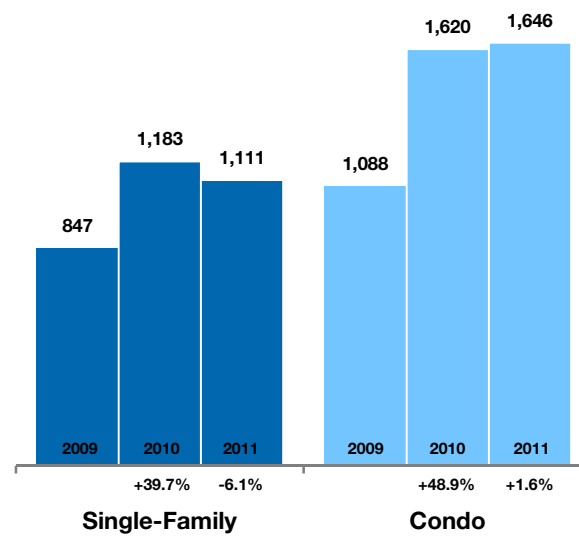
A count of the actual sales that have closed in a given month.



May

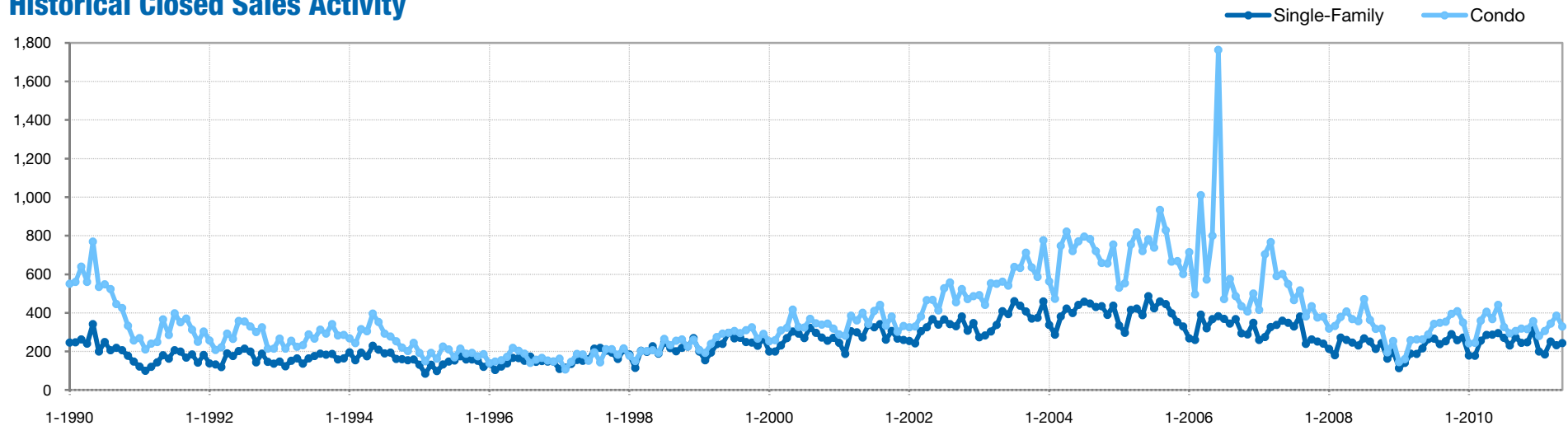


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	295	+ 11.7%	442	+ 53.5%
7-2010	270	+ 1.5%	327	- 4.7%
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	247	- 4.3%	316	- 22.5%
12-2010	312	+ 14.7%	357	+ 2.0%
1-2011	200	+ 11.7%	280	+ 15.7%
2-2011	185	+ 4.5%	306	+ 25.4%
3-2011	251	- 1.6%	344	- 4.4%
4-2011	232	- 18.6%	386	- 4.9%
5-2011	243	- 15.3%	330	- 10.3%
Total	2,984	- 1.3%	4,007	- 2.4%

Historical Closed Sales Activity

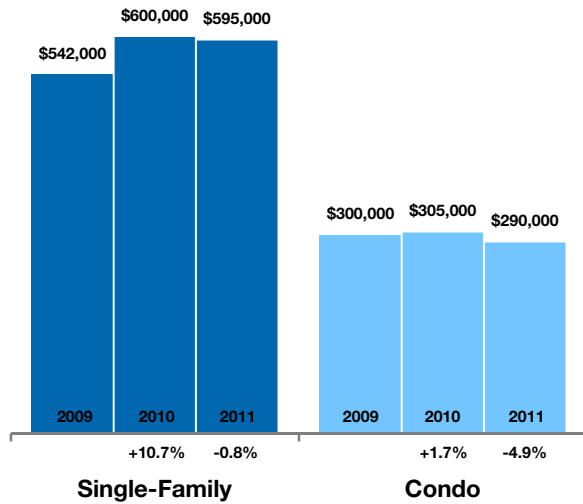


Median Sales Price

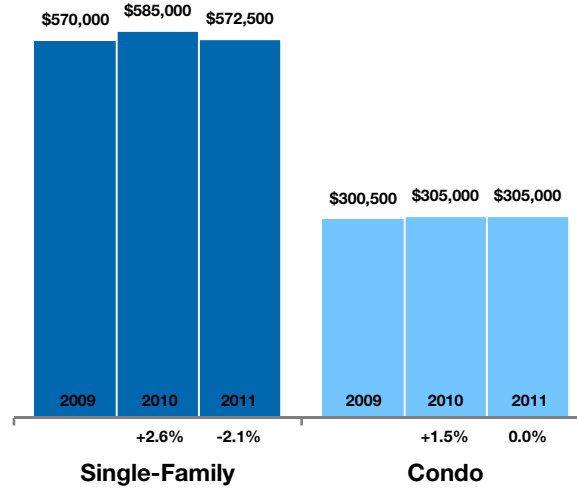
Median price point for all closed sales, not accounting for seller concessions, in a given month.



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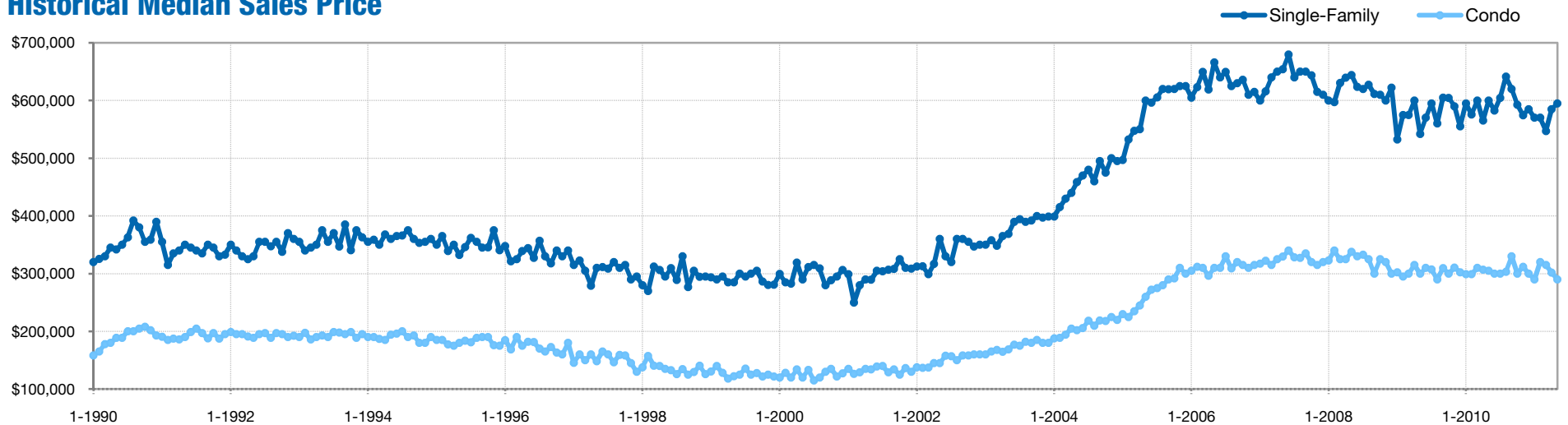


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	\$582,500	+ 2.2%	\$300,000	- 3.2%
7-2010	\$604,500	+ 1.6%	\$300,000	- 2.4%
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	\$547,000	- 8.8%	\$315,000	+ 1.6%
4-2011	\$585,000	+ 3.5%	\$302,000	- 1.6%
5-2011	\$595,000	- 0.8%	\$290,000	- 4.9%
Average	\$589,000	+ 1.2%	\$305,500	+ 0.2%

Historical Median Sales Price

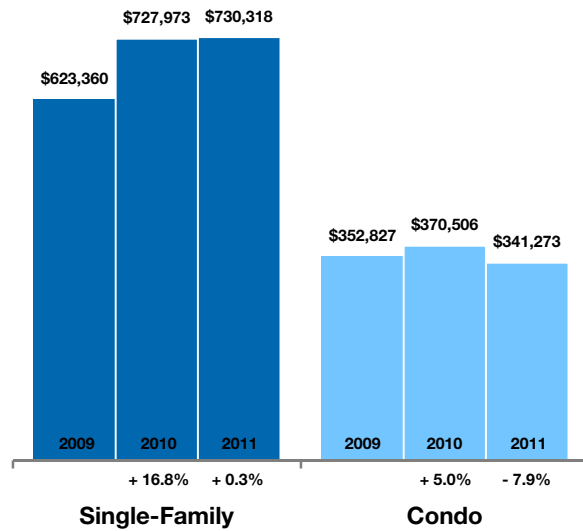


Average Sales Price

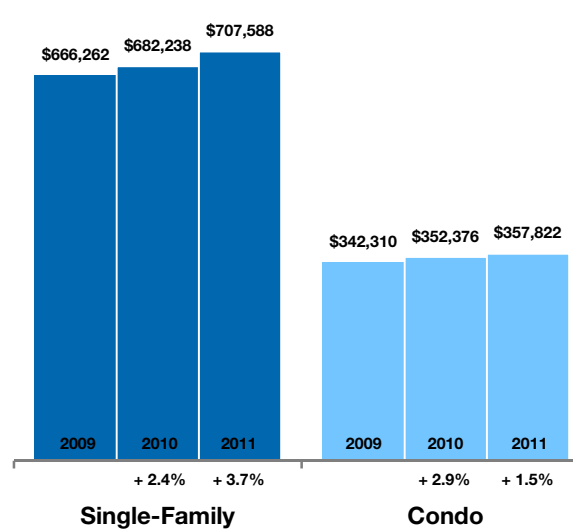
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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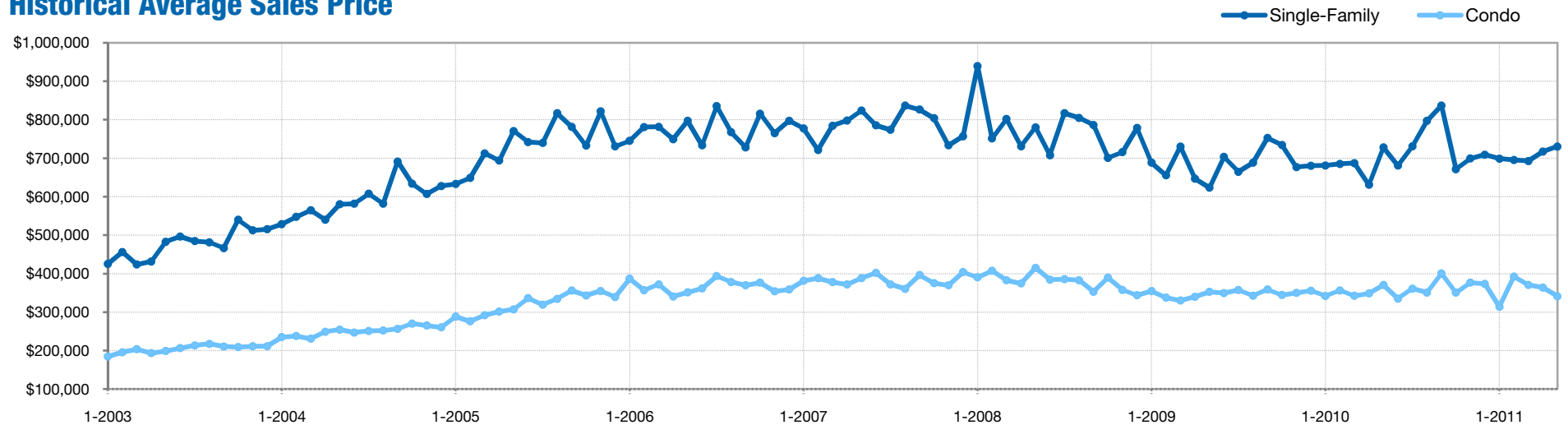


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	\$680,717	-3.2%	\$335,192	-4.2%
7-2010	\$730,763	+9.9%	\$361,342	+1.0%
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	\$695,463	+1.5%	\$392,424	+10.1%
3-2011	\$692,773	+0.8%	\$370,748	+8.3%
4-2011	\$716,976	+13.7%	\$364,090	+4.5%
5-2011	\$730,318	+0.3%	\$341,273	-7.9%
Average	\$722,282	+4.2%	\$360,849	+2.6%

Historical Average Sales Price

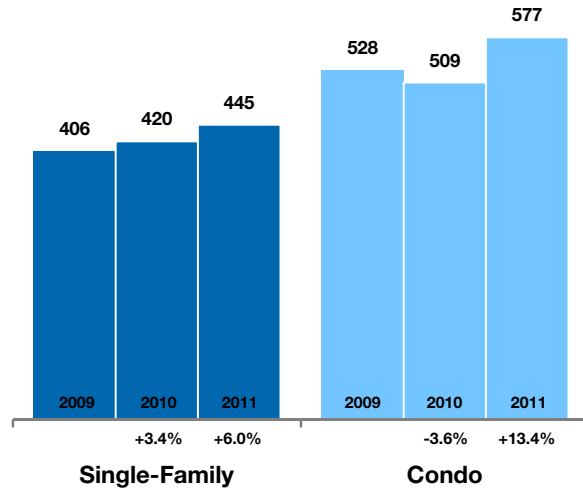


New Listings

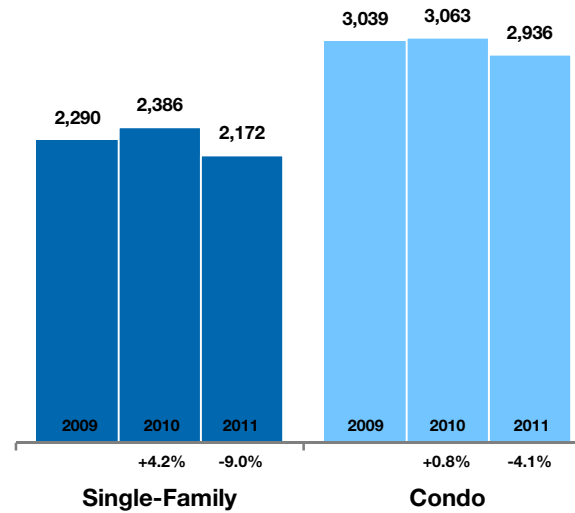
A count of the properties that have been newly listed on the market in a given month.



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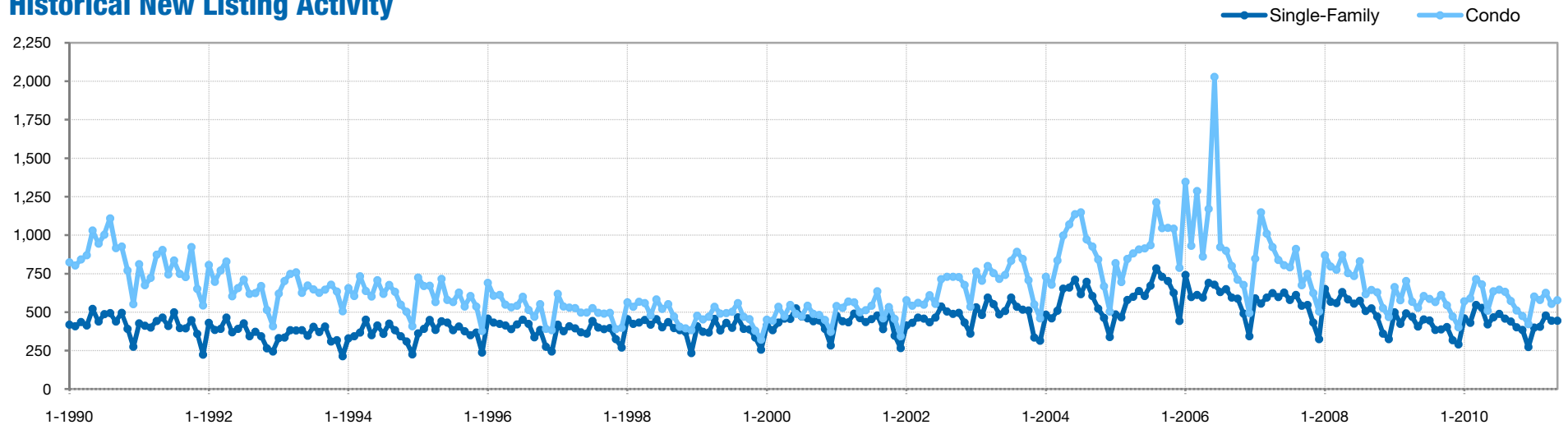


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	466	+ 3.1%	636	+ 5.3%
7-2010	488	+ 9.4%	646	+ 10.2%
8-2010	458	+ 19.0%	632	+ 11.9%
9-2010	439	+ 13.1%	573	- 6.4%
10-2010	401	- 0.7%	511	- 6.2%
11-2010	385	+ 21.5%	475	+ 0.6%
12-2010	273	- 6.2%	422	+ 5.0%
1-2011	400	- 13.0%	602	+ 5.6%
2-2011	405	- 6.0%	579	- 1.7%
3-2011	478	- 12.6%	625	- 12.6%
4-2011	444	- 15.9%	553	- 18.7%
5-2011	445	+ 6.0%	577	+ 13.4%
Average	5,082	+ 0.3%	6,831	- 0.3%

Historical New Listing Activity

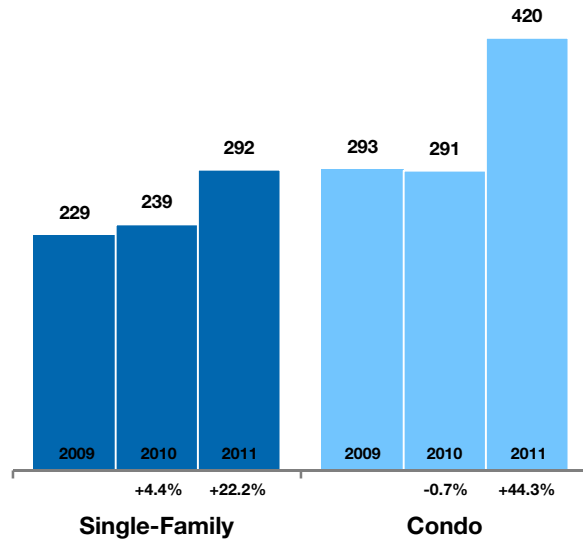


Pending Sales

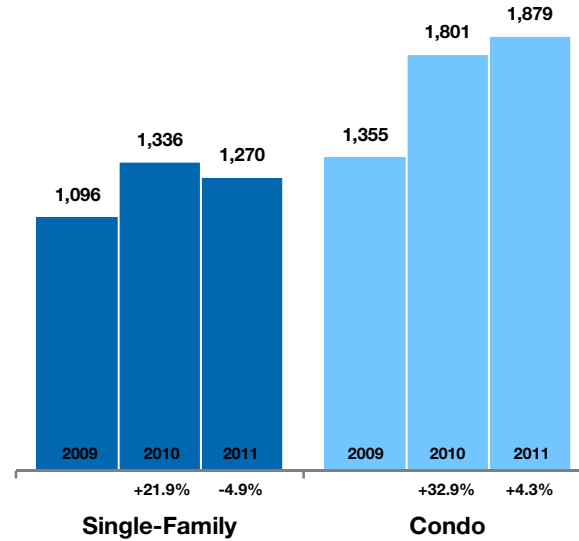
A count of the properties on which contracts have been accepted in a given month.



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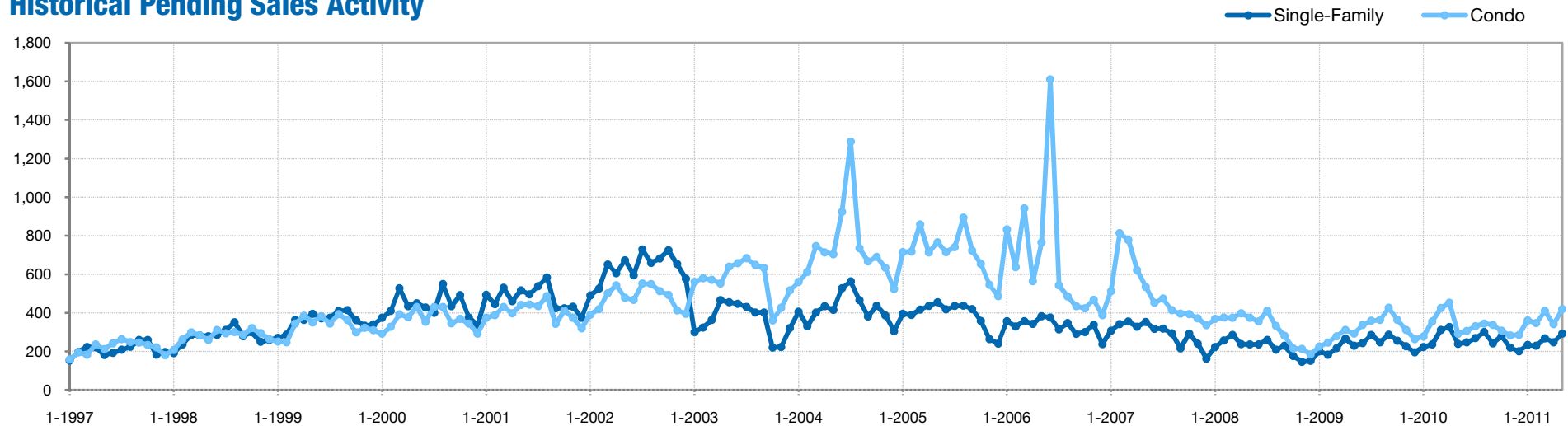


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	247	+ 1.6%	306	- 9.2%
7-2010	269	- 5.9%	331	- 7.8%
8-2010	300	+ 21.0%	345	- 5.0%
9-2010	242	- 15.7%	338	- 20.7%
10-2010	279	+ 9.0%	307	- 15.4%
11-2010	220	- 3.1%	283	- 9.3%
12-2010	201	+ 3.1%	286	+ 8.3%
1-2011	233	+ 4.5%	361	+ 29.9%
2-2011	229	- 3.0%	347	- 2.3%
3-2011	268	- 13.8%	410	- 3.5%
4-2011	248	- 24.2%	341	- 24.6%
5-2011	292	+ 22.2%	420	+ 44.3%
Average	3,028	- 1.6%	4,075	- 3.6%

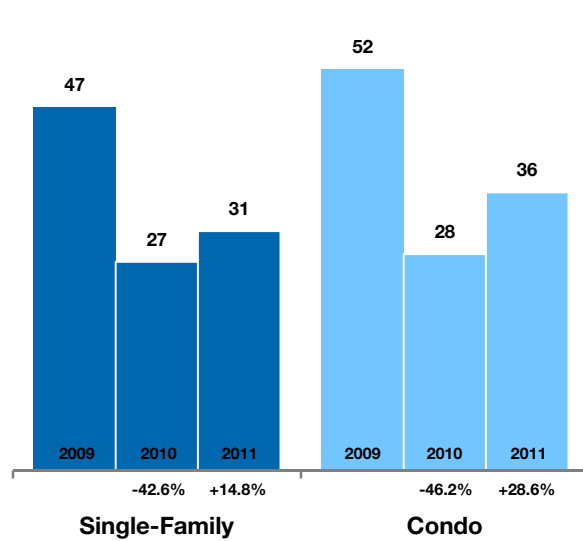
Historical Pending Sales Activity



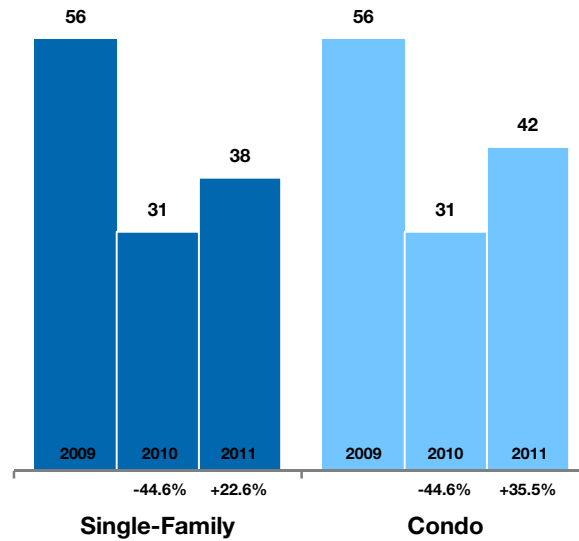
Days on Market Until Sale

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

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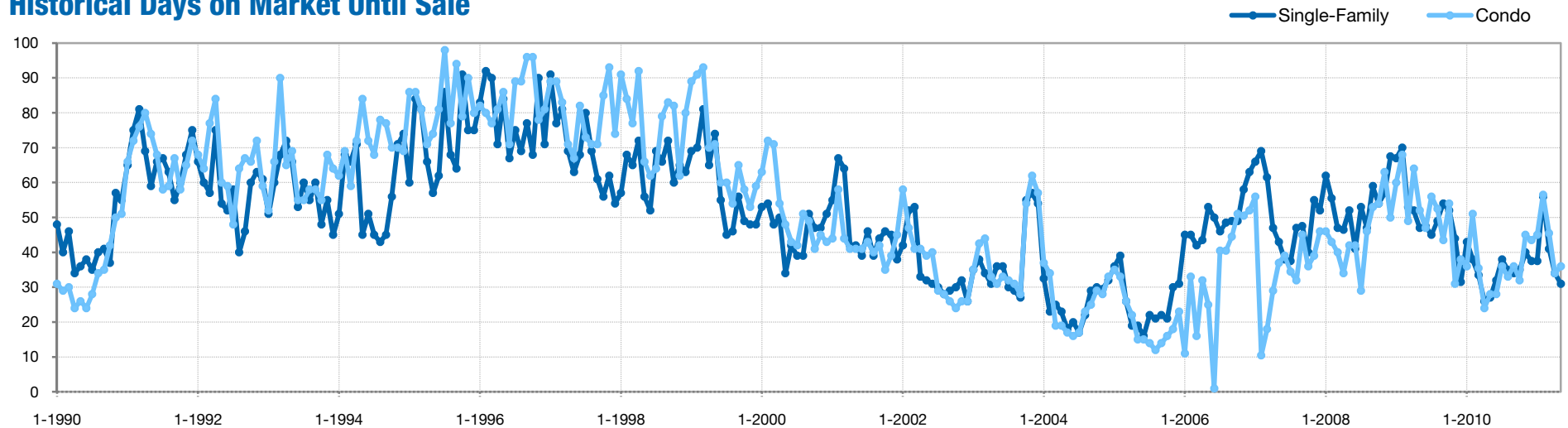


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	32	- 32.6%	28	- 40.4%
7-2010	38	- 15.6%	36	- 35.7%
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	41	+ 22.4%	46	+ 28.2%
4-2011	34	+ 30.8%	34	+ 41.7%
5-2011	31	+ 14.8%	36	+ 28.6%
Average	36	- 12.2%	38	- 5.0%

Historical Days on Market Until Sale

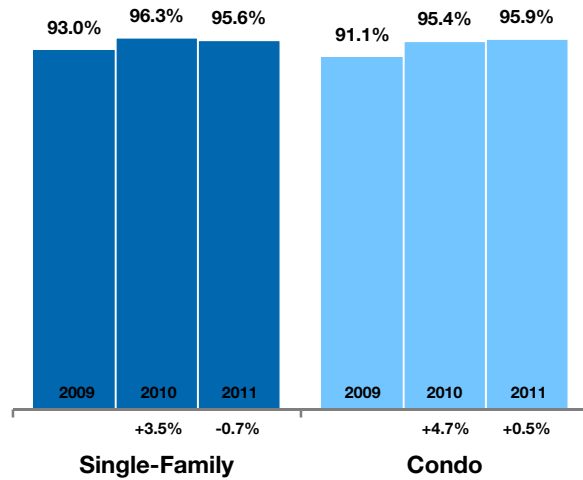


Percent of Original List Price Received

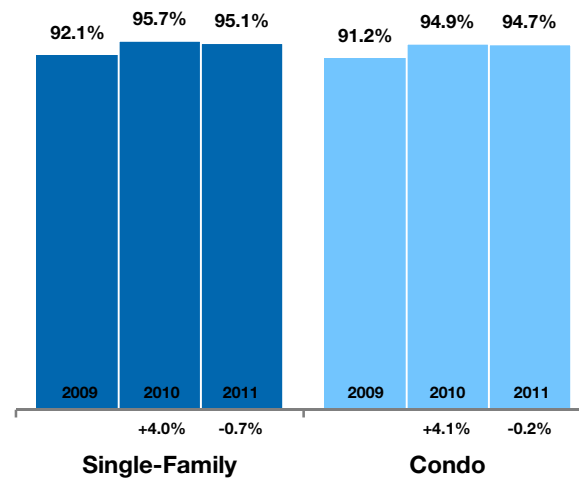


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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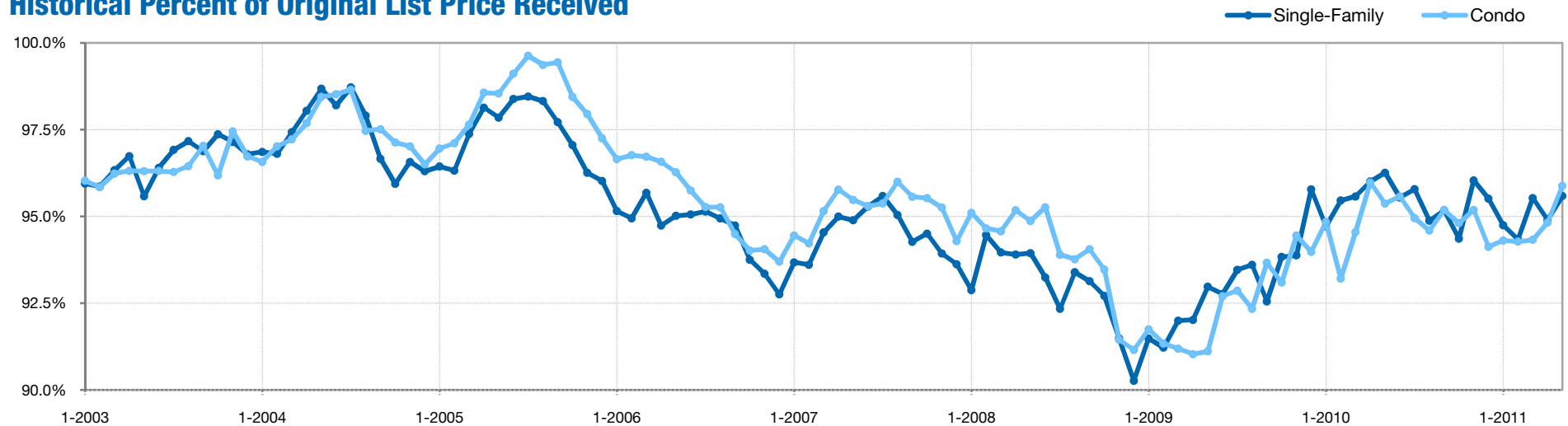


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	95.5%	+ 3.0%	95.6%	+ 3.1%
7-2010	95.8%	+ 2.5%	95.0%	+ 2.2%
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	94.3%	- 1.2%	94.3%	+ 1.1%
3-2011	95.5%	- 0.0%	94.3%	- 0.2%
4-2011	94.9%	- 1.2%	94.8%	- 1.2%
5-2011	95.6%	- 0.7%	95.9%	+ 0.5%
Average	95.2%	+ 0.8%	94.9%	+ 0.9%

Historical Percent of Original List Price Received

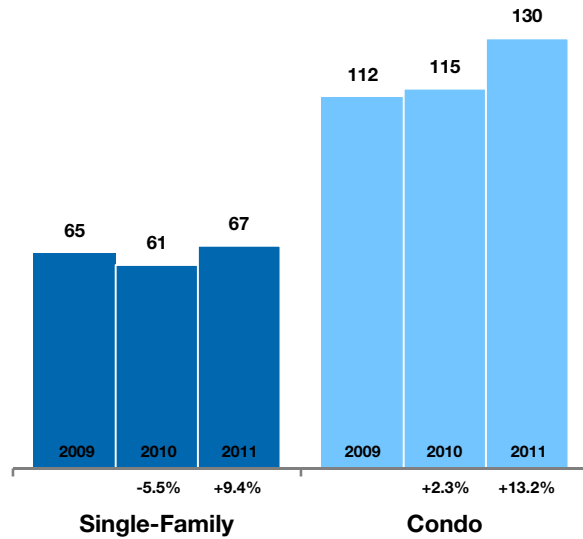


Housing Affordability Index

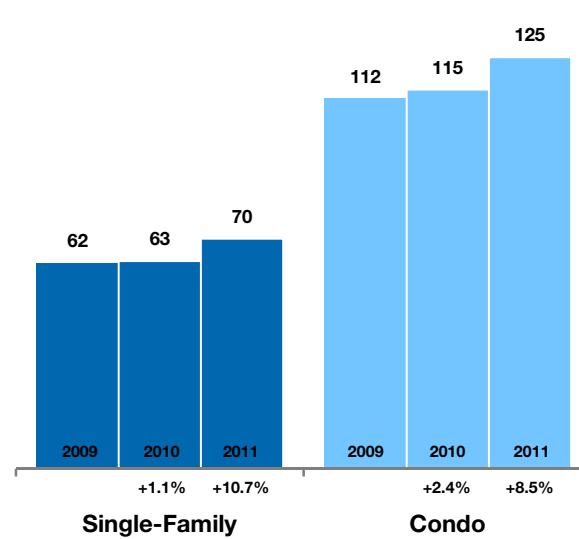


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

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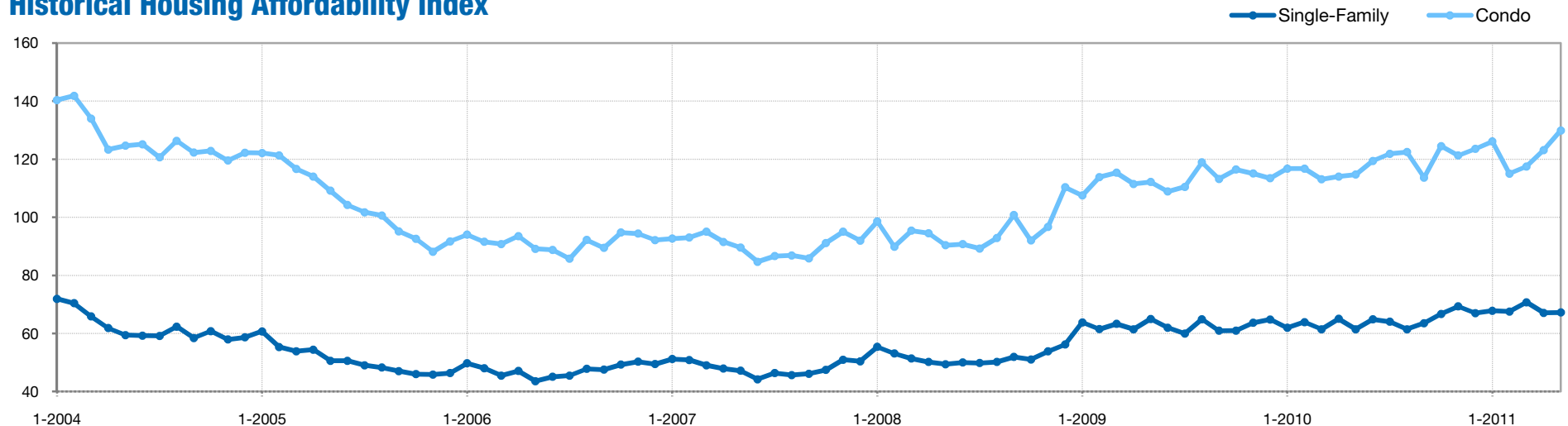


Year to Date



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	65	+ 4.6%	118	+ 9.6%
7-2010	66	+ 6.8%	120	+ 10.3%
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	70	+ 15.1%	119	+ 3.9%
4-2011	69	+ 3.2%	121	+ 8.0%
5-2011	70	+ 9.4%	125	+ 13.2%
Average	67		122	

Historical Housing Affordability Index

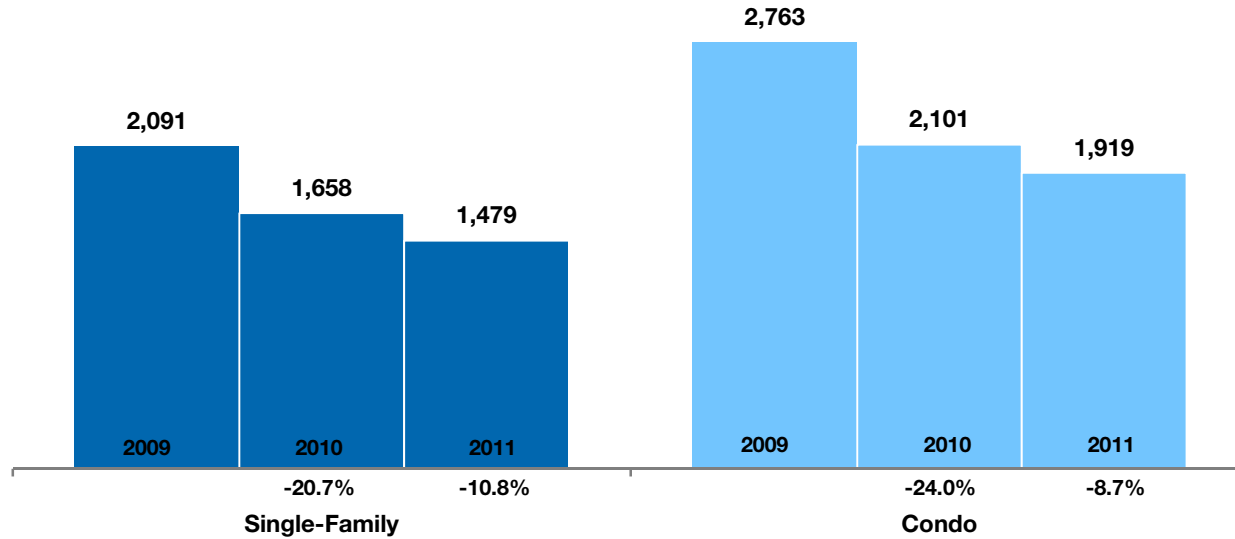


Inventory of Homes for Sale

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

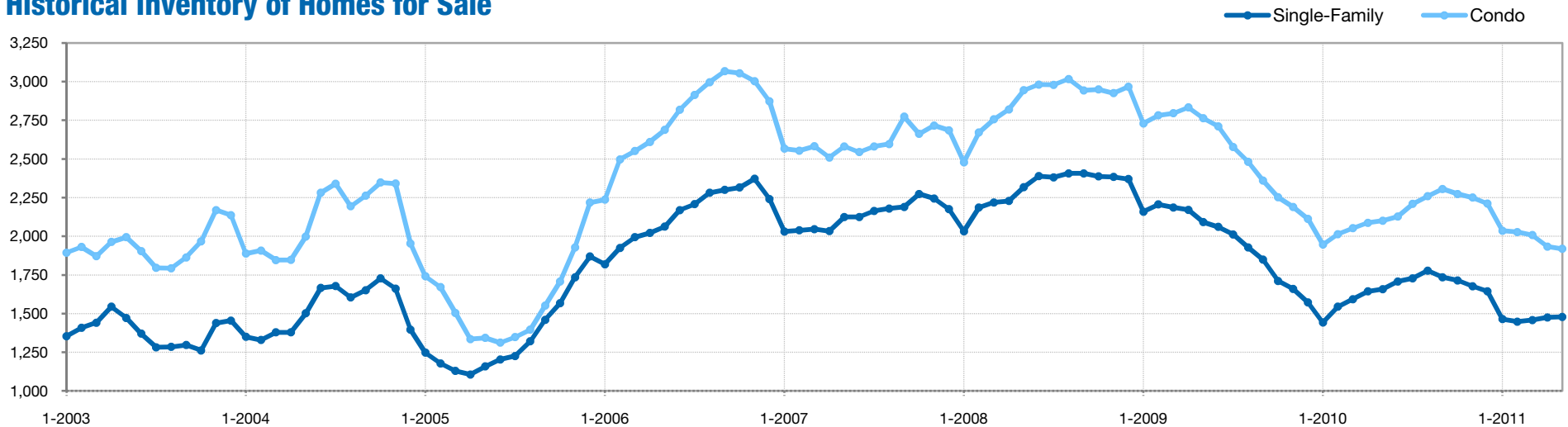


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	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	1,708	- 17.1%	2,127	- 21.5%
7-2010	1,728	- 14.1%	2,209	- 14.3%
8-2010	1,778	- 7.8%	2,259	- 9.0%
9-2010	1,735	- 6.2%	2,306	- 2.3%
10-2010	1,715	+ 0.2%	2,273	+ 0.9%
11-2010	1,677	+ 1.0%	2,250	+ 2.7%
12-2010	1,644	+ 4.6%	2,211	+ 4.7%
1-2011	1,464	+ 1.5%	2,036	+ 4.6%
2-2011	1,448	- 6.3%	2,027	+ 0.6%
3-2011	1,458	- 8.5%	2,008	- 2.1%
4-2011	1,475	- 10.3%	1,933	- 7.4%
5-2011	1,479	- 10.8%	1,919	- 8.7%
Average	1,609	- 6.6%	2,130	- 4.9%

Historical Inventory of Homes for Sale

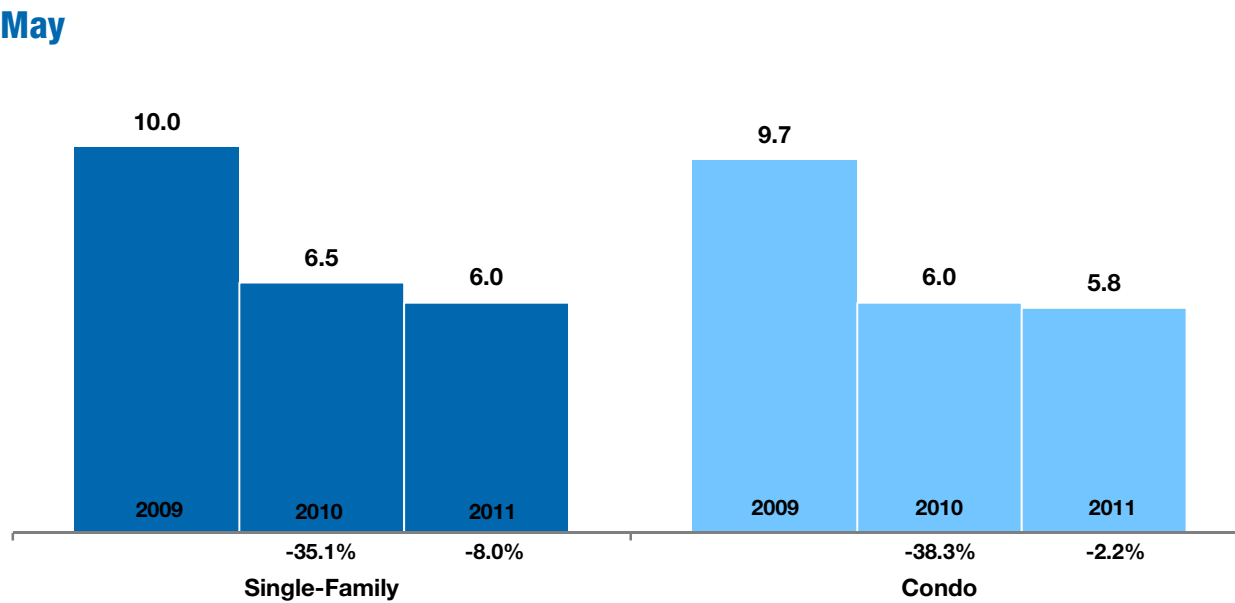


Months Supply of Inventory

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.



May



	Single-Family	YoY Chg.	Condo	YoY Chg.
6-2010	6.7	-32.6%	6.0	-37.8%
7-2010	6.7	-30.1%	6.3	-31.9%
8-2010	7.0	-23.7%	6.5	-28.4%
9-2010	6.7	-22.5%	6.7	-22.1%
10-2010	6.7	-14.1%	6.7	-14.1%
11-2010	6.5	-11.4%	6.7	-7.6%
12-2010	6.4	-5.4%	6.7	-2.6%
1-2011	5.7	-6.9%	6.1	-1.1%
2-2011	5.6	-13.6%	6.0	-5.5%
3-2011	5.6	-13.9%	5.9	-5.3%
4-2011	5.8	-11.7%	5.7	-6.7%
5-2011	6.0	-8.0%	5.8	-2.2%
Average	6.3	-17.5%	6.3	-15.9%

Historical Months Supply of Inventory

