

Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE HONOLULU BOARD OF REALTORS®



November 2011

Quick Facts

+ 3.5%

Change in
Closed Sales
All Properties

+ 1.2%

Change in
Closed Sales
Single-Family Only

+ 5.4%

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	11-2010	11-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		386	331	- 14.2%	5,026	4,599	- 8.5%
Pending Sales		220	264	+ 20.0%	2,891	2,858	- 1.1%
Closed Sales		248	251	+ 1.2%	2,745	2,696	- 1.8%
Days on Market Until Sale		40	35	- 12.5%	34	35	+ 2.9%
Median Sales Price		\$574,500	\$580,000	+ 1.0%	\$595,000	\$574,500	- 3.4%
Average Sales Price		\$699,299	\$716,921	+ 2.5%	\$712,475	\$710,069	- 0.3%
Percent of Original List Price Received		96.0%	94.5%	- 1.6%	95.5%	95.1%	- 0.4%
Housing Affordability Index		69	73	+ 4.8%	67	73	+ 9.0%
Inventory of Homes for Sale		1,688	1,406	- 16.7%	--	--	--
Months Supply of Homes for Sale		6.5	5.6	- 14.6%	--	--	--

Condo Market Overview

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



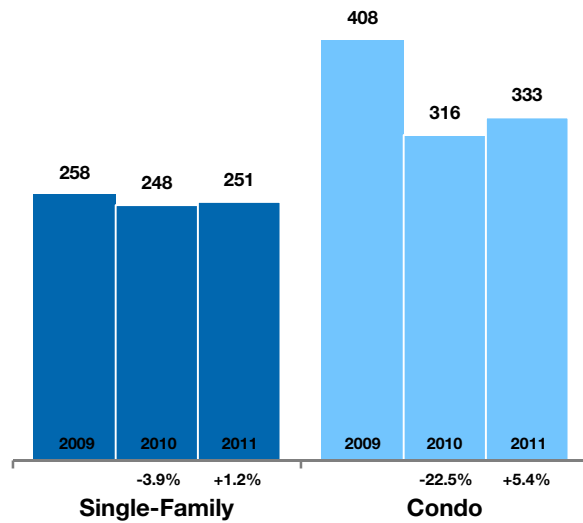
Key Metrics	Historical Sparklines	11-2010	11-2011	+ / -	YTD 2010	YTD 2011	+ / -
New Listings		476	427	- 10.3%	6,539	6,140	- 6.1%
Pending Sales		284	336	+ 18.3%	3,706	3,881	+ 4.7%
Closed Sales		316	333	+ 5.4%	3,624	3,696	+ 2.0%
Days on Market Until Sale		45	42	- 7.8%	33	40	+ 21.2%
Median Sales Price		\$312,000	\$295,000	- 5.4%	\$305,000	\$300,500	- 1.5%
Average Sales Price		\$376,686	\$367,160	- 2.5%	\$357,130	\$359,950	+ 0.8%
Percent of Original List Price Received		95.2%	94.7%	- 0.5%	95.0%	94.7%	- 0.3%
Housing Affordability Index		121	135	+ 11.0%	124	133	+ 7.2%
Inventory of Homes for Sale		2,276	1,869	- 17.9%	--	--	--
Months Supply of Homes for Sale		6.8	5.5	- 20.2%	--	--	--

Closed Sales

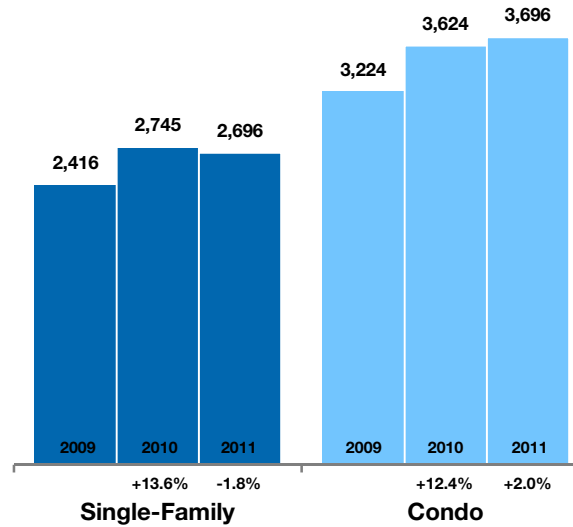
A count of the actual sales that have closed in a given month.



November

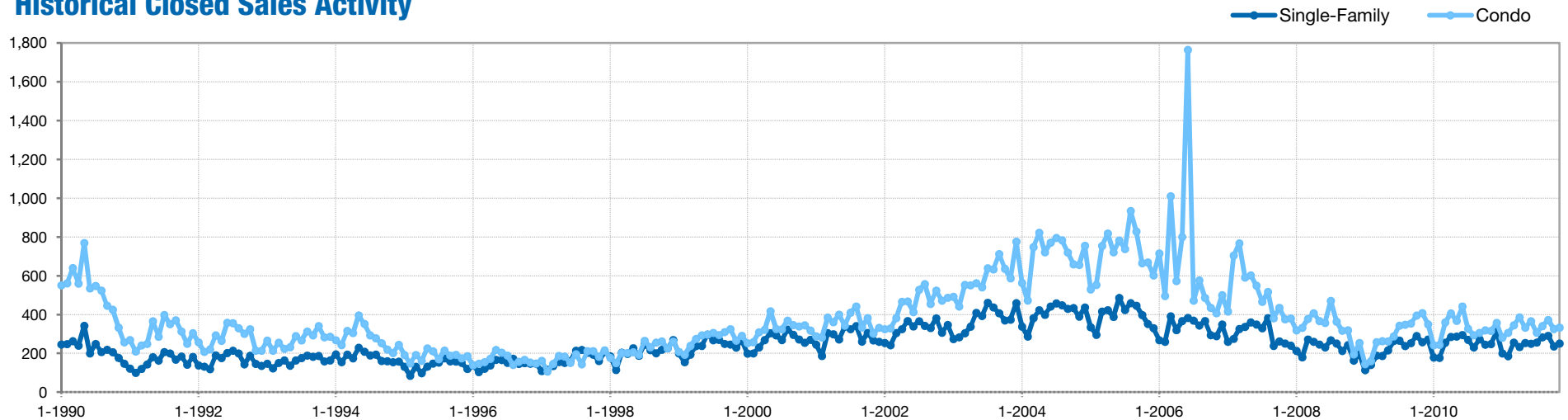


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	312	+ 14.7%	357	+ 2.0%
1-2011	200	+ 11.7%	281	+ 16.1%
2-2011	186	+ 5.1%	306	+ 25.4%
3-2011	256	+ 0.4%	345	- 4.2%
4-2011	233	- 18.2%	386	- 4.9%
5-2011	254	- 11.5%	333	- 9.5%
6-2011	250	- 15.3%	366	- 17.2%
7-2011	256	- 5.2%	307	- 6.1%
8-2011	283	+ 22.5%	341	+ 16.0%
9-2011	291	+ 6.6%	372	+ 21.6%
10-2011	236	- 3.7%	326	+ 2.2%
11-2011	251	+ 1.2%	333	+ 5.4%
Total	3,008	- 0.3%	4,053	+ 2.0%

Historical Closed Sales Activity

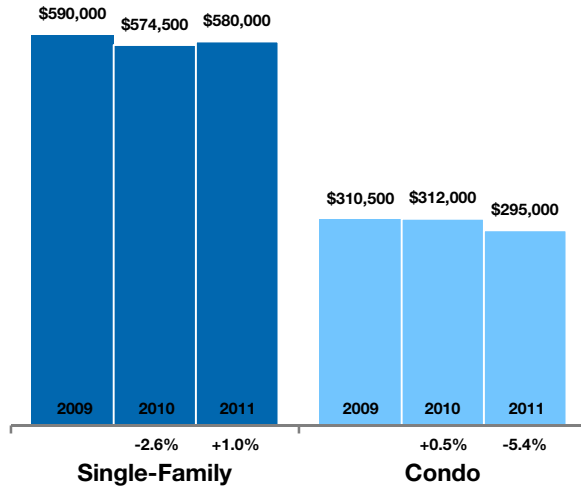


Median Sales Price

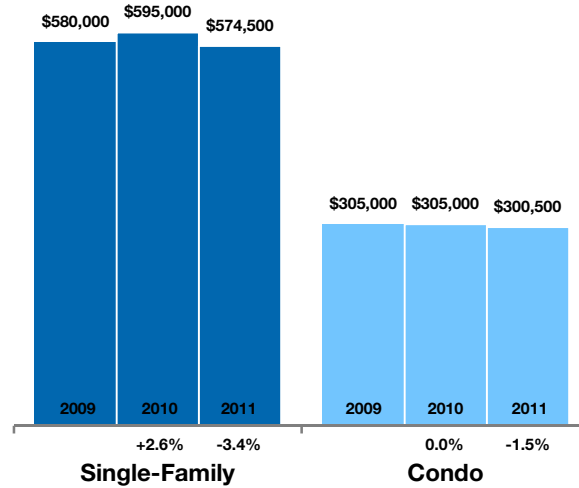
Median price point for all closed sales, not accounting for seller concessions, in a given month.



November

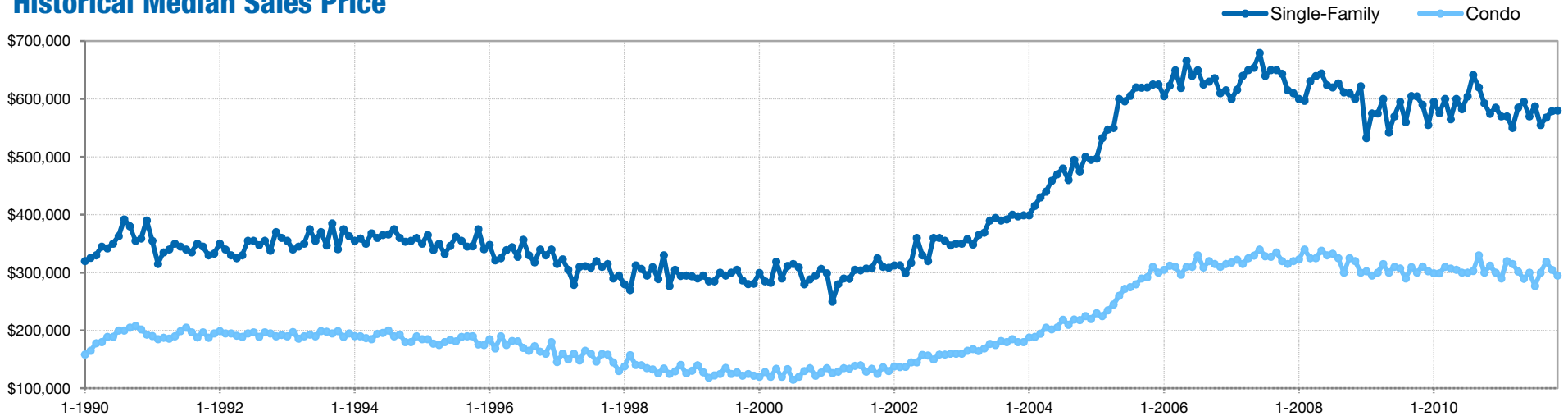


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	\$585,000	+ 5.4%	\$300,000	- 0.8%
1-2011	\$570,000	- 4.2%	\$290,000	- 3.0%
2-2011	\$570,000	- 1.0%	\$320,000	+ 7.0%
3-2011	\$550,000	- 8.3%	\$315,000	+ 1.6%
4-2011	\$585,000	+ 3.5%	\$302,000	- 1.6%
5-2011	\$595,000	- 0.8%	\$289,500	- 5.1%
6-2011	\$570,000	- 2.1%	\$300,000	0.0%
7-2011	\$587,250	- 2.9%	\$277,000	- 7.7%
8-2011	\$555,000	- 13.5%	\$300,000	- 1.0%
9-2011	\$568,000	- 8.4%	\$318,750	- 3.4%
10-2011	\$579,000	- 2.3%	\$305,000	+ 1.7%
11-2011	\$580,000	+ 1.0%	\$295,000	- 5.4%
Median	\$575,000	- 2.5%	\$300,000	- 1.6%

Historical Median Sales Price

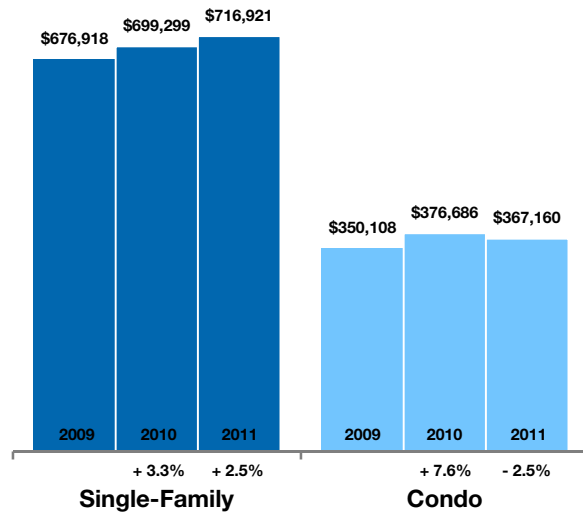


Average Sales Price

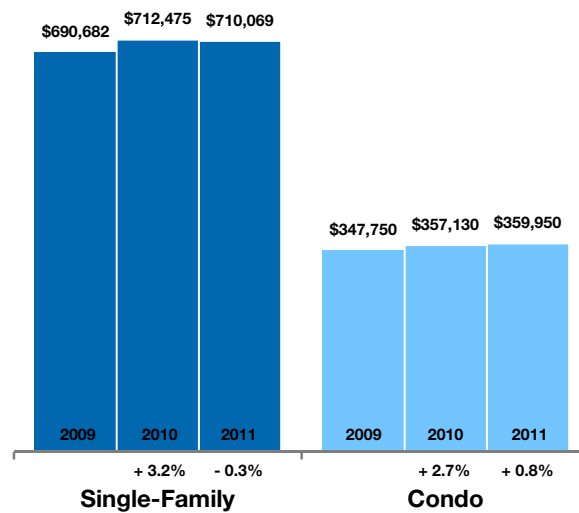
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November

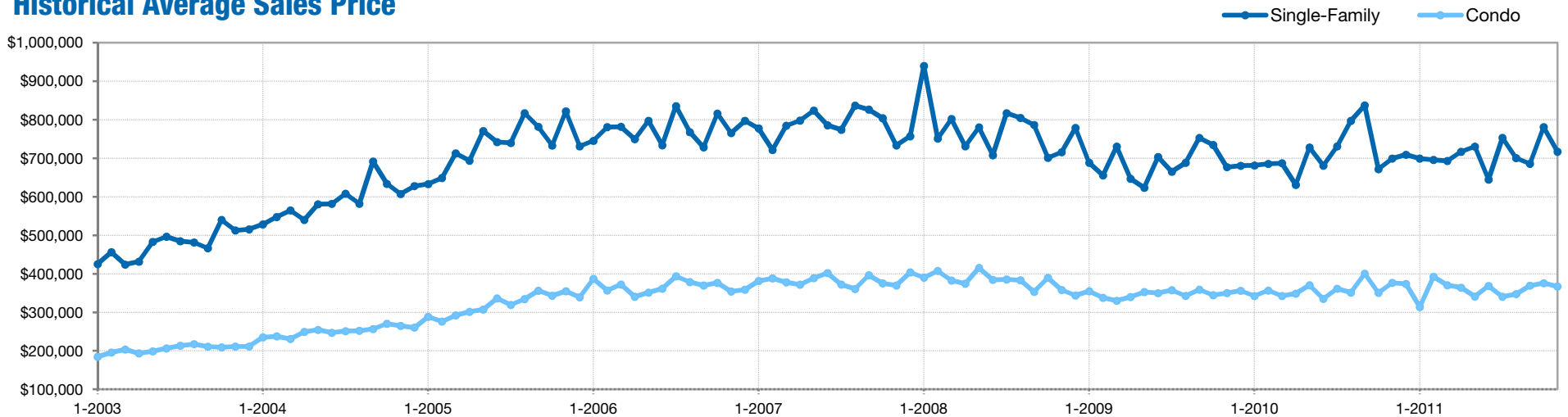


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	\$708,973	+ 4.2%	\$373,694	+ 5.0%
1-2011	\$699,019	+ 2.6%	\$313,618	- 8.4%
2-2011	\$695,600	+ 1.5%	\$392,424	+ 10.1%
3-2011	\$692,976	+ 0.8%	\$370,284	+ 8.1%
4-2011	\$716,664	+ 13.6%	\$364,090	+ 4.5%
5-2011	\$730,157	+ 0.3%	\$340,877	- 8.0%
6-2011	\$644,582	- 5.3%	\$368,659	+ 10.0%
7-2011	\$752,898	+ 3.0%	\$340,631	- 5.7%
8-2011	\$700,278	- 12.1%	\$347,534	- 1.0%
9-2011	\$685,607	- 18.1%	\$369,338	- 7.8%
10-2011	\$780,751	+ 16.3%	\$375,642	+ 7.1%
11-2011	\$716,921	+ 2.5%	\$367,160	- 2.5%
Average	\$709,955	+ 0.1%	\$361,141	+ 1.2%

Historical Average Sales Price

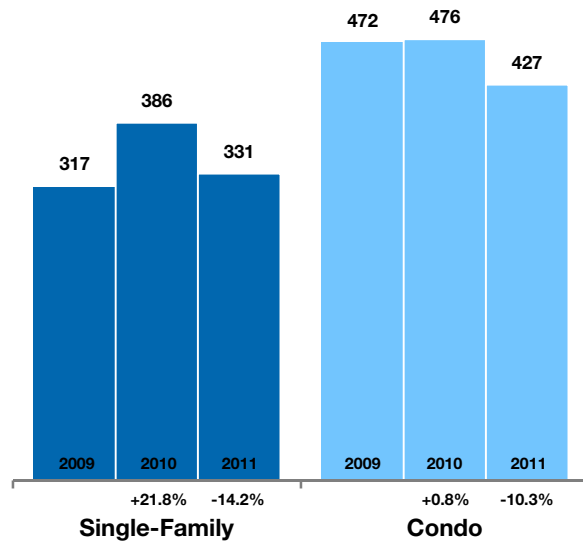


New Listings

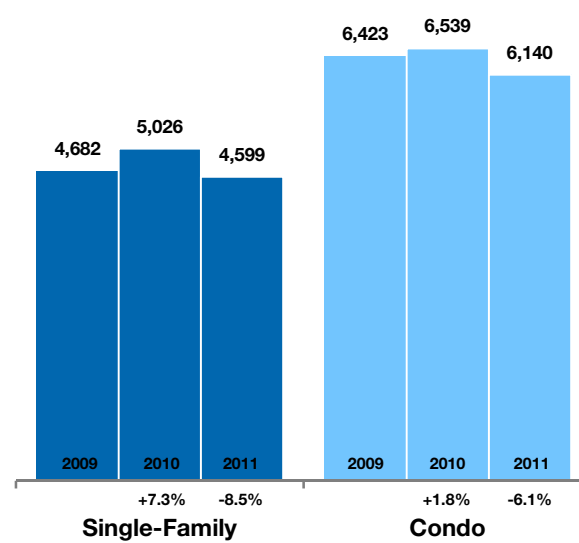
A count of the properties that have been newly listed on the market in a given month.



November

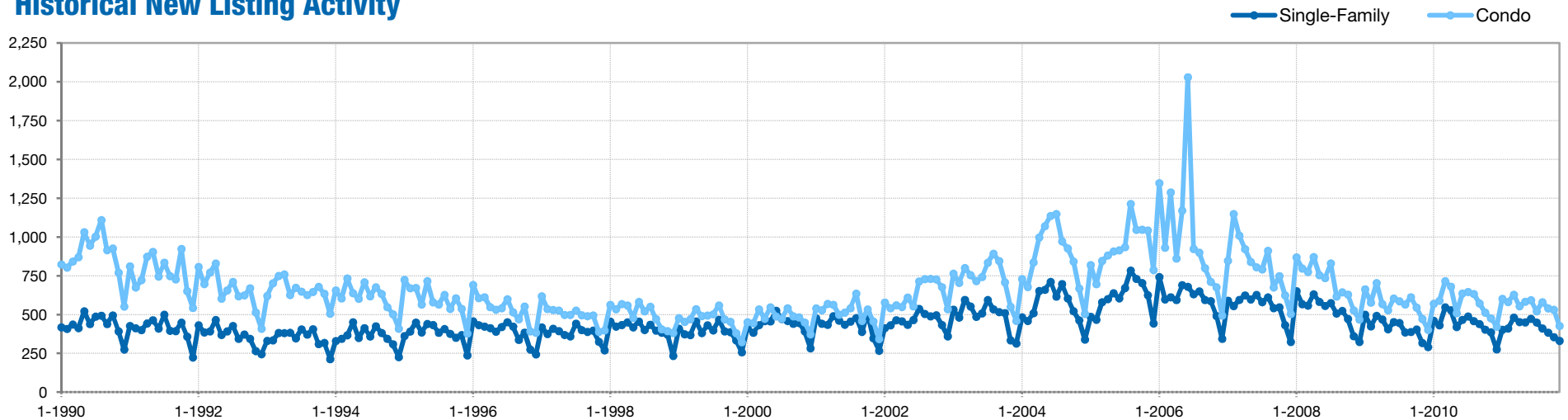


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	276	- 5.2%	422	+ 5.0%
1-2011	402	- 12.6%	602	+ 5.6%
2-2011	411	- 4.6%	581	- 1.4%
3-2011	481	- 12.1%	628	- 12.2%
4-2011	452	- 14.4%	554	- 18.5%
5-2011	450	+ 7.1%	583	+ 14.5%
6-2011	473	+ 1.5%	593	- 6.8%
7-2011	449	- 8.0%	521	- 19.3%
8-2011	411	- 10.3%	580	- 8.4%
9-2011	384	- 12.5%	540	- 5.6%
10-2011	355	- 11.9%	531	+ 3.5%
11-2011	331	- 14.2%	427	- 10.3%
Average	4,875	- 8.3%	6,562	- 5.5%

Historical New Listing Activity

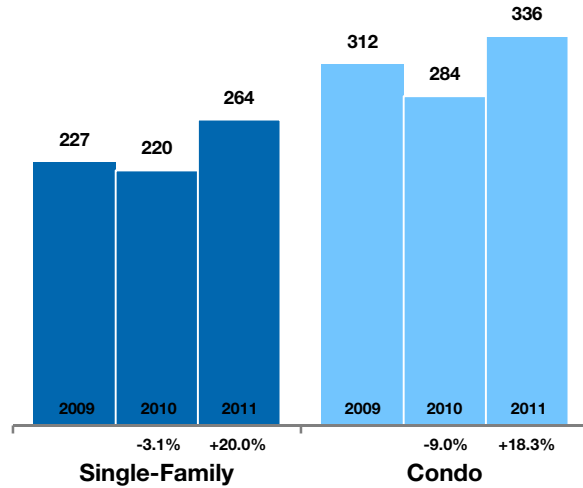


Pending Sales

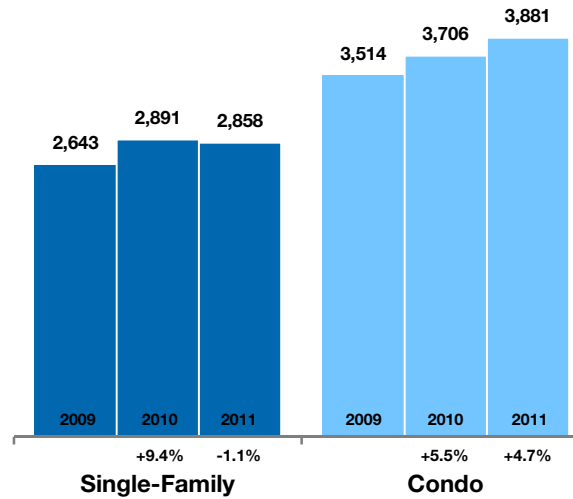
A count of the properties on which contracts have been accepted in a given month.



November

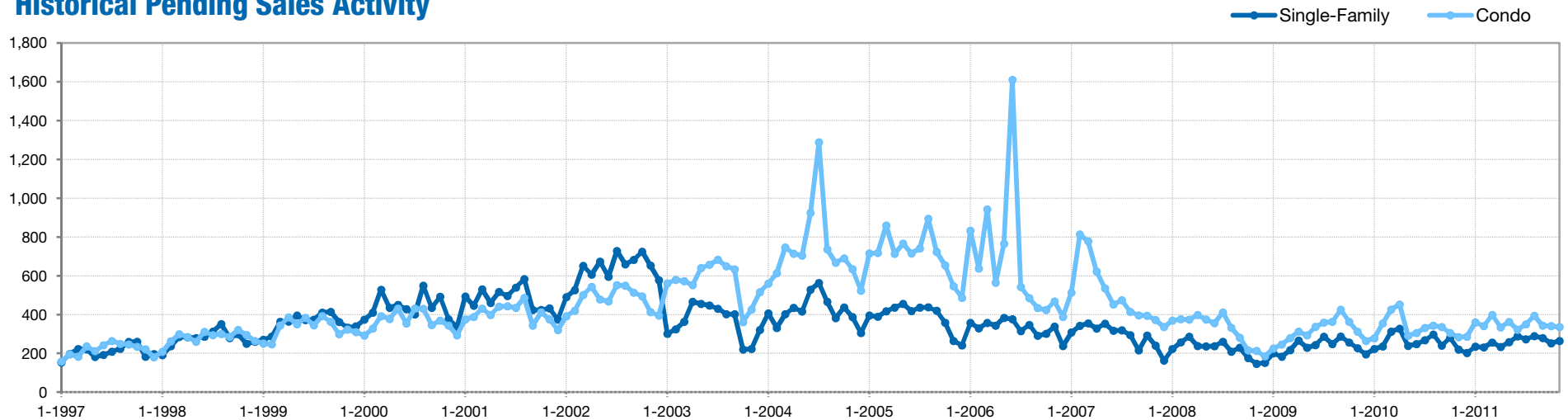


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	202	+ 3.6%	286	+ 8.3%
1-2011	235	+ 5.4%	360	+ 29.5%
2-2011	231	- 2.1%	341	- 3.9%
3-2011	256	- 17.9%	398	- 6.6%
4-2011	233	- 28.7%	334	- 26.1%
5-2011	258	+ 7.9%	362	+ 24.4%
6-2011	288	+ 16.1%	322	+ 5.6%
7-2011	273	+ 1.9%	350	+ 5.7%
8-2011	289	- 2.7%	394	+ 14.9%
9-2011	279	+ 16.3%	343	+ 2.1%
10-2011	252	- 10.3%	341	+ 11.8%
11-2011	264	+ 20.0%	336	+ 18.3%
Average	3,060	- 0.8%	4,167	+ 5.0%

Historical Pending Sales Activity

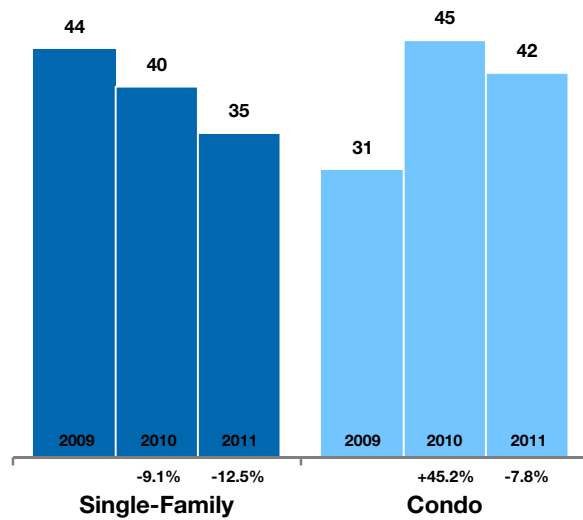


Days on Market Until Sale

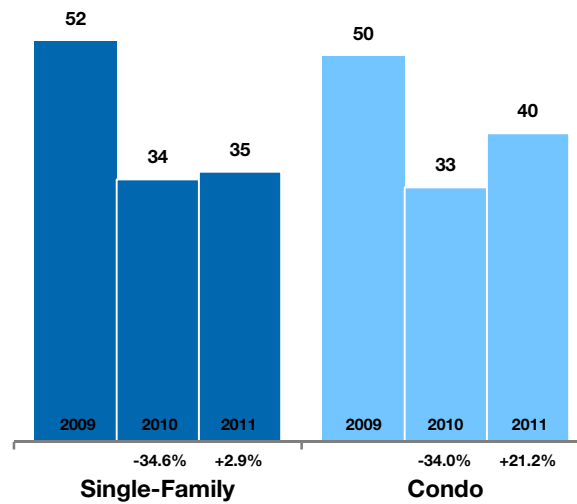
Average number of days between when a property is first listed and when an offer is accepted in a given month.



November

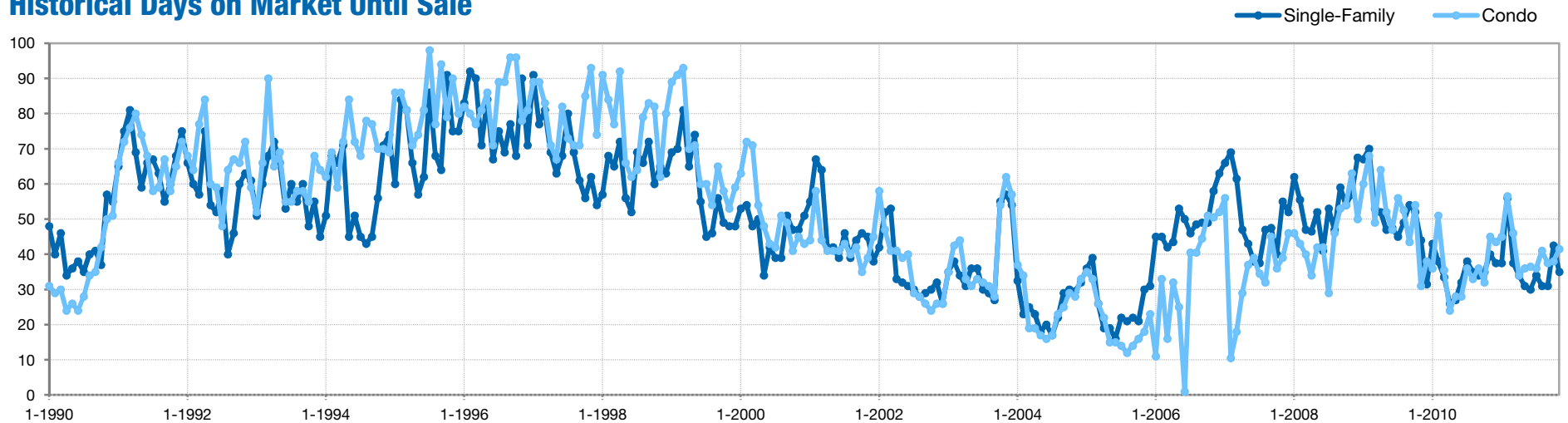


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	38	+ 19.0%	44	+ 14.5%
1-2011	38	- 12.8%	45	+ 25.0%
2-2011	56	+ 47.4%	57	+ 10.8%
3-2011	38	+ 11.9%	46	+ 29.6%
4-2011	34	+ 30.8%	34	+ 41.7%
5-2011	31	+ 14.8%	36	+ 28.6%
6-2011	30	- 6.3%	37	+ 30.4%
7-2011	34	- 10.5%	36	0.0%
8-2011	31	- 11.4%	41	+ 24.2%
9-2011	31	- 8.8%	38	+ 4.2%
10-2011	43	+ 21.4%	38	+ 18.8%
11-2011	35	- 12.5%	42	- 7.8%
Average	35	+ 2.9%	41	+ 24.2%

Historical Days on Market Until Sale

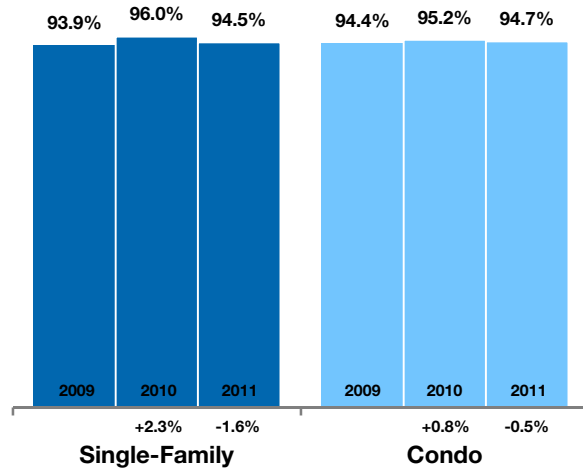


Percent of Original List Price Received

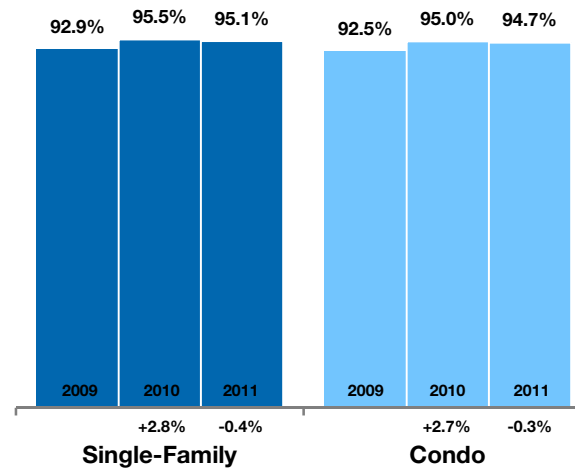


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

November

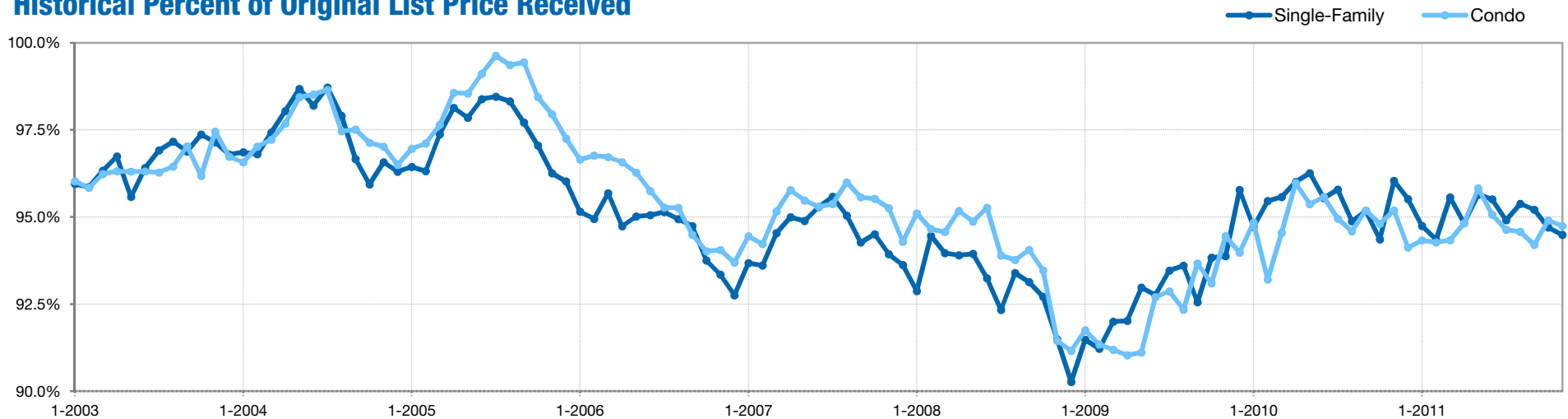


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	95.5%	- 0.3%	94.1%	+ 0.2%
1-2011	94.7%	+ 0.0%	94.3%	- 0.5%
2-2011	94.4%	- 1.2%	94.3%	+ 1.1%
3-2011	95.6%	- 0.0%	94.3%	- 0.2%
4-2011	94.8%	- 1.2%	94.8%	- 1.2%
5-2011	95.6%	- 0.6%	95.8%	+ 0.5%
6-2011	95.5%	- 0.0%	95.1%	- 0.5%
7-2011	94.9%	- 0.9%	94.6%	- 0.3%
8-2011	95.4%	+ 0.5%	94.6%	- 0.0%
9-2011	95.2%	+ 0.0%	94.2%	- 1.0%
10-2011	94.7%	+ 0.4%	94.9%	+ 0.1%
11-2011	94.5%	- 1.6%	94.7%	- 0.5%
Average	95.1%	- 0.4%	94.7%	- 0.3%

Historical Percent of Original List Price Received

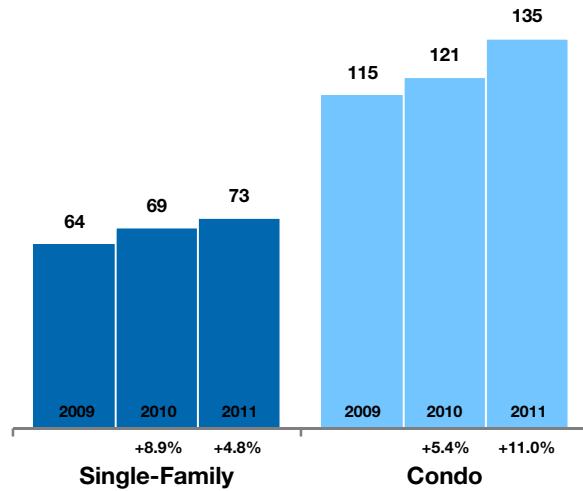


Housing Affordability Index

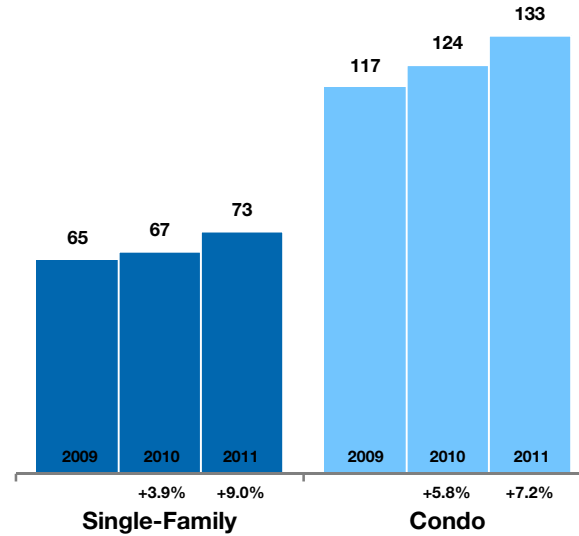


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

November

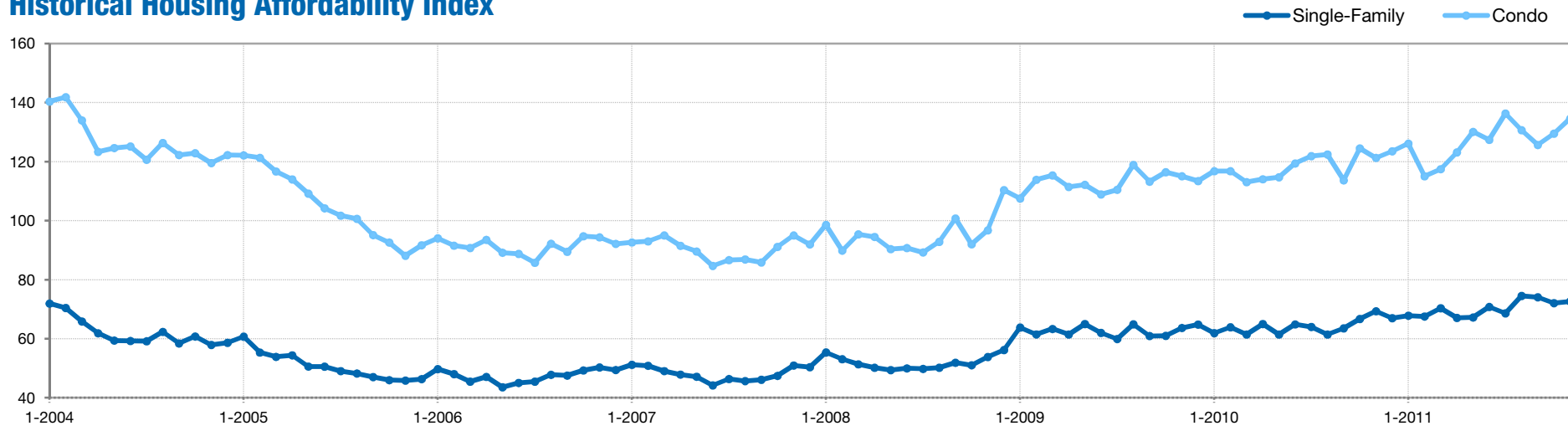


Year to Date



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	66	+ 3.3%	122	+ 8.9%
1-2011	68	+ 9.6%	126	+ 8.0%
2-2011	68	+ 5.7%	119	- 1.5%
3-2011	69	+ 14.5%	119	+ 3.9%
4-2011	69	+ 3.2%	121	+ 8.0%
5-2011	69	+ 9.4%	125	+ 13.4%
6-2011	70	+ 9.1%	127	+ 6.7%
7-2011	70	+ 7.2%	128	+ 11.8%
8-2011	73	+ 21.3%	131	+ 6.7%
9-2011	74	+ 16.6%	131	+ 10.5%
10-2011	73	+ 8.0%	130	+ 4.0%
11-2011	73	+ 4.8%	133	+ 11.0%
Average	70		126	

Historical Housing Affordability Index

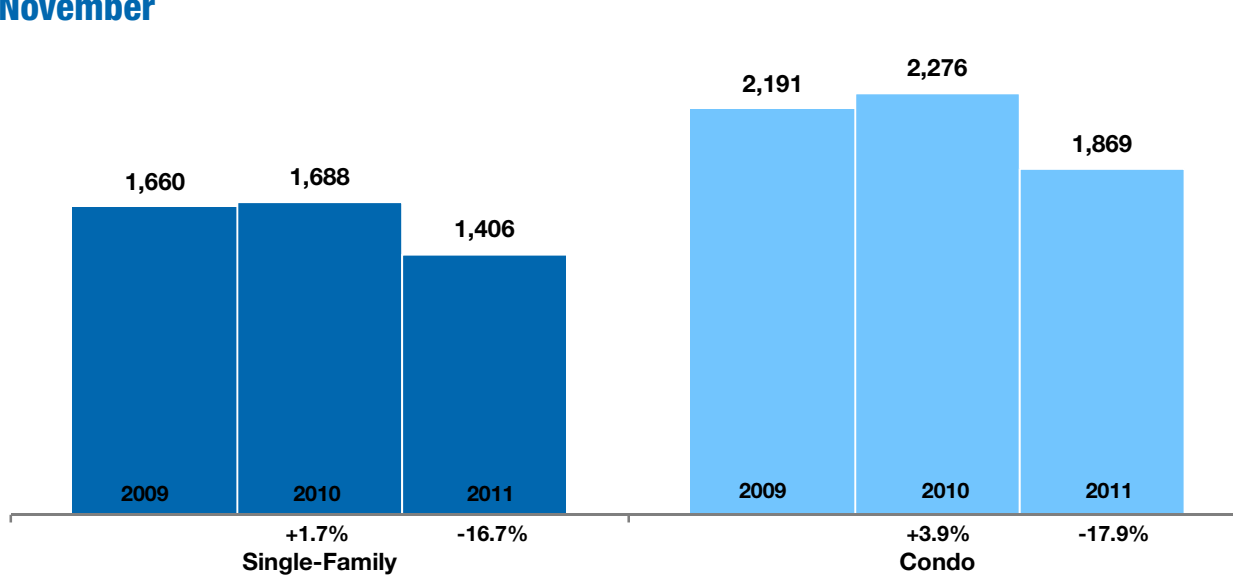


Inventory of Homes for Sale

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

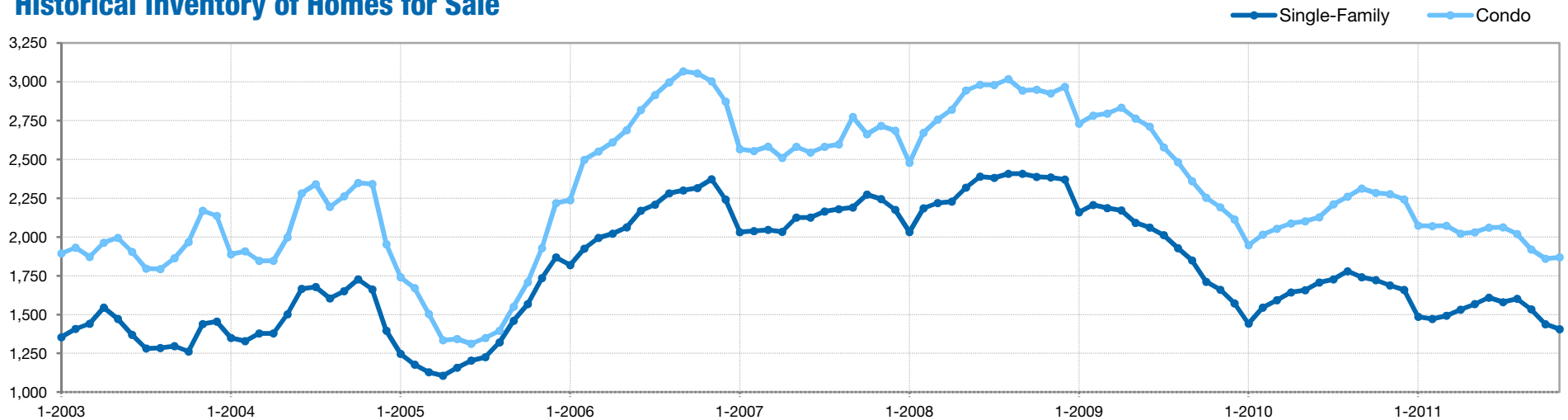


November



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	1,659	+ 5.5%	2,242	+ 6.1%
1-2011	1,486	+ 3.1%	2,073	+ 6.5%
2-2011	1,472	- 4.7%	2,070	+ 2.7%
3-2011	1,493	- 6.3%	2,072	+ 0.9%
4-2011	1,532	- 6.8%	2,021	- 3.2%
5-2011	1,568	- 5.4%	2,030	- 3.4%
6-2011	1,609	- 5.7%	2,060	- 3.1%
7-2011	1,580	- 8.5%	2,062	- 6.7%
8-2011	1,602	- 9.9%	2,019	- 10.7%
9-2011	1,534	- 11.9%	1,919	- 17.0%
10-2011	1,438	- 16.5%	1,860	- 18.6%
11-2011	1,406	- 16.7%	1,869	- 17.9%
Average	1,532	- 7.3%	2,025	- 5.8%

Historical Inventory of Homes for Sale

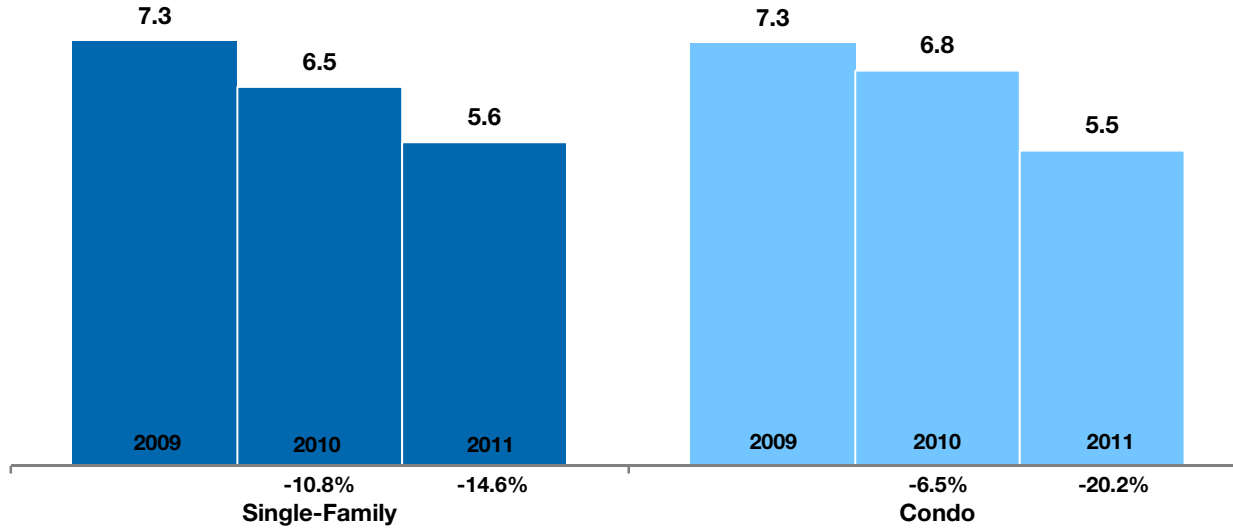


Months Supply of Inventory

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.



November



	Single-Family	Year-Over-Year Change	Condo	Year-Over-Year Change
12-2010	6.5	- 4.5%	6.8	- 1.1%
1-2011	5.8	- 5.4%	6.2	+ 0.8%
2-2011	5.7	- 12.2%	6.1	- 3.4%
3-2011	5.8	- 11.9%	6.1	- 2.1%
4-2011	6.0	- 7.9%	6.0	- 1.8%
5-2011	6.4	- 1.6%	6.2	+ 4.3%
6-2011	6.5	- 2.2%	6.2	+ 2.7%
7-2011	6.3	- 6.2%	6.2	- 2.2%
8-2011	6.4	- 8.4%	6.0	- 7.5%
9-2011	6.1	- 8.7%	5.7	- 15.5%
10-2011	5.7	- 15.9%	5.5	- 19.0%
11-2011	5.6	- 14.6%	5.5	- 20.2%
Average	6.1	- 8.3%	6.0	- 5.7%

Historical Months Supply of Inventory

