

# Housing Supply Overview



## September 2011

A RESEARCH TOOL PROVIDED BY THE  
HONOLULU BOARD OF REALTORS®

## Quick Facts

5.9	5.5	5.4	8.8
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

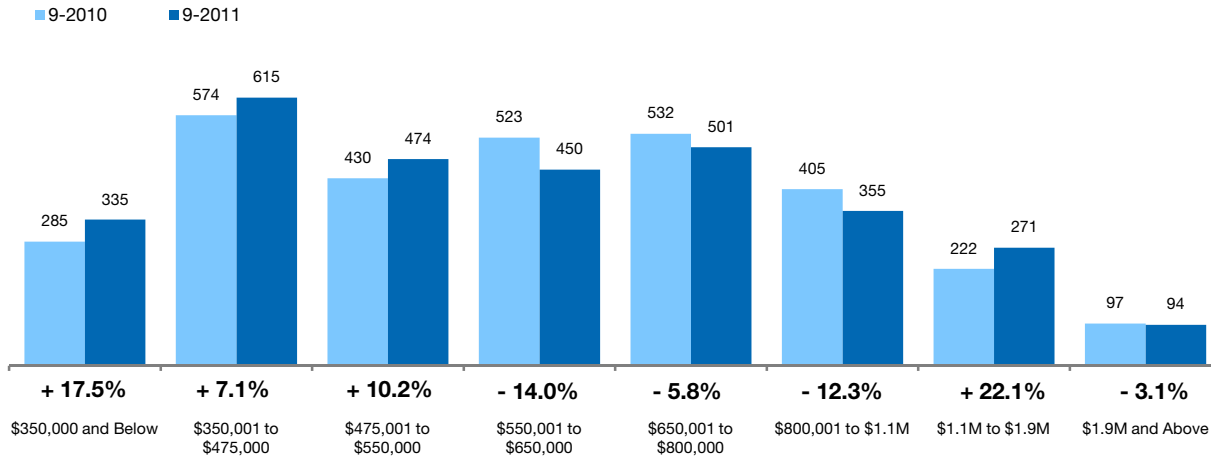
[Click on desired metric to jump to that page.](#)

# Pending Sales Single-Family Homes Only

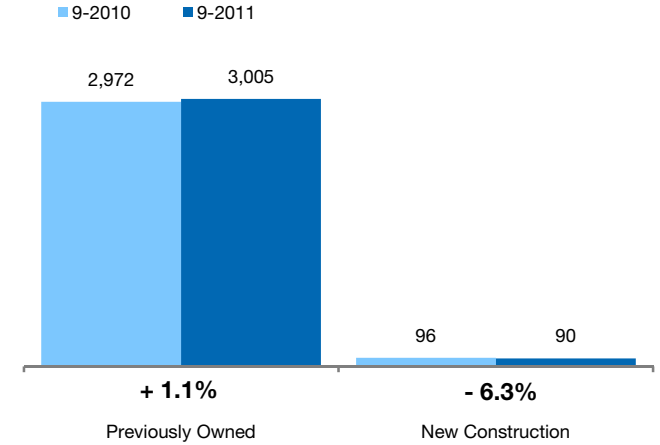
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	9-2010	9-2011	Change
\$350,000 and Below	285	335	+ 17.5%
\$350,001 to \$475,000	574	615	+ 7.1%
\$475,001 to \$550,000	430	474	+ 10.2%
\$550,001 to \$650,000	523	450	- 14.0%
\$650,001 to \$800,000	532	501	- 5.8%
\$800,001 to \$1.1M	405	355	- 12.3%
\$1.1M to \$1.9M	222	271	+ 22.1%
\$1.9M and Above	97	94	- 3.1%
<b>All Single-Family Homes</b>	<b>3,068</b>	<b>3,095</b>	<b>+ 0.9%</b>

### Previously Owned

9-2010	9-2011	Change
282	332	+ 17.7%
551	581	+ 5.4%
420	461	+ 9.8%
510	437	- 14.3%
511	489	- 4.3%
391	346	- 11.5%
216	268	+ 24.1%
91	91	0.0%
<b>2,972</b>	<b>3,005</b>	<b>+ 1.1%</b>

### New Construction

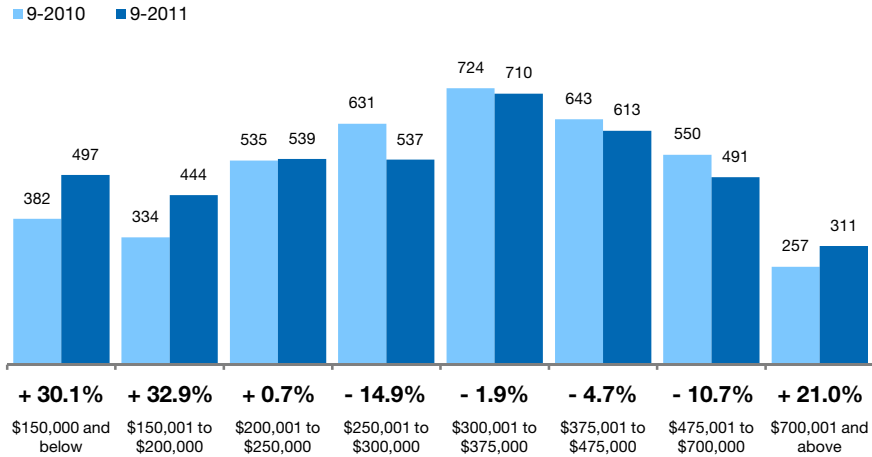
9-2010	9-2011	Change
3	3	0.0%
23	34	+ 47.8%
10	13	+ 30.0%
13	13	0.0%
21	12	- 42.9%
14	9	- 35.7%
6	3	- 50.0%
6	3	- 50.0%
<b>96</b>	<b>90</b>	<b>- 6.3%</b>

# Pending Sales Condo Properties Only

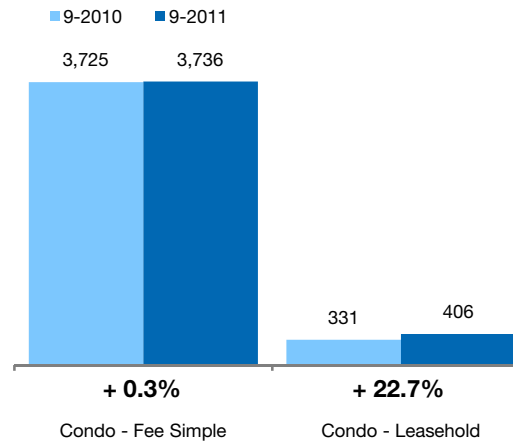
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



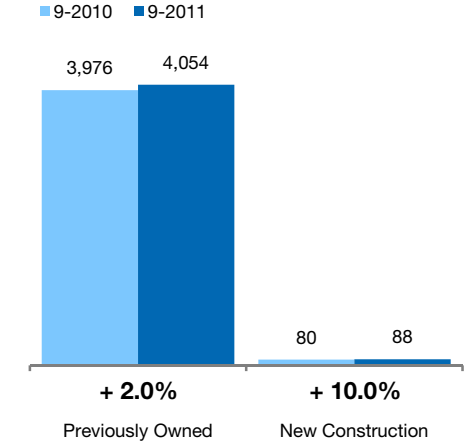
## By Price Range



## By Condo Type



## By Construction Status



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$150,000 and below	382	497	+ 30.1%
\$150,001 to \$200,000	334	444	+ 32.9%
\$200,001 to \$250,000	535	539	+ 0.7%
\$250,001 to \$300,000	631	537	- 14.9%
\$300,001 to \$375,000	724	710	- 1.9%
\$375,001 to \$475,000	643	613	- 4.7%
\$475,001 to \$700,000	550	491	- 10.7%
\$700,001 and above	257	311	+ 21.0%
<b>All Price Ranges</b>	<b>4,056</b>	<b>4,142</b>	<b>+ 2.1%</b>

## Previously Owned

	9-2010	9-2011	Change
\$150,000 and below	381	497	+ 30.4%
\$150,001 to \$200,000	332	444	+ 33.7%
\$200,001 to \$250,000	535	536	+ 0.2%
\$250,001 to \$300,000	631	536	- 15.1%
\$300,001 to \$375,000	724	699	- 3.5%
\$375,001 to \$475,000	634	589	- 7.1%
\$475,001 to \$700,000	535	477	- 10.8%
\$700,001 and above	204	276	+ 35.3%
<b>All Price Ranges</b>	<b>3,976</b>	<b>4,054</b>	<b>+ 2.0%</b>

## New Construction

	9-2010	9-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	0	3	0.0%
\$250,001 to \$300,000	0	1	0.0%
\$300,001 to \$375,000	0	11	0.0%
\$375,001 to \$475,000	9	24	+ 166.7%
\$475,001 to \$700,000	15	14	- 6.7%
\$700,001 and above	53	35	- 34.0%
<b>All Price Ranges</b>	<b>80</b>	<b>88</b>	<b>+ 10.0%</b>

### By Condo Type

	9-2010	9-2011	Change
Condo - Fee Simple	3,725	3,736	+ 0.3%
Condo - Leasehold	331	406	+ 22.7%
<b>All Condo Types</b>	<b>4,056</b>	<b>4,142</b>	<b>+ 2.1%</b>

	9-2010	9-2011	Change
Condo - Fee Simple	3,645	3,648	+ 0.1%
Condo - Leasehold	331	406	+ 22.7%
<b>All Condo Types</b>	<b>3,976</b>	<b>4,054</b>	<b>+ 2.0%</b>

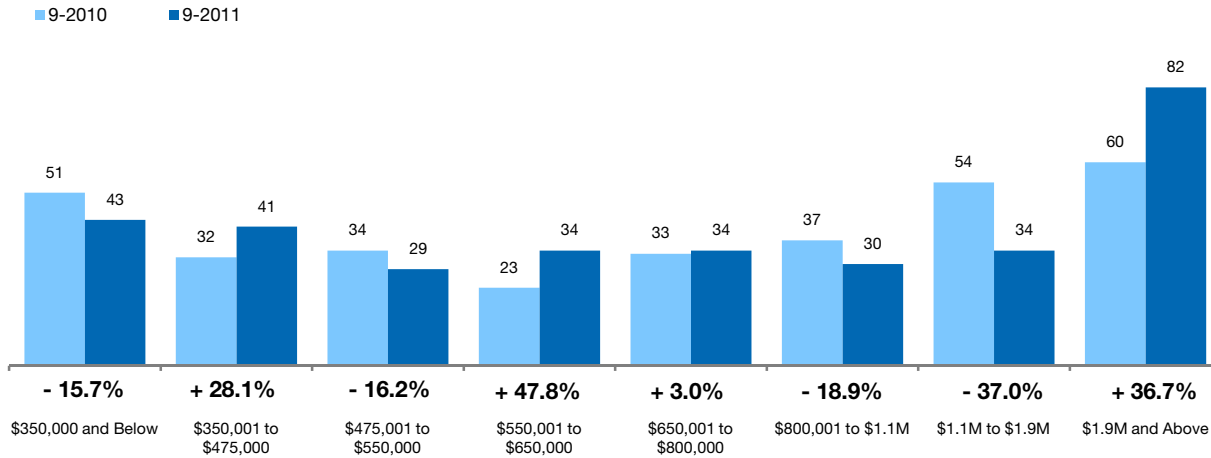
# Days on Market Until Sale Single-Family Homes Only



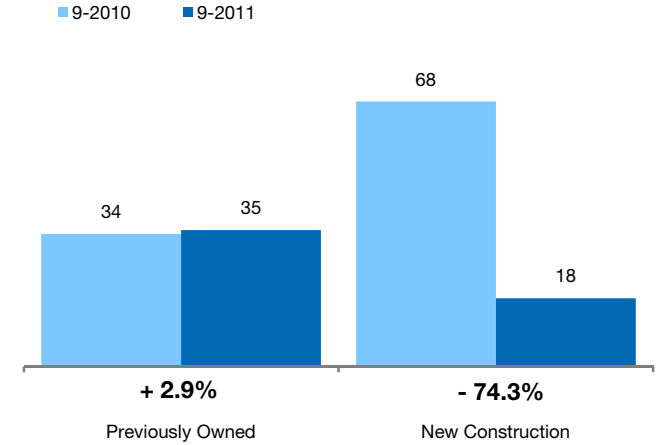
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

## By Price Range



## By Construction Status



### All Properties

By Price Range	9-2010	9-2011	Change
\$350,000 and Below	51	43	- 15.7%
\$350,001 to \$475,000	32	41	+ 28.1%
\$475,001 to \$550,000	34	29	- 16.2%
\$550,001 to \$650,000	23	34	+ 47.8%
\$650,001 to \$800,000	33	34	+ 3.0%
\$800,001 to \$1.1M	37	30	- 18.9%
\$1.1M to \$1.9M	54	34	- 37.0%
\$1.9M and Above	60	82	+ 36.7%
<b>All Single-Family Homes</b>	<b>35</b>	<b>35</b>	<b>0.0%</b>

### Previously Owned

9-2010	9-2011	Change
51	43	- 16.7%
34	43	+ 28.4%
35	31	- 11.4%
23	32	+ 39.1%
29	34	+ 15.5%
36	30	- 16.7%
51	34	- 33.3%
60	82	+ 35.8%
<b>34</b>	<b>35</b>	<b>+ 2.9%</b>

### New Construction

9-2010	9-2011	Change
27	146	+ 440.7%
11	1	- 90.9%
7	1	- 85.7%
27	85	+ 214.8%
113	93	- 17.7%
87	11	- 87.3%
142	126	- 11.3%
104	82	- 21.2%
<b>68</b>	<b>18</b>	<b>- 74.3%</b>

# Days on Market Until Sale Condo Properties Only

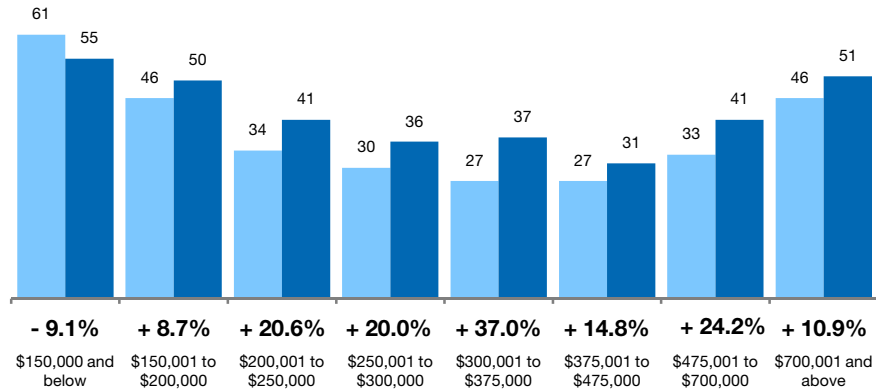


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

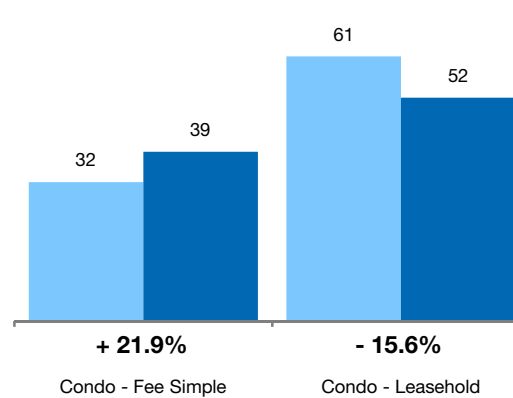
## By Price Range

■ 9-2010 ■ 9-2011



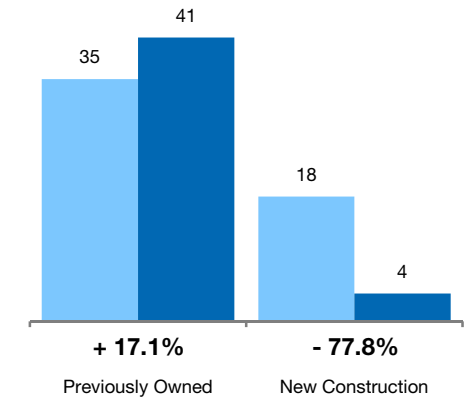
## By Condo Type

■ 9-2010 ■ 9-2011



## By Construction Status

■ 9-2010 ■ 9-2011



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$150,000 and below	61	55	- 9.1%
\$150,001 to \$200,000	46	50	+ 8.7%
\$200,001 to \$250,000	34	41	+ 20.6%
\$250,001 to \$300,000	30	36	+ 20.0%
\$300,001 to \$375,000	27	37	+ 37.0%
\$375,001 to \$475,000	27	31	+ 14.8%
\$475,001 to \$700,000	33	41	+ 24.2%
\$700,001 and above	46	51	+ 10.9%
<b>All Condos</b>	<b>35</b>	<b>40</b>	<b>+ 14.3%</b>

## Previously Owned

	9-2010	9-2011	Change	9-2010	9-2011	Change
\$150,000 and below	61	55	- 9.8%	51	0	- 100.0%
\$150,001 to \$200,000	46	50	+ 8.7%	232	0	- 100.0%
\$200,001 to \$250,000	34	41	+ 20.6%	0	33	0.0%
\$250,001 to \$300,000	30	36	+ 20.0%	0	0	0.0%
\$300,001 to \$375,000	27	37	+ 37.0%	0	0	0.0%
\$375,001 to \$475,000	27	31	+ 14.8%	37	52	+ 41.1%
\$475,001 to \$700,000	33	42	+ 25.8%	46	0	- 100.0%
\$700,001 and above	52	63	+ 21.2%	0	0	0.0%
<b>All Condos</b>	<b>35</b>	<b>41</b>	<b>+ 17.1%</b>	<b>18</b>	<b>4</b>	<b>- 77.8%</b>

## New Construction

### By Condo Type

	9-2010	9-2011	Change
Condo - Fee Simple	32	39	+ 21.9%
Condo - Leasehold	61	52	- 15.6%
<b>All Condos</b>	<b>35</b>	<b>40</b>	<b>+ 14.3%</b>

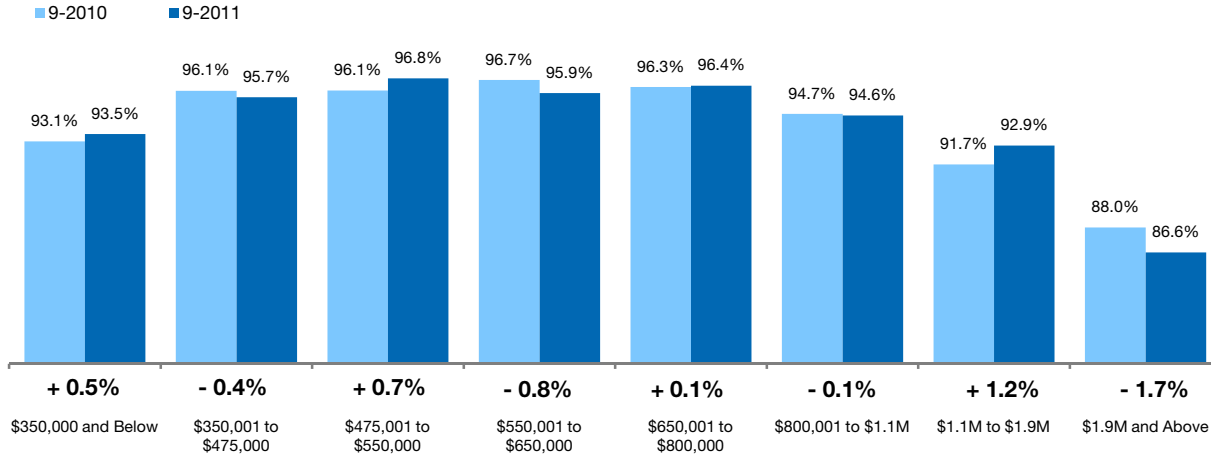
	9-2010	9-2011	Change	9-2010	9-2011	Change
Condo - Fee Simple	33	40	+ 21.2%	43	18	- 58.1%
Condo - Leasehold	61	52	- 15.6%	0	0	0.0%
<b>All Condos</b>	<b>35</b>	<b>41</b>	<b>+ 17.1%</b>	<b>18</b>	<b>4</b>	<b>- 77.8%</b>

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

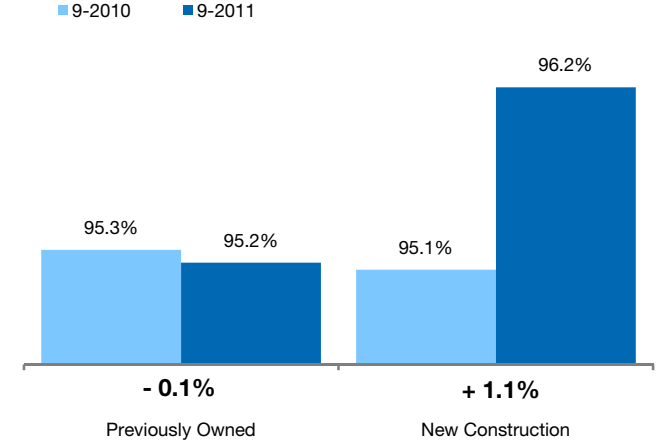


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

## By Price Range



## By Construction Status



## All Properties

By Price Range	9-2010	9-2011	Change
\$350,000 and Below	93.1%	93.5%	+ 0.5%
\$350,001 to \$475,000	96.1%	95.7%	- 0.4%
\$475,001 to \$550,000	96.1%	96.8%	+ 0.7%
\$550,001 to \$650,000	96.7%	95.9%	- 0.8%
\$650,001 to \$800,000	96.3%	96.4%	+ 0.1%
\$800,001 to \$1.1M	94.7%	94.6%	- 0.1%
\$1.1M to \$1.9M	91.7%	92.9%	+ 1.2%
\$1.9M and Above	88.0%	86.6%	- 1.7%
<b>All Single-Family Homes</b>	<b>95.3%</b>	<b>95.2%</b>	<b>- 0.1%</b>

## Previously Owned

9-2010	9-2011	Change
93.1%	93.6%	+ 0.6%
96.0%	95.7%	- 0.4%
96.0%	96.8%	+ 0.8%
96.7%	95.9%	- 0.8%
96.3%	96.4%	+ 0.1%
94.7%	94.5%	- 0.2%
92.1%	92.9%	+ 0.9%
88.3%	86.6%	- 1.9%
<b>95.3%</b>	<b>95.2%</b>	<b>- 0.1%</b>

## New Construction

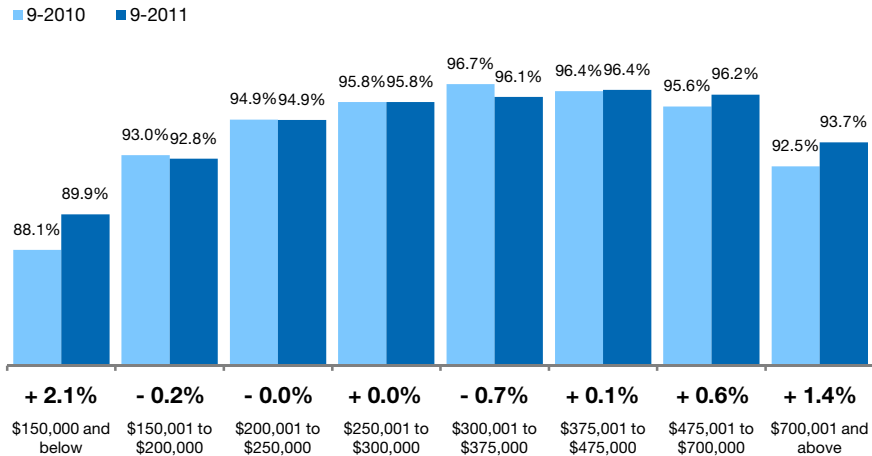
9-2010	9-2011	Change
97.1%	88.6%	- 8.7%
99.6%	97.9%	- 1.7%
101.2%	99.8%	- 1.4%
97.2%	97.4%	+ 0.1%
96.8%	97.6%	+ 0.8%
93.9%	97.5%	+ 3.8%
82.8%	87.6%	+ 5.8%
85.4%	86.5%	+ 1.3%
<b>95.1%</b>	<b>96.2%</b>	<b>+ 1.1%</b>

# Pct. Of Orig. Price Received Condo Properties Only

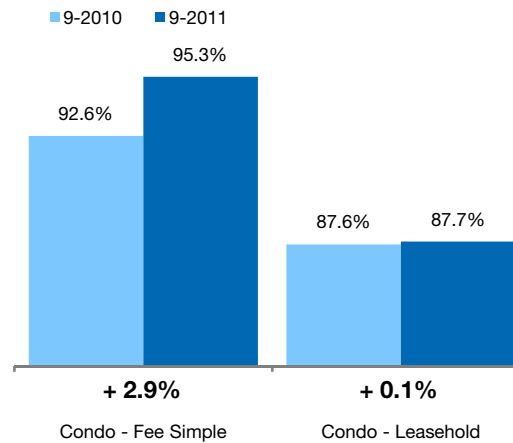


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

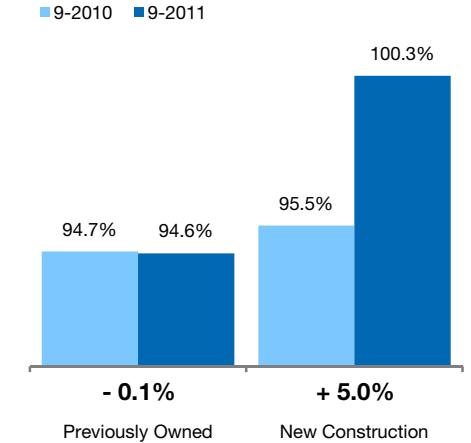
## By Price Range



## By Condo Type



## By Construction Status



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$150,000 and below	88.1%	89.9%	+ 2.1%
\$150,001 to \$200,000	93.0%	92.8%	- 0.2%
\$200,001 to \$250,000	94.9%	94.9%	- 0.0%
\$250,001 to \$300,000	95.8%	95.8%	+ 0.0%
\$300,001 to \$375,000	96.7%	96.1%	- 0.7%
\$375,001 to \$475,000	96.4%	96.4%	+ 0.1%
\$475,001 to \$700,000	95.6%	96.2%	+ 0.6%
\$700,001 and above	92.5%	93.7%	+ 1.4%
<b>All Condos</b>	<b>94.7%</b>	<b>94.7%</b>	<b>- 0.0%</b>

## Previously Owned

	9-2010	9-2011	Change
\$150,000 and below	88.1%	89.9%	+ 2.1%
\$150,001 to \$200,000	93.0%	92.8%	- 0.2%
\$200,001 to \$250,000	94.9%	94.9%	- 0.0%
\$250,001 to \$300,000	95.8%	95.8%	+ 0.0%
\$300,001 to \$375,000	96.7%	96.1%	- 0.7%
\$375,001 to \$475,000	96.3%	96.3%	- 0.0%
\$475,001 to \$700,000	95.6%	96.1%	+ 0.5%
\$700,001 and above	92.3%	93.1%	+ 0.9%
<b>All Condos</b>	<b>94.7%</b>	<b>94.6%</b>	<b>- 0.1%</b>

## New Construction

	9-2010	9-2011	Change
\$150,000 and below	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	0.0%	95.5%	0.0%
\$250,001 to \$300,000	0.0%	0.0%	0.0%
\$300,001 to \$375,000	0.0%	0.0%	0.0%
\$375,001 to \$475,000	99.7%	102.1%	+ 2.4%
\$475,001 to \$700,000	94.8%	102.7%	+ 8.4%
\$700,001 and above	95.3%	99.2%	+ 4.1%
<b>All Condos</b>	<b>95.5%</b>	<b>100.3%</b>	<b>+ 5.0%</b>

### By Condo Type

	9-2010	9-2011	Change
Condo - Fee Simple	92.6%	95.3%	+ 2.9%
Condo - Leasehold	87.6%	87.7%	+ 0.1%
<b>All Condos</b>	<b>94.7%</b>	<b>94.7%</b>	<b>- 0.0%</b>

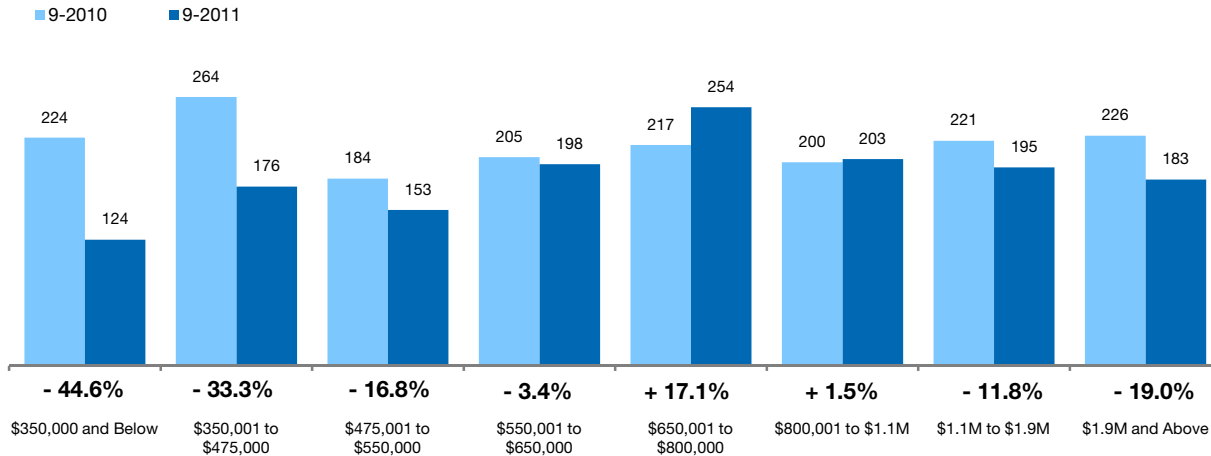
	9-2010	9-2011	Change
Condo - Fee Simple	87.6%	87.7%	+ 0.1%
Condo - Leasehold	0.0%	0.0%	0.0%
<b>All Condos</b>	<b>94.7%</b>	<b>94.6%</b>	<b>- 0.1%</b>

# Inventory of Homes for Sale Single-Family Homes Only

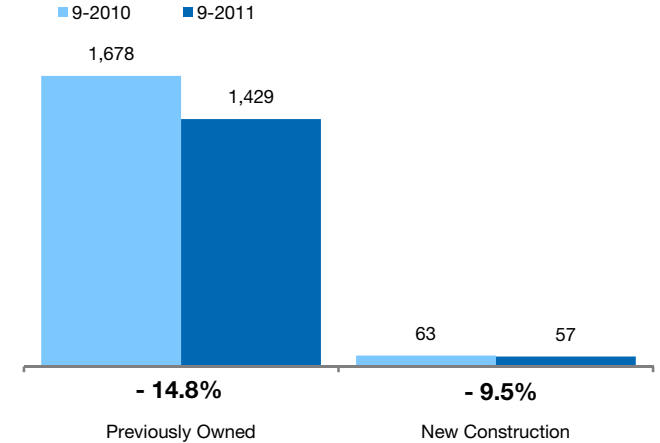


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

## By Price Range



## By Construction Status



### All Properties

By Price Range	9-2010	9-2011	Change
\$350,000 and Below	224	124	- 44.6%
\$350,001 to \$475,000	264	176	- 33.3%
\$475,001 to \$550,000	184	153	- 16.8%
\$550,001 to \$650,000	205	198	- 3.4%
\$650,001 to \$800,000	217	254	+ 17.1%
\$800,001 to \$1.1M	200	203	+ 1.5%
\$1.1M to \$1.9M	221	195	- 11.8%
\$1.9M and Above	226	183	- 19.0%
<b>All Single-Family Homes</b>	<b>1,741</b>	<b>1,486</b>	<b>- 14.6%</b>

### Previously Owned

9-2010	9-2011	Change
221	117	- 47.1%
255	167	- 34.5%
182	150	- 17.6%
198	195	- 1.5%
209	244	+ 16.7%
191	195	+ 2.1%
207	185	- 10.6%
215	176	- 18.1%
<b>1,678</b>	<b>1,429</b>	<b>- 14.8%</b>

### New Construction

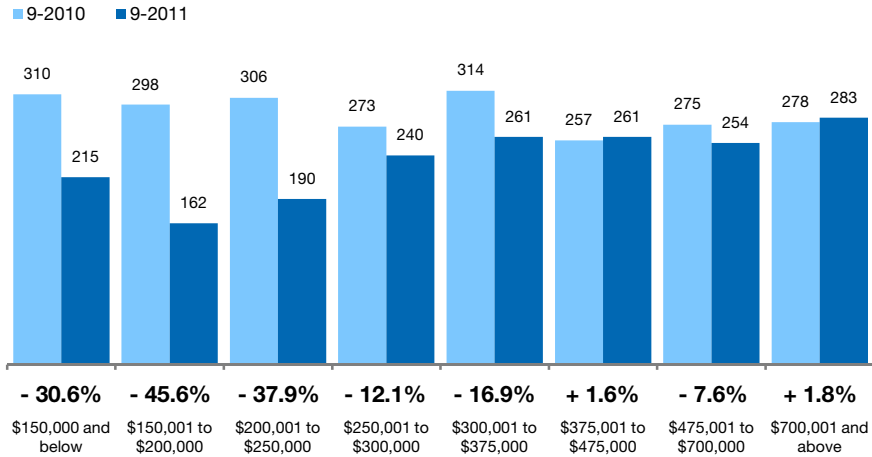
9-2010	9-2011	Change
3	7	+ 133.3%
9	9	0.0%
2	3	+ 50.0%
7	3	- 57.1%
8	10	+ 25.0%
9	8	- 11.1%
14	10	- 28.6%
11	7	- 36.4%
<b>63</b>	<b>57</b>	<b>- 9.5%</b>

# Inventory of Homes for Sale Condo Properties Only

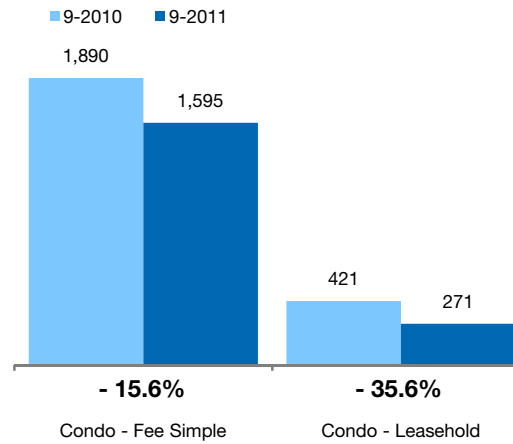
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



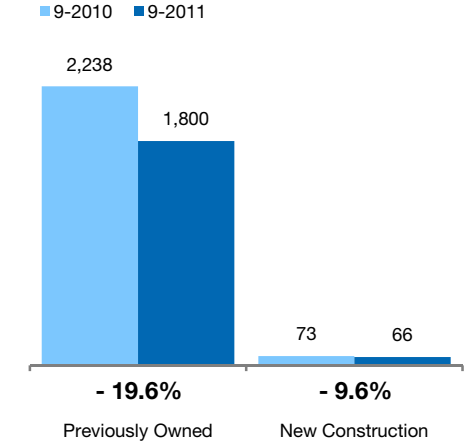
## By Price Range



## By Condo Type



## By Construction Status



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$150,000 and below	310	215	- 30.6%
\$150,001 to \$200,000	298	162	- 45.6%
\$200,001 to \$250,000	306	190	- 37.9%
\$250,001 to \$300,000	273	240	- 12.1%
\$300,001 to \$375,000	314	261	- 16.9%
\$375,001 to \$475,000	257	261	+ 1.6%
\$475,001 to \$700,000	275	254	- 7.6%
\$700,001 and above	278	283	+ 1.8%
<b>All Price Ranges</b>	<b>2,311</b>	<b>1,866</b>	<b>- 19.3%</b>

## Previously Owned

	9-2010	9-2011	Change
\$150,000 and below	310	214	- 31.0%
\$150,001 to \$200,000	298	162	- 45.6%
\$200,001 to \$250,000	305	189	- 38.0%
\$250,001 to \$300,000	272	222	- 18.4%
\$300,001 to \$375,000	309	248	- 19.7%
\$375,001 to \$475,000	248	252	+ 1.6%
\$475,001 to \$700,000	259	248	- 4.2%
\$700,001 and above	237	265	+ 11.8%
<b>All Price Ranges</b>	<b>2,238</b>	<b>1,800</b>	<b>- 19.6%</b>

## New Construction

	9-2010	9-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	0	0	0.0%
\$200,001 to \$250,000	1	1	0.0%
\$250,001 to \$300,000	1	18	+ 1700.0%
\$300,001 to \$375,000	5	13	+ 160.0%
\$375,001 to \$475,000	9	9	0.0%
\$475,001 to \$700,000	16	6	- 62.5%
\$700,001 and above	41	18	- 56.1%
<b>All Price Ranges</b>	<b>73</b>	<b>66</b>	<b>- 9.6%</b>

### By Condo Type

	9-2010	9-2011	Change
Condo - Fee Simple	1,890	1,595	- 15.6%
Condo - Leasehold	421	271	- 35.6%
<b>All Condo Types</b>	<b>2,311</b>	<b>1,866</b>	<b>- 19.3%</b>

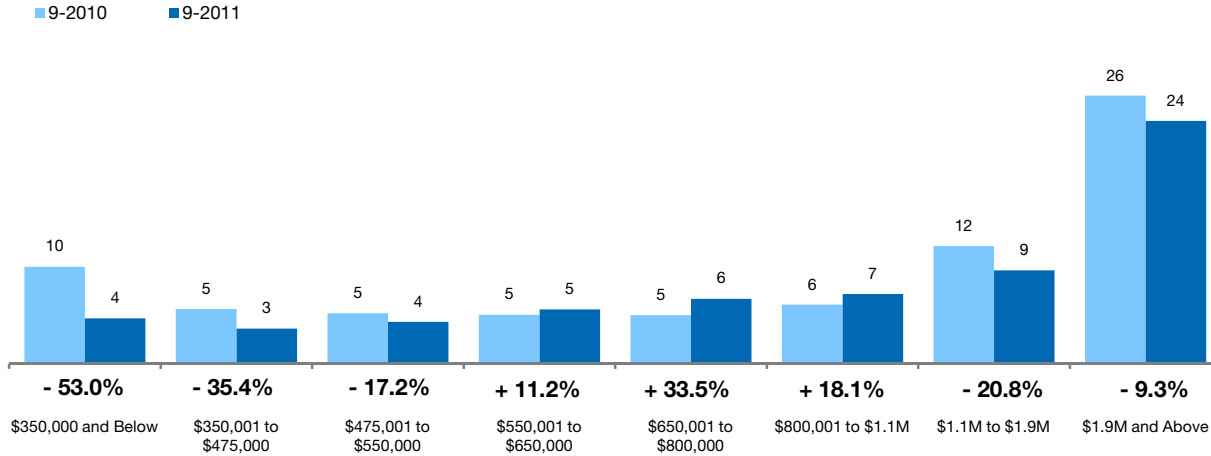
	9-2010	9-2011	Change
Condo - Fee Simple	1,818	1,532	- 15.7%
Condo - Leasehold	420	268	- 36.2%
<b>All Condo Types</b>	<b>2,238</b>	<b>1,800</b>	<b>- 19.6%</b>

# Months Supply of Inventory Single-Family Homes Only

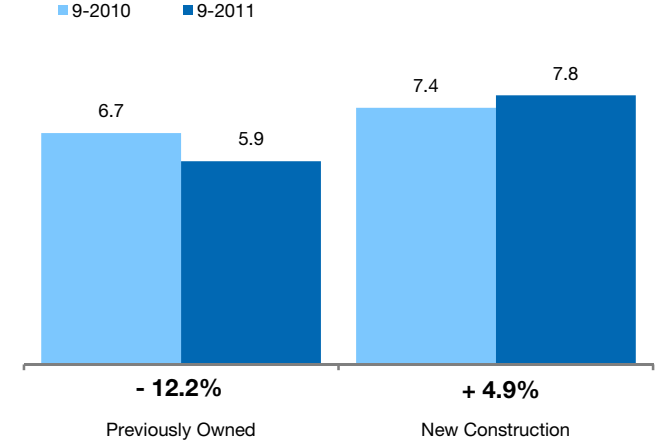


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

## By Price Range



## By Construction Status



### All Properties

By Price Range	9-2010	9-2011	Change
\$350,000 and Below	9.5	4.5	- 53.0%
\$350,001 to \$475,000	5.4	3.5	- 35.4%
\$475,001 to \$550,000	5.0	4.1	- 17.2%
\$550,001 to \$650,000	4.8	5.4	+ 11.2%
\$650,001 to \$800,000	4.8	6.4	+ 33.5%
\$800,001 to \$1.1M	5.8	6.9	+ 18.1%
\$1.1M to \$1.9M	11.6	9.2	- 20.8%
\$1.9M and Above	26.3	23.9	- 9.3%
<b>All Single-Family Homes</b>	<b>6.7</b>	<b>5.9</b>	<b>- 11.6%</b>

### Previously Owned

9-2010	9-2011	Change	9-2010	9-2011	Change
9.5	4.3	- 55.2%	3.0	7.0	+ 133.3%
5.4	3.5	- 35.3%	2.9	2.9	+ 1.7%
5.0	4.2	- 17.4%	1.4	1.8	+ 31.9%
4.8	5.4	+ 13.5%	4.3	2.0	- 53.6%
4.9	6.3	+ 29.5%	3.3	7.3	+ 123.1%
5.7	6.8	+ 18.1%	5.8	5.6	- 3.2%
11.1	8.8	- 20.9%	11.7	10.0	- 14.3%
26.9	23.7	- 11.7%	9.4	7.0	- 25.8%
<b>6.7</b>	<b>5.9</b>	<b>- 12.2%</b>	<b>7.4</b>	<b>7.8</b>	<b>+ 4.9%</b>

### New Construction

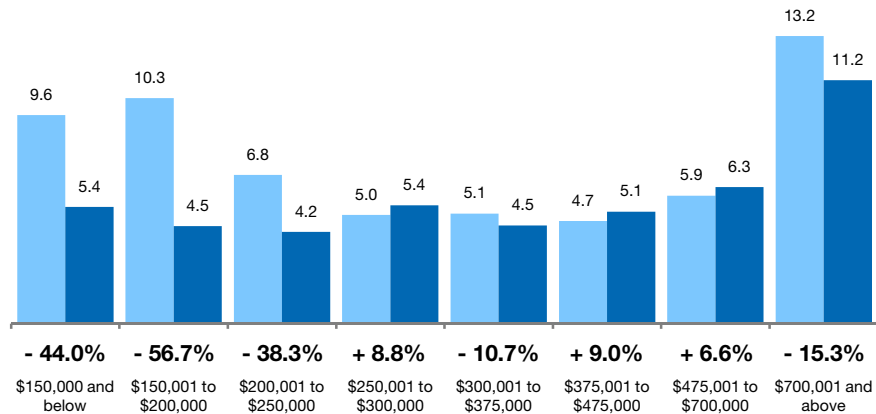
# Months Supply of Inventory Condo Properties Only



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.

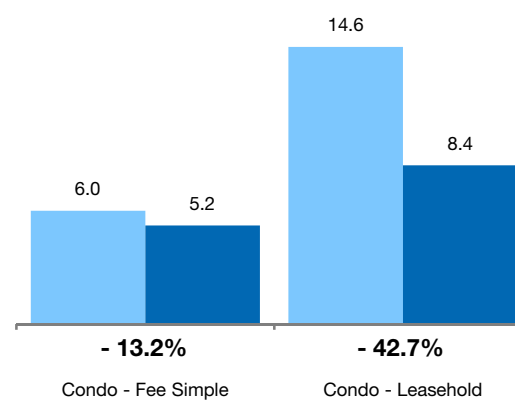
## By Price Range

■ 9-2010 ■ 9-2011



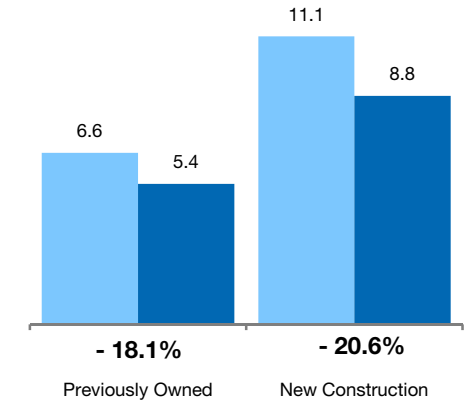
## By Condo Type

■ 9-2010 ■ 9-2011



## By Construction Status

■ 9-2010 ■ 9-2011



## All Properties

### By Price Range

	9-2010	9-2011	Change
\$150,000 and below	9.6	5.4	- 44.0%
\$150,001 to \$200,000	10.3	4.5	- 56.7%
\$200,001 to \$250,000	6.8	4.2	- 38.3%
\$250,001 to \$300,000	5.0	5.4	+ 8.8%
\$300,001 to \$375,000	5.1	4.5	- 10.7%
\$375,001 to \$475,000	4.7	5.1	+ 9.0%
\$475,001 to \$700,000	5.9	6.3	+ 6.6%
\$700,001 and above	13.2	11.2	- 15.3%
<b>All Price Ranges</b>	<b>6.7</b>	<b>5.5</b>	<b>- 18.0%</b>

## Previously Owned

	9-2010	9-2011	Change	9-2010	9-2011	Change
\$150,000 and below	9.6	5.3	- 44.4%	0.0	0.0	0.0%
\$150,001 to \$200,000	10.4	4.5	- 56.9%	0.0	0.0	0.0%
\$200,001 to \$250,000	6.8	4.2	- 38.0%	0.0	1.0	0.0%
\$250,001 to \$300,000	5.0	5.0	+ 1.2%	0.0	18.0	0.0%
\$300,001 to \$375,000	5.0	4.4	- 12.3%	0.0	4.7	0.0%
\$375,001 to \$475,000	4.6	5.2	+ 12.0%	7.9	3.5	- 55.3%
\$475,001 to \$700,000	5.7	6.3	+ 9.7%	7.1	3.0	- 57.8%
\$700,001 and above	14.0	12.0	- 14.0%	9.8	5.0	- 49.7%
<b>All Price Ranges</b>	<b>6.6</b>	<b>5.4</b>	<b>- 18.1%</b>	<b>11.1</b>	<b>8.8</b>	<b>- 20.6%</b>

## New Construction

### By Condo Type

	9-2010	9-2011	Change
Condo - Fee Simple	6.0	5.2	- 13.2%
Condo - Leasehold	14.6	8.4	- 42.7%
<b>All Condo Types</b>	<b>6.7</b>	<b>5.5</b>	<b>- 18.0%</b>

	9-2010	9-2011	Change	9-2010	9-2011	Change
Condo - Fee Simple	5.9	5.1	- 13.0%	10.9	8.4	- 23.2%
Condo - Leasehold	14.6	8.3	- 43.2%	0.0	0.0	0.0%
<b>All Condo Types</b>	<b>6.6</b>	<b>5.4</b>	<b>- 18.1%</b>	<b>11.1</b>	<b>8.8</b>	<b>- 20.6%</b>