

Housing Supply Overview



March 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

5.4	5.8	5.5	19.7
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

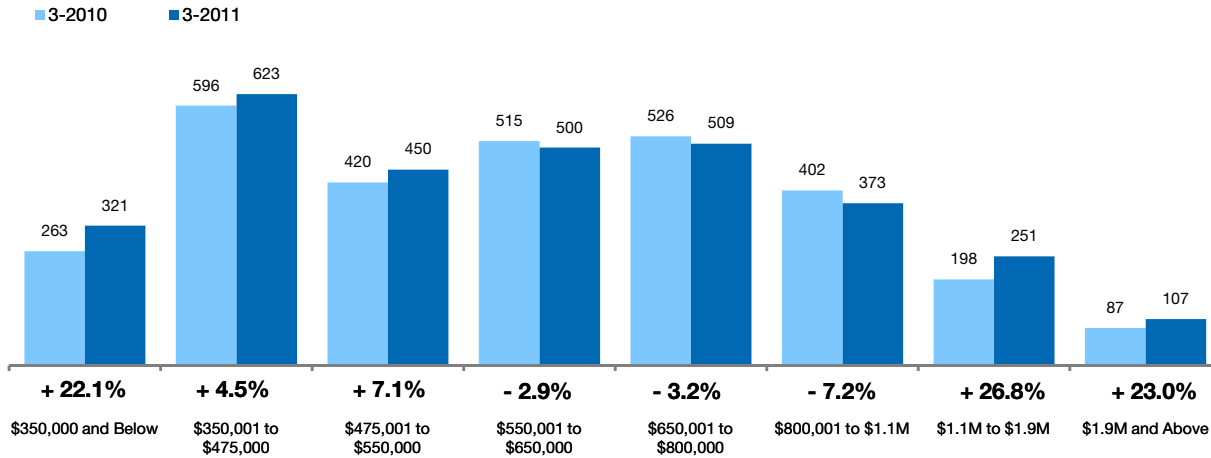
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

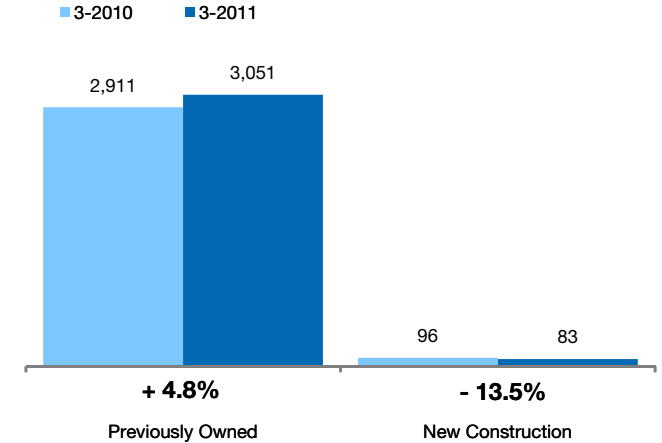
A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	3-2010	3-2011	Change
\$350,000 and Below	263	321	+ 22.1%
\$350,001 to \$475,000	596	623	+ 4.5%
\$475,001 to \$550,000	420	450	+ 7.1%
\$550,001 to \$650,000	515	500	- 2.9%
\$650,001 to \$800,000	526	509	- 3.2%
\$800,001 to \$1.1M	402	373	- 7.2%
\$1.1M to \$1.9M	198	251	+ 26.8%
\$1.9M and Above	87	107	+ 23.0%
All Single-Family Homes	3,007	3,134	+ 4.2%

Previously Owned

3-2010	3-2011	Change
259	320	+ 23.6%
584	594	+ 1.7%
415	439	+ 5.8%
504	489	- 3.0%
497	496	- 0.2%
381	367	- 3.7%
191	245	+ 28.3%
80	101	+ 26.3%
2,911	3,051	+ 4.8%

New Construction

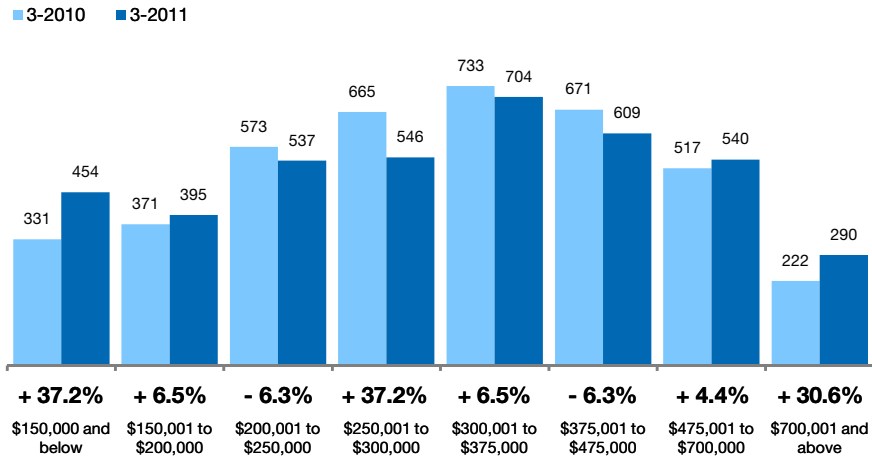
3-2010	3-2011	Change
4	1	- 75.0%
12	29	+ 141.7%
5	11	+ 120.0%
11	11	0.0%
29	13	- 55.2%
21	6	- 71.4%
7	6	- 14.3%
7	6	- 14.3%
96	83	- 13.5%

Pending Sales Condo Properties Only

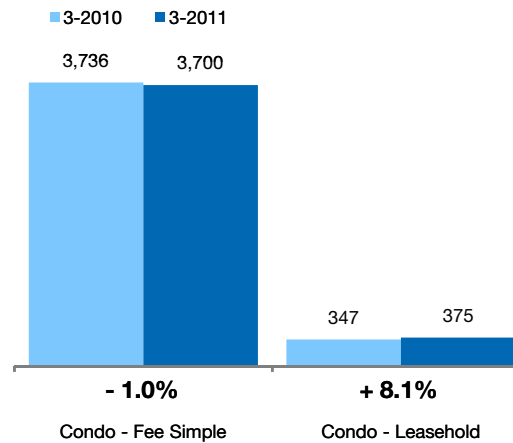
A count of the properties that have offers accepted on them in a given month. **Based on a rolling 12-month total.**



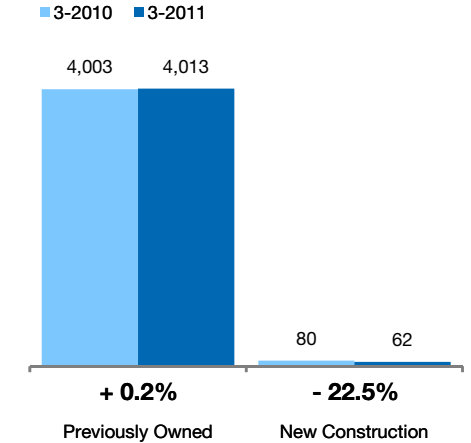
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	3-2010	3-2011	Change
\$150,000 and below	331	454	+ 37.2%
\$150,001 to \$200,000	371	395	+ 6.5%
\$200,001 to \$250,000	573	537	- 6.3%
\$250,001 to \$300,000	665	546	- 17.9%
\$300,001 to \$375,000	733	704	- 4.0%
\$375,001 to \$475,000	671	609	- 9.2%
\$475,001 to \$700,000	517	540	+ 4.4%
\$700,001 and above	222	290	+ 30.6%
All Price Ranges	4,083	4,075	- 0.2%

Previously Owned

	3-2010	3-2011	Change
\$150,000 and below	329	454	+ 38.0%
\$150,001 to \$200,000	368	394	+ 7.1%
\$200,001 to \$250,000	570	536	- 6.0%
\$250,001 to \$300,000	663	546	- 17.6%
\$300,001 to \$375,000	731	704	- 3.7%
\$375,001 to \$475,000	661	597	- 9.7%
\$475,001 to \$700,000	491	527	+ 7.3%
\$700,001 and above	190	255	+ 34.2%
All Price Ranges	4,003	4,013	+ 0.2%

New Construction

	3-2010	3-2011	Change
\$150,000 and below	2	0	- 100.0%
\$150,001 to \$200,000	3	1	- 66.7%
\$200,001 to \$250,000	3	1	- 66.7%
\$250,001 to \$300,000	2	0	- 100.0%
\$300,001 to \$375,000	2	0	- 100.0%
\$375,001 to \$475,000	10	12	+ 20.0%
\$475,001 to \$700,000	26	13	- 50.0%
\$700,001 and above	32	35	+ 9.4%
All Price Ranges	80	62	- 22.5%

By Condo Type

	3-2010	3-2011	Change
Condo - Fee Simple	3,736	3,700	- 1.0%
Condo - Leasehold	347	375	+ 8.1%
All Condo Types	4,083	4,075	- 0.2%

	3-2010	3-2011	Change
Condo - Fee Simple	3,656	3,638	- 0.5%
Condo - Leasehold	347	375	+ 8.1%
All Condo Types	4,003	4,013	+ 0.2%

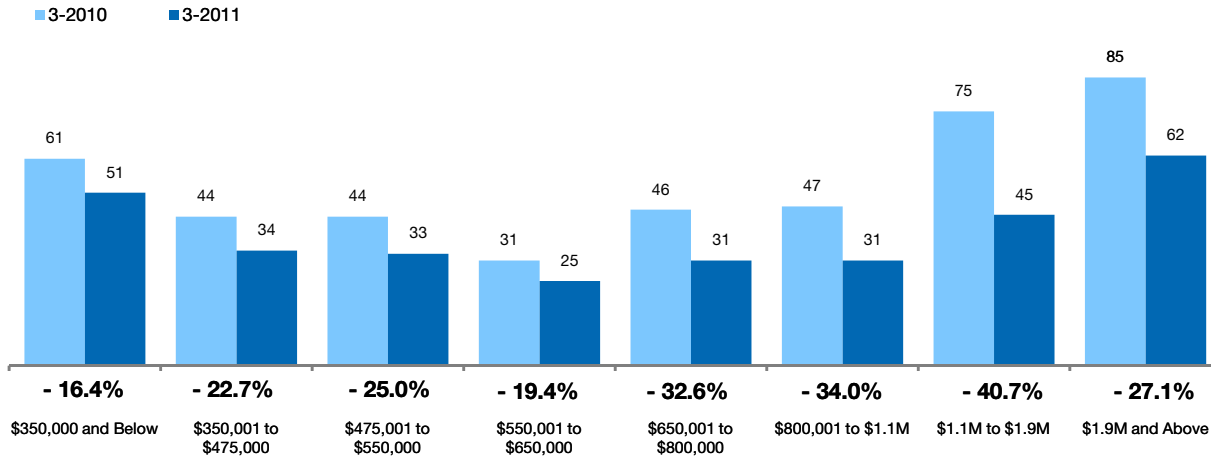
Days on Market Until Sale Single-Family Homes Only



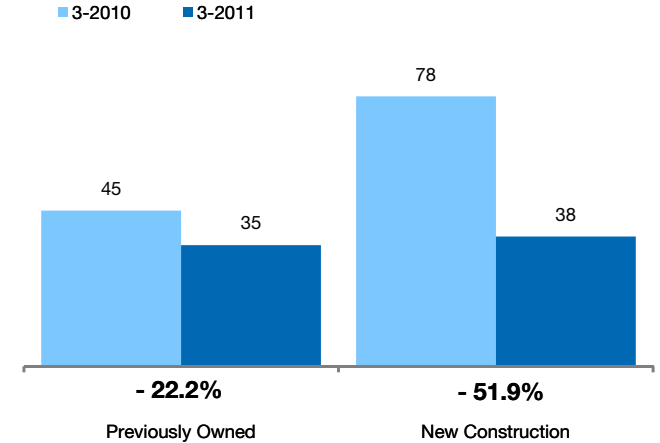
The median number of days between when a property is first listed and when an offer is accepted. Sold properties only.

Based on a rolling 12-month median.

By Price Range



By Construction Status



All Properties

By Price Range	3-2010	3-2011	Change
\$350,000 and Below	61	51	-16.4%
\$350,001 to \$475,000	44	34	-22.7%
\$475,001 to \$550,000	44	33	-25.0%
\$550,001 to \$650,000	31	25	-19.4%
\$650,001 to \$800,000	46	31	-32.6%
\$800,001 to \$1.1M	47	31	-34.0%
\$1.1M to \$1.9M	75	45	-40.7%
\$1.9M and Above	85	62	-27.1%
All Single-Family Homes	46	35	-23.9%

Previously Owned

3-2010	3-2011	Change
62	51	-17.1%
44	35	-19.5%
44	34	-22.7%
31	25	-19.4%
44	29	-33.3%
45	31	-31.1%
72	43	-40.3%
83	58	-30.1%
45	35	-22.2%

New Construction

3-2010	3-2011	Change
54	63	+15.7%
68	1	-98.5%
30	1	-96.7%
32	27	-14.3%
70	111	+59.7%
90	87	-3.9%
142	202	+42.3%
155	136	-12.3%
78	38	-51.9%

Days on Market Until Sale Condo Properties Only

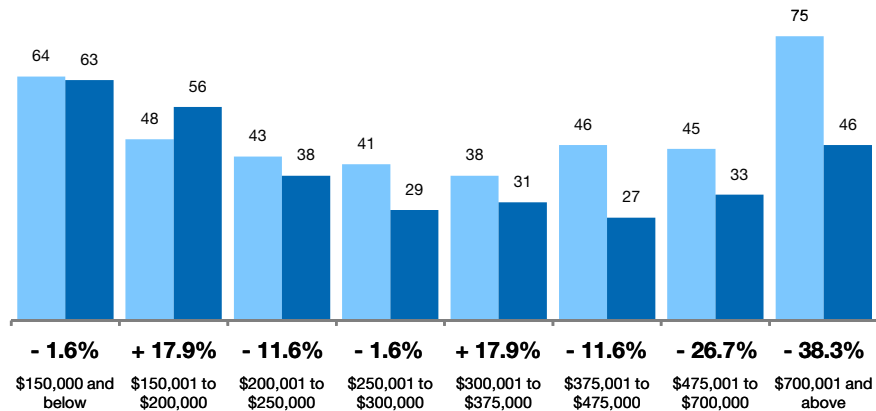


The median number of days between when a property is first listed and when an offer is accepted. Sold properties only.

Based on a rolling 12-month median.

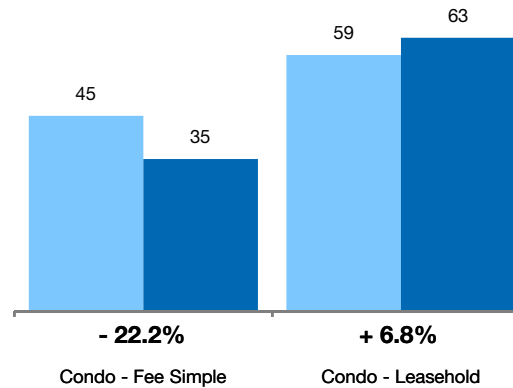
By Price Range

■ 3-2010 ■ 3-2011



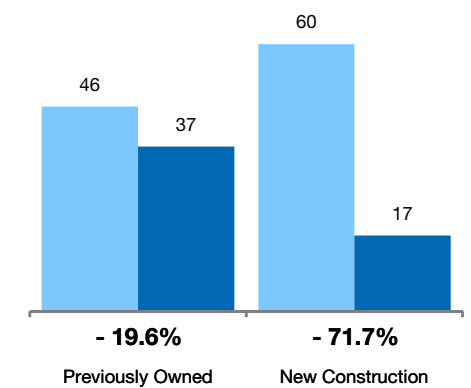
By Condo Type

■ 3-2010 ■ 3-2011



By Construction Status

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$150,000 and below	64	63	- 1.6%
\$150,001 to \$200,000	48	56	+ 17.9%
\$200,001 to \$250,000	43	38	- 11.6%
\$250,001 to \$300,000	41	29	- 29.3%
\$300,001 to \$375,000	38	31	- 18.4%
\$375,001 to \$475,000	46	27	- 41.3%
\$475,001 to \$700,000	45	33	- 26.7%
\$700,001 and above	75	46	- 38.3%
All Condos	46	37	- 19.6%

Previously Owned

	3-2010	3-2011	Change
\$150,000 and below	62	63	+ 1.6%
\$150,001 to \$200,000	48	56	+ 16.7%
\$200,001 to \$250,000	44	38	- 12.6%
\$250,001 to \$300,000	41	29	- 29.3%
\$300,001 to \$375,000	38	31	- 18.4%
\$375,001 to \$475,000	46	27	- 41.3%
\$475,001 to \$700,000	44	33	- 25.0%
\$700,001 and above	69	63	- 8.7%
All Condos	46	37	- 19.6%

New Construction

	3-2010	3-2011	Change
\$150,000 and below	232	51	- 78.0%
\$150,001 to \$200,000	0	289	0.0%
\$200,001 to \$250,000	0	33	0.0%
\$250,001 to \$300,000	27	0	- 100.0%
\$300,001 to \$375,000	24	0	- 100.0%
\$375,001 to \$475,000	37	66	+ 80.8%
\$475,001 to \$700,000	54	48	- 11.1%
\$700,001 and above	112	2	- 98.2%
All Condos	60	17	- 71.7%

By Condo Type

	3-2010	3-2011	Change
Condo - Fee Simple	45	35	- 22.2%
Condo - Leasehold	59	63	+ 6.8%
All Condos	46	37	- 19.6%

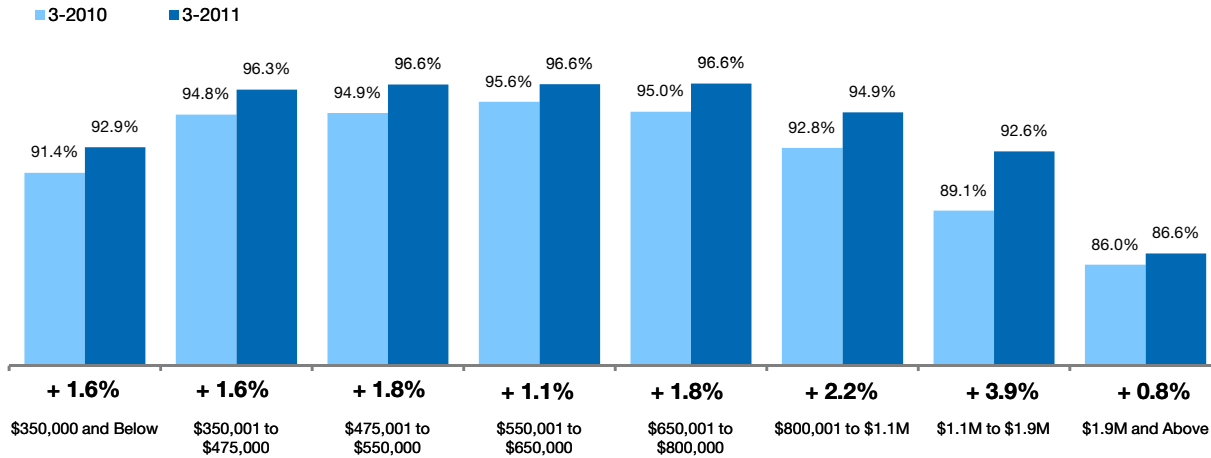
	3-2010	3-2011	Change
Condo - Fee Simple	45	36	- 20.0%
Condo - Leasehold	59	63	+ 6.8%
All Condos	46	37	- 19.6%

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

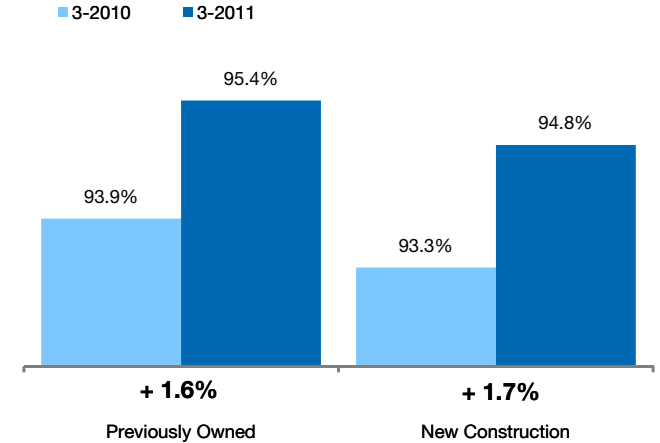


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	3-2010	3-2011	Change
\$350,000 and Below	91.4%	92.9%	+ 1.6%
\$350,001 to \$475,000	94.8%	96.3%	+ 1.6%
\$475,001 to \$550,000	94.9%	96.6%	+ 1.8%
\$550,001 to \$650,000	95.6%	96.6%	+ 1.1%
\$650,001 to \$800,000	95.0%	96.6%	+ 1.8%
\$800,001 to \$1.1M	92.8%	94.9%	+ 2.2%
\$1.1M to \$1.9M	89.1%	92.6%	+ 3.9%
\$1.9M and Above	86.0%	86.6%	+ 0.8%
All Single-Family Homes	93.9%	95.4%	+ 1.6%

Previously Owned

3-2010	3-2011	Change
91.4%	92.9%	+ 1.7%
94.7%	96.2%	+ 1.5%
94.9%	96.5%	+ 1.8%
95.6%	96.6%	+ 1.1%
94.9%	96.6%	+ 1.8%
92.9%	94.9%	+ 2.1%
89.5%	92.9%	+ 3.8%
85.9%	86.9%	+ 1.2%
93.9%	95.4%	+ 1.6%

New Construction

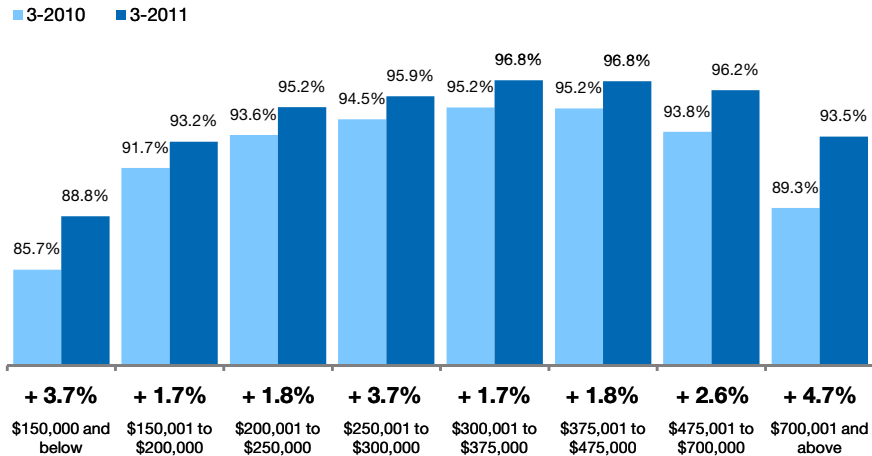
3-2010	3-2011	Change
91.1%	86.6%	- 4.9%
98.9%	99.1%	+ 0.3%
100.1%	100.8%	+ 0.8%
94.6%	97.1%	+ 2.6%
96.1%	97.1%	+ 1.0%
91.4%	97.2%	+ 6.4%
79.4%	82.5%	+ 3.9%
86.4%	82.8%	- 4.1%
93.3%	94.8%	+ 1.7%

Pct. Of Orig. Price Received Condo Properties Only

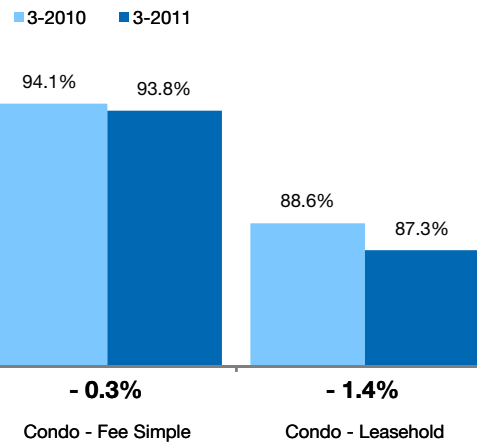


The average percentage found when dividing a property's sales price by the original list price.
Sold properties only. Does not account for seller concessions. **Based on a rolling 12-month average.**

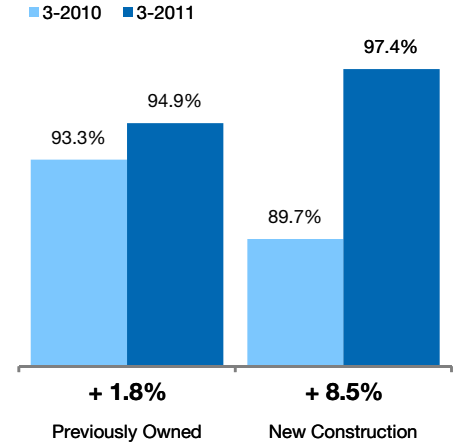
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	3-2010	3-2011	Change
\$150,000 and below	85.7%	88.8%	+ 3.7%
\$150,001 to \$200,000	91.7%	93.2%	+ 1.7%
\$200,001 to \$250,000	93.6%	95.2%	+ 1.8%
\$250,001 to \$300,000	94.5%	95.9%	+ 1.4%
\$300,001 to \$375,000	95.2%	96.8%	+ 1.7%
\$375,001 to \$475,000	95.2%	96.8%	+ 1.7%
\$475,001 to \$700,000	93.8%	96.2%	+ 2.6%
\$700,001 and above	89.3%	93.5%	+ 4.7%
All Condos	93.2%	95.0%	+ 1.9%

Previously Owned

	3-2010	3-2011	Change
\$150,000 and below	85.8%	88.8%	+ 3.5%
\$150,001 to \$200,000	91.7%	93.2%	+ 1.7%
\$200,001 to \$250,000	93.6%	95.2%	+ 1.8%
\$250,001 to \$300,000	94.5%	95.9%	+ 1.4%
\$300,001 to \$375,000	95.2%	96.8%	+ 1.7%
\$375,001 to \$475,000	95.1%	96.7%	+ 1.7%
\$475,001 to \$700,000	94.2%	96.2%	+ 2.2%
\$700,001 and above	89.4%	93.1%	+ 4.1%
All Condos	93.3%	94.9%	+ 1.8%

New Construction

	3-2010	3-2011	Change
\$150,000 and below	69.3%	80.0%	+ 15.4%
\$150,001 to \$200,000	0.0%	102.7%	0.0%
\$200,001 to \$250,000	94.7%	95.5%	+ 0.9%
\$250,001 to \$300,000	95.7%	0.0%	- 100.0%
\$300,001 to \$375,000	95.1%	0.0%	- 100.0%
\$375,001 to \$475,000	96.7%	100.4%	+ 3.8%
\$475,001 to \$700,000	87.4%	96.3%	+ 10.2%
\$700,001 and above	87.8%	97.8%	+ 11.3%
All Condos	89.7%	97.4%	+ 8.5%

By Condo Type

	3-2010	3-2011	Change
Condo - Fee Simple	94.1%	93.8%	- 0.3%
Condo - Leasehold	88.6%	87.3%	- 1.4%
All Condos	93.2%	95.0%	+ 1.9%

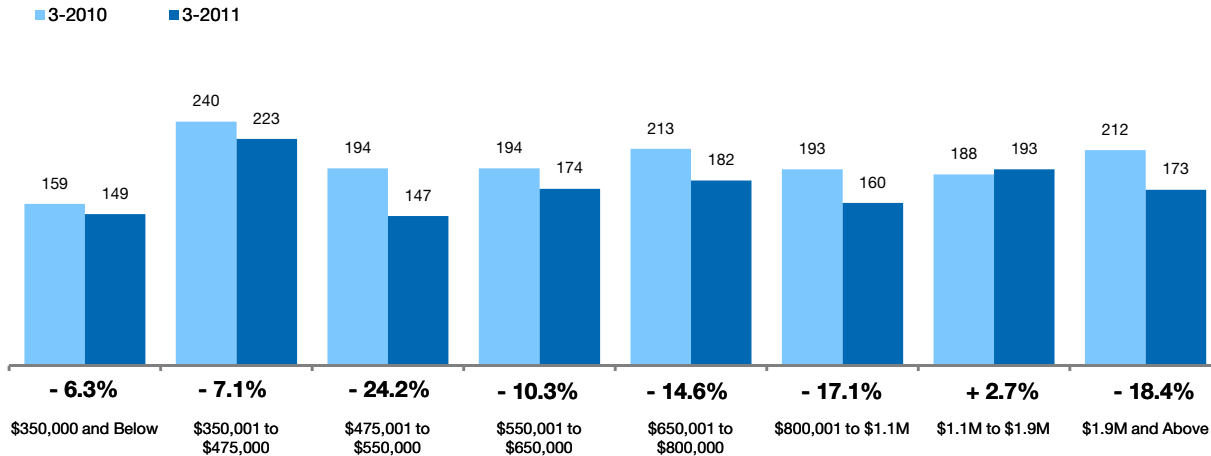
	3-2010	3-2011	Change
Condo - Fee Simple	94.1%	93.8%	- 0.3%
Condo - Leasehold	88.6%	87.3%	- 1.4%
All Condos	93.3%	94.9%	+ 1.8%

Inventory of Homes for Sale Single-Family Homes Only

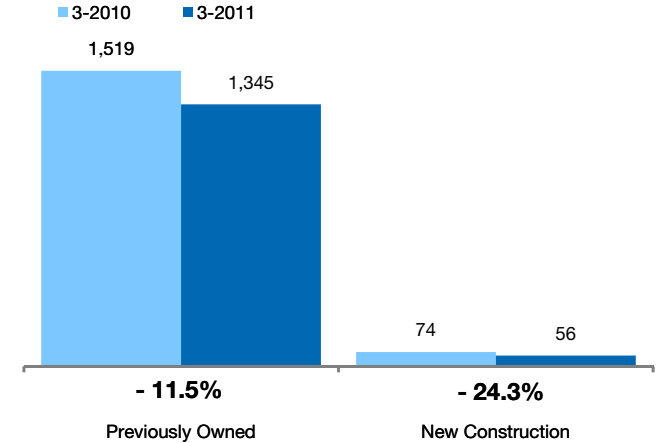


The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	3-2010	3-2011	Change
\$350,000 and Below	159	149	- 6.3%
\$350,001 to \$475,000	240	223	- 7.1%
\$475,001 to \$550,000	194	147	- 24.2%
\$550,001 to \$650,000	194	174	- 10.3%
\$650,001 to \$800,000	213	182	- 14.6%
\$800,001 to \$1.1M	193	160	- 17.1%
\$1.1M to \$1.9M	188	193	+ 2.7%
\$1.9M and Above	212	173	- 18.4%
All Single-Family Homes	1,593	1,401	- 12.1%

Previously Owned

3-2010	3-2011	Change
157	146	- 7.0%
232	214	- 7.8%
189	144	- 23.8%
185	166	- 10.3%
203	180	- 11.3%
186	148	- 20.4%
170	179	+ 5.3%
197	168	- 14.7%
1,519	1,345	- 11.5%

New Construction

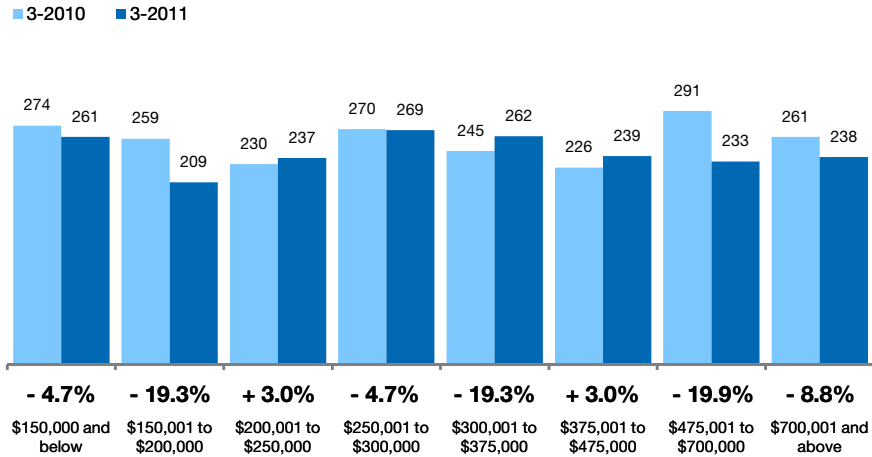
3-2010	3-2011	Change
2	3	+ 50.0%
8	9	+ 12.5%
5	3	- 40.0%
9	8	- 11.1%
10	2	- 80.0%
7	12	+ 71.4%
18	14	- 22.2%
15	5	- 66.7%
74	56	- 24.3%

Inventory of Homes for Sale Condo Properties Only

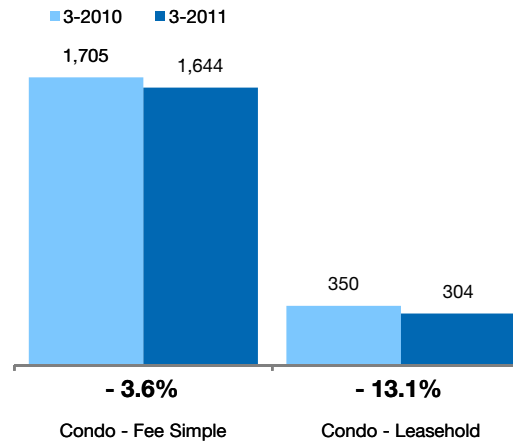
The number of properties available for sale in active status at the end of the month. **Based on one month of activity.**



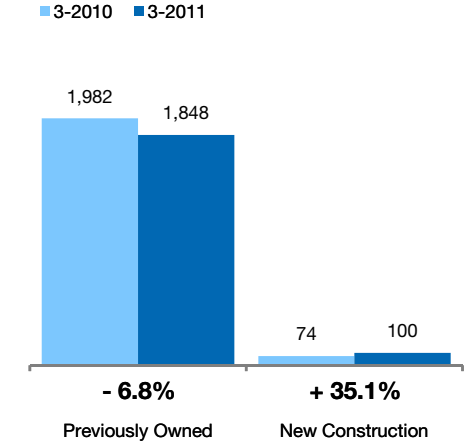
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	3-2010	3-2011	Change
\$150,000 and below	274	261	- 4.7%
\$150,001 to \$200,000	259	209	- 19.3%
\$200,001 to \$250,000	230	237	+ 3.0%
\$250,001 to \$300,000	270	269	- 0.4%
\$300,001 to \$375,000	245	262	+ 6.9%
\$375,001 to \$475,000	226	239	+ 5.8%
\$475,001 to \$700,000	291	233	- 19.9%
\$700,001 and above	261	238	- 8.8%
All Price Ranges	2,056	1,948	- 5.3%

Previously Owned

	3-2010	3-2011	Change
\$150,000 and below	274	260	- 5.1%
\$150,001 to \$200,000	257	209	- 18.7%
\$200,001 to \$250,000	229	237	+ 3.5%
\$250,001 to \$300,000	270	225	- 16.7%
\$300,001 to \$375,000	241	237	- 1.7%
\$375,001 to \$475,000	222	234	+ 5.4%
\$475,001 to \$700,000	271	226	- 16.6%
\$700,001 and above	218	220	+ 0.9%
All Previously Owned	1,982	1,848	- 6.8%

New Construction

	3-2010	3-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	1	1	0.0%
\$250,001 to \$300,000	1	44	+ 4300.0%
\$300,001 to \$375,000	4	25	+ 525.0%
\$375,001 to \$475,000	4	5	+ 25.0%
\$475,001 to \$700,000	20	7	- 65.0%
\$700,001 and above	43	18	- 58.1%
All New Construction	74	100	+ 35.1%

By Condo Type

	3-2010	3-2011	Change
Condo - Fee Simple	1,705	1,644	- 3.6%
Condo - Leasehold	350	304	- 13.1%
All Condo Types	2,056	1,948	- 5.3%

	3-2010	3-2011	Change
Condo - Fee Simple	1,631	1,545	- 5.3%
Condo - Leasehold	350	303	- 13.4%
All Condo Types	1,982	1,848	- 6.8%

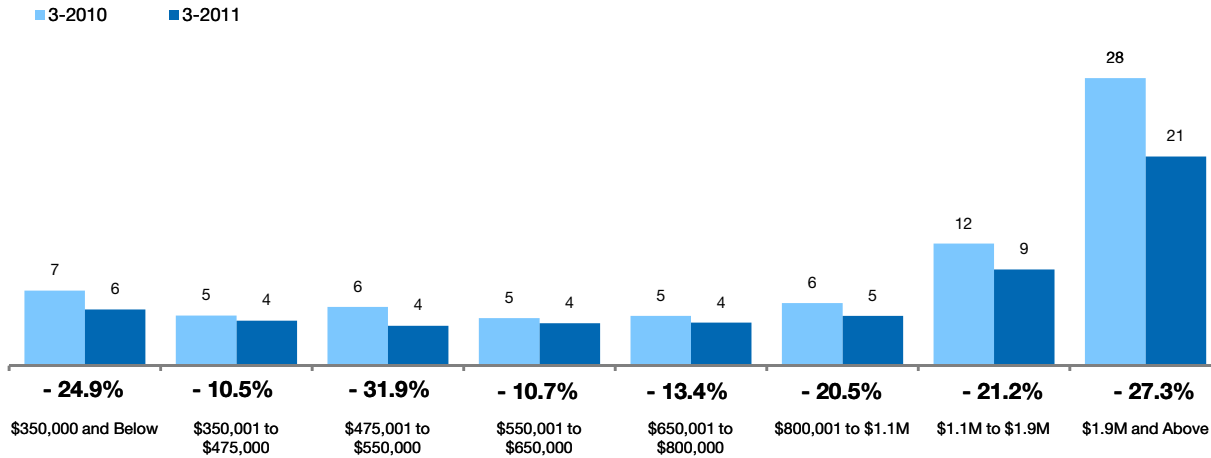
Months Supply of Inventory Single-Family Homes Only



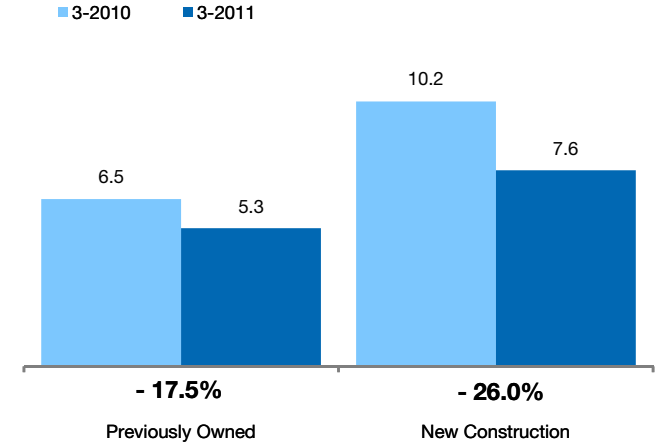
Compares the number of active listings available to the average monthly pending sales from the last 12 months.

Based on one month of activity.

By Price Range



By Construction Status



All Properties

By Price Range	3-2010	3-2011	Change
\$350,000 and Below	7.4	5.6	-24.9%
\$350,001 to \$475,000	5.0	4.4	-10.5%
\$475,001 to \$550,000	5.8	3.9	-31.9%
\$550,001 to \$650,000	4.7	4.2	-10.7%
\$650,001 to \$800,000	4.9	4.2	-13.4%
\$800,001 to \$1.1M	6.2	4.9	-20.5%
\$1.1M to \$1.9M	12.0	9.5	-21.2%
\$1.9M and Above	28.3	20.6	-27.3%
All Single-Family Homes	6.6	5.4	-18.0%

Previously Owned

3-2010	3-2011	Change
7.4	5.5	-25.9%
4.9	4.5	-7.8%
5.7	4.0	-30.4%
4.6	4.1	-10.3%
4.9	4.3	-12.0%
6.3	4.6	-26.4%
11.3	9.0	-20.6%
28.8	21.2	-26.4%
6.5	5.3	-17.5%

New Construction

3-2010	3-2011	Change
2.0	3.0	+50.0%
5.0	3.3	-34.0%
3.8	2.2	-41.8%
6.3	4.7	-25.9%
4.1	1.1	-72.4%
3.5	12.0	+242.9%
18.0	11.2	-37.8%
11.3	5.0	-55.6%
10.2	7.6	-26.0%

Months Supply of Inventory Condo Properties Only

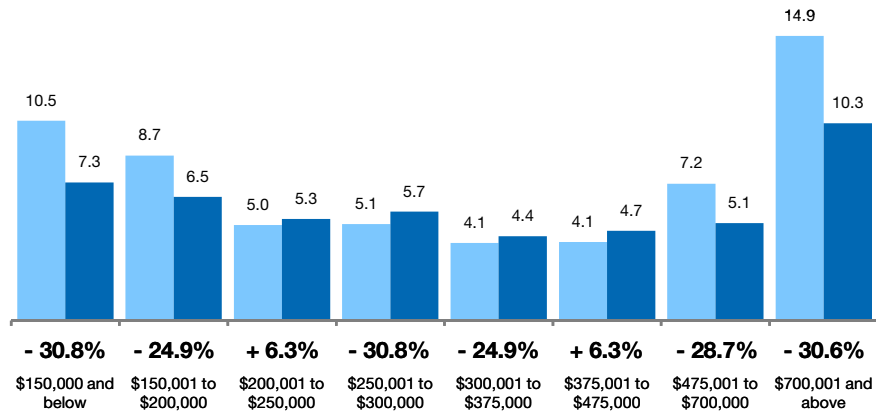


Compares the number of active listings available to the average monthly pending sales from the last 12 months.

Based on one month of activity.

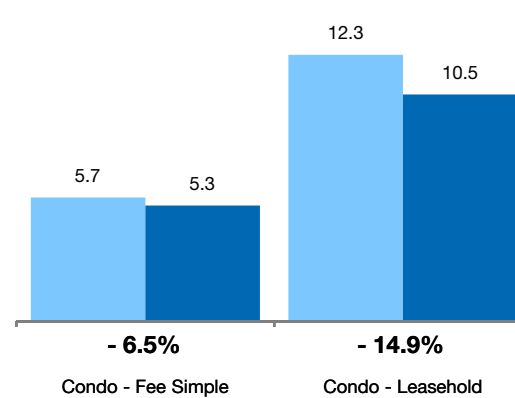
By Price Range

■ 3-2010 ■ 3-2011



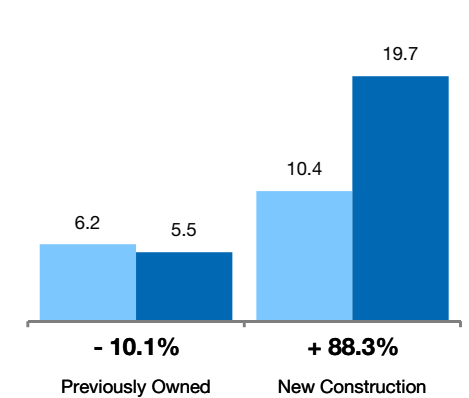
By Condo Type

■ 3-2010 ■ 3-2011



By Construction Status

■ 3-2010 ■ 3-2011



All Properties

By Price Range

	3-2010	3-2011	Change
\$150,000 and below	10.5	7.3	-30.8%
\$150,001 to \$200,000	8.7	6.5	-24.9%
\$200,001 to \$250,000	5.0	5.3	+6.3%
\$250,001 to \$300,000	5.1	5.7	+12.7%
\$300,001 to \$375,000	4.1	4.4	+8.9%
\$375,001 to \$475,000	4.1	4.7	+14.1%
\$475,001 to \$700,000	7.2	5.1	-28.7%
\$700,001 and above	14.9	10.3	-30.6%
All Price Ranges	6.3	5.8	-8.0%

Previously Owned

	3-2010	3-2011	Change
\$150,000 and below	10.6	7.2	-31.7%
\$150,001 to \$200,000	8.7	6.5	-24.8%
\$200,001 to \$250,000	5.0	5.3	+6.4%
\$250,001 to \$300,000	5.1	4.8	-6.3%
\$300,001 to \$375,000	4.0	4.0	-0.4%
\$375,001 to \$475,000	4.1	4.7	+14.2%
\$475,001 to \$700,000	7.1	5.1	-27.9%
\$700,001 and above	14.6	10.8	-26.0%
All Price Ranges	6.2	5.5	-10.1%

New Construction

	3-2010	3-2011	Change
\$150,000 and below	0.0	0.0	0.0%
\$150,001 to \$200,000	2.0	0.0	-100.0%
\$200,001 to \$250,000	0.7	1.0	+50.0%
\$250,001 to \$300,000	0.8	0.0	-100.0%
\$300,001 to \$375,000	3.0	0.0	-100.0%
\$375,001 to \$475,000	2.5	2.7	+5.8%
\$475,001 to \$700,000	6.9	3.5	-49.4%
\$700,001 and above	16.6	6.8	-59.4%
All Price Ranges	10.4	19.7	+88.3%

By Condo Type

	3-2010	3-2011	Change
Condo - Fee Simple	5.7	5.3	-6.5%
Condo - Leasehold	12.3	10.5	-14.9%
All Condo Types	6.3	5.8	-8.0%

	3-2010	3-2011	Change
Condo - Fee Simple	5.6	5.1	-8.8%
Condo - Leasehold	12.3	10.4	-15.2%
All Condo Types	6.2	5.5	-10.1%