



**Honolulu Board
of REALTORS®**

Monthly Indicators

May 2010

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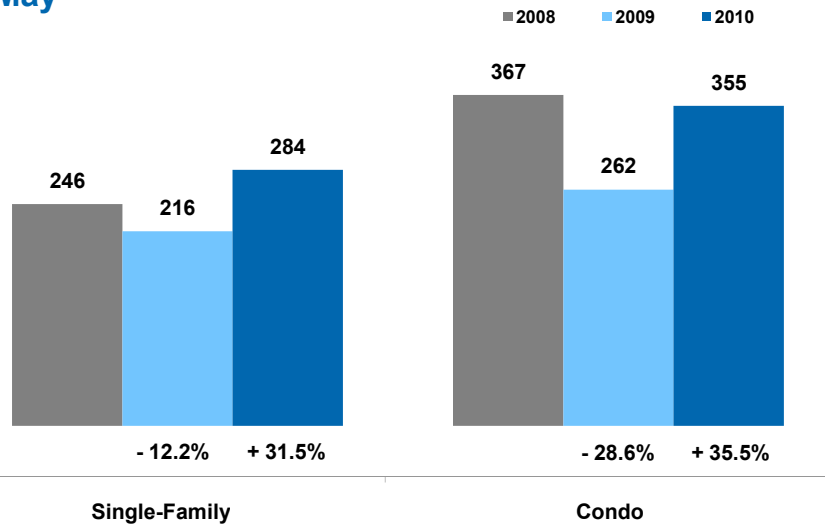
Closed Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

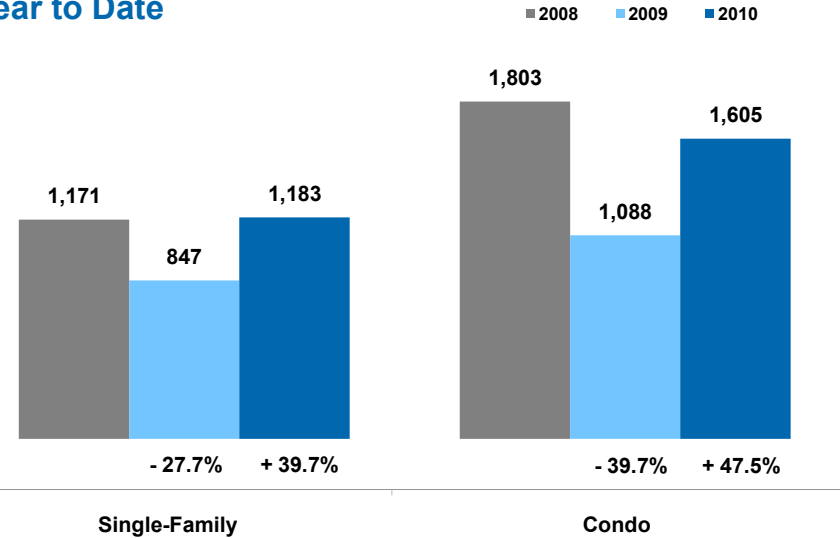
A count of the sales that have closed in a given month.



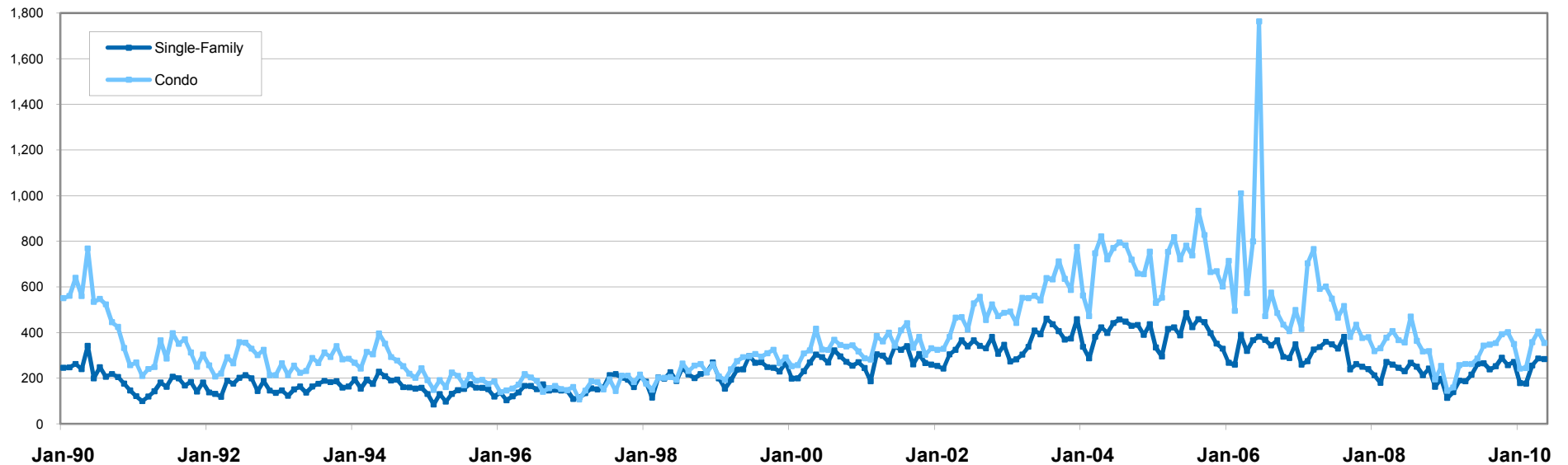
May



Year to Date



Historical Closed Sales



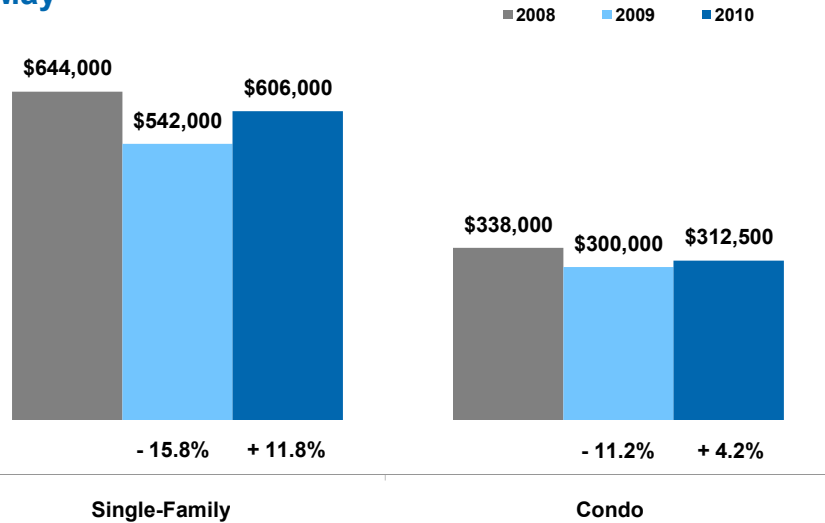
Median Sales Price

A Monthly Indicator from the **Honolulu Board of REALTORS®**

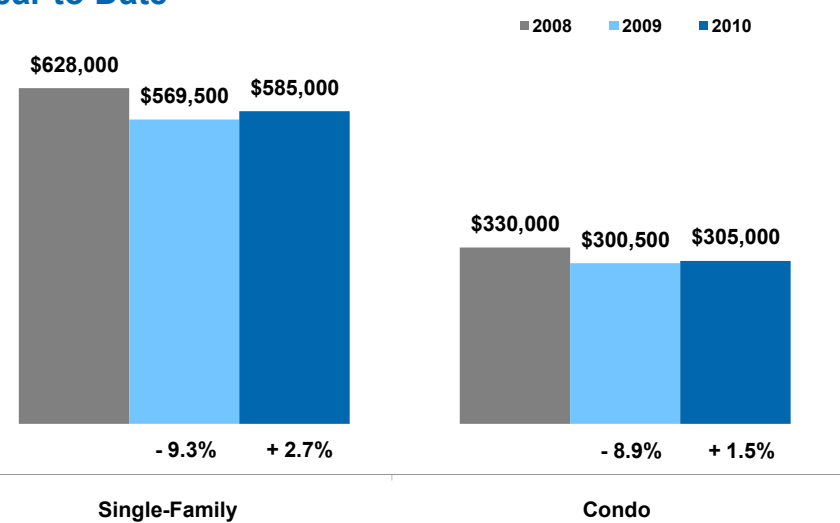
The median sales price for all closed sales in a given month, sold properties only.



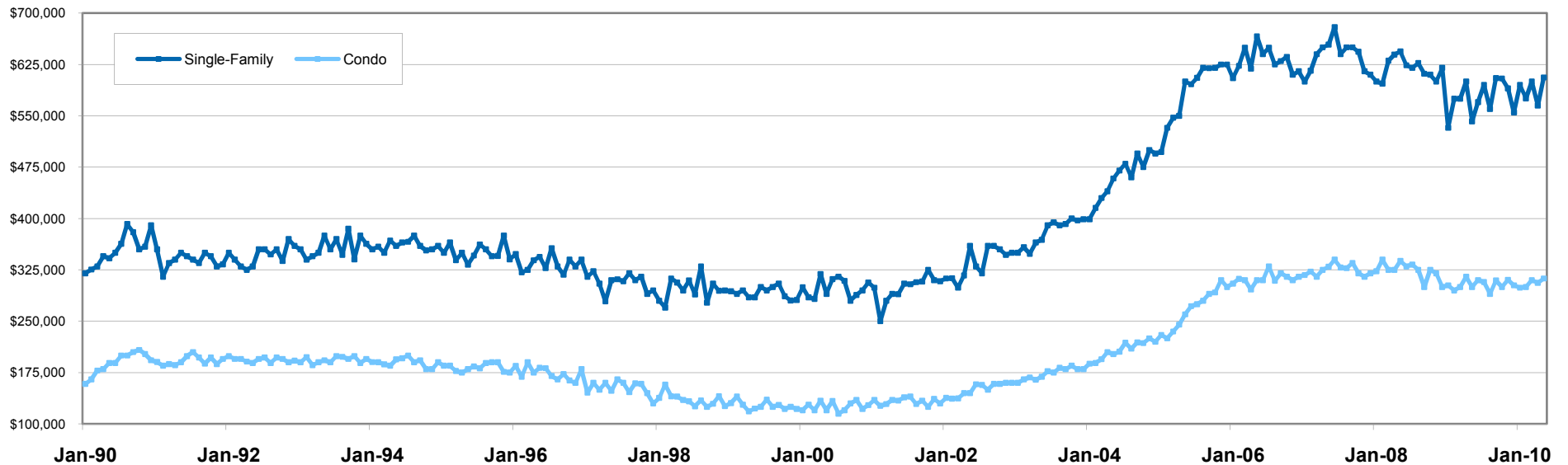
May



Year to Date



Historical Median Sales Price



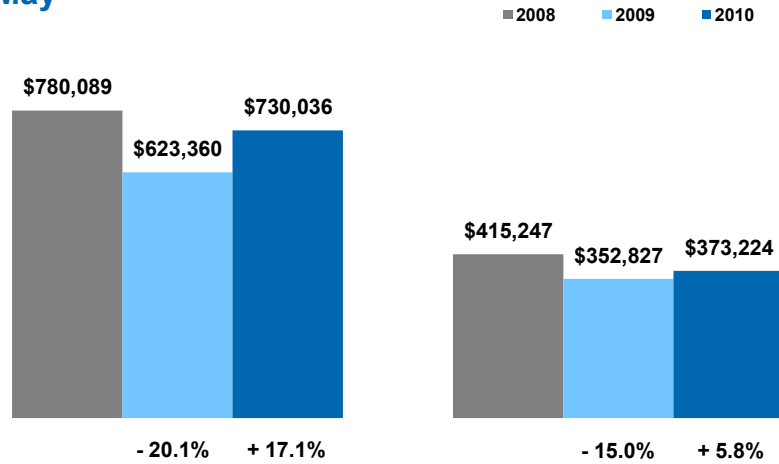
Average Sales Price

A Monthly Indicator from the **Honolulu Board of REALTORS®**

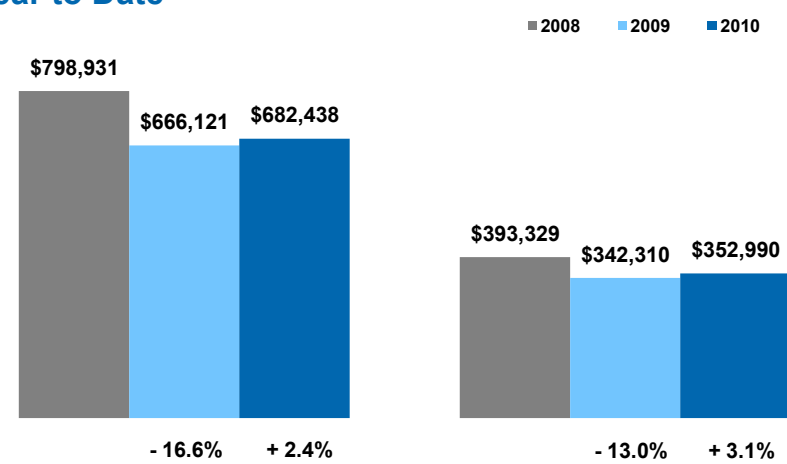
The average sales price for all closed sales in a given month, sold properties only.



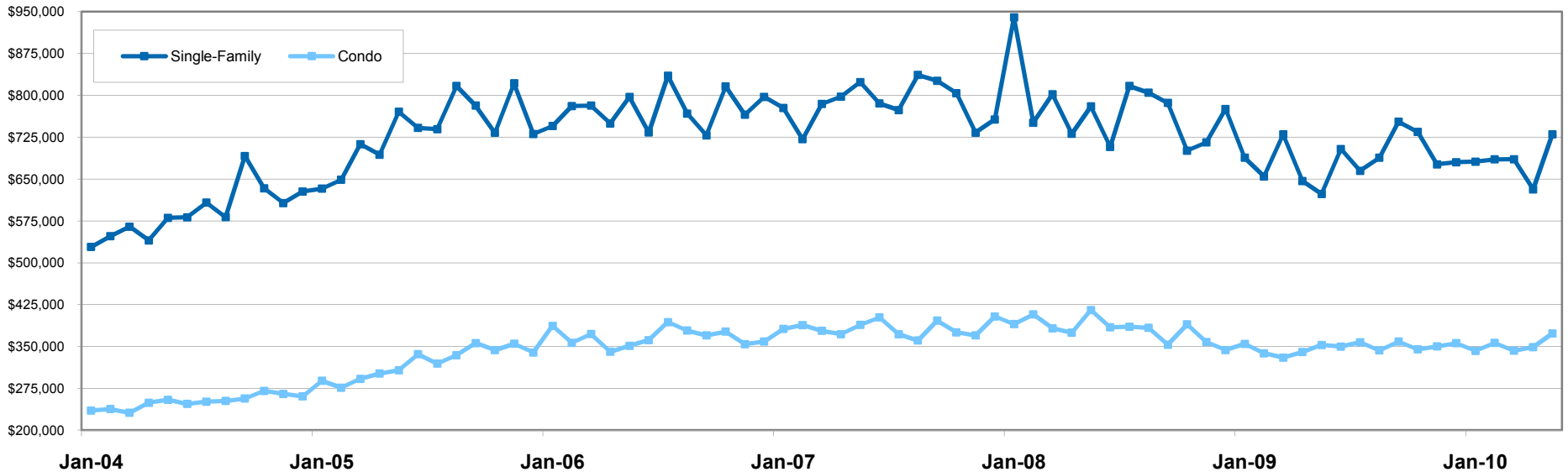
May



Year to Date



Historical Average Sales Price



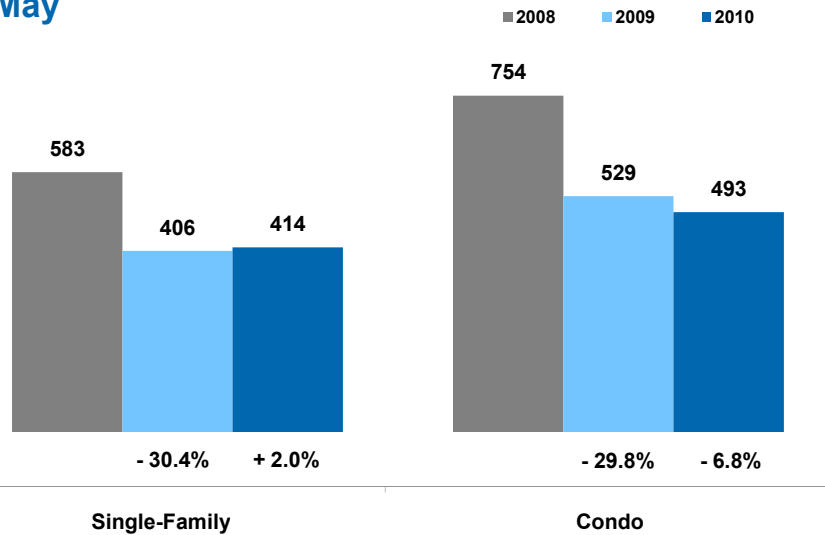
New Listings

A Monthly Indicator from the **Honolulu Board of REALTORS®**

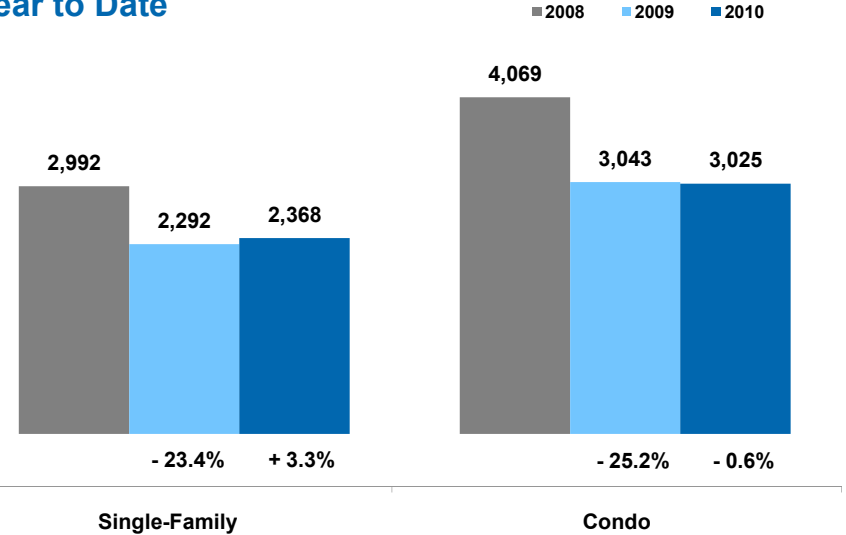
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



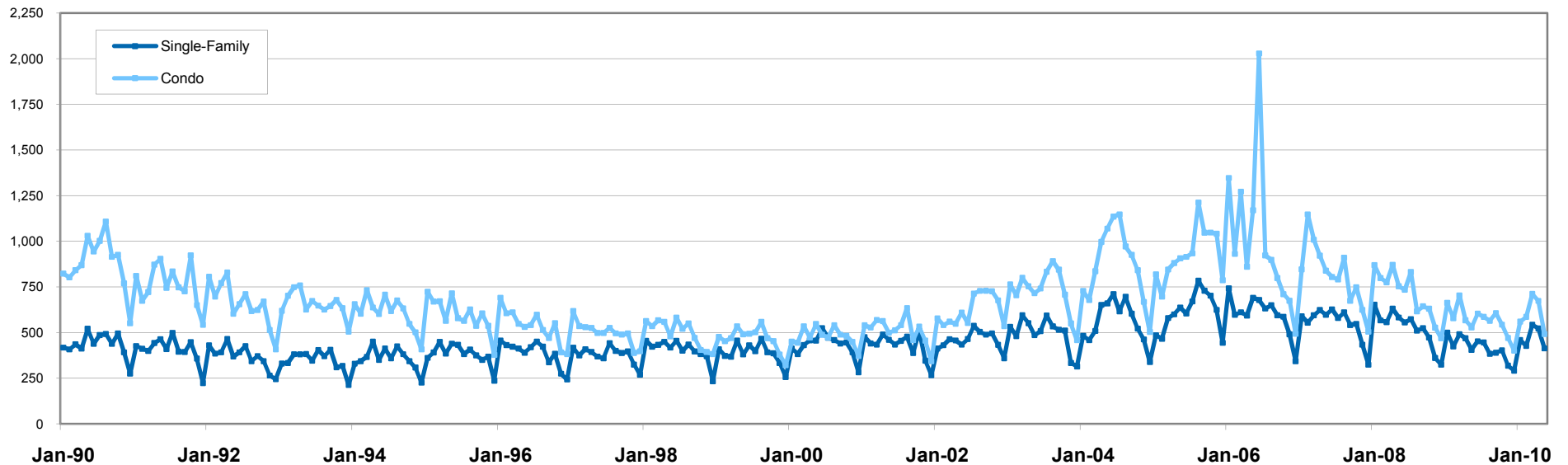
May



Year to Date



Historical New Listings



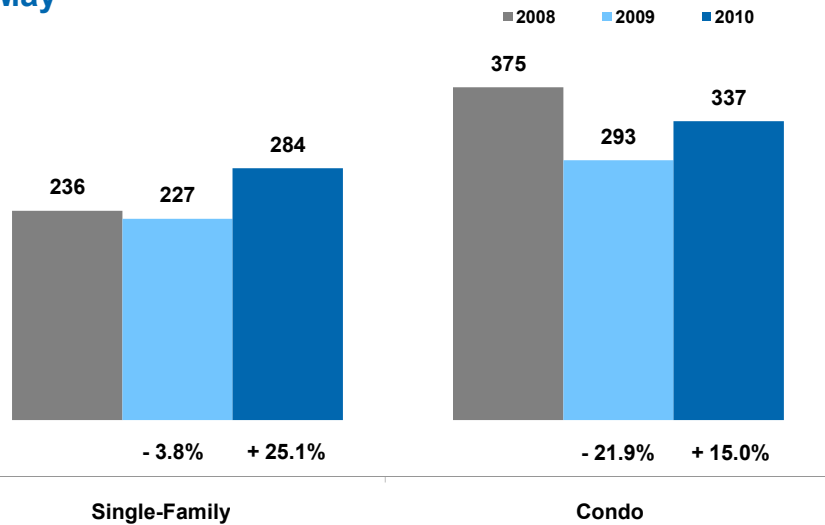
Pending Sales

A Monthly Indicator from the **Honolulu Board of REALTORS®**

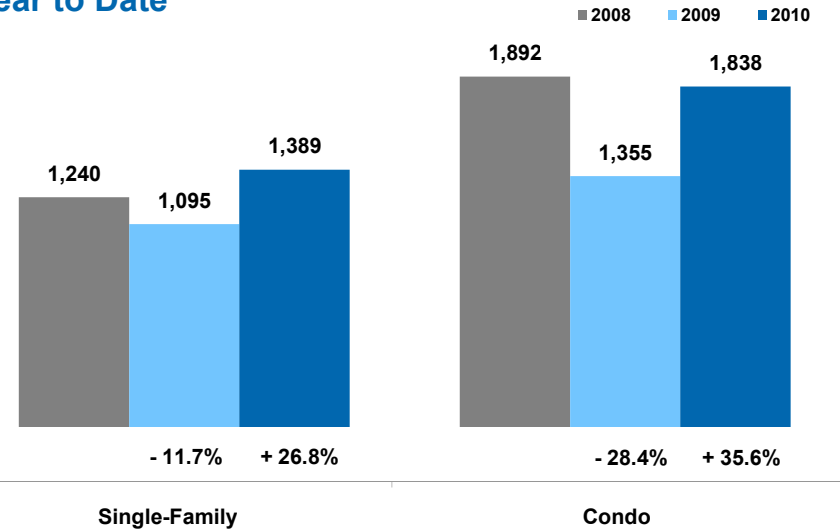
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



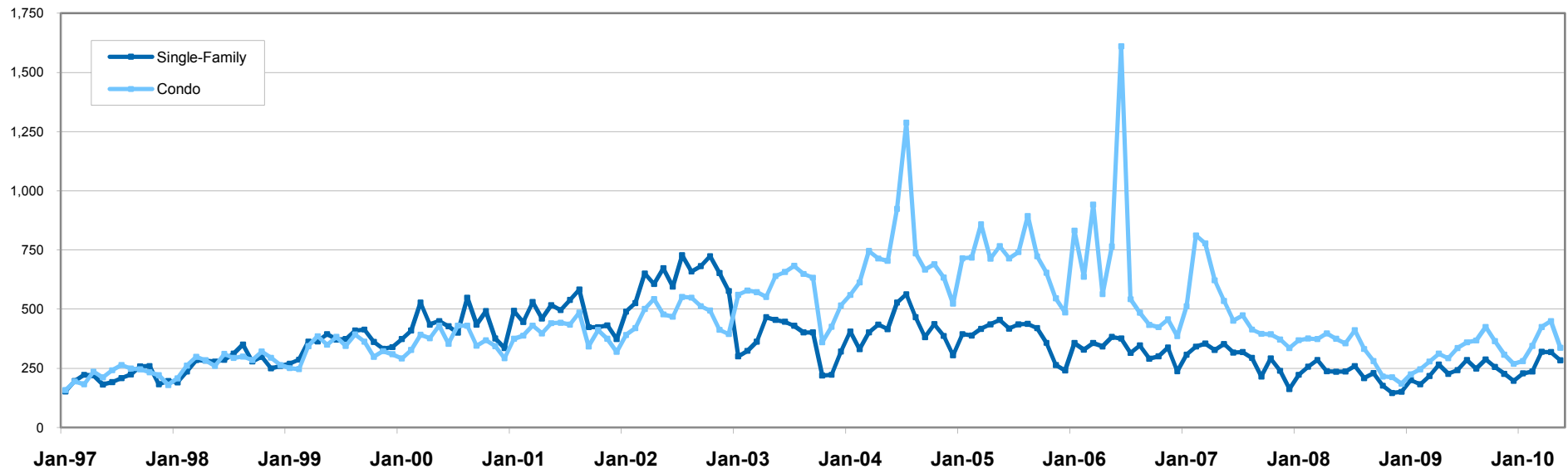
May



Year to Date



Historical Pending Sales



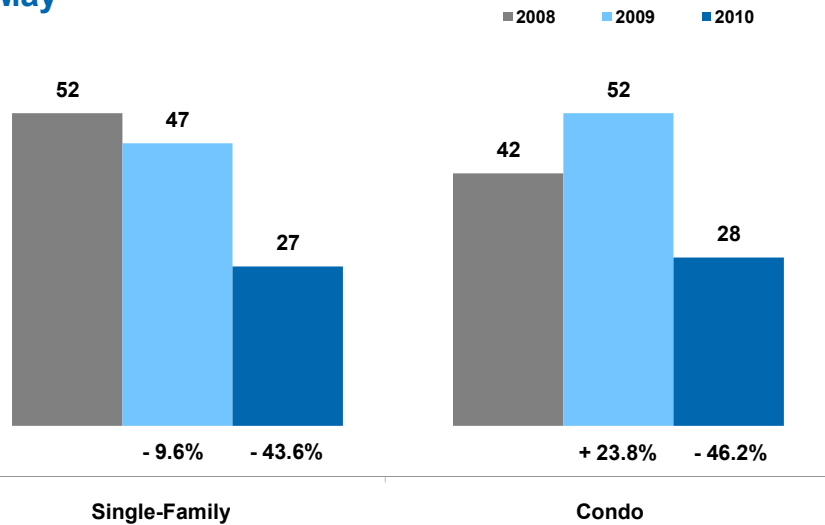
Days on Market Until Sale

A Monthly Indicator from the **Honolulu Board of REALTORS®**

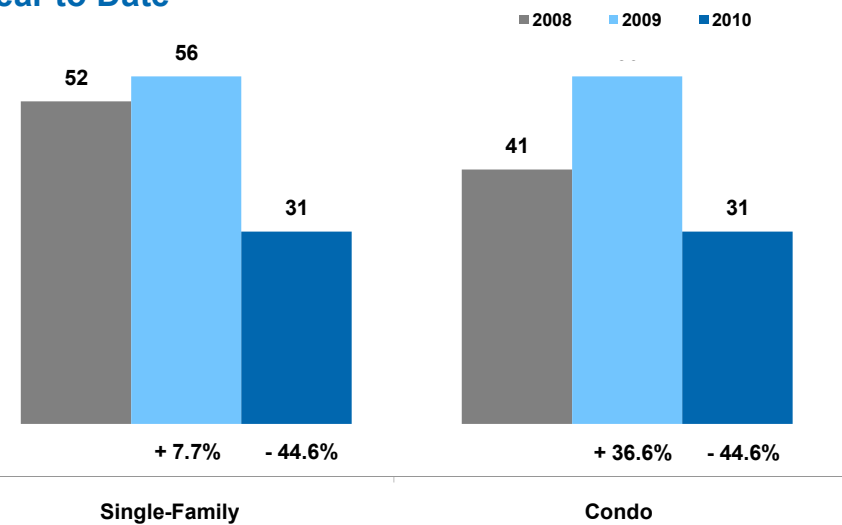
The median number of days between when a property is first listed and when it is pended.



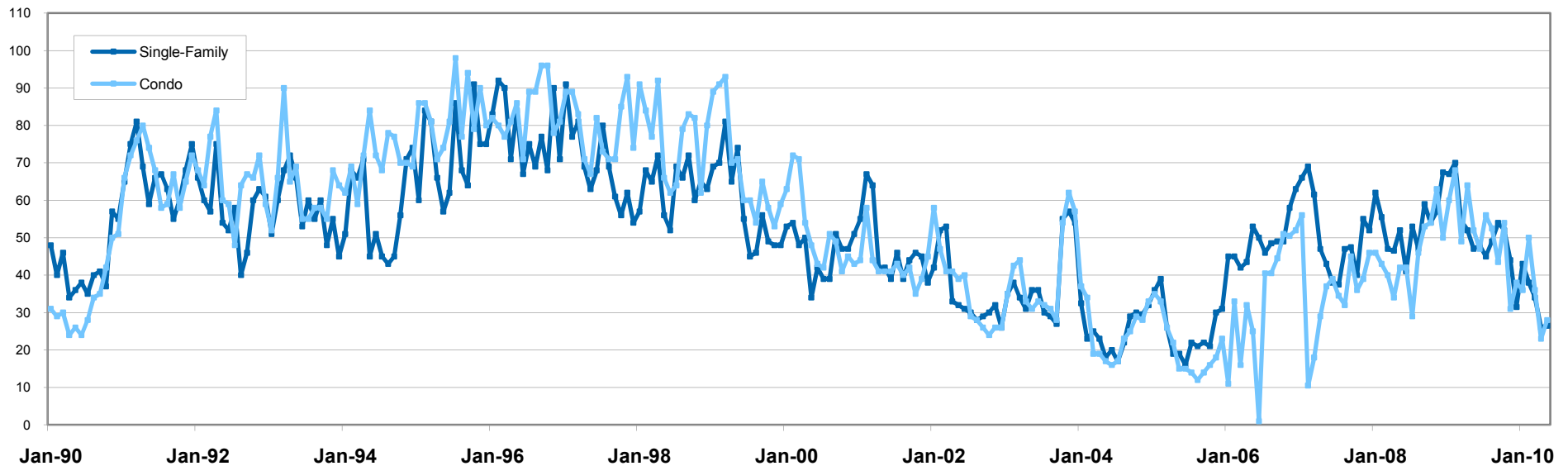
May



Year to Date



Historical Days on Market Until Sale



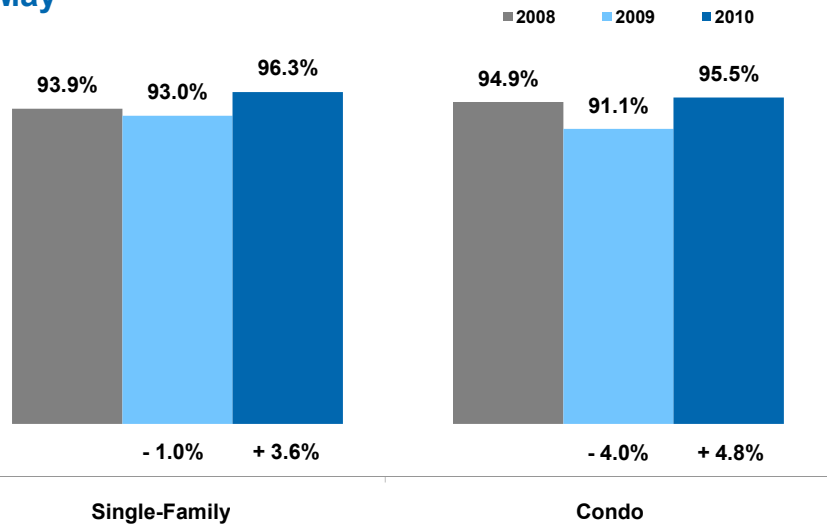
Percent of Original List Price Received at Sale



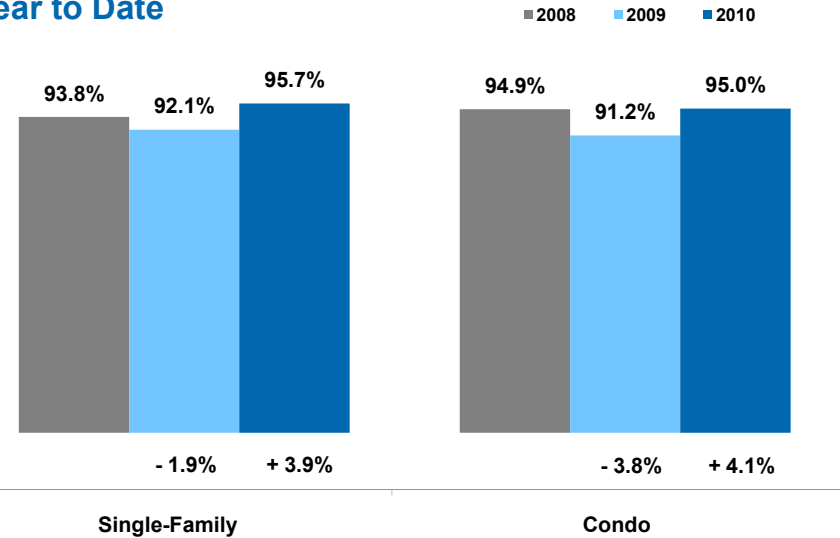
A Monthly Indicator from the Honolulu Board of REALTORS®

The average percentage found when dividing a property's sales price by the original list price, sold properties only.

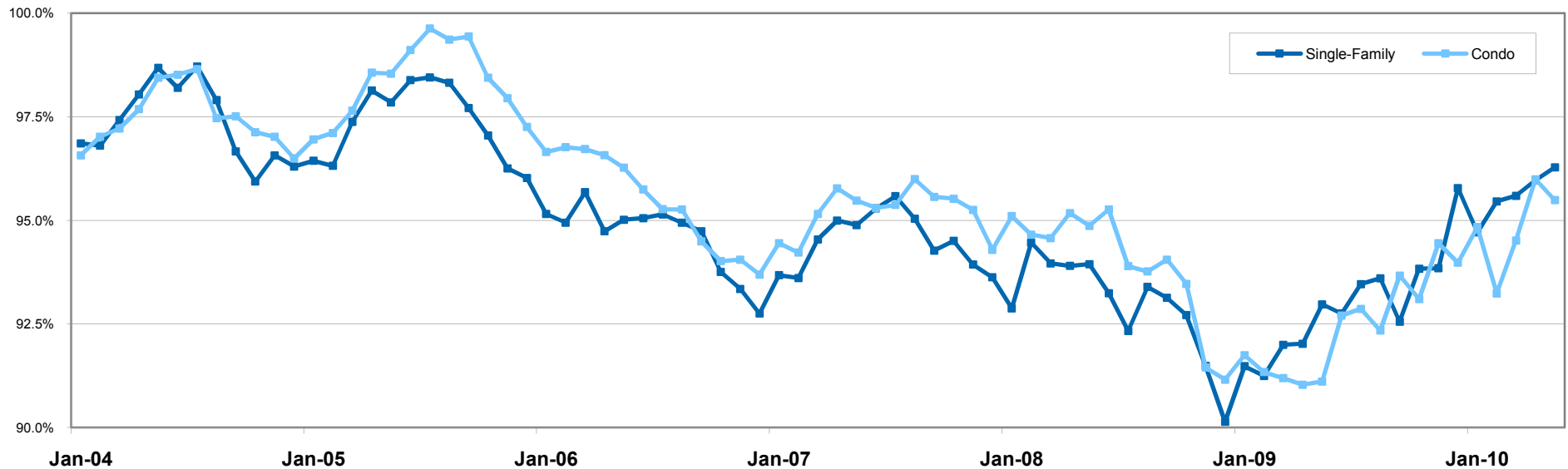
May



Year to Date



Historical Pct. Of Original List Price Received at Sale



Housing Affordability Index

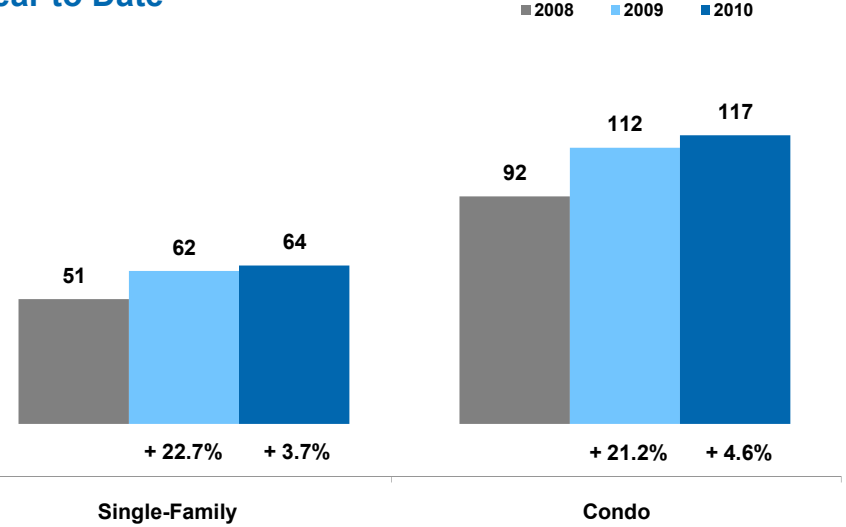
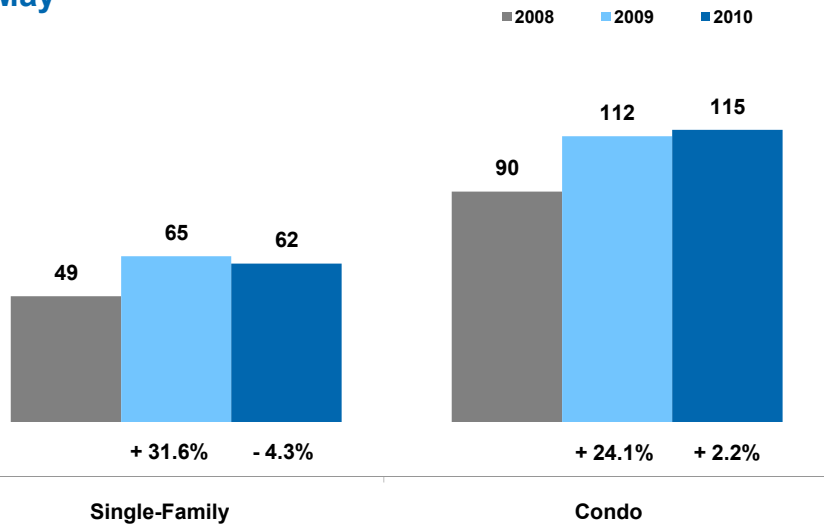
A Monthly Indicator from the **Honolulu Board of REALTORS®**

A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.

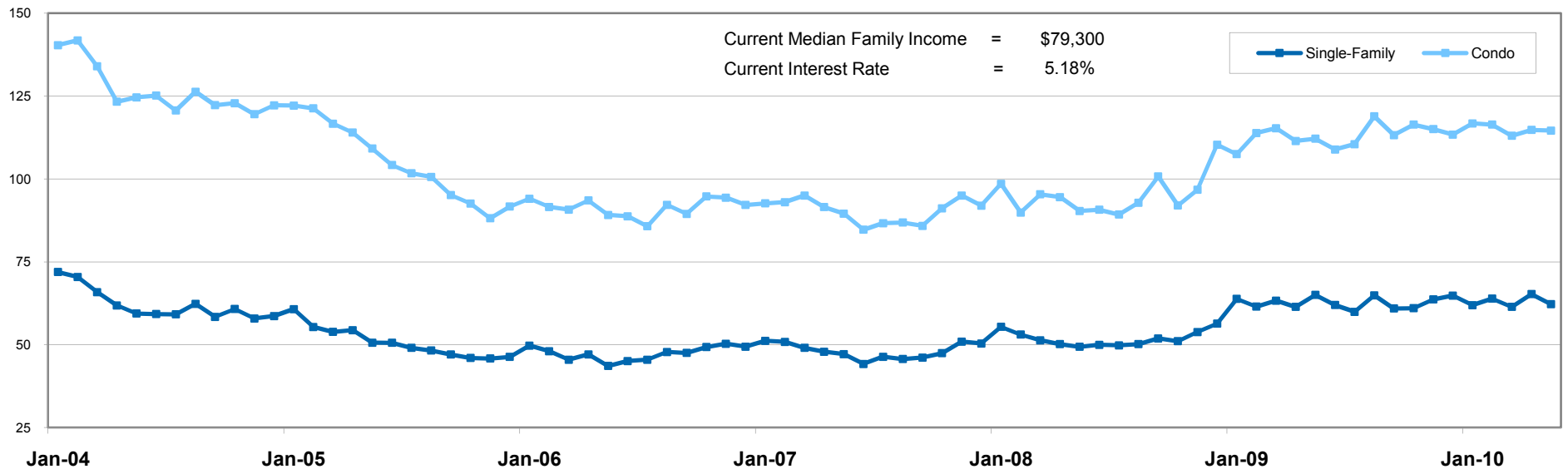


May

Year to Date



Historical Housing Affordability Index



Inventory of Homes Available

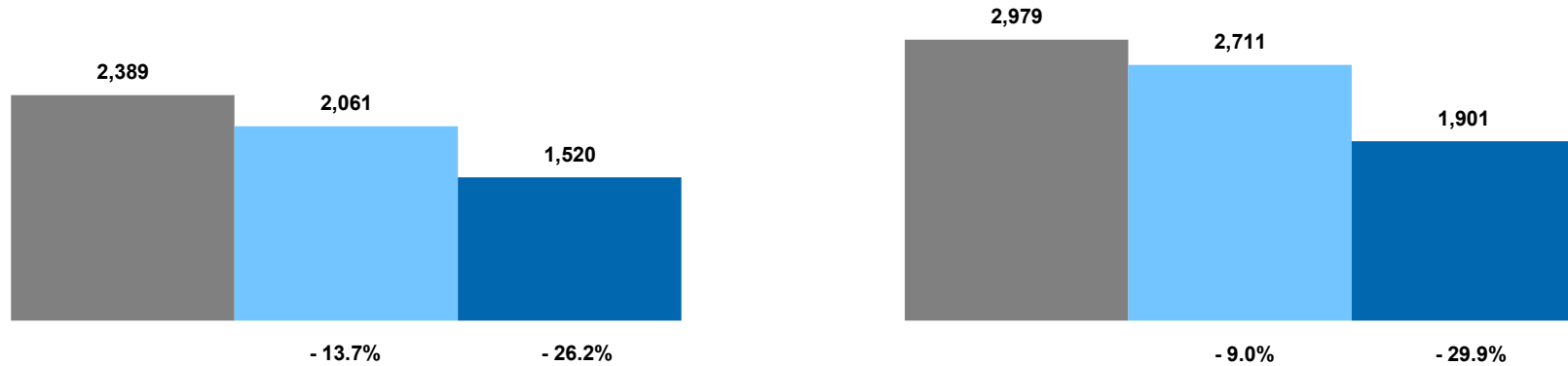
A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



May

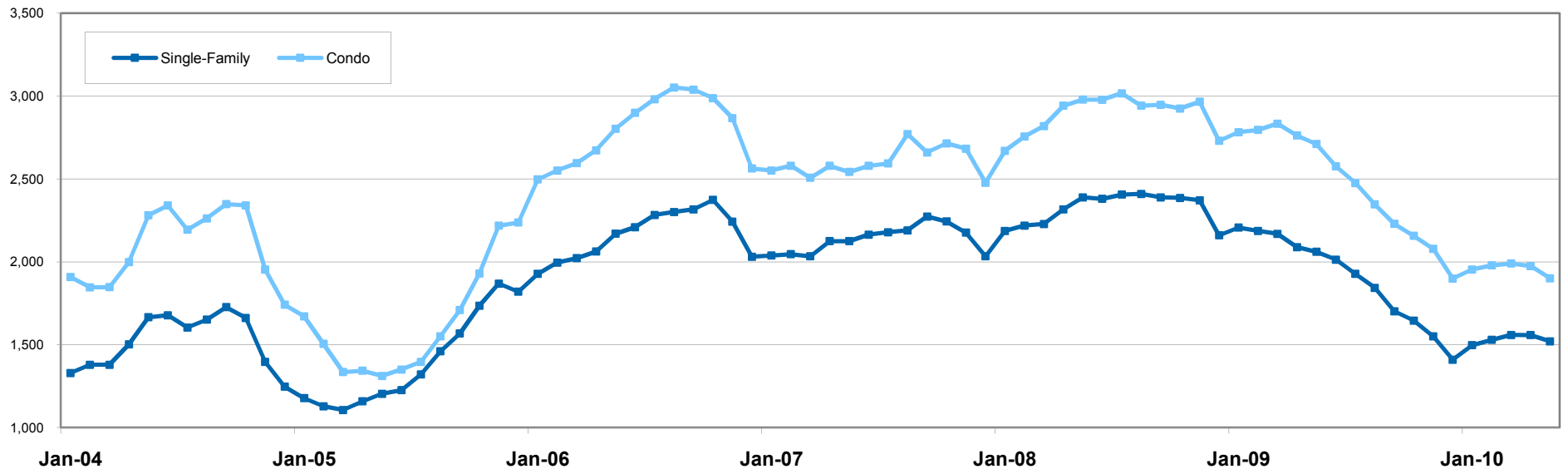
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Inventory of Homes Available



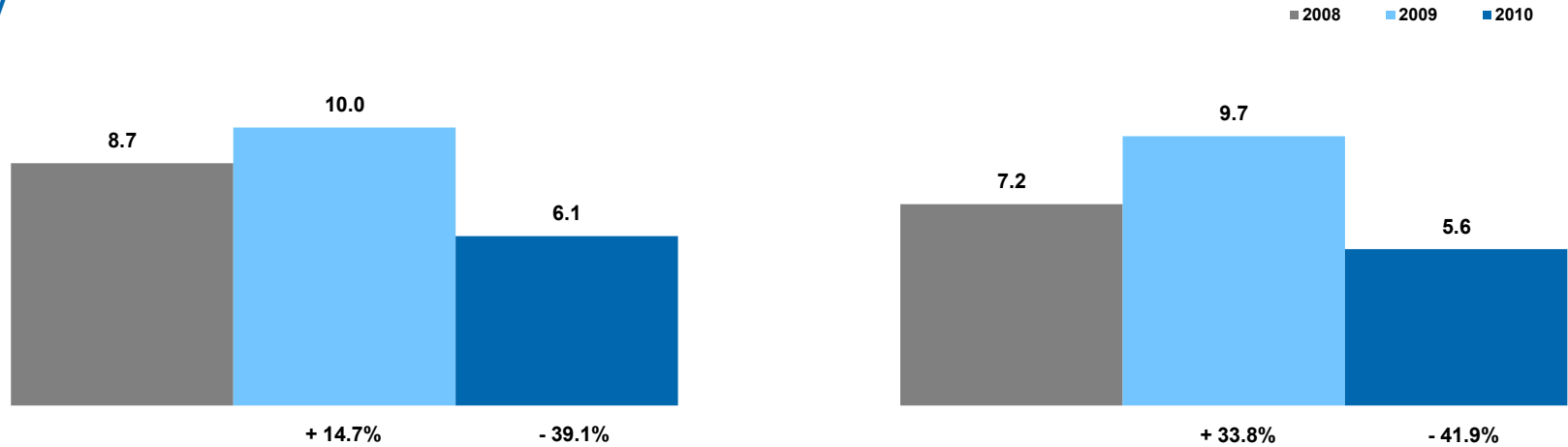
Months Supply of Inventory

A Monthly Indicator from the **Honolulu Board of REALTORS®**

Compares the number of active listings available to the average monthly pending sales for the last twelve months.



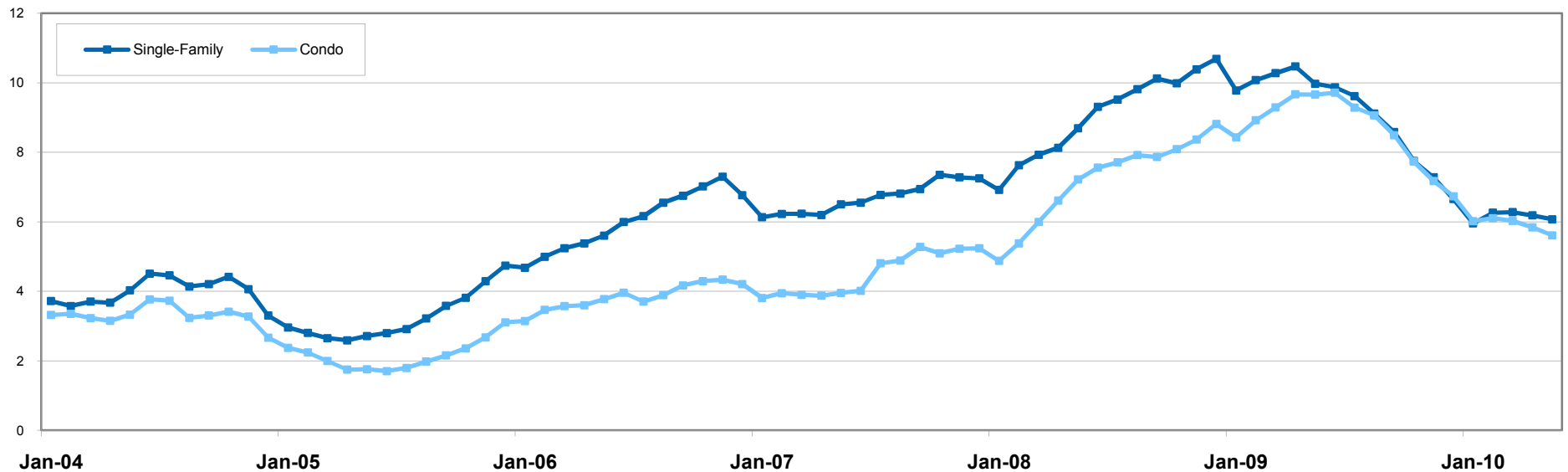
May



Single-Family

Condo

Historical Months Supply of Inventory



Market Overview



A Monthly Indicator from the Honolulu Board of REALTORS®

		Single-Family			Condo		
		Current Year	Prior Year	Percent Change	Current Year	Prior Year	Percent Change
New Listings	Mar 2010	543	492	+ 10.4%	712	704	+ 1.1%
	Apr 2010	523	469	+ 11.5%	674	568	+ 18.7%
	May 2010	414	406	+ 2.0%	493	529	- 6.8%
Pending Sales	Mar 2010	320	218	+ 46.8%	425	279	+ 52.3%
	Apr 2010	319	266	+ 19.9%	450	312	+ 44.2%
	May 2010	284	227	+ 25.1%	337	293	+ 15.0%
Closed Sales	Mar 2010	256	190	+ 34.7%	358	258	+ 38.8%
	Apr 2010	287	187	+ 53.5%	405	263	+ 54.0%
	May 2010	284	216	+ 31.5%	355	262	+ 35.5%
Days on Market Until Sale	Mar 2010	34	55	- 37.6%	36	49	- 26.5%
	Apr 2010	26	52	- 50.0%	23	64	- 64.1%
	May 2010	27	47	- 43.6%	28	52	- 46.2%
Median Sales Price	Mar 2010	\$600,000	\$575,000	+ 4.3%	\$310,000	\$300,000	+ 3.3%
	Apr 2010	\$565,000	\$600,000	- 5.8%	\$306,000	\$314,950	- 2.8%
	May 2010	\$606,000	\$542,000	+ 11.8%	\$312,500	\$300,000	+ 4.2%
Average Sales Price	Mar 2010	\$685,636	\$730,210	- 6.1%	\$342,509	\$330,051	+ 3.8%
	Apr 2010	\$631,726	\$646,584	- 2.3%	\$348,806	\$339,953	+ 2.6%
	May 2010	\$730,036	\$623,360	+ 17.1%	\$373,224	\$352,827	+ 5.8%
Total Active Listings Available at Month End	Mar 2010	1,559	2,169	- 28.1%	1,990	2,834	- 29.8%
	Apr 2010	1,558	2,089	- 25.4%	1,975	2,762	- 28.5%
	May 2010	1,520	2,061	- 26.2%	1,901	2,711	- 29.9%
Percent of Original List Price	Mar 2010	95.6%	92.0%	+ 3.9%	94.5%	91.2%	+ 3.6%
	Apr 2010	96.0%	92.0%	+ 4.3%	96.0%	91.0%	+ 5.4%
	May 2010	96.3%	93.0%	+ 3.6%	95.5%	91.1%	+ 4.8%
Housing Affordability Index	Mar 2010	61	63	- 3.0%	113	115	- 2.0%
	Apr 2010	65	61	+ 6.3%	115	111	+ 3.0%
	May 2010	62	65	- 4.3%	115	112	+ 2.2%
Months Supply of Inventory	Mar 2010	6.3	10.3	- 38.9%	6.0	9.3	- 35.1%
	Apr 2010	6.2	10.5	- 40.9%	5.8	9.7	- 39.6%
	May 2010	6.1	10.0	- 39.1%	5.6	9.7	- 41.9%

Explanation of Methodology



From the Honolulu Board of REALTORS®

New Listings	A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.
Pending Sales	A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.
Closed Sales	A count of the properties that have had a closed sale in a given month.
Days on Market Until Sale	The average number of days between when a property is first listed and when it is pending.
Median Sales Price	The median sales price for all closed sales in a given month, sold properties only.
Average Sales Price	The average sales price for all closed sales in a given month, sold properties only.
Total Active Listings Available At Month End	The number of properties available for sale in active status at the end of the month.
Percent of Original List Price Received At Sale	The average percentage found when dividing a property's sales price by the original list price, sold properties only.
Housing Affordability Index	Measures affordability in the Honolulu region. An index of 120 would mean that the median family income in the region is 120% of what's necessary to qualify for the median priced home.
Months Supply of Inventory	Compares the number of active listings available to the average monthly pending sales for the last twelve months.