



**Honolulu Board
of REALTORS®**

Monthly Indicators

June 2010

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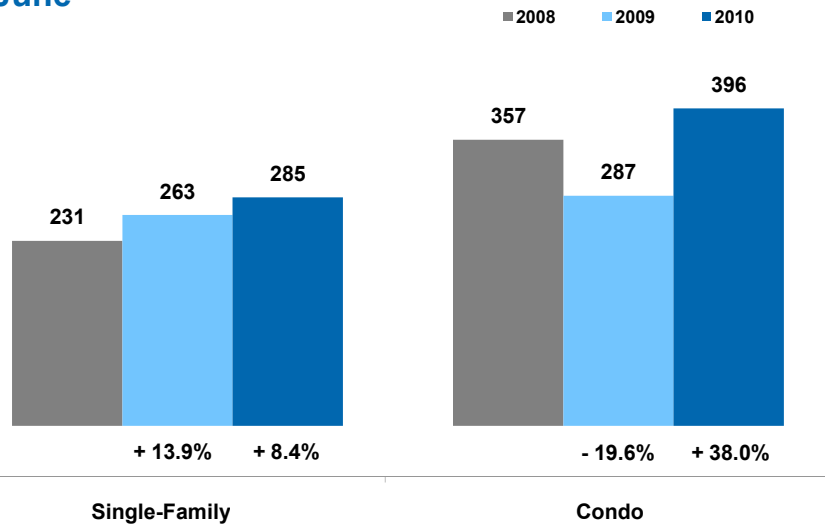
Closed Sales

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

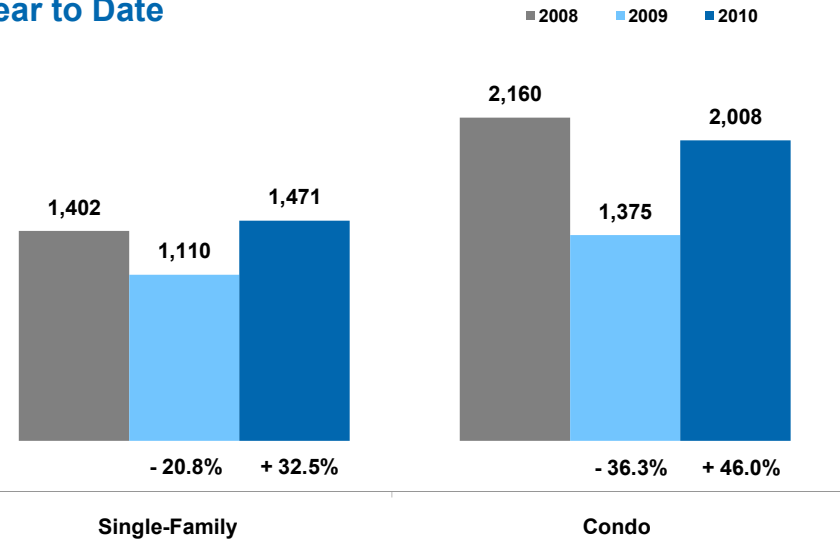
A count of the sales that have closed in a given month.



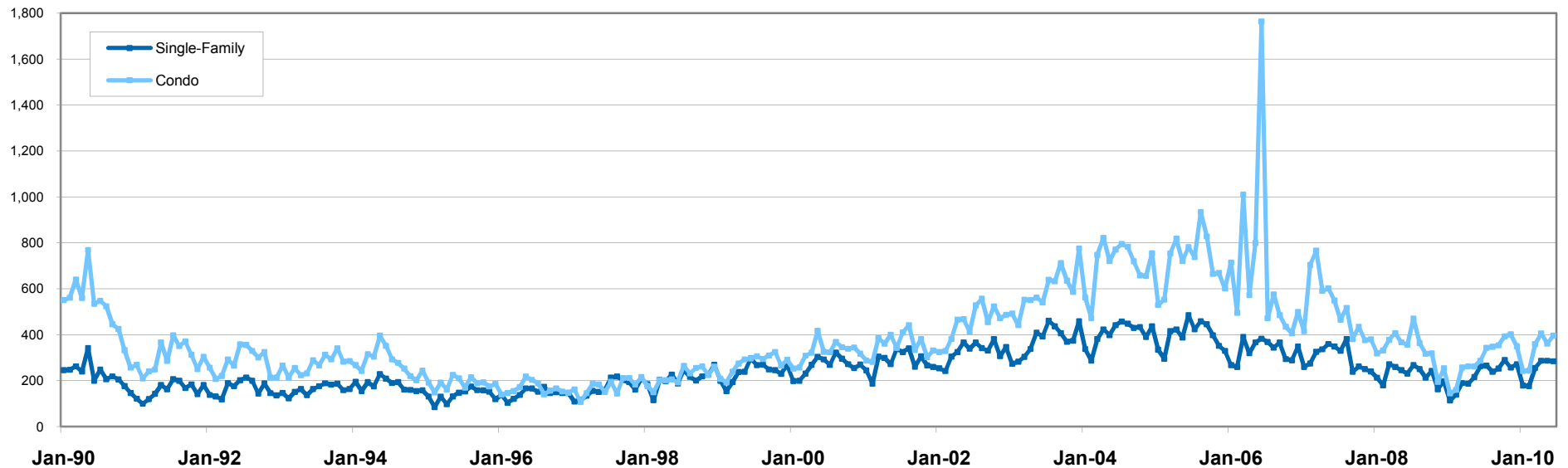
June



Year to Date



Historical Closed Sales



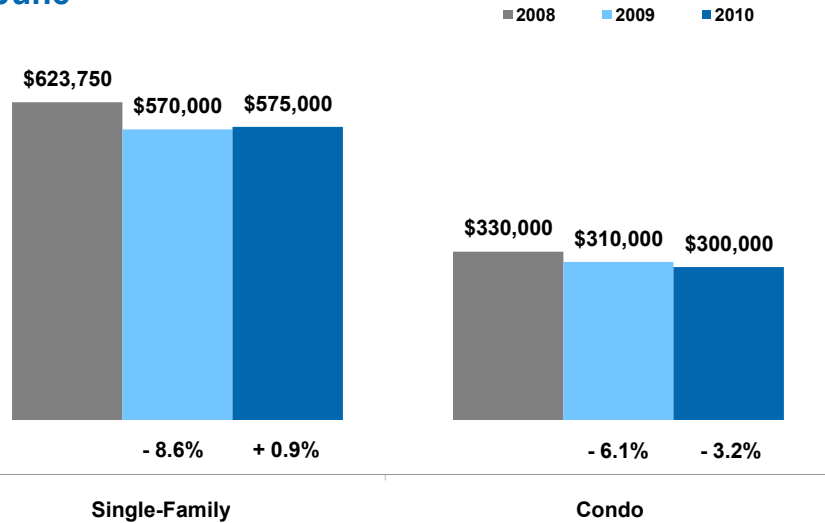
Median Sales Price

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

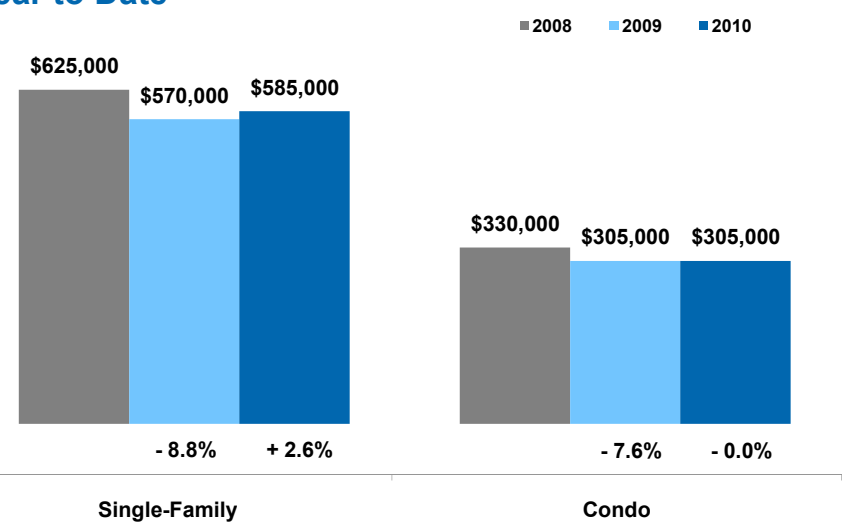
The median sales price for all closed sales in a given month, sold properties only.



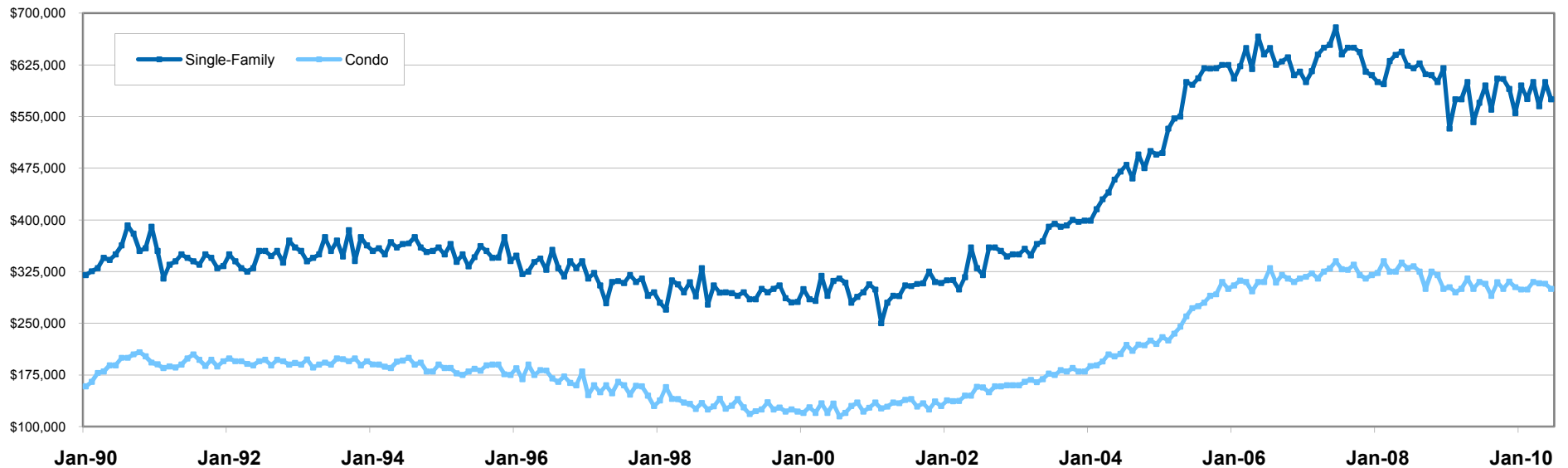
June



Year to Date



Historical Median Sales Price



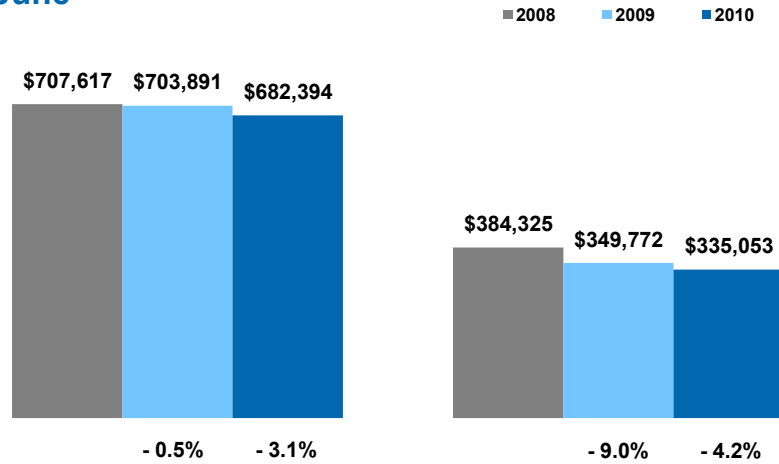
Average Sales Price

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

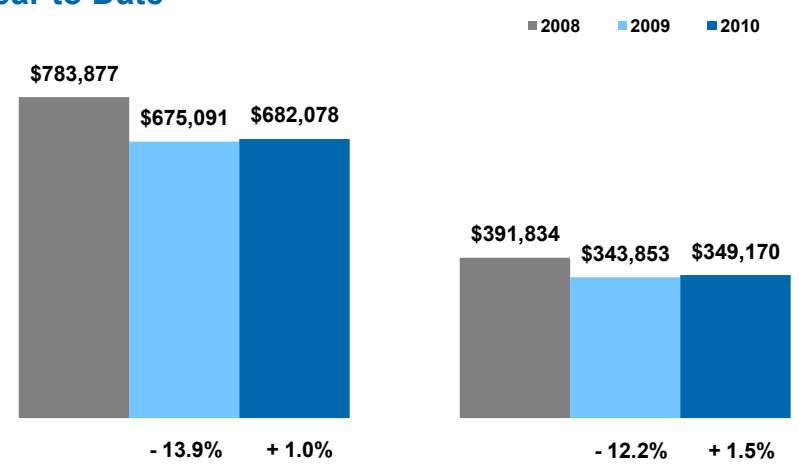
The average sales price for all closed sales in a given month, sold properties only.



June



Year to Date



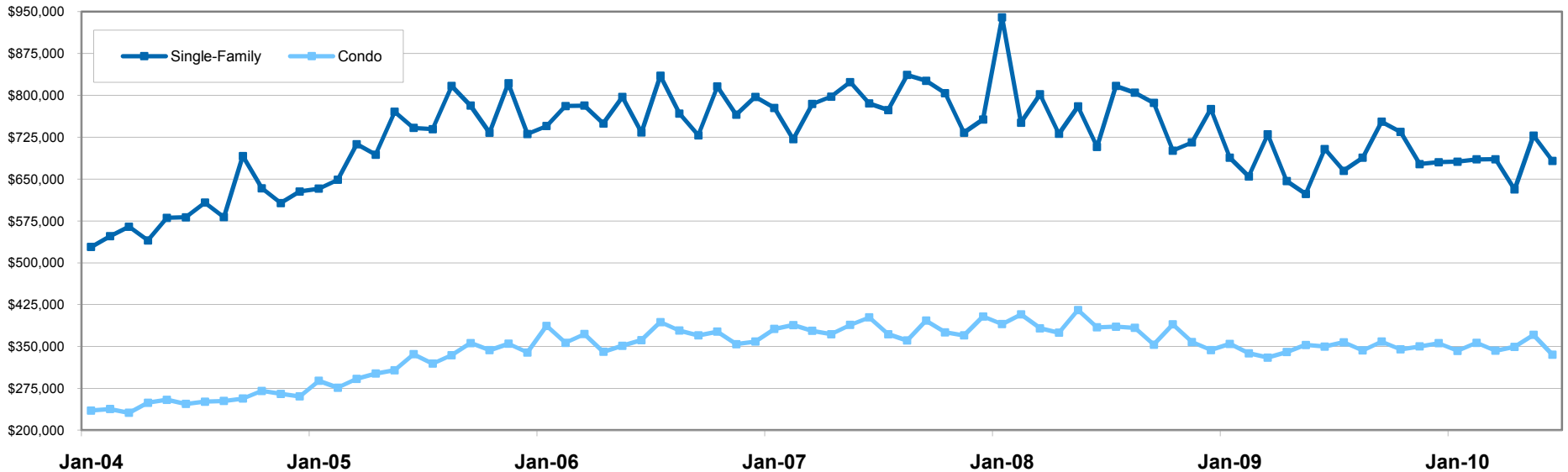
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price



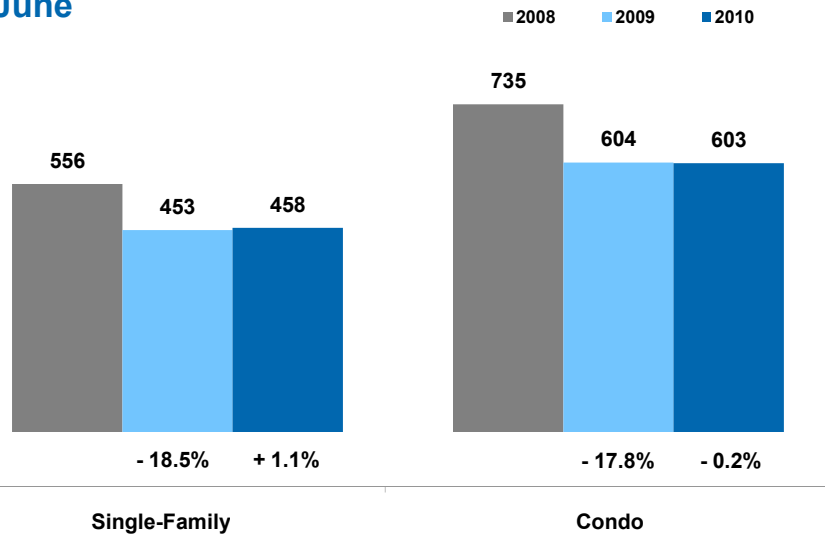
New Listings

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

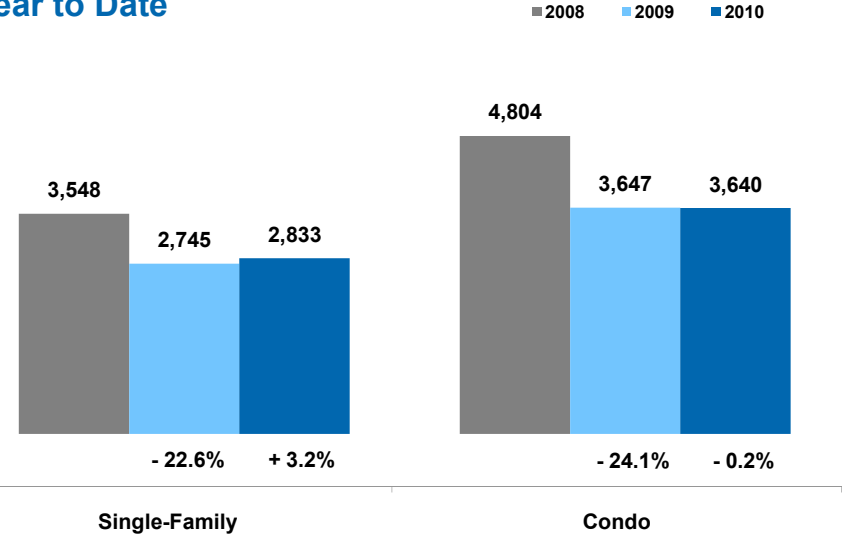
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



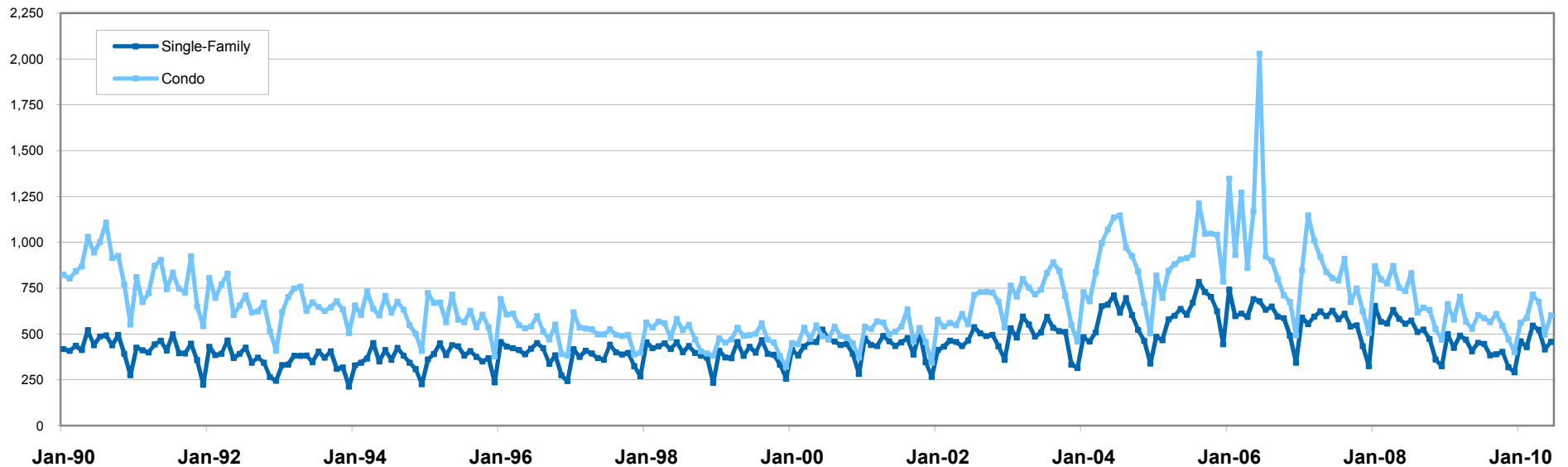
June



Year to Date



Historical New Listings



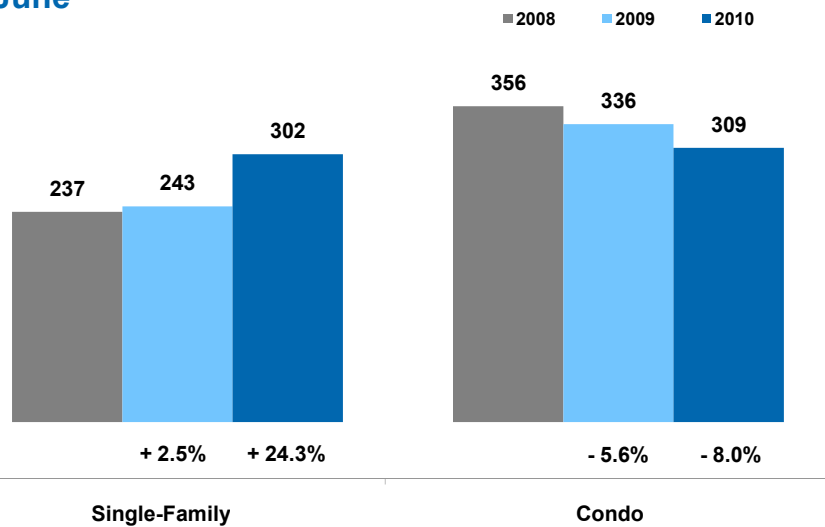
Pending Sales

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

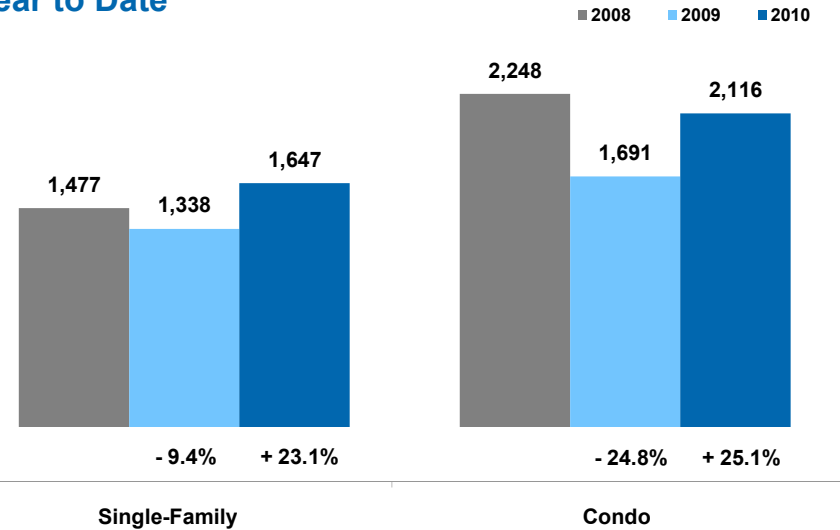
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



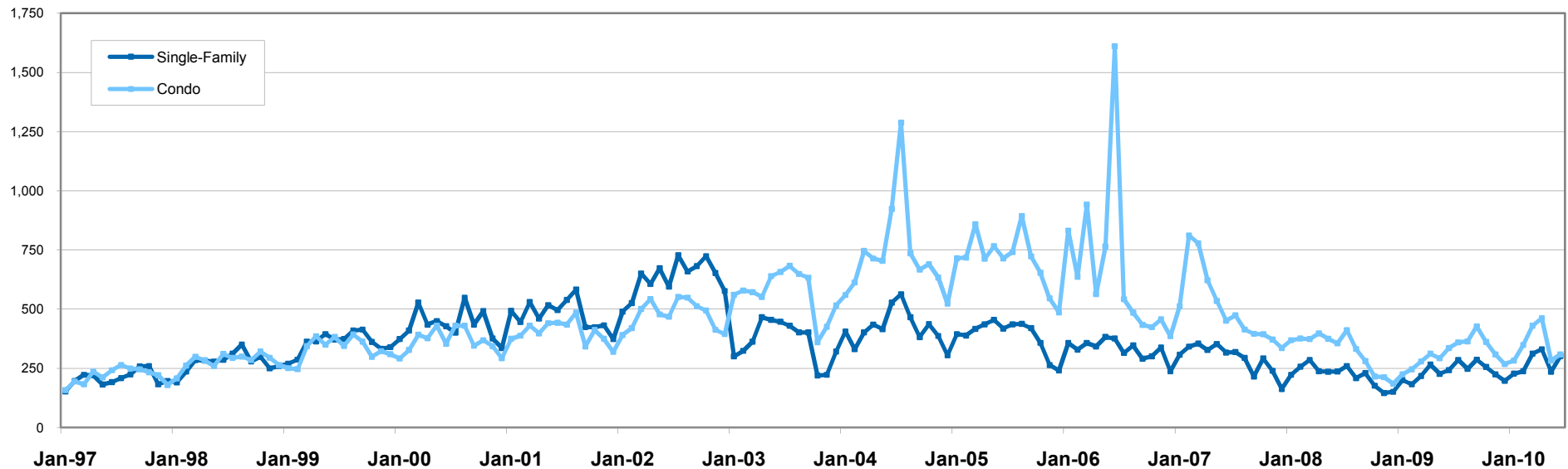
June



Year to Date



Historical Pending Sales



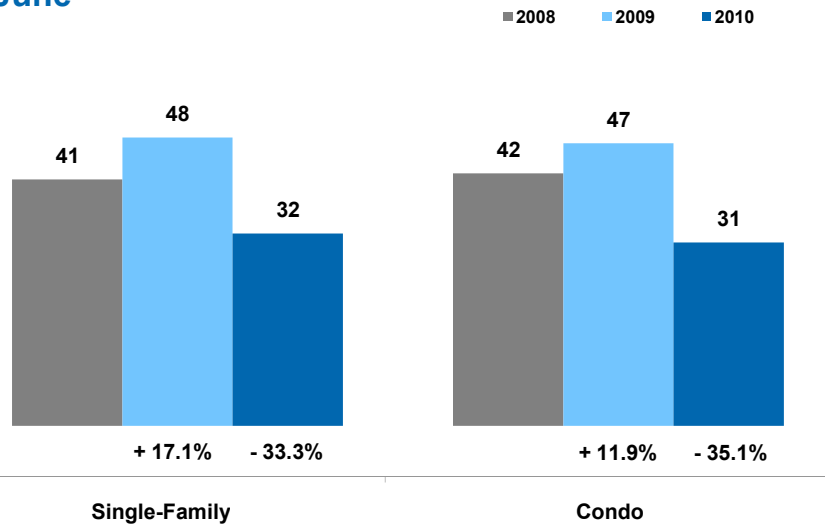
Days on Market Until Sale

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

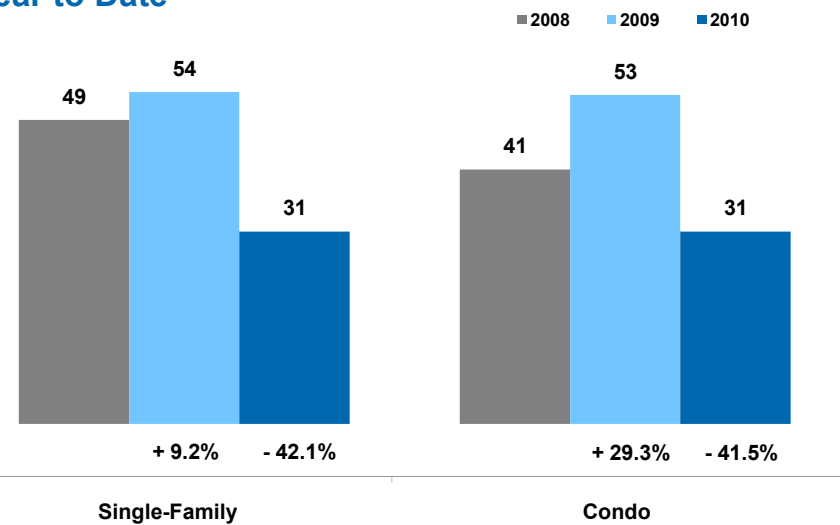
The median number of days between when a property is first listed and when it is pended.



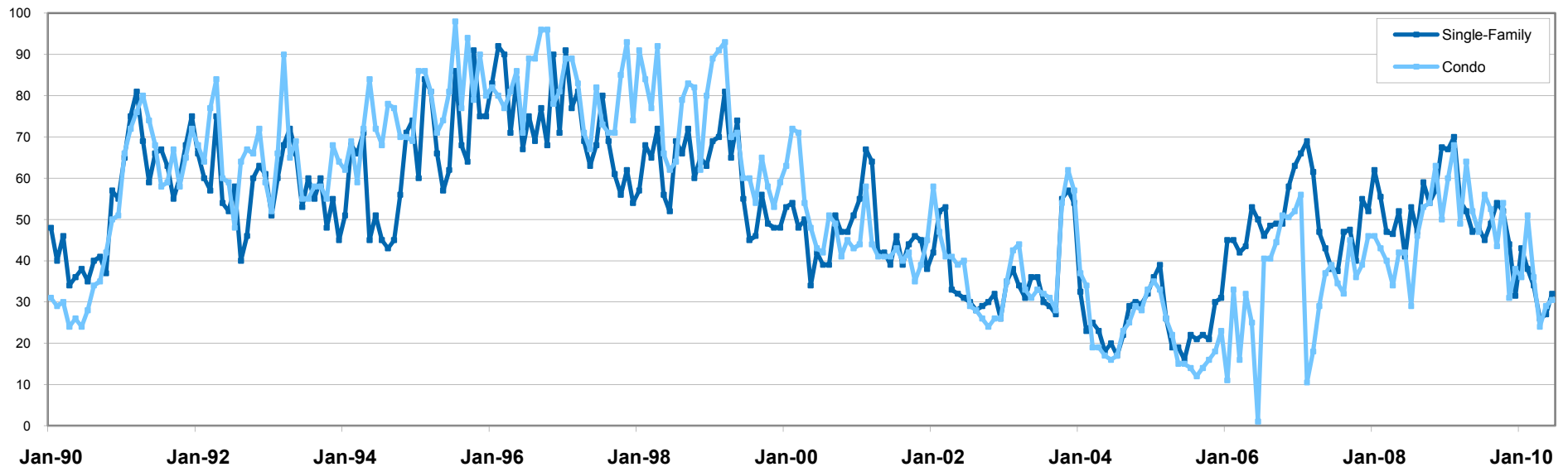
June



Year to Date



Historical Days on Market Until Sale



Percent of Original List Price Received at Sale

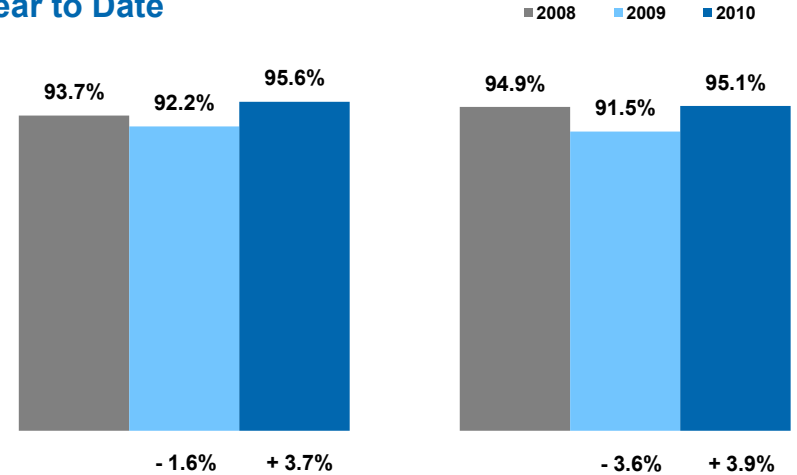
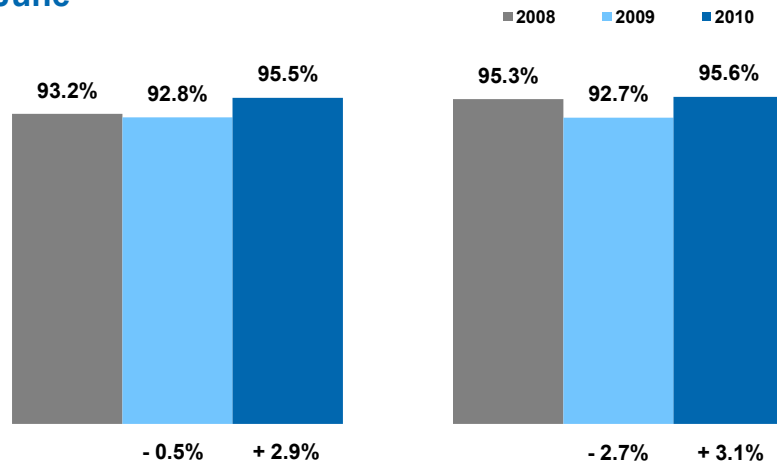


A Monthly Indicator from the Honolulu Board of REALTORS®

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

June

Year to Date



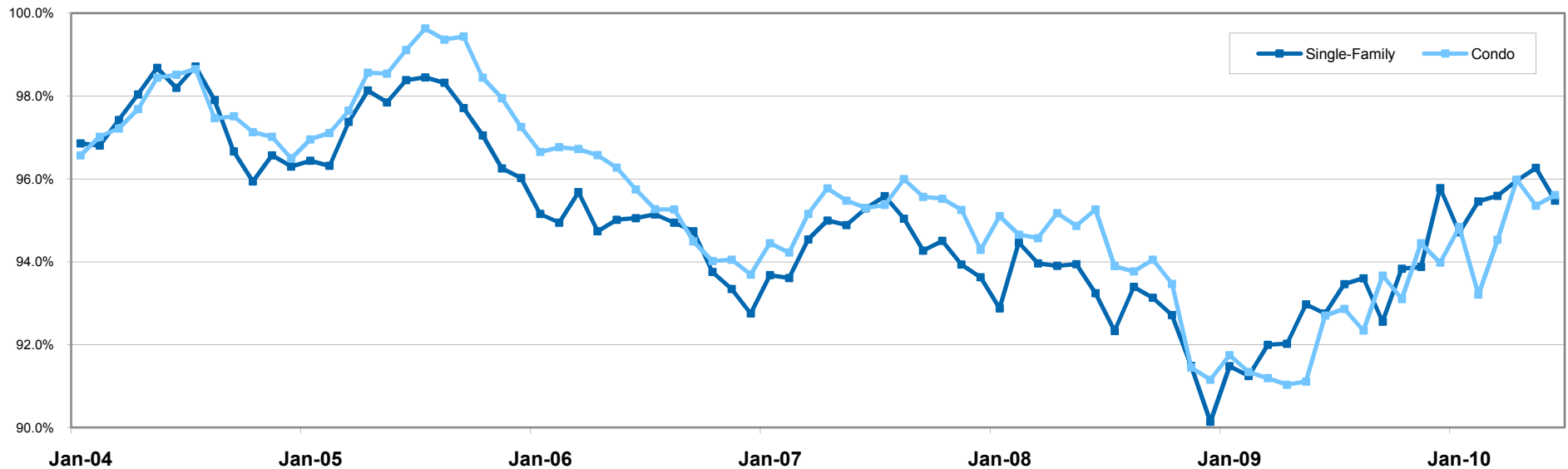
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



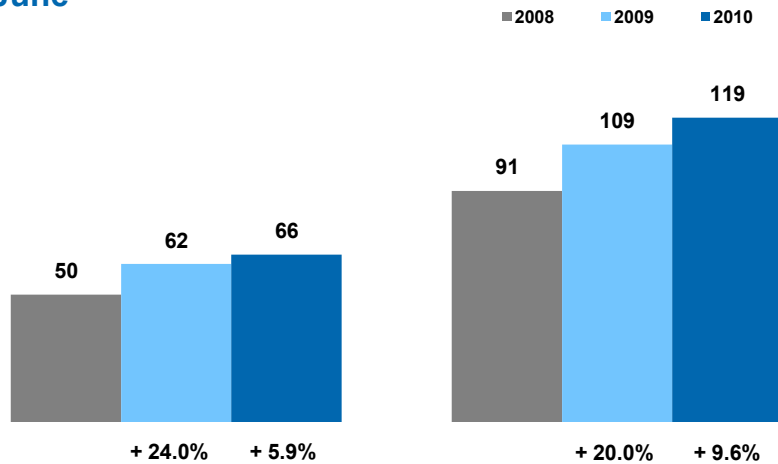
Housing Affordability Index

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

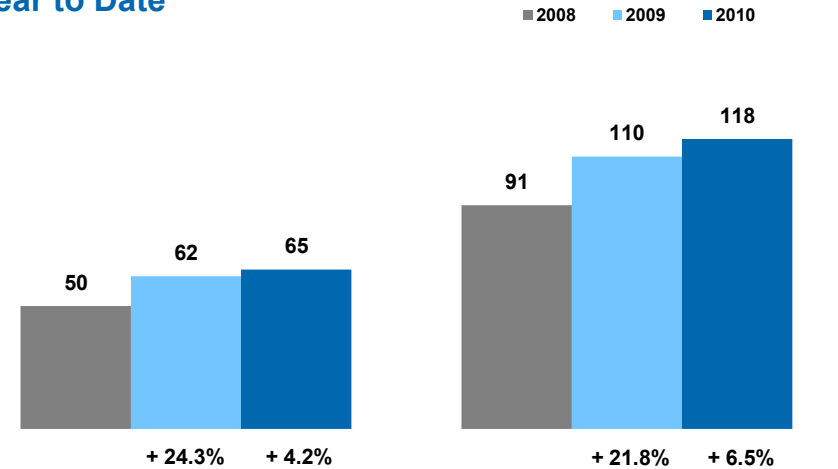
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



June



Year to Date



Single-Family

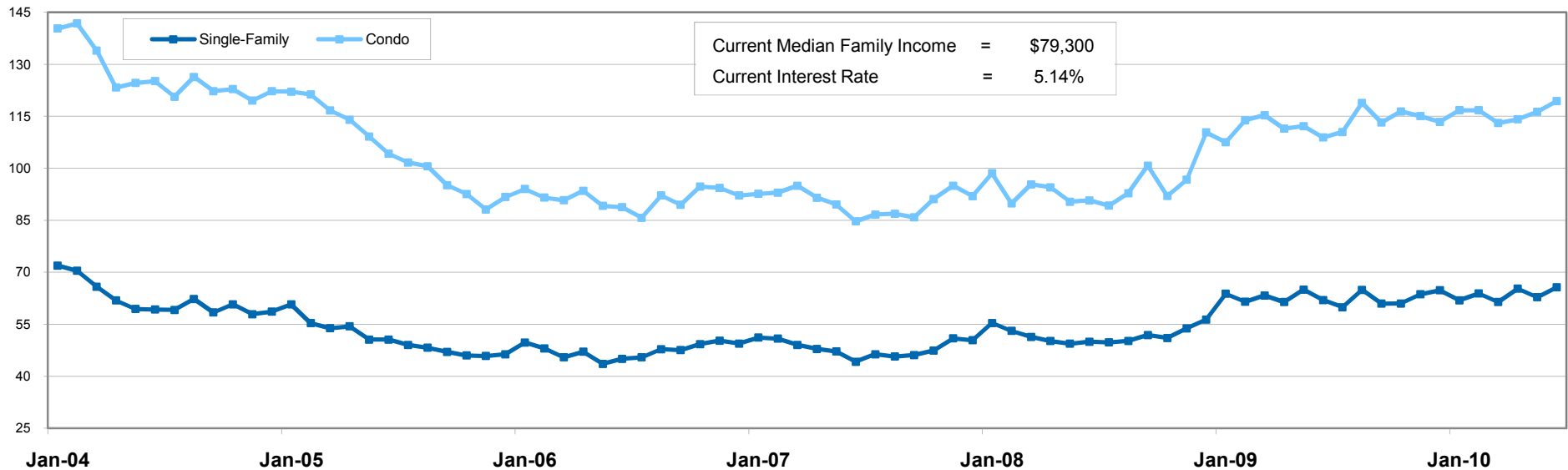
Condo

Single-Family

Condo

Historical Housing Affordability Index

The HAI formula measures affordability for the Honolulu market. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using a 20% down, 30-year fixed rate mortgage.



Inventory of Homes Available

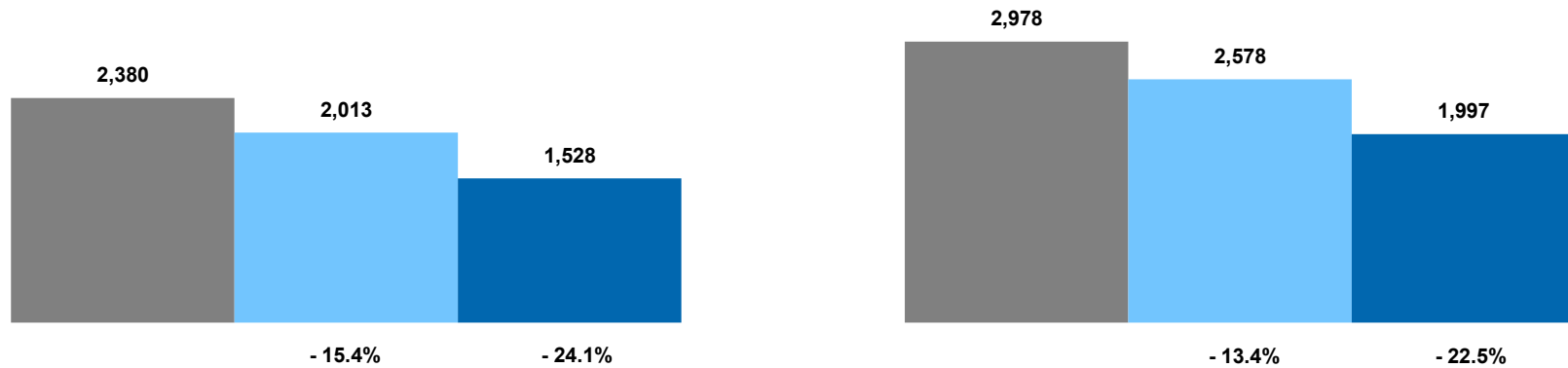
A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



June

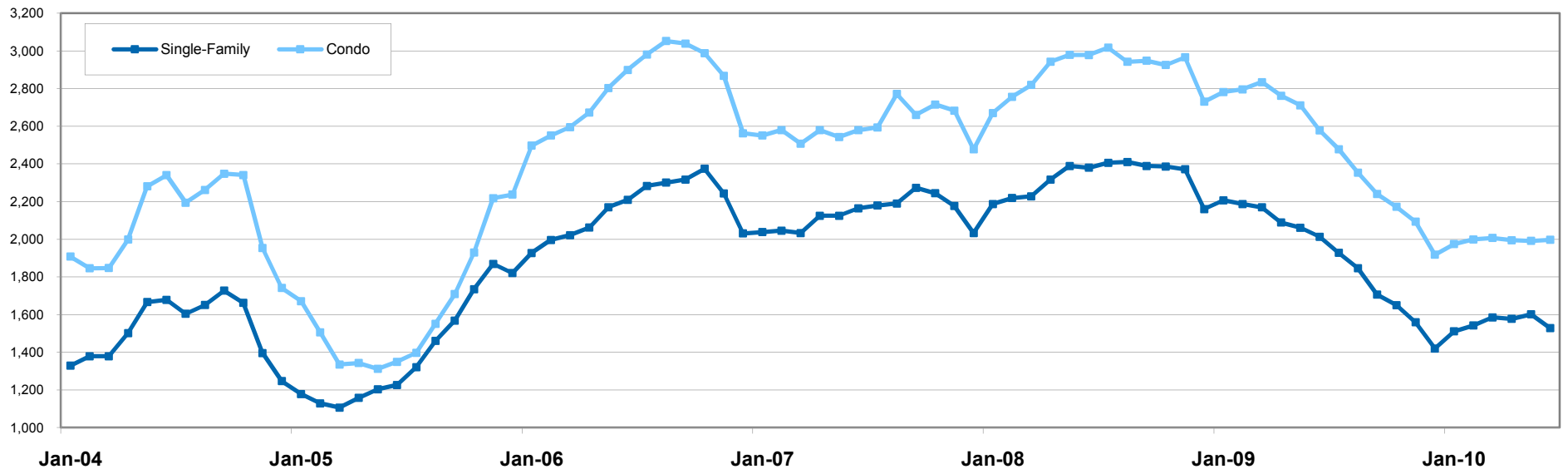
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Inventory of Homes Available



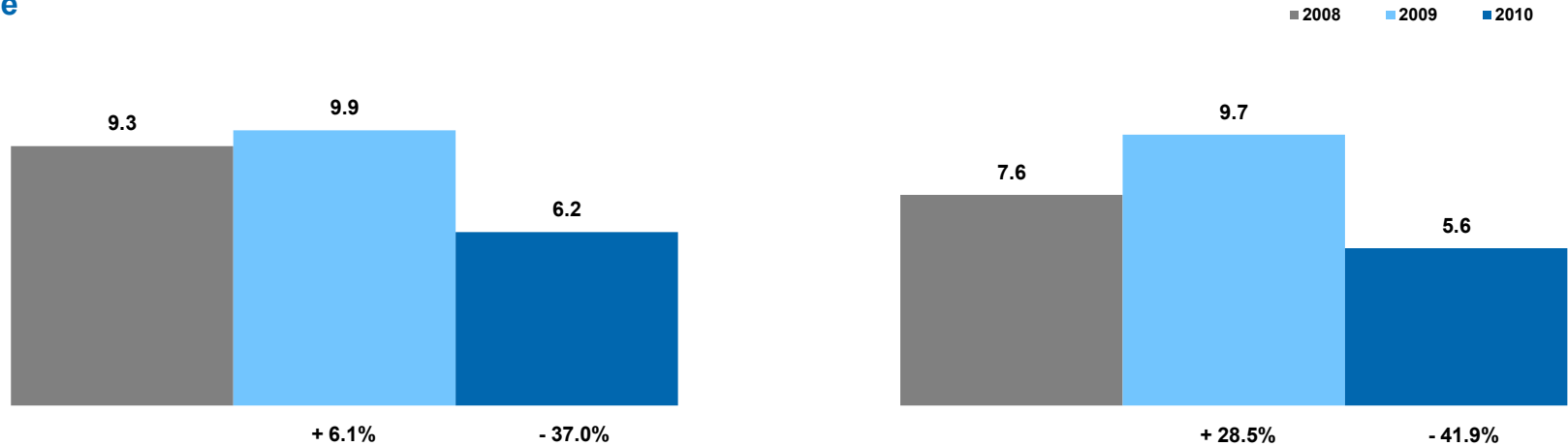
Months Supply of Inventory

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.



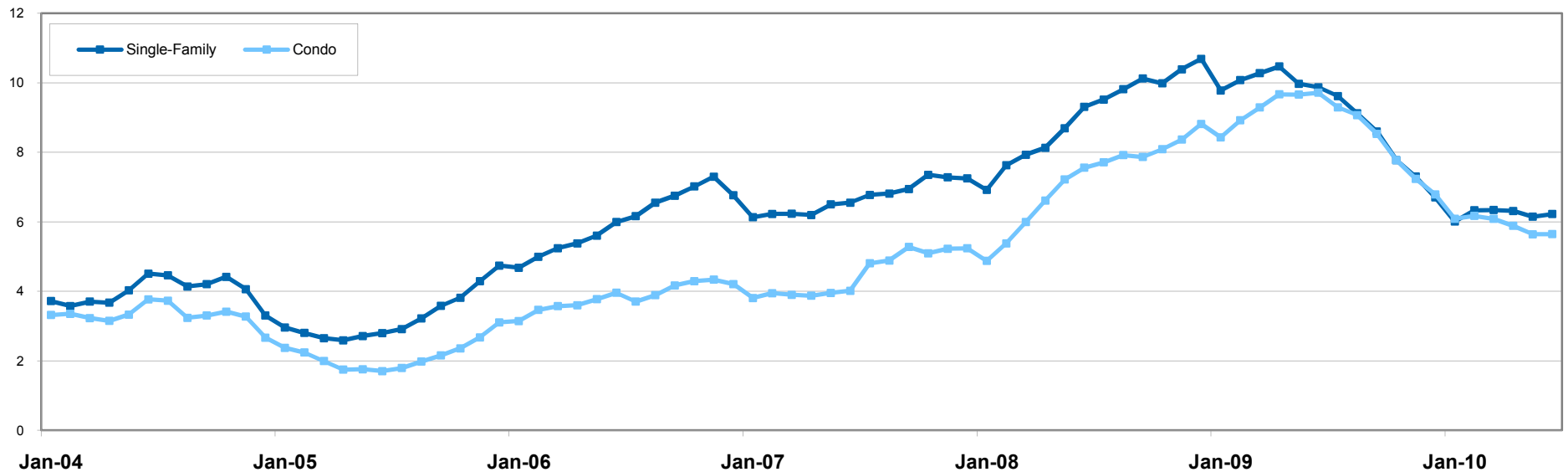
June



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	Apr 2010		523	469	+ 11.5%	676	568	+ 19.0%
	May 2010		416	406	+ 2.5%	497	529	- 6.0%
	Jun 2010		458	453	+ 1.1%	603	604	- 0.2%
Pending Sales	Apr 2010		331	266	+ 24.4%	462	312	+ 48.1%
	May 2010		236	227	+ 4.0%	283	293	- 3.4%
	Jun 2010		302	243	+ 24.3%	309	336	- 8.0%
Closed Sales	Apr 2010		287	187	+ 53.5%	406	263	+ 54.4%
	May 2010		287	216	+ 32.9%	361	262	+ 37.8%
	Jun 2010		285	263	+ 8.4%	396	287	+ 38.0%
Days on Market Until Sale	Apr 2010		26	52	- 50.0%	24	64	- 62.5%
	May 2010		27	47	- 42.6%	29	52	- 44.2%
	Jun 2010		32	48	- 33.3%	31	47	- 35.1%
Median Sales Price	Apr 2010		\$565,000	\$600,000	- 5.8%	\$308,000	\$314,950	- 2.2%
	May 2010		\$600,000	\$542,000	+ 10.7%	\$307,500	\$300,000	+ 2.5%
	Jun 2010		\$575,000	\$570,000	+ 0.9%	\$300,000	\$310,000	- 3.2%
Average Sales Price	Apr 2010		\$631,432	\$646,584	- 2.3%	\$349,344	\$339,953	+ 2.8%
	May 2010		\$728,009	\$623,360	+ 16.8%	\$370,920	\$352,827	+ 5.1%
	Jun 2010		\$682,394	\$703,891	- 3.1%	\$335,053	\$349,772	- 4.2%
Total Active Listings Available at Month End	Apr 2010		1,577	2,089	- 24.5%	1,995	2,762	- 27.8%
	May 2010		1,601	2,061	- 22.3%	1,991	2,711	- 26.6%
	Jun 2010		1,528	2,013	- 24.1%	1,997	2,578	- 22.5%
Percent of Original List Price	Apr 2010		96.0%	92.0%	+ 4.3%	96.0%	91.0%	+ 5.4%
	May 2010		96.3%	93.0%	+ 3.5%	95.4%	91.1%	+ 4.7%
	Jun 2010		95.5%	92.8%	+ 2.9%	95.6%	92.7%	+ 3.1%
Housing Affordability Index	Apr 2010		65	61	+ 6.3%	114	111	+ 2.4%
	May 2010		63	65	- 3.4%	116	112	+ 3.7%
	Jun 2010		66	62	+ 5.9%	119	109	+ 9.6%
Months Supply of Inventory	Apr 2010		6.3	10.5	- 39.7%	5.9	9.7	- 39.1%
	May 2010		6.1	10.0	- 38.3%	5.6	9.7	- 41.6%
	Jun 2010		6.2	9.9	- 37.0%	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 closed sales 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.