



**Honolulu Board
of REALTORS®**

Monthly Indicators

August 2010

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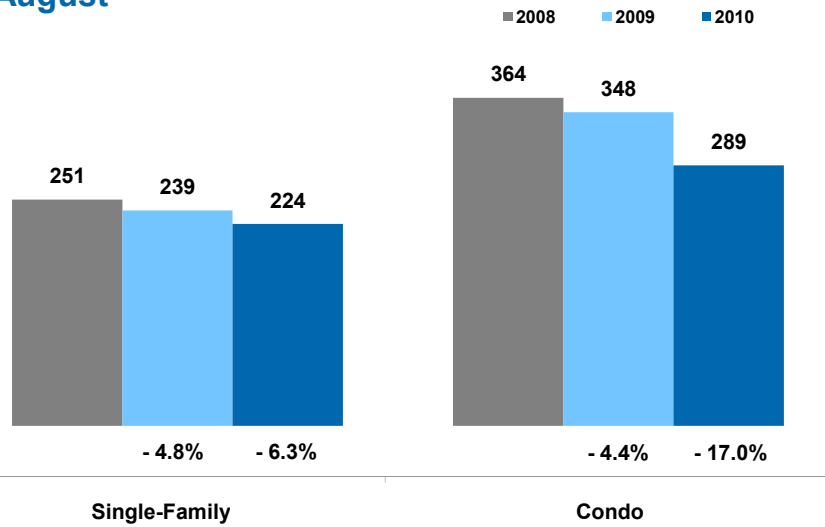
Closed Sales

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

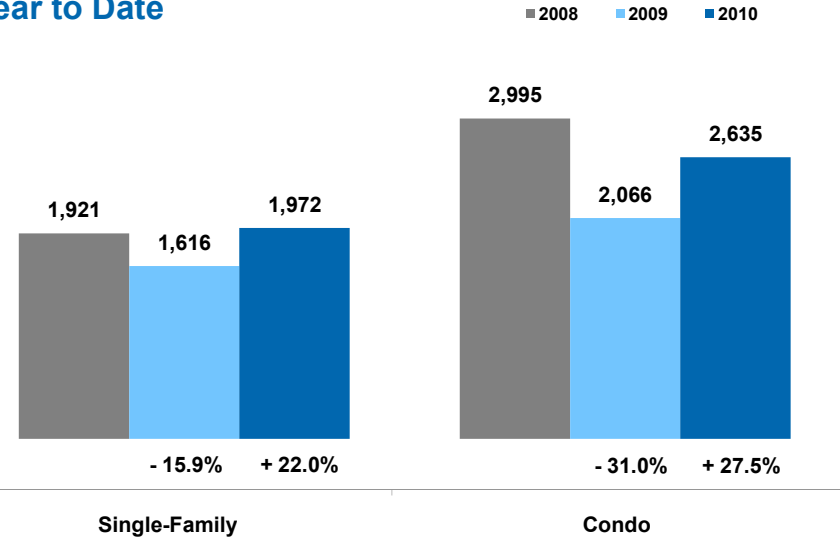
A count of the sales that have closed in a given month.



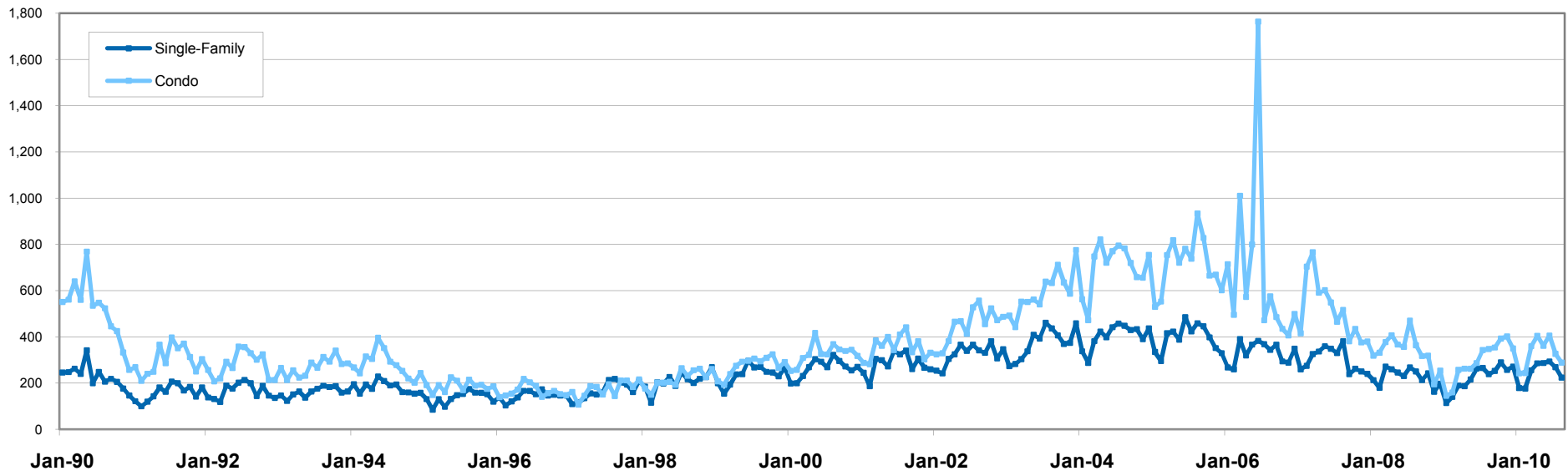
August



Year to Date



Historical Closed Sales



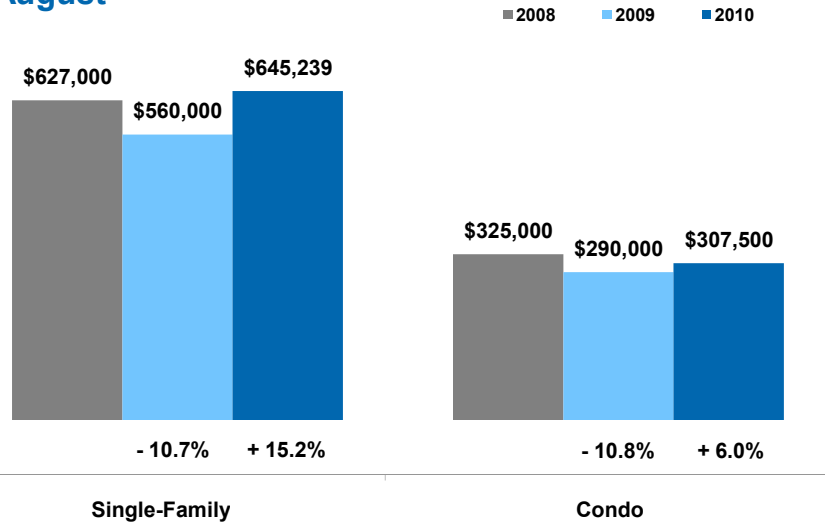
Median Sales Price

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

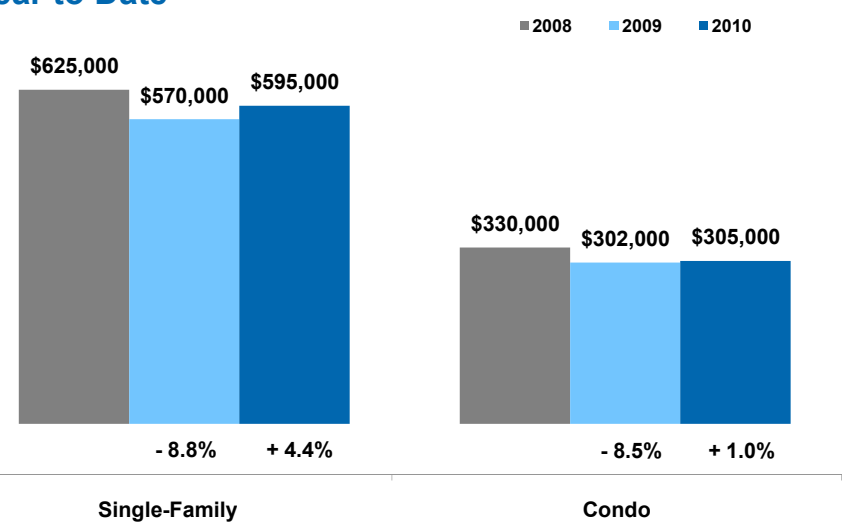
The median sales price for all closed sales in a given month, sold properties only.



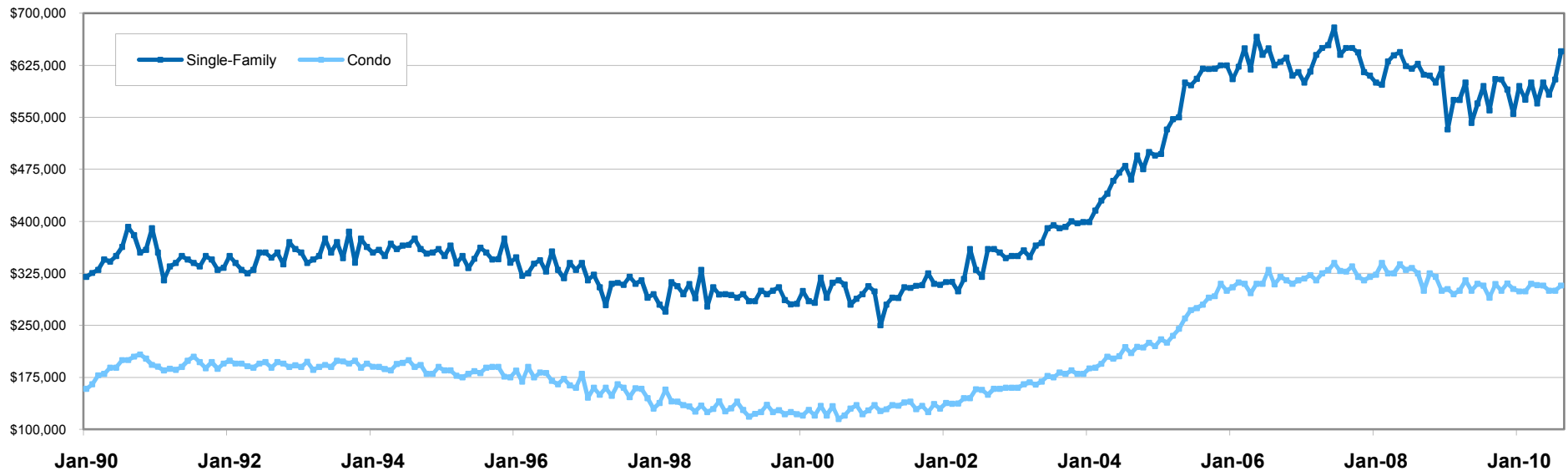
August



Year to Date



Historical Median Sales Price



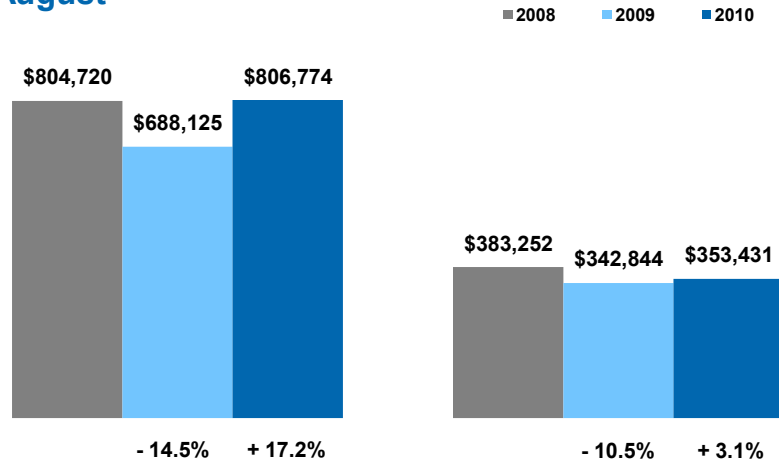
Average Sales Price

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

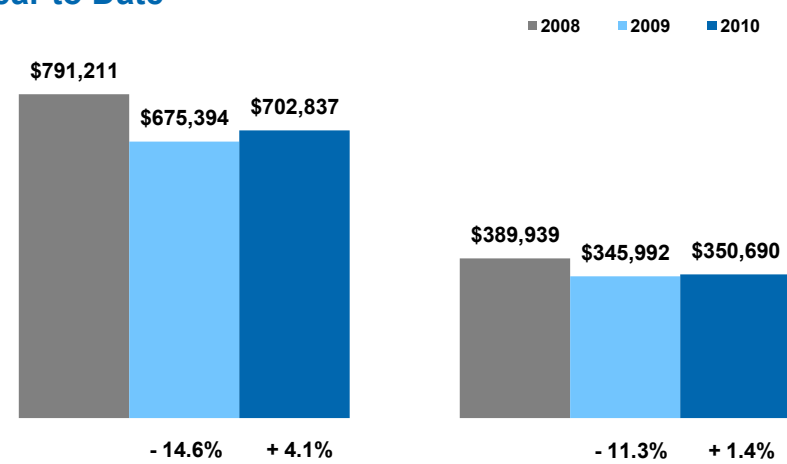
The average sales price for all closed sales in a given month, sold properties only.



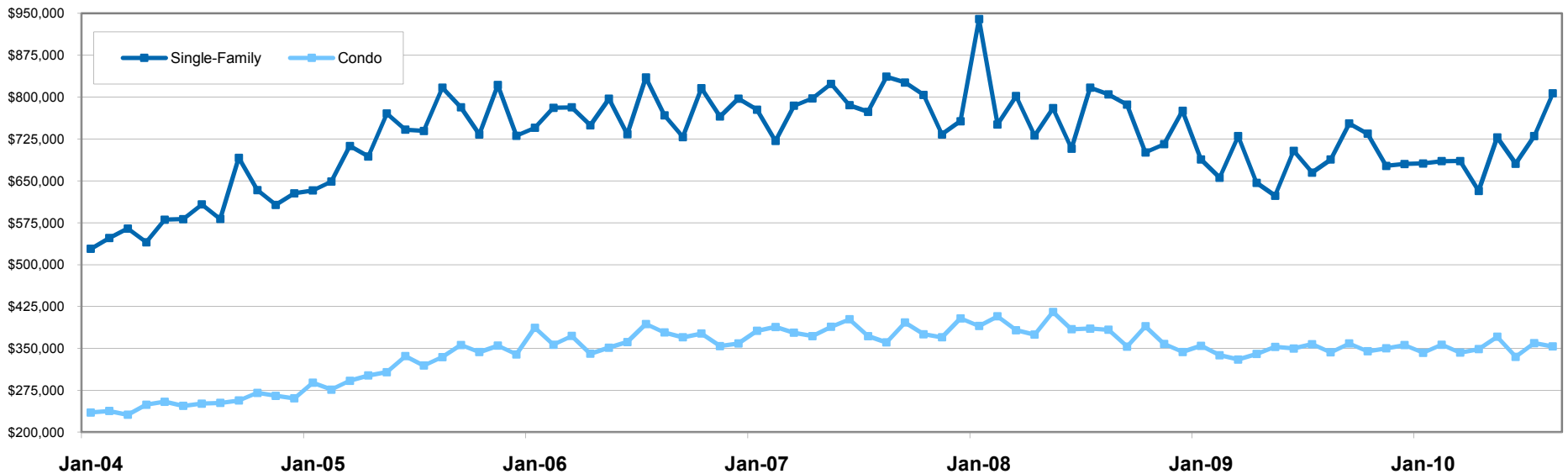
August



Year to Date



Historical Average Sales Price



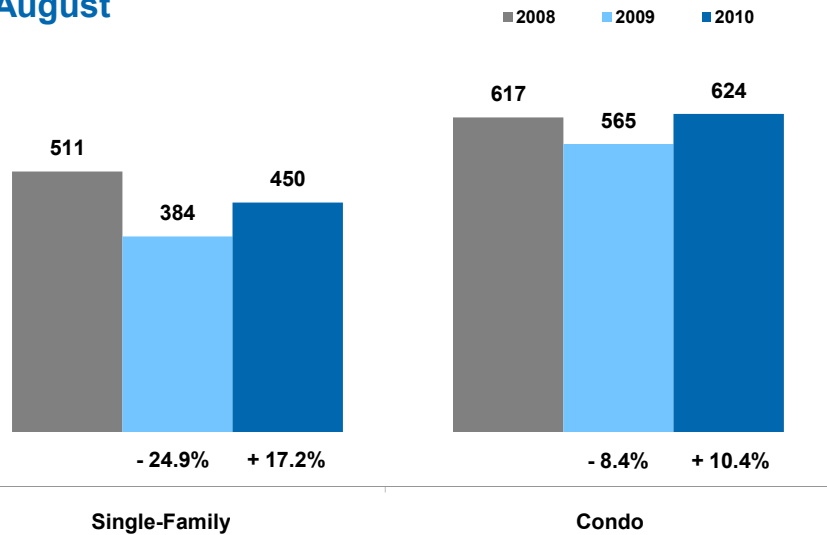
New Listings

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

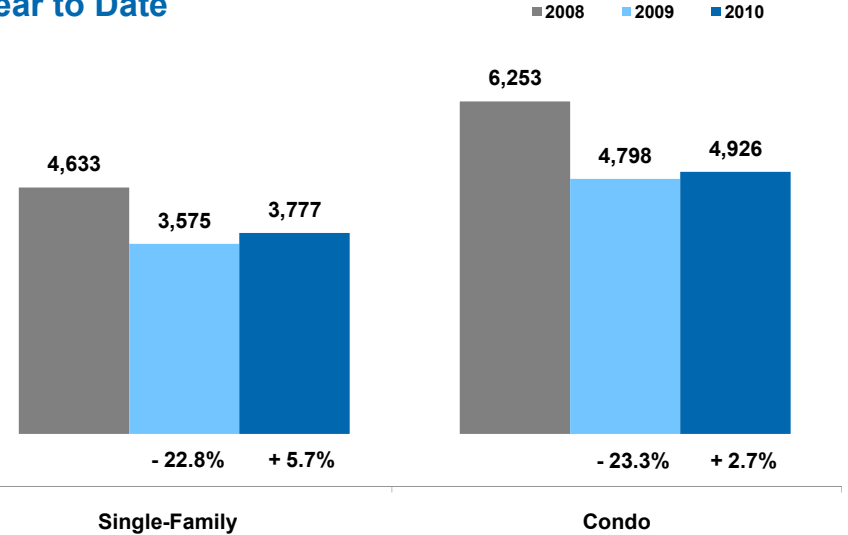
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



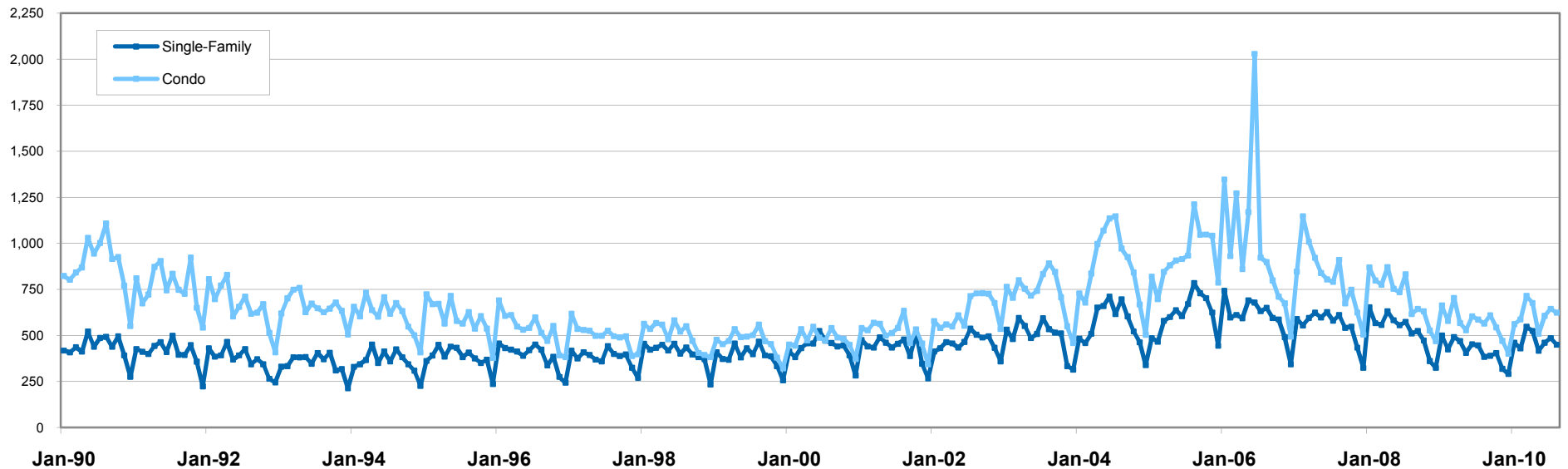
August



Year to Date



Historical New Listings



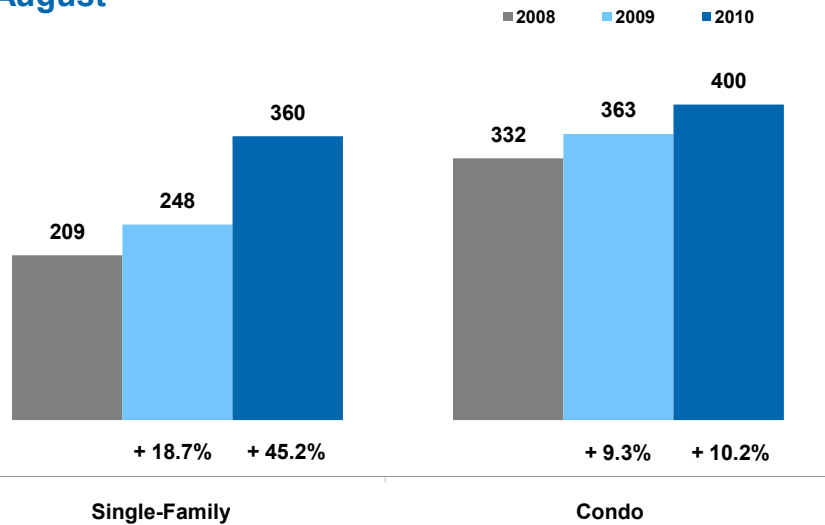
Pending Sales

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

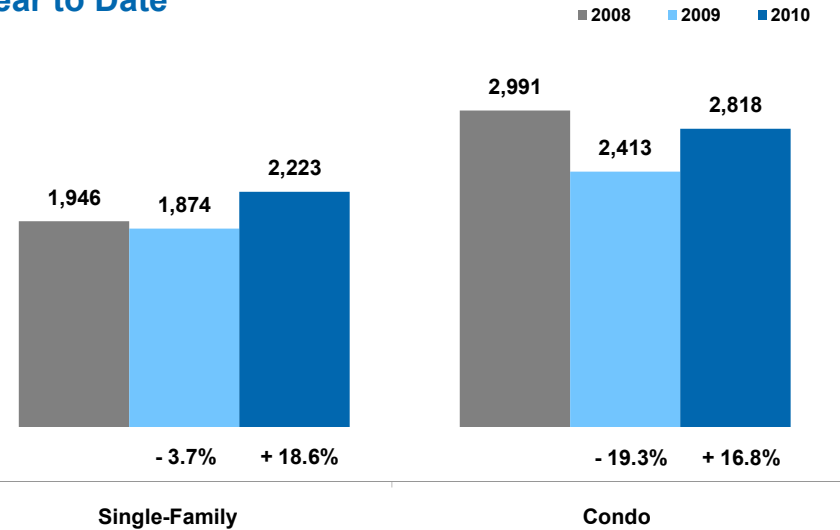
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



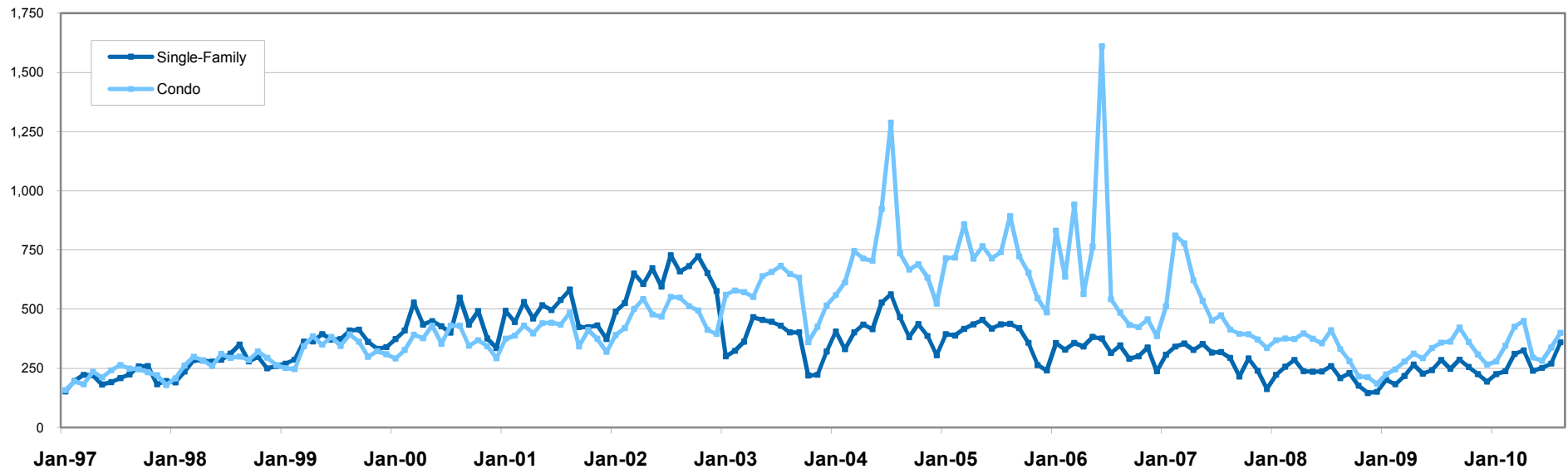
August



Year to Date



Historical Pending Sales



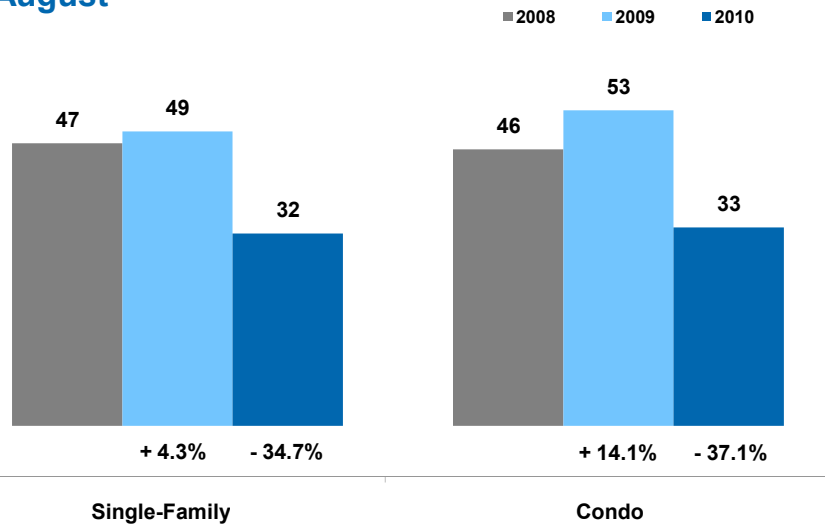
Days on Market Until Sale

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

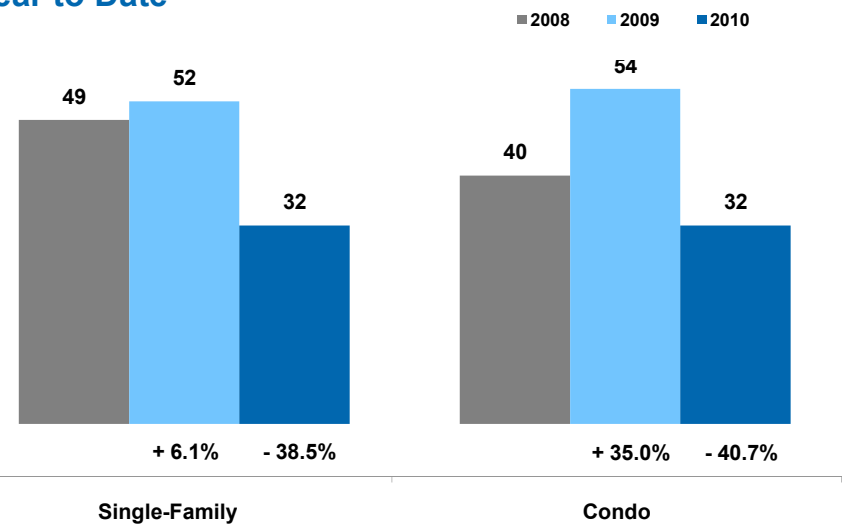
The median number of days between when a property is first listed and when it is pended.



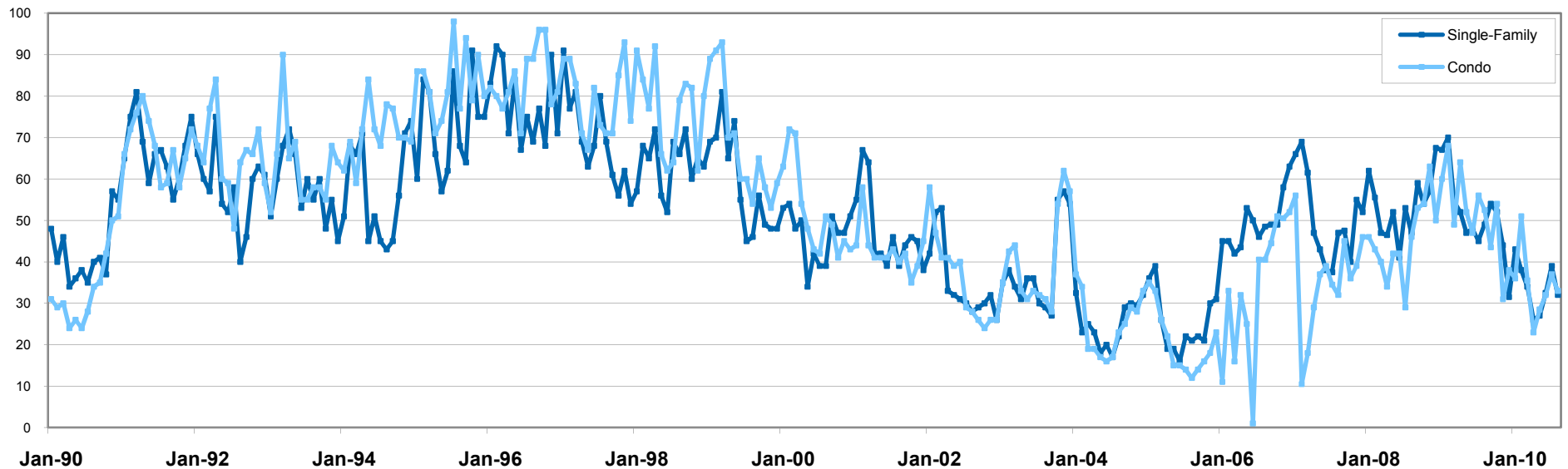
August



Year to Date



Historical Days on Market Until Sale



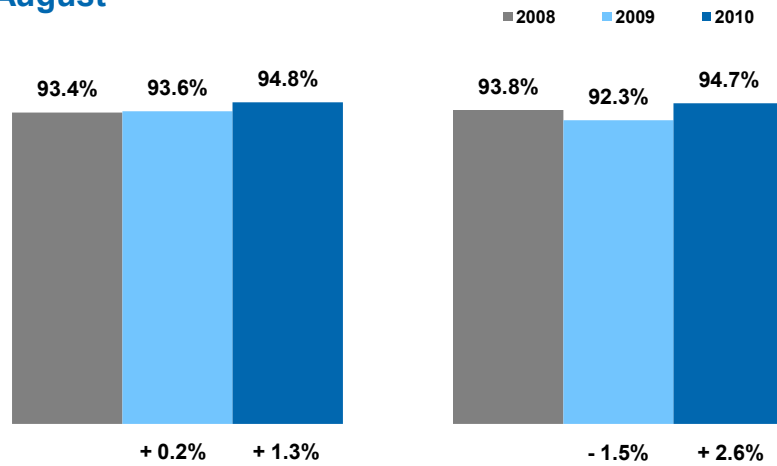
Percent of Original List Price Received at Sale

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

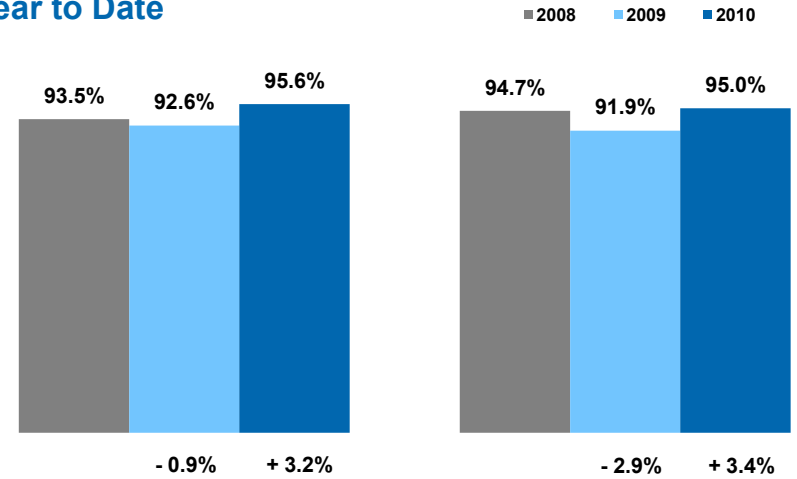
The average percentage found when dividing a property's sales price by the original list price, sold properties only.



August



Year to Date



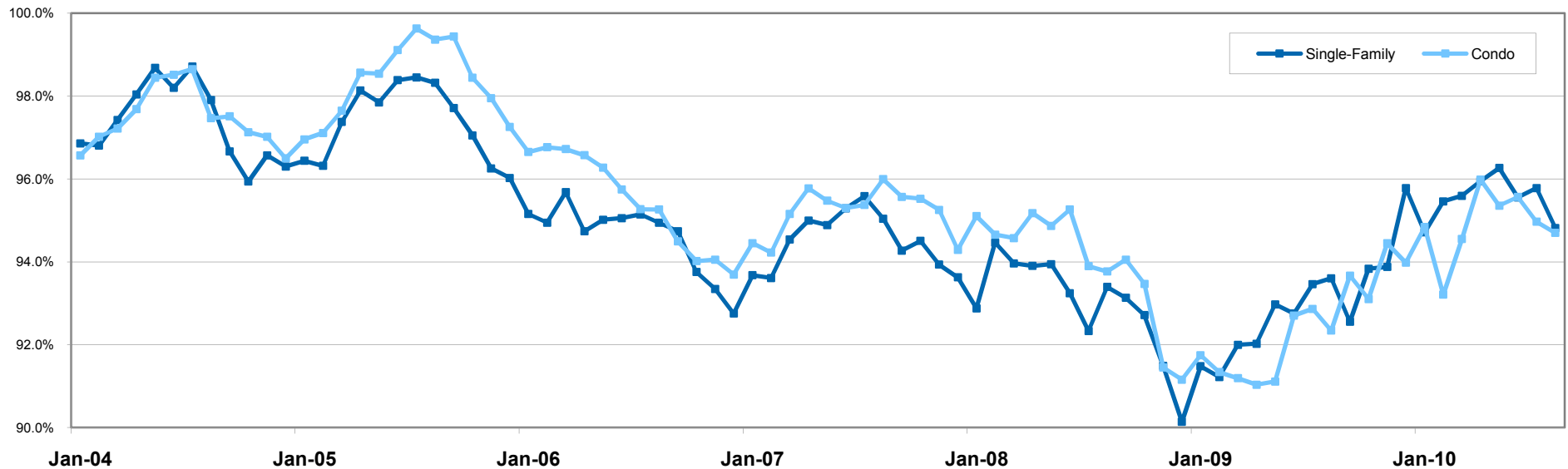
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



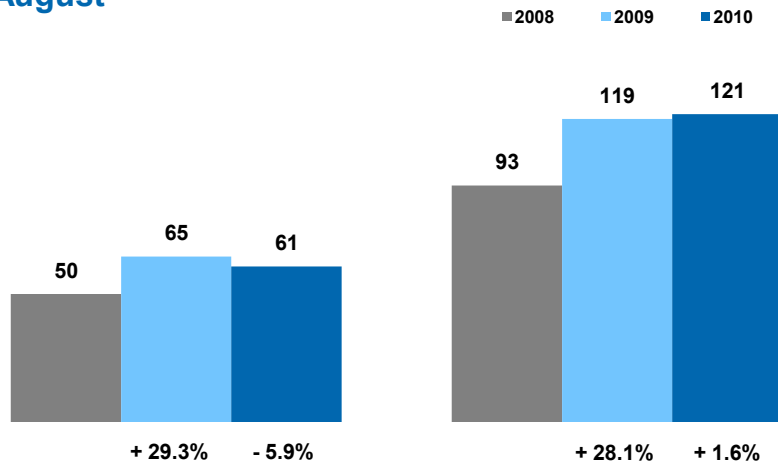
Housing Affordability Index

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

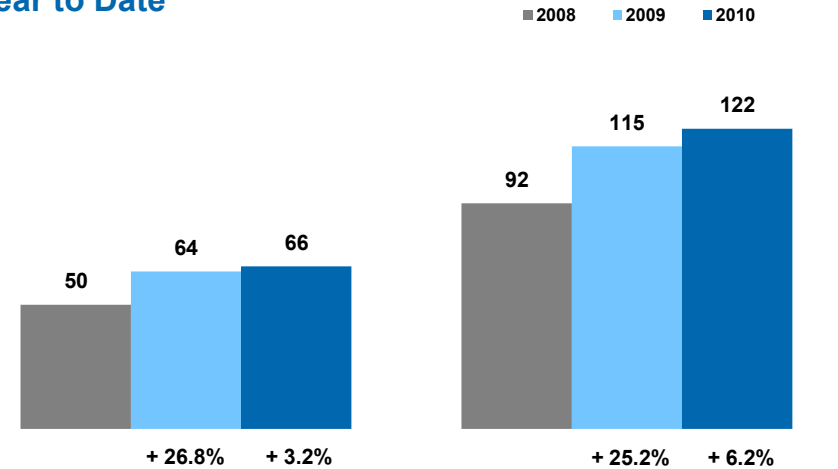
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



August



Year to Date



Single-Family

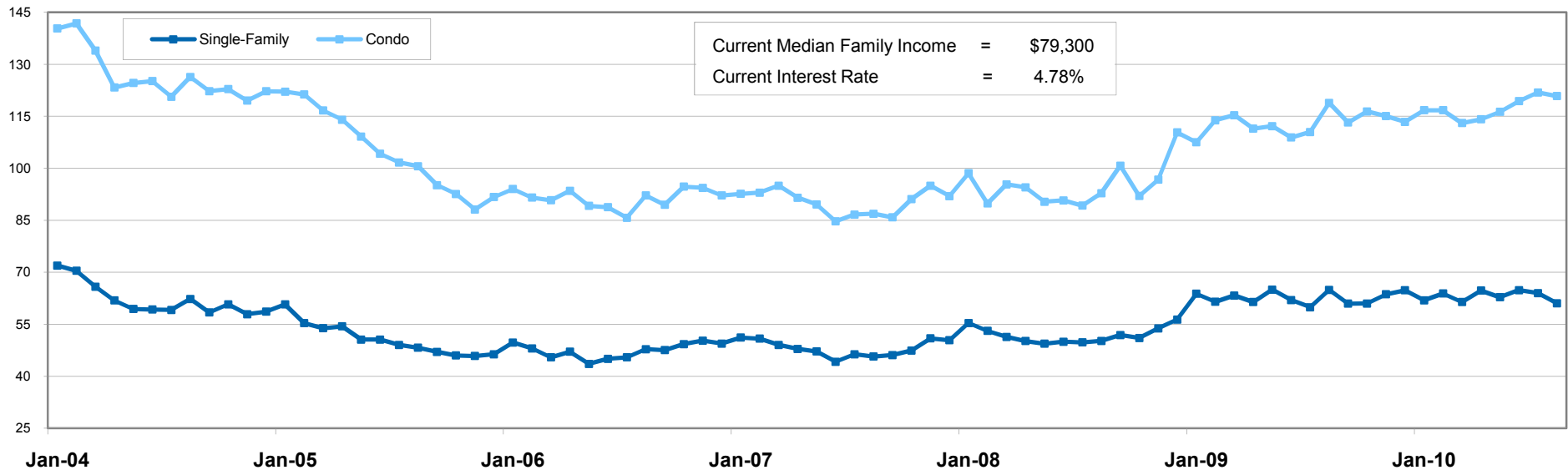
Condo

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

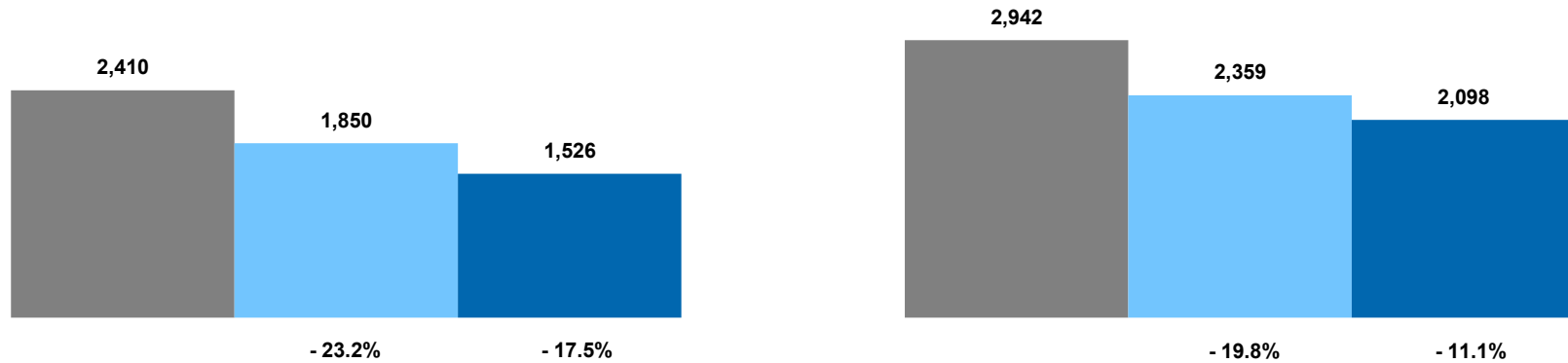
A Monthly Indicator from the **Honolulu Board of REALTORS®**

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



August

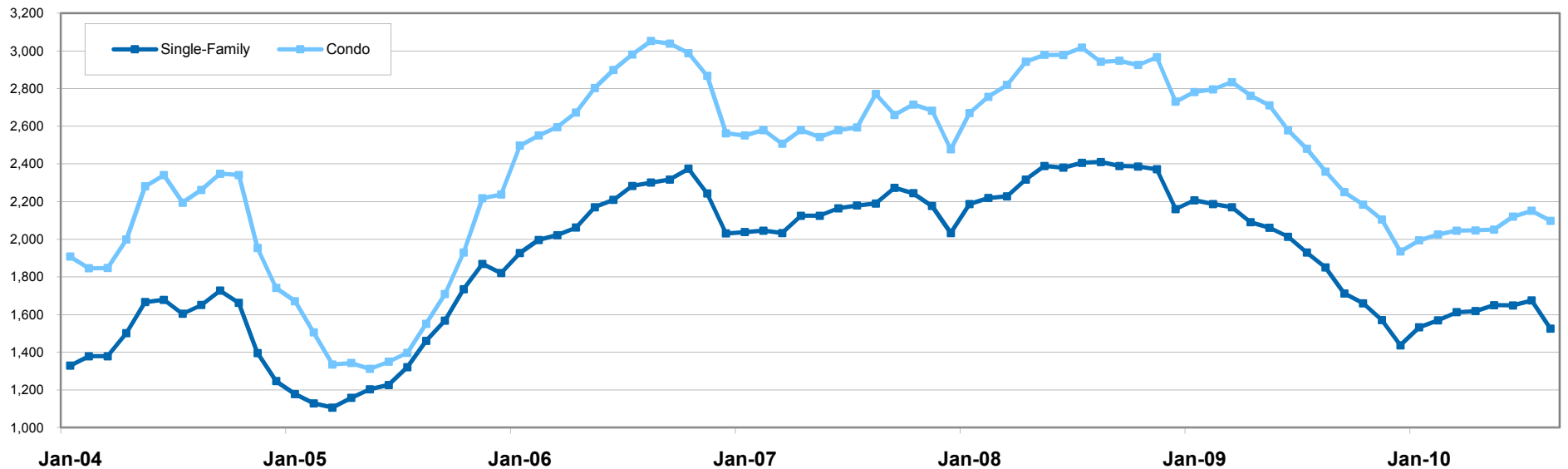
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Inventory of Homes Available



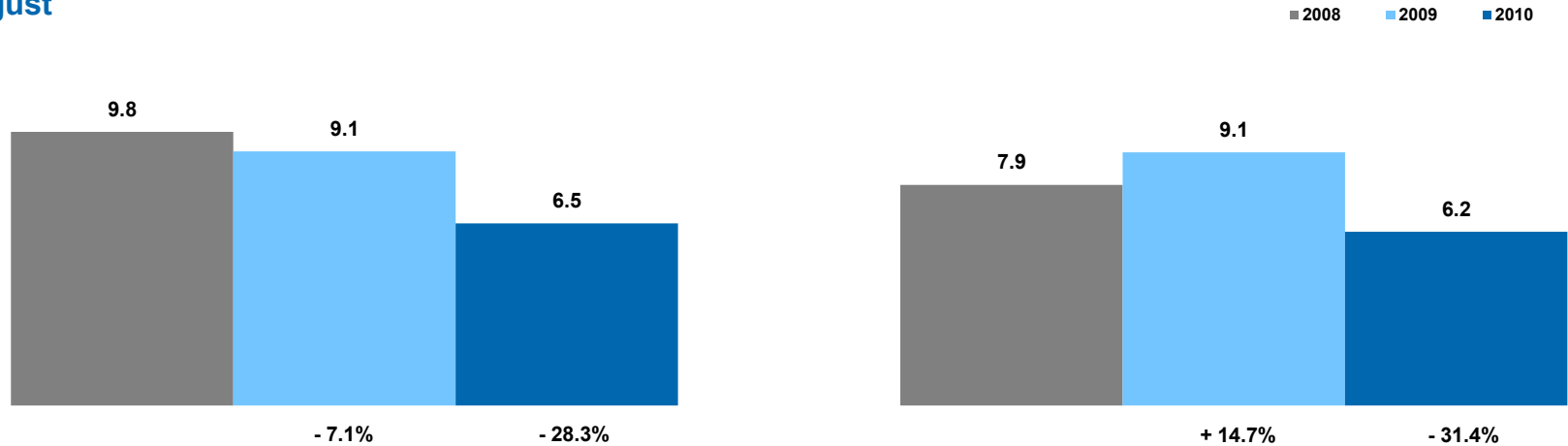
Months Supply of Inventory

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.



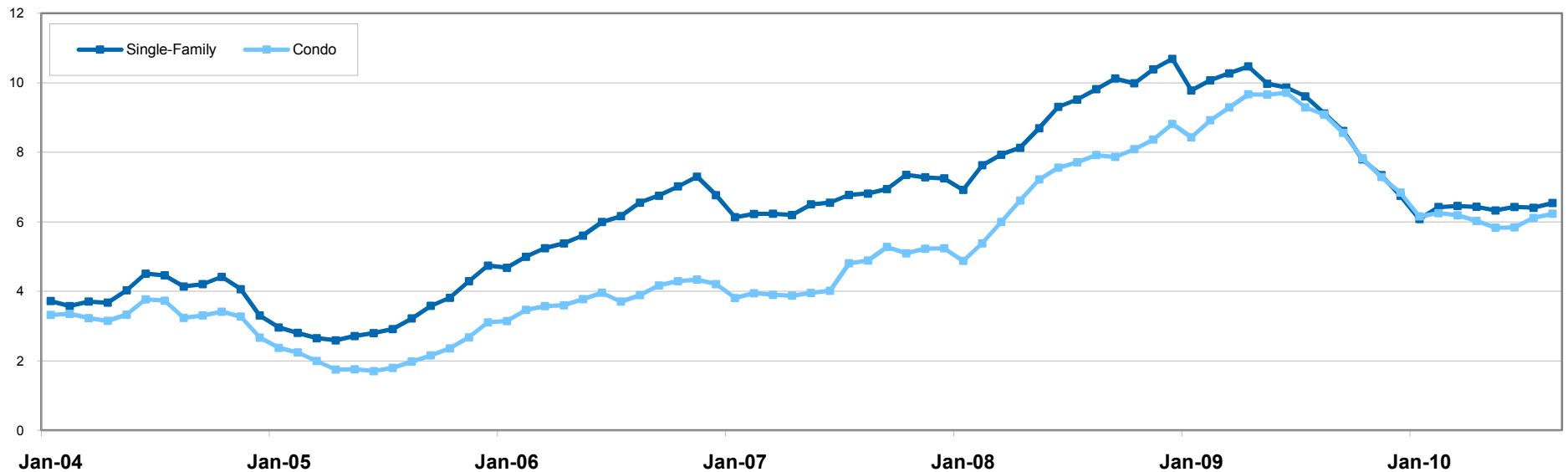
August



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	Jun 2010	461	453	+ 1.8%	607	604	+ 0.5%
	Jul 2010	486	446	+ 9.0%	645	586	+ 10.1%
	Aug 2010	450	384	+ 17.2%	624	565	+ 10.4%
Pending Sales	Jun 2010	252	243	+ 3.7%	282	336	- 16.1%
	Jul 2010	270	286	- 5.6%	338	359	- 5.8%
	Aug 2010	360	248	+ 45.2%	400	363	+ 10.2%
Closed Sales	Jun 2010	294	263	+ 11.8%	406	287	+ 41.5%
	Jul 2010	269	266	+ 1.1%	327	343	- 4.7%
	Aug 2010	224	239	- 6.3%	289	348	- 17.0%
Days on Market Until Sale	Jun 2010	33	48	- 32.3%	32	47	- 31.9%
	Jul 2010	39	45	- 13.3%	37	56	- 33.9%
	Aug 2010	32	49	- 34.7%	33	53	- 37.1%
Median Sales Price	Jun 2010	\$582,500	\$570,000	+ 2.2%	\$300,000	\$310,000	- 3.2%
	Jul 2010	\$604,500	\$595,000	+ 1.6%	\$300,000	\$307,250	- 2.4%
	Aug 2010	\$645,239	\$560,000	+ 15.2%	\$307,500	\$290,000	+ 6.0%
Average Sales Price	Jun 2010	\$680,769	\$703,891	- 3.3%	\$334,965	\$349,772	- 4.2%
	Jul 2010	\$730,222	\$664,867	+ 9.8%	\$359,383	\$357,619	+ 0.5%
	Aug 2010	\$806,774	\$688,125	+ 17.2%	\$353,431	\$342,844	+ 3.1%
Total Active Listings Available at Month End	Jun 2010	1,649	2,013	- 18.1%	2,120	2,578	- 17.8%
	Jul 2010	1,675	1,929	- 13.2%	2,151	2,480	- 13.3%
	Aug 2010	1,526	1,850	- 17.5%	2,098	2,359	- 11.1%
Percent of Original List Price	Jun 2010	95.6%	92.8%	+ 3.0%	95.6%	92.7%	+ 3.1%
	Jul 2010	95.8%	93.5%	+ 2.5%	95.0%	92.9%	+ 2.3%
	Aug 2010	94.8%	93.6%	+ 1.3%	94.7%	92.3%	+ 2.6%
Housing Affordability Index	Jun 2010	65	62	+ 4.6%	119	109	+ 9.6%
	Jul 2010	64	60	+ 6.8%	122	110	+ 10.3%
	Aug 2010	61	65	- 5.9%	121	119	+ 1.6%
Months Supply of Inventory	Jun 2010	6.4	9.9	- 34.9%	5.8	9.7	- 39.9%
	Jul 2010	6.4	9.6	- 33.4%	6.1	9.3	- 34.2%
	Aug 2010	6.5	9.1	- 28.3%	6.2	9.1	- 31.4%

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 closed 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.