



**Honolulu Board
of REALTORS®**

Monthly Indicators

October 2010

Contents

Closed Sales	2
Median Sales Price	3
Average Sales Price	4
New Listings	5
Pending Sales	6
Days on Market Until Sale	7
Percent of Original List Price Received at Sale	8
Housing Affordability Index	9
Inventory of Homes Available	10
Months Supply of Inventory	11
Market Overview	12
Explanation Page	13

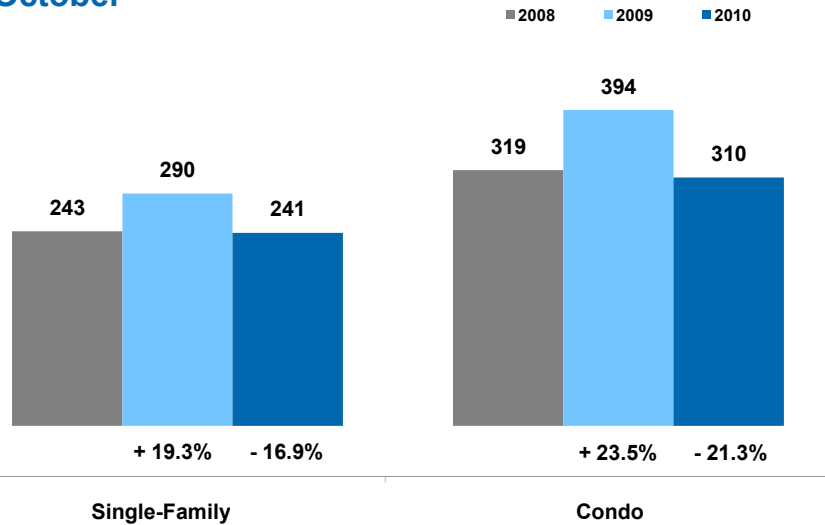
Closed Sales

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

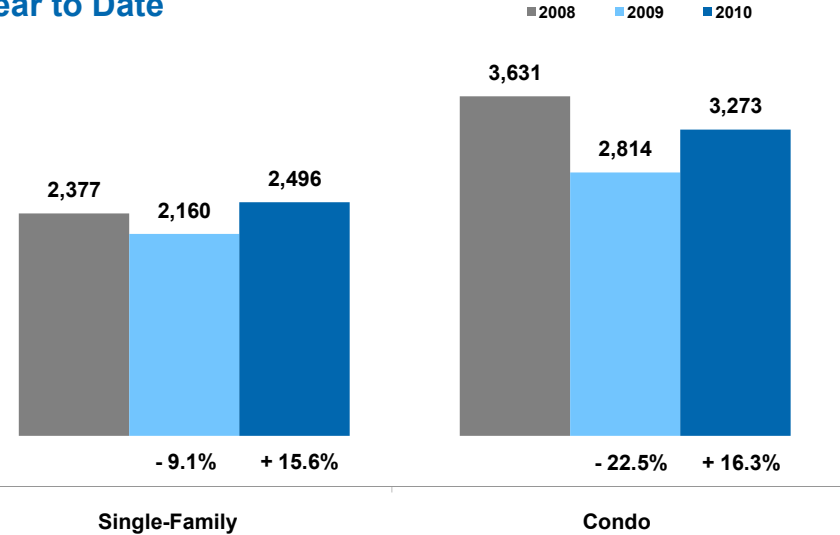
A count of the sales that have closed in a given month.



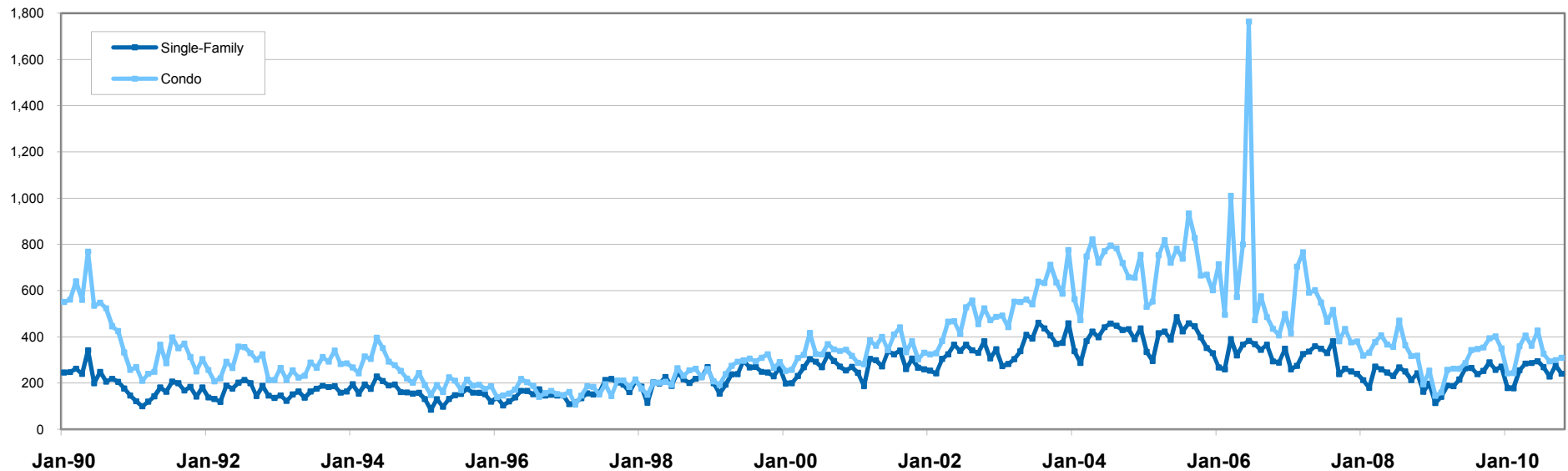
October



Year to Date



Historical Closed Sales



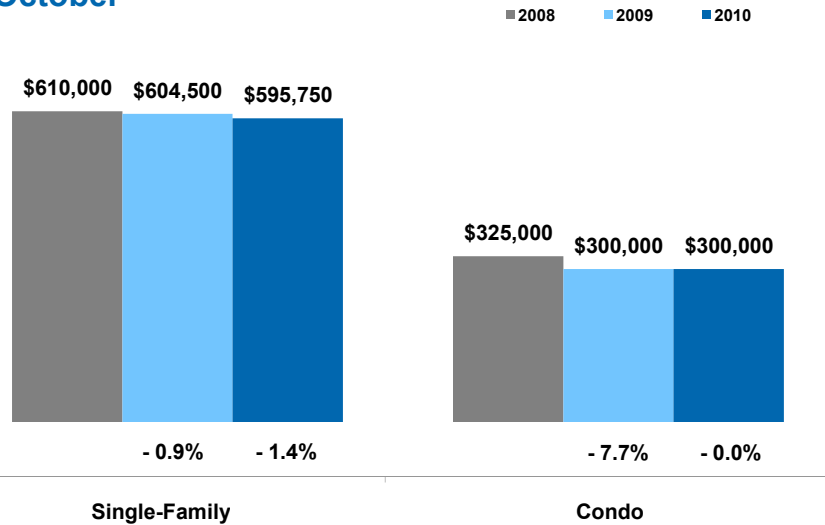
Median Sales Price

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

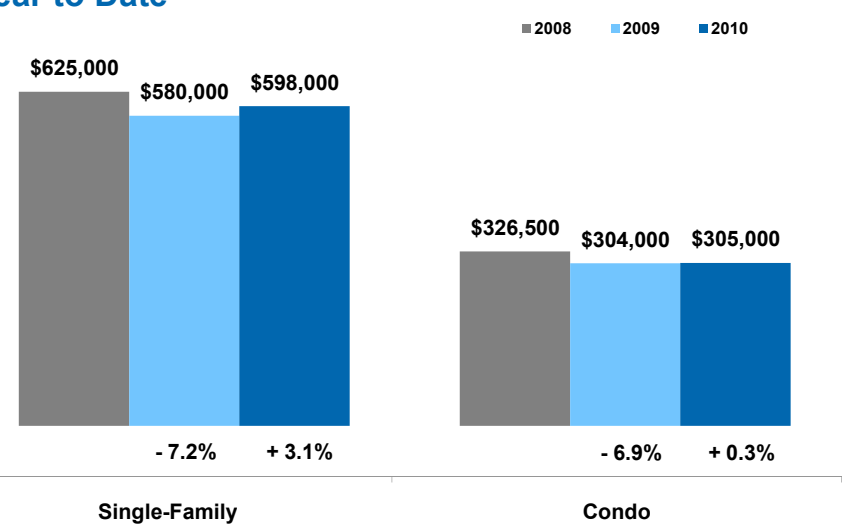
The median sales price for all closed sales in a given month, sold properties only.



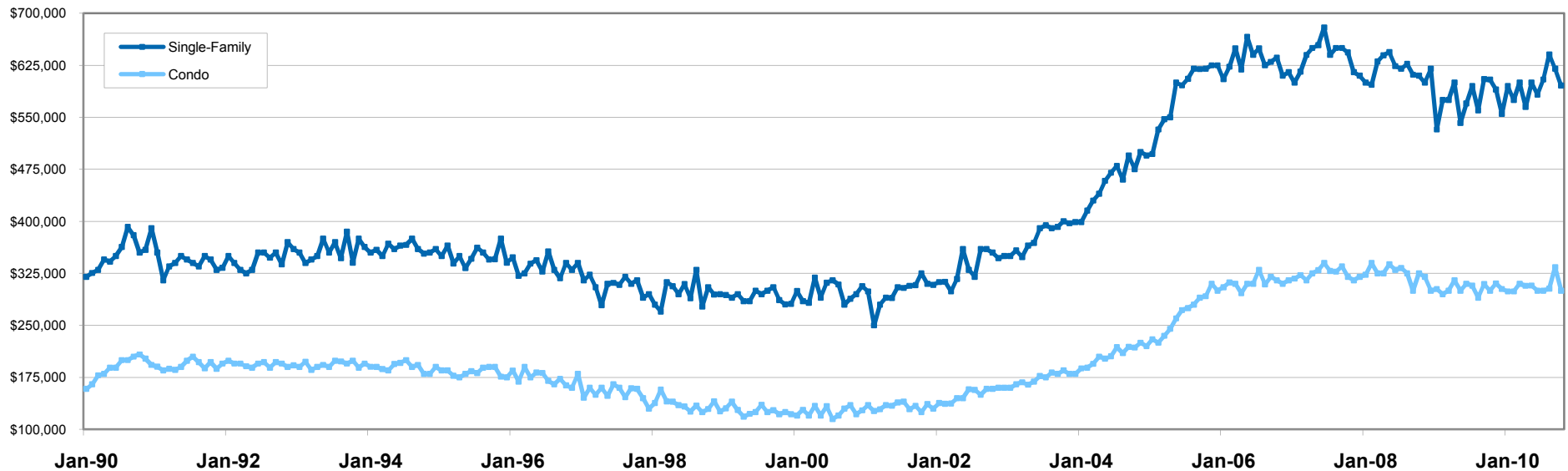
October



Year to Date



Historical Median Sales Price



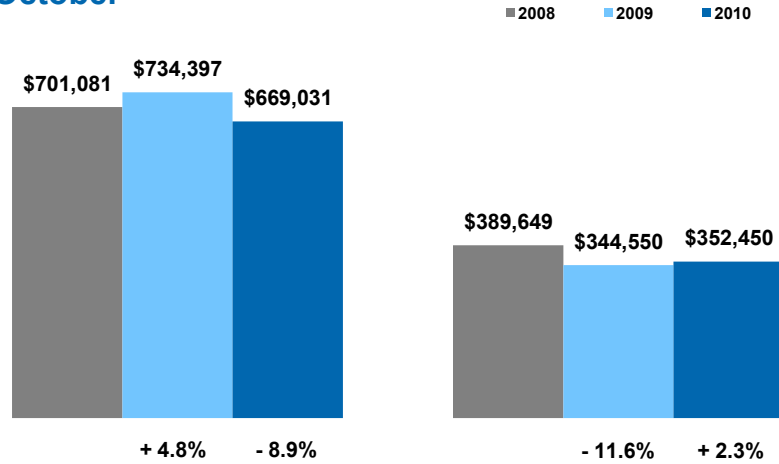
Average Sales Price

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

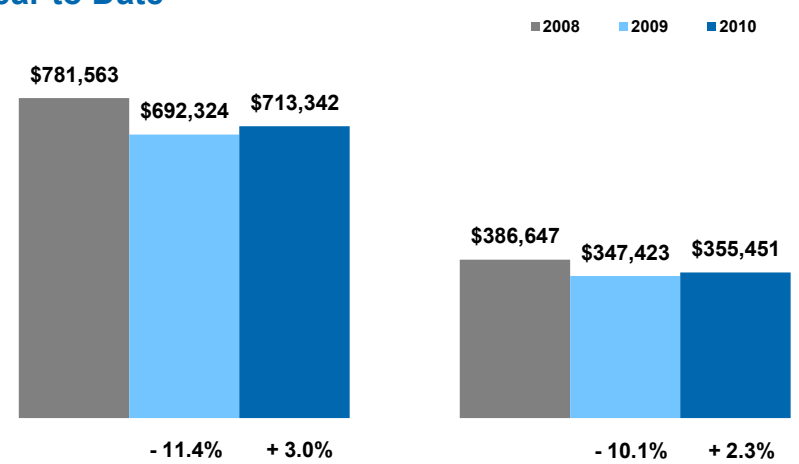
The average sales price for all closed sales in a given month, sold properties only.



October



Year to Date



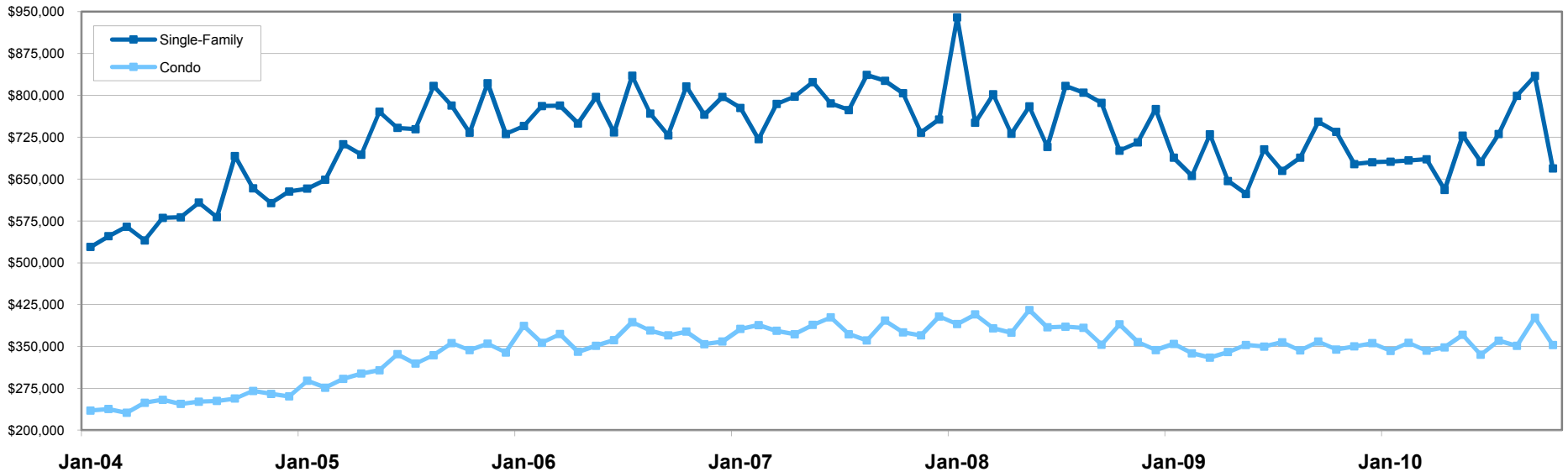
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price



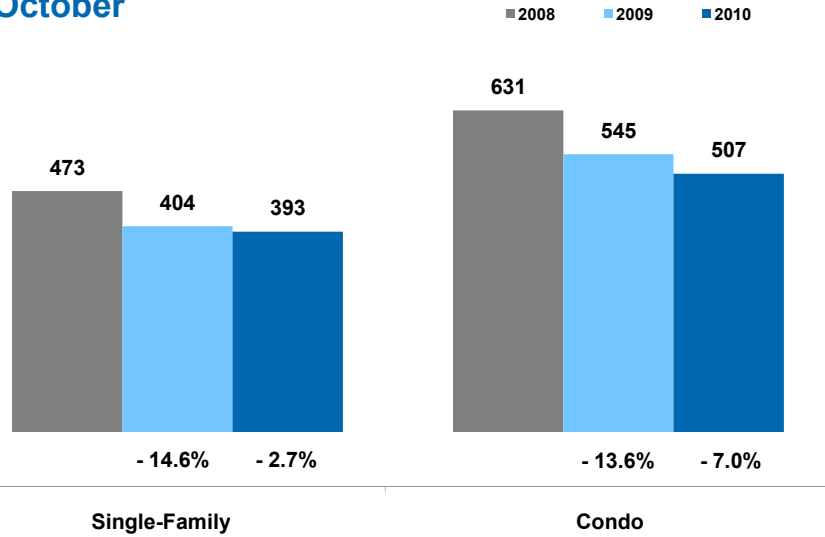
New Listings

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

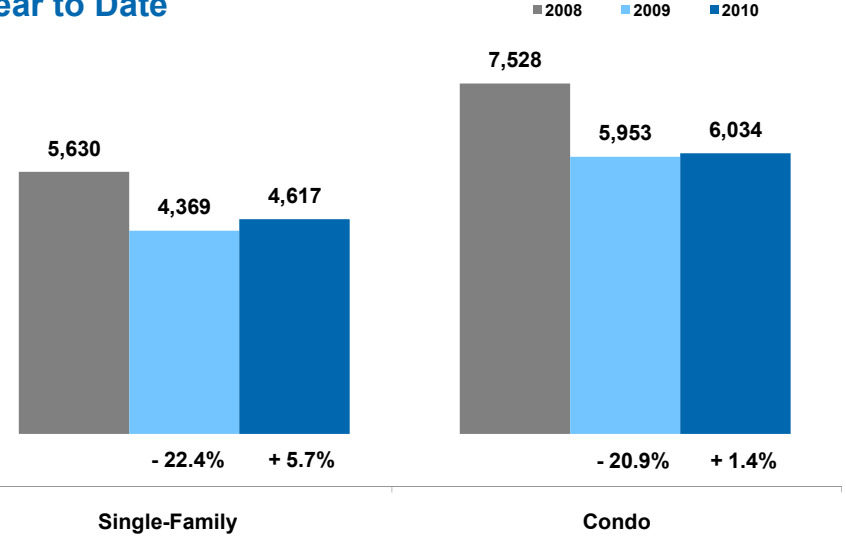
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



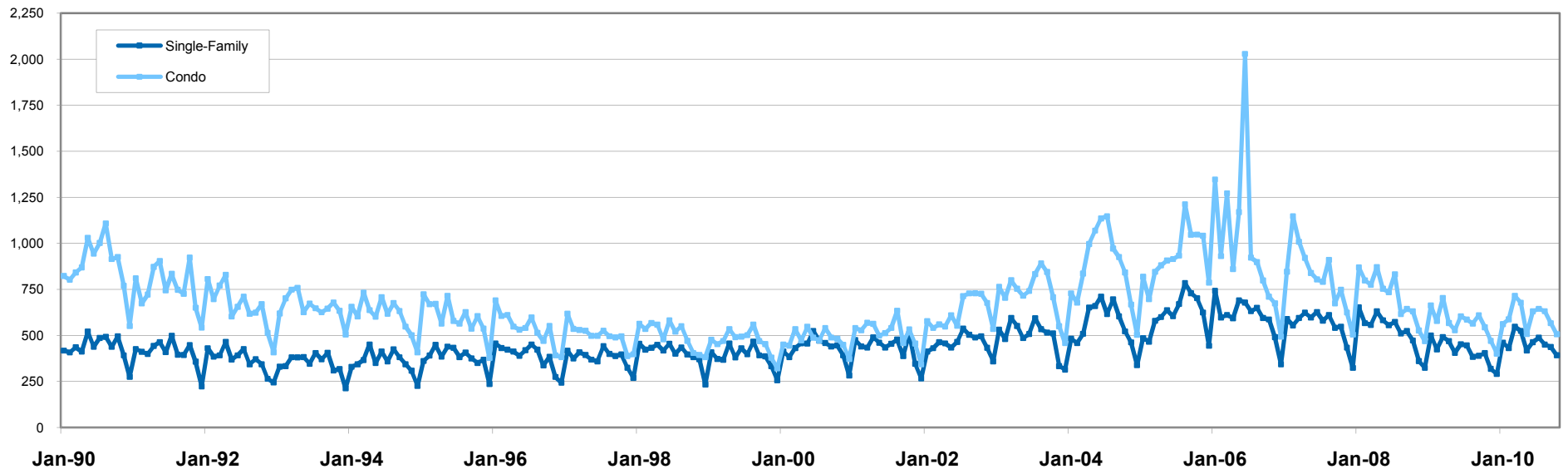
October



Year to Date



Historical New Listings



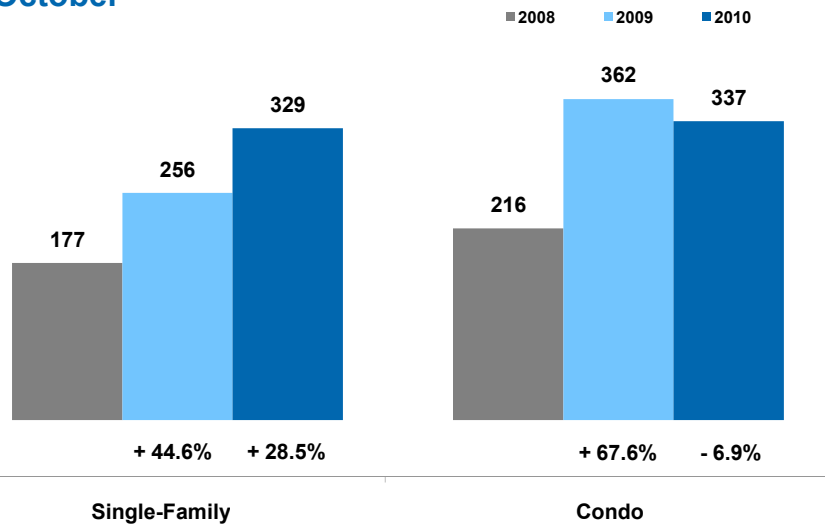
Pending Sales

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

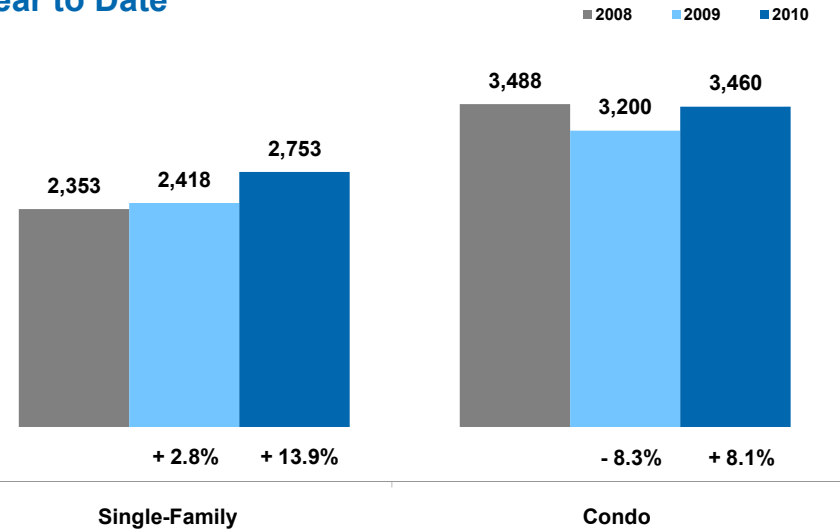
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



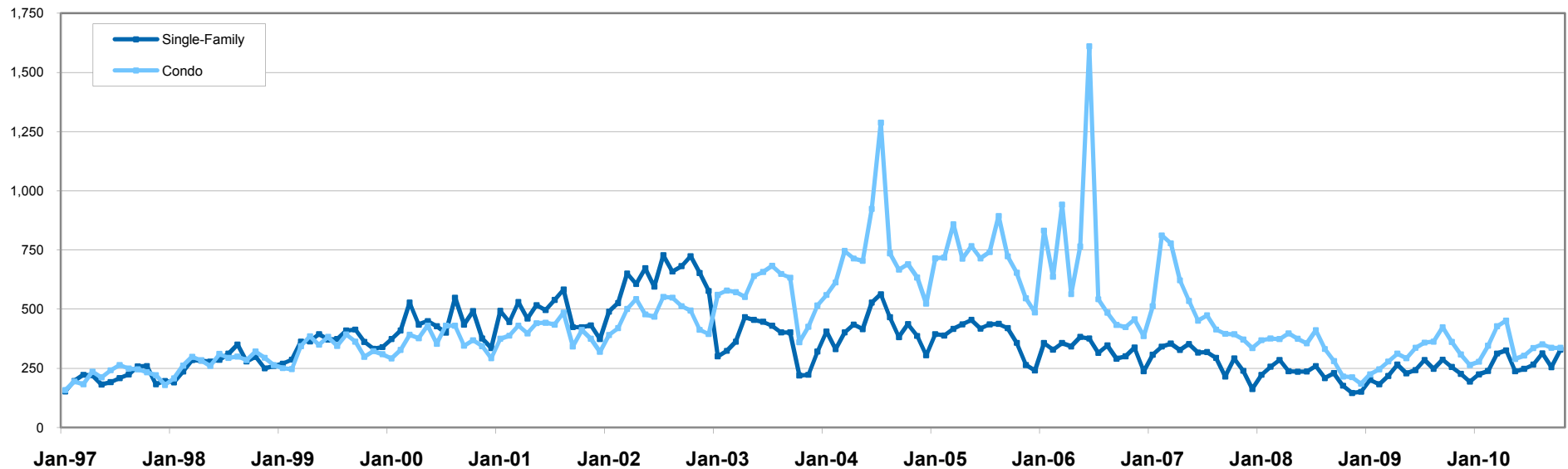
October



Year to Date



Historical Pending Sales



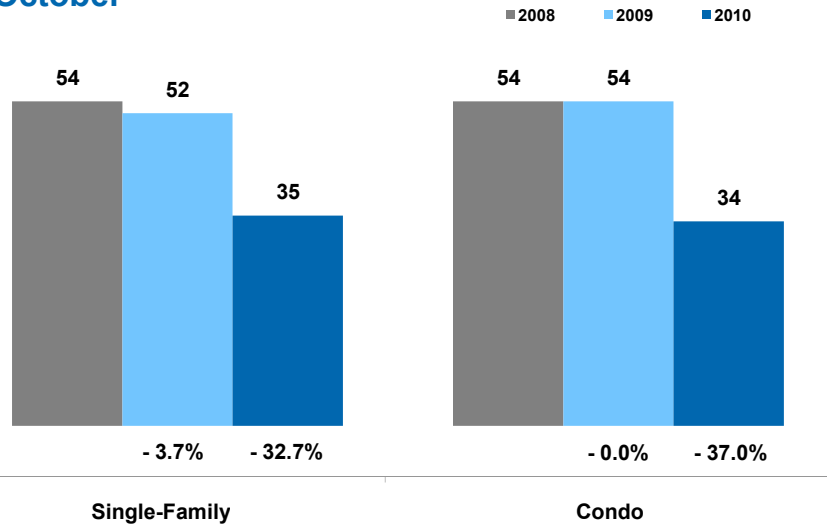
Days on Market Until Sale

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

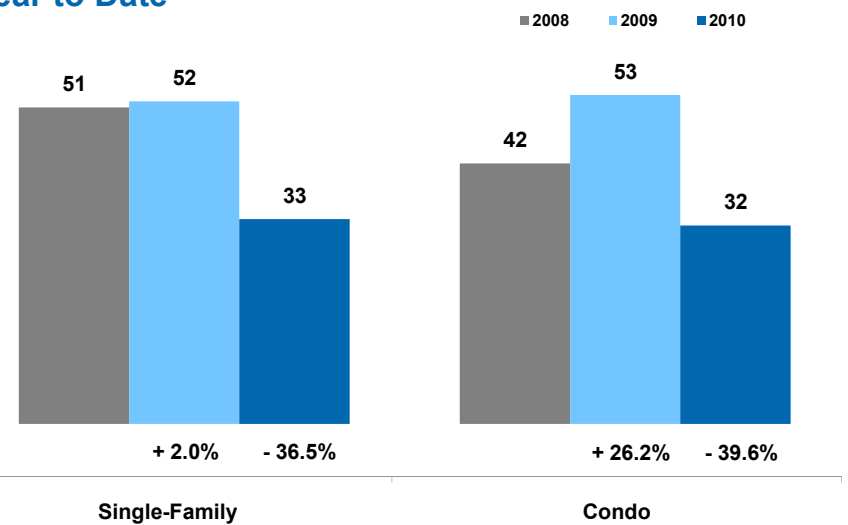
The median number of days between when a property is first listed and when it is pended.



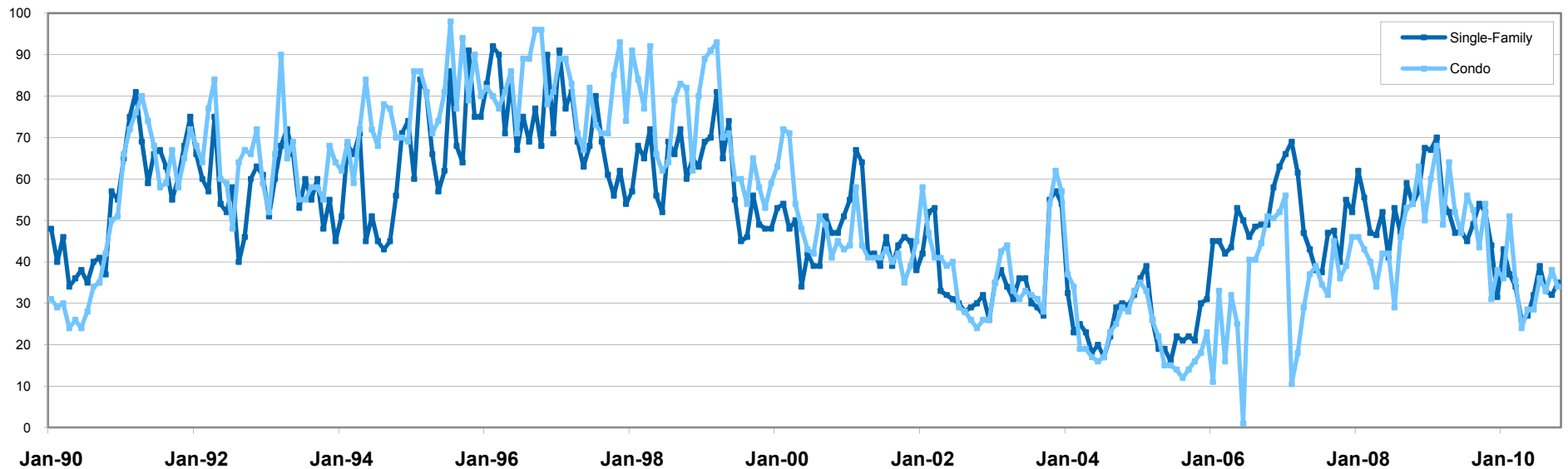
October



Year to Date



Historical Days on Market Until Sale



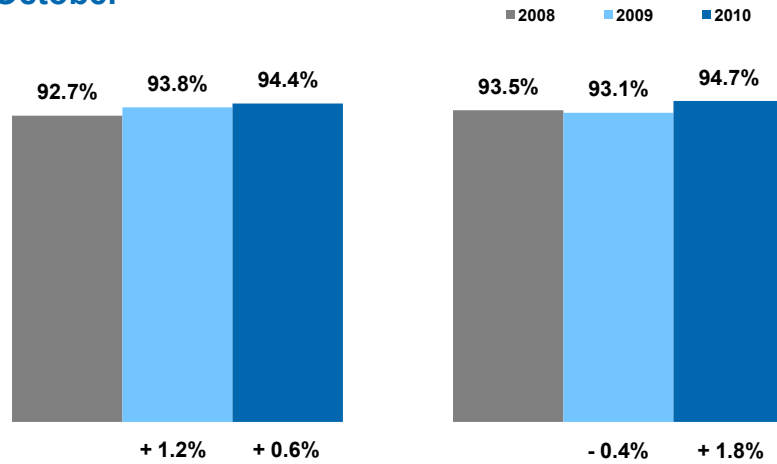
Percent of Original List Price Received at Sale



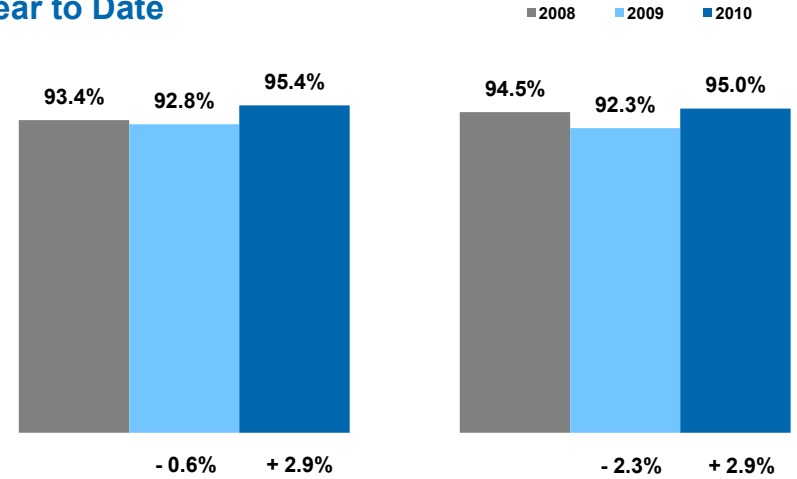
A Monthly Indicator from the Honolulu Board of REALTORS®

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

October



Year to Date



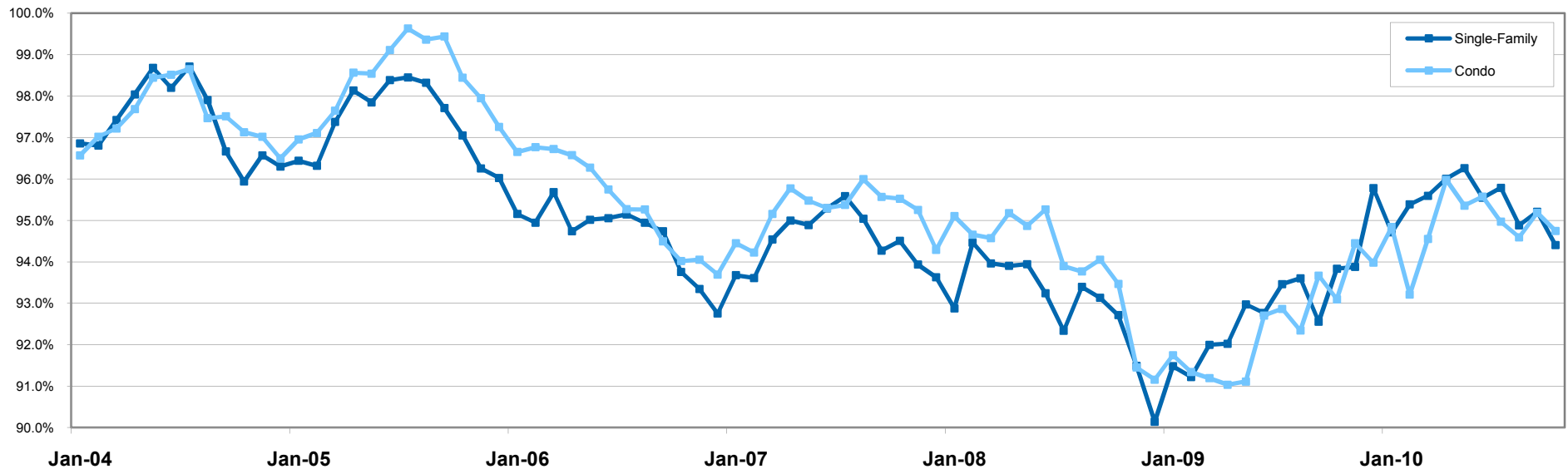
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



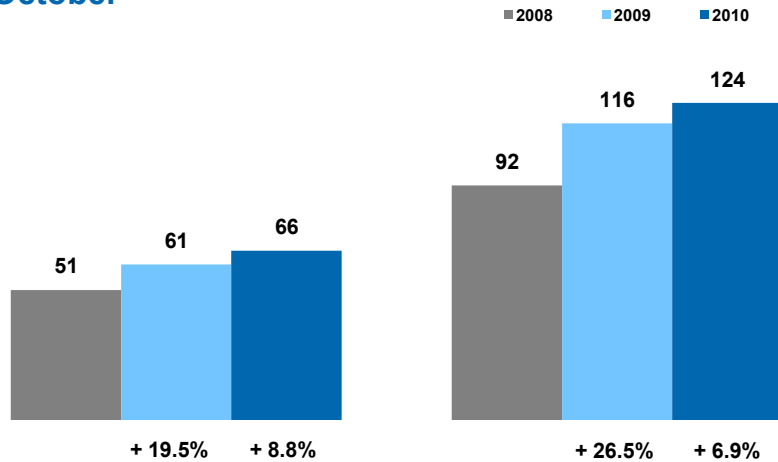
Housing Affordability Index

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

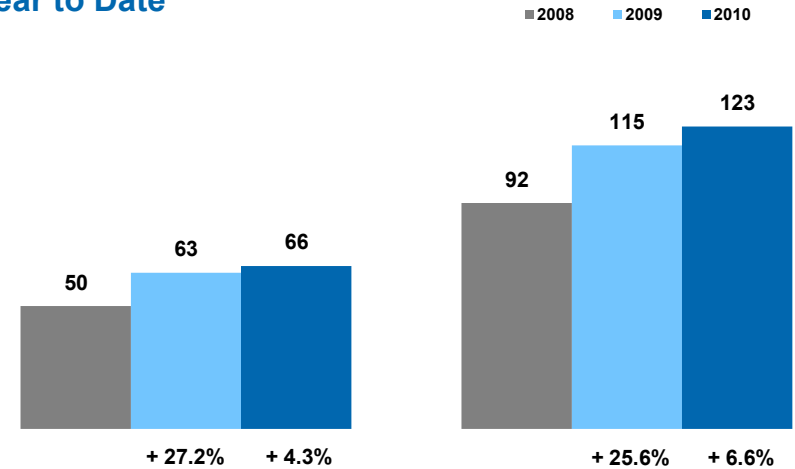
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



October



Year to Date



Single-Family

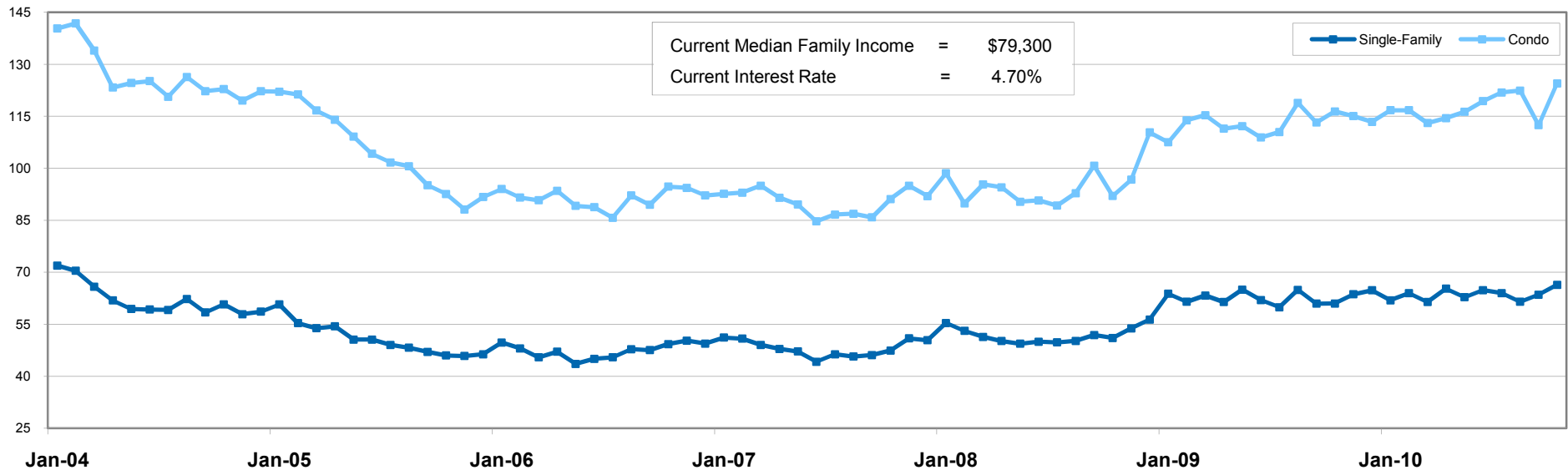
Condo

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.



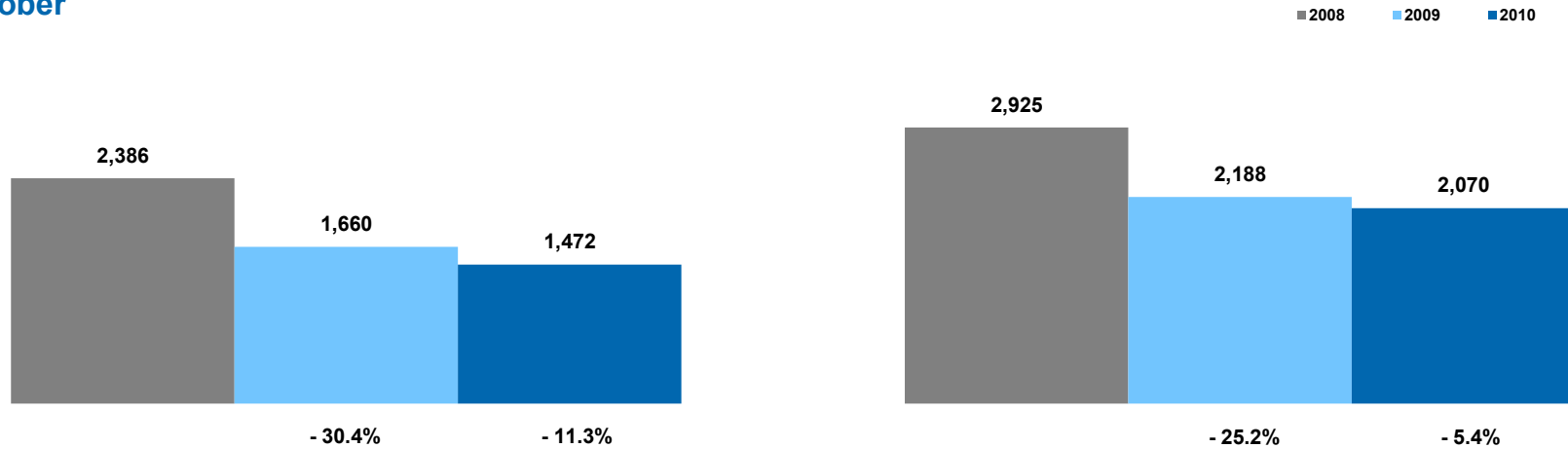
Inventory of Homes Available

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.



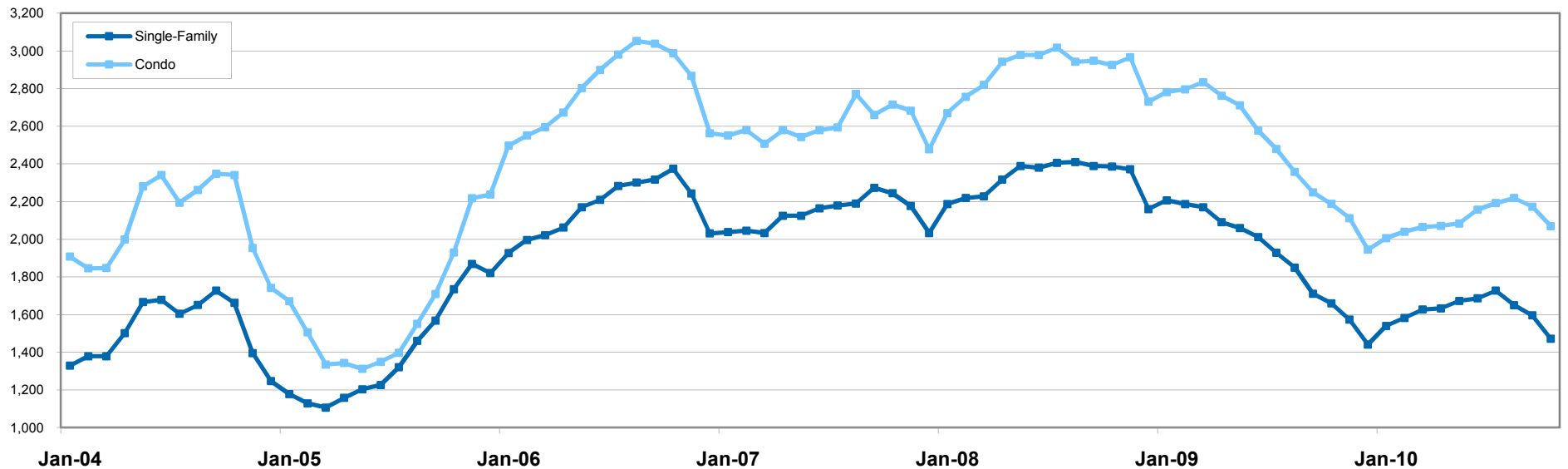
October



Single-Family

Condo

Historical Inventory of Homes Available



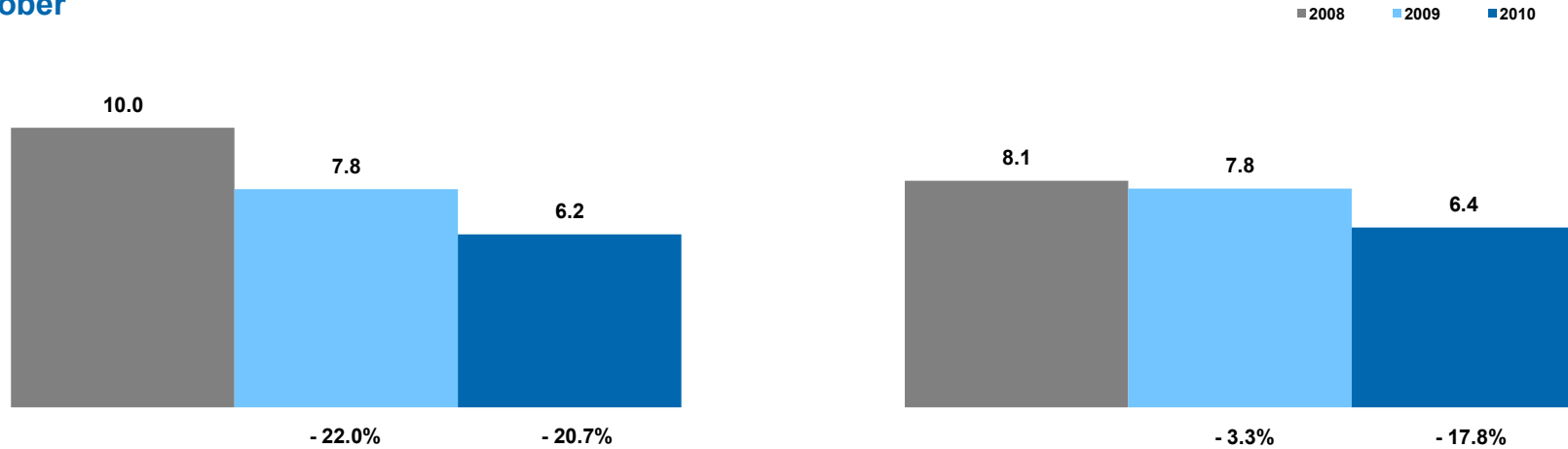
Months Supply of Inventory

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.



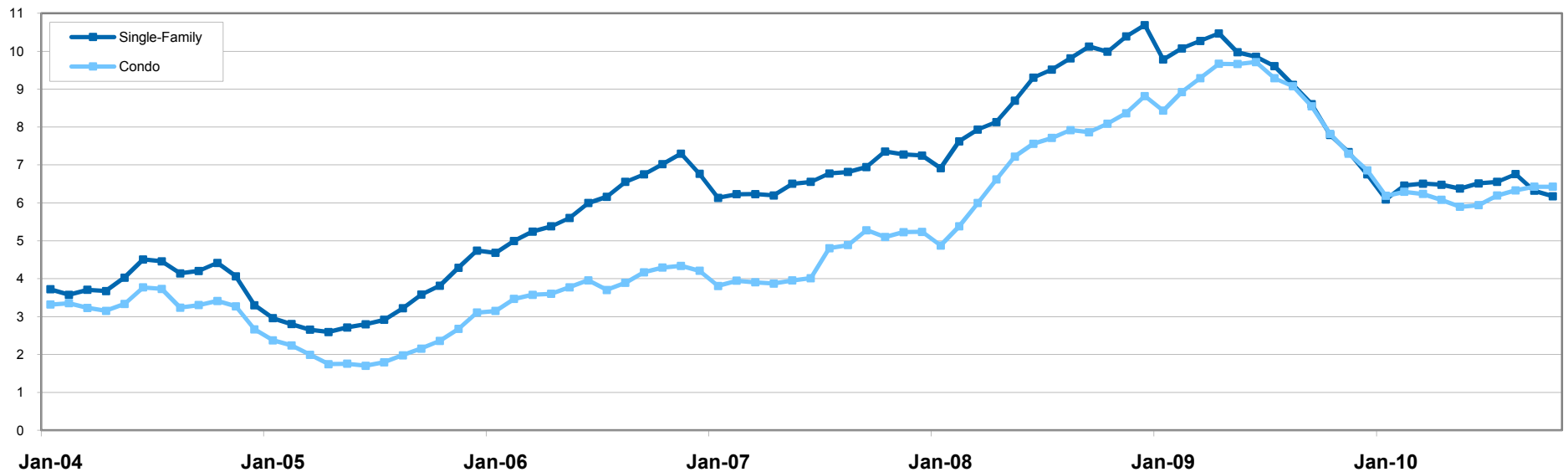
October



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	Aug 2010	451	384	+ 17.4%	632	565	+ 11.9%
	Sep 2010	438	390	+ 12.3%	567	610	- 7.0%
	Oct 2010	393	404	- 2.7%	507	545	- 7.0%
Pending Sales	Aug 2010	314	248	+ 26.6%	352	363	- 3.0%
	Sep 2010	255	287	- 11.1%	337	424	- 20.5%
	Oct 2010	329	256	+ 28.5%	337	362	- 6.9%
Closed Sales	Aug 2010	228	239	- 4.6%	294	348	- 15.5%
	Sep 2010	278	253	+ 9.9%	300	354	- 15.3%
	Oct 2010	241	290	- 16.9%	310	394	- 21.3%
Days on Market Until Sale	Aug 2010	33	49	- 32.7%	33	53	- 37.1%
	Sep 2010	32	54	- 40.7%	38	44	- 12.6%
	Oct 2010	35	52	- 32.7%	34	54	- 37.0%
Median Sales Price	Aug 2010	\$640,639	\$560,000	+ 14.4%	\$303,000	\$290,000	+ 4.5%
	Sep 2010	\$620,000	\$605,000	+ 2.5%	\$334,000	\$309,500	+ 7.9%
	Oct 2010	\$595,750	\$604,500	- 1.4%	\$300,000	\$300,000	- 0.0%
Average Sales Price	Aug 2010	\$799,332	\$688,125	+ 16.2%	\$351,145	\$342,844	+ 2.4%
	Sep 2010	\$834,655	\$752,651	+ 10.9%	\$401,438	\$358,856	+ 11.9%
	Oct 2010	\$669,031	\$734,397	- 8.9%	\$352,450	\$344,550	+ 2.3%
Total Active Listings Available at Month End	Aug 2010	1,650	1,849	- 10.8%	2,219	2,357	- 5.9%
	Sep 2010	1,596	1,711	- 6.7%	2,173	2,249	- 3.4%
	Oct 2010	1,472	1,660	- 11.3%	2,070	2,188	- 5.4%
Percent of Original List Price	Aug 2010	94.9%	93.6%	+ 1.4%	94.6%	92.3%	+ 2.4%
	Sep 2010	95.2%	92.6%	+ 2.9%	95.2%	93.7%	+ 1.6%
	Oct 2010	94.4%	93.8%	+ 0.6%	94.7%	93.1%	+ 1.8%
Housing Affordability Index	Aug 2010	61	65	- 5.3%	122	119	+ 3.0%
	Sep 2010	64	61	+ 4.2%	112	113	- 0.7%
	Oct 2010	66	61	+ 8.8%	124	116	+ 6.9%
Months Supply of Inventory	Aug 2010	6.8	9.1	- 25.8%	6.3	9.1	- 30.3%
	Sep 2010	6.3	8.6	- 26.5%	6.4	8.5	- 24.8%
	Oct 2010	6.2	7.8	- 20.7%	6.4	7.8	- 17.8%

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.