



**Honolulu Board
of REALTORS®**

Monthly Indicators

March 2010

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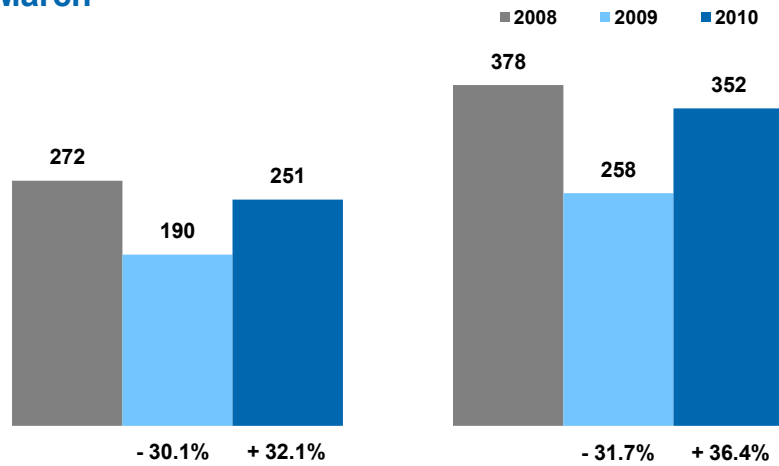
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Closed Sales

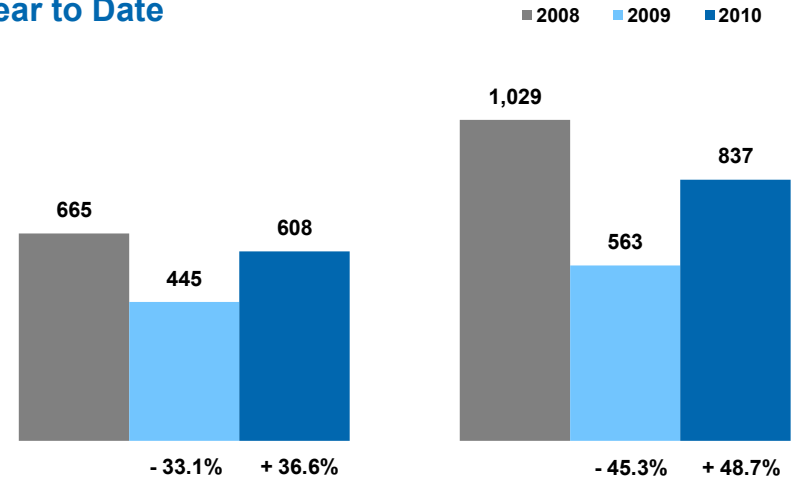
A Monthly Indicator from the Honolulu Board of REALTORS®



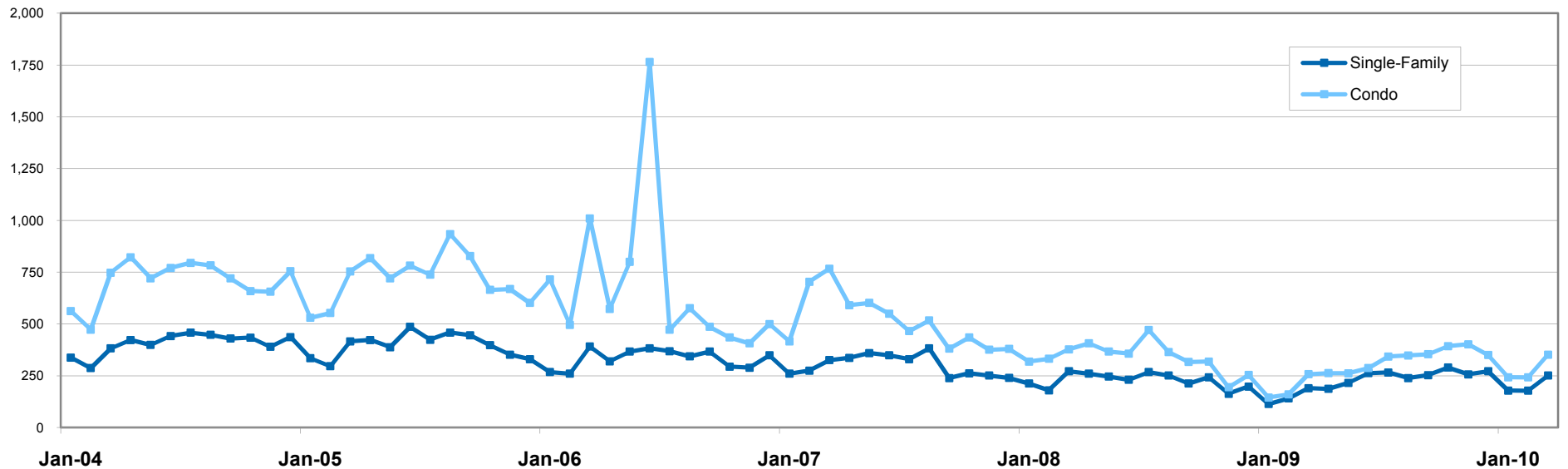
March



Year to Date



Historical Closed Sales

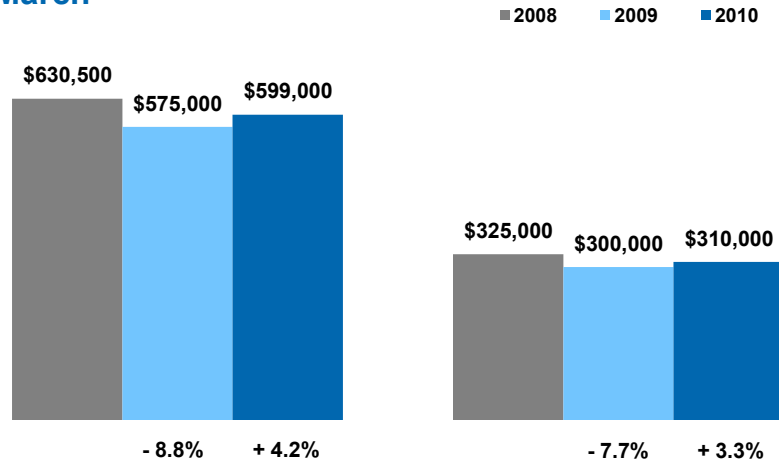


Median Sales Price

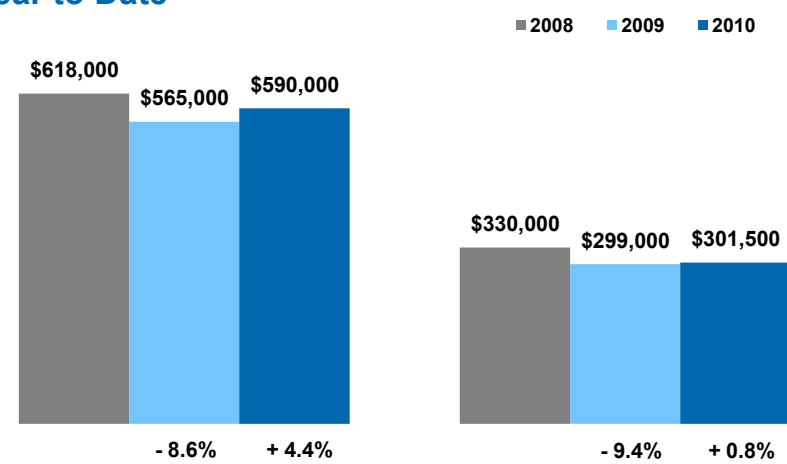
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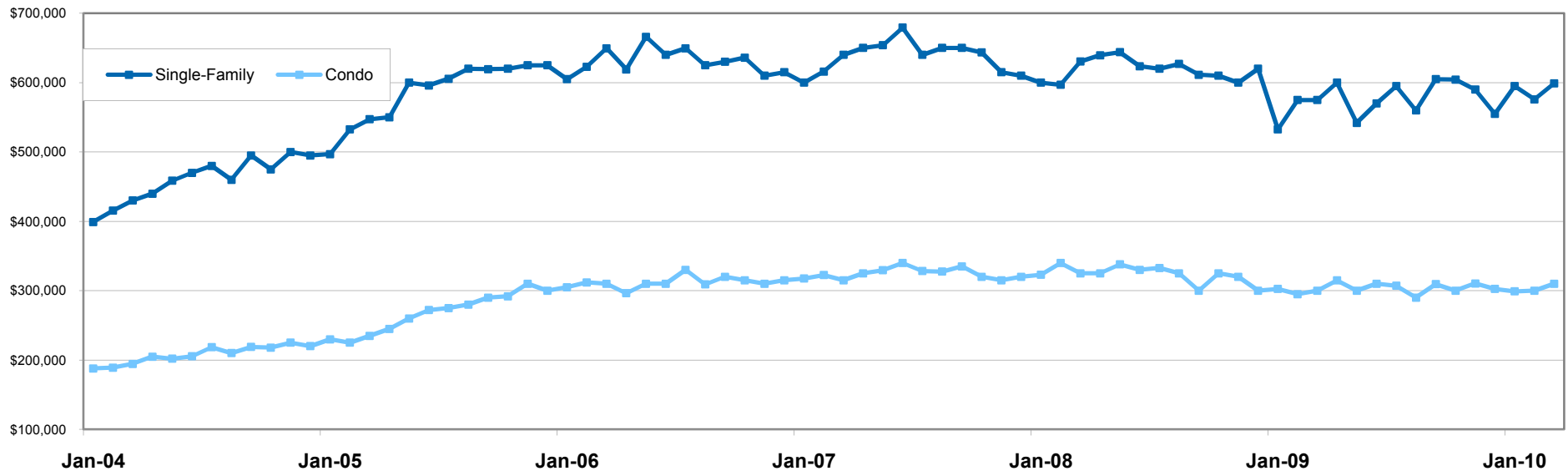
Single-Family

Condo

Single-Family

Condo

Historical Median Sales Price

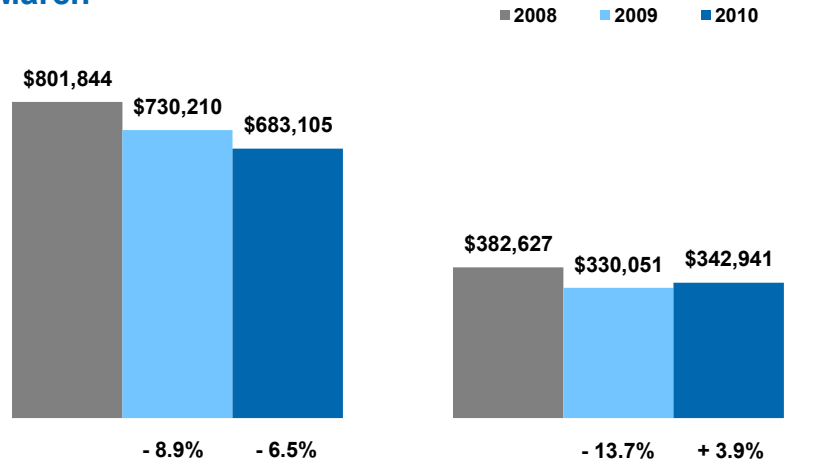


Average Sales Price

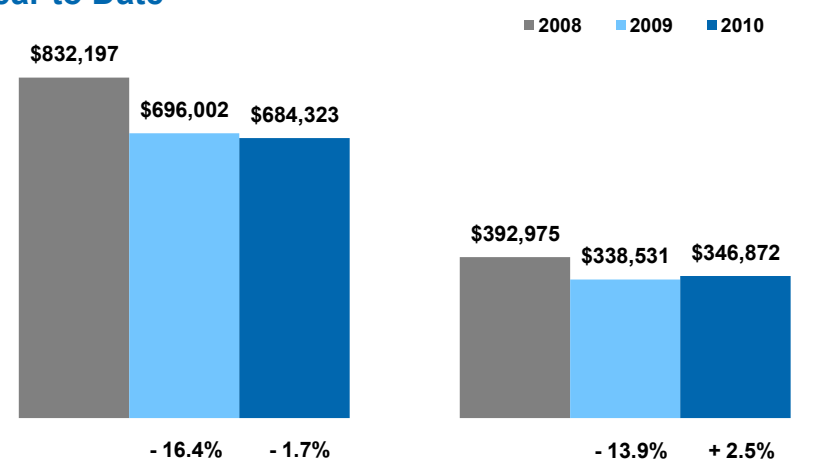
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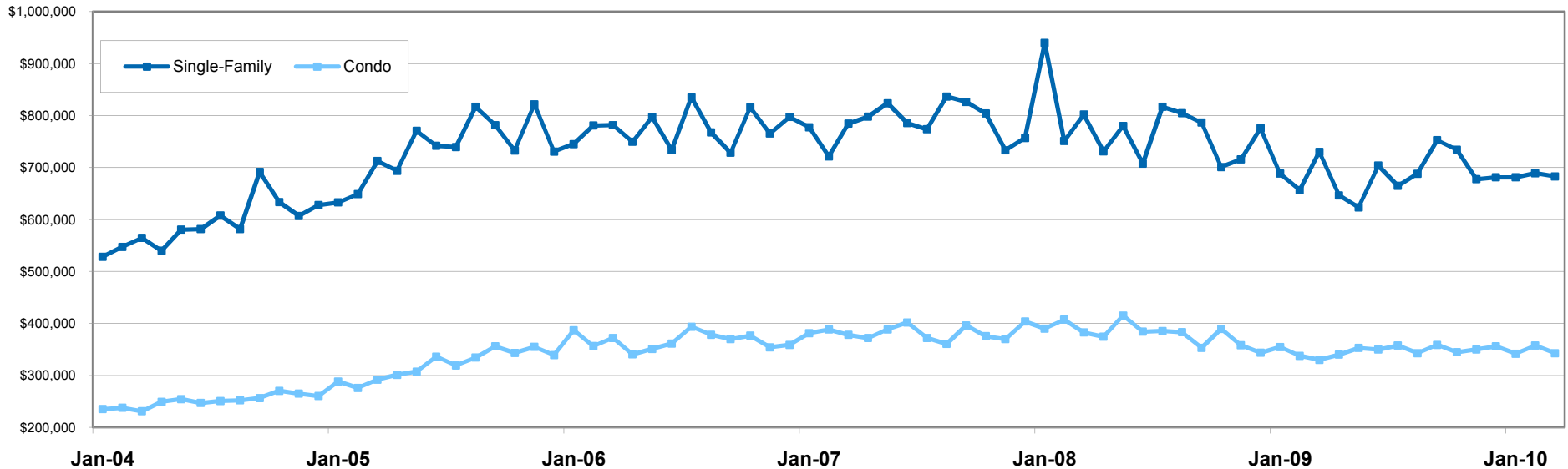
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price

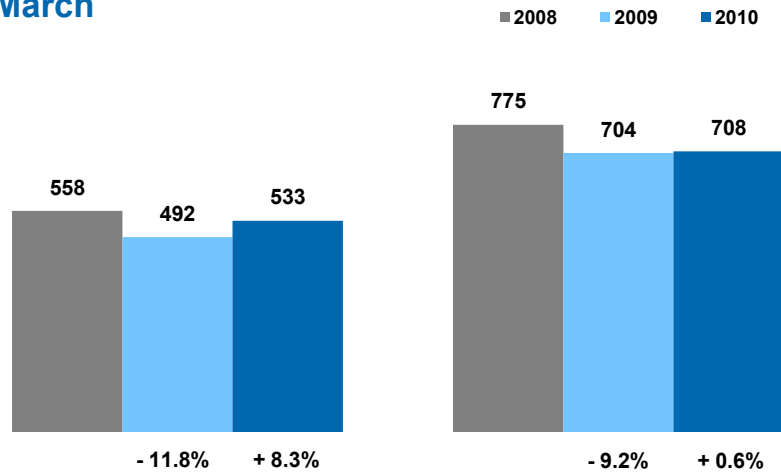


New Listings

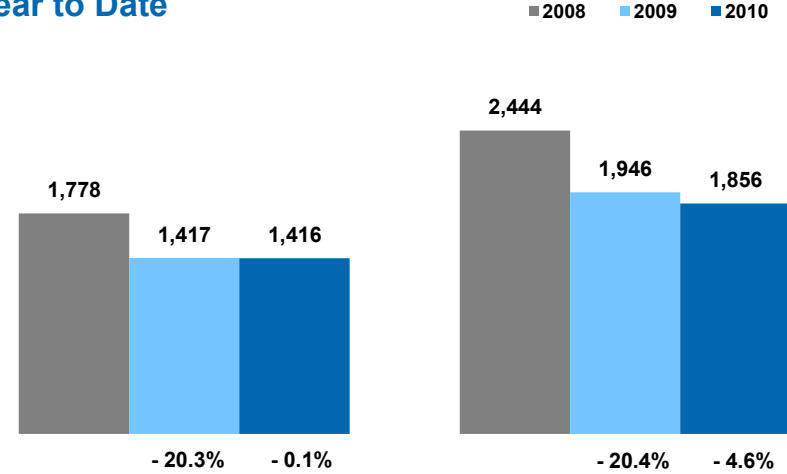
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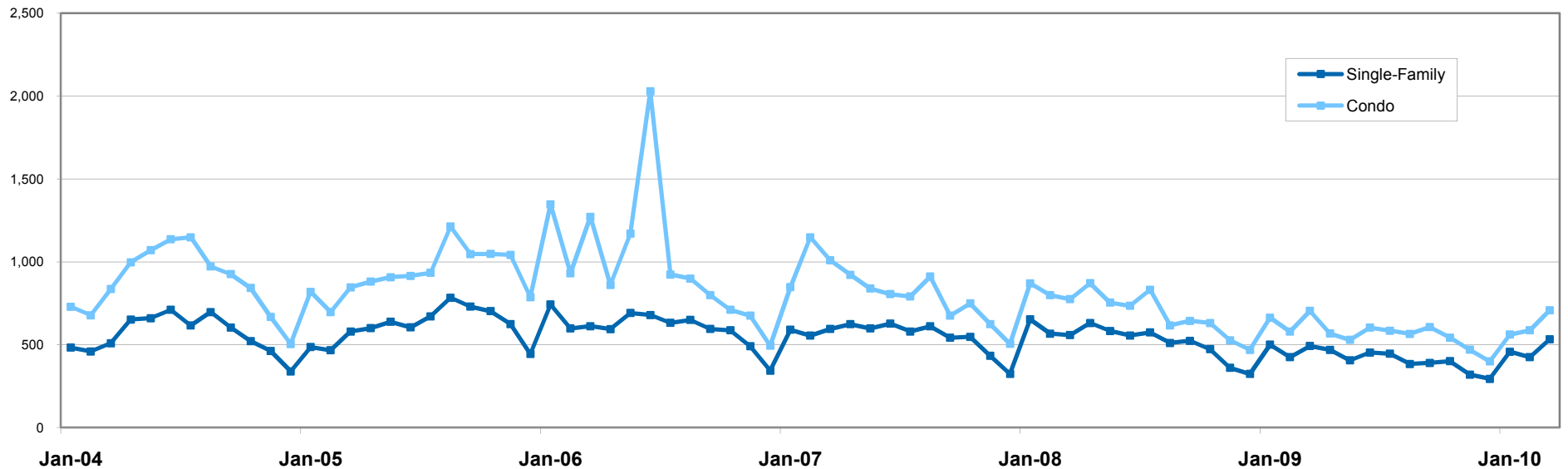
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Historical New Listings

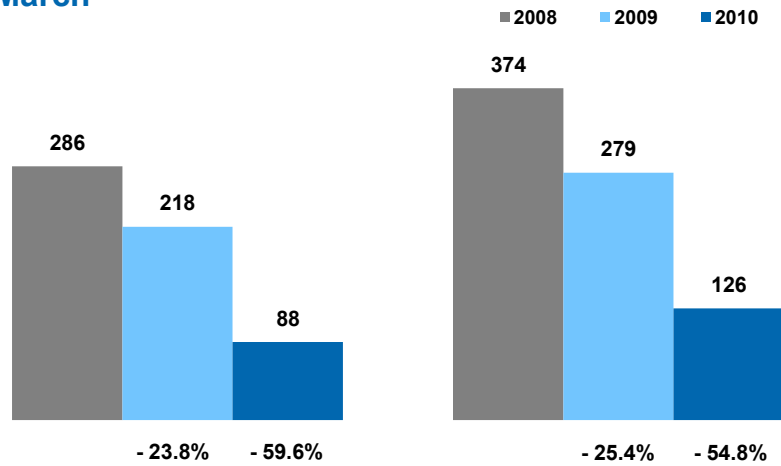


Pending Sales

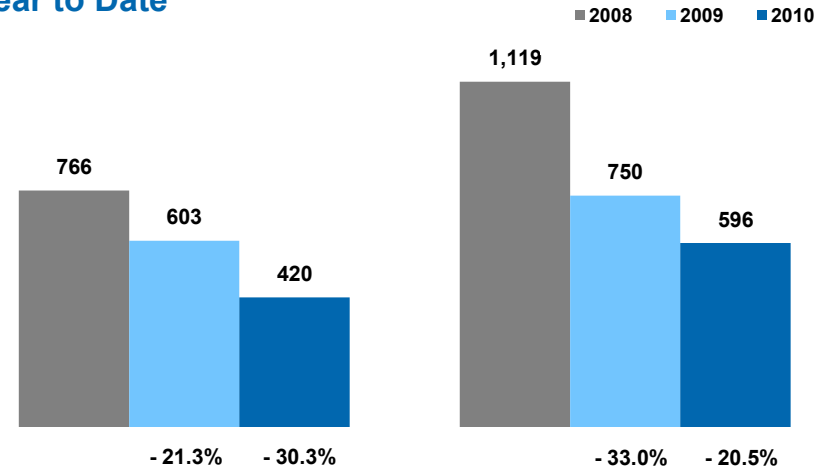
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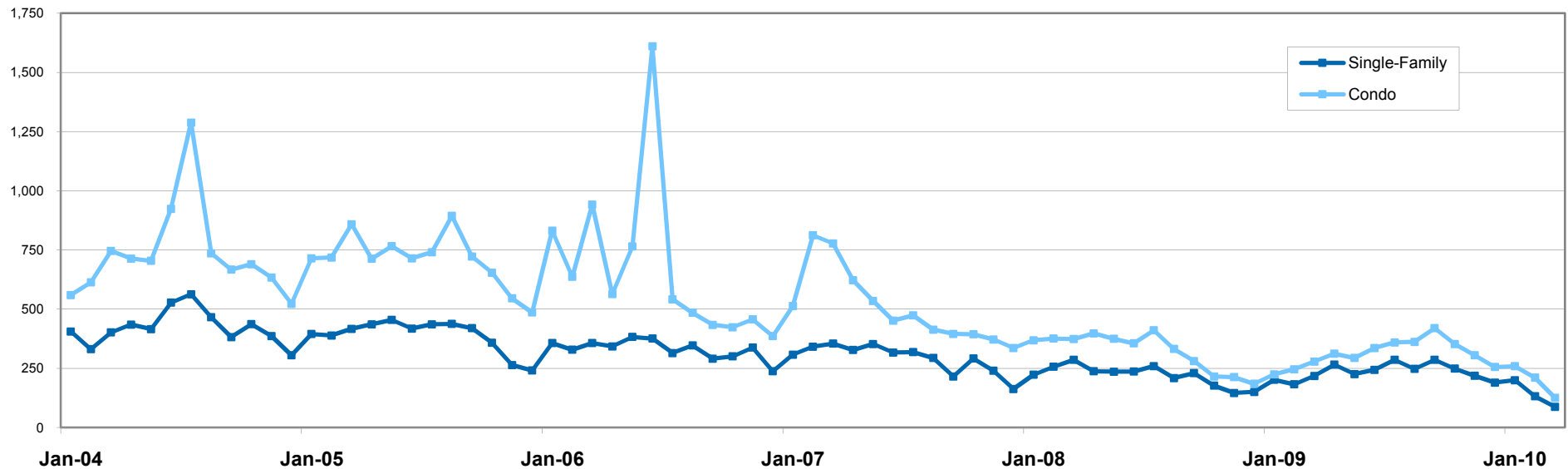
Single-Family

Condo

Single-Family

Condo

Historical Pending Sales

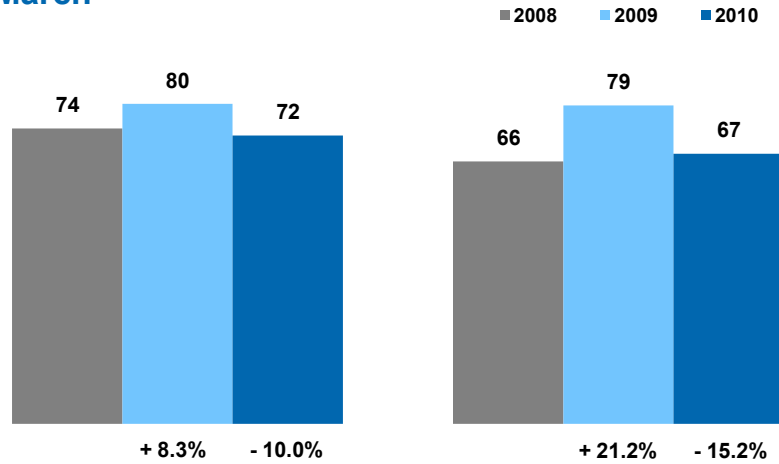


Days on Market Until Sale

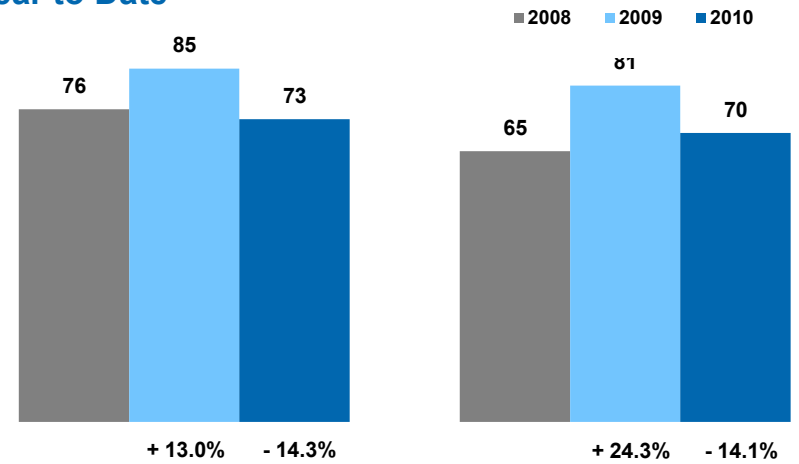
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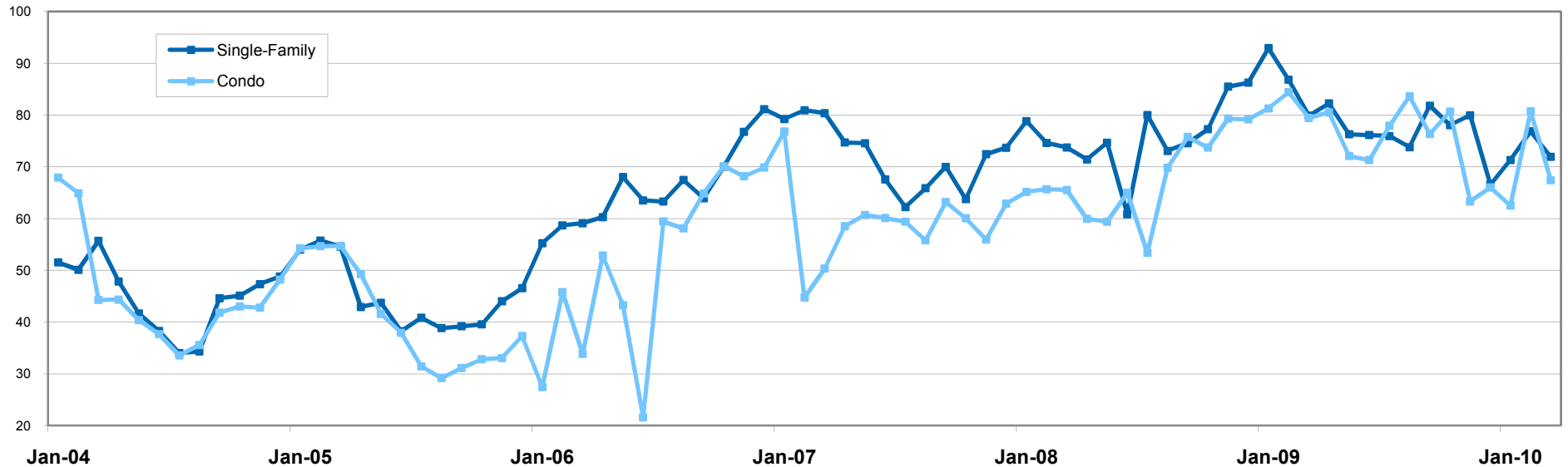
Single-Family

Condo

Single-Family

Condo

Historical Days on Market Until Sale

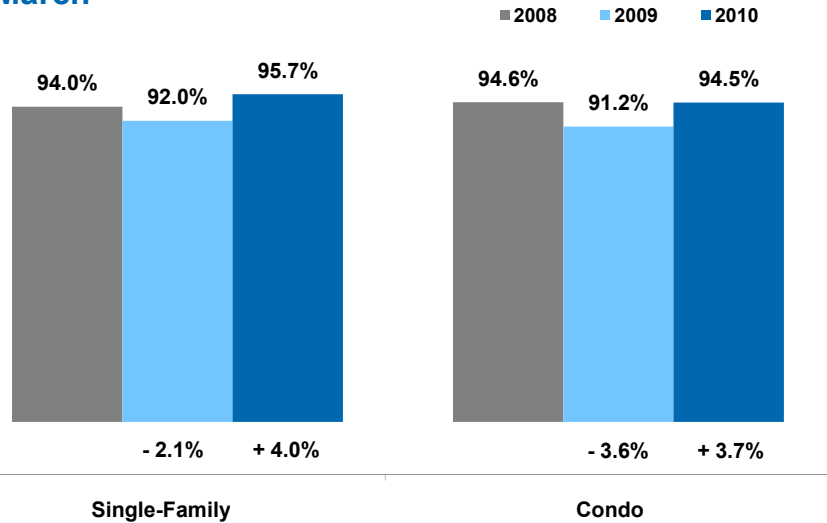


Percent of Original List Price Received at Sale

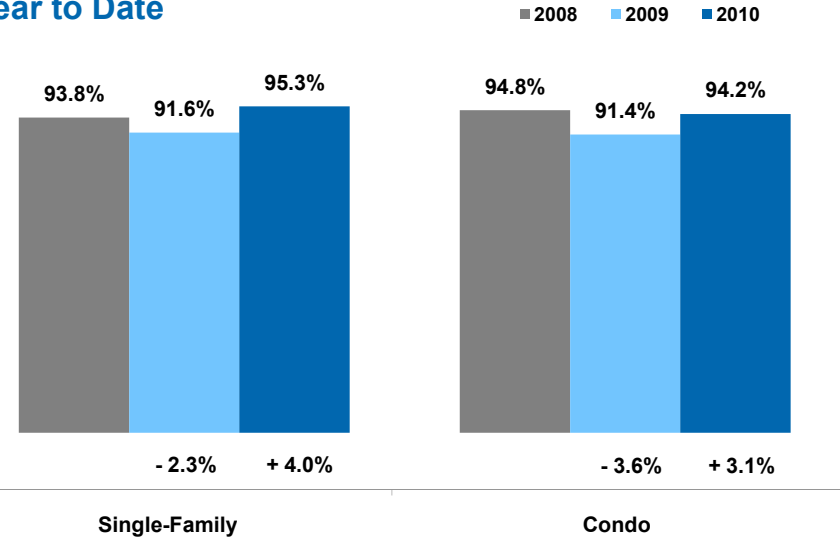
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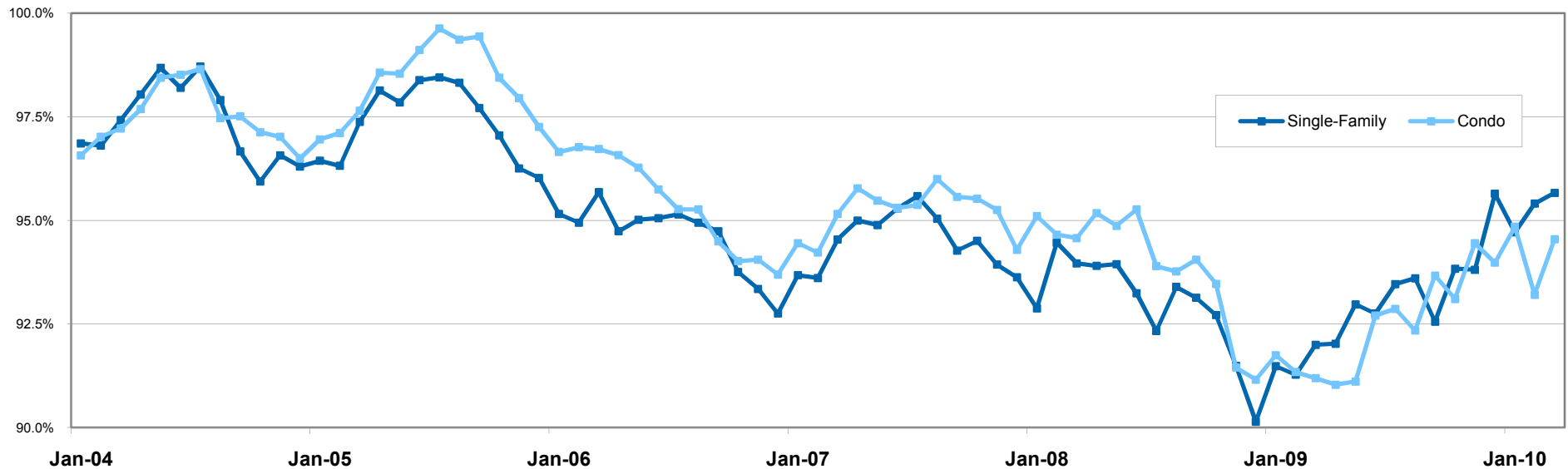
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Historical Pct. Of Original List Price Received at Sale



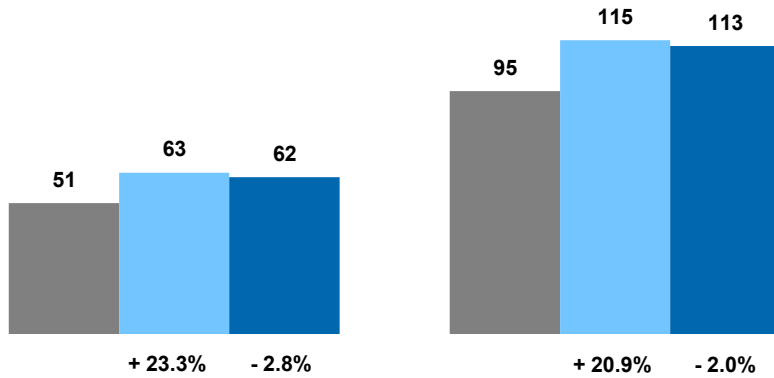
Housing Affordability Index

A Monthly Indicator from the Honolulu Board of REALTORS®



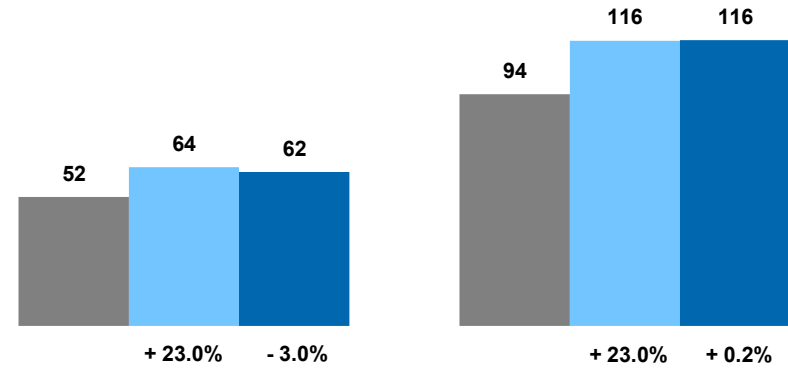
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■ 2008 ■ 2009 ■ 2010



Year to Date

■ 2008 ■ 2009 ■ 2010



Single-Family

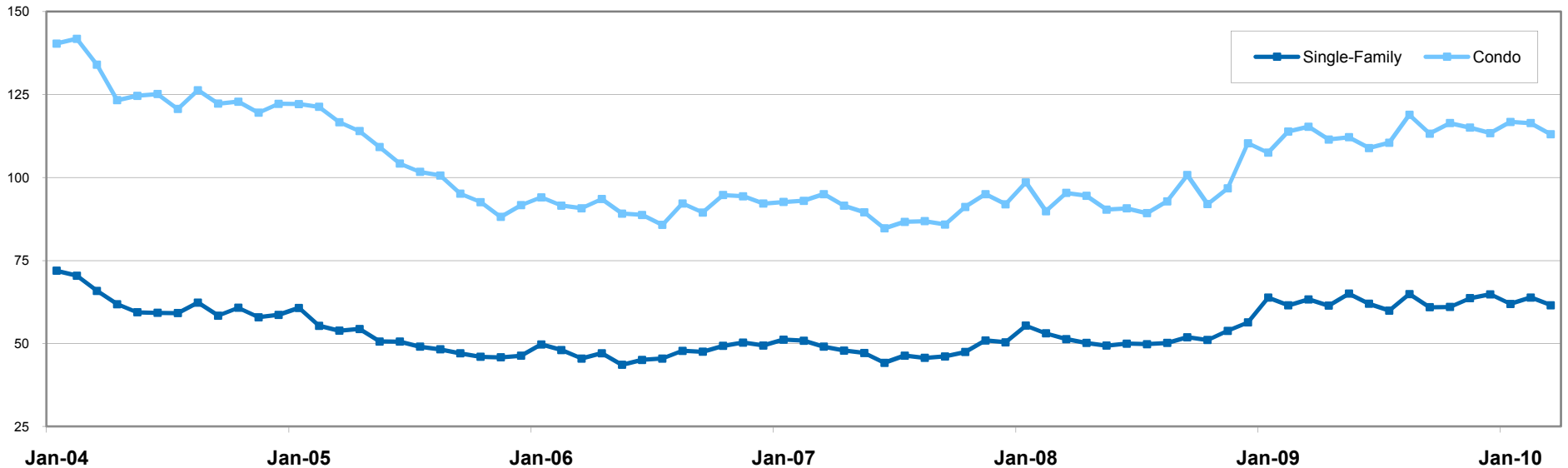
Condo

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.

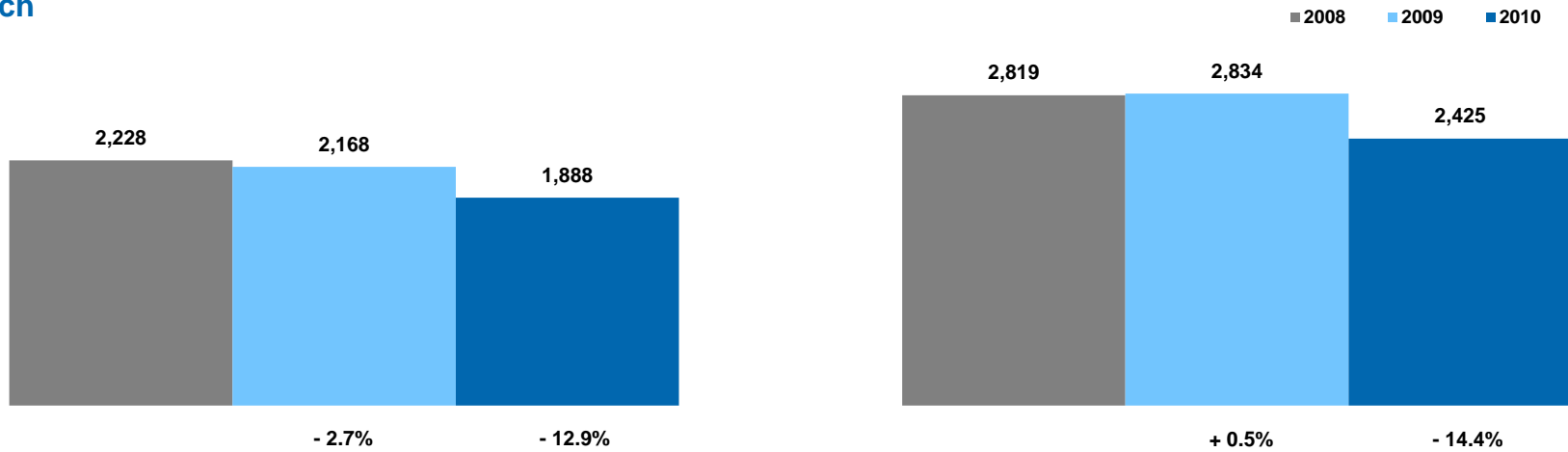


Inventory of Homes Available

A Monthly Indicator from the Honolulu Board of REALTORS®



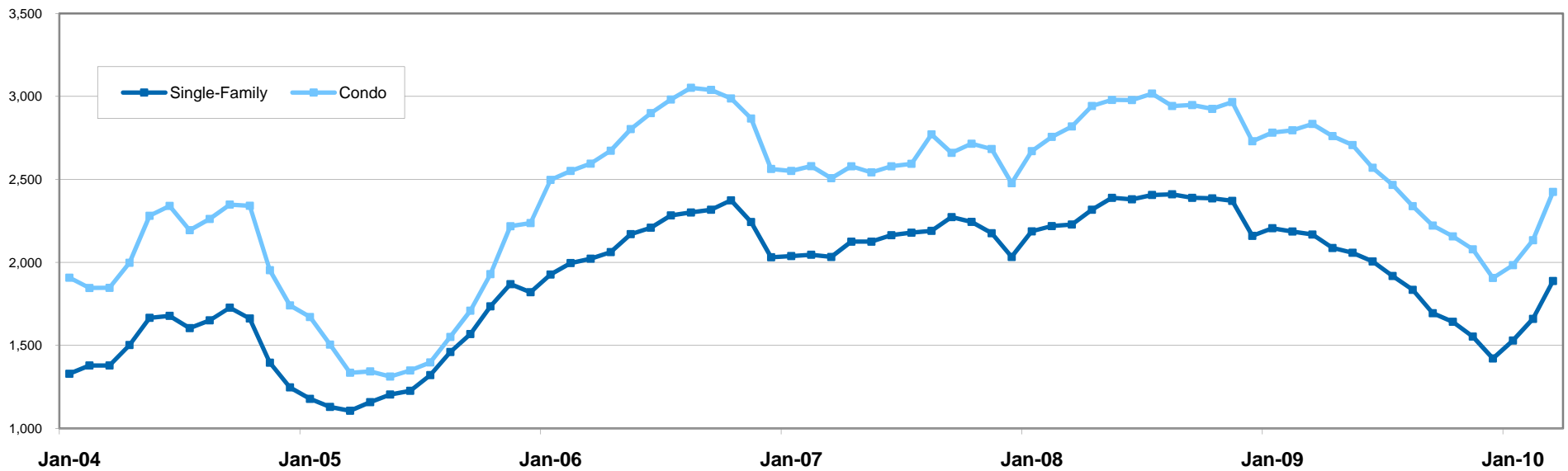
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Single-Family

Condo

Historical Inventory of Homes Available



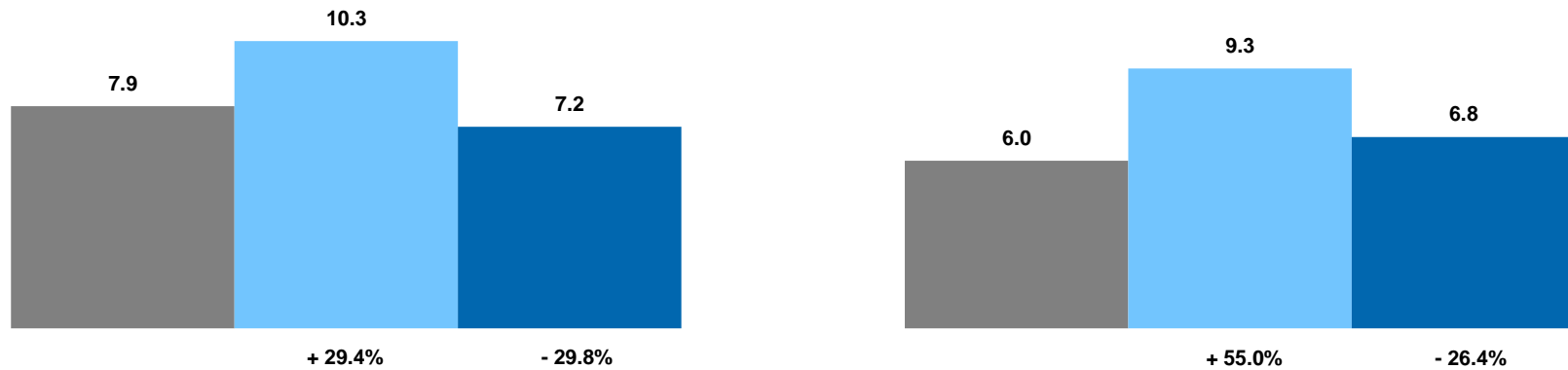
Months Supply of Inventory

A Monthly Indicator from the Honolulu Board of REALTORS®



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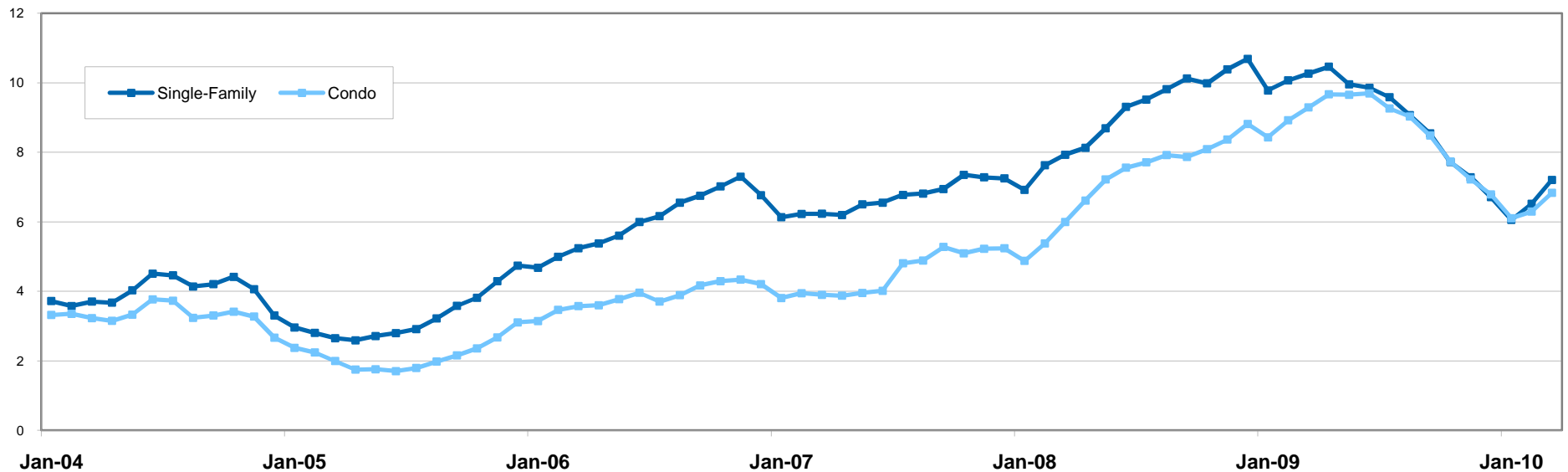
■ 2008 ■ 2009 ■ 2010



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	Jan 2010	458	500	- 8.4%	561	663	- 15.4%
	Feb 2010	425	425	- 0.0%	587	579	+ 1.4%
	Mar 2010	533	492	+ 8.3%	708	704	+ 0.6%
Pending Sales	Jan 2010	200	202	- 1.0%	259	225	+ 15.1%
	Feb 2010	132	183	- 27.9%	211	246	- 14.2%
	Mar 2010	88	218	- 59.6%	126	279	- 54.8%
Closed Sales	Jan 2010	179	114	+ 57.0%	243	145	+ 67.6%
	Feb 2010	178	141	+ 26.2%	242	160	+ 51.3%
	Mar 2010	251	190	+ 32.1%	352	258	+ 36.4%
Days on Market Until Sale	Jan 2010	71	93	- 23.2%	63	81	- 23.1%
	Feb 2010	77	87	- 11.5%	81	84	- 4.4%
	Mar 2010	72	80	- 10.0%	67	79	- 15.2%
Median Sales Price	Jan 2010	\$595,000	\$532,500	+ 11.7%	\$299,000	\$302,500	- 1.2%
	Feb 2010	\$576,000	\$575,000	+ 0.2%	\$300,000	\$295,000	+ 1.7%
	Mar 2010	\$599,000	\$575,000	+ 4.2%	\$310,000	\$300,000	+ 3.3%
Average Sales Price	Jan 2010	\$681,183	\$688,281	- 1.0%	\$341,984	\$354,652	- 3.6%
	Feb 2010	\$689,149	\$656,806	+ 4.9%	\$357,447	\$337,735	+ 5.8%
	Mar 2010	\$683,105	\$730,210	- 6.5%	\$342,941	\$330,051	+ 3.9%
Total Active Listings Available at Month End	Jan 2010	1,529	2,206	- 30.7%	1,983	2,782	- 28.7%
	Feb 2010	1,660	2,186	- 24.1%	2,134	2,796	- 23.7%
	Mar 2010	1,888	2,168	- 12.9%	2,425	2,834	- 14.4%
Percent of Original List Price	Jan 2010	94.7%	91.5%	+ 3.5%	94.8%	91.7%	+ 3.4%
	Feb 2010	95.4%	91.3%	+ 4.5%	93.2%	91.3%	+ 2.0%
	Mar 2010	95.7%	92.0%	+ 4.0%	94.5%	91.2%	+ 3.7%
Housing Affordability Index	Jan 2010	62	64	- 3.0%	117	108	+ 8.6%
	Feb 2010	64	61	+ 3.8%	116	114	+ 2.3%
	Mar 2010	62	63	- 2.8%	113	115	- 2.0%
Months Supply of Inventory	Jan 2010	6.1	9.8	- 38.1%	6.1	8.4	- 27.6%
	Feb 2010	6.5	10.1	- 35.3%	6.3	8.9	- 29.5%
	Mar 2010	7.2	10.3	- 29.8%	6.8	9.3	- 26.4%

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 have had a 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 closed, sold properties only.
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.