

Housing Supply Overview



October 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

5.6	5.3	5.3	6.5
Months Supply Single-Family	Months Supply Condo	Months Supply Previously Owned	Months Supply New Construction

Pending Sales	2
Days on Market Until Sale	4
Percent of Original List Price Received	6
Inventory of Homes for Sale	8
Months Supply of Inventory	10

[Click on desired metric to jump to that page.](#)

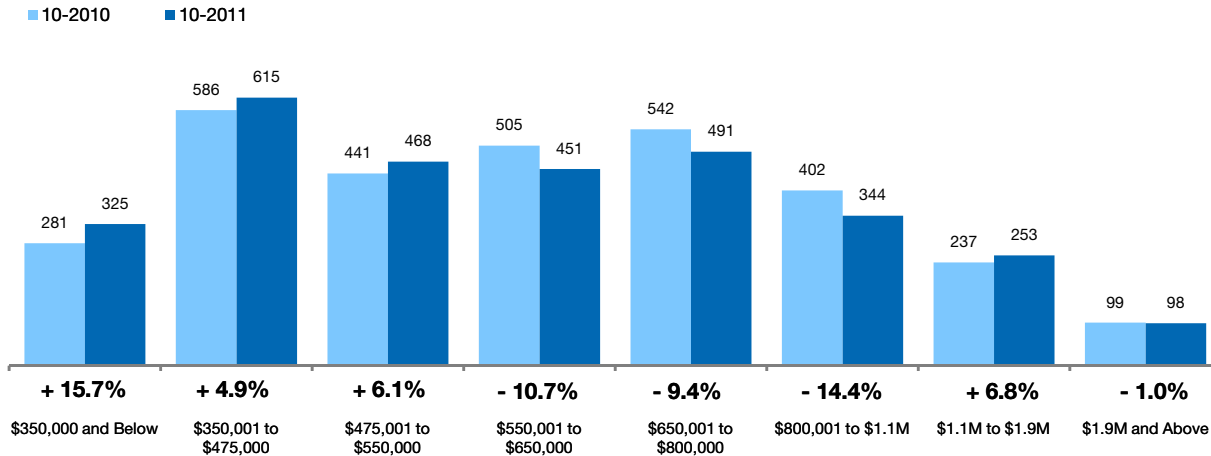


Pending Sales Single-Family Homes Only

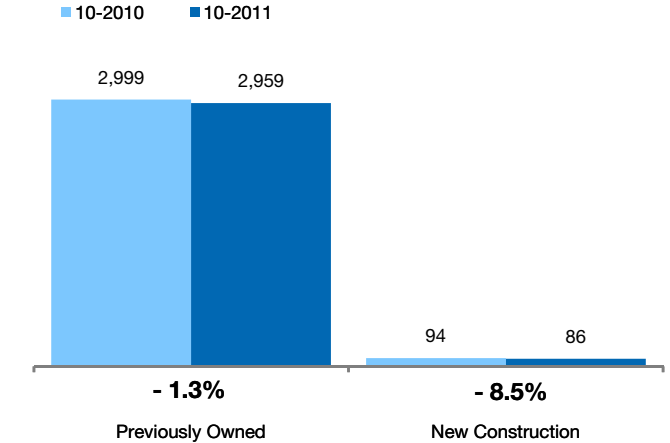
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	10-2010	10-2011	Change
\$350,000 and Below	281	325	+ 15.7%
\$350,001 to \$475,000	586	615	+ 4.9%
\$475,001 to \$550,000	441	468	+ 6.1%
\$550,001 to \$650,000	505	451	- 10.7%
\$650,001 to \$800,000	542	491	- 9.4%
\$800,001 to \$1.1M	402	344	- 14.4%
\$1.1M to \$1.9M	237	253	+ 6.8%
\$1.9M and Above	99	98	- 1.0%
All Single-Family Homes	3,093	3,045	- 1.6%

Previously Owned

10-2010	10-2011	Change
279	322	+ 15.4%
561	581	+ 3.6%
430	455	+ 5.8%
493	439	- 11.0%
521	480	- 7.9%
390	336	- 13.8%
231	250	+ 8.2%
94	96	+ 2.1%
2,999	2,959	- 1.3%

New Construction

10-2010	10-2011	Change
2	3	+ 50.0%
25	34	+ 36.0%
11	13	+ 18.2%
12	12	0.0%
21	11	- 47.6%
12	8	- 33.3%
6	3	- 50.0%
5	2	- 60.0%
94	86	- 8.5%

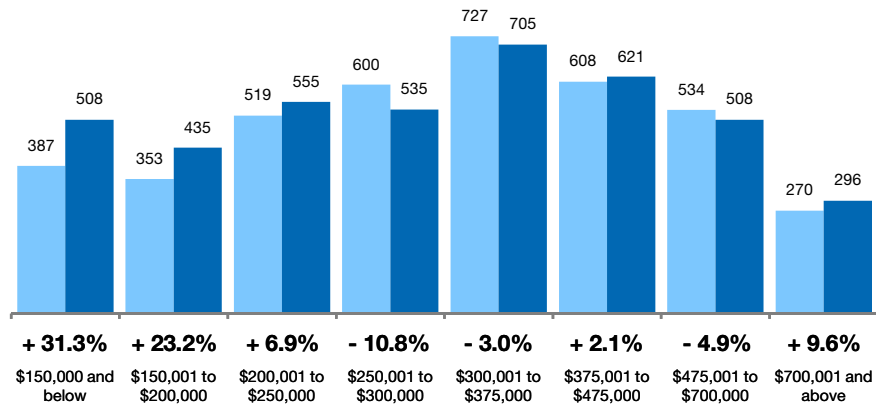
Pending Sales Condo Properties Only

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



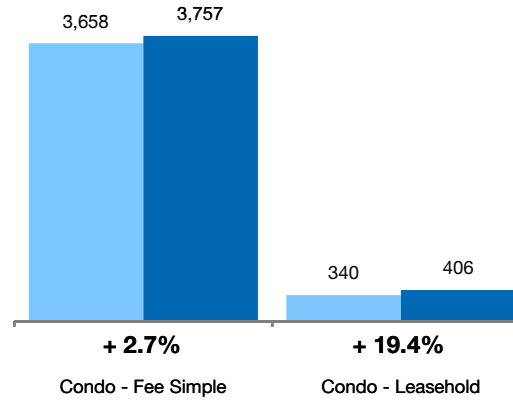
By Price Range

■ 10-2010 ■ 10-2011



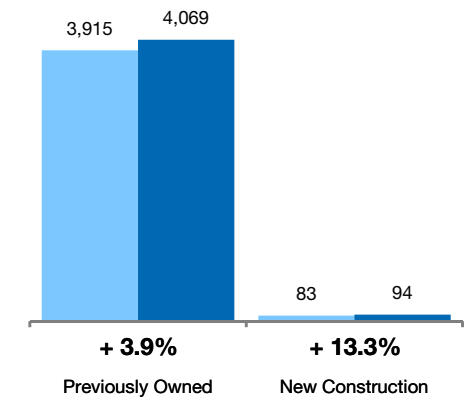
By Condo Type

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$150,000 and below	387	508	+ 31.3%
\$150,001 to \$200,000	353	435	+ 23.2%
\$200,001 to \$250,000	519	555	+ 6.9%
\$250,001 to \$300,000	600	535	- 10.8%
\$300,001 to \$375,000	727	705	- 3.0%
\$375,001 to \$475,000	608	621	+ 2.1%
\$475,001 to \$700,000	534	508	- 4.9%
\$700,001 and above	270	296	+ 9.6%
All Price Ranges	3,998	4,163	+ 4.1%

Previously Owned

	10-2010	10-2011	Change
\$150,000 and below	386	508	+ 31.6%
\$150,001 to \$200,000	351	435	+ 23.9%
\$200,001 to \$250,000	519	547	+ 5.4%
\$250,001 to \$300,000	600	530	- 11.7%
\$300,001 to \$375,000	727	694	- 4.5%
\$375,001 to \$475,000	597	598	+ 0.2%
\$475,001 to \$700,000	517	495	- 4.3%
\$700,001 and above	218	262	+ 20.2%
All Price Ranges	3,915	4,069	+ 3.9%

New Construction

	10-2010	10-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	0	8	0.0%
\$250,001 to \$300,000	0	5	0.0%
\$300,001 to \$375,000	0	11	0.0%
\$375,001 to \$475,000	11	23	+ 109.1%
\$475,001 to \$700,000	17	13	- 23.5%
\$700,001 and above	52	34	- 34.6%
All Price Ranges	83	94	+ 13.3%

By Condo Type

	10-2010	10-2011	Change
Condo - Fee Simple	3,658	3,757	+ 2.7%
Condo - Leasehold	340	406	+ 19.4%
All Condo Types	3,998	4,163	+ 4.1%

	10-2010	10-2011	Change
Condo - Fee Simple	3,575	3,663	+ 2.5%
Condo - Leasehold	340	406	+ 19.4%
All Condo Types	3,915	4,069	+ 3.9%

Days on Market Until Sale Single-Family Homes Only

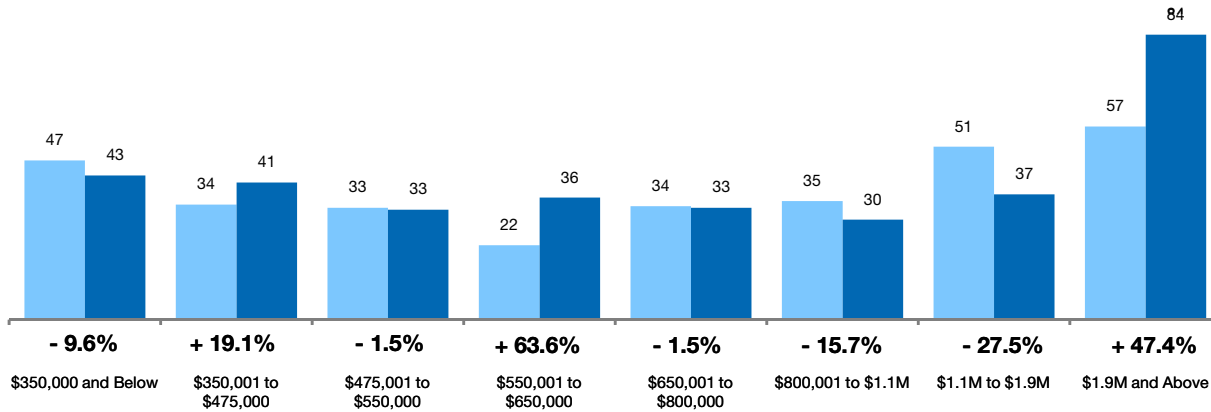


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

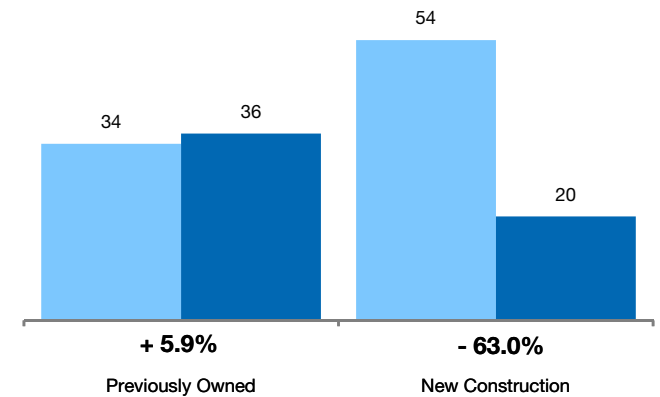
By Price Range

10-2010 10-2011



By Construction Status

10-2010 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$350,000 and Below	47	43	- 9.6%
\$350,001 to \$475,000	34	41	+ 19.1%
\$475,001 to \$550,000	33	33	- 1.5%
\$550,001 to \$650,000	22	36	+ 63.6%
\$650,001 to \$800,000	34	33	- 1.5%
\$800,001 to \$1.1M	35	30	- 15.7%
\$1.1M to \$1.9M	51	37	- 27.5%
\$1.9M and Above	57	84	+ 47.4%
All Single-Family Homes	34	36	+ 5.9%

Previously Owned

	10-2010	10-2011	Change
\$350,000 and Below	47	40	- 14.9%
\$350,001 to \$475,000	34	41	+ 20.6%
\$475,001 to \$550,000	33	34	+ 3.0%
\$550,001 to \$650,000	22	35	+ 59.1%
\$650,001 to \$800,000	29	32	+ 8.6%
\$800,001 to \$1.1M	35	30	- 13.0%
\$1.1M to \$1.9M	48	37	- 22.9%
\$1.9M and Above	57	87	+ 51.8%
All Previously Owned	34	36	+ 5.9%

New Construction

	10-2010	10-2011	Change
\$350,000 and Below	27	146	+ 440.7%
\$350,001 to \$475,000	11	1	- 90.9%
\$475,001 to \$550,000	7	1	- 85.7%
\$550,001 to \$650,000	25	85	+ 240.0%
\$650,001 to \$800,000	127	93	- 26.8%
\$800,001 to \$1.1M	84	11	- 86.9%
\$1.1M to \$1.9M	202	73	- 63.9%
\$1.9M and Above	104	82	- 21.2%
All New Construction	54	20	- 63.0%

Days on Market Until Sale Condo Properties Only

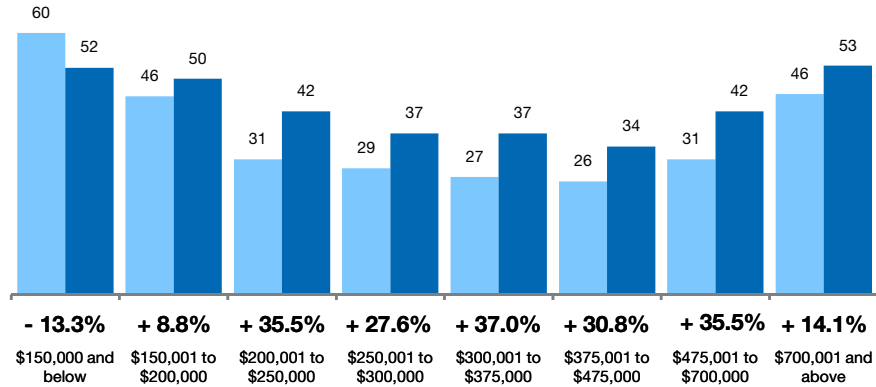


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

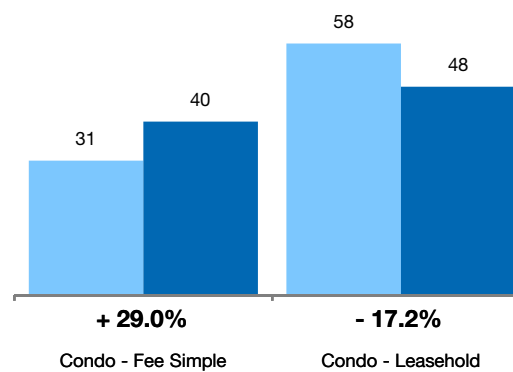
By Price Range

■ 10-2010 ■ 10-2011



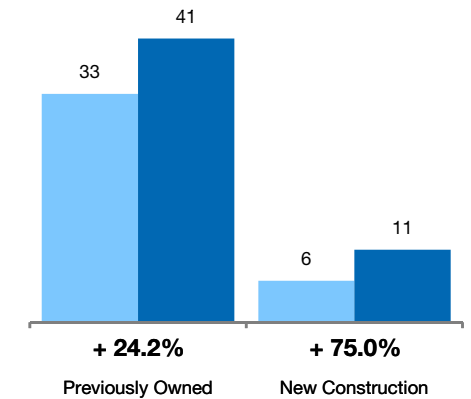
By Condo Type

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$150,000 and below	60	52	-13.3%
\$150,001 to \$200,000	46	50	+8.8%
\$200,001 to \$250,000	31	42	+35.5%
\$250,001 to \$300,000	29	37	+27.6%
\$300,001 to \$375,000	27	37	+37.0%
\$375,001 to \$475,000	26	34	+30.8%
\$475,001 to \$700,000	31	42	+35.5%
\$700,001 and above	46	53	+14.1%
All Condos	32	41	+28.1%

Previously Owned

	10-2010	10-2011	Change	10-2010	10-2011	Change
\$150,000 and below	60	52	-13.3%	51	0	-100.0%
\$150,001 to \$200,000	45	50	+10.0%	232	0	-100.0%
\$200,001 to \$250,000	31	43	+37.1%	0	33	0.0%
\$250,001 to \$300,000	29	37	+27.6%	0	0	0.0%
\$300,001 to \$375,000	27	37	+37.0%	0	188	0.0%
\$375,001 to \$475,000	26	34	+28.8%	16	78	+387.5%
\$475,001 to \$700,000	31	42	+35.5%	11	0	-100.0%
\$700,001 and above	53	61	+15.1%	0	2	0.0%
All Condos	33	41	+24.2%	6	11	+75.0%

New Construction

By Condo Type

	10-2010	10-2011	Change
Condo - Fee Simple	31	40	+29.0%
Condo - Leasehold	58	48	-17.2%
All Condos	32	41	+28.1%

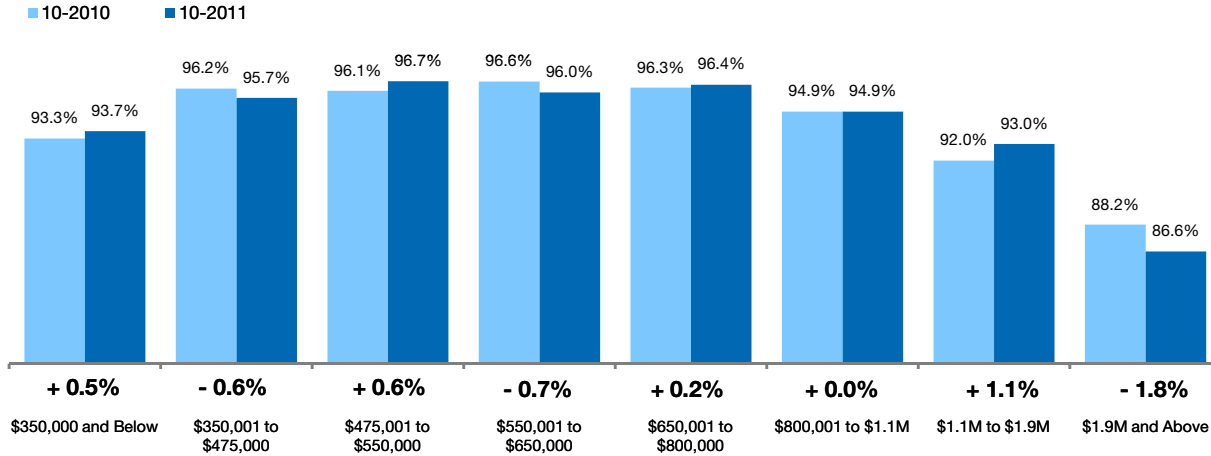
	10-2010	10-2011	Change	10-2010	10-2011	Change
Condo - Fee Simple	31	40	+29.0%	60	6	-90.0%
Condo - Leasehold	58	48	-17.2%	0	0	0.0%
All Condos	33	41	+24.2%	6	11	+75.0%

Pct. Of Orig. Price Received Single-Family Homes Only

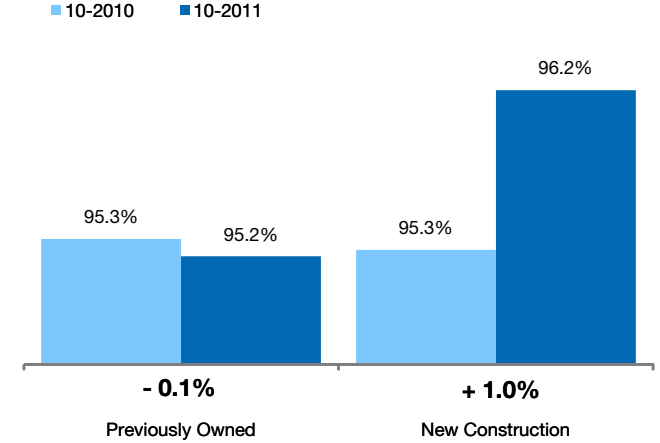


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	10-2010	10-2011	Change
\$350,000 and Below	93.3%	93.7%	+ 0.5%
\$350,001 to \$475,000	96.2%	95.7%	- 0.6%
\$475,001 to \$550,000	96.1%	96.7%	+ 0.6%
\$550,001 to \$650,000	96.6%	96.0%	- 0.7%
\$650,001 to \$800,000	96.3%	96.4%	+ 0.2%
\$800,001 to \$1.1M	94.9%	94.9%	+ 0.0%
\$1.1M to \$1.9M	92.0%	93.0%	+ 1.1%
\$1.9M and Above	88.2%	86.6%	- 1.8%
All Single-Family Homes	95.3%	95.2%	- 0.1%

Previously Owned

10-2010	10-2011	Change
93.2%	93.8%	+ 0.6%
96.2%	95.6%	- 0.6%
96.0%	96.6%	+ 0.6%
96.6%	96.0%	- 0.7%
96.2%	96.4%	+ 0.2%
94.8%	94.8%	- 0.1%
92.4%	93.0%	+ 0.6%
88.4%	86.6%	- 2.0%
95.3%	95.2%	- 0.1%

New Construction

10-2010	10-2011	Change
97.1%	88.6%	- 8.7%
99.0%	97.3%	- 1.8%
101.2%	99.8%	- 1.4%
98.0%	97.1%	- 1.0%
96.7%	97.6%	+ 0.9%
95.7%	97.5%	+ 1.8%
79.9%	93.2%	+ 16.7%
85.4%	86.5%	+ 1.3%
95.3%	96.2%	+ 1.0%

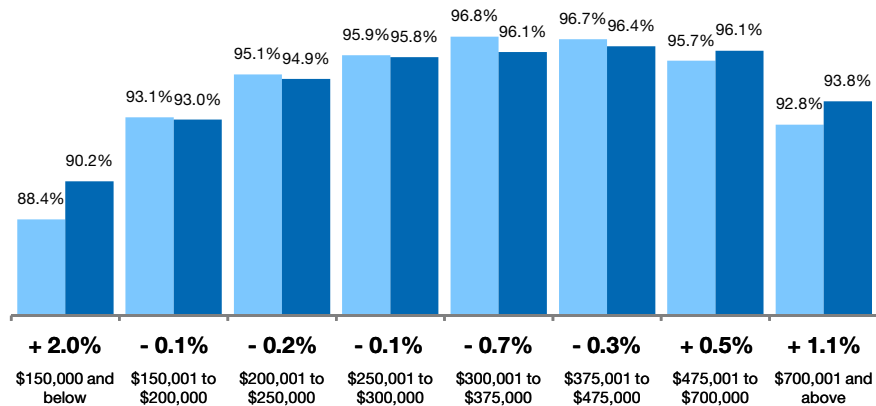
Pct. Of Orig. Price Received Condo Properties Only



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

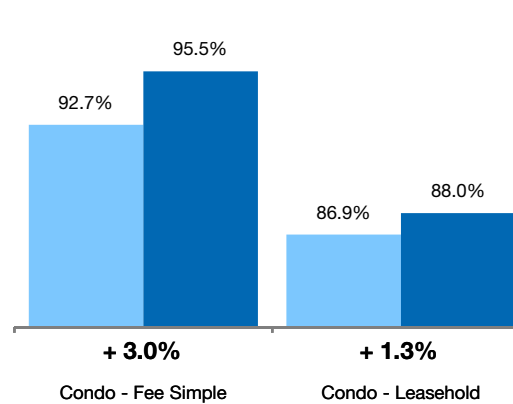
By Price Range

■ 10-2010 ■ 10-2011



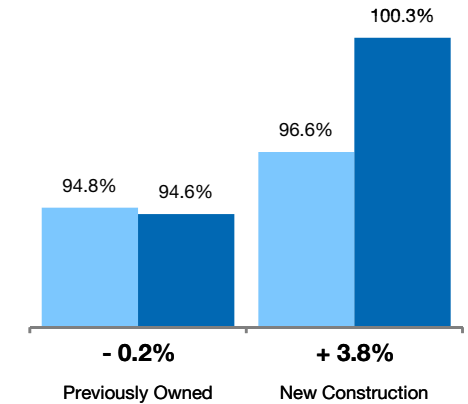
By Condo Type

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$150,000 and below	88.4%	90.2%	+ 2.0%
\$150,001 to \$200,000	93.1%	93.0%	- 0.1%
\$200,001 to \$250,000	95.1%	94.9%	- 0.2%
\$250,001 to \$300,000	95.9%	95.8%	- 0.1%
\$300,001 to \$375,000	96.8%	96.1%	- 0.7%
\$375,001 to \$475,000	96.7%	96.4%	- 0.3%
\$475,001 to \$700,000	95.7%	96.1%	+ 0.5%
\$700,001 and above	92.8%	93.8%	+ 1.1%
All Condos	94.9%	94.7%	- 0.2%

Previously Owned

	10-2010	10-2011	Change	10-2010	10-2011	Change
\$150,000 and below	88.4%	90.2%	+ 2.0%	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	93.1%	93.0%	- 0.1%	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	95.1%	94.9%	- 0.2%	0.0%	95.5%	0.0%
\$250,001 to \$300,000	95.9%	95.8%	- 0.1%	0.0%	0.0%	0.0%
\$300,001 to \$375,000	96.8%	96.1%	- 0.8%	0.0%	100.0%	0.0%
\$375,001 to \$475,000	96.6%	96.2%	- 0.4%	100.5%	102.4%	+ 1.8%
\$475,001 to \$700,000	95.7%	96.1%	+ 0.4%	96.1%	102.7%	+ 6.9%
\$700,001 and above	92.5%	93.3%	+ 0.9%	96.1%	99.1%	+ 3.1%
All Condos	94.8%	94.6%	- 0.2%	96.6%	100.3%	+ 3.8%

New Construction

By Condo Type

	10-2010	10-2011	Change
Condo - Fee Simple	92.7%	95.5%	+ 3.0%
Condo - Leasehold	86.9%	88.0%	+ 1.3%
All Condos	94.9%	94.7%	- 0.2%

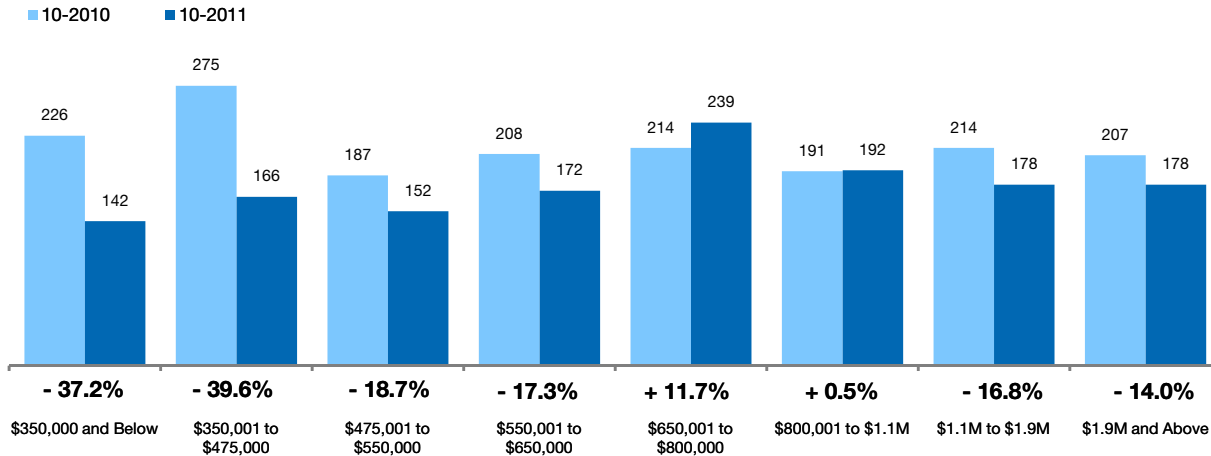
	10-2010	10-2011	Change	10-2010	10-2011	Change
Condo - Fee Simple	92.7%	95.5%	+ 3.0%	90.2%	96.6%	+ 7.1%
Condo - Leasehold	86.9%	88.0%	+ 1.3%	0.0%	0.0%	0.0%
All Condos	94.8%	94.6%	- 0.2%	96.6%	100.3%	+ 3.8%

Inventory of Homes for Sale Single-Family Homes Only

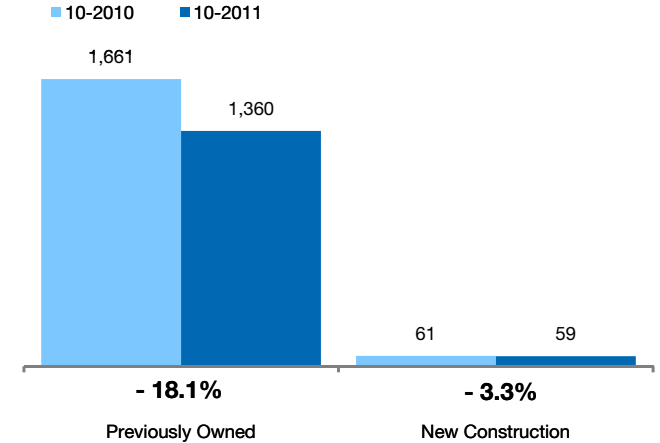


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	10-2010	10-2011	Change
\$350,000 and Below	226	142	- 37.2%
\$350,001 to \$475,000	275	166	- 39.6%
\$475,001 to \$550,000	187	152	- 18.7%
\$550,001 to \$650,000	208	172	- 17.3%
\$650,001 to \$800,000	214	239	+ 11.7%
\$800,001 to \$1.1M	191	192	+ 0.5%
\$1.1M to \$1.9M	214	178	- 16.8%
\$1.9M and Above	207	178	- 14.0%
All Single-Family Homes	1,722	1,419	- 17.6%

Previously Owned

10-2010	10-2011	Change
222	136	- 38.7%
266	158	- 40.6%
185	148	- 20.0%
201	171	- 14.9%
204	230	+ 12.7%
183	181	- 1.1%
202	166	- 17.8%
198	170	- 14.1%
1,661	1,360	- 18.1%

New Construction

10-2010	10-2011	Change
4	6	+ 50.0%
9	8	- 11.1%
2	4	+ 100.0%
7	1	- 85.7%
10	9	- 10.0%
8	11	+ 37.5%
12	12	0.0%
9	8	- 11.1%
61	59	- 3.3%

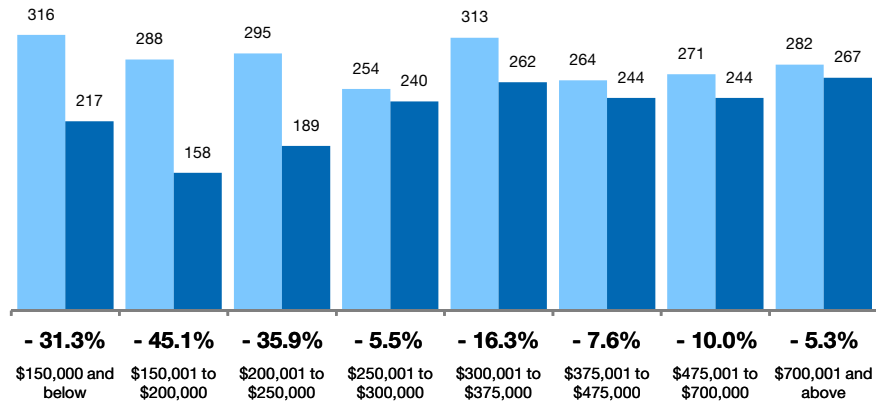
Inventory of Homes for Sale Condo Properties Only

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



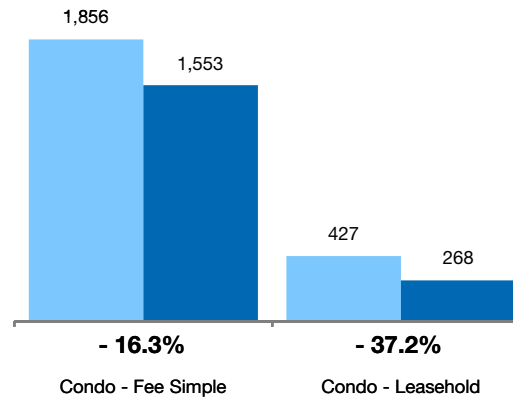
By Price Range

■ 10-2010 ■ 10-2011



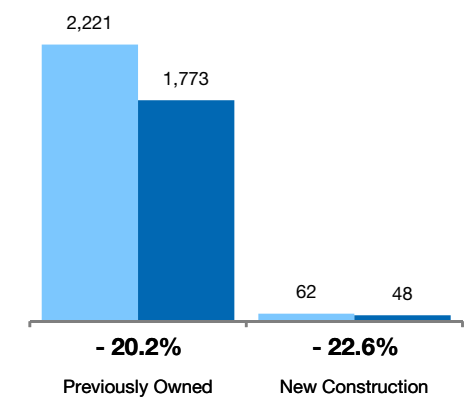
By Condo Type

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$150,000 and below	316	217	- 31.3%
\$150,001 to \$200,000	288	158	- 45.1%
\$200,001 to \$250,000	295	189	- 35.9%
\$250,001 to \$300,000	254	240	- 5.5%
\$300,001 to \$375,000	313	262	- 16.3%
\$375,001 to \$475,000	264	244	- 7.6%
\$475,001 to \$700,000	271	244	- 10.0%
\$700,001 and above	282	267	- 5.3%
All Price Ranges	2,283	1,821	- 20.2%

Previously Owned

	10-2010	10-2011	Change
\$150,000 and below	316	216	- 31.6%
\$150,001 to \$200,000	288	158	- 45.1%
\$200,001 to \$250,000	294	188	- 36.1%
\$250,001 to \$300,000	254	233	- 8.3%
\$300,001 to \$375,000	308	255	- 17.2%
\$375,001 to \$475,000	256	237	- 7.4%
\$475,001 to \$700,000	256	240	- 6.3%
\$700,001 and above	249	246	- 1.2%
All Price Ranges	2,221	1,773	- 20.2%

New Construction

	10-2010	10-2011	Change
\$150,000 and below	1	1	0.0%
\$150,001 to \$200,000	0	2	0.0%
\$200,001 to \$250,000	1	1	0.0%
\$250,001 to \$300,000	11	7	- 36.4%
\$300,001 to \$375,000	5	7	+ 40.0%
\$375,001 to \$475,000	8	7	- 12.5%
\$475,001 to \$700,000	15	4	- 73.3%
\$700,001 and above	33	21	- 36.4%
All Price Ranges	62	48	- 22.6%

By Condo Type

	10-2010	10-2011	Change
Condo - Fee Simple	1,856	1,553	- 16.3%
Condo - Leasehold	427	268	- 37.2%
All Condo Types	2,283	1,821	- 20.2%

	10-2010	10-2011	Change
Condo - Fee Simple	1,795	1,508	- 16.0%
Condo - Leasehold	426	265	- 37.8%
All Condo Types	2,221	1,773	- 20.2%

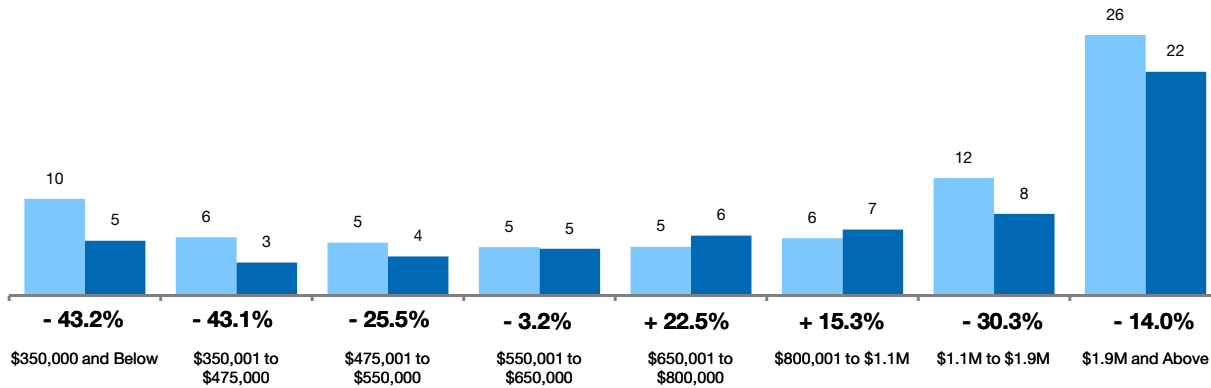
Months Supply of Inventory Single-Family Homes Only



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

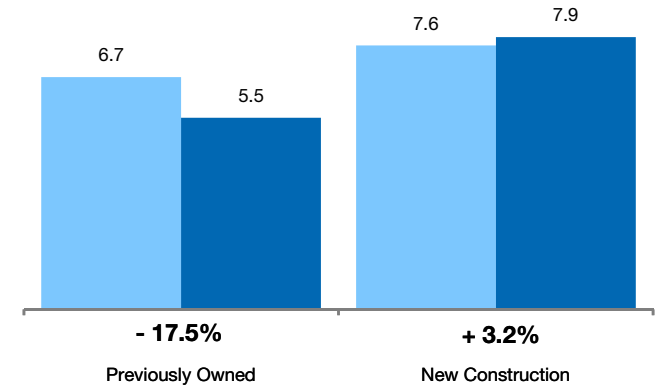
By Price Range

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$350,000 and Below	9.5	5.4	- 43.2%
\$350,001 to \$475,000	5.7	3.3	- 43.1%
\$475,001 to \$550,000	5.2	3.9	- 25.5%
\$550,001 to \$650,000	4.8	4.6	- 3.2%
\$650,001 to \$800,000	4.8	5.9	+ 22.5%
\$800,001 to \$1.1M	5.7	6.5	+ 15.3%
\$1.1M to \$1.9M	11.6	8.1	- 30.3%
\$1.9M and Above	25.6	22.0	- 14.0%
All Single-Family Homes	6.7	5.6	- 16.8%

Previously Owned

	10-2010	10-2011	Change
\$350,000 and Below	9.4	5.2	- 44.6%
\$350,001 to \$475,000	5.8	3.3	- 43.1%
\$475,001 to \$550,000	5.3	3.9	- 26.3%
\$550,001 to \$650,000	4.7	4.7	- 0.0%
\$650,001 to \$800,000	4.8	5.8	+ 21.8%
\$800,001 to \$1.1M	5.6	6.3	+ 12.4%
\$1.1M to \$1.9M	11.2	7.6	- 32.3%
\$1.9M and Above	26.1	21.7	- 16.9%
All Previously Owned	6.7	5.5	- 17.5%

New Construction

	10-2010	10-2011	Change
\$350,000 and Below	4.0	6.0	+ 50.0%
\$350,001 to \$475,000	3.1	2.6	- 17.3%
\$475,001 to \$550,000	1.4	2.5	+ 75.8%
\$550,001 to \$650,000	4.3	0.6	- 85.7%
\$650,001 to \$800,000	4.8	6.8	+ 41.8%
\$800,001 to \$1.1M	5.1	7.3	+ 42.6%
\$1.1M to \$1.9M	10.0	12.0	+ 20.0%
\$1.9M and Above	7.5	8.0	+ 6.7%
All New Construction	7.6	7.9	+ 3.2%

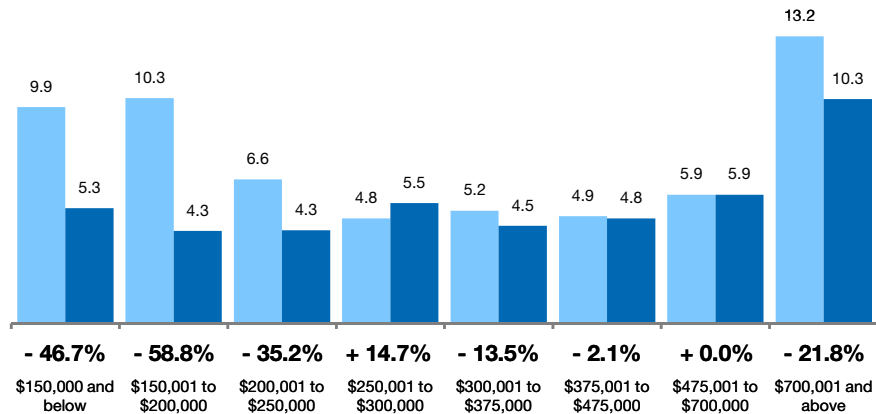
Months Supply of Inventory Condo Properties Only



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

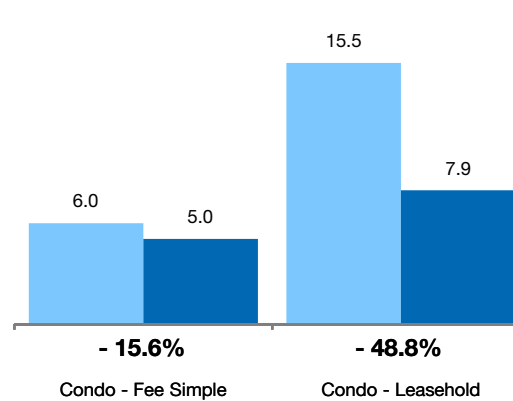
By Price Range

■ 10-2010 ■ 10-2011



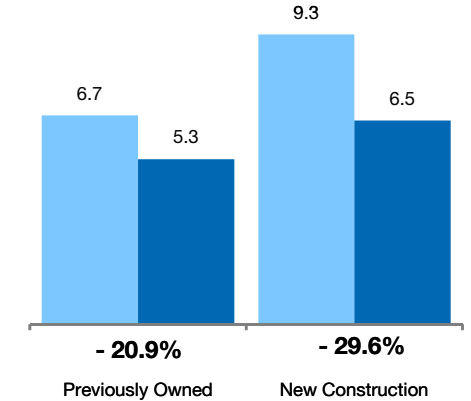
By Condo Type

■ 10-2010 ■ 10-2011



By Construction Status

■ 10-2010 ■ 10-2011



All Properties

By Price Range

	10-2010	10-2011	Change
\$150,000 and below	9.9	5.3	-46.7%
\$150,001 to \$200,000	10.3	4.3	-58.8%
\$200,001 to \$250,000	6.6	4.3	-35.2%
\$250,001 to \$300,000	4.8	5.5	+14.7%
\$300,001 to \$375,000	5.2	4.5	-13.5%
\$375,001 to \$475,000	4.9	4.8	-2.1%
\$475,001 to \$700,000	5.9	5.9	+0.0%
\$700,001 and above	13.2	10.3	-21.8%
All Price Ranges	6.8	5.3	-21.1%

Previously Owned

	10-2010	10-2011	Change	10-2010	10-2011	Change
\$150,000 and below	10.0	5.3	-47.1%	1.0	0.0	-100.0%
\$150,001 to \$200,000	10.4	4.3	-59.1%	0.0	0.0	0.0%
\$200,001 to \$250,000	6.6	4.3	-35.0%	0.0	1.0	0.0%
\$250,001 to \$300,000	4.8	5.4	+11.5%	0.0	7.0	0.0%
\$300,001 to \$375,000	5.1	4.4	-13.1%	0.0	2.5	0.0%
\$375,001 to \$475,000	4.8	4.9	+0.5%	6.2	2.7	-56.0%
\$475,001 to \$700,000	5.7	6.0	+4.5%	8.0	1.6	-80.0%
\$700,001 and above	14.6	10.7	-27.0%	7.5	6.6	-11.7%
All Price Ranges	6.7	5.3	-20.9%	9.3	6.5	-29.6%

New Construction

By Condo Type

	10-2010	10-2011	Change
Condo - Fee Simple	6.0	5.0	-15.6%
Condo - Leasehold	15.5	7.9	-48.8%
All Condo Types	6.8	5.3	-21.1%

	10-2010	10-2011	Change	10-2010	10-2011	Change
Condo - Fee Simple	5.9	5.0	-15.1%	9.2	6.1	-32.9%
Condo - Leasehold	15.4	7.8	-49.3%	0.0	0.0	0.0%
All Condo Types	6.7	5.3	-20.9%	9.3	6.5	-29.6%