



**Honolulu Board
of REALTORS®**

Monthly Indicators

November 2010

Contents

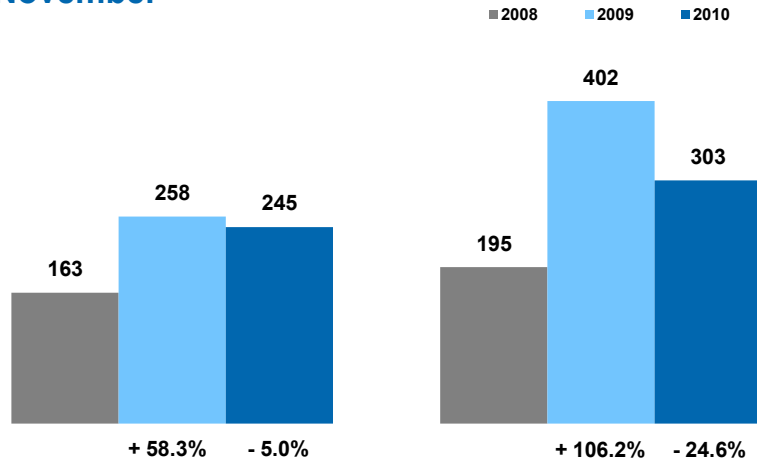
Closed Sales	2
Median Sales Price	3
Average Sales Price	4
New Listings	5
Pending Sales	6
Days on Market Until Sale	7
Percent of Original List Price Received at Sale	8
Housing Affordability Index	9
Inventory of Homes Available	10
Months Supply of Inventory	11
Market Overview	12
Explanation Page	13

Closed Sales

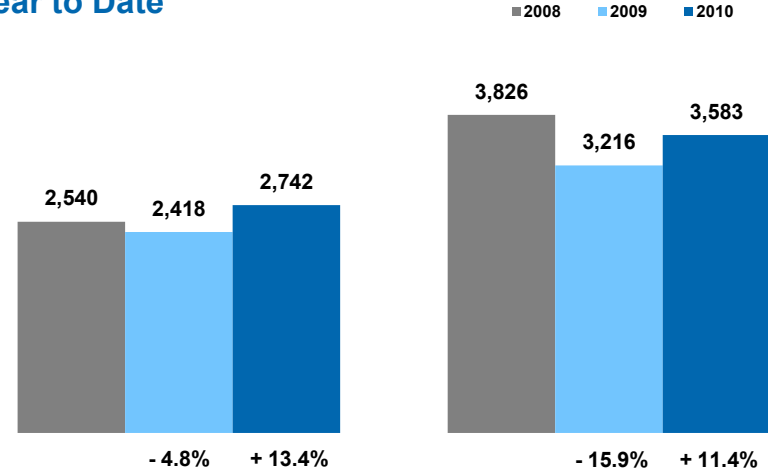
A Monthly Indicator from the **Honolulu Board of REALTORS®**
 A count of the sales that have closed in a given month.



November



Year to Date



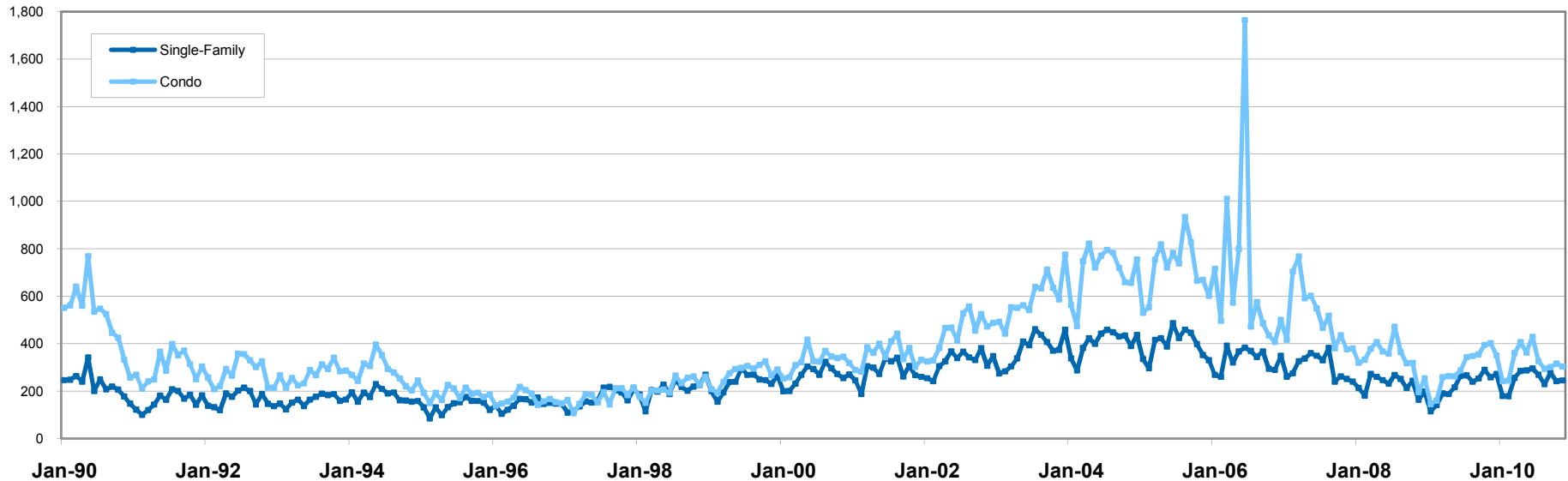
Single-Family

Condo

Single-Family

Condo

Historical Closed Sales



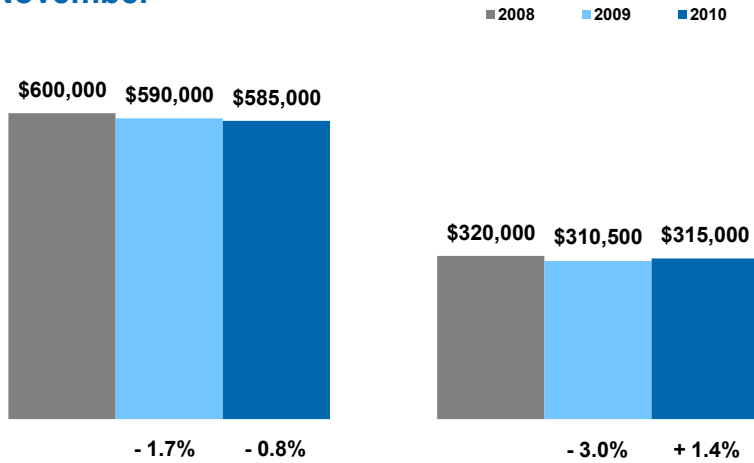
Median Sales Price

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

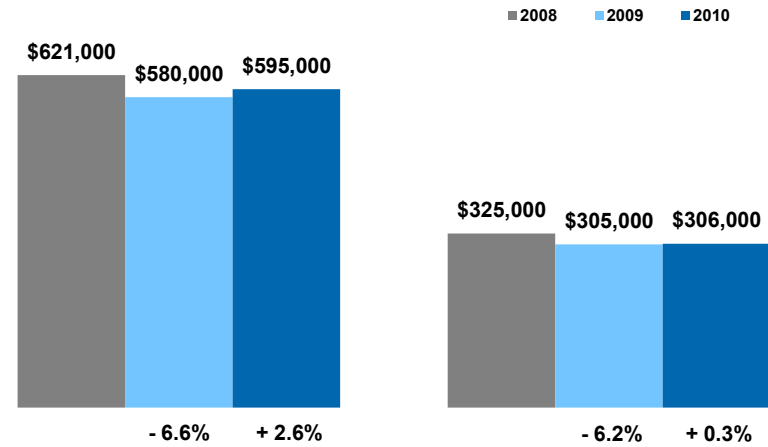
The median sales price for all closed sales in a given month, sold properties only.



November



Year to Date



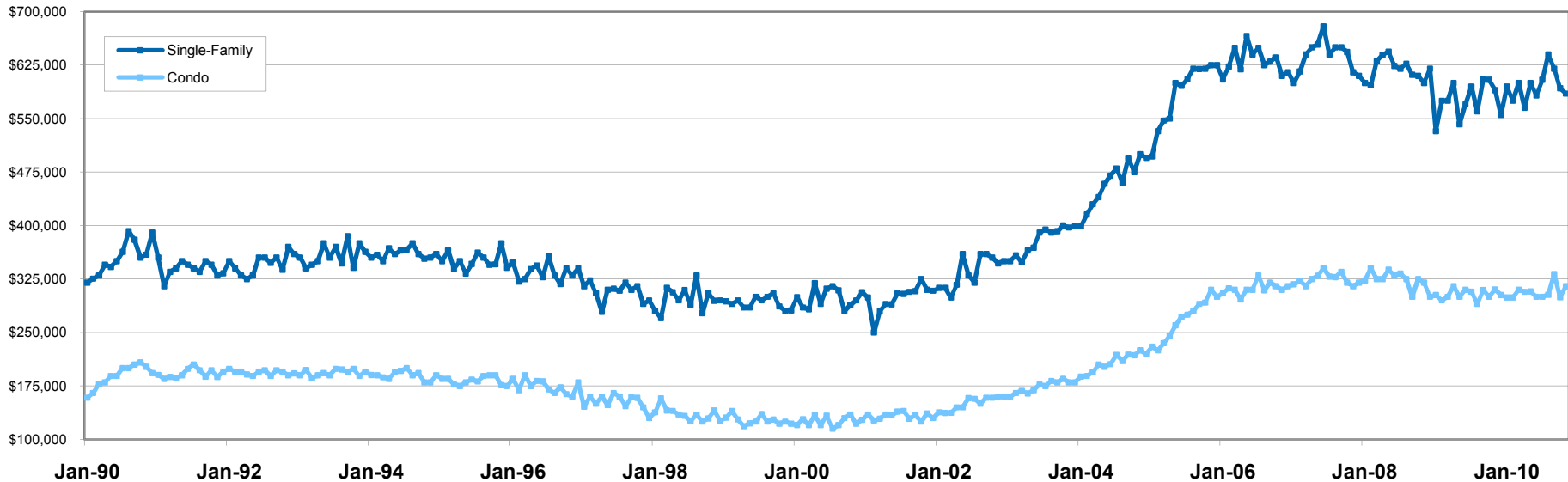
Single-Family

Condo

Single-Family

Condo

Historical Median Sales Price



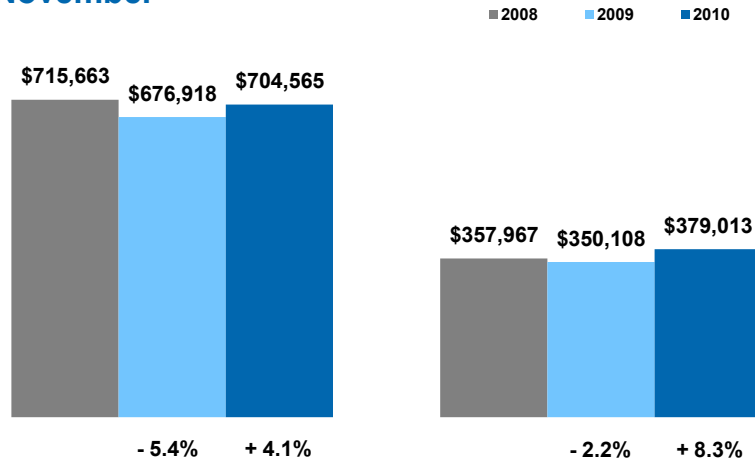
Average Sales Price

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

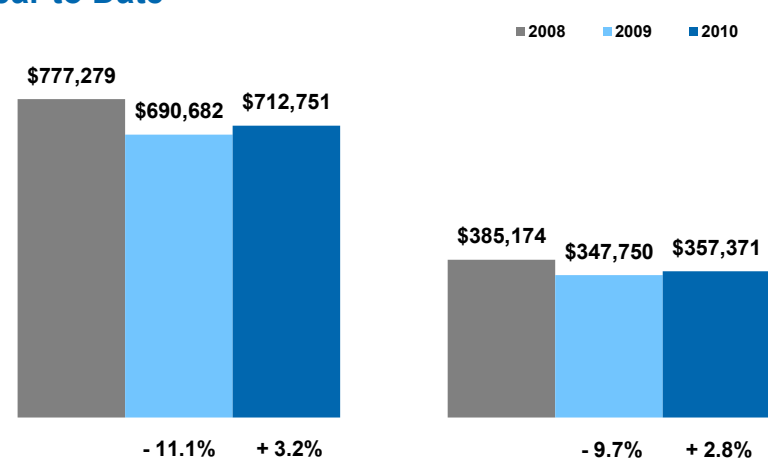
The average sales price for all closed sales in a given month, sold properties only.



November



Year to Date



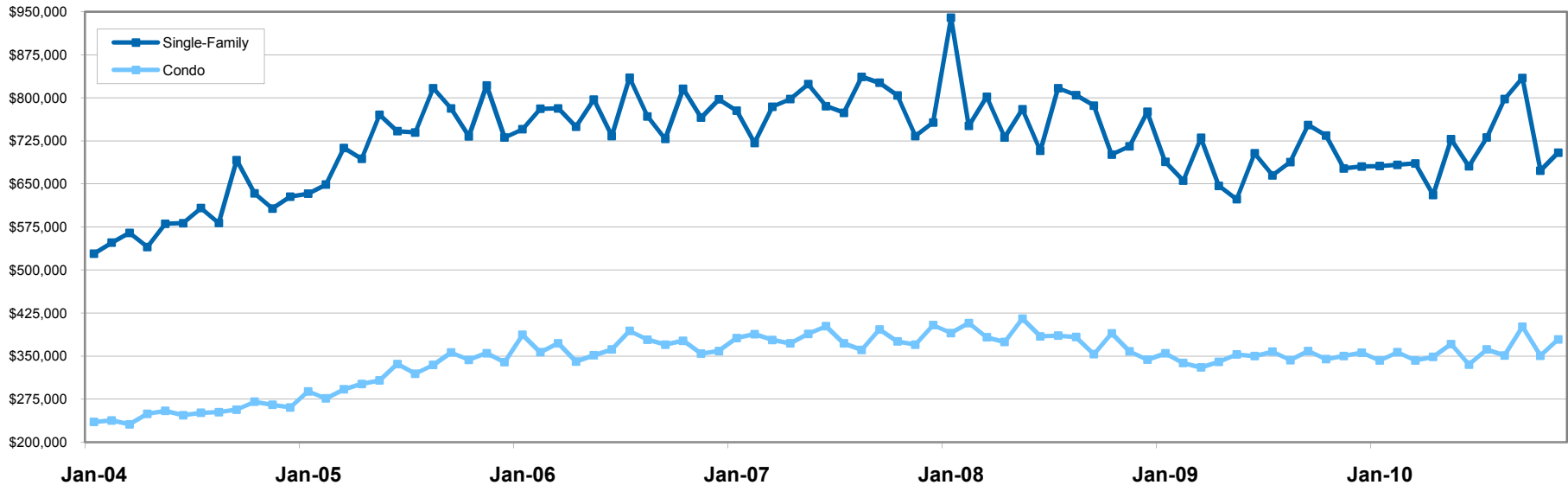
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price



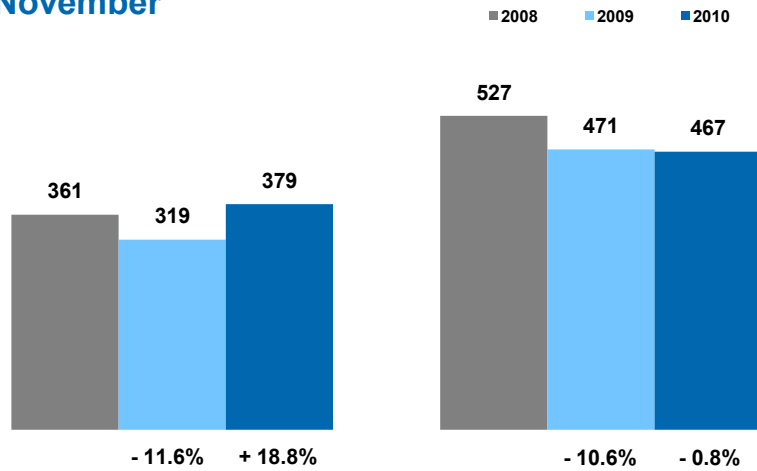
New Listings

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

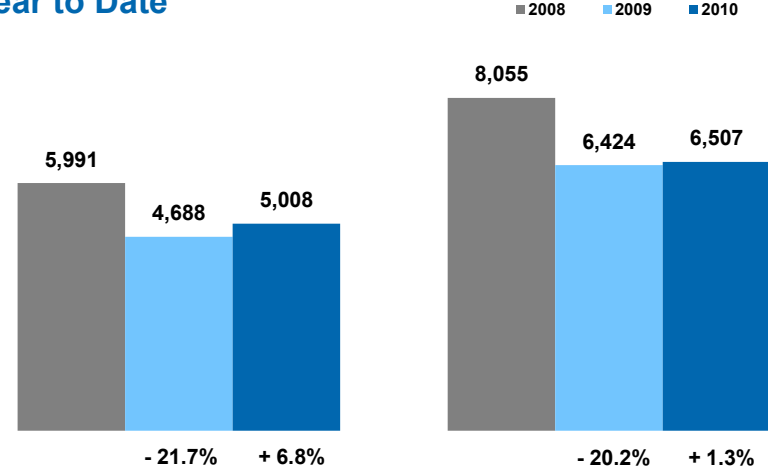
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



November



Year to Date



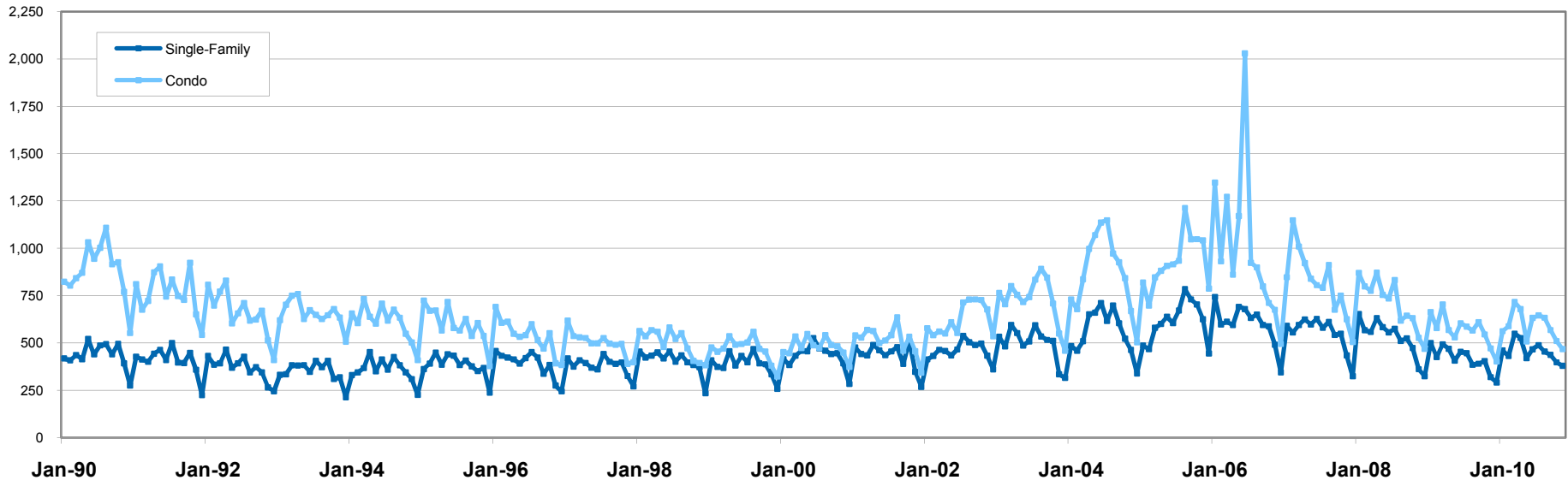
Single-Family

Condo

Single-Family

Condo

Historical New Listings



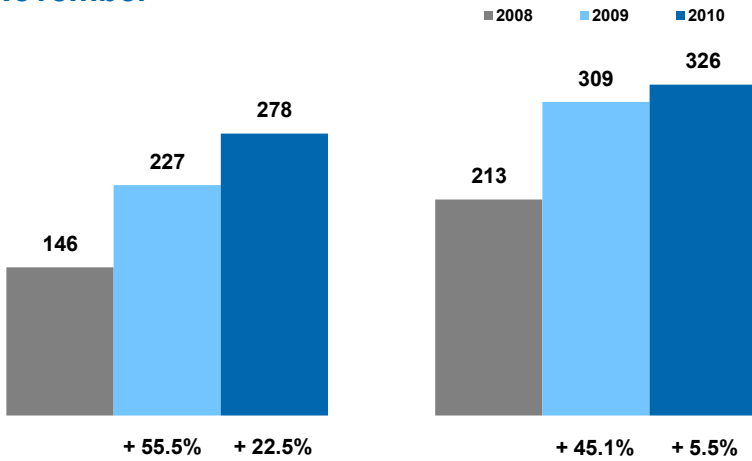
Pending Sales

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

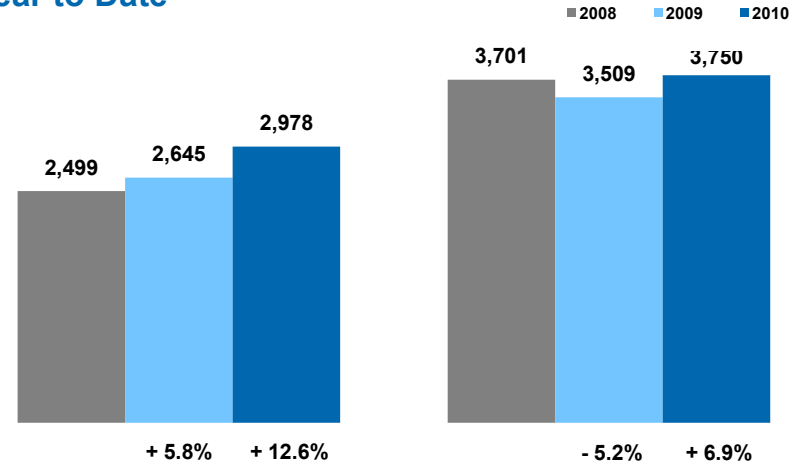
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



November



Year to Date



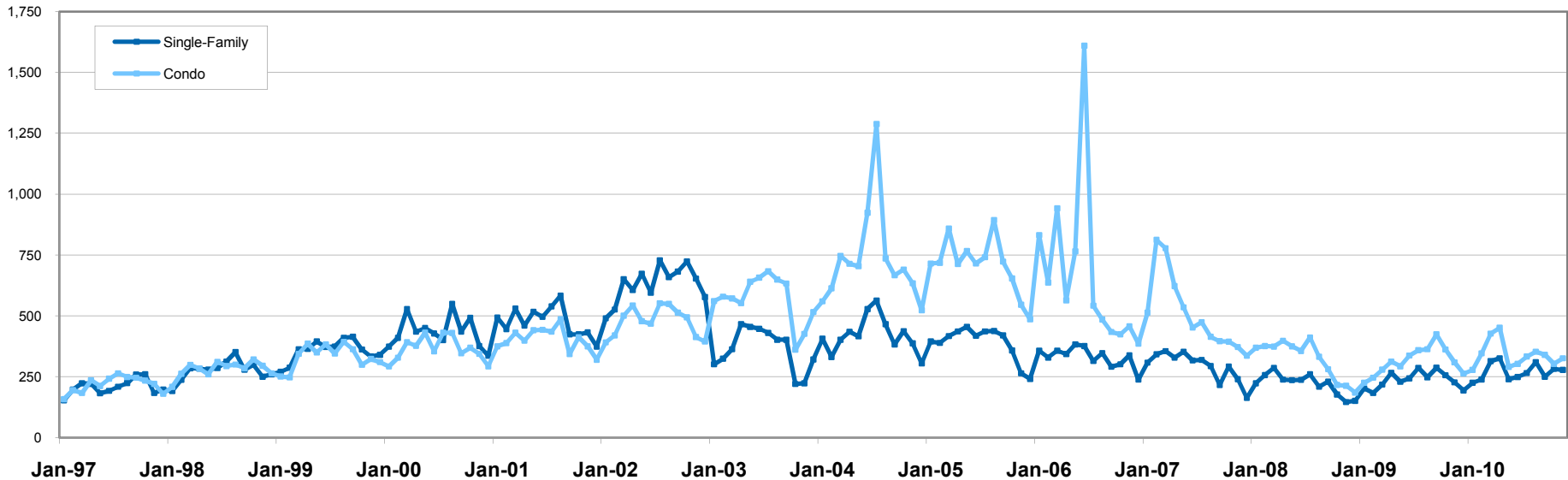
Single-Family

Condo

Single-Family

Condo

Historical Pending Sales



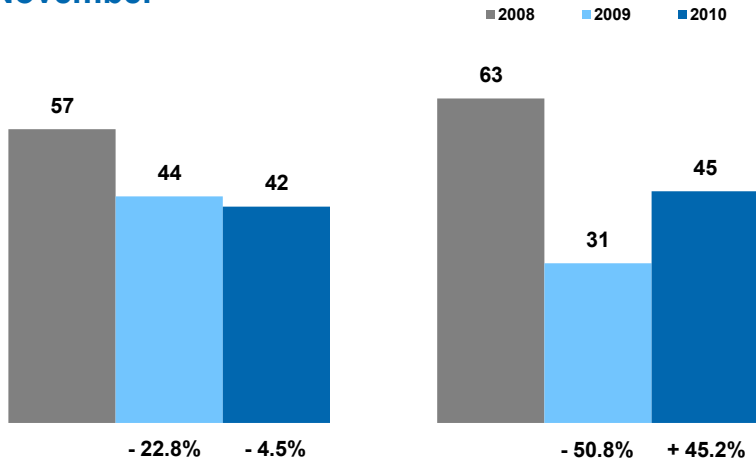
Days on Market Until Sale

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

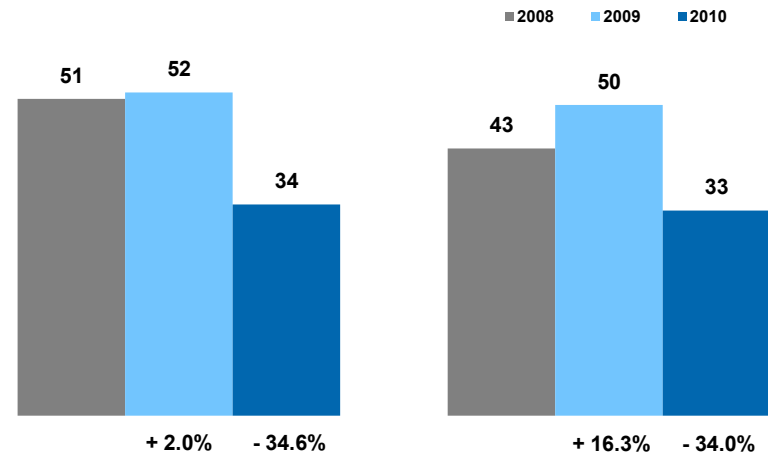
The median number of days between when a property is first listed and when it is pended.



November



Year to Date



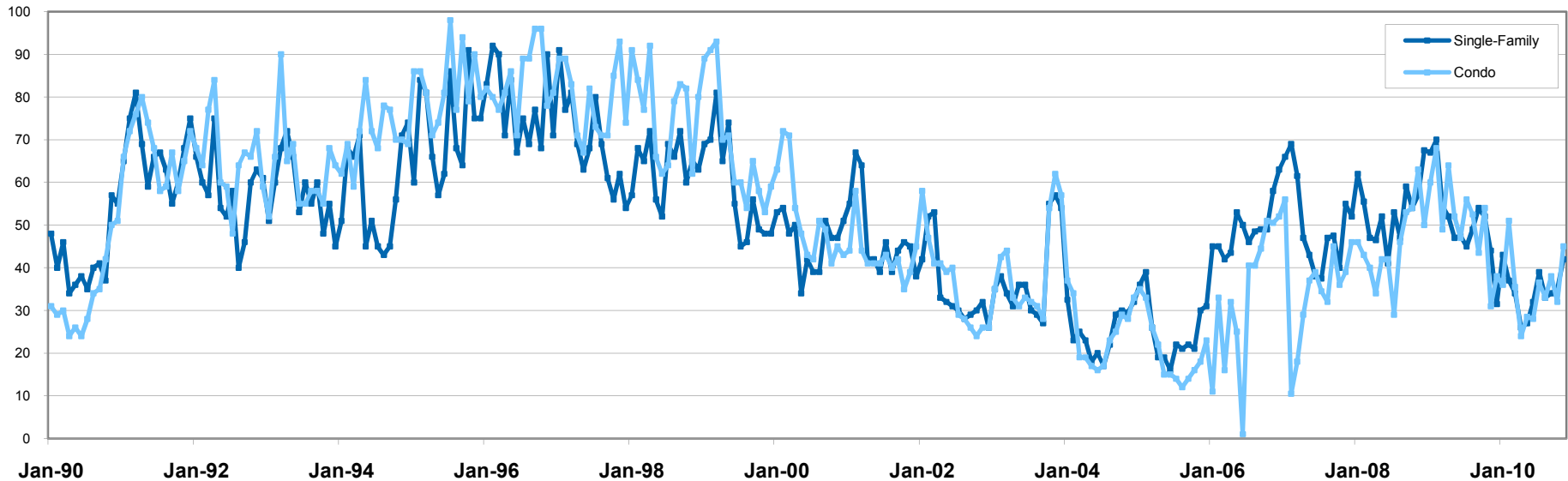
Single-Family

Condo

Single-Family

Condo

Historical Days on Market Until Sale



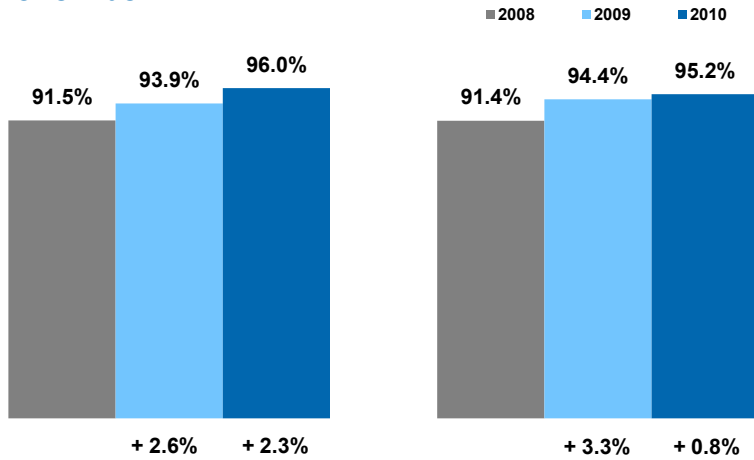
Percent of Original List Price Received at Sale



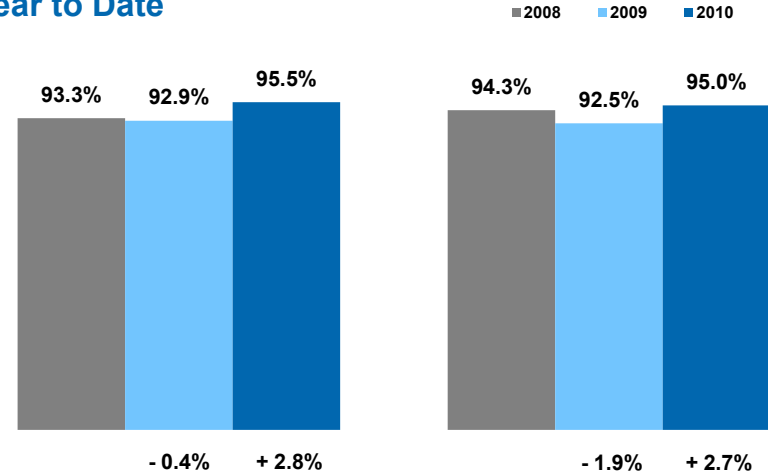
A Monthly Indicator from the Honolulu Board of REALTORS®

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

November



Year to Date



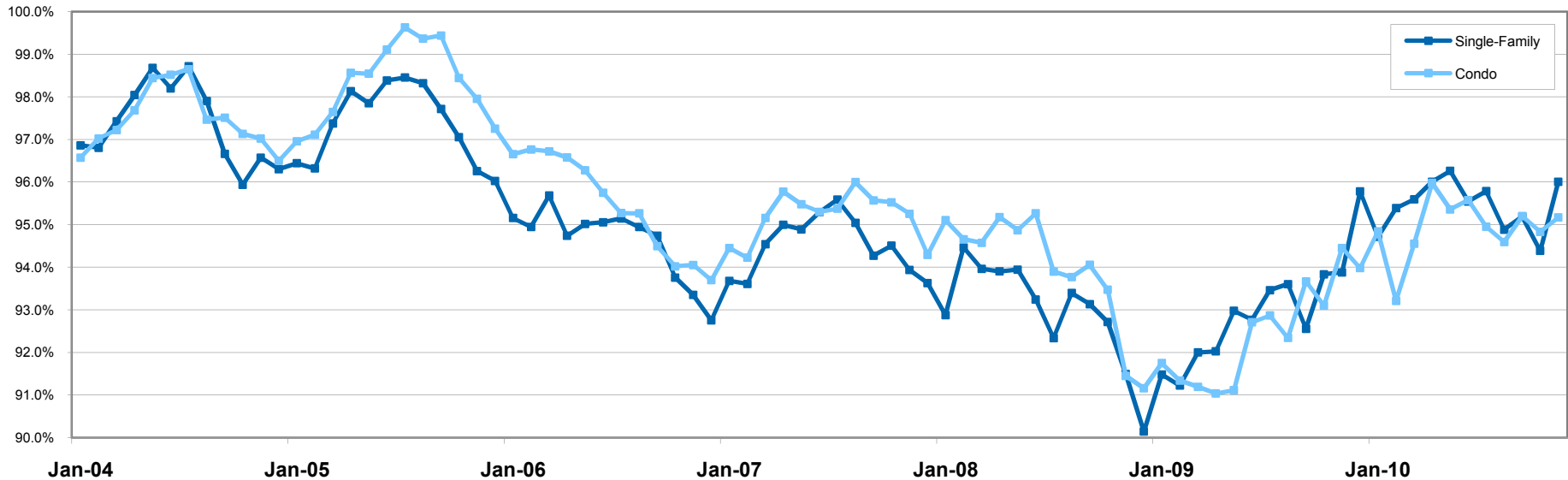
Single-Family

Condo

Single-Family

Condo

Historical Pct. Of Original List Price Received at Sale



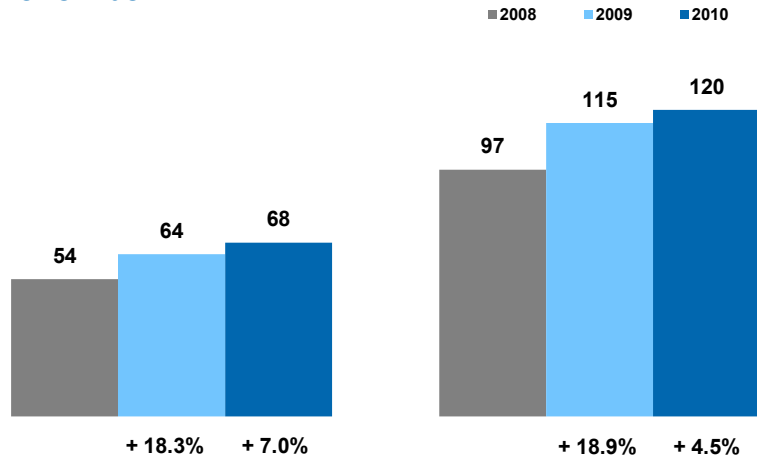
Housing Affordability Index

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

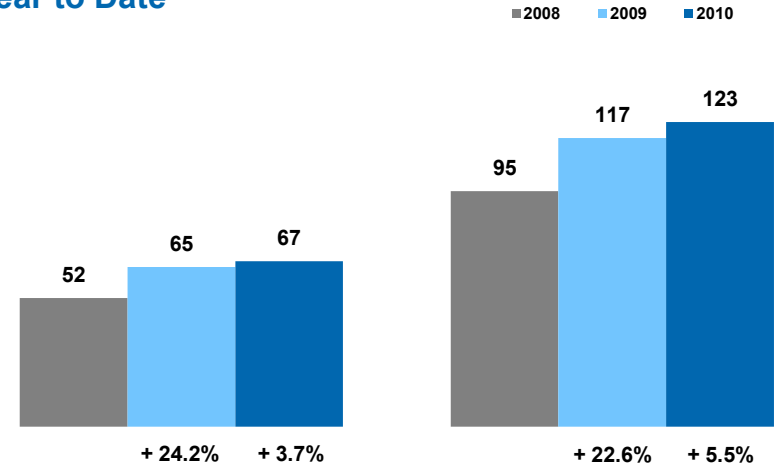
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



November



Year to Date



Single-Family

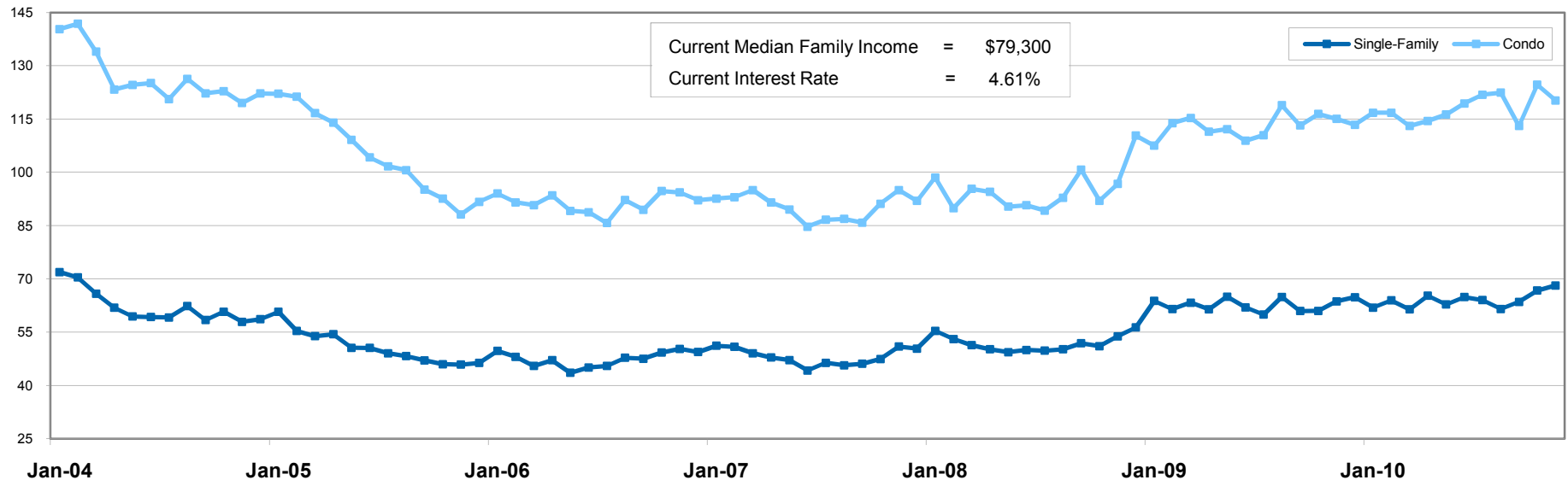
Condo

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.



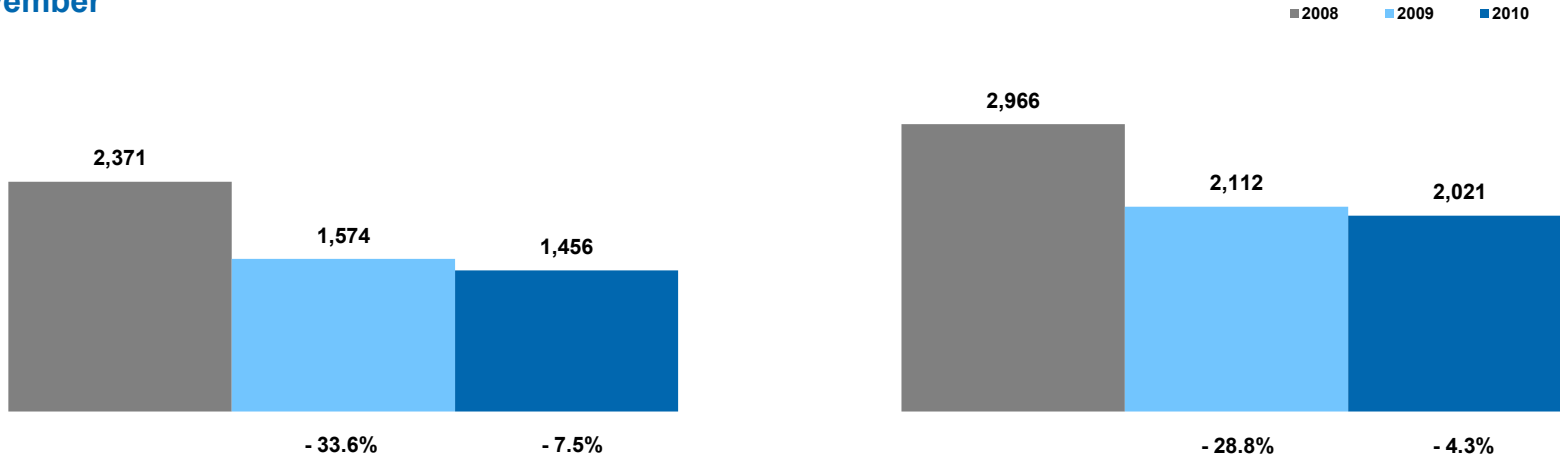
Inventory of Homes Available

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.



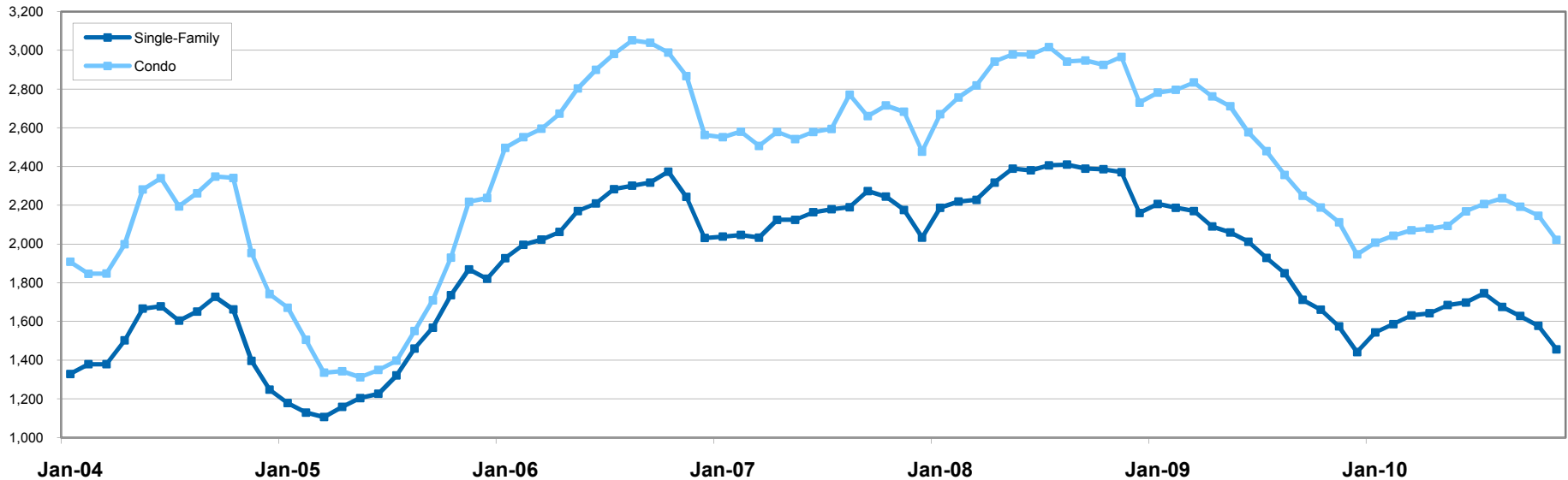
November



Single-Family

Condo

Historical Inventory of Homes Available



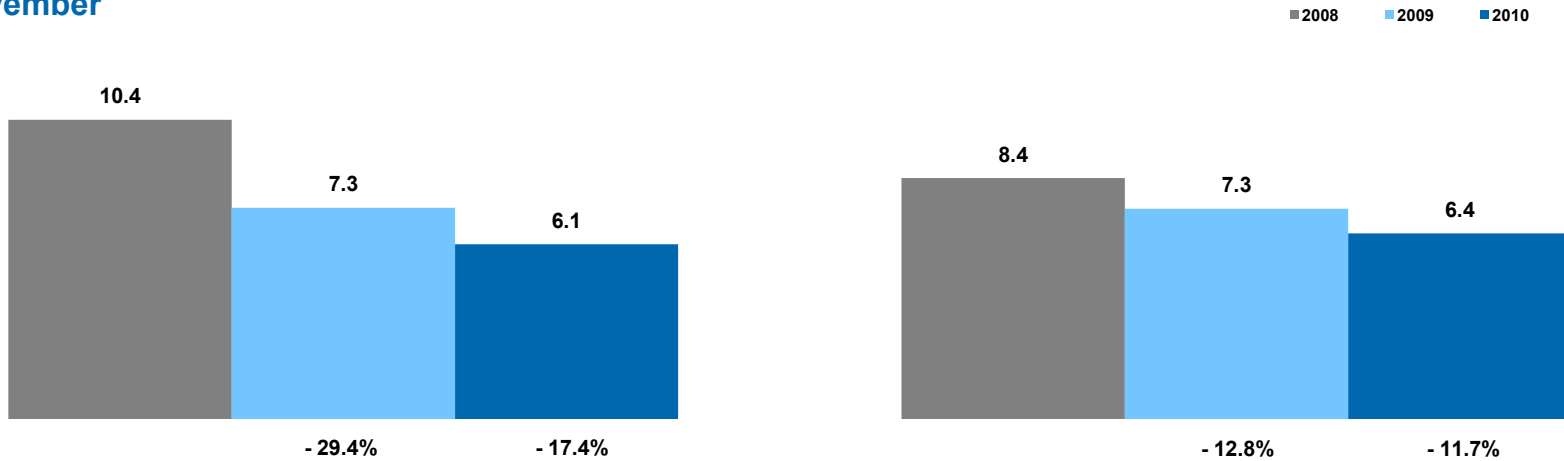
Months Supply of Inventory

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.



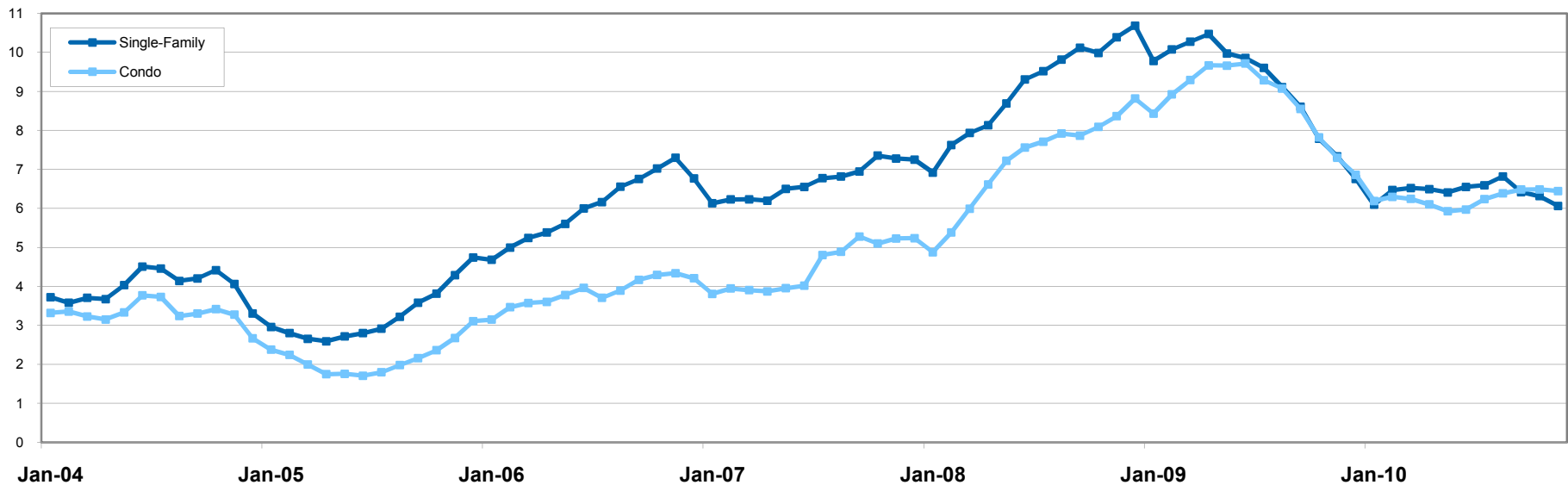
November



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	Sep 2010	437	390	+ 12.1%	568	610	- 6.9%
	Oct 2010	397	404	- 1.7%	510	545	- 6.4%
	Nov 2010	379	319	+ 18.8%	467	471	- 0.8%
Pending Sales	Sep 2010	250	287	- 12.9%	340	424	- 19.8%
	Oct 2010	282	256	+ 10.2%	303	362	- 16.3%
	Nov 2010	278	227	+ 22.5%	326	309	+ 5.5%
Closed Sales	Sep 2010	277	253	+ 9.5%	301	354	- 15.0%
	Oct 2010	242	290	- 16.6%	316	394	- 19.8%
	Nov 2010	245	258	- 5.0%	303	402	- 24.6%
Days on Market Until Sale	Sep 2010	34	54	- 37.0%	38	44	- 12.6%
	Oct 2010	35	52	- 32.7%	32	54	- 40.7%
	Nov 2010	42	44	- 4.5%	45	31	+ 45.2%
Median Sales Price	Sep 2010	\$620,000	\$605,000	+ 2.5%	\$332,000	\$309,500	+ 7.3%
	Oct 2010	\$592,500	\$604,500	- 2.0%	\$299,500	\$300,000	- 0.2%
	Nov 2010	\$585,000	\$590,000	- 0.8%	\$315,000	\$310,500	+ 1.4%
Average Sales Price	Sep 2010	\$834,579	\$752,651	+ 10.9%	\$401,137	\$358,856	+ 11.8%
	Oct 2010	\$673,073	\$734,397	- 8.4%	\$350,729	\$344,550	+ 1.8%
	Nov 2010	\$704,565	\$676,918	+ 4.1%	\$379,013	\$350,108	+ 8.3%
Total Active Listings Available at Month End	Sep 2010	1,628	1,711	- 4.9%	2,192	2,249	- 2.5%
	Oct 2010	1,577	1,660	- 5.0%	2,146	2,188	- 1.9%
	Nov 2010	1,456	1,574	- 7.5%	2,021	2,112	- 4.3%
Percent of Original List Price	Sep 2010	95.2%	92.6%	+ 2.8%	95.2%	93.7%	+ 1.6%
	Oct 2010	94.4%	93.8%	+ 0.6%	94.8%	93.1%	+ 1.9%
	Nov 2010	96.0%	93.9%	+ 2.3%	95.2%	94.4%	+ 0.8%
Housing Affordability Index	Sep 2010	64	61	+ 4.2%	113	113	- 0.1%
	Oct 2010	67	61	+ 9.4%	125	116	+ 7.1%
	Nov 2010	68	64	+ 7.0%	120	115	+ 4.5%
Months Supply of Inventory	Sep 2010	6.4	8.6	- 25.4%	6.5	8.5	- 24.2%
	Oct 2010	6.3	7.8	- 19.0%	6.5	7.8	- 17.0%
	Nov 2010	6.1	7.3	- 17.4%	6.4	7.3	- 11.7%

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 pended.
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.