



**Honolulu Board
of REALTORS®**

Monthly Indicators

April 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

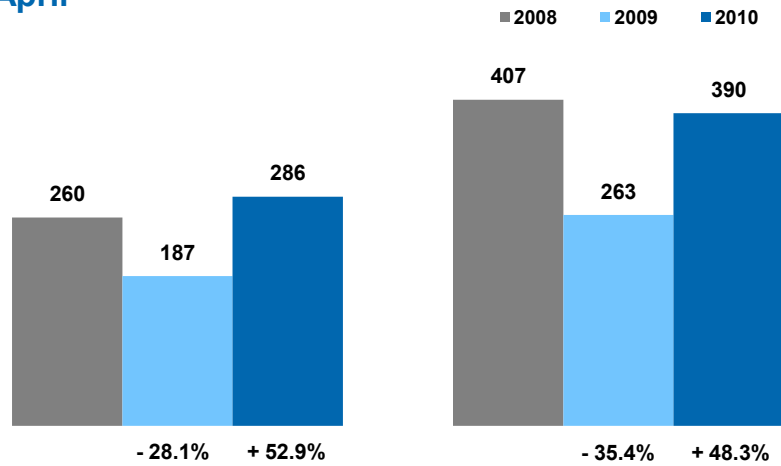
Closed Sales

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

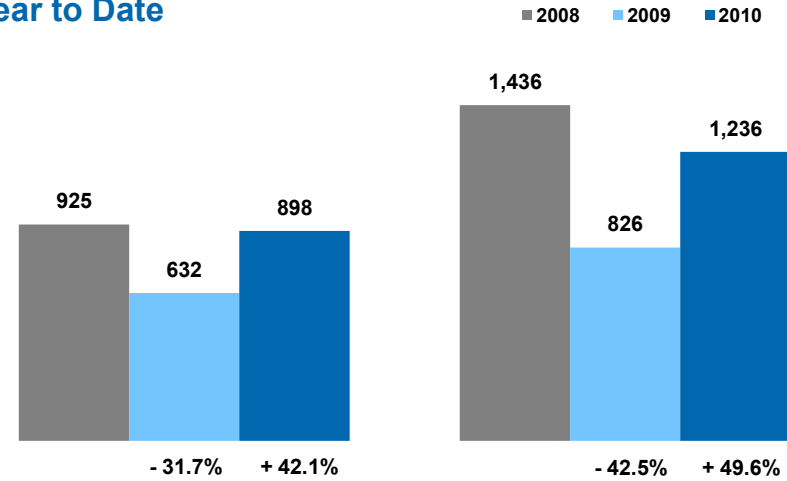
A count of the sales that have closed in a given month.



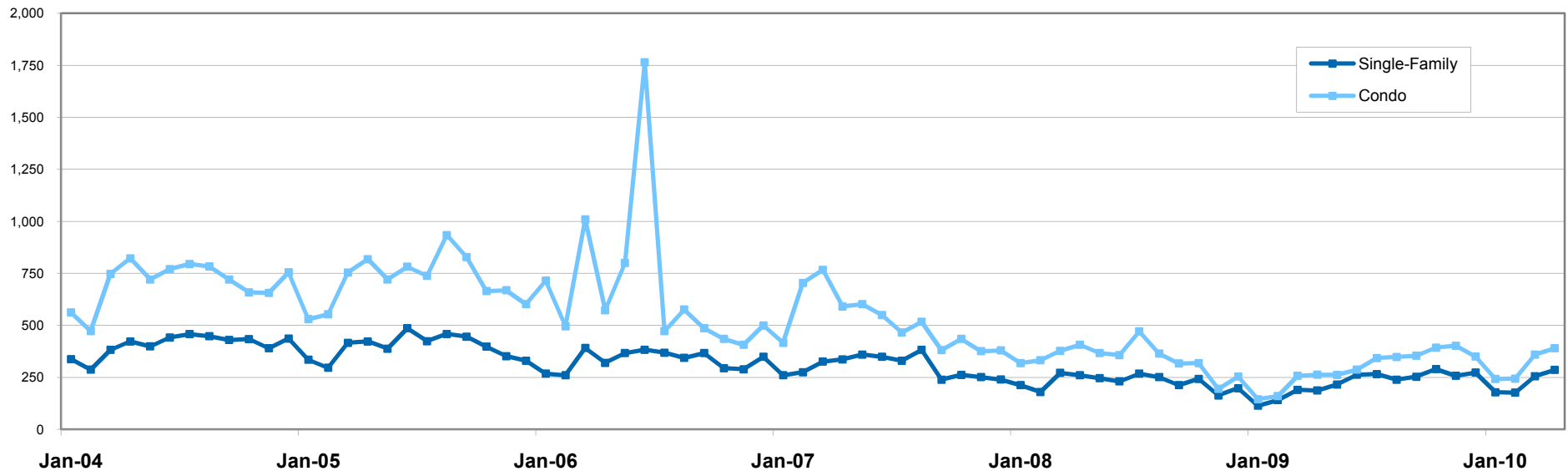
April



Year to Date



Historical Closed Sales



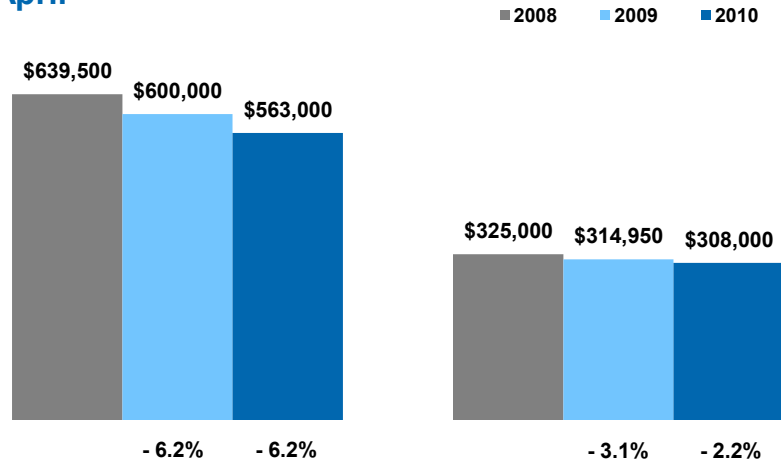
Median Sales Price

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

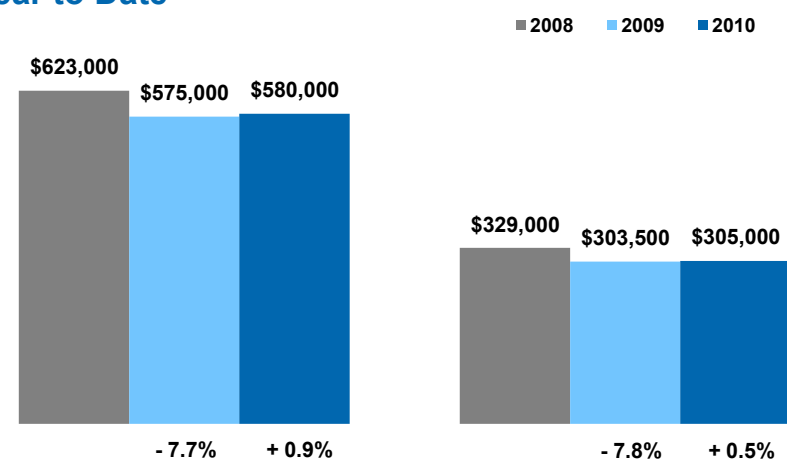
The median sales price for all closed sales in a given month, sold properties only.



April



Year to Date



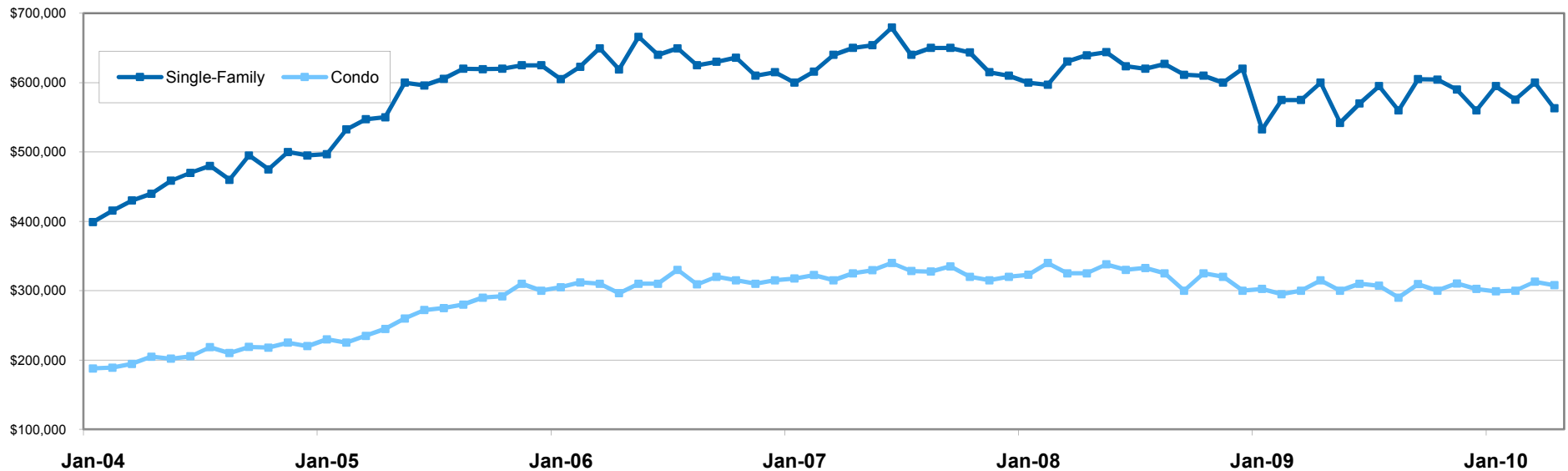
Single-Family

Condo

Single-Family

Condo

Historical Median Sales Price



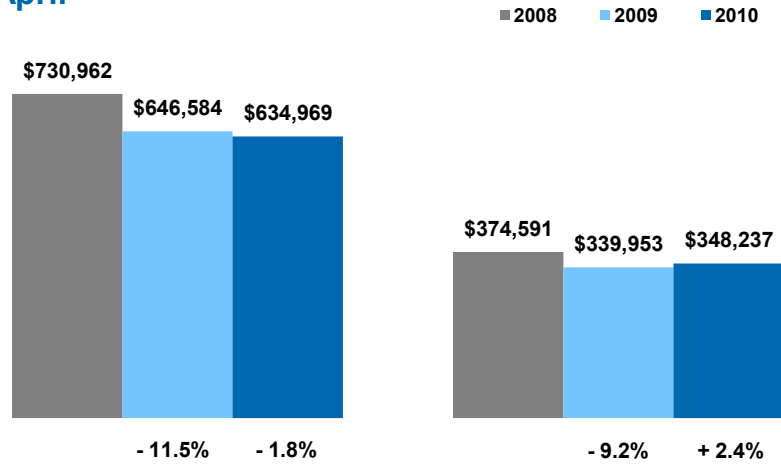
Average Sales Price

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

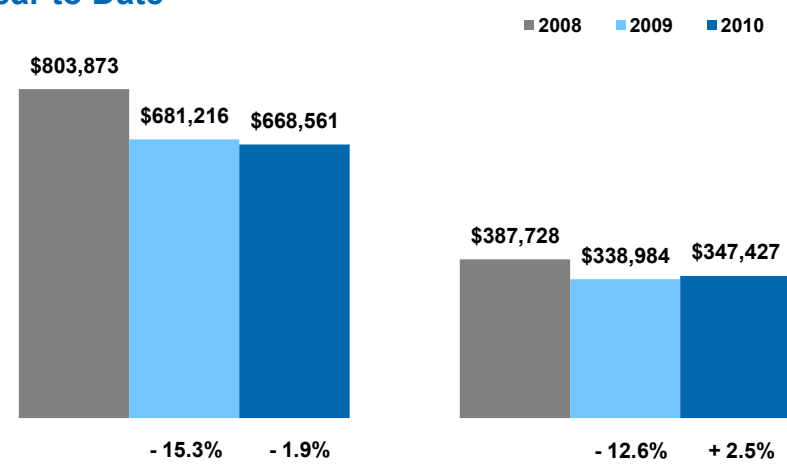
The average sales price for all closed sales in a given month, sold properties only.



April



Year to Date



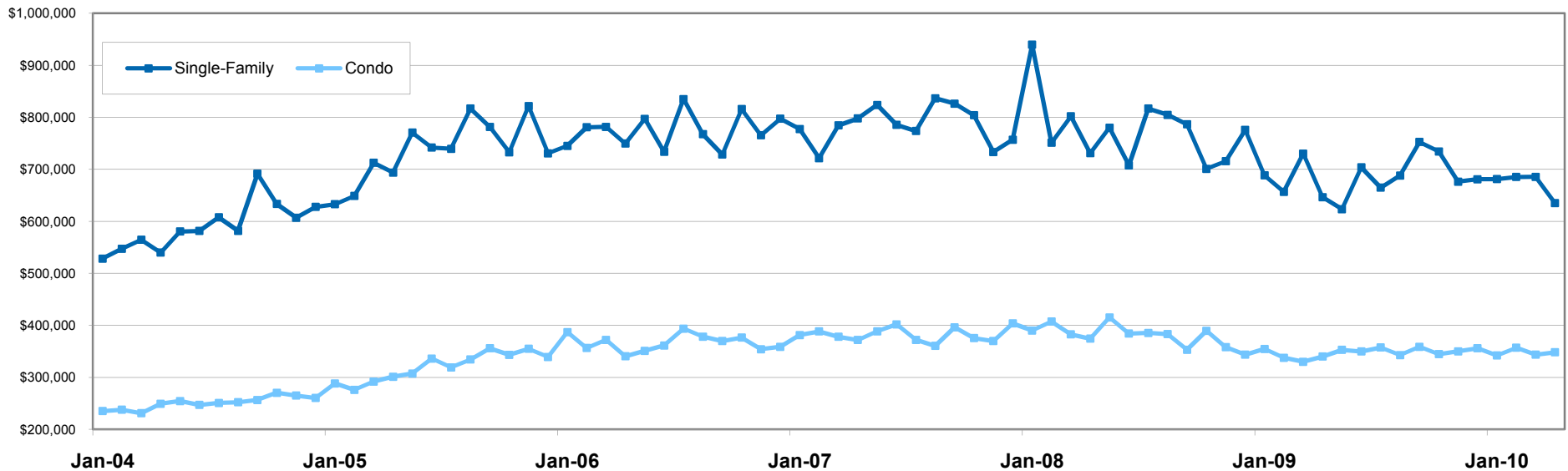
Single-Family

Condo

Single-Family

Condo

Historical Average Sales Price



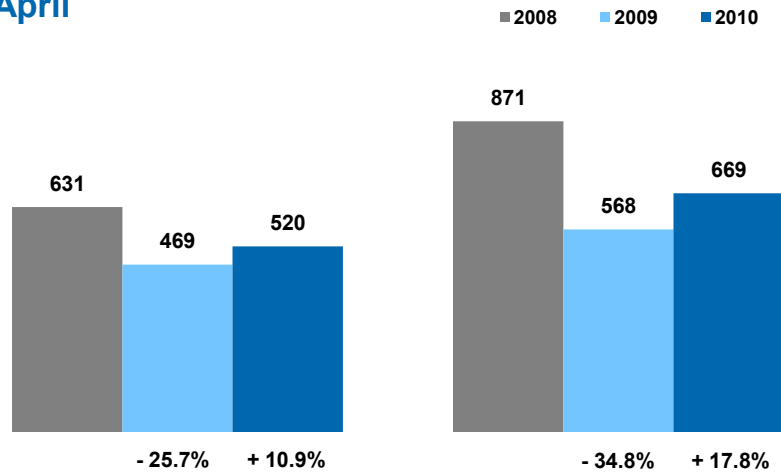
New Listings

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

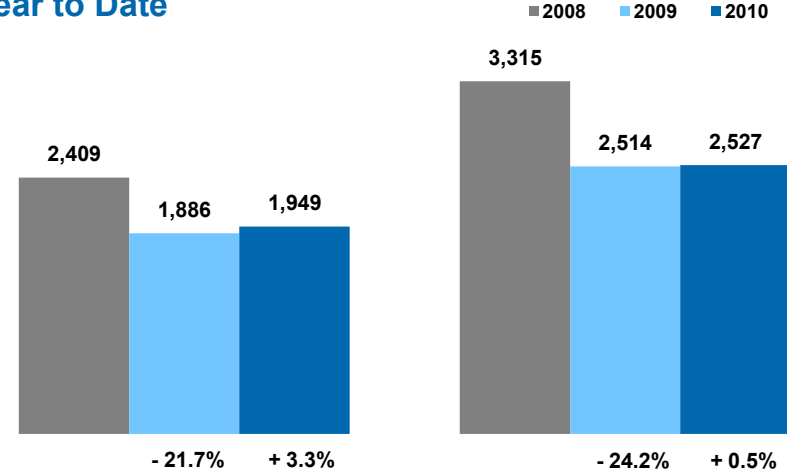
A count of the properties that have been newly listed on the market in a given month, regardless of what status they're currently in.



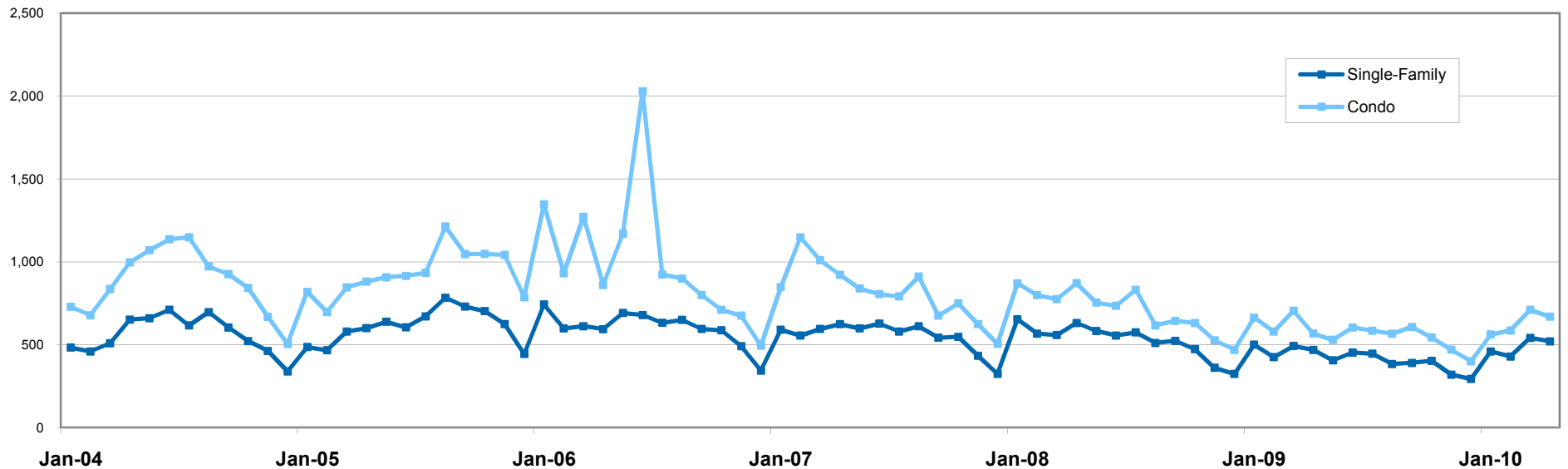
April



Year to Date



Historical New Listings



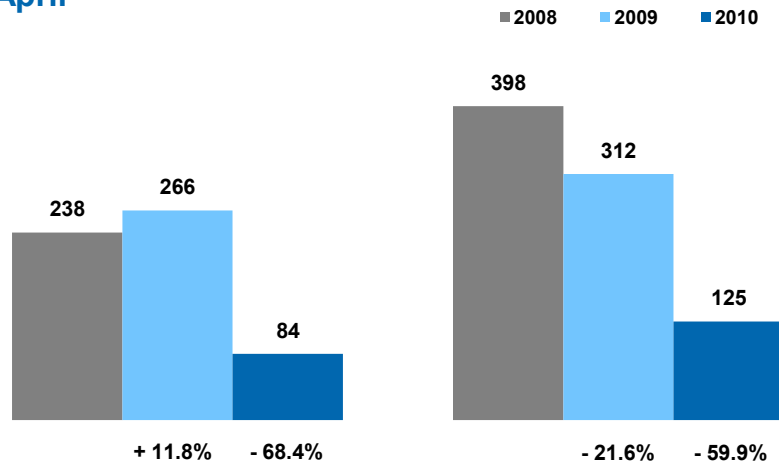
Pending Sales

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

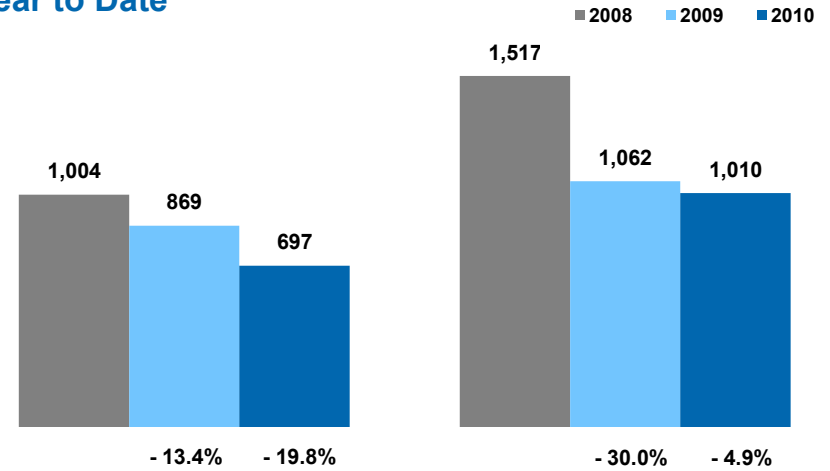
A count of the properties that have offers accepted on them in a given month, regardless of whether or not the sale closes.



April



Year to Date



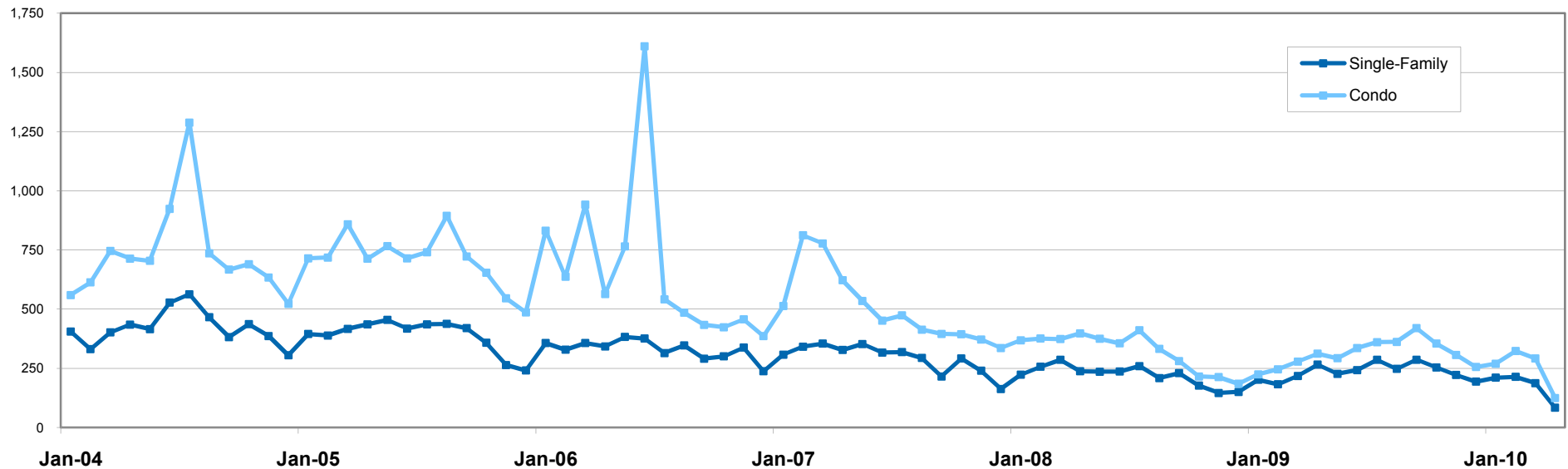
Single-Family

Condo

Single-Family

Condo

Historical Pending Sales



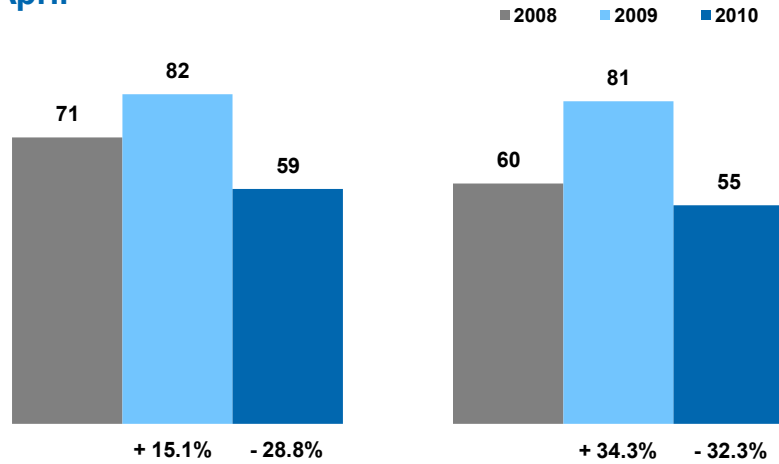
Days on Market Until Sale

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

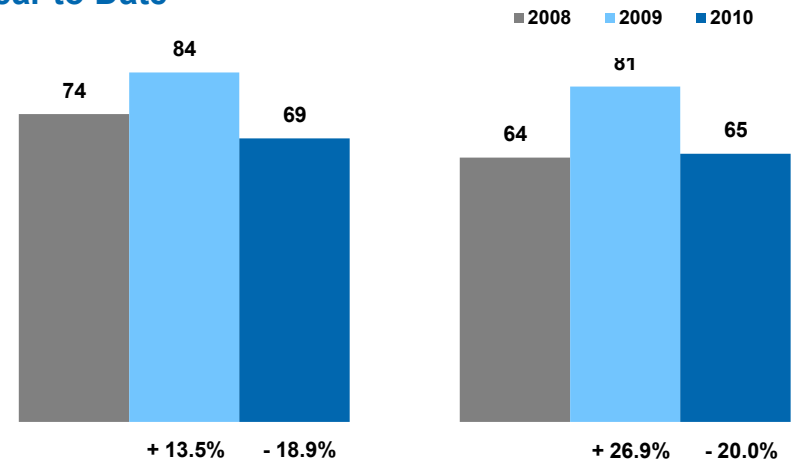
The average number of days between when a property is first listed and when it is closed, sold properties only.



April



Year to Date



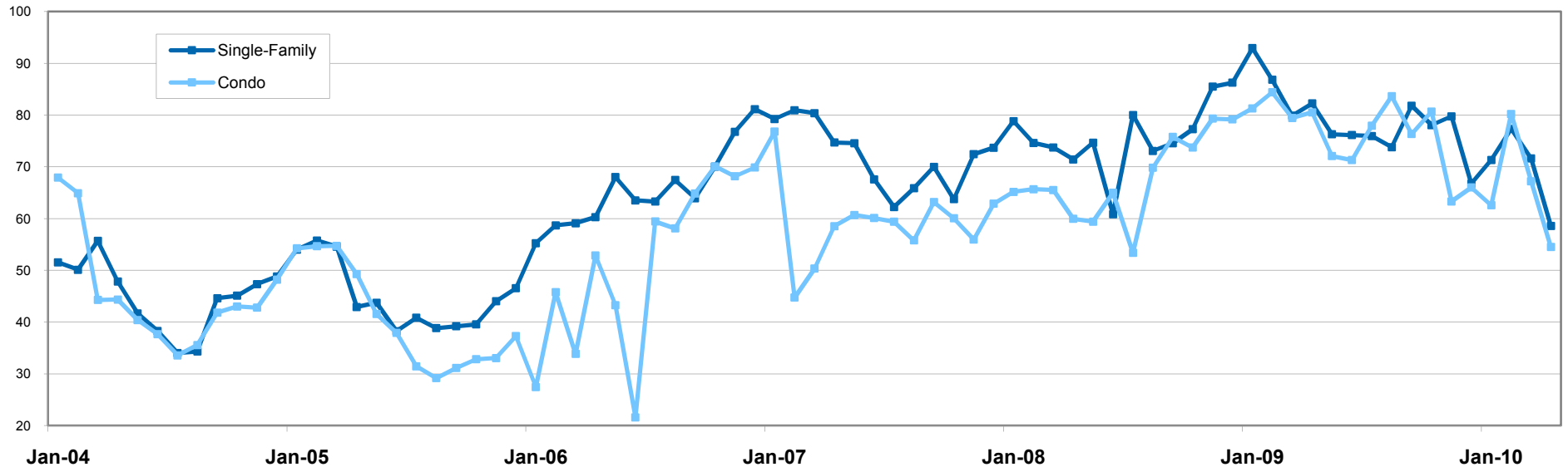
Single-Family

Condo

Single-Family

Condo

Historical Days on Market Until Sale



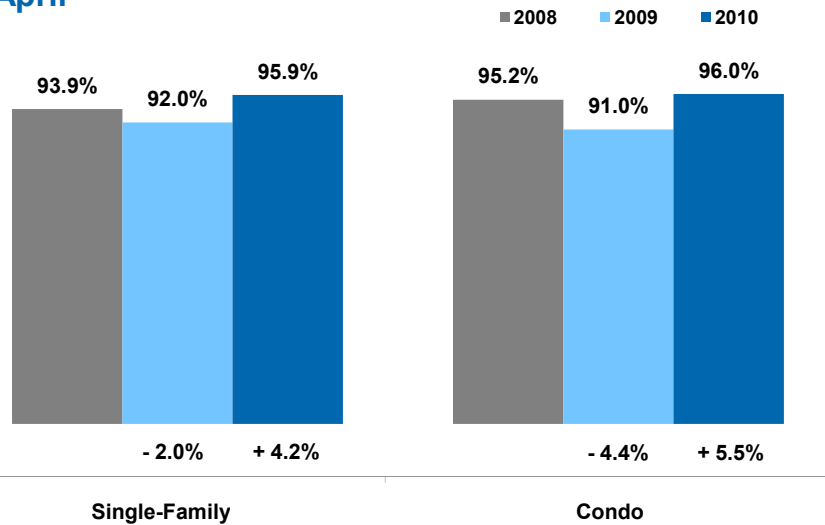
Percent of Original List Price Received at Sale



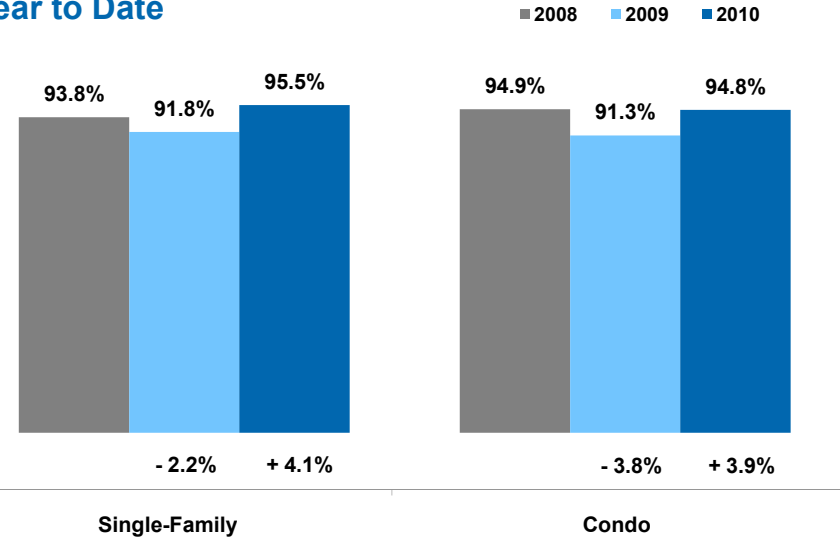
A Monthly Indicator from the Honolulu Board of REALTORS®

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

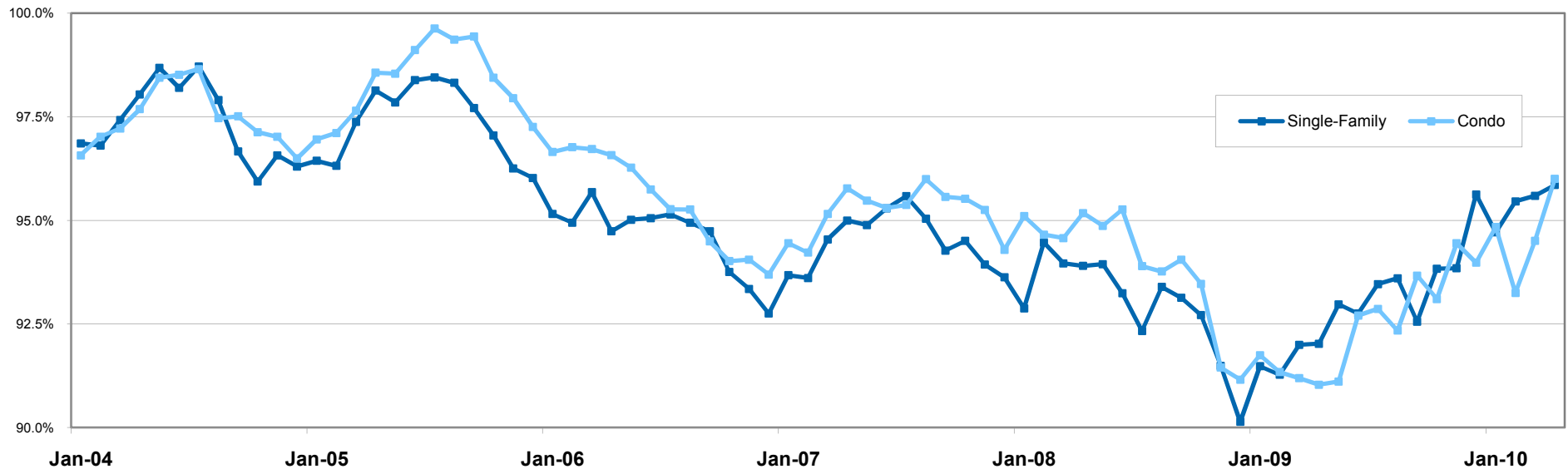
April



Year to Date



Historical Pct. Of Original List Price Received at Sale



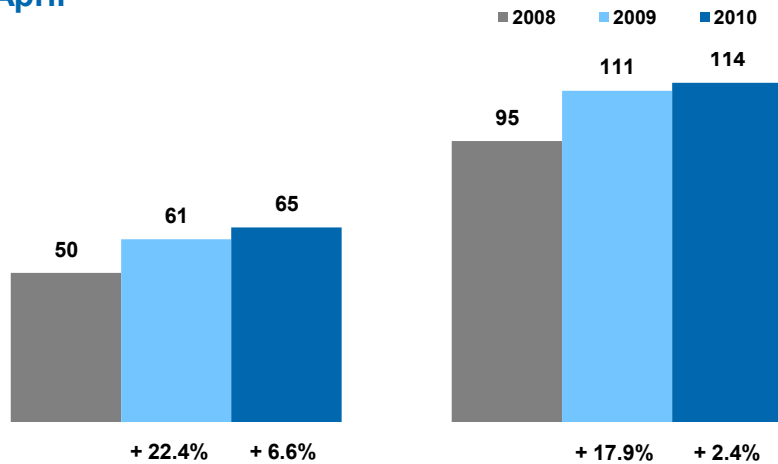
Housing Affordability Index

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

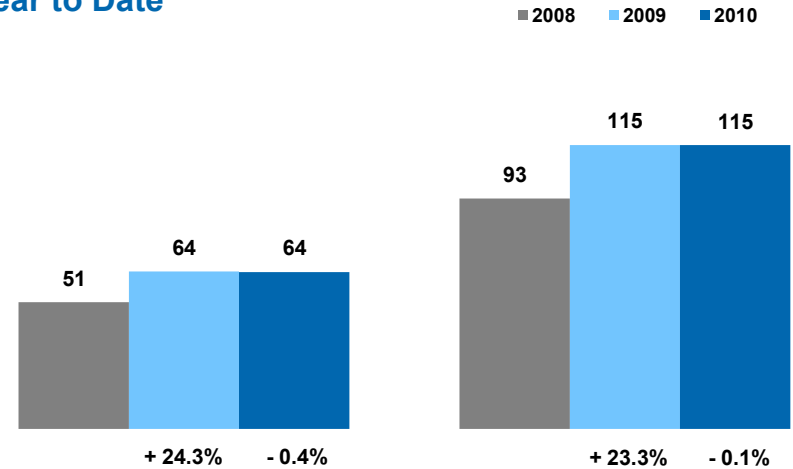
A measure of affordability, the higher the number the more affordable housing is relative to income. Detailed explanation below.



April



Year to Date



Single-Family

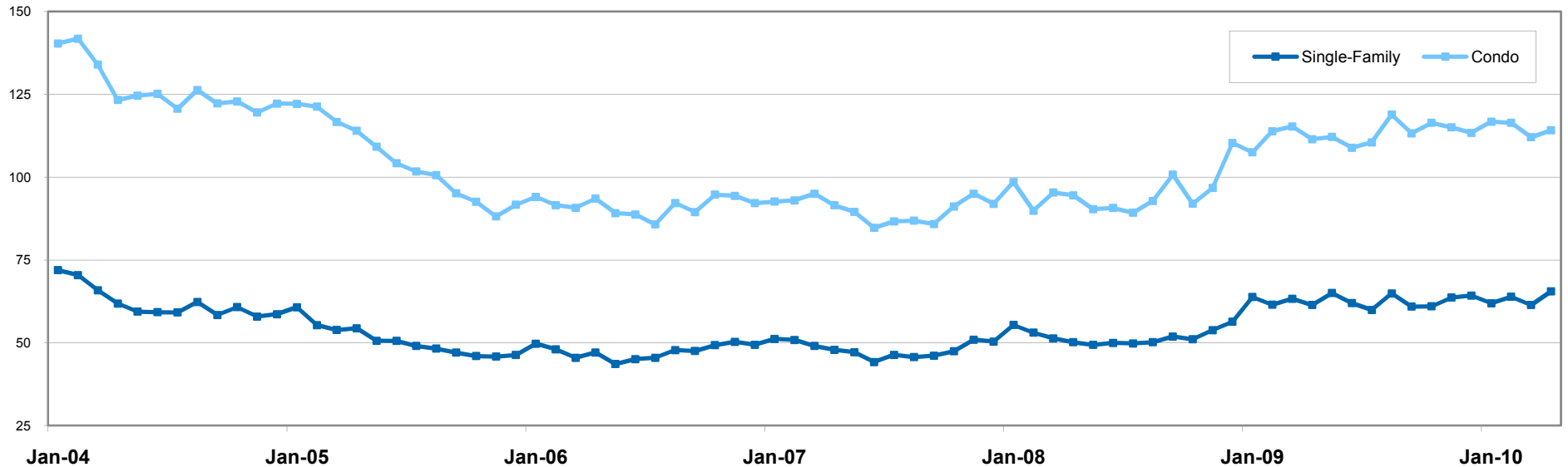
Condo

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.



April

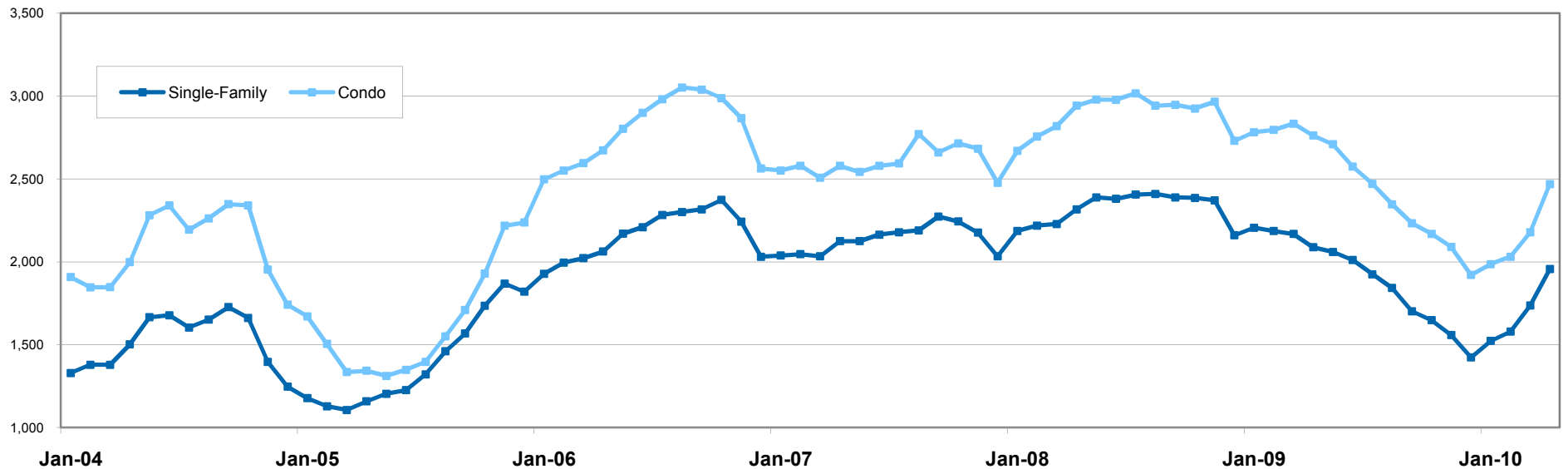
■ 2008 ■ 2009 ■ 2010



Single-Family

Condo

Historical Inventory of Homes Available



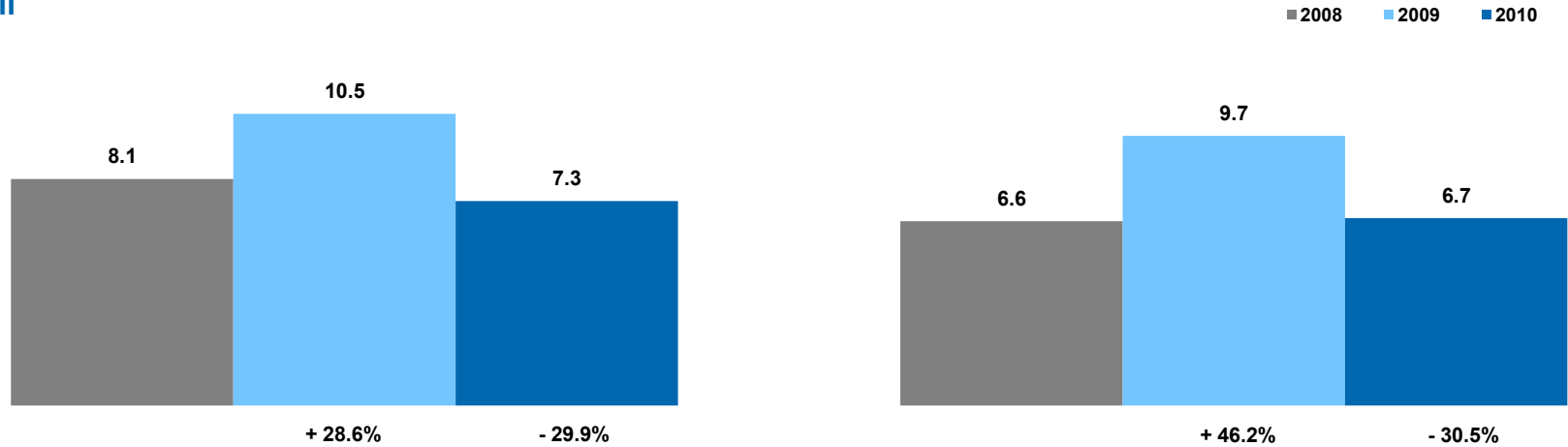
Months Supply of Inventory

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.



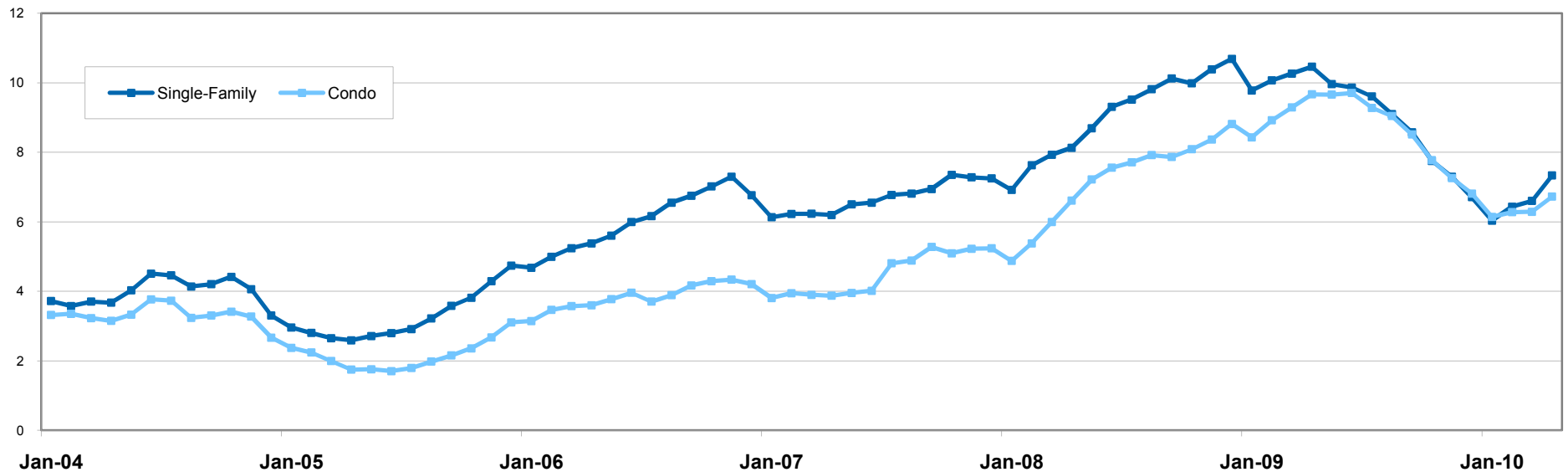
April



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	Feb 2010	429	425	+ 0.9%	586	579	+ 1.2%
	Mar 2010	541	492	+ 10.0%	711	704	+ 1.0%
	Apr 2010	520	469	+ 10.9%	669	568	+ 17.8%
Pending Sales	Feb 2010	214	183	+ 16.9%	323	246	+ 31.3%
	Mar 2010	188	218	- 13.8%	292	279	+ 4.7%
	Apr 2010	84	266	- 68.4%	125	312	- 59.9%
Closed Sales	Feb 2010	177	141	+ 25.5%	244	160	+ 52.5%
	Mar 2010	256	190	+ 34.7%	360	258	+ 39.5%
	Apr 2010	286	187	+ 52.9%	390	263	+ 48.3%
Days on Market Until Sale	Feb 2010	77	87	- 10.9%	80	84	- 5.0%
	Mar 2010	72	80	- 10.4%	67	79	- 15.4%
	Apr 2010	59	82	- 28.8%	55	81	- 32.3%
Median Sales Price	Feb 2010	\$575,500	\$575,000	+ 0.1%	\$300,000	\$295,000	+ 1.7%
	Mar 2010	\$600,000	\$575,000	+ 4.3%	\$313,000	\$300,000	+ 4.3%
	Apr 2010	\$563,000	\$600,000	- 6.2%	\$308,000	\$314,950	- 2.2%
Average Sales Price	Feb 2010	\$685,249	\$656,806	+ 4.3%	\$356,937	\$337,735	+ 5.7%
	Mar 2010	\$685,636	\$730,210	- 6.1%	\$343,558	\$330,051	+ 4.1%
	Apr 2010	\$634,969	\$646,584	- 1.8%	\$348,237	\$339,953	+ 2.4%
Total Active Listings Available at Month End	Feb 2010	1,579	2,186	- 27.8%	2,031	2,796	- 27.4%
	Mar 2010	1,736	2,168	- 19.9%	2,178	2,834	- 23.1%
	Apr 2010	1,956	2,088	- 6.3%	2,469	2,762	- 10.6%
Percent of Original List Price	Feb 2010	95.5%	91.3%	+ 4.6%	93.2%	91.3%	+ 2.1%
	Mar 2010	95.6%	92.0%	+ 3.9%	94.5%	91.2%	+ 3.6%
	Apr 2010	95.9%	92.0%	+ 4.2%	96.0%	91.0%	+ 5.5%
Housing Affordability Index	Feb 2010	64	61	+ 3.9%	116	114	+ 2.3%
	Mar 2010	61	63	- 3.0%	112	115	- 2.8%
	Apr 2010	65	61	+ 6.6%	114	111	+ 2.4%
Months Supply of Inventory	Feb 2010	6.4	10.1	- 36.1%	6.3	8.9	- 29.6%
	Mar 2010	6.6	10.3	- 35.7%	6.3	9.3	- 32.3%
	Apr 2010	7.3	10.5	- 29.9%	6.7	9.7	- 30.5%

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.