

# Housing Supply Overview



## November 2011

A RESEARCH TOOL PROVIDED BY THE  
HONOLULU BOARD OF REALTORS®

## Quick Facts

5.6	5.5	5.3	10.0
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.](#)

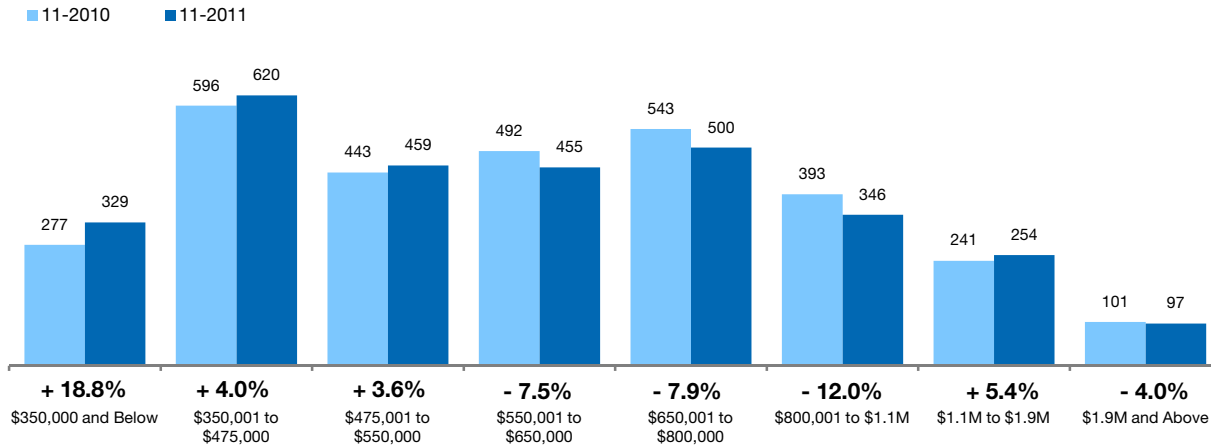


# Pending Sales Single-Family Homes Only

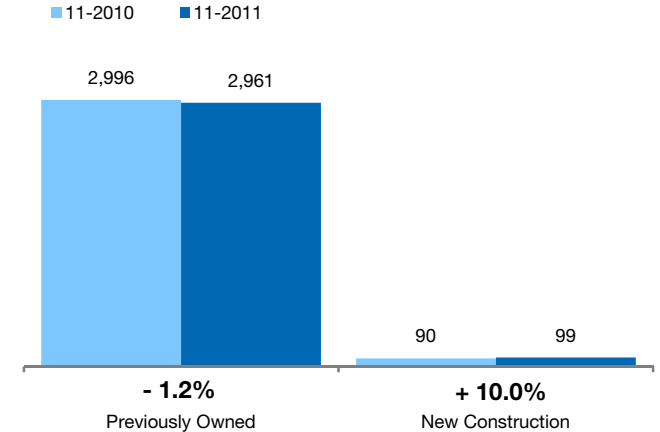
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



## By Price Range



## By Construction Status



### All Properties

By Price Range	11-2010	11-2011	Change
\$350,000 and Below	277	329	+ 18.8%
\$350,001 to \$475,000	596	620	+ 4.0%
\$475,001 to \$550,000	443	459	+ 3.6%
\$550,001 to \$650,000	492	455	- 7.5%
\$650,001 to \$800,000	543	500	- 7.9%
\$800,001 to \$1.1M	393	346	- 12.0%
\$1.1M to \$1.9M	241	254	+ 5.4%
\$1.9M and Above	101	97	- 4.0%
<b>All Single-Family Homes</b>	<b>3,086</b>	<b>3,060</b>	<b>- 0.8%</b>

### Previously Owned

11-2010	11-2011	Change	11-2010	11-2011	Change
275	327	+ 18.9%	2	2	0.0%
571	577	+ 1.1%	25	43	+ 72.0%
431	445	+ 3.2%	12	14	+ 16.7%
480	442	- 7.9%	12	13	+ 8.3%
525	486	- 7.4%	18	14	- 22.2%
384	338	- 12.0%	9	8	- 11.1%
235	250	+ 6.4%	6	4	- 33.3%
95	96	+ 1.1%	6	1	- 83.3%
<b>2,996</b>	<b>2,961</b>	<b>- 1.2%</b>	<b>90</b>	<b>99</b>	<b>+ 10.0%</b>

### New Construction

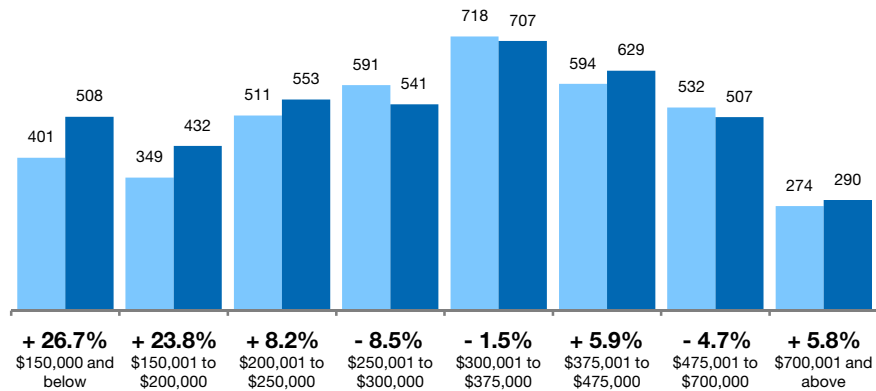
# Pending Sales Condo Properties Only

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



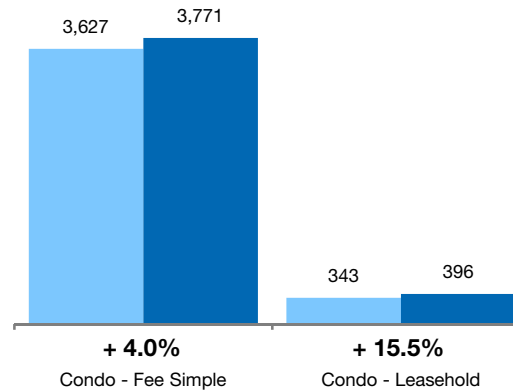
## By Price Range

■ 11-2010 ■ 11-2011



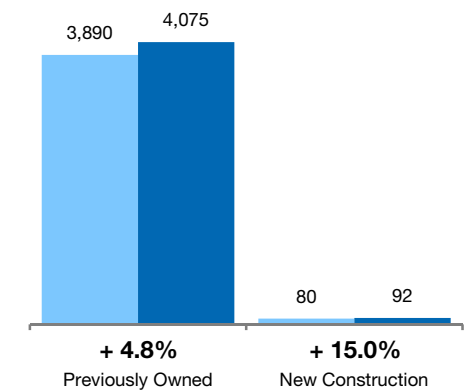
## By Condo Type

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$150,000 and below	401	508	+ 26.7%
\$150,001 to \$200,000	349	432	+ 23.8%
\$200,001 to \$250,000	511	553	+ 8.2%
\$250,001 to \$300,000	591	541	- 8.5%
\$300,001 to \$375,000	718	707	- 1.5%
\$375,001 to \$475,000	594	629	+ 5.9%
\$475,001 to \$700,000	532	507	- 4.7%
\$700,001 and above	274	290	+ 5.8%
<b>All Price Ranges</b>	<b>3,970</b>	<b>4,167</b>	<b>+ 5.0%</b>

## Previously Owned

	11-2010	11-2011	Change
\$150,000 and below	400	508	+ 27.0%
\$150,001 to \$200,000	347	432	+ 24.5%
\$200,001 to \$250,000	511	545	+ 6.7%
\$250,001 to \$300,000	591	536	- 9.3%
\$300,001 to \$375,000	718	697	- 2.9%
\$375,001 to \$475,000	585	606	+ 3.6%
\$475,001 to \$700,000	516	492	- 4.7%
\$700,001 and above	222	259	+ 16.7%
<b>All Price Ranges</b>	<b>3,890</b>	<b>4,075</b>	<b>+ 4.8%</b>

## New Construction

	11-2010	11-2011	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	10	0.0%
\$375,001 to \$475,000	9	23	+ 155.6%
\$475,001 to \$700,000	16	15	- 6.3%
\$700,001 and above	52	31	- 40.4%
<b>All Price Ranges</b>	<b>80</b>	<b>92</b>	<b>+ 15.0%</b>

### By Condo Type

	11-2010	11-2011	Change
Condo - Fee Simple	3,627	3,771	+ 4.0%
Condo - Leasehold	343	396	+ 15.5%
<b>All Condo Types</b>	<b>3,970</b>	<b>4,167</b>	<b>+ 5.0%</b>

	11-2010	11-2011	Change
Condo - Fee Simple	3,547	3,679	+ 3.7%
Condo - Leasehold	343	396	+ 15.5%
<b>All Condo Types</b>	<b>3,890</b>	<b>4,075</b>	<b>+ 4.8%</b>

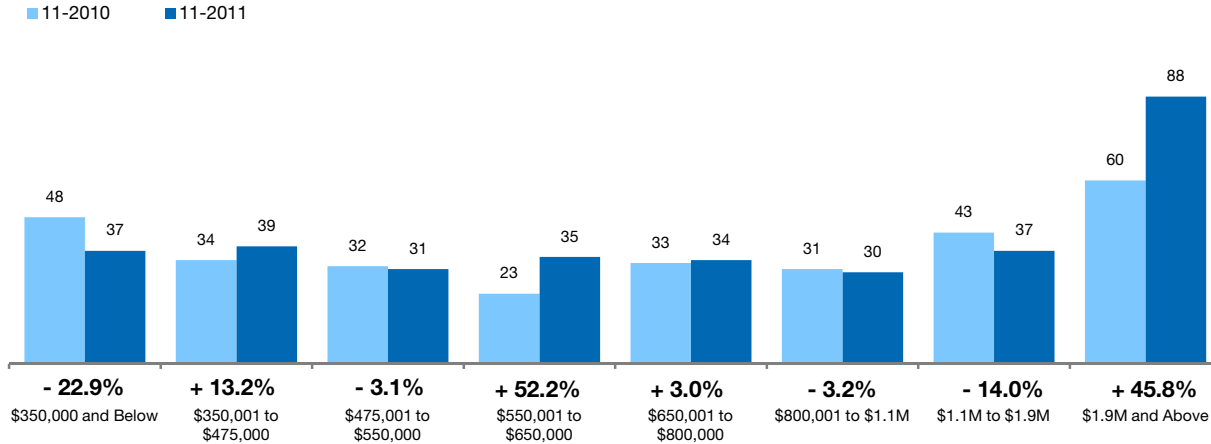
# Days on Market Until Sale Single-Family Homes Only



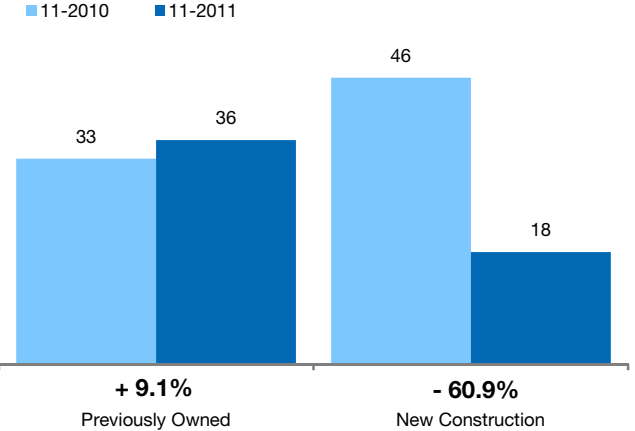
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

## By Price Range



## By Construction Status



## All Properties

By Price Range	11-2010	11-2011	Change
\$350,000 and Below	48	37	- 22.9%
\$350,001 to \$475,000	34	39	+ 13.2%
\$475,001 to \$550,000	32	31	- 3.1%
\$550,001 to \$650,000	23	35	+ 52.2%
\$650,001 to \$800,000	33	34	+ 3.0%
\$800,001 to \$1.1M	31	30	- 3.2%
\$1.1M to \$1.9M	43	37	- 14.0%
\$1.9M and Above	60	88	+ 45.8%
<b>All Single-Family Homes</b>	<b>34</b>	<b>35</b>	<b>+ 2.9%</b>

## Previously Owned

11-2010	11-2011	Change	11-2010	11-2011	Change
48	37	- 22.1%	54	175	+ 223.1%
35	40	+ 14.3%	1	1	0.0%
33	33	0.0%	7	1	- 84.6%
23	35	+ 52.2%	18	85	+ 372.2%
29	33	+ 13.8%	137	48	- 65.0%
31	31	0.0%	84	14	- 83.3%
42	37	- 10.8%	202	73	- 63.9%
58	89	+ 54.8%	178	73	- 59.3%
<b>33</b>	<b>36</b>	<b>+ 9.1%</b>	<b>46</b>	<b>18</b>	<b>- 60.9%</b>

## New Construction

# Days on Market Until Sale Condo Properties Only

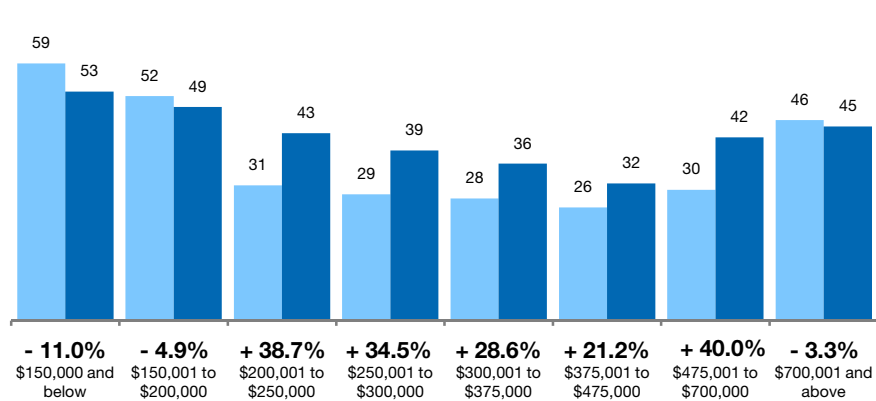


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

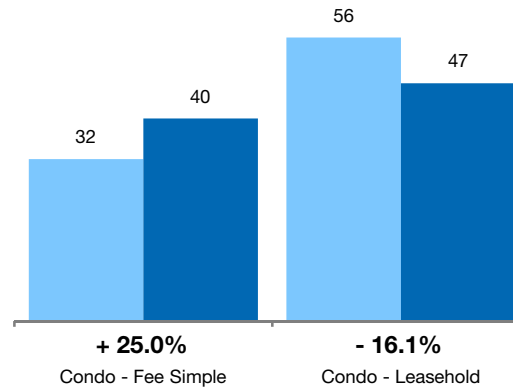
## By Price Range

■ 11-2010 ■ 11-2011



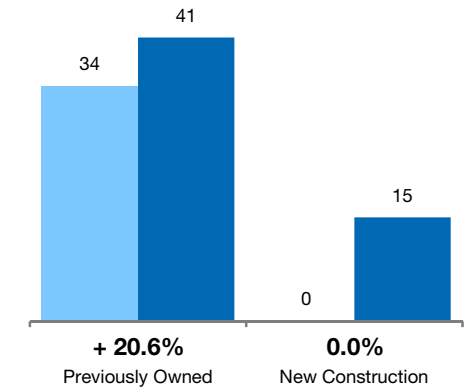
## By Condo Type

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$150,000 and below	59	53	- 11.0%
\$150,001 to \$200,000	52	49	- 4.9%
\$200,001 to \$250,000	31	43	+ 38.7%
\$250,001 to \$300,000	29	39	+ 34.5%
\$300,001 to \$375,000	28	36	+ 28.6%
\$375,001 to \$475,000	26	32	+ 21.2%
\$475,001 to \$700,000	30	42	+ 40.0%
\$700,001 and above	46	45	- 3.3%
<b>All Condos</b>	<b>33</b>	<b>41</b>	<b>+ 24.2%</b>

## Previously Owned

	11-2010	11-2011	Change	11-2010	11-2011	Change
\$150,000 and below	60	53	- 12.5%	51	0	- 100.0%
\$150,001 to \$200,000	51	49	- 3.0%	232	0	- 100.0%
\$200,001 to \$250,000	31	43	+ 38.7%	0	33	0.0%
\$250,001 to \$300,000	29	39	+ 34.5%	0	0	0.0%
\$300,001 to \$375,000	28	36	+ 28.6%	0	188	0.0%
\$375,001 to \$475,000	26	31	+ 19.2%	38	78	+ 108.0%
\$475,001 to \$700,000	30	42	+ 40.0%	11	0	- 100.0%
\$700,001 and above	58	54	- 6.9%	0	3	0.0%
<b>All Condos</b>	<b>34</b>	<b>41</b>	<b>+ 20.6%</b>	<b>0</b>	<b>15</b>	<b>0.0%</b>

## New Construction

### By Condo Type

	11-2010	11-2011	Change
Condo - Fee Simple	32	40	+ 25.0%
Condo - Leasehold	56	47	- 16.1%
<b>All Condos</b>	<b>33</b>	<b>41</b>	<b>+ 24.2%</b>

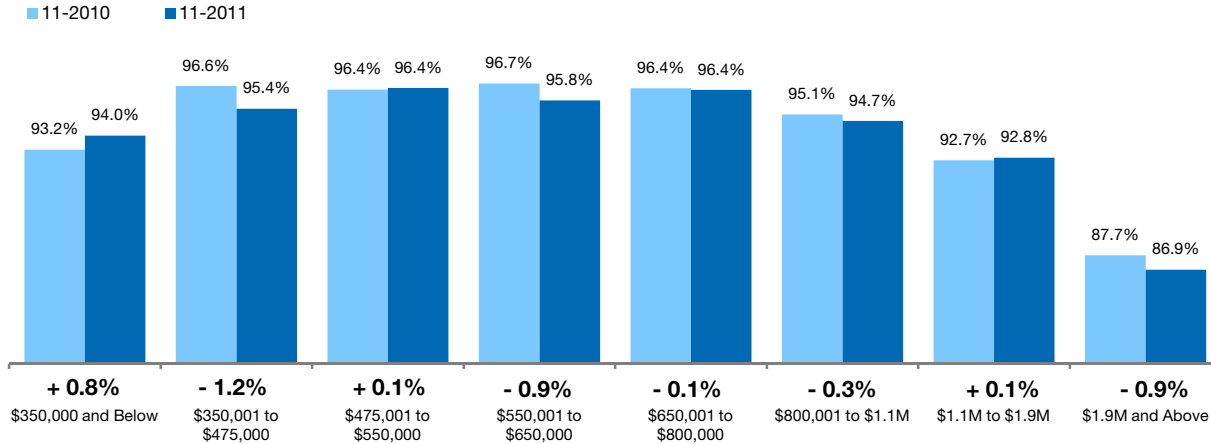
	11-2010	11-2011	Change	11-2010	11-2011	Change
Condo - Fee Simple	32	40	+ 25.0%	46	0	- 100.0%
Condo - Leasehold	56	47	- 16.1%	0	0	0.0%
<b>All Condos</b>	<b>34</b>	<b>41</b>	<b>+ 20.6%</b>	<b>0</b>	<b>15</b>	<b>0.0%</b>

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

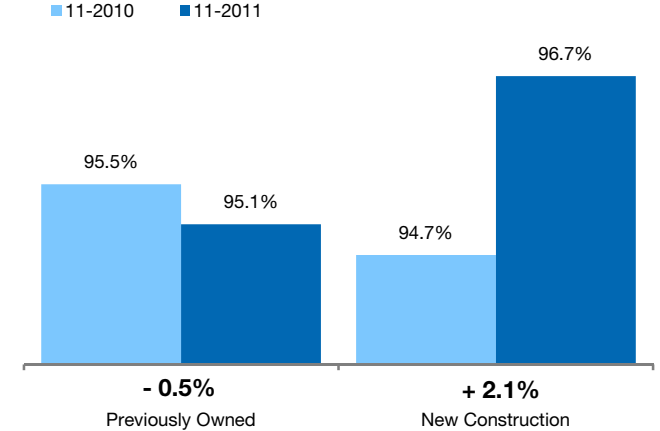


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

## By Price Range



## By Construction Status



## All Properties

By Price Range	11-2010	11-2011	Change
\$350,000 and Below	93.2%	94.0%	+ 0.8%
\$350,001 to \$475,000	96.6%	95.4%	- 1.2%
\$475,001 to \$550,000	96.4%	96.4%	+ 0.1%
\$550,001 to \$650,000	96.7%	95.8%	- 0.9%
\$650,001 to \$800,000	96.4%	96.4%	- 0.1%
\$800,001 to \$1.1M	95.1%	94.7%	- 0.3%
\$1.1M to \$1.9M	92.7%	92.8%	+ 0.1%
\$1.9M and Above	87.7%	86.9%	- 0.9%
<b>All Single-Family Homes</b>	<b>95.5%</b>	<b>95.1%</b>	<b>- 0.4%</b>

## Previously Owned

11-2010	11-2011	Change
93.3%	94.0%	+ 0.8%
96.5%	95.3%	- 1.2%
96.3%	96.4%	+ 0.1%
96.6%	95.8%	- 0.9%
96.4%	96.3%	- 0.1%
95.1%	94.6%	- 0.5%
93.1%	92.8%	- 0.3%
88.0%	86.9%	- 1.3%
<b>95.5%</b>	<b>95.1%</b>	<b>- 0.5%</b>

## New Construction

11-2010	11-2011	Change
89.5%	91.0%	+ 1.7%
98.6%	97.0%	- 1.7%
101.1%	99.1%	- 2.0%
99.0%	97.1%	- 2.0%
96.9%	98.3%	+ 1.5%
94.8%	98.0%	+ 3.3%
79.9%	93.2%	+ 16.7%
83.6%	88.0%	+ 5.3%
<b>94.7%</b>	<b>96.7%</b>	<b>+ 2.1%</b>

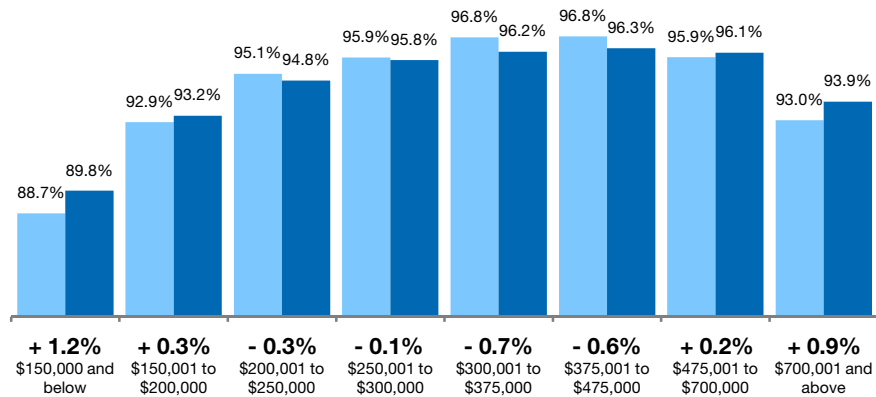
# Pct. Of Orig. Price Received Condo Properties Only



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.**

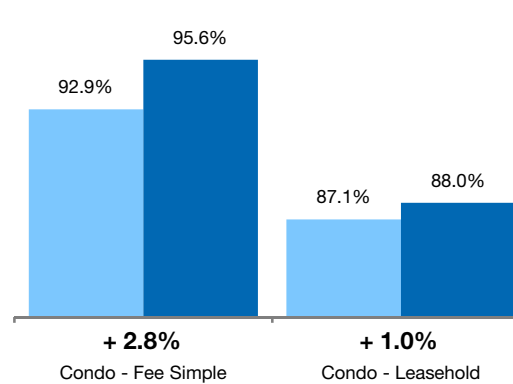
## By Price Range

■ 11-2010 ■ 11-2011



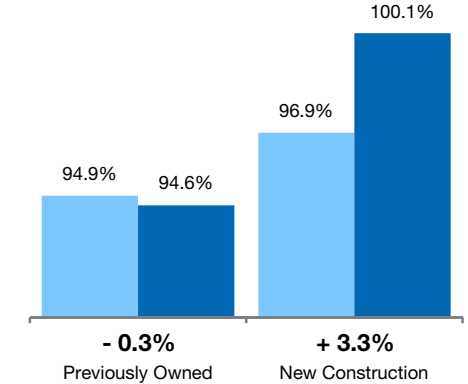
## By Condo Type

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$150,000 and below	88.7%	89.8%	+ 1.2%
\$150,001 to \$200,000	92.9%	93.2%	+ 0.3%
\$200,001 to \$250,000	95.1%	94.8%	- 0.3%
\$250,001 to \$300,000	95.9%	95.8%	- 0.1%
\$300,001 to \$375,000	96.8%	96.2%	- 0.7%
\$375,001 to \$475,000	96.8%	96.3%	- 0.6%
\$475,001 to \$700,000	95.9%	96.1%	+ 0.2%
\$700,001 and above	93.0%	93.9%	+ 0.9%
<b>All Condos</b>	<b>94.9%</b>	<b>94.7%</b>	<b>- 0.3%</b>

## Previously Owned

	11-2010	11-2011	Change
\$150,000 and below	88.8%	89.8%	+ 1.2%
\$150,001 to \$200,000	92.9%	93.2%	+ 0.4%
\$200,001 to \$250,000	95.1%	94.8%	- 0.3%
\$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	96.8%	96.2%	- 0.6%
\$475,001 to \$700,000	95.9%	96.0%	+ 0.1%
\$700,001 and above	92.7%	93.4%	+ 0.7%
<b>All Condos</b>	<b>94.9%</b>	<b>94.6%</b>	<b>- 0.3%</b>

## New Construction

	11-2010	11-2011	Change
\$150,000 and below	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	0.0%	95.5%	0.0%
\$250,001 to \$300,000	0.0%	0.0%	0.0%
\$300,001 to \$375,000	0.0%	100.0%	0.0%
\$375,001 to \$475,000	100.5%	102.0%	+ 1.5%
\$475,001 to \$700,000	95.9%	101.8%	+ 6.2%
\$700,001 and above	97.2%	98.9%	+ 1.7%
<b>All Condos</b>	<b>96.9%</b>	<b>100.1%</b>	<b>+ 3.3%</b>

### By Condo Type

	11-2010	11-2011	Change
Condo - Fee Simple	92.9%	95.6%	+ 2.8%
Condo - Leasehold	87.1%	88.0%	+ 1.0%
<b>All Condos</b>	<b>94.9%</b>	<b>94.7%</b>	<b>- 0.3%</b>

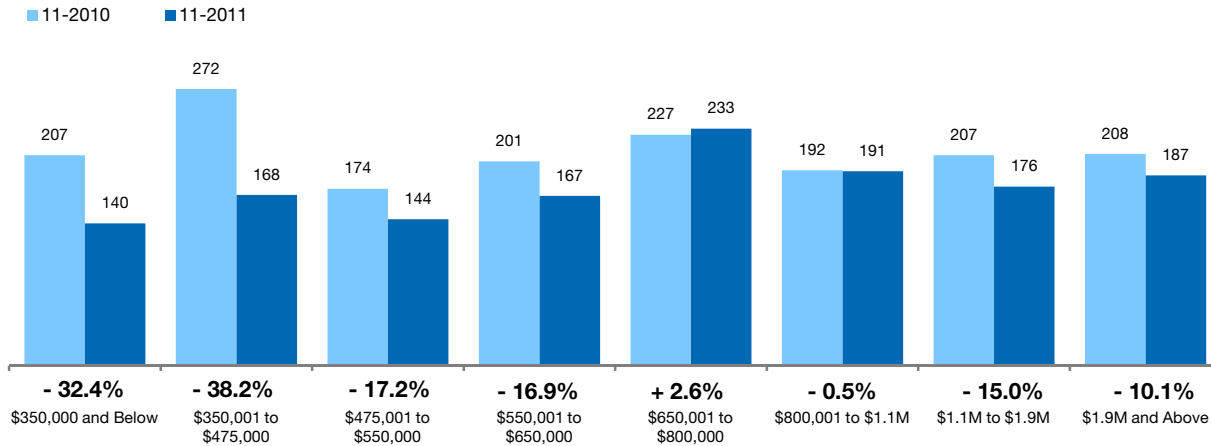
	11-2010	11-2011	Change
Condo - Fee Simple	87.1%	88.0%	+ 1.0%
Condo - Leasehold	0.0%	0.0%	0.0%
<b>All Condos</b>	<b>94.9%</b>	<b>94.6%</b>	<b>- 0.3%</b>

# Inventory of Homes for Sale Single-Family Homes Only

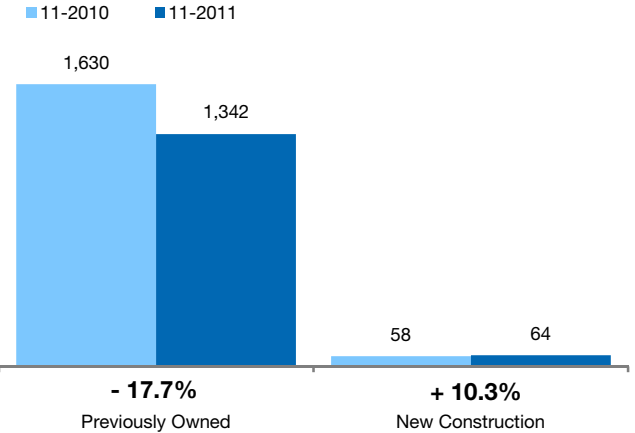


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

## By Price Range



## By Construction Status



### All Properties

By Price Range	11-2010	11-2011	Change
\$350,000 and Below	207	140	- 32.4%
\$350,001 to \$475,000	272	168	- 38.2%
\$475,001 to \$550,000	174	144	- 17.2%
\$550,001 to \$650,000	201	167	- 16.9%
\$650,001 to \$800,000	227	233	+ 2.6%
\$800,001 to \$1.1M	192	191	- 0.5%
\$1.1M to \$1.9M	207	176	- 15.0%
\$1.9M and Above	208	187	- 10.1%
<b>All Single-Family Homes</b>	<b>1,688</b>	<b>1,406</b>	<b>- 16.7%</b>

### Previously Owned

11-2010	11-2011	Change	11-2010	11-2011	Change
204	133	- 34.8%	3	7	+ 133.3%
263	162	- 38.4%	9	6	- 33.3%
173	138	- 20.2%	1	6	+ 500.0%
194	165	- 14.9%	7	2	- 71.4%
219	224	+ 2.3%	8	9	+ 12.5%
184	179	- 2.7%	8	12	+ 50.0%
192	163	- 15.1%	15	13	- 13.3%
201	178	- 11.4%	7	9	+ 28.6%
<b>1,630</b>	<b>1,342</b>	<b>- 17.7%</b>	<b>58</b>	<b>64</b>	<b>+ 10.3%</b>

### New Construction

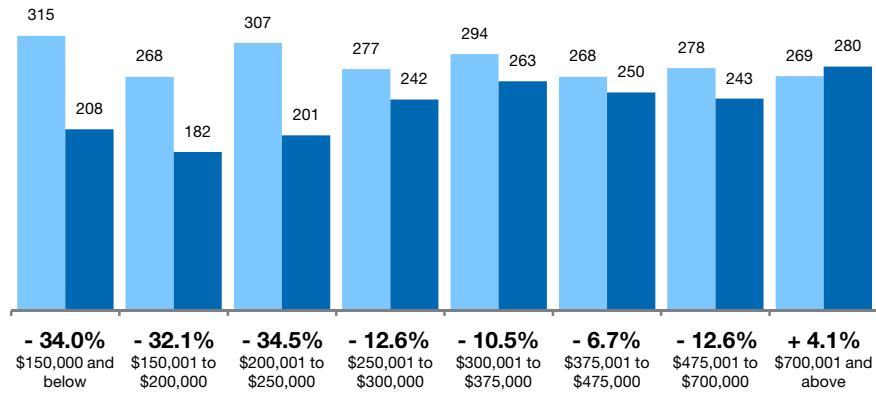
# Inventory of Homes for Sale Condo Properties Only

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



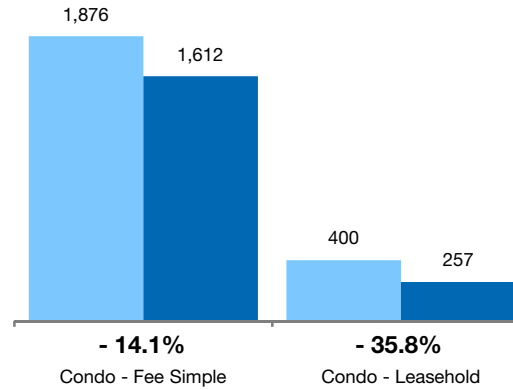
## By Price Range

■ 11-2010 ■ 11-2011



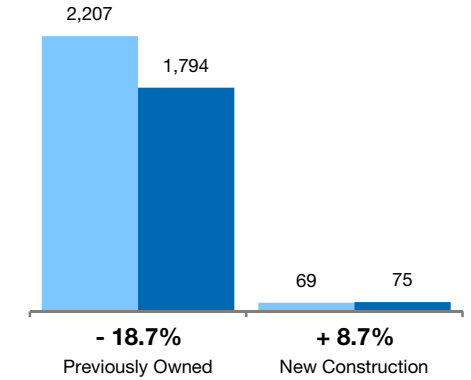
## By Condo Type

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$150,000 and below	315	208	- 34.0%
\$150,001 to \$200,000	268	182	- 32.1%
\$200,001 to \$250,000	307	201	- 34.5%
\$250,001 to \$300,000	277	242	- 12.6%
\$300,001 to \$375,000	294	263	- 10.5%
\$375,001 to \$475,000	268	250	- 6.7%
\$475,001 to \$700,000	278	243	- 12.6%
\$700,001 and above	269	280	+ 4.1%
<b>All Price Ranges</b>	<b>2,276</b>	<b>1,869</b>	<b>- 17.9%</b>

## Previously Owned

	11-2010	11-2011	Change
\$150,000 and below	314	207	- 34.1%
\$150,001 to \$200,000	268	179	- 33.2%
\$200,001 to \$250,000	305	192	- 37.0%
\$250,001 to \$300,000	266	228	- 14.3%
\$300,001 to \$375,000	286	247	- 13.6%
\$375,001 to \$475,000	260	242	- 6.9%
\$475,001 to \$700,000	267	238	- 10.9%
\$700,001 and above	241	261	+ 8.3%
<b>All Price Ranges</b>	<b>2,207</b>	<b>1,794</b>	<b>- 18.7%</b>

## New Construction

	11-2010	11-2011	Change
\$150,000 and below	1	1	0.0%
\$150,001 to \$200,000	0	3	0.0%
\$200,001 to \$250,000	2	9	+ 350.0%
\$250,001 to \$300,000	11	14	+ 27.3%
\$300,001 to \$375,000	8	16	+ 100.0%
\$375,001 to \$475,000	8	8	0.0%
\$475,001 to \$700,000	11	5	- 54.5%
\$700,001 and above	28	19	- 32.1%
<b>All Price Ranges</b>	<b>69</b>	<b>75</b>	<b>+ 8.7%</b>

### By Condo Type

	11-2010	11-2011	Change
Condo - Fee Simple	1,876	1,612	- 14.1%
Condo - Leasehold	400	257	- 35.8%
<b>All Condo Types</b>	<b>2,276</b>	<b>1,869</b>	<b>- 17.9%</b>

	11-2010	11-2011	Change
Condo - Fee Simple	1,809	1,539	- 14.9%
Condo - Leasehold	398	255	- 35.9%
<b>All Condo Types</b>	<b>2,207</b>	<b>1,794</b>	<b>- 18.7%</b>

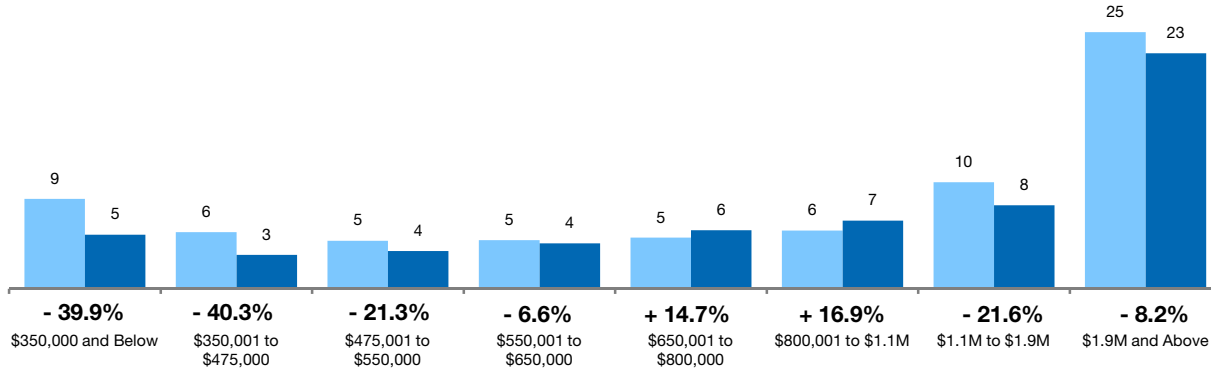
# Months Supply of Inventory Single-Family Homes Only



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.

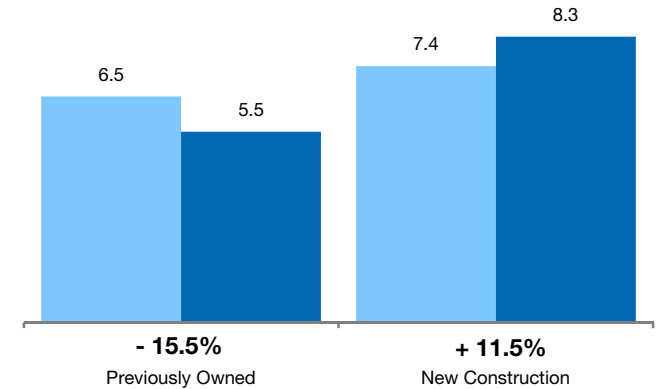
## By Price Range

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$350,000 and Below	8.8	5.3	-39.9%
\$350,001 to \$475,000	5.6	3.3	-40.3%
\$475,001 to \$550,000	4.7	3.7	-21.3%
\$550,001 to \$650,000	4.8	4.5	-6.6%
\$650,001 to \$800,000	5.0	5.8	+14.7%
\$800,001 to \$1.1M	5.7	6.7	+16.9%
\$1.1M to \$1.9M	10.5	8.2	-21.6%
\$1.9M and Above	25.2	23.1	-8.2%
<b>All Single-Family Homes</b>	<b>6.5</b>	<b>5.6</b>	<b>-14.6%</b>

## Previously Owned

	11-2010	11-2011	Change
\$350,000 and Below	8.8	5.1	-42.1%
\$350,001 to \$475,000	5.6	3.4	-38.9%
\$475,001 to \$550,000	4.8	3.7	-23.8%
\$550,001 to \$650,000	4.7	4.5	-3.8%
\$650,001 to \$800,000	5.0	5.7	+12.7%
\$800,001 to \$1.1M	5.7	6.4	+13.3%
\$1.1M to \$1.9M	10.0	7.7	-22.8%
\$1.9M and Above	25.7	22.5	-12.4%
<b>All Previously Owned</b>	<b>6.5</b>	<b>5.5</b>	<b>-15.5%</b>

## New Construction

	11-2010	11-2011	Change
\$350,000 and Below	3.0	7.0	+133.3%
\$350,001 to \$475,000	2.9	1.7	-42.7%
\$475,001 to \$550,000	0.6	3.9	+506.1%
\$550,001 to \$650,000	4.7	1.2	-73.6%
\$650,001 to \$800,000	3.8	6.0	+57.5%
\$800,001 to \$1.1M	6.0	8.6	+42.9%
\$1.1M to \$1.9M	12.5	13.0	+4.0%
\$1.9M and Above	7.0	9.0	+28.6%
<b>All New Construction</b>	<b>7.4</b>	<b>8.3</b>	<b>+11.5%</b>

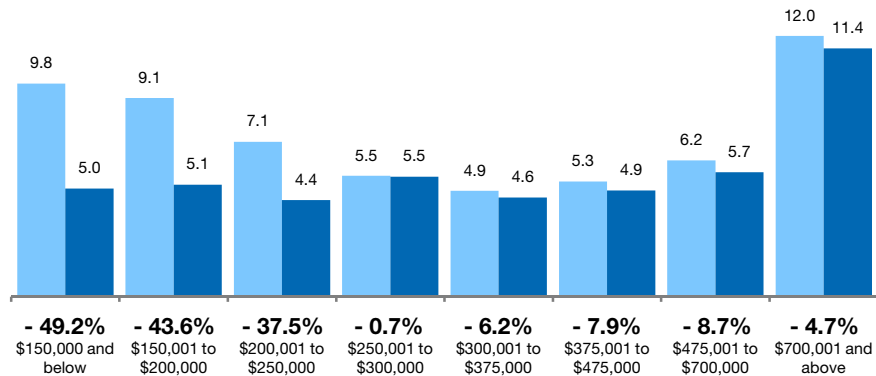
# Months Supply of Inventory Condo Properties Only



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.

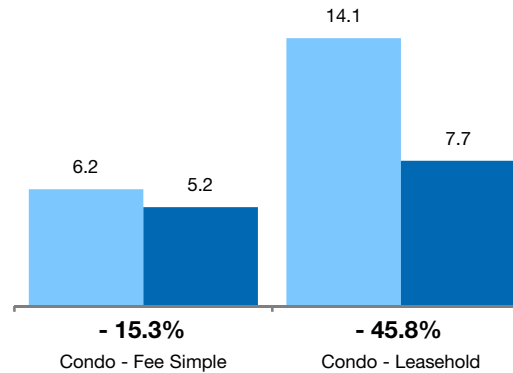
## By Price Range

■ 11-2010 ■ 11-2011



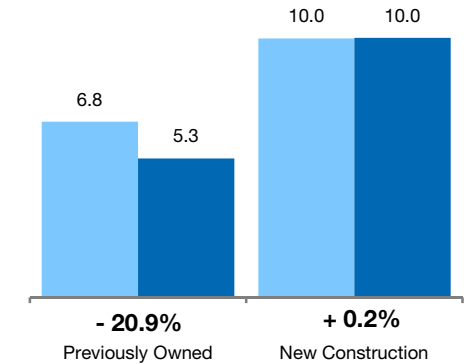
## By Condo Type

■ 11-2010 ■ 11-2011



## By Construction Status

■ 11-2010 ■ 11-2011



## All Properties

### By Price Range

	11-2010	11-2011	Change
\$150,000 and below	9.8	5.0	-49.2%
\$150,001 to \$200,000	9.1	5.1	-43.6%
\$200,001 to \$250,000	7.1	4.4	-37.5%
\$250,001 to \$300,000	5.5	5.5	-0.7%
\$300,001 to \$375,000	4.9	4.6	-6.2%
\$375,001 to \$475,000	5.3	4.9	-7.9%
\$475,001 to \$700,000	6.2	5.7	-8.7%
\$700,001 and above	12.0	11.4	-4.7%
<b>All Price Ranges</b>	<b>6.8</b>	<b>5.5</b>	<b>-20.2%</b>

## Previously Owned

	11-2010	11-2011	Change
\$150,000 and below	9.8	4.9	-49.4%
\$150,001 to \$200,000	9.2	5.1	-44.8%
\$200,001 to \$250,000	7.1	4.3	-39.2%
\$250,001 to \$300,000	5.3	5.2	-1.7%
\$300,001 to \$375,000	4.7	4.3	-8.1%
\$375,001 to \$475,000	5.2	4.9	-6.6%
\$475,001 to \$700,000	6.2	5.7	-7.3%
\$700,001 and above	13.3	12.0	-9.9%
<b>All Price Ranges</b>	<b>6.8</b>	<b>5.3</b>	<b>-20.9%</b>

## New Construction

	11-2010	11-2011	Change
\$150,000 and below	1.0	0.0	-100.0%
\$150,001 to \$200,000	0.0	0.0	0.0%
\$200,001 to \$250,000	0.0	5.1	0.0%
\$250,001 to \$300,000	0.0	5.6	0.0%
\$300,001 to \$375,000	0.0	6.4	0.0%
\$375,001 to \$475,000	5.8	3.4	-41.1%
\$475,001 to \$700,000	5.2	2.5	-51.7%
\$700,001 and above	6.5	6.3	-2.0%
<b>All Price Ranges</b>	<b>10.0</b>	<b>10.0</b>	<b>+0.2%</b>

### By Condo Type

	11-2010	11-2011	Change
Condo - Fee Simple	6.2	5.2	-15.3%
Condo - Leasehold	14.1	7.7	-45.8%
<b>All Condo Types</b>	<b>6.8</b>	<b>5.5</b>	<b>-20.2%</b>

	11-2010	11-2011	Change
Condo - Fee Simple	6.1	5.1	-16.0%
Condo - Leasehold	14.0	7.6	-45.9%
<b>All Price Ranges</b>	<b>6.8</b>	<b>5.3</b>	<b>-20.9%</b>