

# Honolulu Housing Market Annual Report

A RESEARCH TOOL PROVIDED BY  
THE HONOLULU BOARD OF REALTORS®



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# 2011

# 2011 Annual Report Honolulu Housing Market



Statistics on this page are based upon **Single-Family Detached Properties Only.**

**Change  
from 2010:**

**- 8.1%**

New Listings

**- 1.0%**

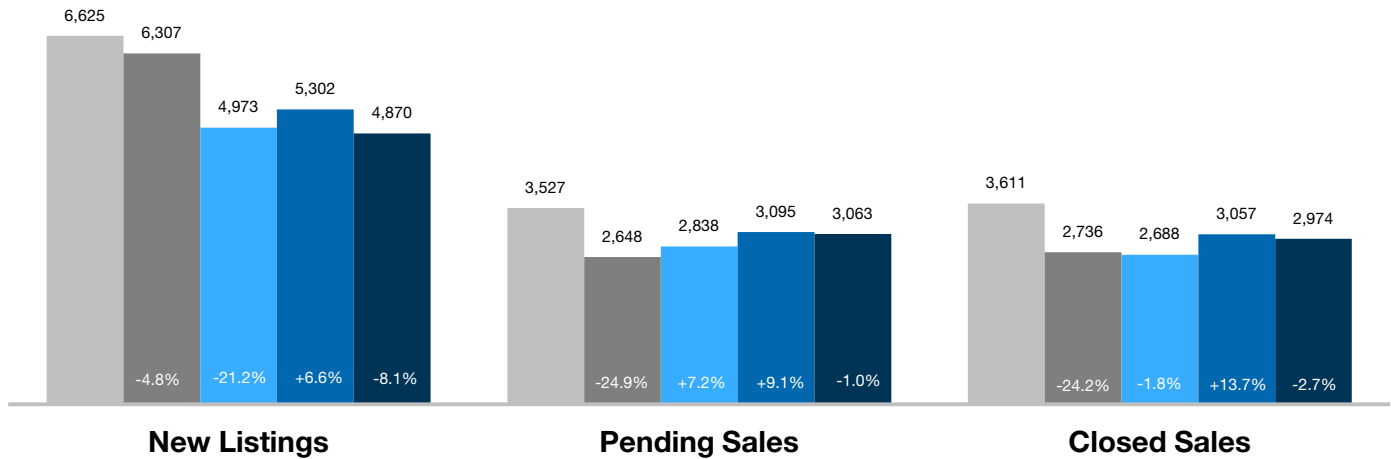
Pending Sales

**- 2.7%**

Closed Sales

## Annual Market Activity

■ 2007 ■ 2008 ■ 2009 ■ 2010 ■ 2011



**\$575,000**

Median Sales Price in 2011

**- 3.0%**

Change from 2010

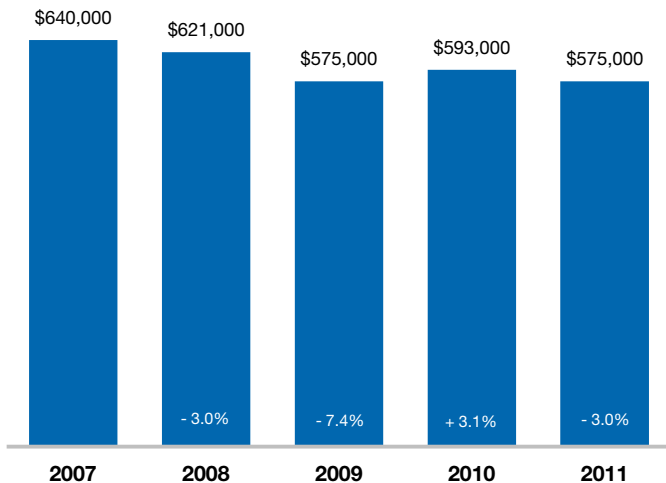
**\$707,402**

Average Sales Price in 2011

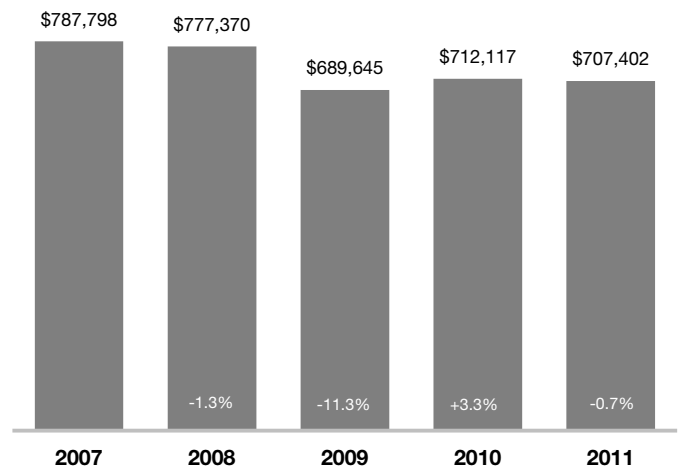
**- 0.7%**

Change from 2010

## Median Sales Price



## Average Sales Price



# 2011 Annual Report Honolulu Housing Market



Statistics on this page are based upon **Single-Family Detached Properties Only.**

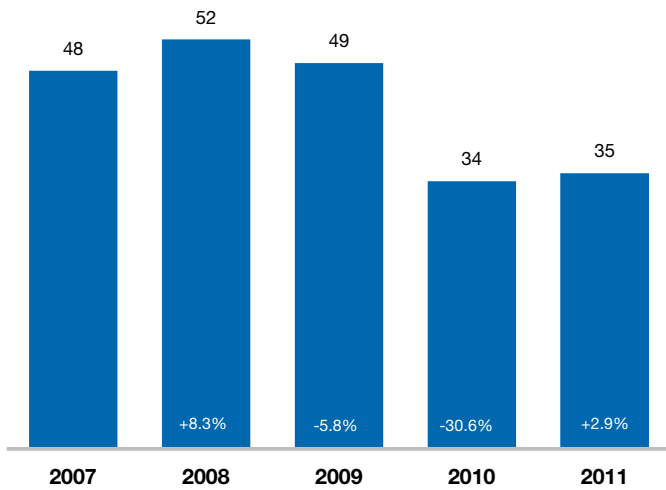
**35**

Days on Market in 2011

**+ 2.9%**

Change from 2010

## Days on Market Until Sale



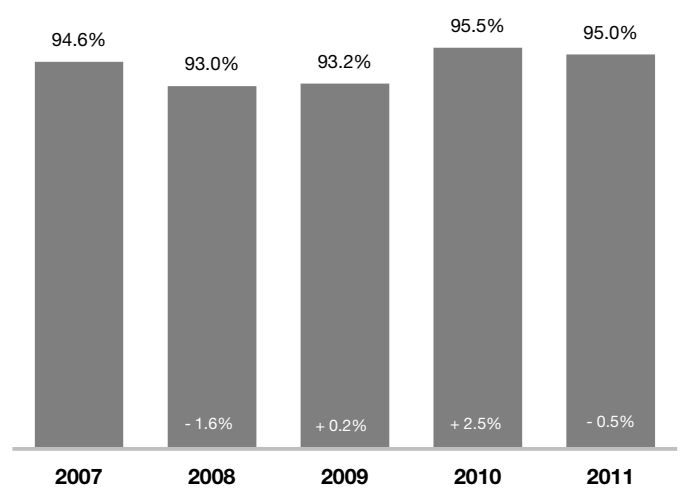
**95.0%**

Pct. Of Orig. Price in 2011

**- 0.5%**

Change from 2010

## Percent of Original Price Received



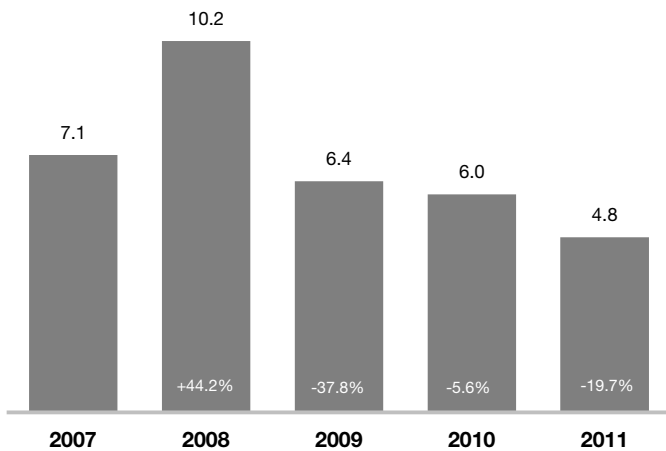
**4.8**

Months Supply at Year End

**- 19.7%**

Change from 2010

## Months Supply at Year End



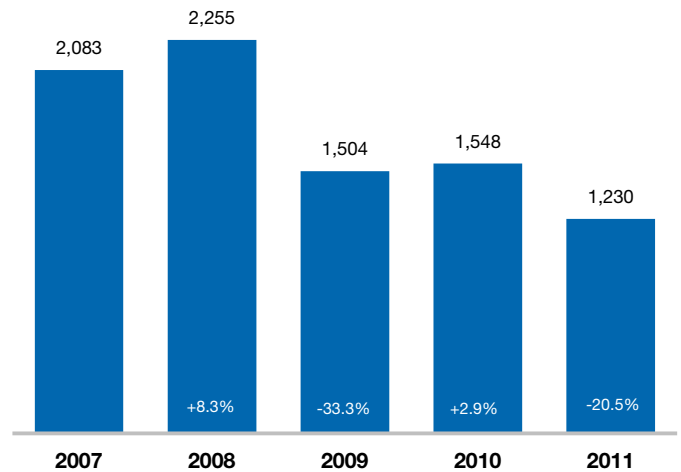
**1,230**

Homes for Sale at Year End

**- 20.5%**

Change from 2010

## Homes for Sale at Year End



# 2011 Annual Report

## Honolulu Housing Market



Statistics on this page are based upon **Single-Family Detached Properties Only.**

### Area Overviews

	2010 New Listings	2011 New Listings	+ / -	2010 Closed Sales	2011 Closed Sales	+ / -
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	130	113	- 13.1%	68	75	+ 10.3%
Ala Moana - Kakaako (1-2-3)	3	7	+ 133.3%	2	3	+ 50.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	125	130	+ 4.0%	67	84	+ 25.4%
Ewa Plain (1-9-1)	745	620	- 16.8%	506	451	- 10.9%
Hawaii Kai (1-3-9)	320	297	- 7.2%	196	160	- 18.4%
Kailua - Waimanalo (1-4-1 to 1-4-3)	424	428	+ 0.9%	255	244	- 4.3%
Kalihi - Palama (1-1-2 to 1-1-7)	210	173	- 17.6%	110	99	- 10.0%
Kaneohe (1-4-4 to 1-4-7)	411	344	- 16.3%	291	204	- 29.9%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	302	332	+ 9.9%	188	212	+ 12.8%
Makaha - Nanakuli (1-8-1 to 1-8-9)	427	397	- 7.0%	202	242	+ 19.8%
Makakilo (1-9-2 to 1-9-3)	167	173	+ 3.6%	91	93	+ 2.2%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	182	169	- 7.1%	87	101	+ 16.1%
Mililani (1-9-5)	246	253	+ 2.8%	171	167	- 2.3%
Moanalua - Salt Lake (1-1-1)	71	78	+ 9.9%	39	59	+ 51.3%
North Shore (1-5-6 to 1-6-9)	218	194	- 11.0%	76	82	+ 7.9%
Pearl City - Aiea (1-9-6 to 1-9-9)	293	279	- 4.8%	174	191	+ 9.8%
Wahiawa (1-7-1 to 1-7-7)	130	93	- 28.5%	65	71	+ 9.2%
Waialae-Kahala (1-3-5)	209	166	- 20.6%	115	103	- 10.4%
Waikiki (1-2-6)	5	2	- 60.0%	1	0	NA
Waipahu (1-9-4)	406	378	- 6.9%	281	251	- 10.7%
Windward Coast (1-4-8 to 1-5-5)	148	131	- 11.5%	40	57	+ 42.5%

### Area Overviews

	2010 Median Price	2011 Median Price	+ / -	2010 Months Supply	2011 Months Supply	+ / -
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	\$1,150,000	\$1,075,000	- 6.5%	7.7	4.6	- 40.2%
Ala Moana - Kakaako (1-2-3)	\$515,000	\$700,000	+ 35.9%	1.0	1.0	0.0%
Downtown - Nuuanu (1-1-8 to 1-2-2)	\$744,500	\$750,000	+ 0.7%	8.0	4.4	- 44.6%
Ewa Plain (1-9-1)	\$435,000	\$440,000	+ 1.1%	4.5	2.3	- 48.4%
Hawaii Kai (1-3-9)	\$836,000	\$910,000	+ 8.9%	4.8	5.1	+ 4.7%
Kailua - Waimanalo (1-4-1 to 1-4-3)	\$760,000	\$777,500	+ 2.3%	5.6	5.6	- 0.2%
Kalihi - Palama (1-1-2 to 1-1-7)	\$529,500	\$500,000	- 5.6%	6.1	4.7	- 23.1%
Kaneohe (1-4-4 to 1-4-7)	\$651,000	\$650,000	- 0.2%	3.9	5.3	+ 36.6%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	\$770,000	\$744,500	- 3.3%	5.7	4.7	- 17.0%
Makaha - Nanakuli (1-8-1 to 1-8-9)	\$287,000	\$284,950	- 0.7%	8.6	4.8	- 43.8%
Makakilo (1-9-2 to 1-9-3)	\$519,000	\$510,000	- 1.7%	5.8	5.8	+ 1.1%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	\$860,000	\$850,000	- 1.2%	6.2	4.7	- 24.3%
Mililani (1-9-5)	\$605,000	\$590,000	- 2.5%	3.4	3.2	- 7.4%
Moanalua - Salt Lake (1-1-1)	\$670,000	\$587,500	- 12.3%	5.8	2.6	- 54.5%
North Shore (1-5-6 to 1-6-9)	\$655,000	\$581,625	- 11.2%	16.2	10.9	- 33.0%
Pearl City - Aiea (1-9-6 to 1-9-9)	\$593,750	\$570,000	- 4.0%	5.8	4.1	- 28.9%
Wahiawa (1-7-1 to 1-7-7)	\$390,000	\$395,000	+ 1.3%	6.4	4.5	- 29.7%
Waialae-Kahala (1-3-5)	\$1,375,000	\$1,335,000	- 2.9%	5.2	7.5	+ 45.9%
Waikiki (1-2-6)	\$0	\$0	NA	1.0	0.0	- 100.0%
Waipahu (1-9-4)	\$520,000	\$507,500	- 2.4%	3.9	3.6	- 5.5%
Windward Coast (1-4-8 to 1-5-5)	\$504,500	\$466,500	- 7.5%	18.0	9.8	- 45.7%

# 2011 Annual Report Honolulu Housing Market



Statistics on this page are based upon **Townhouse-Condo Attached Properties Only.**

**Change  
from 2010:**

**- 6.0%**

New Listings

**+ 3.4%**

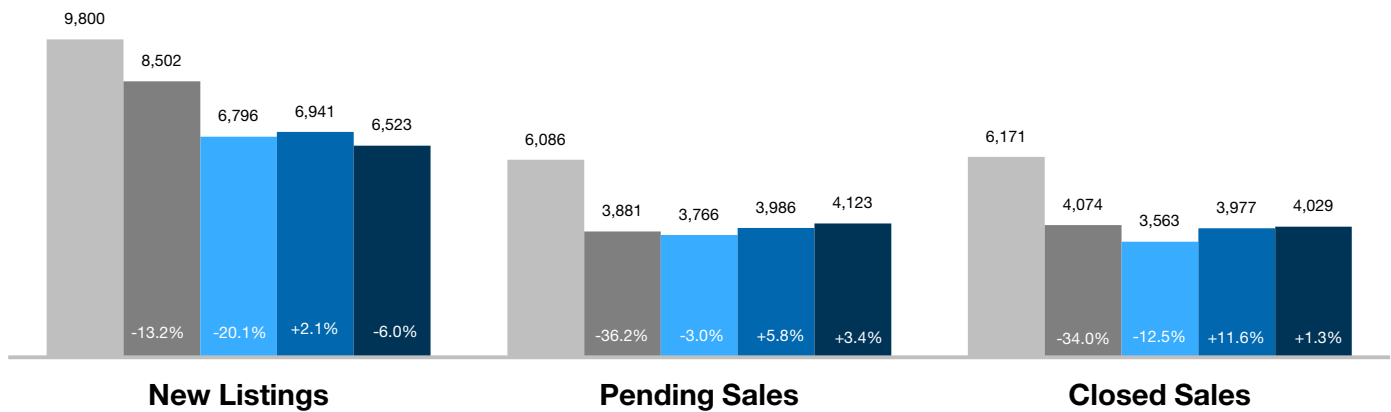
Pending Sales

**+ 1.3%**

Closed Sales

## Annual Market Activity

■ 2007 ■ 2008 ■ 2009 ■ 2010 ■ 2011



**\$300,000**

Median Sales Price in 2011

**- 1.6%**

Change from 2010

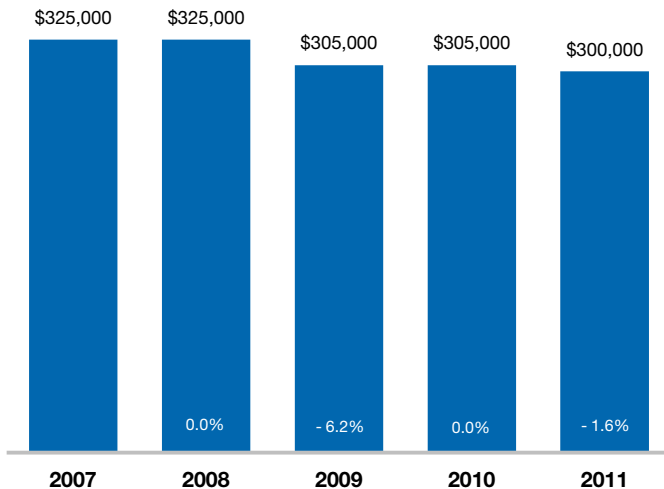
**\$357,881**

Average Sales Price in 2011

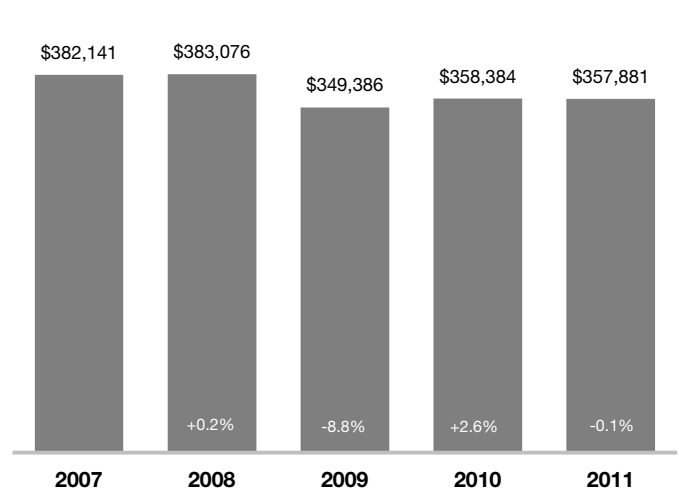
**- 0.1%**

Change from 2010

## Median Sales Price



## Average Sales Price



# 2011 Annual Report Honolulu Housing Market



Statistics on this page are based upon **Townhouse-Condo Attached Properties Only.**

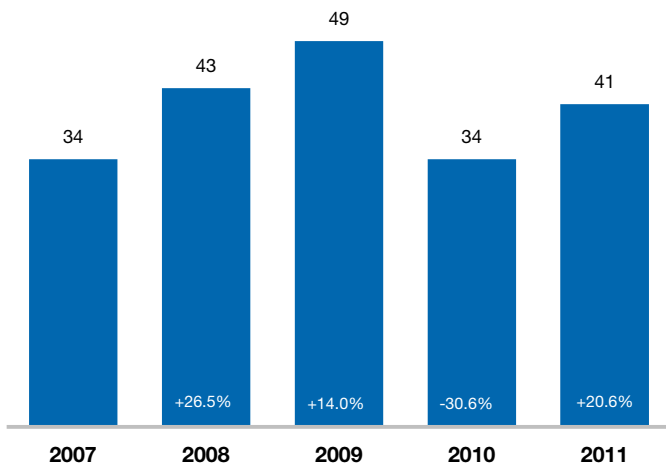
**41**

Days on Market in 2011

**+ 20.6%**

Change from 2010

## Days on Market Until Sale



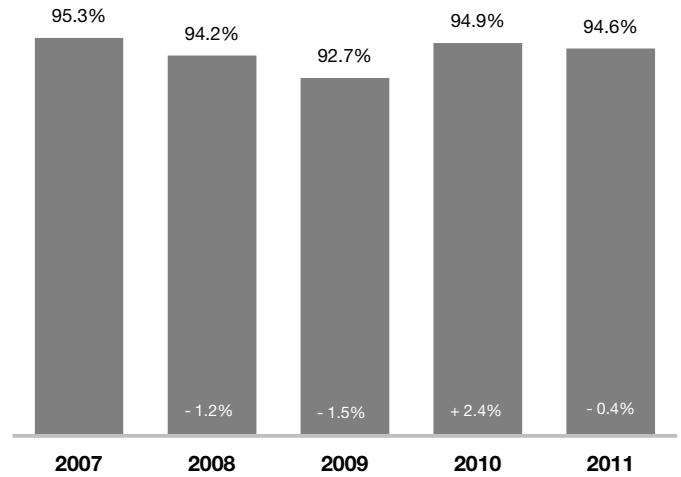
**94.6%**

Pct. Of Orig. Price in 2011

**- 0.4%**

Change from 2010

## Percent of Original Price Received



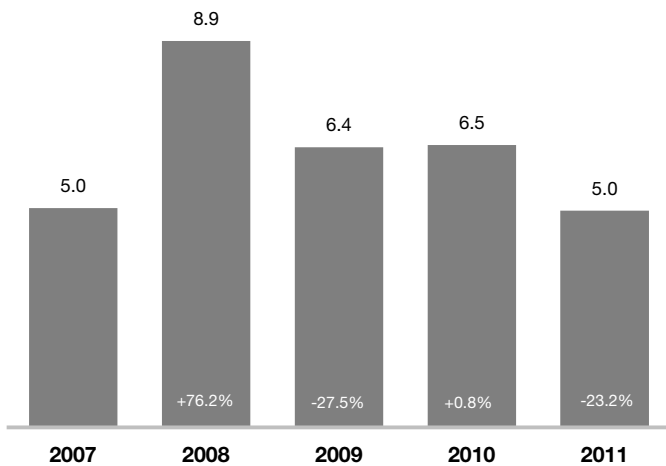
**5.0**

Months Supply at Year End

**- 23.2%**

Change from 2010

## Months Supply at Year End



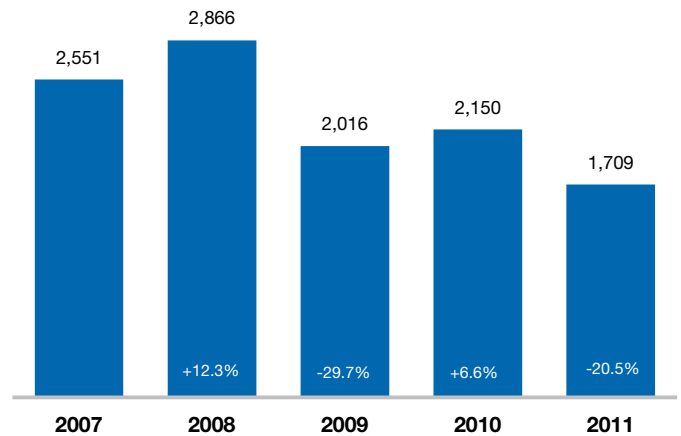
**1,709**

Homes for Sale at Year End

**- 20.5%**

Change from 2010

## Homes for Sale at Year End



# 2011 Annual Report

## Honolulu Housing Market



Statistics on this page are based upon **Townhouse-Condo Attached Properties Only.**

### Area Overviews

	2010 New Listings	2011 New Listings	+ / -	2010 Closed Sales	2011 Closed Sales	+ / -
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	6	7	+ 16.7%	4	8	+ 100.0%
Ala Moana - Kakaako (1-2-3)	589	604	+ 2.5%	355	388	+ 9.3%
Downtown - Nuuanu (1-1-8 to 1-2-2)	546	490	- 10.3%	290	289	- 0.3%
Ewa Plain (1-9-1)	444	361	- 18.7%	301	274	- 9.0%
Hawaii Kai (1-3-9)	289	282	- 2.4%	208	178	- 14.4%
Kailua - Waimanalo (1-4-1 to 1-4-3)	119	108	- 9.2%	83	76	- 8.4%
Kalihi - Palama (1-1-2 to 1-1-7)	145	162	+ 11.7%	90	94	+ 4.4%
Kaneohe (1-4-4 to 1-4-7)	255	217	- 14.9%	148	151	+ 2.0%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	192	157	- 18.2%	91	83	- 8.8%
Makaha - Nanakuli (1-8-1 to 1-8-9)	226	190	- 15.9%	97	101	+ 4.1%
Makakilo (1-9-2 to 1-9-3)	125	99	- 20.8%	77	72	- 6.5%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	838	847	+ 1.1%	514	490	- 4.7%
Mililani (1-9-5)	329	272	- 17.3%	190	224	+ 17.9%
Moanalua - Salt Lake (1-1-1)	242	254	+ 5.0%	181	168	- 7.2%
North Shore (1-5-6 to 1-6-9)	93	71	- 23.7%	29	40	+ 37.9%
Pearl City - Aiea (1-9-6 to 1-9-9)	448	395	- 11.8%	278	273	- 1.8%
Wahiawa (1-7-1 to 1-7-7)	36	23	- 36.1%	13	15	+ 15.4%
Waialae-Kahala (1-3-5)	68	63	- 7.4%	42	38	- 9.5%
Waikiki (1-2-6)	1,521	1,509	- 0.8%	732	810	+ 10.7%
Waipahu (1-9-4)	371	333	- 10.2%	238	235	- 1.3%
Windward Coast (1-4-8 to 1-5-5)	37	30	- 18.9%	10	13	+ 30.0%

### Area Overviews

	2010 Median Price	2011 Median Price	+ / -	2010 Months Supply	2011 Months Supply	+ / -
Aina Haina - Kuliouou (1-3-6 to 1-3-8)	\$520,000	\$545,000	+ 4.8%	2.0	0.9	- 57.1%
Ala Moana - Kakaako (1-2-3)	\$357,000	\$350,000	- 2.0%	6.7	5.2	- 22.5%
Downtown - Nuuanu (1-1-8 to 1-2-2)	\$420,000	\$370,000	- 11.9%	6.1	5.5	- 10.3%
Ewa Plain (1-9-1)	\$300,000	\$300,000	0.0%	4.7	3.2	- 30.8%
Hawaii Kai (1-3-9)	\$525,000	\$507,950	- 3.2%	3.4	4.1	+ 21.1%
Kailua - Waimanalo (1-4-1 to 1-4-3)	\$376,250	\$383,000	+ 1.8%	4.5	2.9	- 36.7%
Kalihi - Palama (1-1-2 to 1-1-7)	\$325,000	\$250,000	- 23.1%	4.3	5.4	+ 26.7%
Kaneohe (1-4-4 to 1-4-7)	\$369,500	\$371,500	+ 0.5%	5.8	3.4	- 40.9%
Kapahulu - Diamond Head (1-3-1 to 1-3-4)	\$470,000	\$450,000	- 4.3%	7.9	9.7	+ 23.1%
Makaha - Nanakuli (1-8-1 to 1-8-9)	\$90,000	\$89,000	- 1.1%	13.6	6.1	- 55.1%
Makakilo (1-9-2 to 1-9-3)	\$241,232	\$250,000	+ 3.6%	7.5	1.9	- 74.6%
Makiki - Moiliili (1-2-4 to 1-2-9 (except 1-2-6))	\$307,000	\$300,000	- 2.3%	5.5	4.3	- 22.2%
Mililani (1-9-5)	\$282,500	\$254,500	- 9.9%	5.8	2.2	- 61.7%
Moanalua - Salt Lake (1-1-1)	\$280,000	\$280,000	0.0%	3.8	3.4	- 12.1%
North Shore (1-5-6 to 1-6-9)	\$219,900	\$285,000	+ 29.6%	14.1	8.0	- 43.1%
Pearl City - Aiea (1-9-6 to 1-9-9)	\$275,000	\$273,000	- 0.7%	4.5	4.1	- 9.3%
Wahiawa (1-7-1 to 1-7-7)	\$120,000	\$125,000	+ 4.2%	9.6	3.6	- 62.7%
Waialae-Kahala (1-3-5)	\$445,000	\$450,000	+ 1.1%	5.7	4.3	- 24.4%
Waikiki (1-2-6)	\$285,000	\$285,000	0.0%	9.1	7.3	- 19.5%
Waipahu (1-9-4)	\$266,000	\$257,500	- 3.2%	6.5	3.4	- 47.5%
Windward Coast (1-4-8 to 1-5-5)	\$216,000	\$203,500	- 5.8%	8.8	12.0	+ 37.1%