

Monthly Housing Statistics

AUGUST 2014



SINGLE FAMILY HOMES

Median Sales Price	
\$650,000	-2.3%
Closed Sales	
323	-11.7%
Average Sales Price	
\$762,770	-4.7%

CONDOS

Median Sales Price	
\$350,000	0.0%
Closed Sales	
444	-3.5%
Average Sales Price	
\$408,752	-6.4%

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Monthly Indicators

AUGUST 2014

	Single Family Homes					
	Aug-14	Aug-13	%	YTD-14	YTD-13	%
Closed Sales	323	366	-11.7%	2,160	2,157	0.1%
Median Sales Price	\$650,000	\$ 665,000	-2.3%	\$665,000	\$ 639,000	4.1%
Median Days on Market	15	20	-25.0%	20	21	-4.8%
New Listings	421	404	4.2%	3,468	3,063	13.2%
Pending Sales	440	397	10.8%	3,464	3,092	12.0%
Months of Inventory	3.0	3.0	0.0%	--	--	--
Active Listings	1,263	1,225	3.1%	--	--	--
Average Sales Price	\$762,770	\$ 800,391	-4.7%	\$828,155	\$ 786,683	5.3%
% of Original Listing Price Received	98.6%	98.5%	0.1%	97.9%	98.5%	-0.6%

*YTD data includes revisions

	Condos					
	Aug-14	Aug-13	%	YTD-14	YTD-13	%
Closed Sales	444	460	-3.5%	3,194	3,209	-0.5%
Median Sales Price	\$350,000	\$ 350,000	0.0%	\$350,000	\$ 331,000	5.7%
Median Days on Market	23	19	21.1%	24	21	14.3%
New Listings	562	631	-10.9%	4,725	4,394	7.5%
Pending Sales	582	499	16.6%	4,392	4,224	4.0%
Months of Inventory	3.3	3.1	6.5%	--	--	--
Active Listings	1,815	1,662	9.2%	--	--	--
Average Sales Price	\$408,752	\$ 436,521	-6.4%	\$421,691	\$ 400,645	5.3%
% of Original Listing Price Received	100.0%	98.2%	1.8%	97.3%	97.6%	-0.3%

*YTD data includes revisions

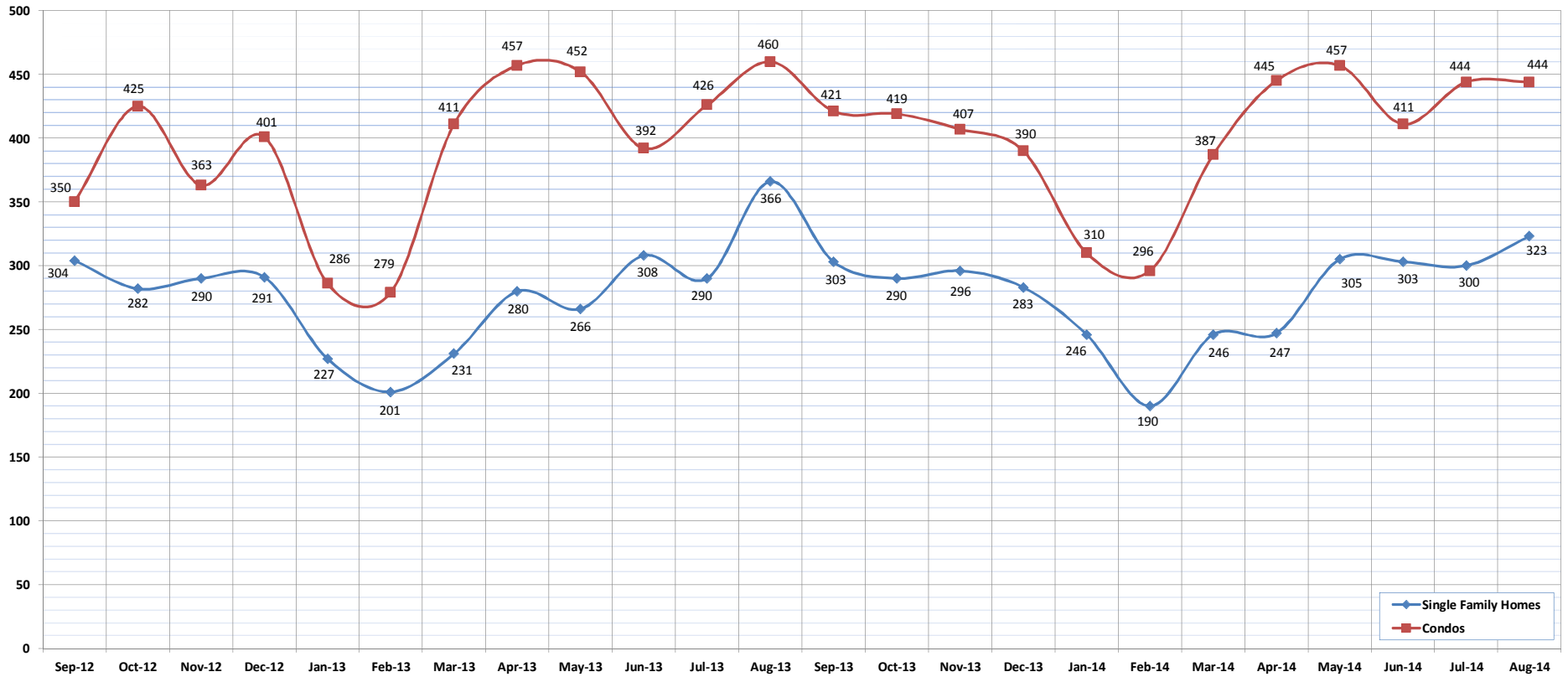
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Closed Sales

August-14

OAHU, HAWAII

(A count of all properties that have closed in a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Closed Sales: Single Family Homes	304	282	290	291	227	201	231	280	266	308	290	366	303	290	296	283	246	190	246	247	305	303	300	323
Closed Sales: Condos	350	425	363	401	286	279	411	457	452	392	426	460	421	419	407	390	310	296	387	445	457	411	444	444
Closed Sales: Total	654	707	653	692	513	480	642	737	718	700	716	826	724	709	703	673	556	486	633	692	762	714	744	767

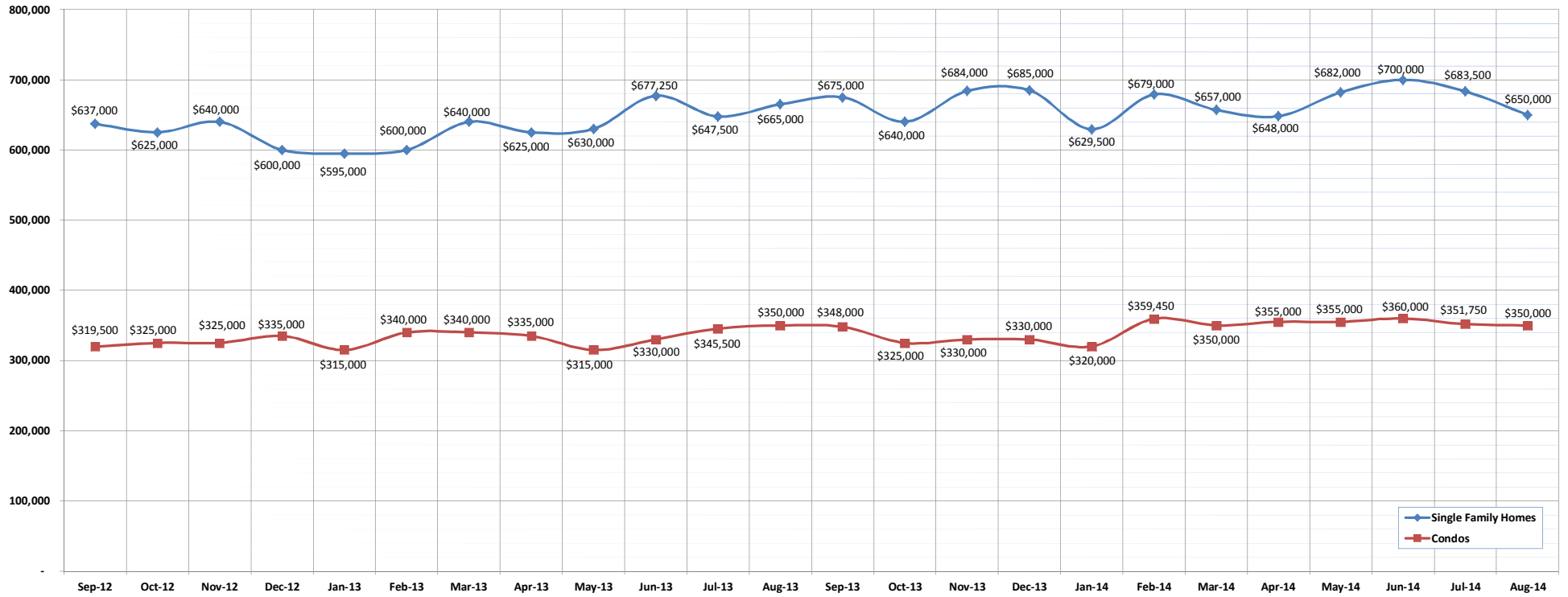
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Median Sales Price

August-14

OAHU, HAWAII

(The median sales price for all closed properties in a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Median Sales Price : SFH	637,000	625,000	640,000	600,000	595,000	600,000	640,000	625,000	630,000	677,250	647,500	665,000	675,000	640,000	684,000	685,000	629,500	679,000	657,000	648,000	682,000	700,000	683,500	650,000
Median Sales Price: Condos	319,500	325,000	325,000	335,000	315,000	340,000	340,000	335,000	315,000	330,000	345,500	350,000	348,000	325,000	330,000	330,000	320,000	359,450	350,000	355,000	355,000	360,000	351,750	350,000

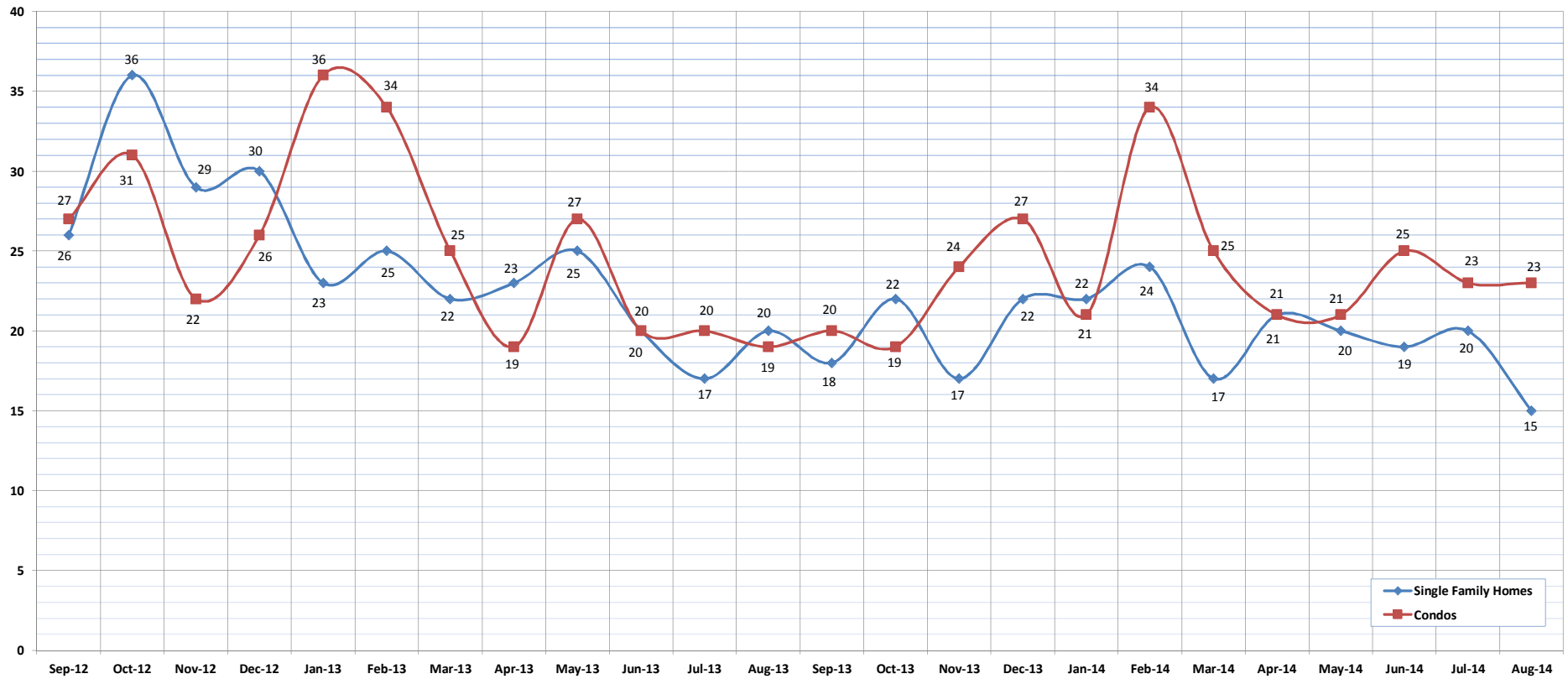
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Median Days on Market

August-14

OAHU, HAWAII

(The median number of days between when a property is first listed and when an offer is accepted.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Median Days on Market: SFH	26	36	29	30	23	25	22	23	25	20	17	20	18	22	17	22	22	24	17	21	20	19	20	15
Median Days on Market: Condos	27	31	22	26	36	34	25	19	27	20	20	19	20	19	24	27	21	34	25	21	21	25	23	23

SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

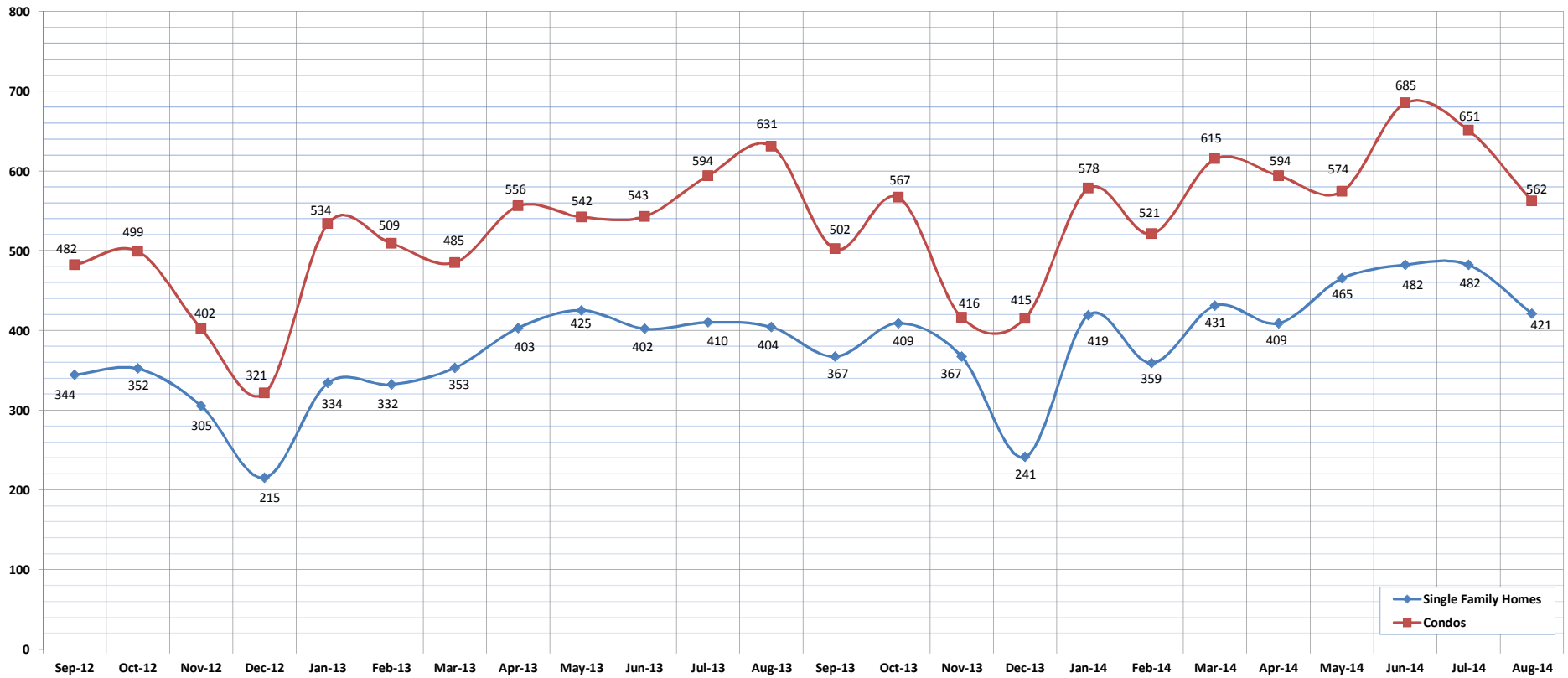


New Listings

August-14

OAHU, HAWAII

(A count of the properties that have been newly listed on the market in a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
New Listings: Single Family Homes	344	352	305	215	334	332	353	403	425	402	410	404	367	409	367	241	419	359	431	409	465	482	482	421
New Listings: Condos	482	499	402	321	534	509	485	556	542	543	594	631	502	567	416	415	578	521	615	594	574	685	651	562
New Listings: Total	826	851	707	536	868	841	838	959	967	945	1004	1035	869	976	783	656	997	880	1046	1003	1039	1167	1133	983

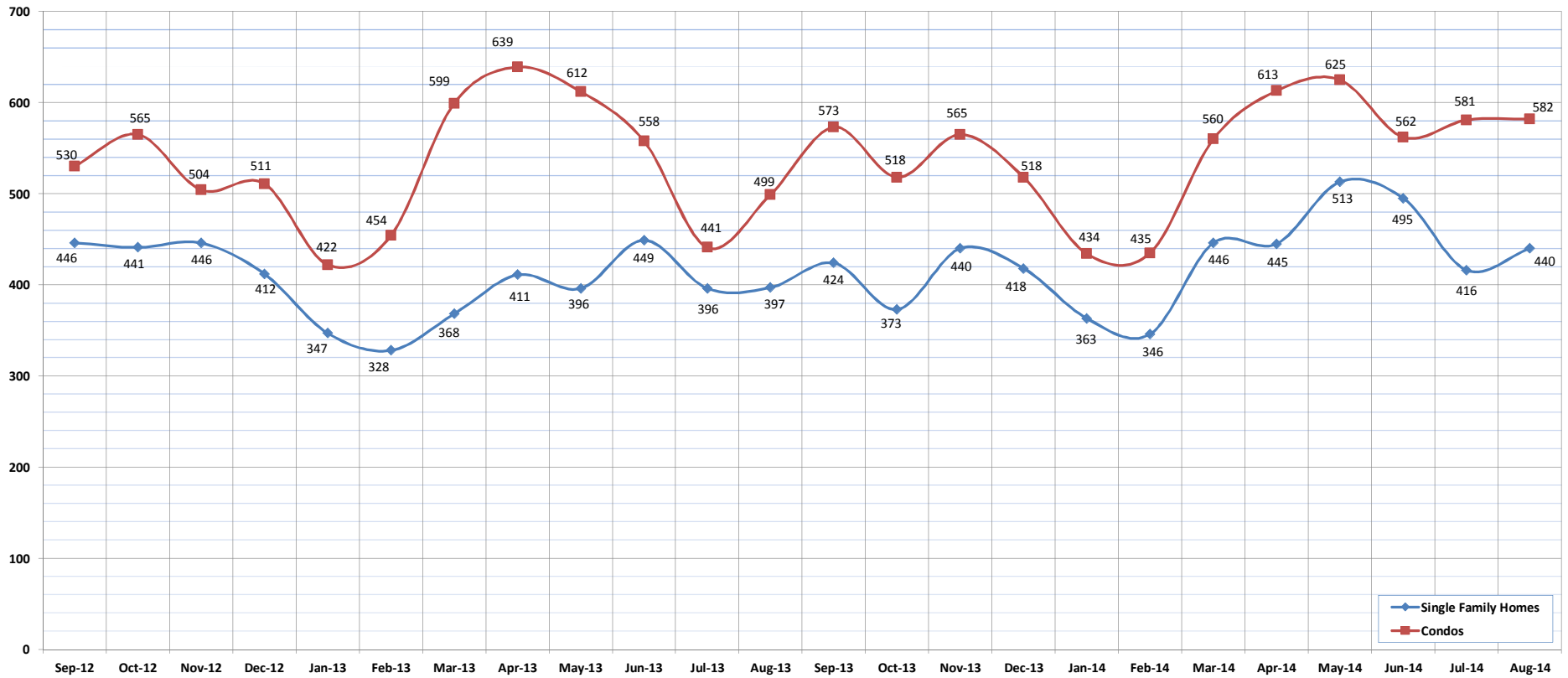
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Pending Sales

August-14

OAHU, HAWAII

(A count of the properties that have offers accepted on them in a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Pending Sales: Single Family Homes	446	441	446	412	347	328	368	411	396	449	396	449	396	373	440	418	363	346	446	445	513	495	416	440
Pending Sales: Condos	530	565	504	511	422	454	599	639	612	558	441	499	573	518	565	518	434	435	560	613	625	562	581	582
Pending Sales: Total	976	1006	950	923	769	782	967	1050	1008	1007	837	896	997	891	1005	936	797	781	1006	1058	1138	1057	997	1022

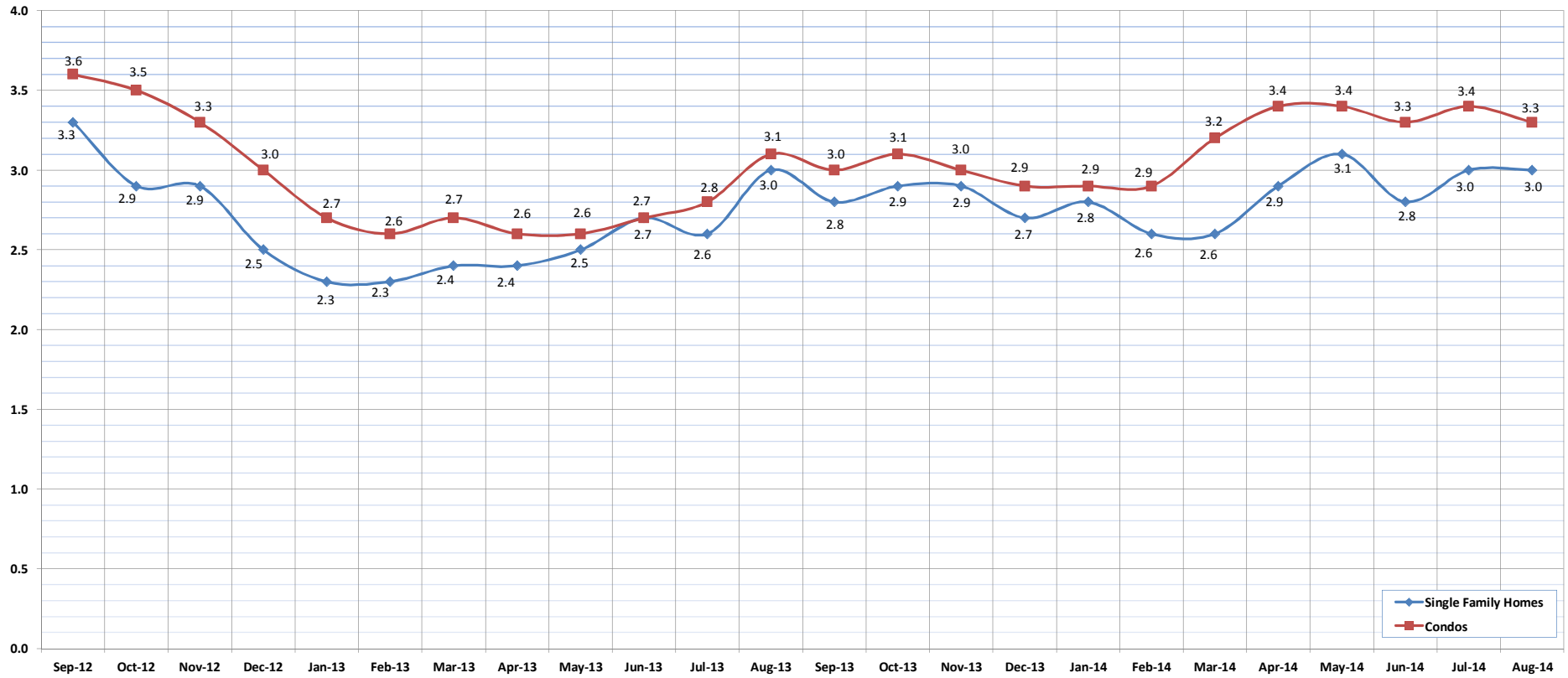
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Months of Inventory

August-14

OAHU, HAWAII

(Compares the number of active listings available to the average monthly pending sales.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Month of Inventory : SFH	3.3	2.9	2.9	2.5	2.3	2.3	2.4	2.4	2.5	2.7	2.6	3.0	2.8	2.9	2.9	2.7	2.8	2.6	2.6	2.9	3.1	2.8	3.0	3.0
Months of Inventory: Condos	3.6	3.5	3.3	3.0	2.7	2.6	2.7	2.6	2.6	2.7	2.8	3.1	3.0	3.1	3.0	2.9	2.9	2.9	3.2	3.4	3.4	3.3	3.4	3.3

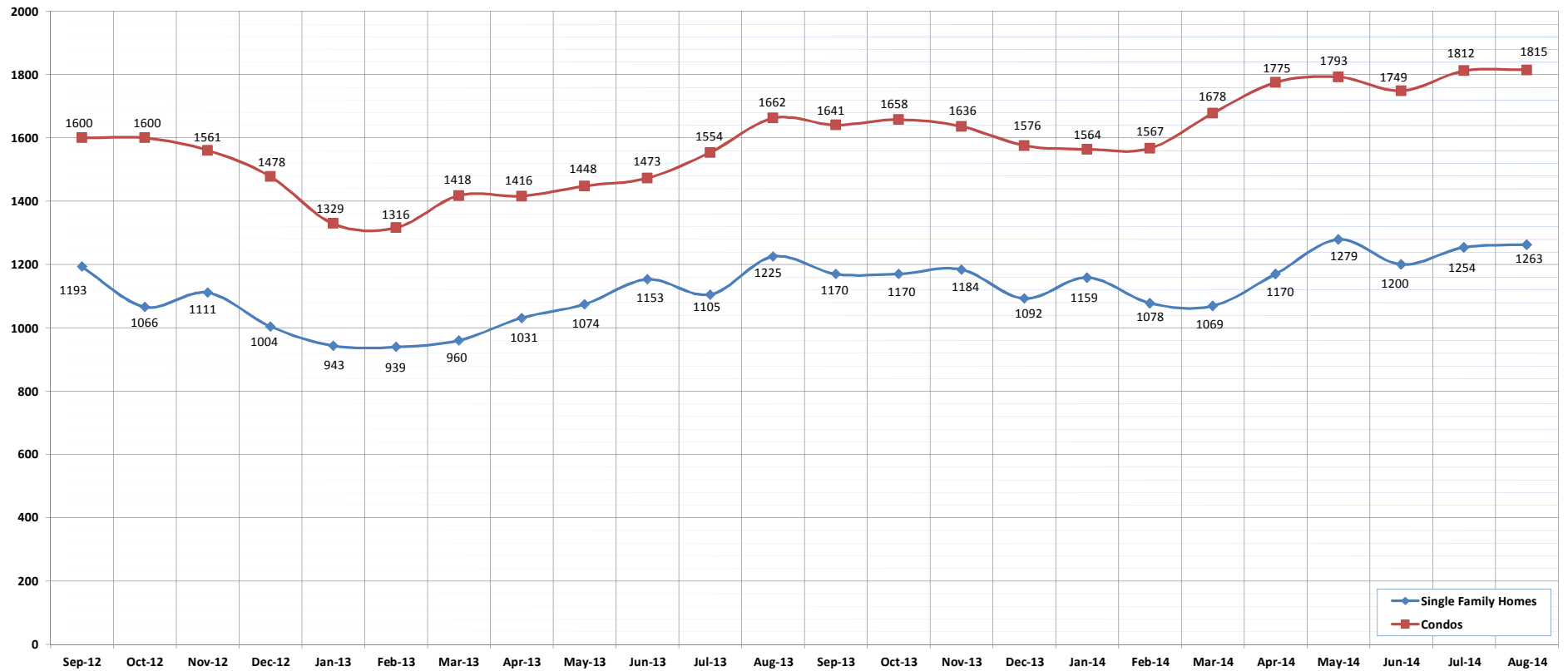
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Active Listings

August-14

OAHU, HAWAII

(The number of properties available for purchase during a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Active Listings: Single Family Homes	1193	1066	1111	1004	943	939	960	1031	1074	1153	1105	1225	1170	1170	1184	1092	1159	1078	1069	1170	1279	1200	1254	1263
Active Listings: Condos	1600	1600	1561	1478	1329	1316	1418	1416	1448	1473	1554	1662	1641	1658	1636	1576	1564	1567	1678	1775	1793	1749	1812	1815
Active Listings: Total	2793	2666	2672	2482	2272	2255	2378	2447	2522	2626	2659	2887	2811	2828	2820	2668	2723	2645	2747	2945	3072	2949	3066	3078

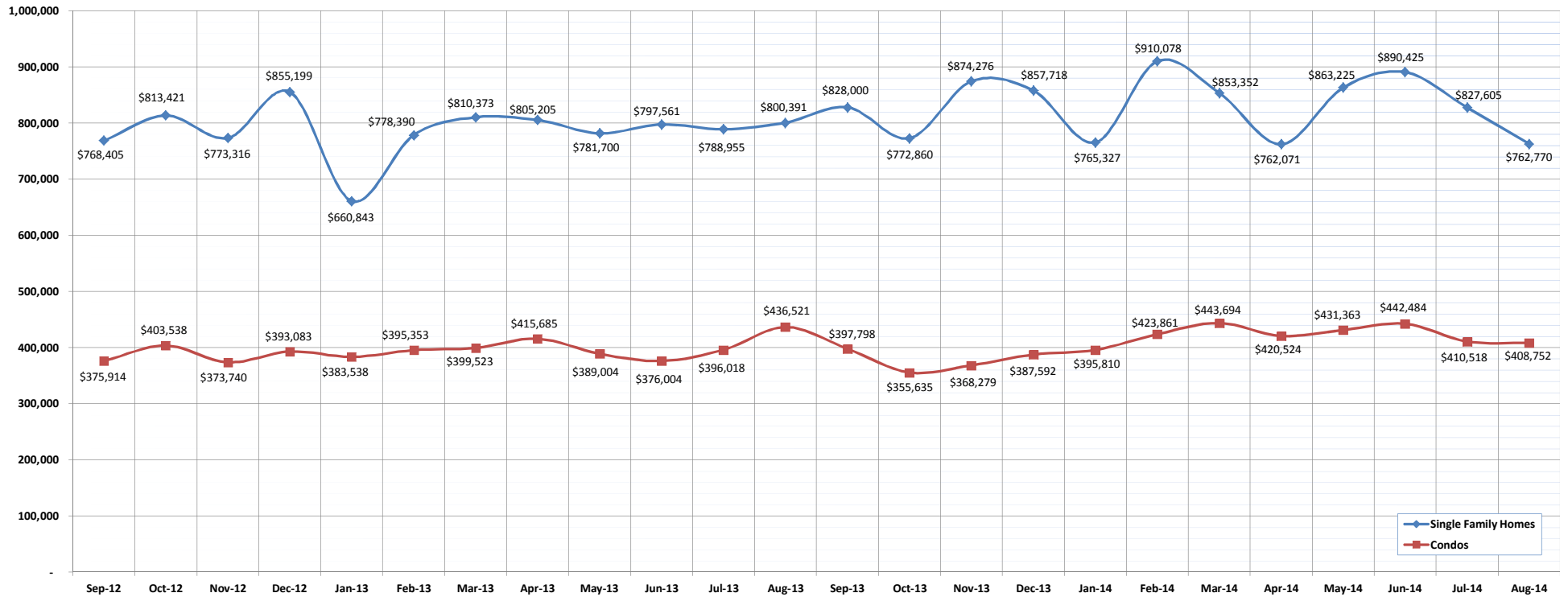
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Average Sales Price

August-14

OAHU, HAWAII

(The average sales price for all closed sales in a given month.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Average Sales Price: SFH	768,405	813,421	773,316	855,199	660,843	778,390	810,373	805,205	781,700	797,561	788,955	800,391	828,000	772,860	874,276	857,718	765,327	910,078	853,352	762,071	863,225	890,425	827,605	762,770
Average Sales Price: Condos	375,914	403,538	373,740	393,083	383,538	395,353	399,523	415,685	389,004	376,004	396,018	436,521	397,798	355,635	368,279	387,592	395,810	423,861	443,694	420,524	431,363	442,484	410,518	408,752

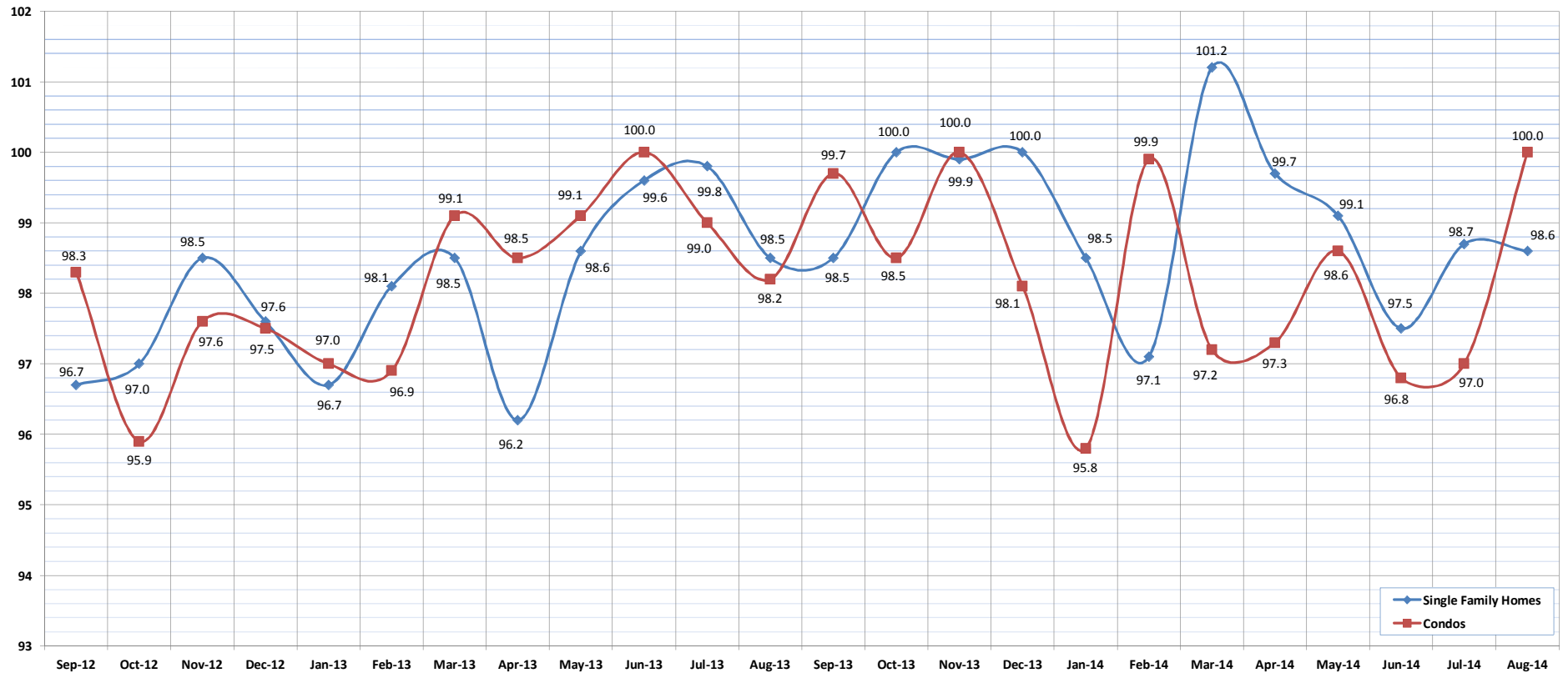
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Percent of Original List Price Received

August-14

OAHU, HAWAII

(The percentage found when dividing a property's sales price by the original list price.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
Percent of Original List Price: SFH	96.7	97.0	98.5	97.6	96.7	98.1	98.5	96.2	98.6	99.6	99.8	98.5	98.5	100.0	99.9	100.0	98.5	97.1	101.2	99.7	99.1	97.5	98.7	98.6
Percent of Original List Price: Condos	98.3	95.9	97.6	97.5	97.0	96.9	99.1	98.5	99.1	100.0	99.0	98.2	99.7	98.5	100.0	98.1	95.8	99.9	97.2	97.3	98.6	96.8	97.0	100.0

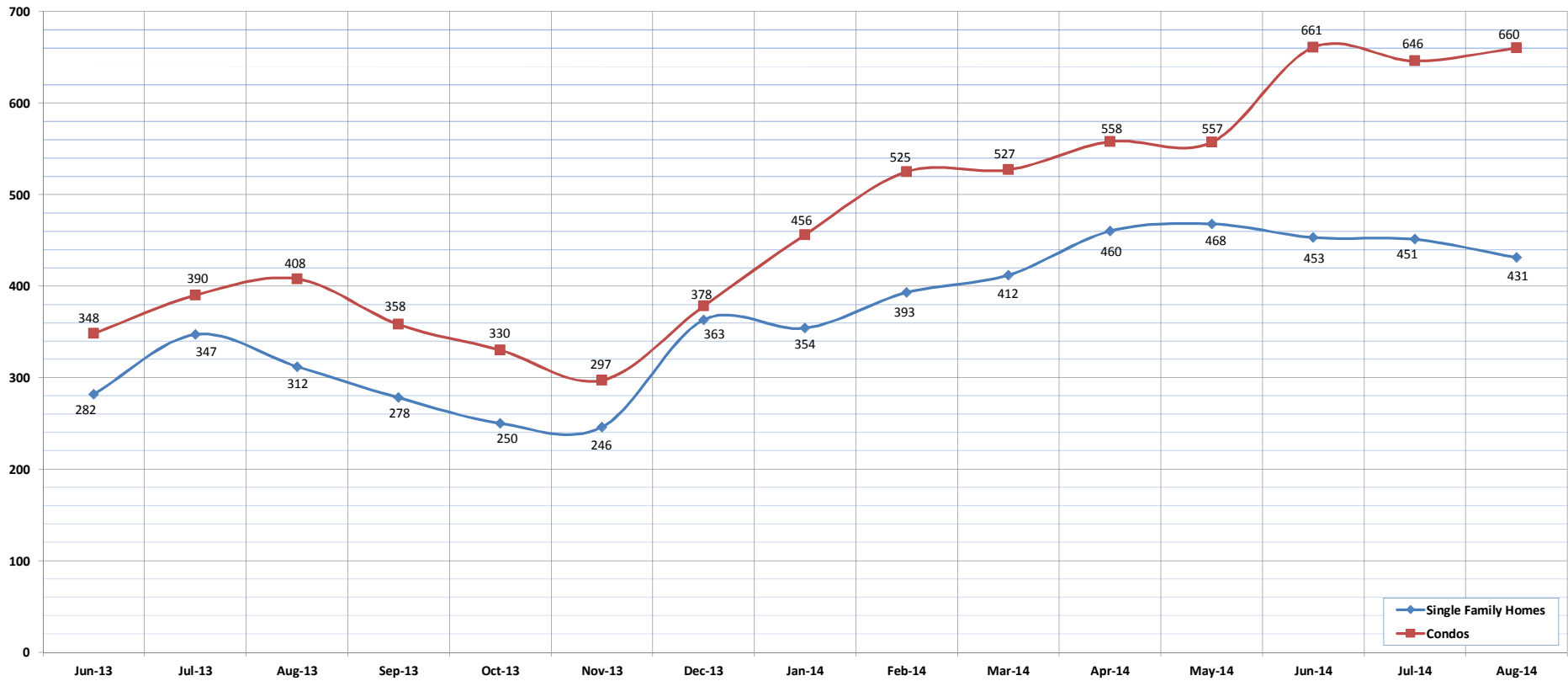
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Active Continue to Show

August-14

OAHU, HAWAII

(A count of the properties that are in ACS during the current month.)



	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
ACS: Single Family Homes	282	347	312	278	250	246	363	354	393	412	460	468	453	451	431
ACS: Condos	348	390	408	358	330	297	378	456	525	527	558	557	661	646	660

*HBR began monthly tracking of ACS counts starting June 2013.

SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Housing Supply Overview

August 2014

Single Family Homes	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%
\$350,000 and Below	194	244	-20.5%	28	35	-20.0%	96.6%	93.6%	3.2%	42	64	-34.4%	2.4	3.0	-20.0%
\$350,001 - \$475,000	427	580	-26.4%	24	25	-4.0%	98.6%	96.9%	1.8%	100	128	-21.9%	2.6	2.6	0.0%
\$475,001 - \$550,000	420	523	-19.7%	22	27	-18.5%	98.7%	98.1%	0.6%	108	141	-23.4%	2.8	3.7	-24.3%
\$550,001 - \$650,000	619	650	-4.8%	20	26	-23.1%	98.9%	97.7%	1.2%	163	172	-5.2%	3.1	3.7	-16.2%
\$650,001 - \$800,000	663	718	-7.7%	17	26	-34.6%	98.3%	98.0%	0.3%	207	223	-7.2%	3.6	4.2	-14.3%
\$800,001 - \$1.1M	593	534	11.0%	18	25	-28.0%	98.7%	97.3%	1.4%	217	165	31.5%	4.7	4.3	9.3%
\$1.1M - \$1.9M	373	333	12.0%	26	36	-27.8%	95.8%	94.5%	1.4%	209	165	26.7%	6.8	7.2	-5.6%
\$1.9M and Above	144	142	1.4%	46	64	-28.1%	91.9%	91.4%	0.5%	217	167	29.9%	19.2	16.6	15.7%
All Single Family Homes	3433	3724	-7.8%	20	26	-23.1%	99.1%	97.3%	1.8%	1263	1225	3.1%	4.3	4.4	-2.3%

Condos	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%	Aug-14	Aug-13	%
\$150,000 and below	412	481	-14.3%	38	46	-17.4%	90.5%	92.2%	-1.8%	163	156	4.5%	4.4	3.8	15.8%
\$150,001 - \$200,000	412	428	-3.7%	31	36	-13.9%	94.8%	95.6%	-0.8%	191	141	35.5%	5.3	4.0	32.5%
\$200,001 - \$250,000	547	624	-12.3%	24	27	-11.1%	96.8%	96.9%	-0.1%	180	182	-1.1%	3.7	3.4	8.8%
\$250,001 - \$300,000	663	596	11.2%	23	27	-14.8%	98.1%	97.4%	0.7%	180	181	-0.6%	3.4	3.7	-8.1%
\$300,001 - \$375,000	885	873	1.4%	22	27	-18.5%	98.0%	97.4%	0.6%	219	223	-1.8%	3.0	3.1	-3.2%
\$375,001 - \$475,000	882	808	9.2%	19	24	-20.8%	98.1%	97.8%	0.3%	263	239	10.0%	3.7	3.8	-2.6%
\$475,001 - \$700,000	793	700	13.3%	21	31	-32.3%	98.2%	96.7%	1.6%	278	265	4.9%	4.4	5.1	-13.7%
\$700,001 and above	448	413	8.5%	38	39	-2.6%	95.1%	96.0%	-0.9%	341	275	24.0%	9.6	9.7	-1.0%
All Condos	5042	4923	2.4%	24	29	-17.2%	98.2%	97.0%	1.2%	1815	1662	9.2%	4.3	4.2	2.4%

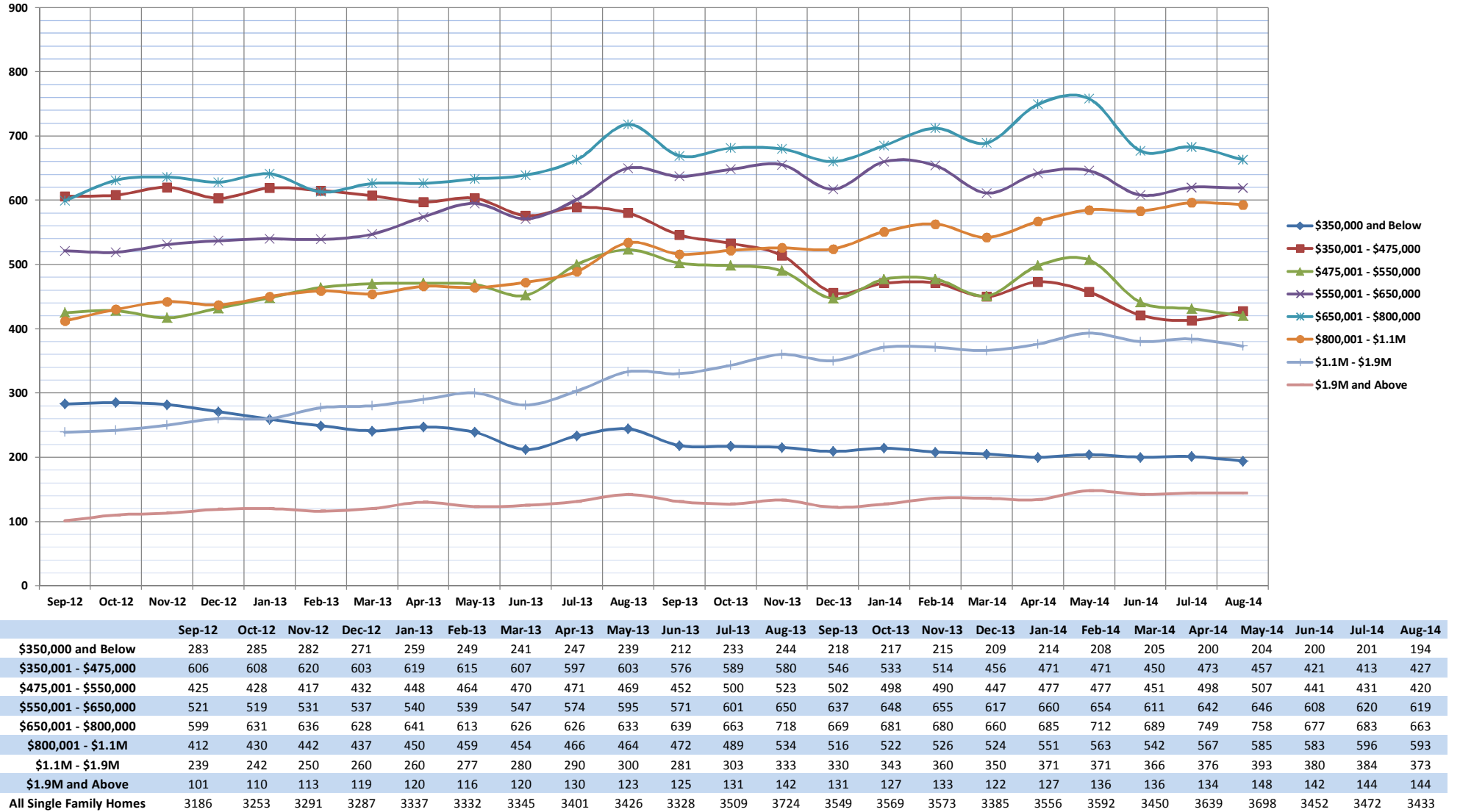
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Pending Sales

Aug-14

Single Family Homes: Monthly, by Price Range

(A count of properties that have offers accepted on them in a given month. Based on a 12 month rolling total.)



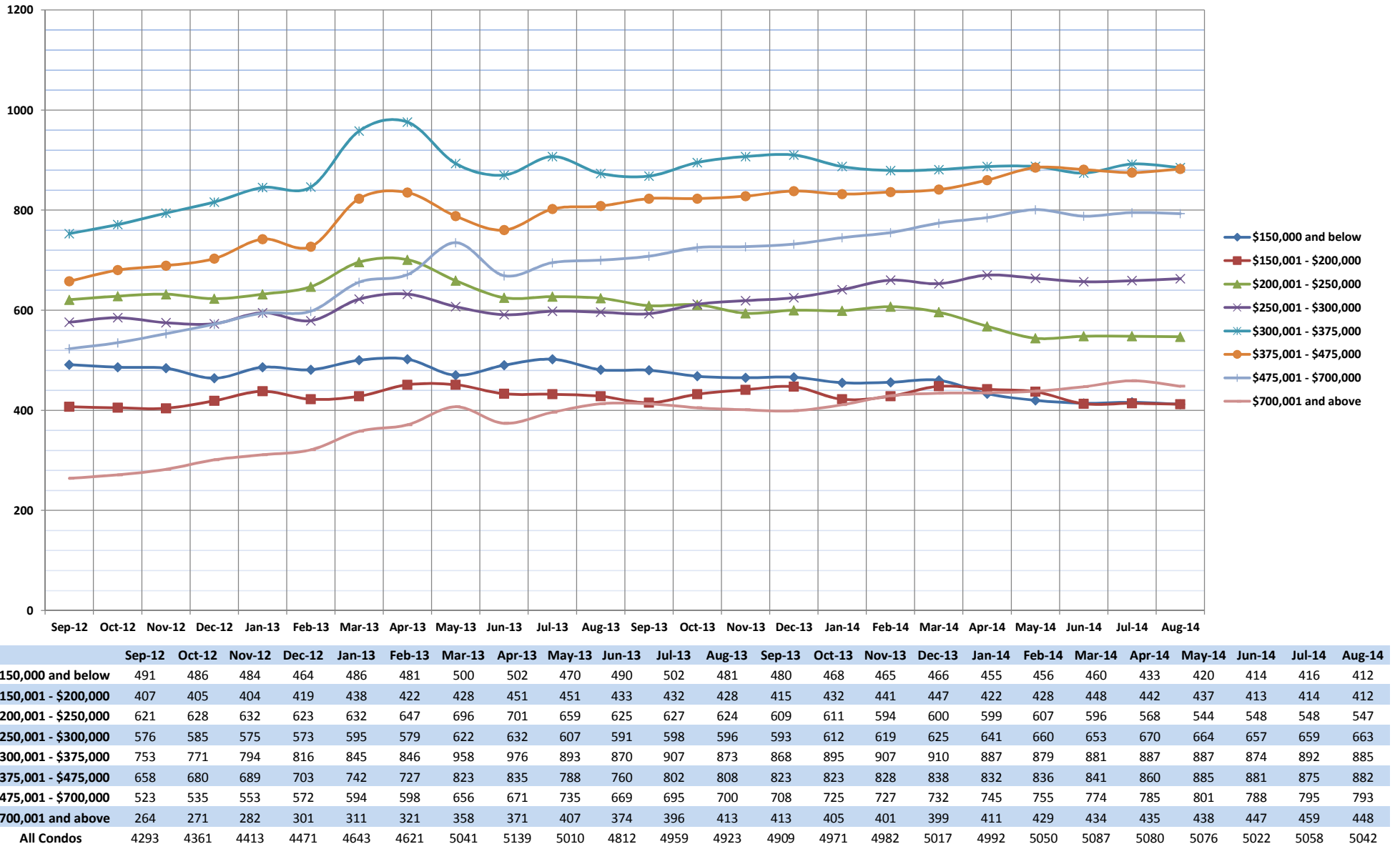
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Pending Sales

Aug-14

Condos: Monthly, by Price Range

(A count of properties that have offers accepted on them in a given month. Based on a 12 month rolling total.)



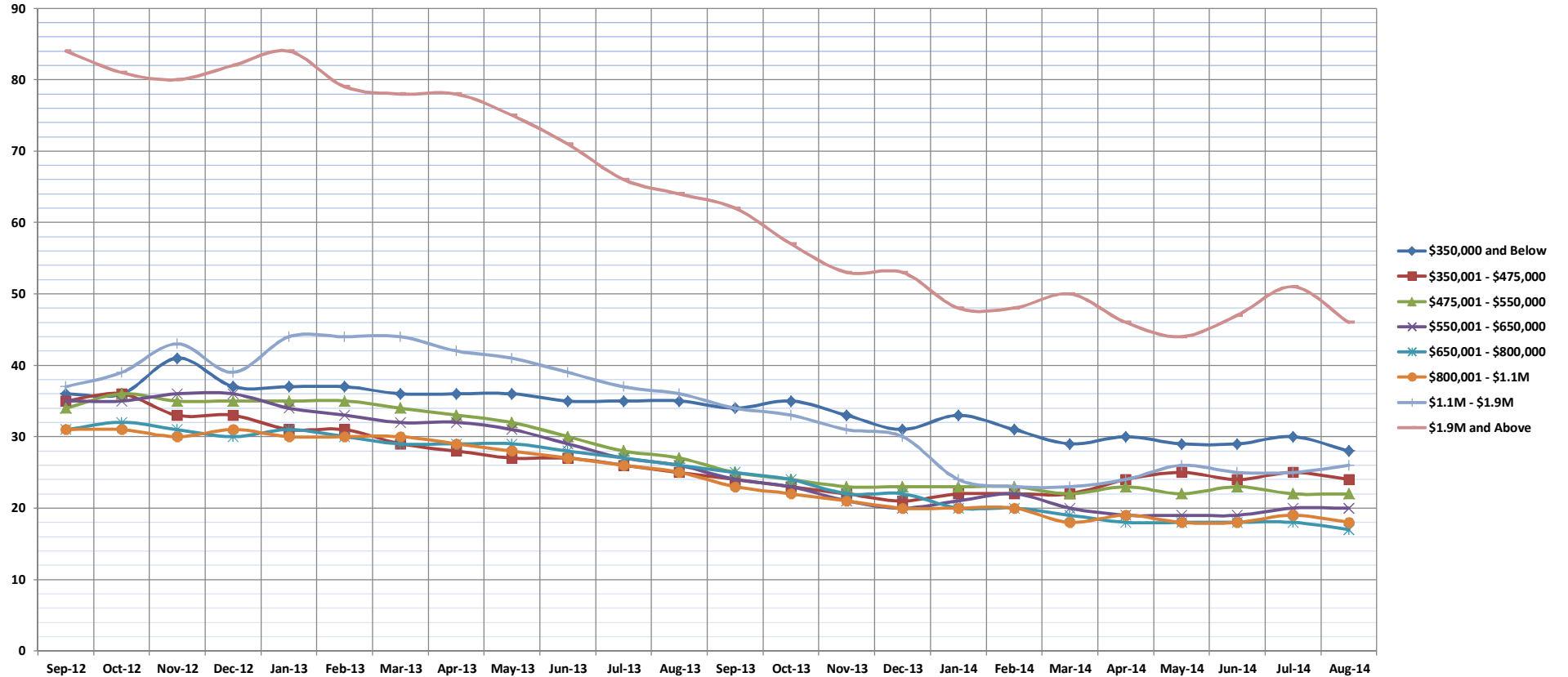
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Days on Market Until Sale

Aug-14

Single Family Homes: Monthly, by Price Range

(The median number of days between when a property is first listed and when an offer is accepted. Based on a 12 month rolling median.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
\$350,000 and Below	36	36	41	37	37	37	36	36	36	35	35	35	34	35	33	31	33	31	29	30	29	29	30	28
\$350,001 - \$475,000	35	36	33	33	31	31	29	28	27	27	26	25	24	23	22	21	22	22	22	22	24	25	24	24
\$475,001 - \$550,000	34	36	35	35	35	35	34	33	32	30	28	27	25	24	23	23	23	23	22	23	22	23	22	22
\$550,001 - \$650,000	35	35	36	36	34	33	32	32	31	29	27	26	24	23	21	20	21	22	20	19	19	19	20	20
\$650,001 - \$800,000	31	32	31	30	31	30	29	29	29	28	27	26	25	24	22	22	20	20	19	18	18	18	18	17
\$800,001 - \$1.1M	31	31	30	31	30	30	30	29	28	27	26	25	23	22	21	20	20	20	18	19	18	18	19	18
\$1.1M - \$1.9M	37	39	43	39	44	44	44	42	41	39	37	36	34	33	31	30	24	23	23	24	26	25	25	26
\$1.9M and Above	84	81	80	82	84	79	78	78	75	71	66	64	62	57	53	53	48	48	50	46	44	47	51	46
All Single Family Homes	34	35	34	34	33	33	32	31	30	29	28	26	25	24	23	22	22	22	21	21	20	20	20	20

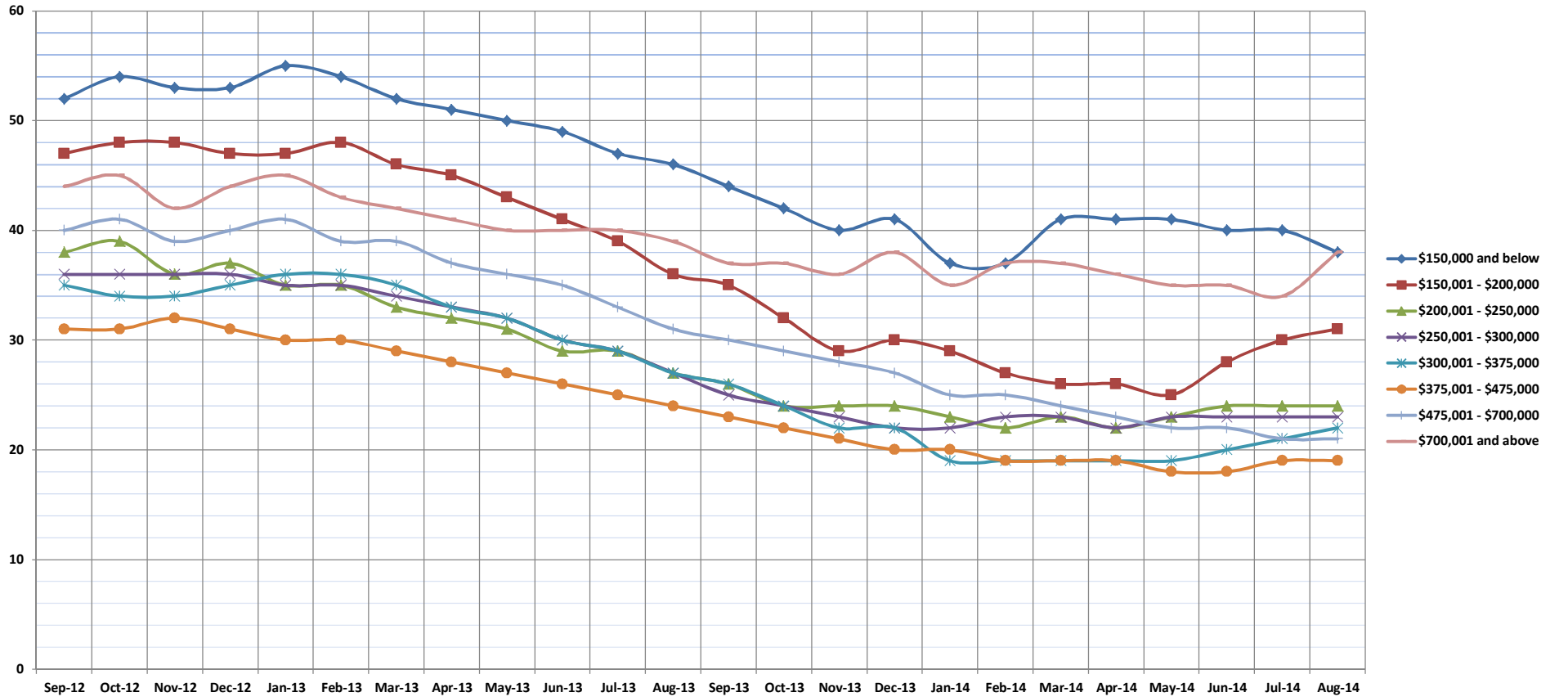
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Days on Market Until Sale

Aug-14

Condos: Monthly, by Price Range

(The median number of days between when a property is first listed and when an offer is accepted. Based on a 12 month rolling median.)



	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
\$150,000 and below	52	54	53	53	55	54	52	51	50	49	47	46	44	42	40	41	37	37	41	41	41	40	40	38
\$150,001 - \$200,000	47	48	48	47	47	48	46	45	43	41	39	36	35	32	29	30	29	27	26	26	25	28	30	31
\$200,001 - \$250,000	38	39	36	37	35	35	33	32	31	29	29	27	26	24	24	24	23	22	23	22	23	24	24	24
\$250,001 - \$300,000	36	36	36	36	35	35	34	33	32	30	29	27	25	24	23	22	22	23	23	22	23	23	23	23
\$300,001 - \$375,000	35	34	34	35	36	36	35	33	32	30	29	27	26	24	22	22	19	19	19	19	19	20	21	22
\$375,001 - \$475,000	31	31	32	31	30	30	29	28	27	26	25	24	23	22	21	20	20	19	19	19	18	18	19	19
\$475,001 - \$700,000	40	41	39	40	41	39	39	37	36	35	33	31	30	29	28	27	25	25	24	23	22	22	21	21
\$700,001 and above	44	45	42	44	45	43	42	41	40	40	40	39	37	37	36	38	35	37	37	36	35	35	34	38
All Condos	39	39	38	39	38	37	36	35	34	32	31	29	27	26	25	24	23	24	23	23	23	23	23	24

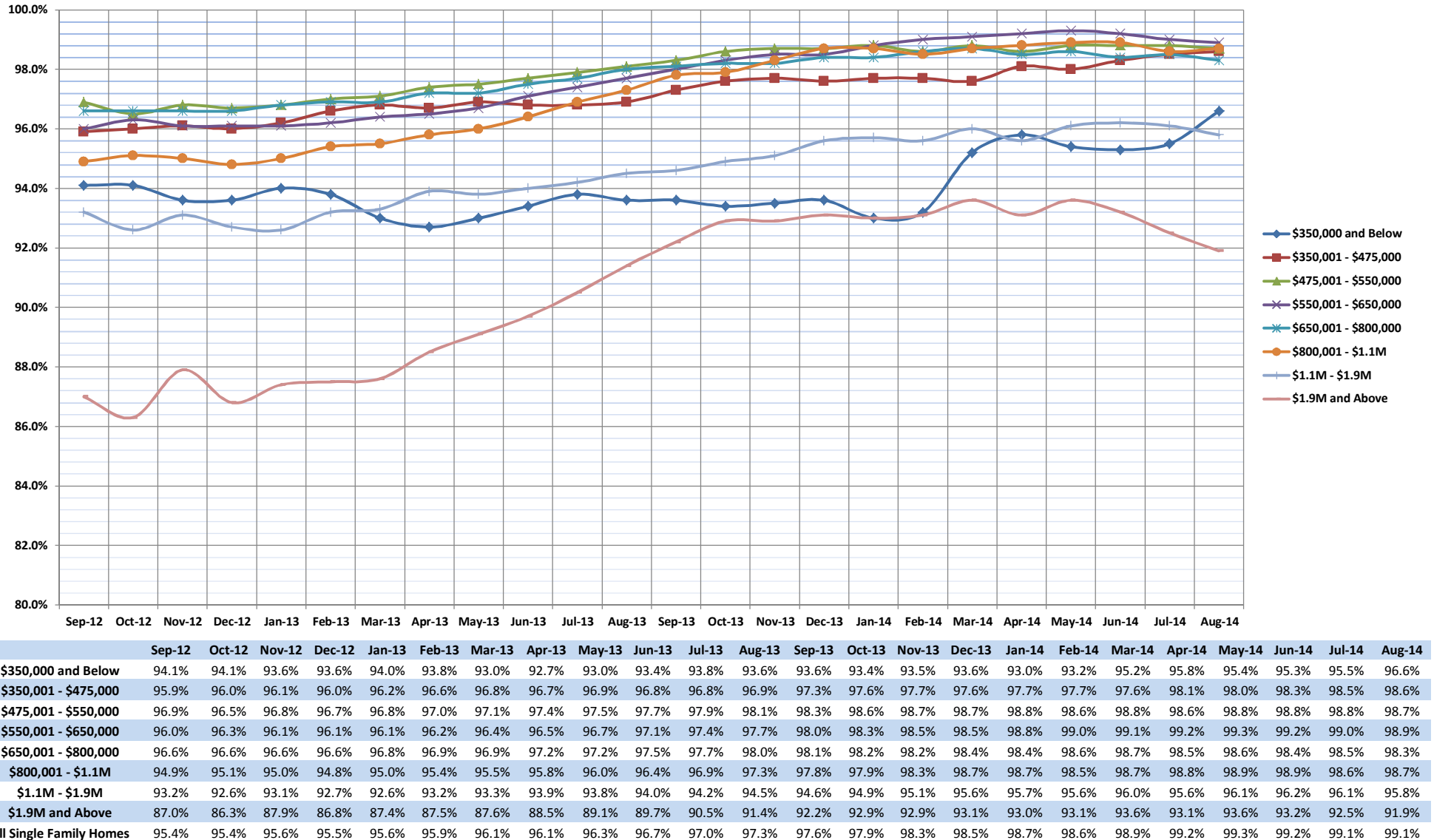
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Percentage of Original Price Received

Aug-14

Single Family Homes: Monthly, by Price Range

(The average percentage found when dividing a property's sales price by the original list price. Based on a rolling 12 month average.)



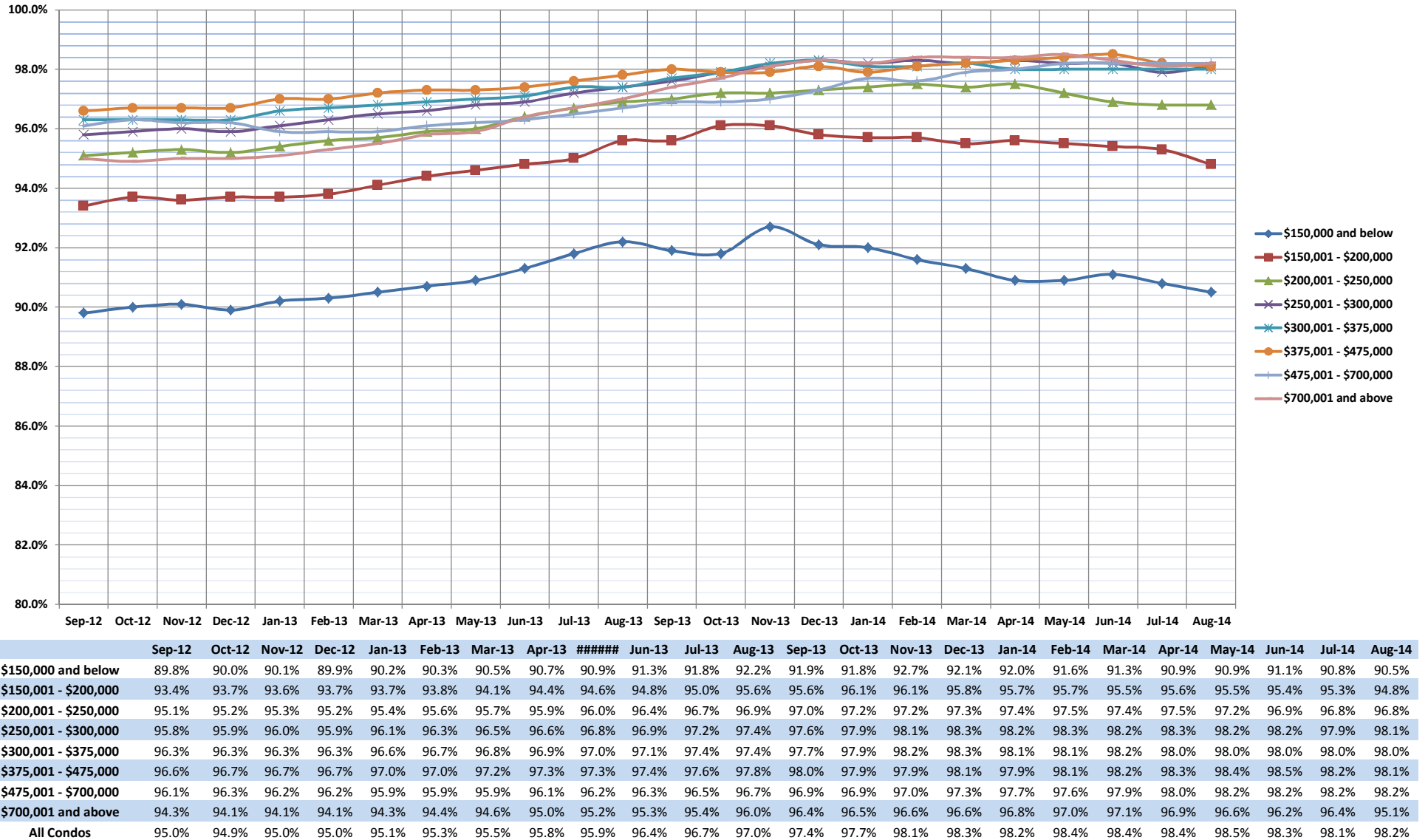
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Percentage of Original Price Received

Aug-14

Condos: Monthly, by Price Range

(The average percentage found when dividing a property's sales price by the original list price. Based on a rolling 12 month average.)



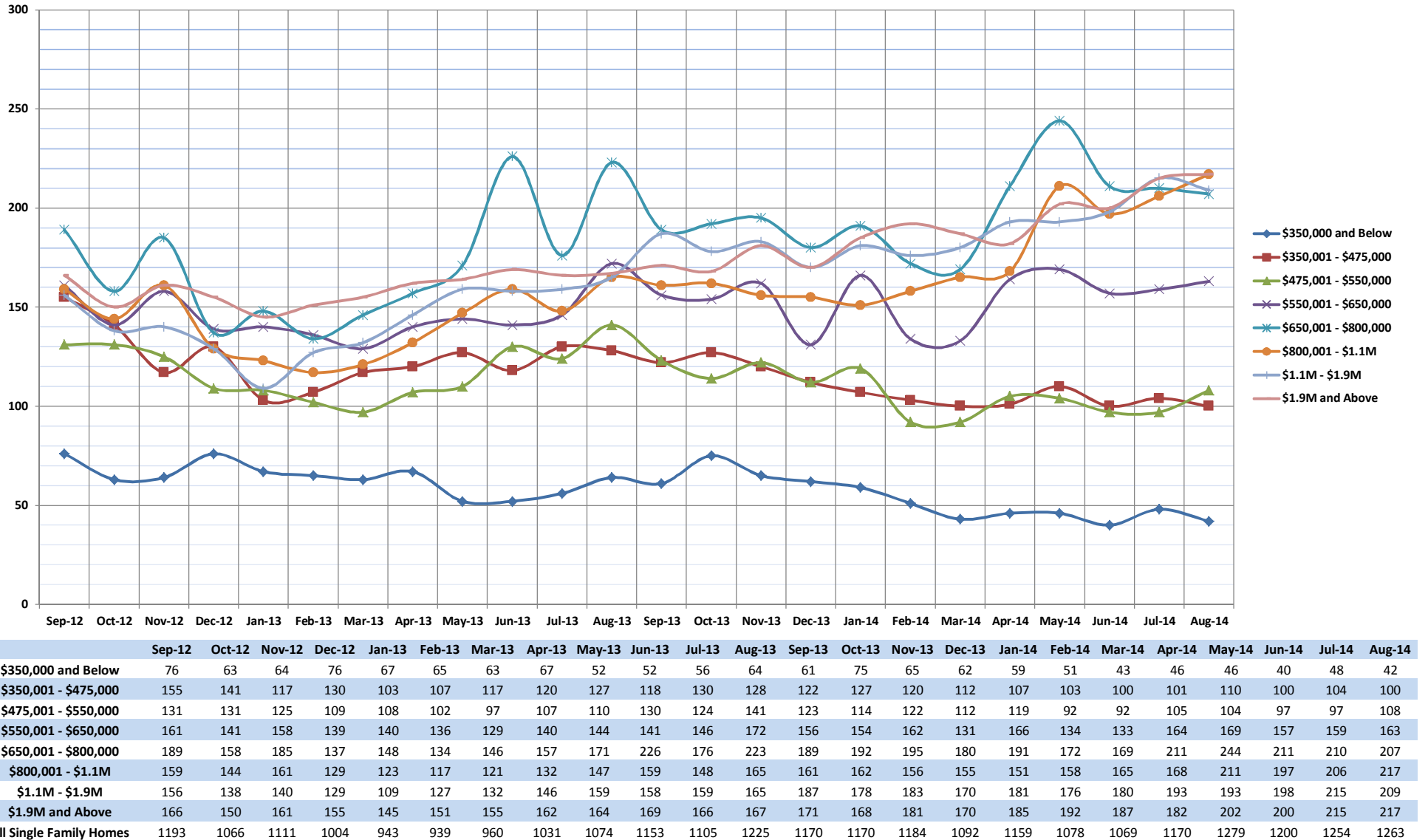
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Inventory of Homes for Sale

Aug-14

Single Family Homes: Monthly, by Price Range

(The number of properties available for sale in active status at the end of a given month.)



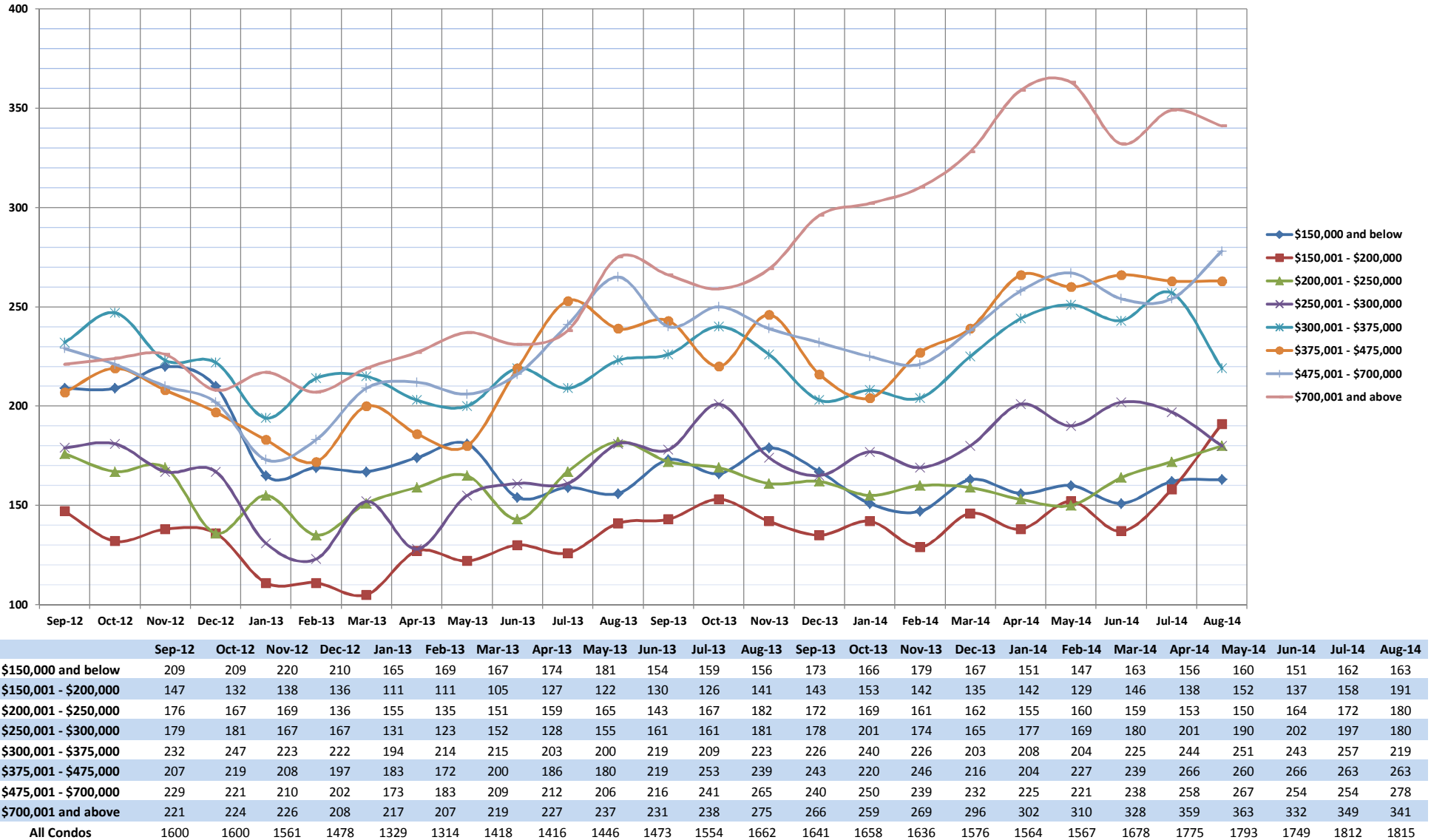
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Inventory of Homes for Sale

Aug-14

Condos: Monthly, by Price Range

(The number of properties available for sale in active status at the end of a given month.)



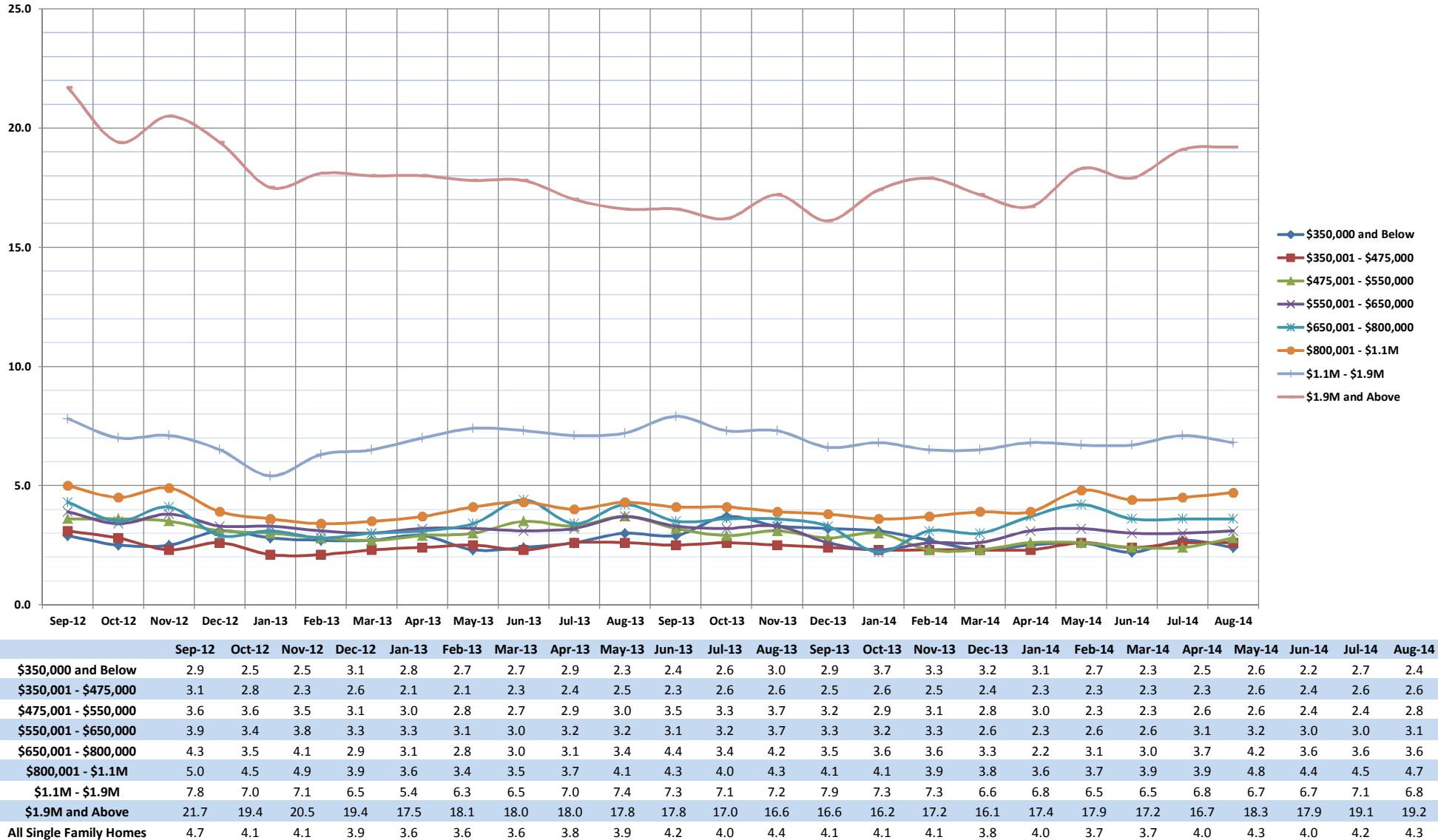
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Months Supply of Inventory

Aug-14

Single Family Homes: Monthly, by Price Range

(Compares the number of active listings available to the average monthly pending sales from the last 12 months.)



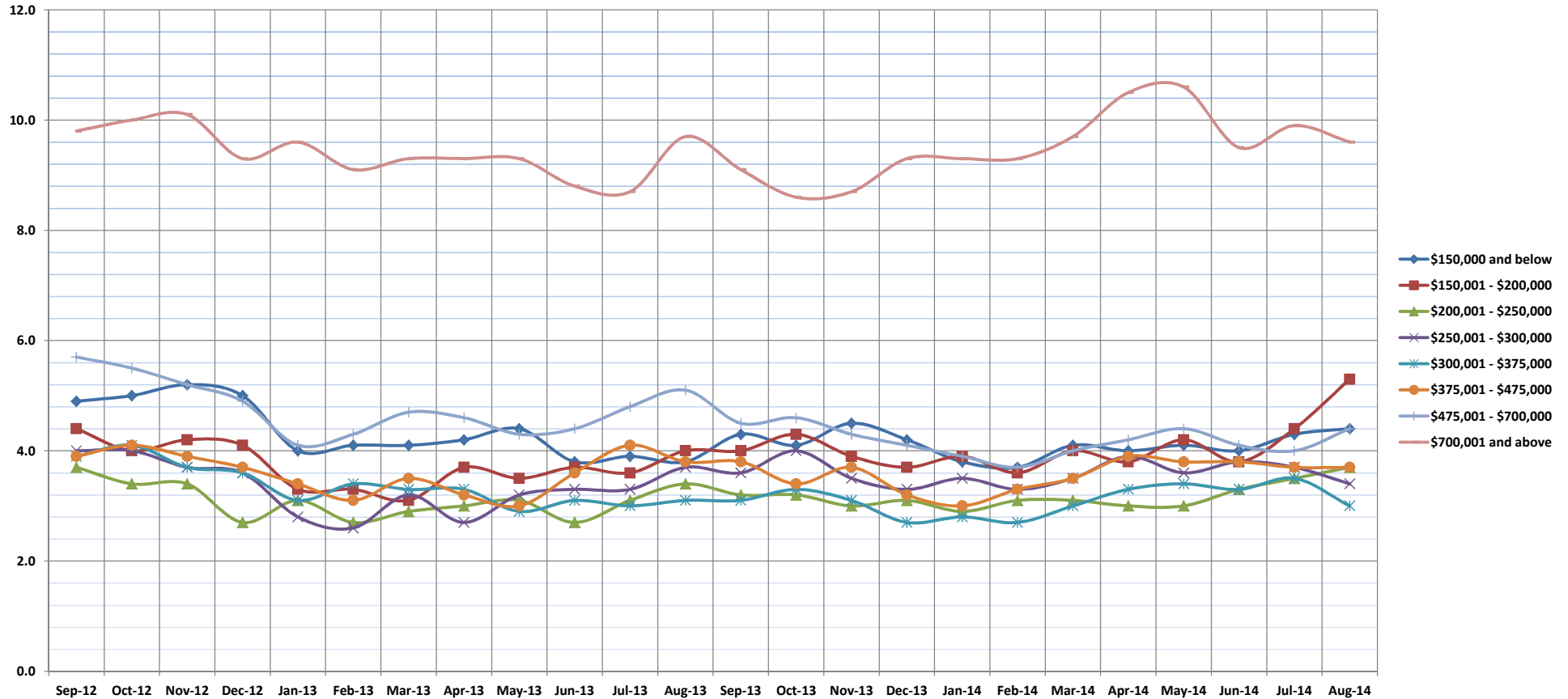
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Months Supply of Inventory

Aug-14

Condos: Monthly, by Price Range

(Compares the number of active listings available to the average monthly pending sales from the last 12 months.)

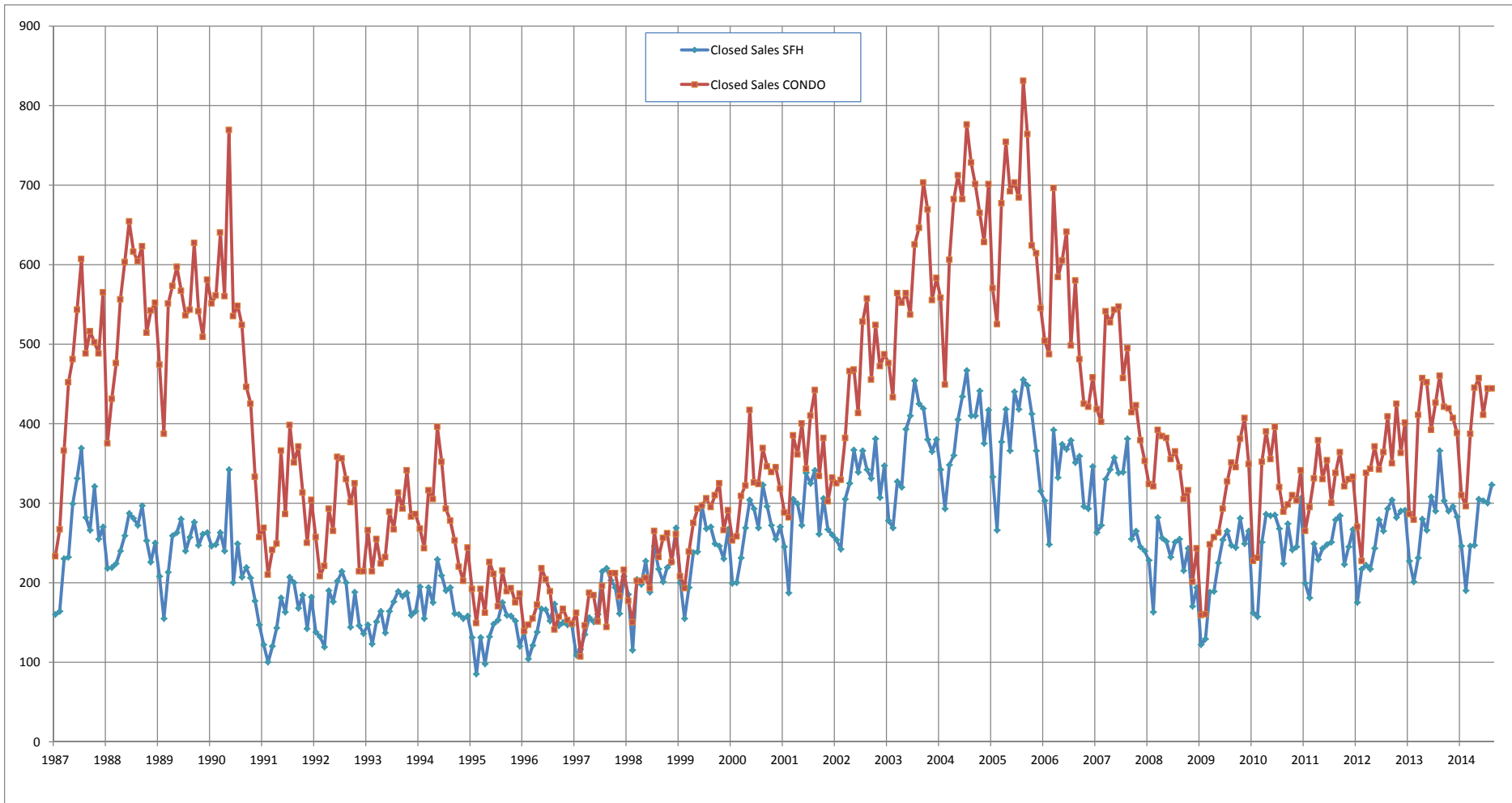


SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Closed Sales

Single Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present

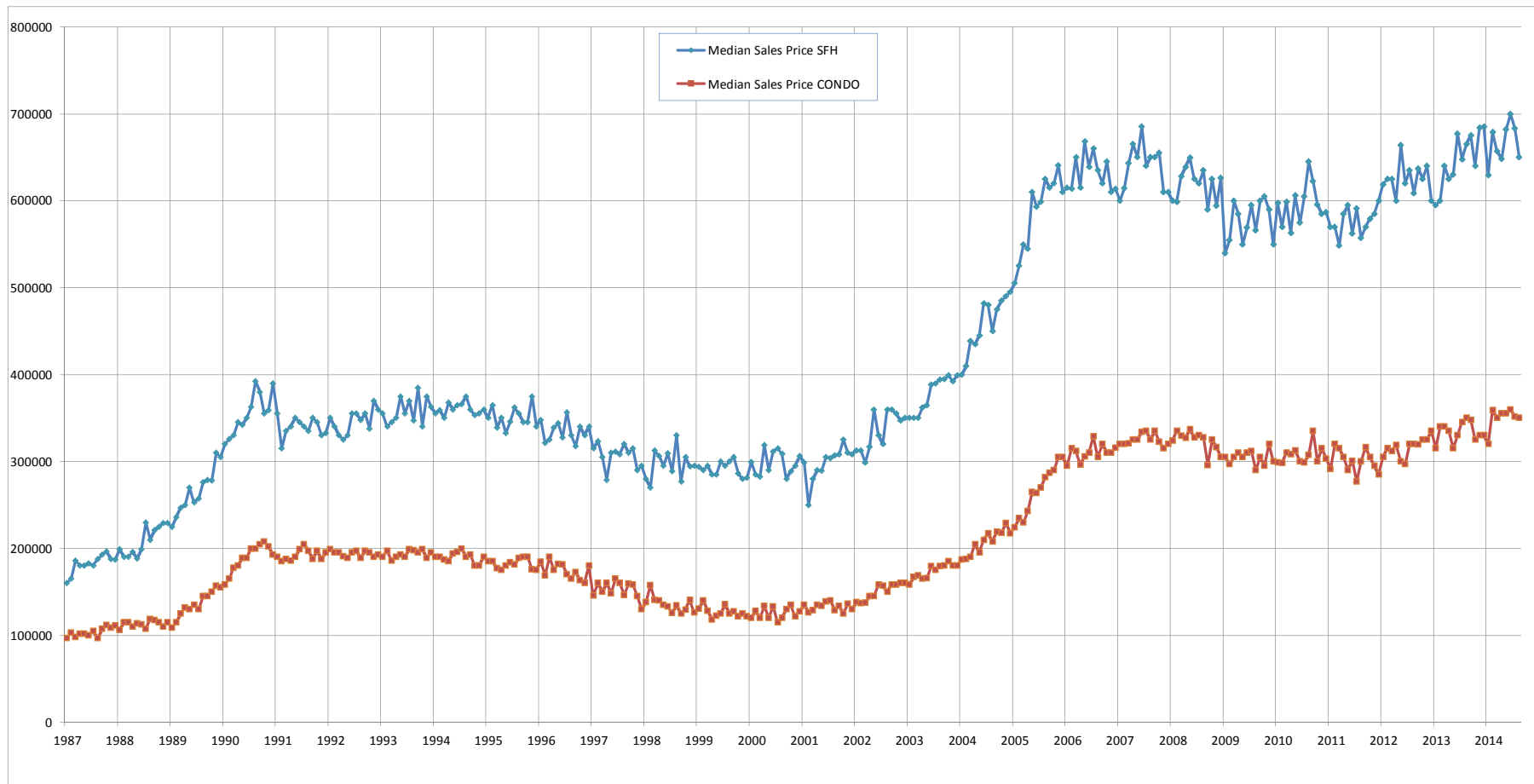


SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Median Sales Price

Single Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.