

Monthly Housing Statistics

NOVEMBER 2014



SINGLE FAMILY HOMES

Median Sales Price	
\$719,500	+5.2%
Closed Sales	
225	-24.0%
Average Sales Price	
\$974,012	+11.4%

CONDOS

Median Sales Price	
\$343,000	+3.9%
Closed Sales	
363	-10.8%
Average Sales Price	
\$398,935	+8.3%

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Monthly Indicators

NOVEMBER 2014

	Single Family Homes					
	Nov-14	Nov-13	%	YTD-14	YTD-13	%
Closed Sales	225	296	-24.0%	3,001	3,027	-0.9%
Median Sales Price	\$719,500	\$ 684,000	5.2%	\$675,000	\$ 645,000	4.7%
Median Days on Market	27	17	58.8%	21	20	5.0%
New Listings	303	367	-17.4%	4,477	4,206	6.4%
Pending Sales	382	440	-13.2%	4,629	4,329	6.9%
Months of Inventory	2.6	2.9	-10.3%	--	--	--
Active Listings	1,096	1,184	-7.4%	--	--	--
Average Sales Price	\$974,012	\$ 874,276	11.4%	\$846,342	\$ 798,727	6.0%
% of Original Listing Price Received	97.5%	99.9%	-2.4%	98.5%	99.2%	-0.7%

*YTD data includes revisions

	Condos					
	Nov-14	Nov-13	%	YTD-14	YTD-13	%
Closed Sales	363	407	-10.8%	4,420	4,481	-1.4%
Median Sales Price	\$343,000	\$ 330,000	3.9%	\$350,000	\$ 330,000	6.1%
Median Days on Market	27	24	12.5%	24	21	14.3%
New Listings	417	416	0.2%	6,247	5,879	6.3%
Pending Sales	485	565	-14.2%	5,998	5,880	2.0%
Months of Inventory	3.1	3.0	3.3%	--	--	--
Active Listings	1,686	1,636	3.1%	--	--	--
Average Sales Price	\$398,935	\$ 368,279	8.3%	\$417,633	\$ 393,098	6.2%
% of Original Listing Price Received	98.0%	100.0%	-2.0%	97.5%	97.3%	0.2%

*YTD data includes revisions

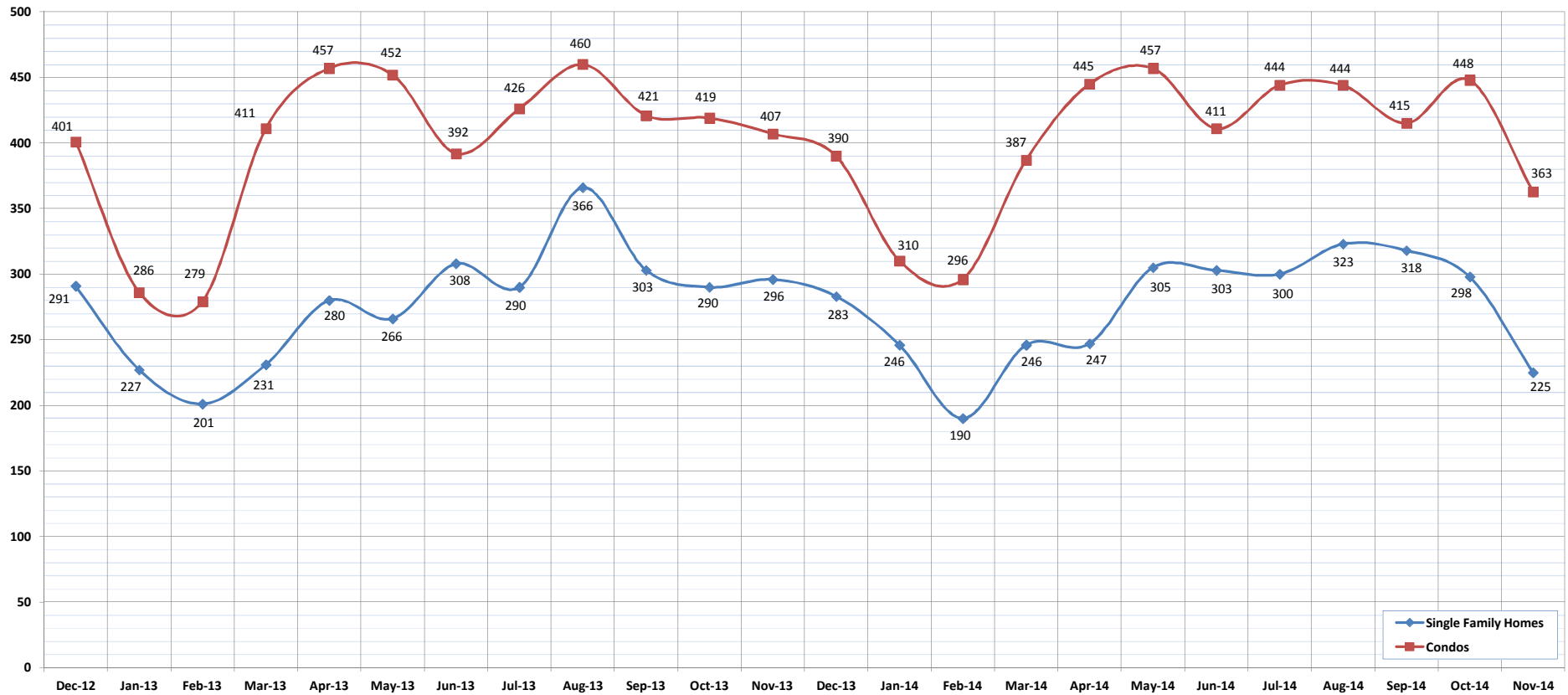
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Closed Sales

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Closed Sales: Single Family Homes	291	227	201	231	280	266	308	290	366	303	290	296	283	246	190	246	247	305	303	300	323	318	298	225
Closed Sales: Condos	401	286	279	411	457	452	392	426	460	421	419	407	390	310	296	387	445	457	411	444	444	415	448	363
Closed Sales: Total	692	513	480	642	737	718	700	716	826	724	709	703	673	556	486	633	692	762	714	744	767	733	746	588

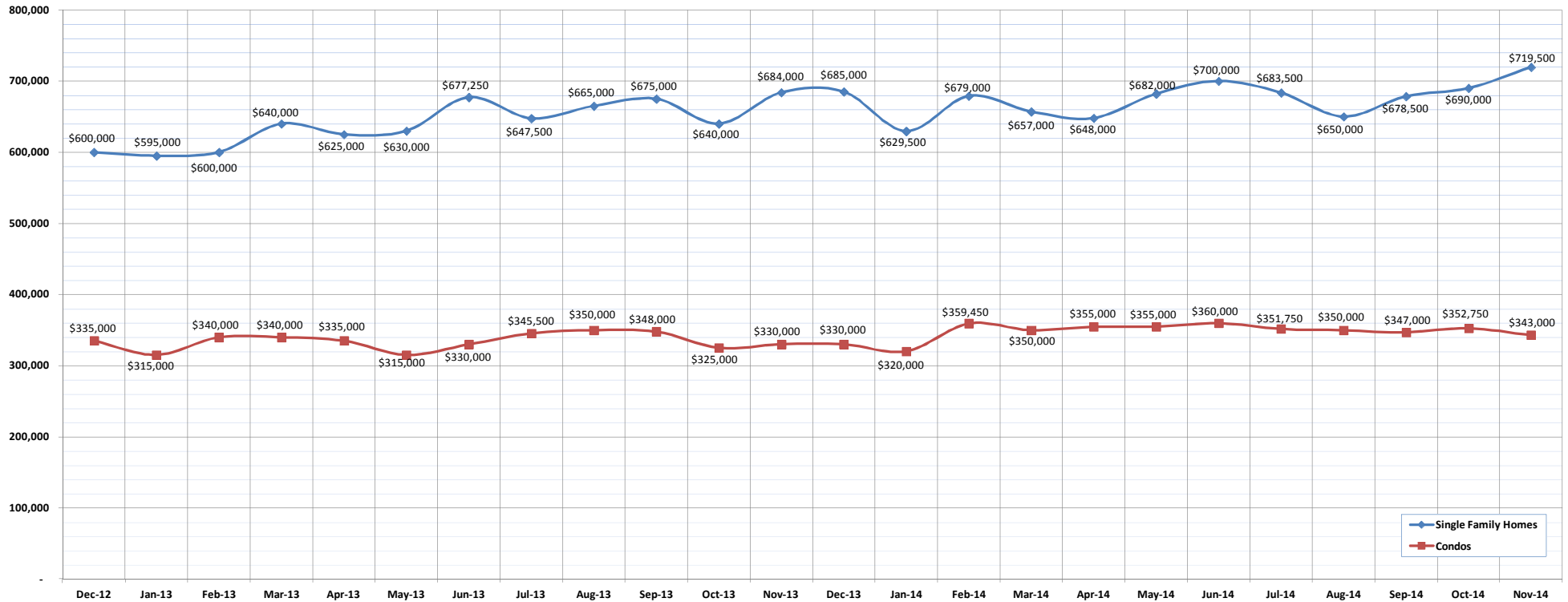
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Median Sales Price

November-14

OAHU, HAWAII

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



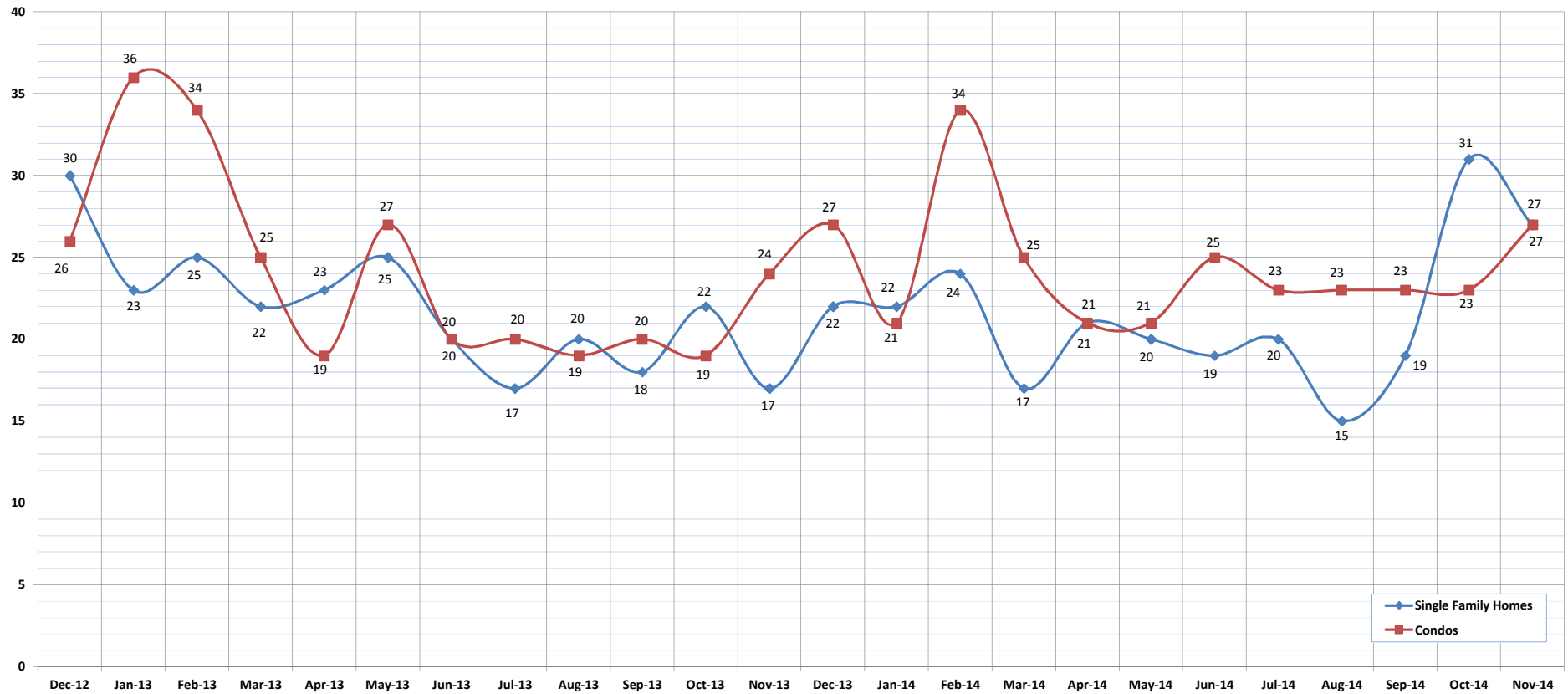
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14
Median Sales Price : SFH	600,000	595,000	600,000	640,000	625,000	630,000	677,250	647,500	665,000	675,000	640,000	684,000	685,000	629,500	679,000	657,000	648,000	682,000	700,000	683,500	650,000	678,500	690,000	719,500
Median Sales Price: Condos	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	347,000	352,750	343,000

Median Days on Market

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Median Days on Market: SFH	30	23	25	22	23	25	20	17	20	18	22	17	22	22	24	17	21	20	19	20	15	19	31	27
Median Days on Market: Condos	26	36	34	25	19	27	20	20	19	20	19	24	27	21	34	25	21	21	25	23	23	23	23	27

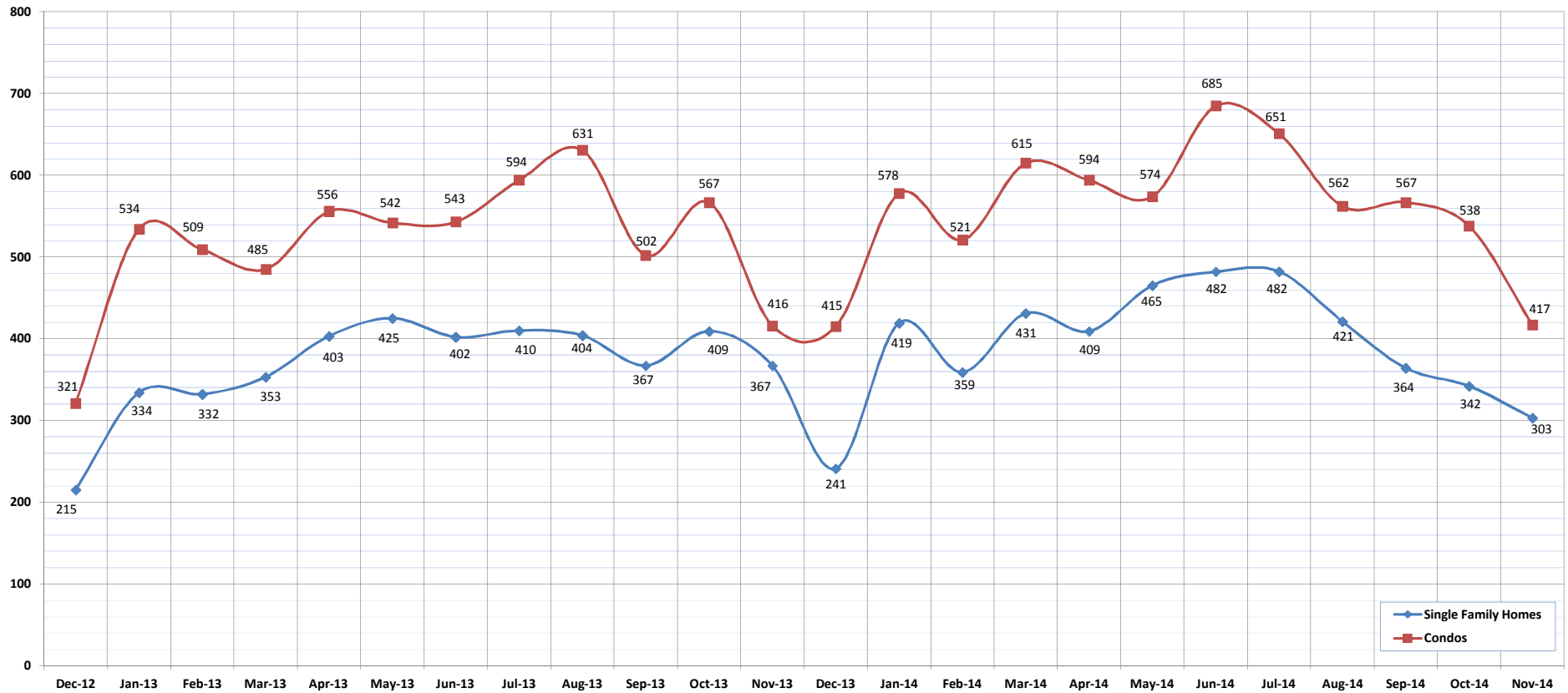
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

New Listings

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
New Listings: Single Family Homes	215	334	332	353	403	425	402	410	404	367	409	367	241	419	359	431	409	465	482	482	421	364	342	303
New Listings: Condos	321	534	509	485	556	542	543	594	631	502	567	416	415	578	521	615	594	574	685	651	562	567	538	417
New Listings: Total	536	868	841	838	959	967	945	1004	1035	869	976	783	656	997	880	1046	1003	1039	1167	1133	983	931	880	720

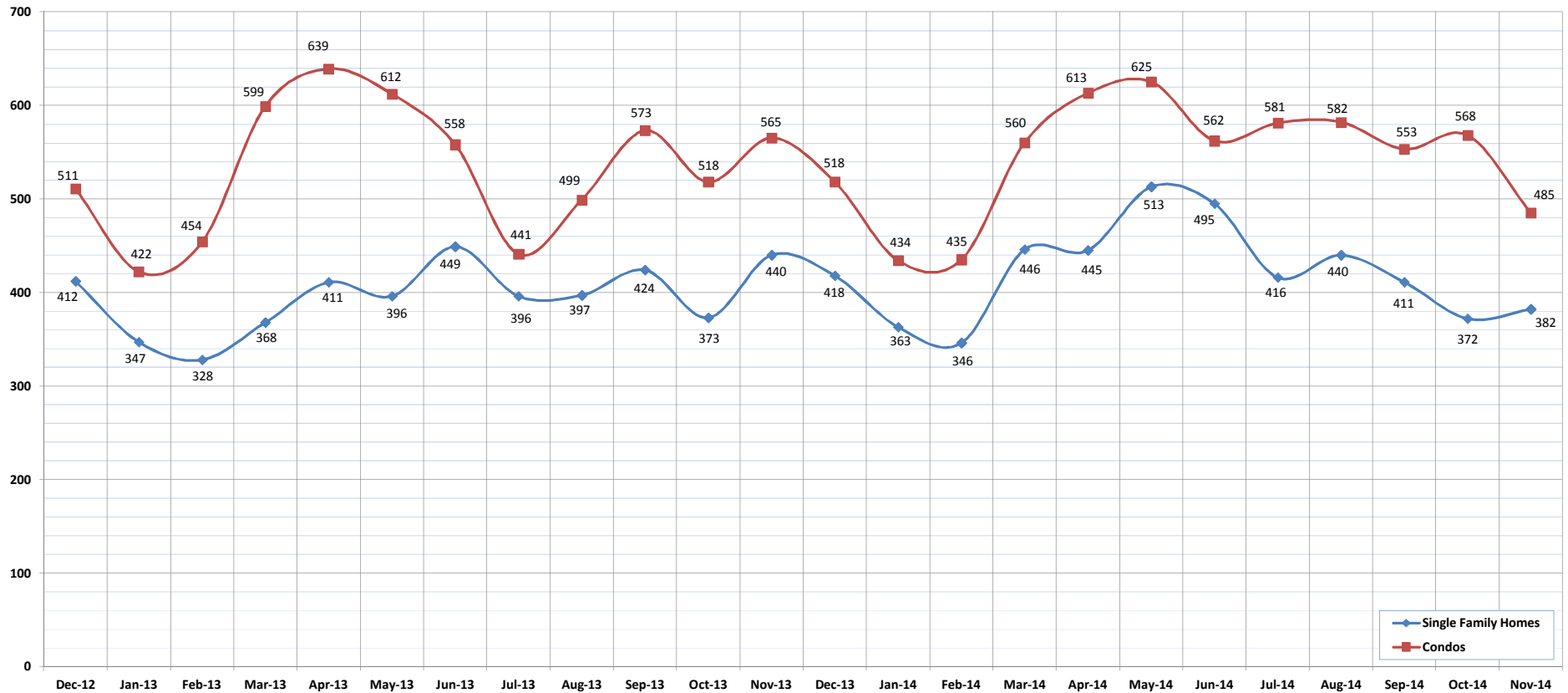
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Pending Sales

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Pending Sales: Single Family Homes	412	347	328	368	411	396	449	396	397	424	373	440	418	363	346	446	445	513	495	416	440	411	372	382
Pending Sales: Condos	511	422	454	599	639	612	558	441	499	573	518	565	518	434	435	560	613	625	562	581	582	553	568	485
Pending Sales: Total	923	769	782	967	1050	1008	1007	837	896	997	891	1005	936	797	781	1006	1058	1138	1057	997	1022	964	940	867

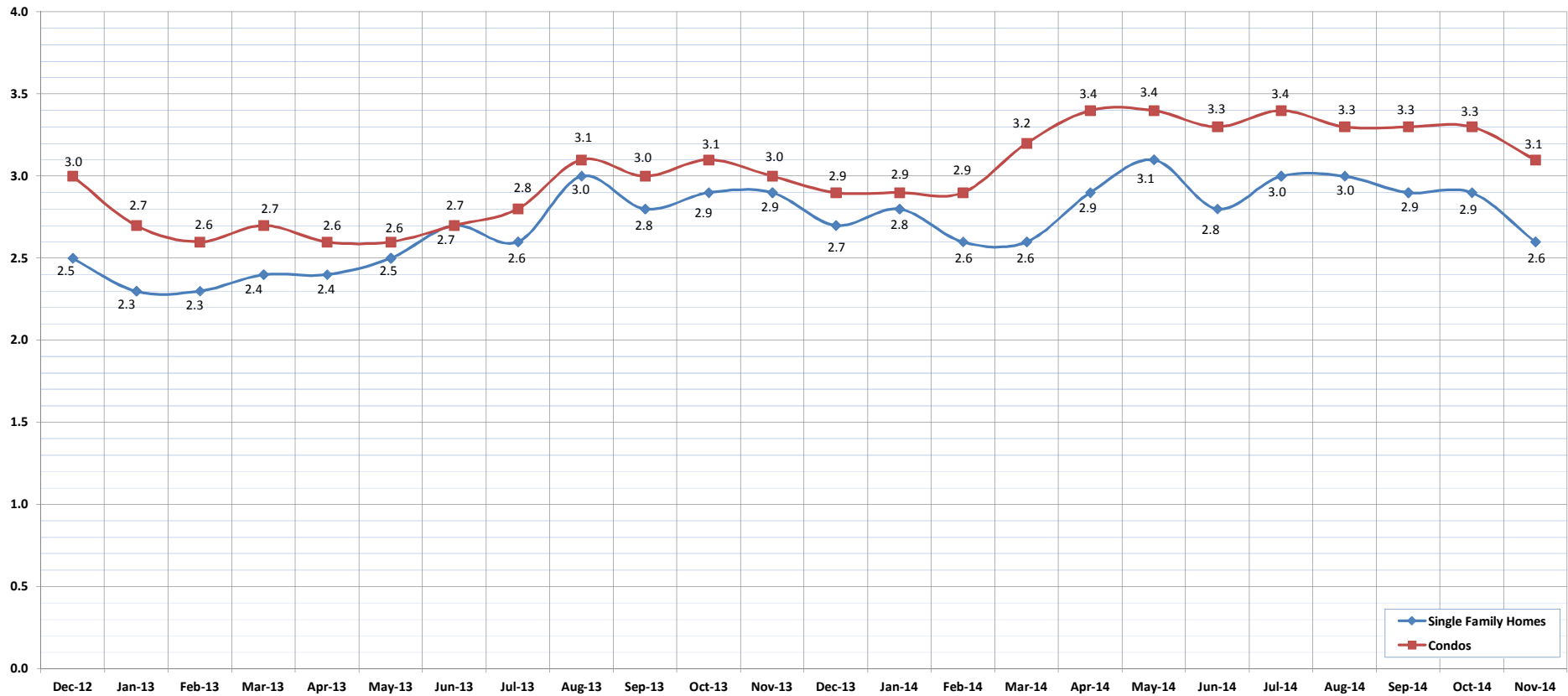
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Months of Inventory

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Month of Inventory : SFH	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	2.9	2.9	2.6
Months of Inventory: Condos	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	3.3	3.3	3.1

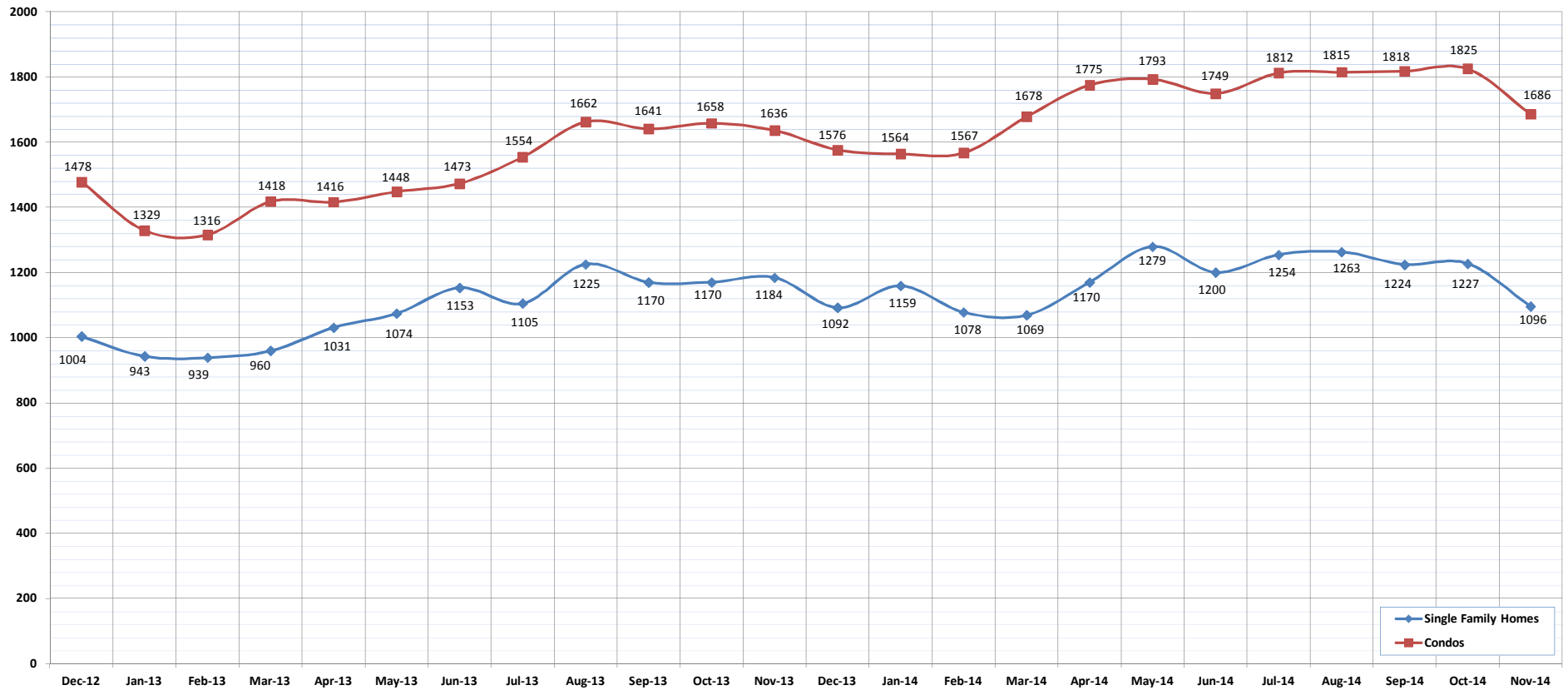
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Active Listings

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Active Listings: Single Family Homes	1004	943	939	960	1031	1074	1153	1105	1225	1170	1170	1184	1092	1159	1078	1069	1170	1279	1200	1254	1263	1224	1227	1096
Active Listings: Condos	1478	1329	1316	1418	1416	1448	1473	1554	1662	1641	1658	1636	1576	1564	1567	1678	1775	1793	1749	1812	1815	1818	1825	1686
Active Listings: Total	2482	2272	2255	2378	2447	2522	2626	2659	2887	2811	2828	2820	2668	2723	2645	2747	2945	3072	2949	3066	3078	3042	3052	2782

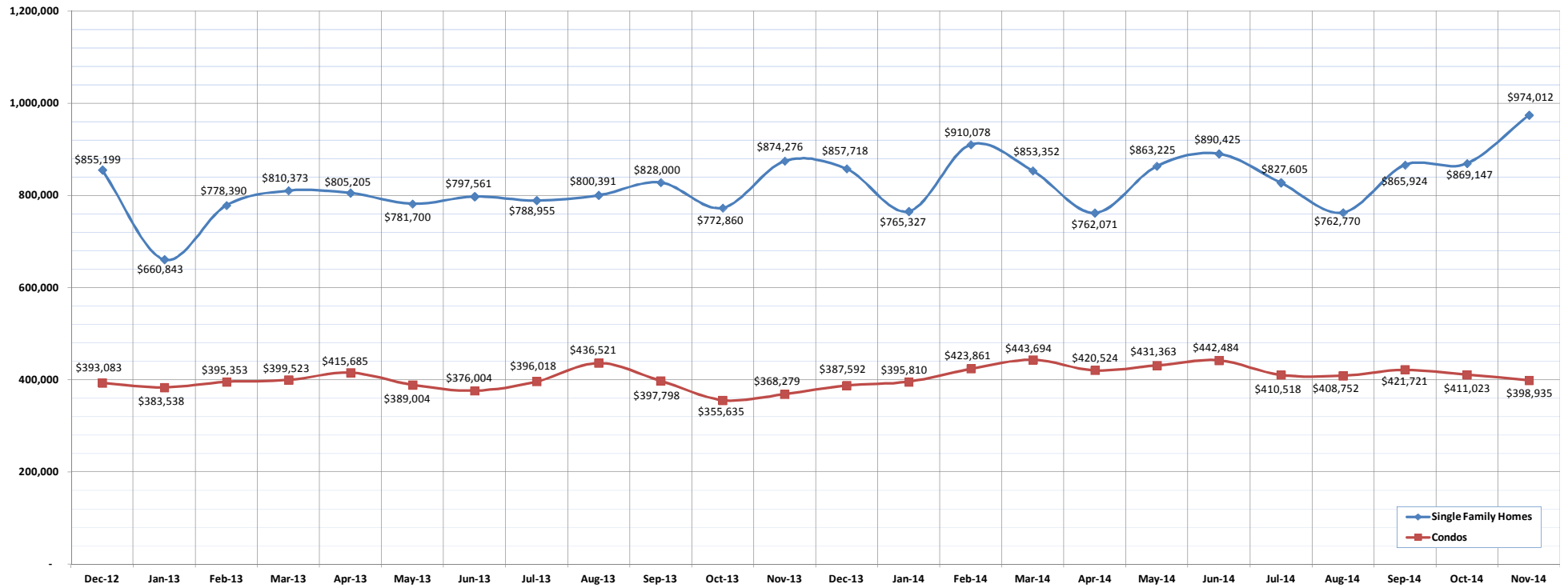
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Average Sales Price

November-14

OAHU, HAWAII

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



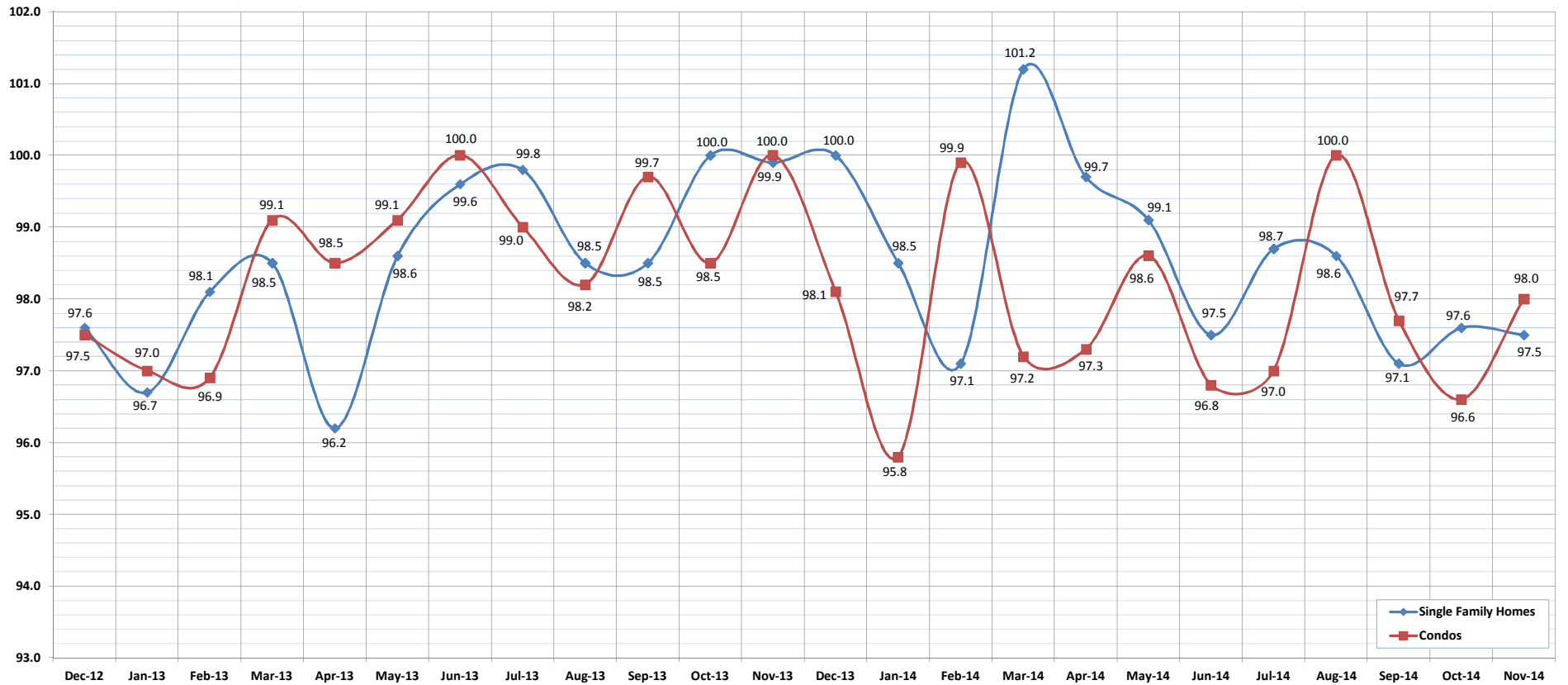
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Percent of Original List Price Received

November-14

OAHU, HAWAII

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



	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	Sep-14	Oct-14	Nov-14
Percent of Original List Price: SFH	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	97.1	97.6	97.5
Percent of Original List Price: Condos	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	97.7	96.6	98.0

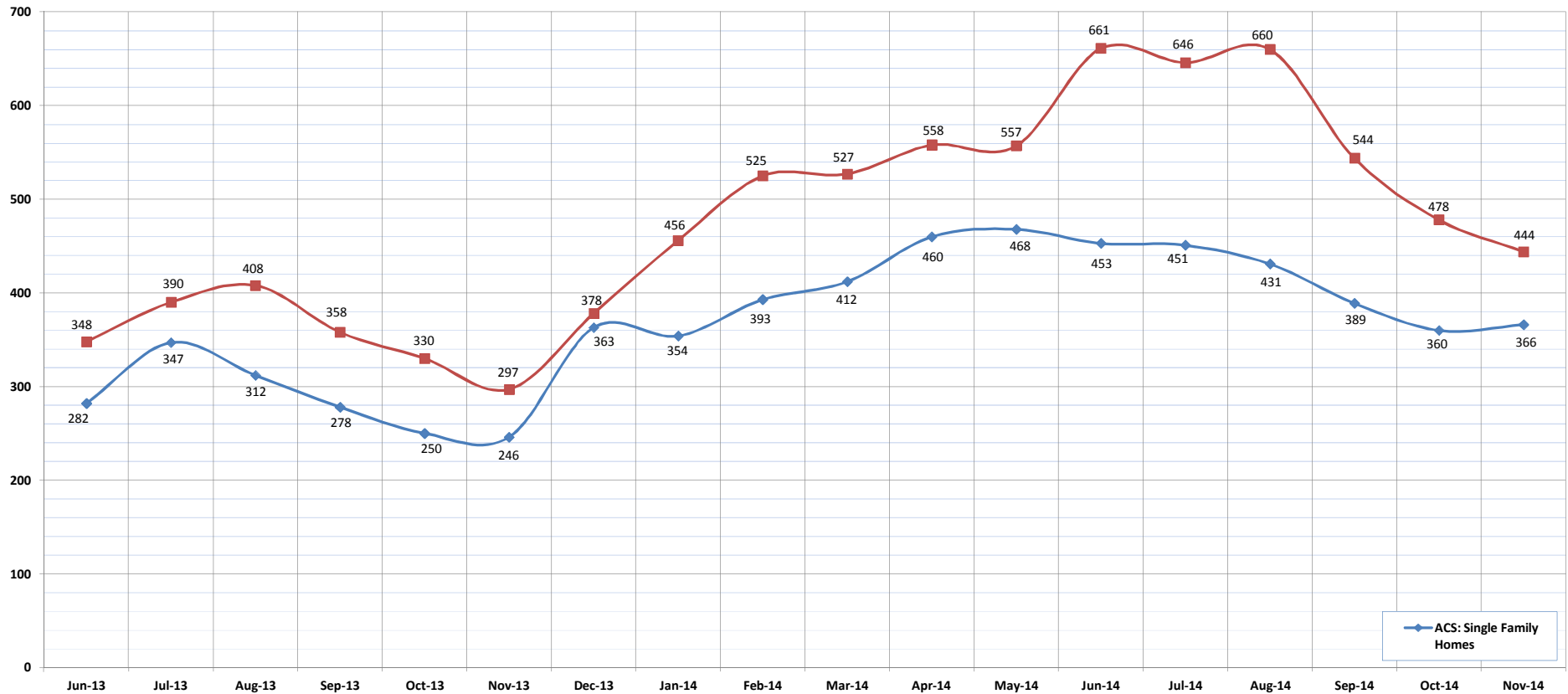
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Active Continue to Show

November-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	Sep-14	Oct-14	Nov-14
ACS: Single Family Homes	282	347	312	278	250	246	363	354	393	412	460	468	453	451	431	389	360	366
ACS: Condos	348	390	408	358	330	297	378	456	525	527	558	557	661	646	660	544	478	444

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

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

Housing Supply Overview

November 2014

Single Family Homes	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%
\$350,000 and Below	164	215	-23.7%	27	33	-18.2%	97.7%	93.5%	4.5%	33	65	-49.2%	2.0	3.3	-39.4%
\$350,001 - \$475,000	387	514	-24.7%	22	22	0.0%	98.7%	97.7%	1.0%	66	120	-45.0%	1.8	2.5	-28.0%
\$475,001 - \$550,000	417	490	-14.9%	21	23	-8.7%	98.6%	98.7%	-0.1%	85	122	-30.3%	2.3	3.1	-25.8%
\$550,001 - \$650,000	632	655	-3.5%	22	21	4.8%	98.6%	98.5%	0.1%	140	162	-13.6%	2.7	3.3	-18.2%
\$650,001 - \$800,000	680	680	0.0%	20	22	-9.1%	98.4%	98.2%	0.2%	185	195	-5.1%	3.2	3.6	-11.1%
\$800,001 - \$1.1M	605	526	15.0%	21	21	0.0%	98.0%	98.3%	-0.3%	175	156	12.2%	3.6	3.9	-7.7%
\$1.1M - \$1.9M	358	360	-0.6%	29	31	-6.5%	96.0%	95.1%	0.9%	199	183	8.7%	6.4	7.3	-12.3%
\$1.9M and Above	157	133	18.0%	53	53	0.0%	92.3%	92.9%	-0.6%	213	181	17.7%	18.1	17.2	5.2%
All Single Family Homes	3400	3573	-4.8%	22	23	-4.3%	98.6%	98.3%	0.3%	1096	1184	-7.4%	3.8	4.1	-7.3%

Condos	Pending Sales			Days on Market			Percentage of Original Price Received			Inventory of Homes for Sale			Months Supply of Inventory		
	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%	Nov-14	Nov-13	%
\$150,000 and below	415	465	-10.8%	40	40	0.0%	91.3%	92.7%	-1.5%	138	179	-22.9%	3.8	4.5	-15.6%
\$150,001 - \$200,000	401	441	-9.1%	33	29	13.8%	94.8%	96.1%	-1.4%	169	142	19.0%	4.8	3.9	23.1%
\$200,001 - \$250,000	504	594	-15.2%	24	24	0.0%	97.0%	97.2%	-0.2%	143	161	-11.2%	3.0	3.0	0.0%
\$250,001 - \$300,000	657	619	6.1%	25	23	8.7%	98.4%	98.1%	0.3%	186	174	6.9%	3.4	3.5	-2.9%
\$300,001 - \$375,000	856	907	-5.6%	23	22	4.5%	97.8%	98.2%	-0.4%	223	226	-1.3%	3.0	3.1	-3.2%
\$375,001 - \$475,000	900	828	8.7%	19	21	-9.5%	98.4%	97.9%	0.5%	232	246	-5.7%	3.2	3.7	-13.5%
\$475,001 - \$700,000	795	727	9.4%	20	28	-28.6%	98.3%	97.0%	1.3%	262	239	9.6%	4.0	4.3	-7.0%
\$700,001 and above	484	401	20.7%	38	36	5.6%	95.2%	96.6%	-1.4%	333	269	23.8%	9.0	8.7	3.4%
All Condos	5012	4982	0.6%	25	25	0.0%	97.7%	98.1%	-0.4%	1686	1636	3.1%	4.0	4.0	0.0%

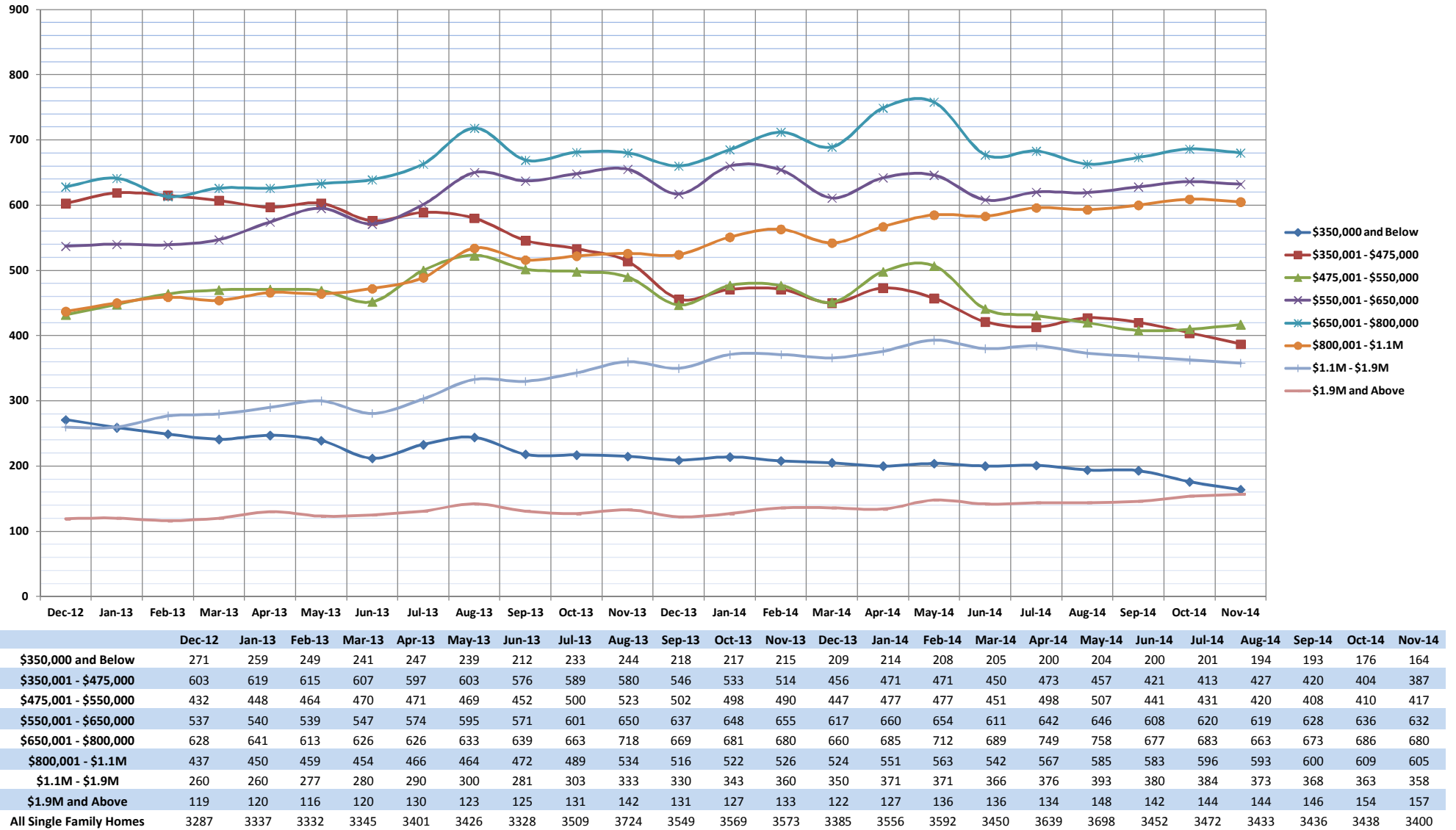
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Pending Sales

Nov-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.)



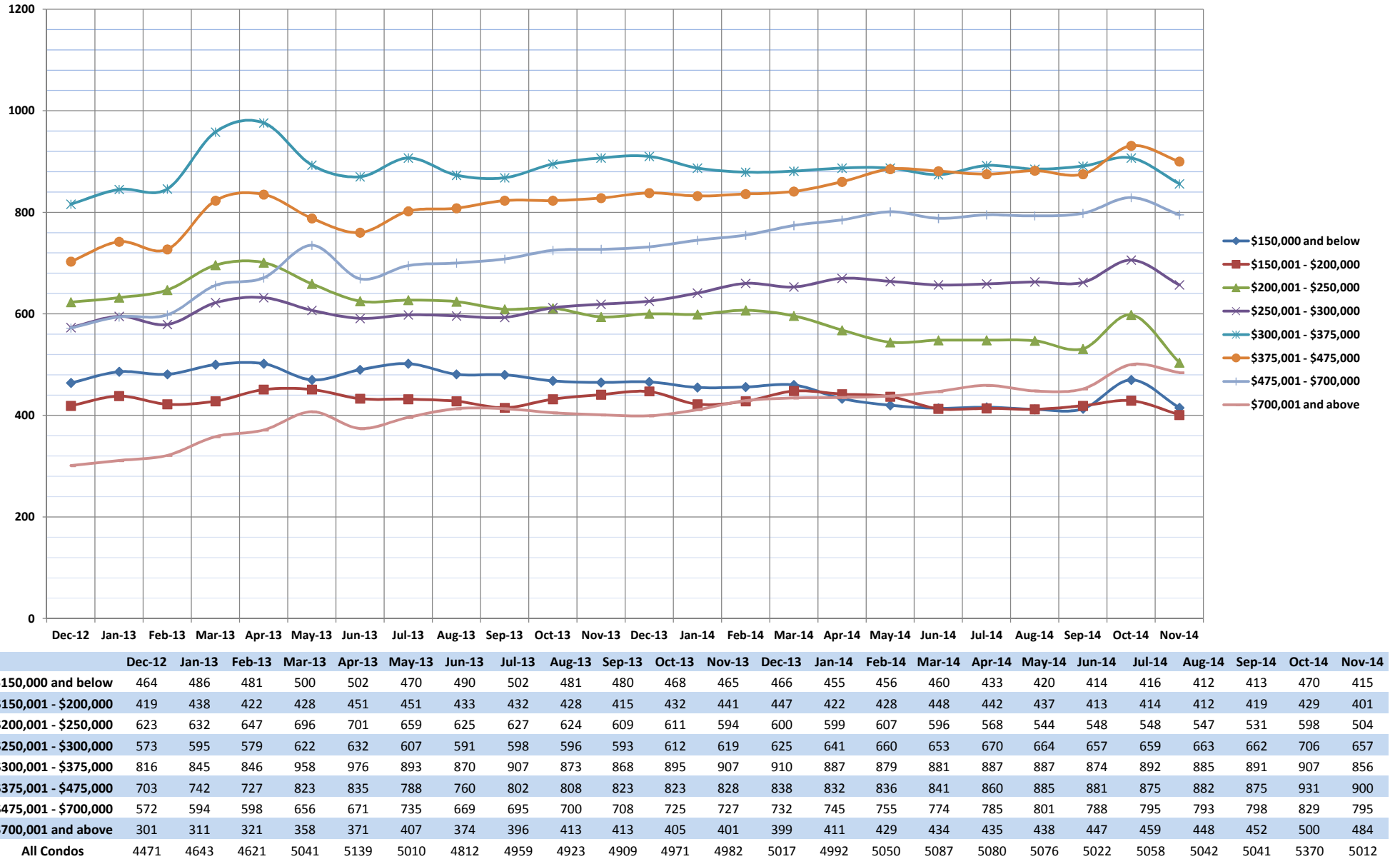
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Pending Sales

Nov-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.)



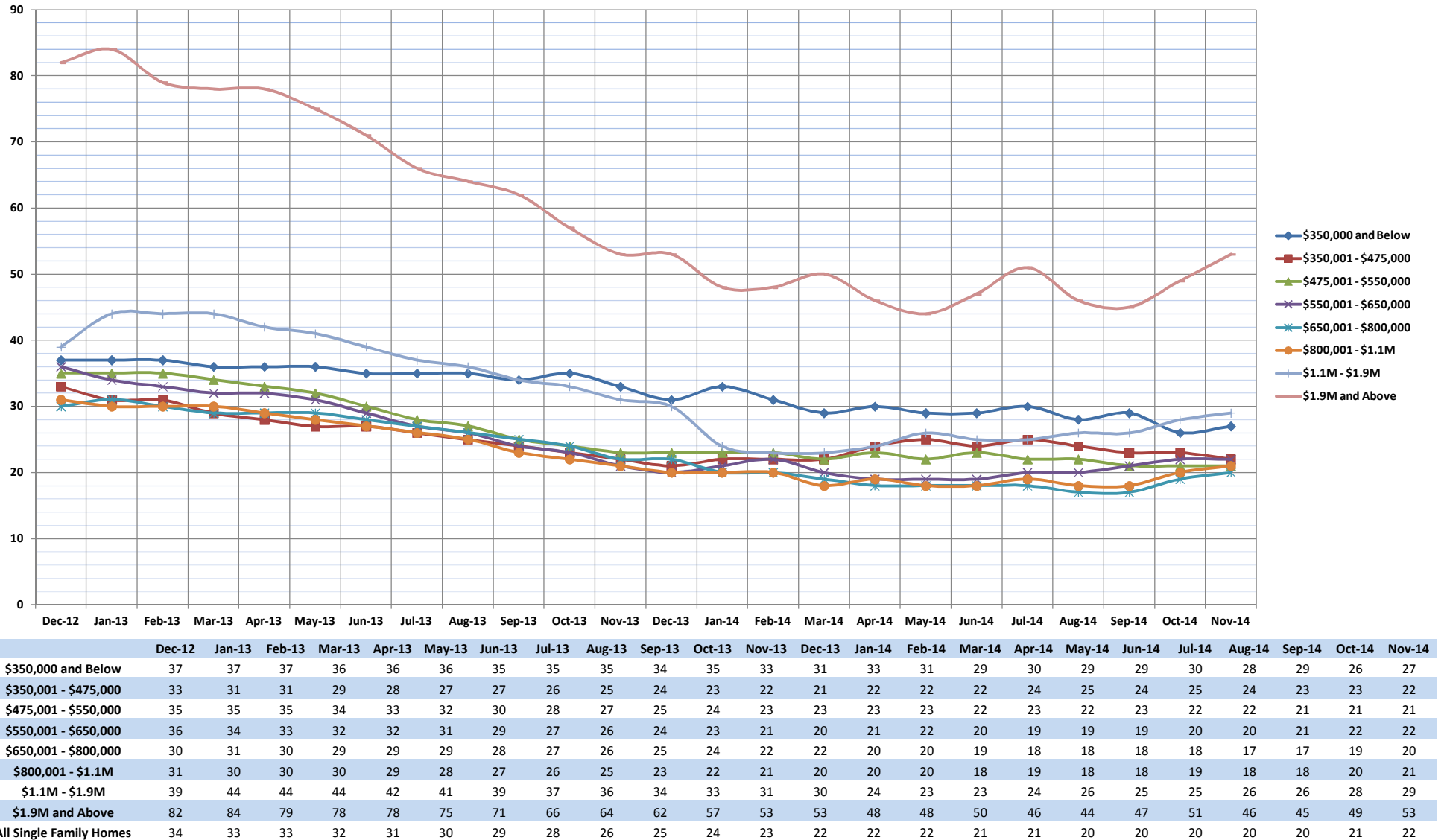
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Days on Market Until Sale

Nov-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.)



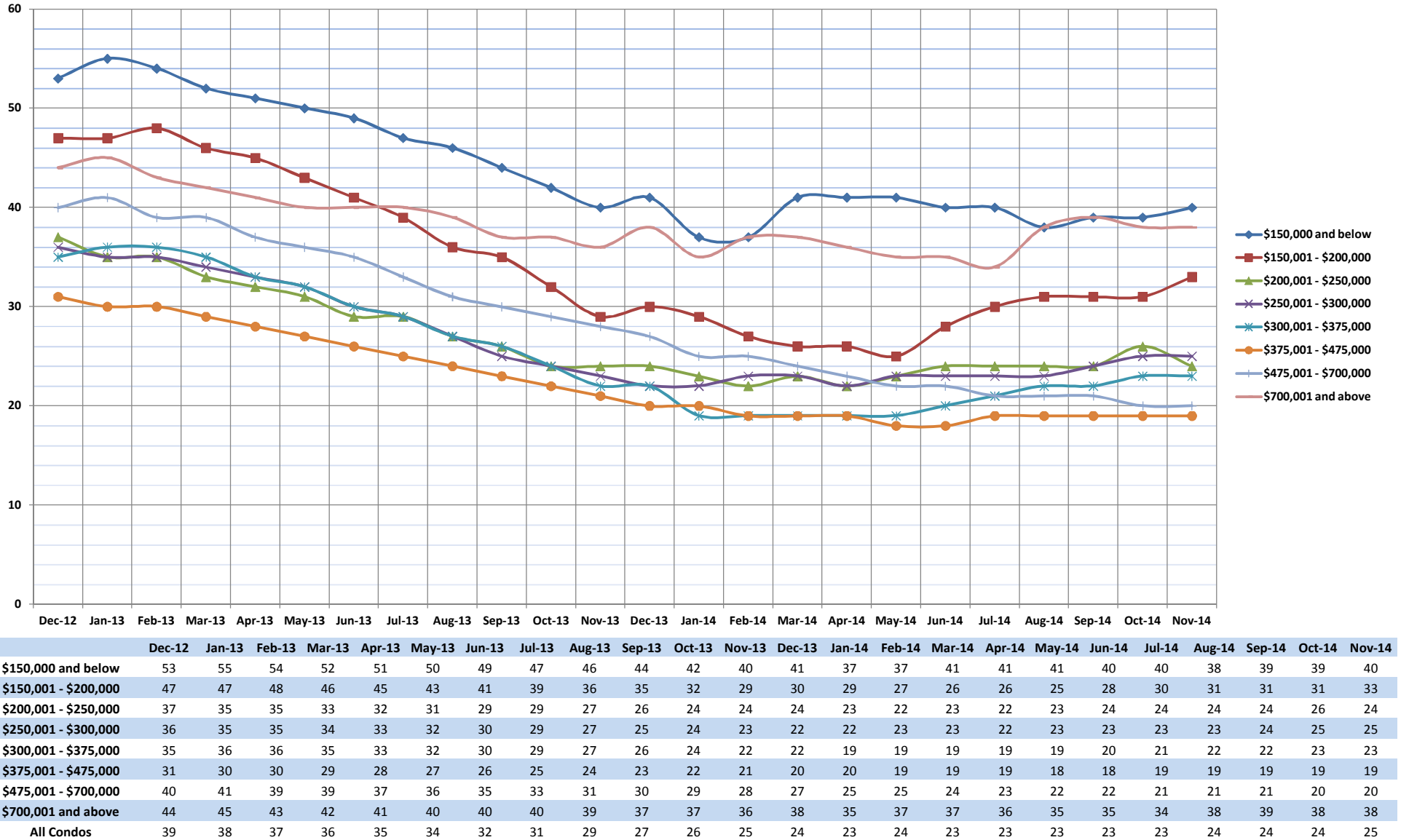
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Days on Market Until Sale

Nov-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.)



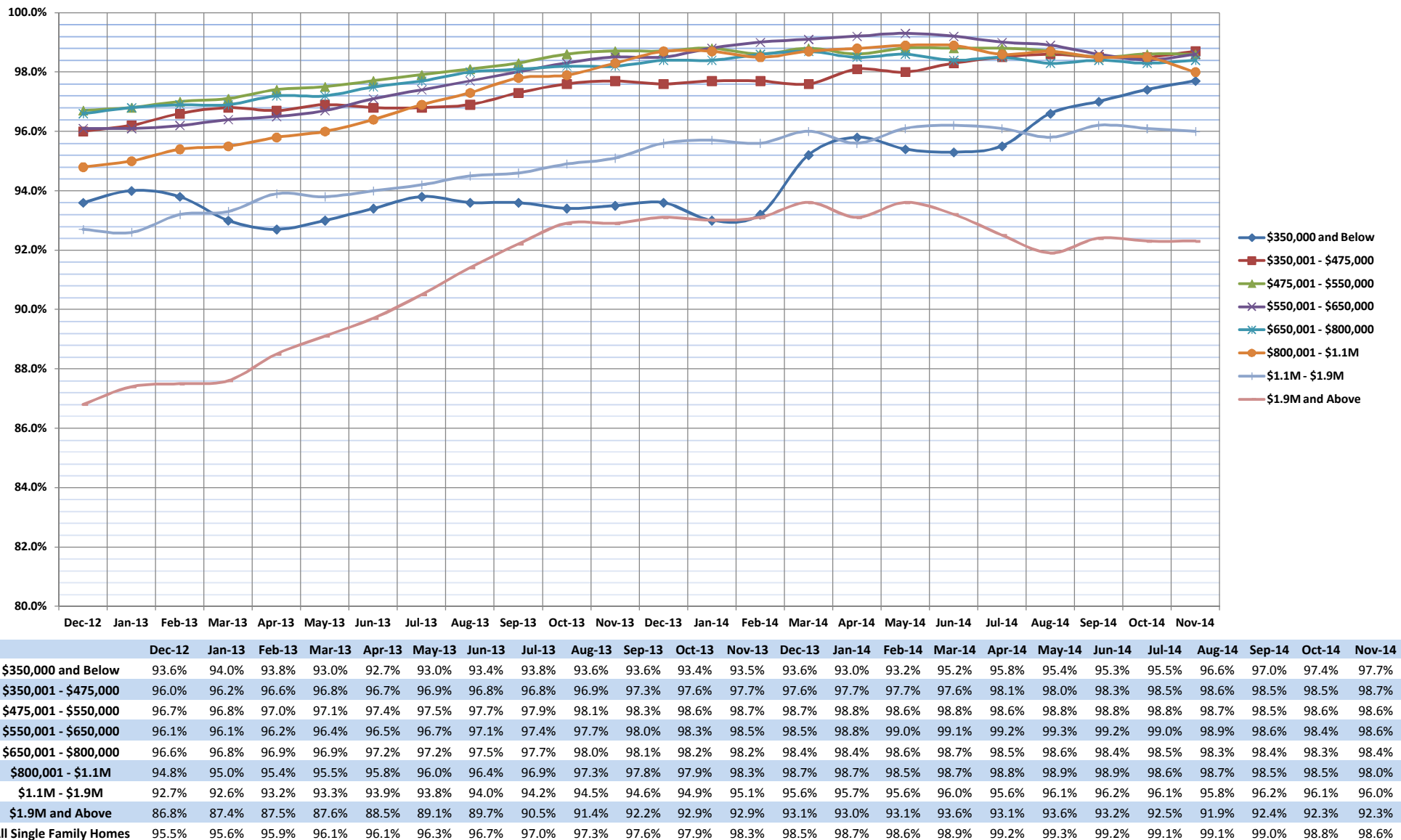
SOURCE: Honolulu Board of REALTORS® , compiled from MLS data.

Percentage of Original Price Received

Nov-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.)



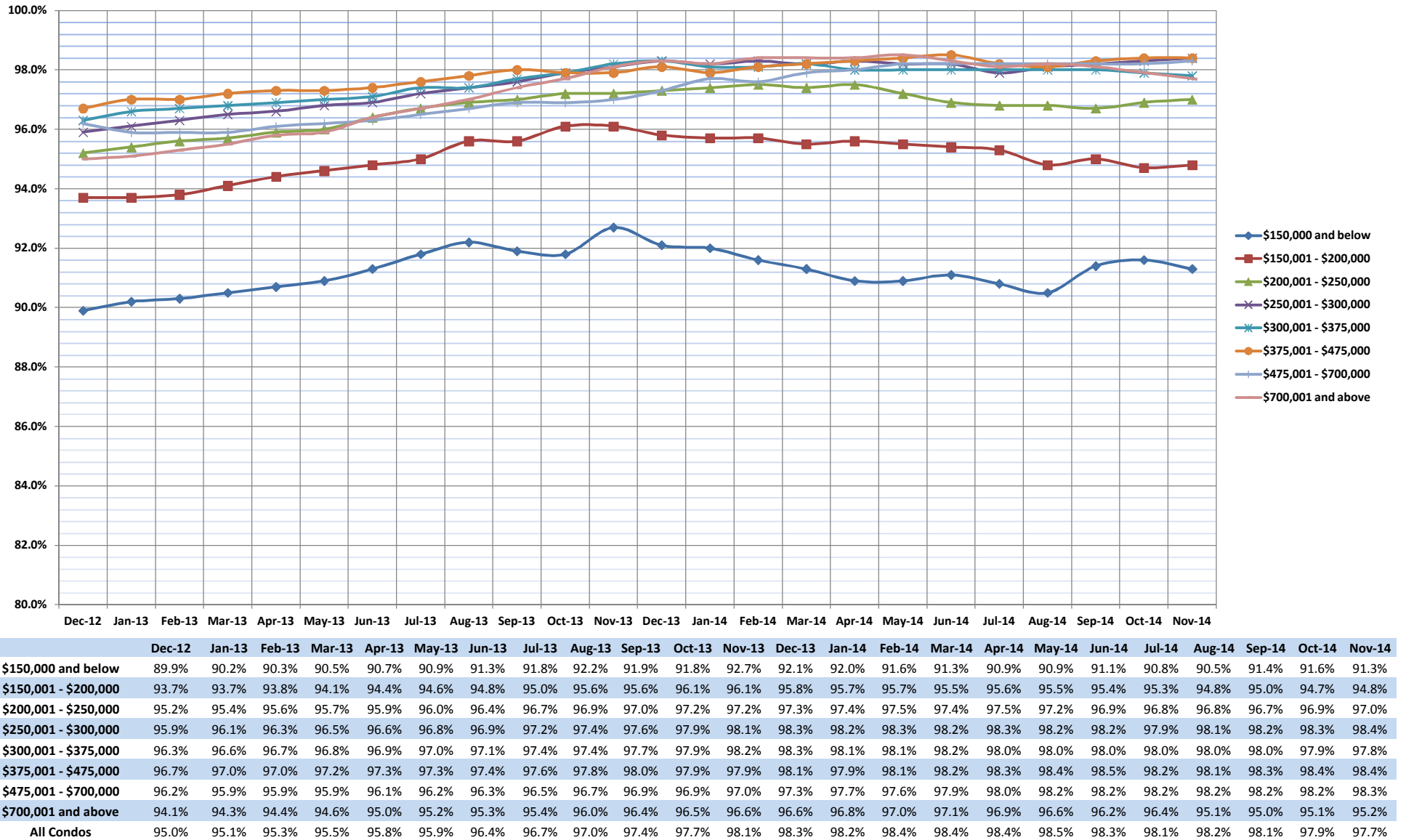
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Percentage of Original Price Received

Nov-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.)



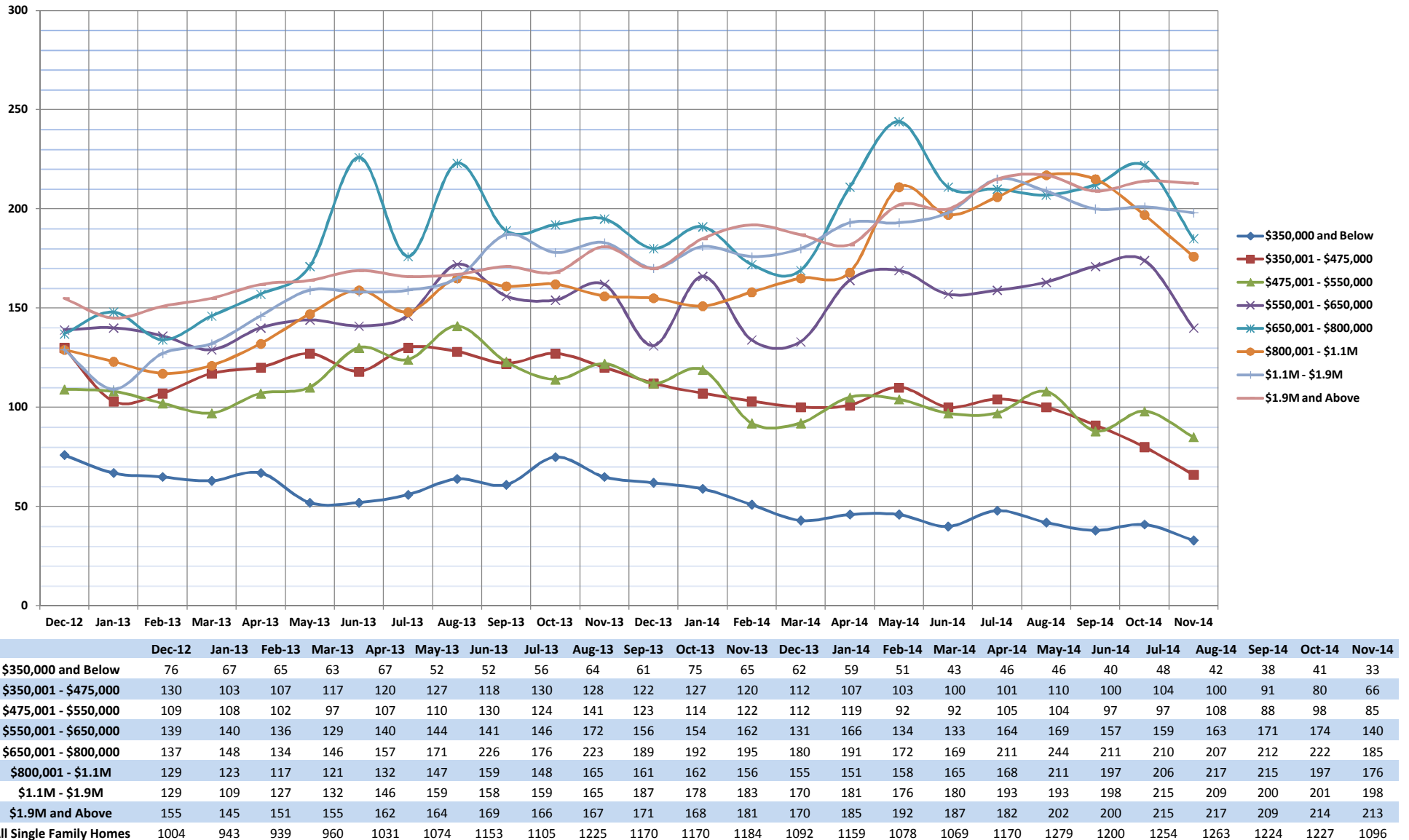
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Inventory of Homes for Sale

Nov-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.)



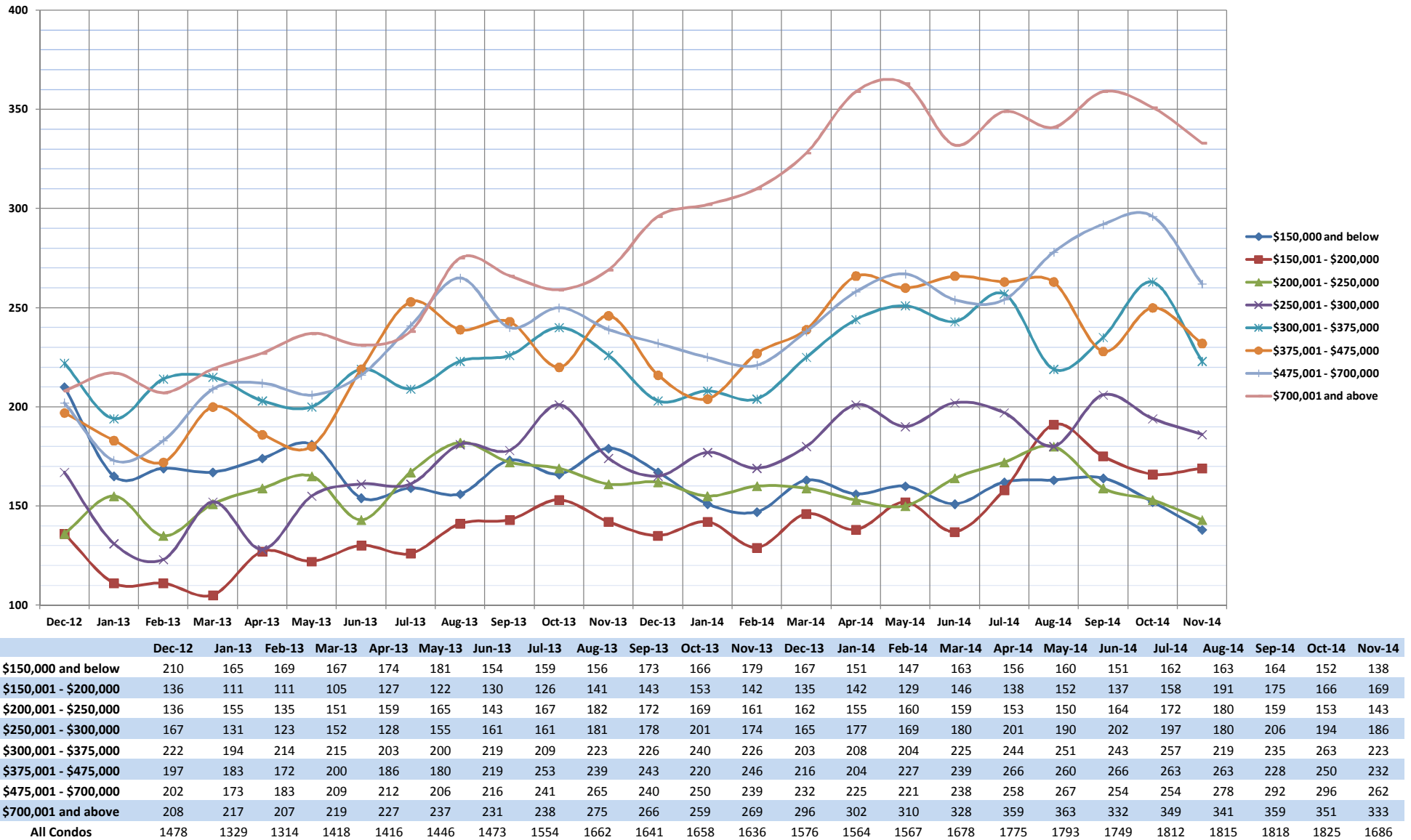
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Inventory of Homes for Sale

Nov-14

Condos: Monthly, by Price Range

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



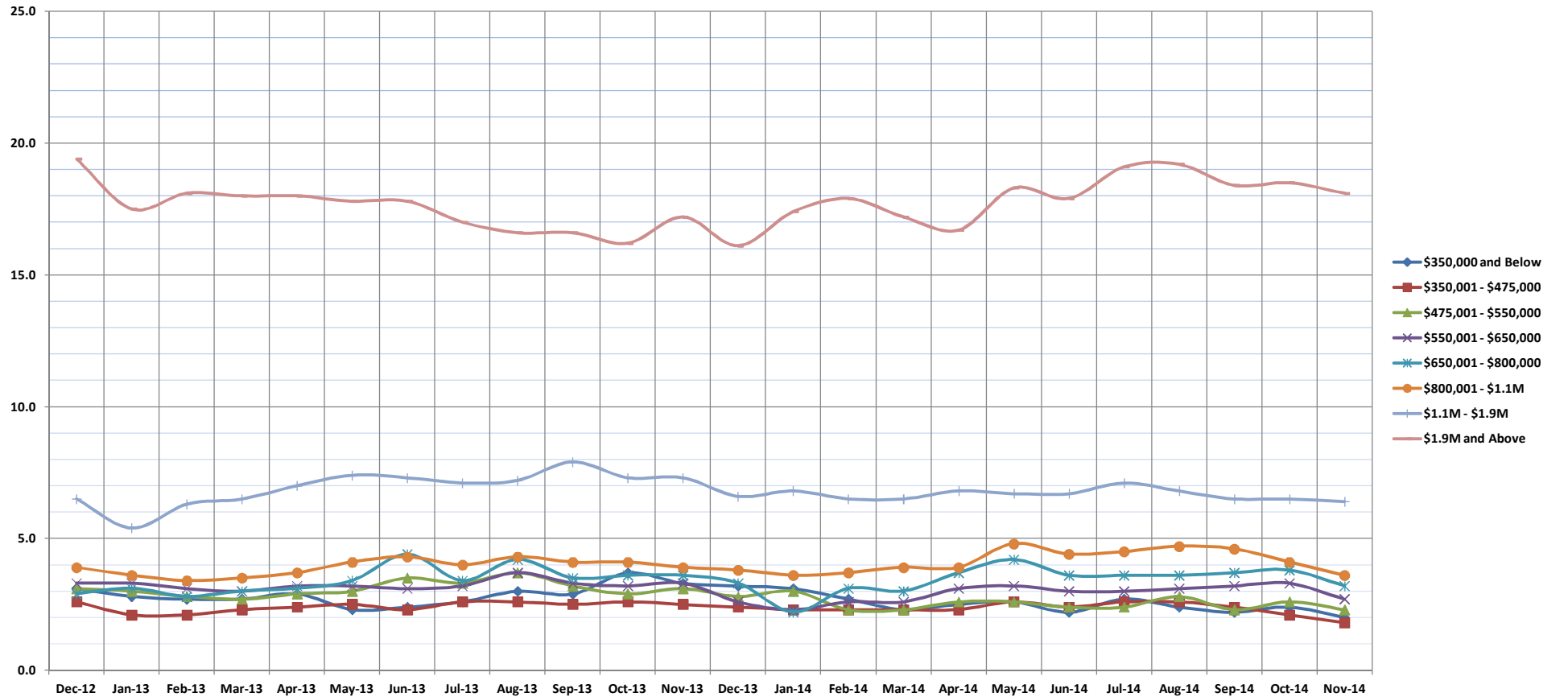
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Months Supply of Inventory

Nov-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.)



	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	Sep-14	Oct-14	Nov-14
\$350,000 and Below	3.1	2.8	2.7	2.7	2.9	2.3	2.4	2.6	3.0	2.9	3.7	3.3	3.2	3.1	2.7	2.3	2.5	2.6	2.2	2.7	2.4	2.2	2.4	2.0
\$350,001 - \$475,000	2.6	2.1	2.1	2.3	2.4	2.5	2.3	2.6	2.6	2.5	2.6	2.5	2.4	2.3	2.3	2.3	2.3	2.6	2.4	2.6	2.6	2.4	2.1	1.8
\$475,001 - \$550,000	3.1	3.0	2.8	2.7	2.9	3.0	3.5	3.3	3.7	3.2	2.9	3.1	2.8	3.0	2.3	2.3	2.6	2.6	2.4	2.4	2.8	2.3	2.6	2.3
\$550,001 - \$650,000	3.3	3.3	3.1	3.0	3.2	3.2	3.1	3.2	3.7	3.3	3.2	3.3	2.6	2.3	2.6	2.6	3.1	3.2	3.0	3.0	3.1	3.2	3.3	2.7
\$650,001 - \$800,000	2.9	3.1	2.8	3.0	3.1	3.4	4.4	3.4	4.2	3.5	3.6	3.6	3.3	2.2	3.1	3.0	3.7	4.2	3.6	3.6	3.6	3.7	3.8	3.2
\$800,001 - \$1.1M	3.9	3.6	3.4	3.5	3.7	4.1	4.3	4.0	4.3	4.1	4.1	3.9	3.8	3.6	3.7	3.9	3.9	4.8	4.4	4.5	4.7	4.6	4.1	3.6
\$1.1M - \$1.9M	6.5	5.4	6.3	6.5	7.0	7.4	7.3	7.1	7.2	7.9	7.3	7.3	6.6	6.8	6.5	6.5	6.8	6.7	6.7	7.1	6.8	6.5	6.5	6.4
\$1.9M and Above	19.4	17.5	18.1	18.0	18.0	17.8	17.8	17.0	16.6	16.6	16.2	17.2	16.1	17.4	17.9	17.2	16.7	18.3	17.9	19.1	19.2	18.4	18.5	18.1
All Single Family Homes	3.9	3.6	3.6	3.6	3.8	3.9	4.2	4.0	4.4	4.1	4.1	4.1	3.8	4.0	3.7	3.7	4.0	4.3	4.0	4.2	4.3	4.2	4.2	3.8

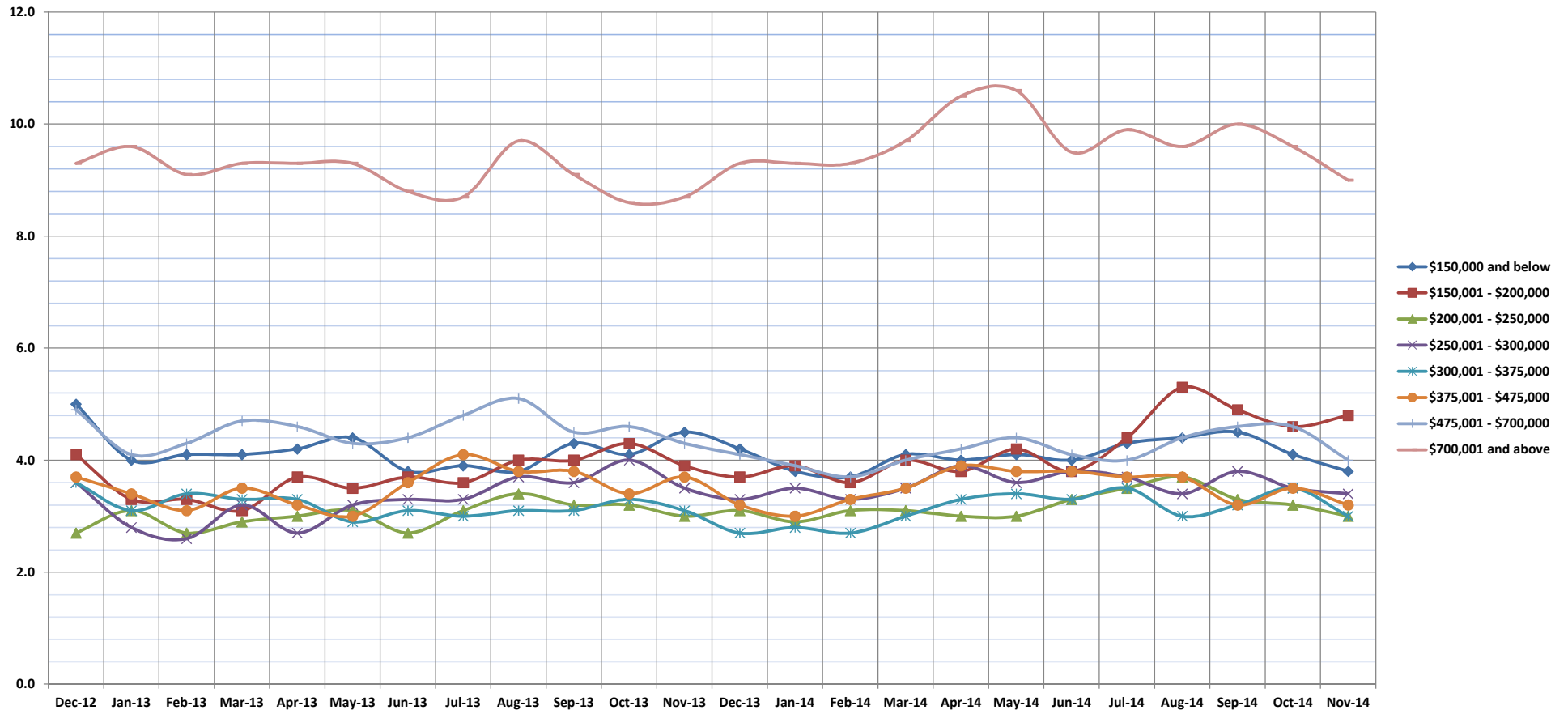
SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Months Supply of Inventory

Nov-14

Condos: Monthly, by Price Range

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



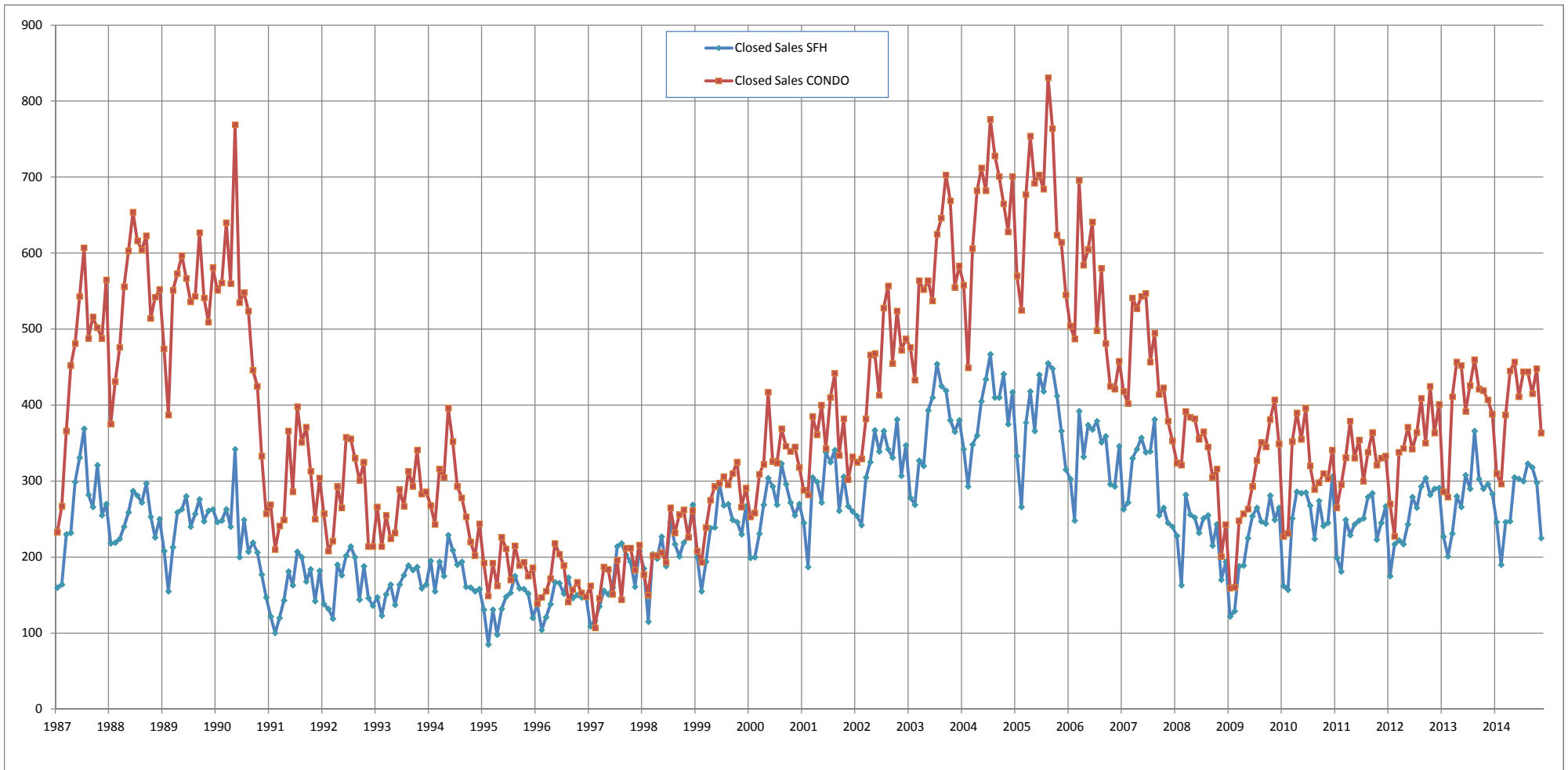
	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14
\$150,000 and below	5.0	4.0	4.1	4.1	4.2	4.4	3.8	3.9	3.8	4.3	4.1	4.5	4.2	3.8	3.8	3.7	4.1	4.0	4.1	4.0	4.3	4.4	4.5	3.8
\$150,001 - \$200,000	4.1	3.3	3.3	3.1	3.7	3.5	3.7	3.6	4.0	4.0	4.3	3.9	3.7	3.9	3.6	4.0	3.8	4.2	3.8	4.4	5.3	4.9	4.6	4.8
\$200,001 - \$250,000	2.7	3.1	2.7	2.9	3.0	3.1	2.7	3.1	3.4	3.2	3.2	3.0	3.1	2.9	3.1	3.1	3.0	3.0	3.3	3.5	3.7	3.3	3.2	3.0
\$250,001 - \$300,000	3.6	2.8	2.6	3.2	2.7	3.2	3.3	3.3	3.7	3.6	4.0	3.5	3.3	3.5	3.3	3.5	3.9	3.6	3.8	3.7	3.4	3.8	3.5	3.4
\$300,001 - \$375,000	3.6	3.1	3.4	3.3	3.3	2.9	3.1	3.0	3.1	3.1	3.3	3.1	2.7	2.8	2.7	3.0	3.3	3.4	3.3	3.5	3.0	3.2	3.5	3.0
\$375,001 - \$475,000	3.7	3.4	3.1	3.5	3.2	3.0	3.6	4.1	3.8	3.8	3.4	3.7	3.2	3.0	3.3	3.5	3.9	3.8	3.8	3.7	3.7	3.2	3.5	3.2
\$475,001 - \$700,000	4.9	4.1	4.3	4.7	4.6	4.3	4.4	4.8	5.1	4.5	4.6	4.3	4.1	3.9	3.7	4.0	4.2	4.4	4.1	4.0	4.4	4.6	4.6	4.0
\$700,001 and above	9.3	9.6	9.1	9.3	9.3	9.3	8.8	8.7	9.7	9.1	8.6	8.7	9.3	9.3	9.3	9.7	10.5	10.6	9.5	9.9	9.6	10.0	9.6	9.0
All Condos	4.2	3.8	3.7	3.9	3.8	3.8	3.8	4.0	4.2	4.1	4.1	4.0	3.8	3.8	3.8	4.0	4.3	4.3	4.2	4.3	4.3	4.3	4.3	4.0

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

Closed Sales

Single Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present

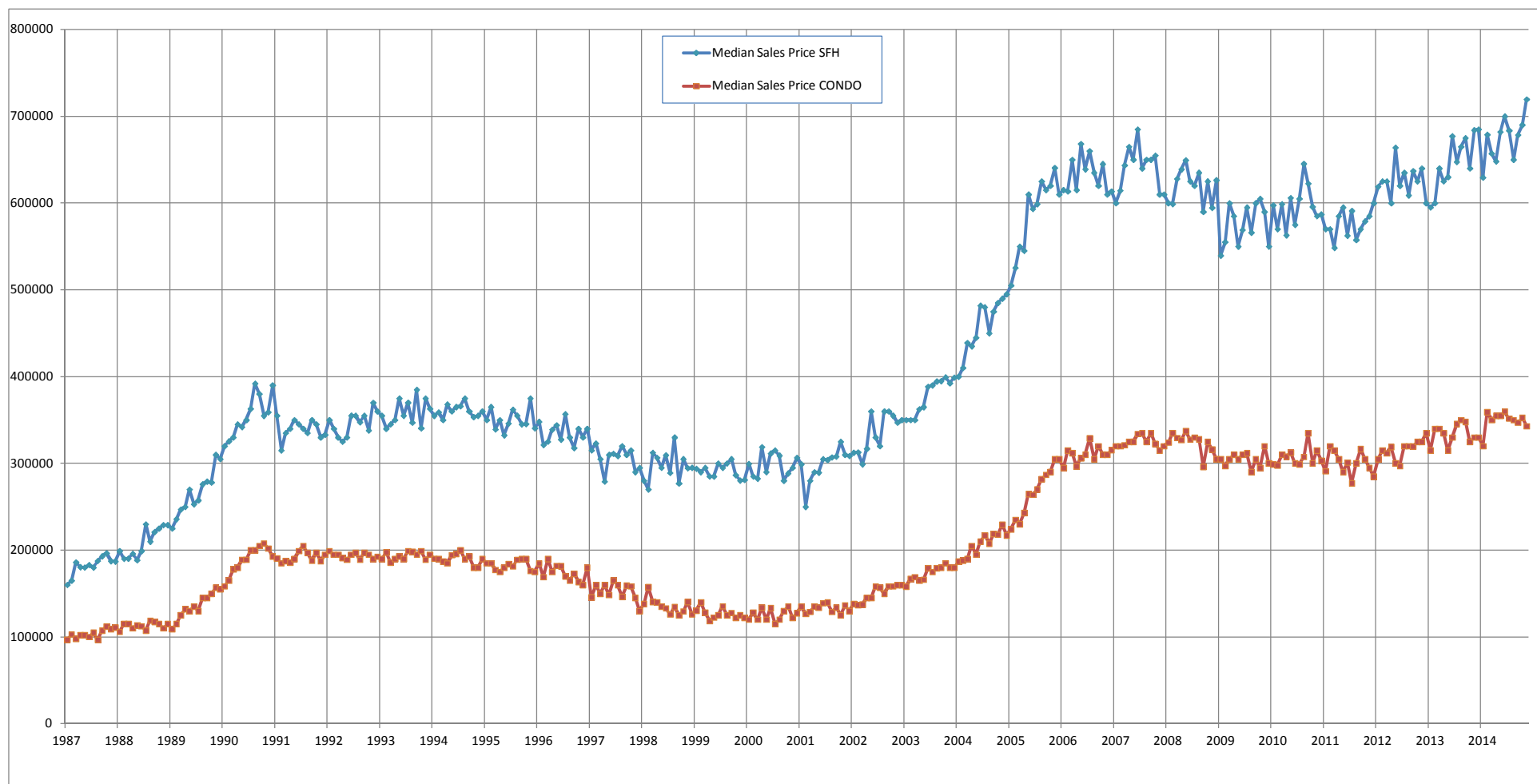


SOURCE: Honolulu Board of REALTORS®, compiled from MLS data.

Median Sales Price

Single Family Homes and Condos

OAHU, HAWAII: Jan 1987 to the Present



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