



# Chart Your Course with *Peter & Patricia Anderson*

## **Oahu - Real Estate Monthly Statistical Report - January 2012**



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**- Oahu Single Family Homes See Large Gains in January -**

<b><u>Single-Family Home Resales</u></b>				
	<b><u>Number of Sales</u></b>	<b><u>This Month Compared to</u></b>	<b><u>Median Sales Price</u></b>	<b><u>This Month Compared to</u></b>
<b><u>Jan 2012</u></b>	<b>175</b>		<b>\$618,900</b>	
<b>Jan 2011</b>	<b>199</b>	<b>Down 12.1%</b>	<b>\$570,000</b>	<b>Up 8.6%</b>
<b><u>Condominium Resales</u></b>				
<b><u>Jan 2012</u></b>	<b>270</b>		<b>\$305,000</b>	
<b>Jan 2011</b>	<b>265</b>	<b>Up 1.9%</b>	<b>\$291,000</b>	<b>Up 4.8%%</b>

**Median Home Prices on Oahu Jump 8.6 Percent**

Oahu home prices got a jump on the new year, as the median sale price in January for previously owned single-family homes reached its highest level in 16 months.

A report released Tuesday by the Honolulu Board of Realtors said homes sold last month for a median \$618,900. That was 8.6 percent higher than the comparable figure of \$570,000 in the same month last year and the highest level since \$620,000 in September 2010.

Last month's gain was the biggest since the median price surged 15.2 percent in August 2010, and represented a third consecutive month of year-over-year gains coming off a 3 percent decline for all of 2011.

Real estate brokers generally regarded the move as an indicator of positive momentum.

"January's numbers are extremely encouraging and it's great to be able to start off the new year with positive signs of market recovery," Joe Paikai, president of the trade association and broker-in-charge at Valcore Realty Group, said in a statement.

Interestingly, the last outsize increase in Oahu's single-family home price in August 2010 led many observers to conclude that the market had rebounded from two years of modest declines. For all of 2010 the median price eked out a 3 percent gain but failed to continue the momentum last year.

One indicator that the market remains somewhat unsteady is the pace of sales. The number of single-family home sales last month decreased 12.1 percent to 175 from 199 a year earlier.

The University of Hawaii Economic Research Organization forecast in November that Oahu's median single-family home price this year will inch up 1.5 percent.

In Oahu's condominium market, UHERO forecasts no change in the median price.

Last month's condo median price rose 4.8 percent to \$305,000 from \$291,000 a year earlier. The gain followed 5 percent declines in November and December that contributed to a 1.6 percent decrease for all of last year.

The volume of condo sales edged up 1.9 percent to 270 last month from 265 a year earlier.



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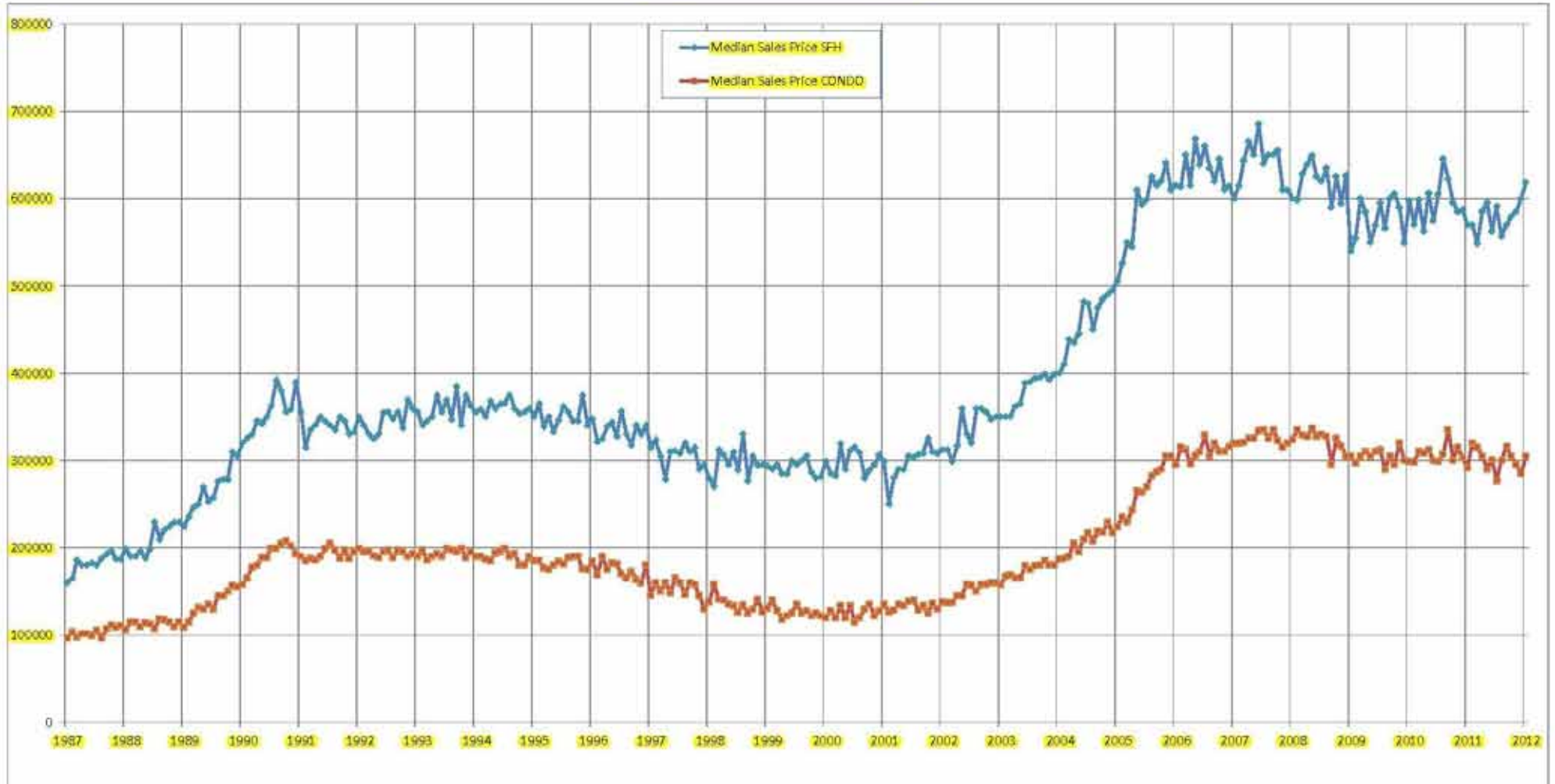
**- Oahu Real Estate Monthly Indicators - January 2012 -**

	<b>Single Family Homes</b>					
	<b>Jan-12</b>	<b>Jan-11</b>	<b>%</b>	<b>YTD-12</b>	<b>YTD-11</b>	<b>%</b>
<b>Closed Sales</b>	175	199	-12.1%	175	199	-12.1%
<b>Median Sales Price</b>	\$618,900	\$ 570,000	8.6%	\$618,900	\$ 570,000	8.6%
<b>Median Days on Market</b>	50	38	31.6%	50	38	31.6%
<b>New Listings</b>	372	394	-5.6%	372	394	-5.6%
<b>Pending Sales</b>	290	269	7.8%	290	269	7.8%
<b>Months of Inventory</b>	5.2	5.4	-3.7%	5.2	5.4	-3.7%
<b>Active Listings</b>	1262	1391	-9.3%	1262	1391	-9.3%
<b>Average Sales Price</b>	\$682,616	\$ 700,055	-2.5%	\$682,616	\$ 700,055	-2.5%
<b>% of Original Listing Price Received</b>	96.0%	94.6%	1.5%	96.0%	94.6%	1.5%

	<b>Condos</b>					
	<b>Jan-12</b>	<b>Jan-11</b>	<b>%</b>	<b>YTD-12</b>	<b>YTD-11</b>	<b>%</b>
<b>Closed Sales</b>	270	265	1.9%	270	265	1.9%
<b>Median Sales Price</b>	\$305,000	\$ 291,000	4.8%	\$305,000	\$ 291,000	4.8%
<b>Median Days on Market</b>	45	49	-8.2%	45	49	-8.2%
<b>New Listings</b>	517	581	-11.0%	517	581	-11.0%
<b>Pending Sales</b>	389	426	-8.7%	389	426	-8.7%
<b>Months of Inventory</b>	4.7	5.9	-20.3%	4.7	5.9	-20.3%
<b>Active Listings</b>	1816	1969	-7.8%	1816	1969	-7.8%
<b>Average Sales Price</b>	\$352,083	\$ 316,802	11.1%	\$352,083	\$ 316,802	11.1%
<b>% of Original Listing Price Received</b>	95.6%	94.3%	1.4%	95.6%	94.3%	1.4%

**- Oahu Real Estate Median Sales Price Data - January 1987 to January 2012 -**

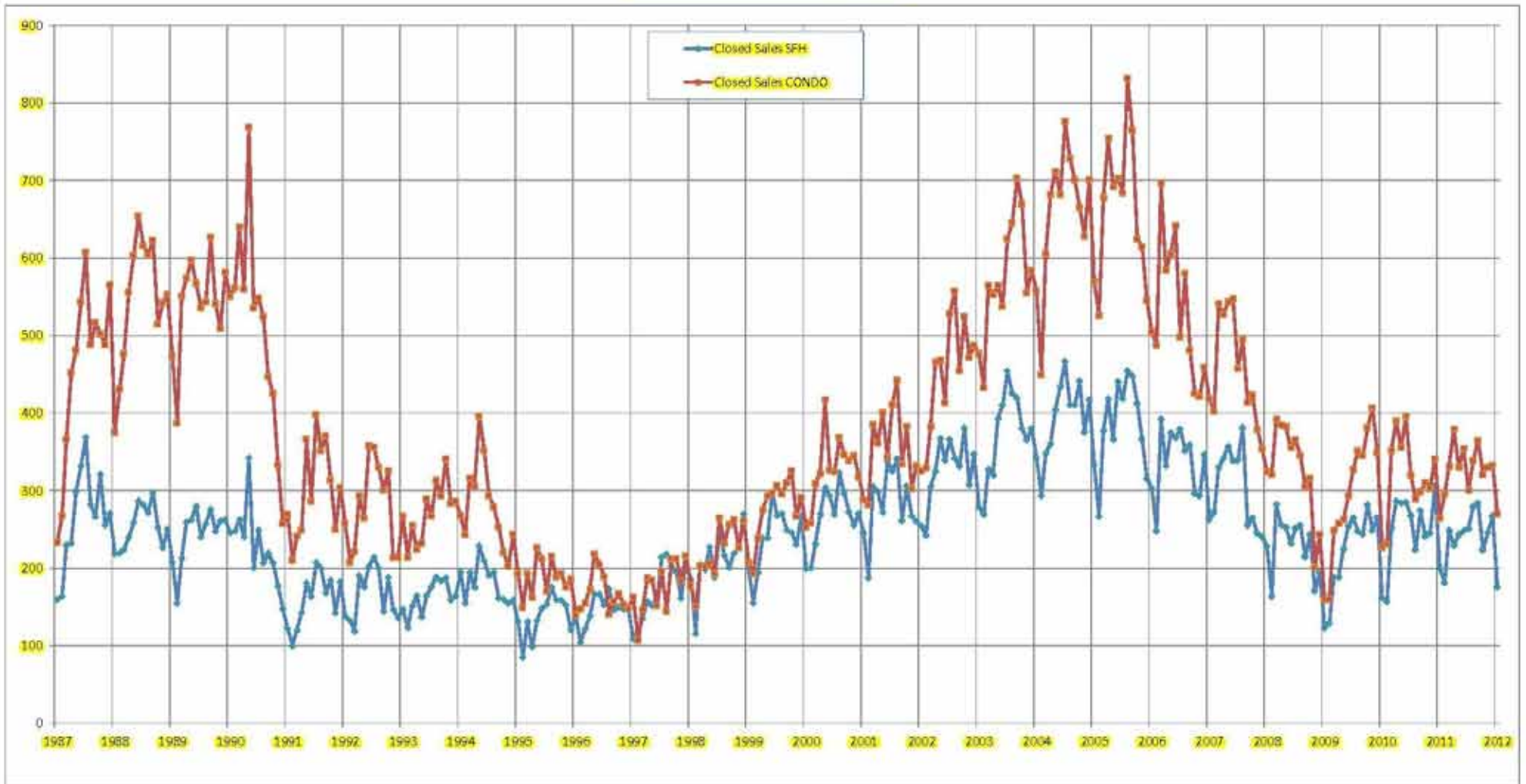
**Median Sales Price**  
**Single Family Homes and Condos**  
OAHU, HAWAII: Jan 1987 to the Present



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

**- Oahu Real Estate Closed Sales Data - January 1987 to January 2012 -**

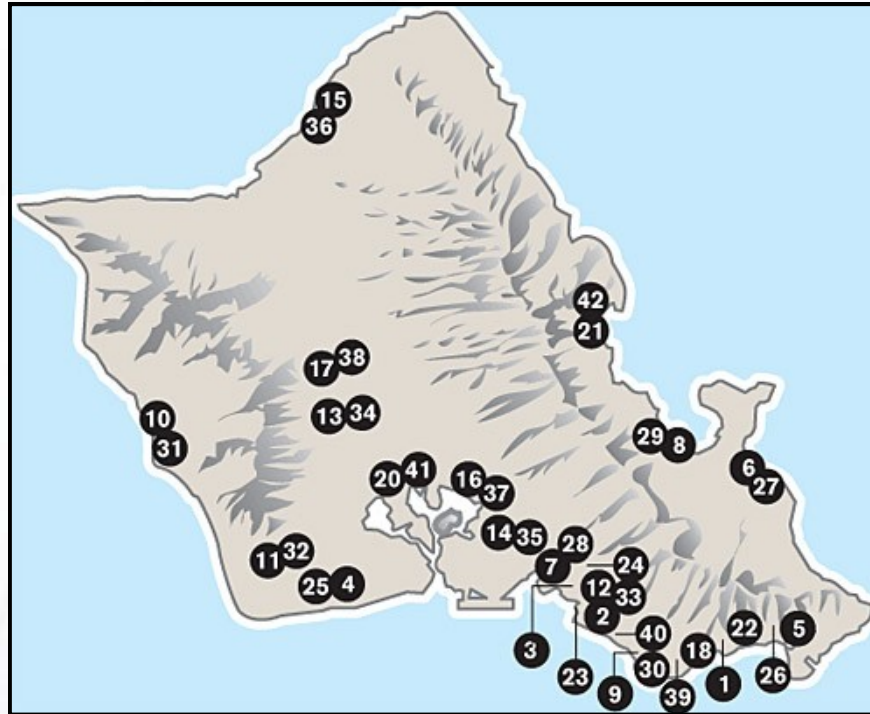
**Closed Sales**  
**Single Family Homes and Condos**  
OAHU, HAWAII: Jan 1987 to the Present



SOURCE: Honolulu Board of REALTORS<sup>®</sup>, compiled from MLS data.

# Oahu Single Family & Condominium

## Resale Data for January 2012 by Neighborhood



### Single Family Homes

NO.	NEIGHBORHOOD GROUP	SALES	PCT. CHANGE	MEDIAN PRICE	PCT. CHANGE
1.	Aina Haina-Kuliouou	4	0%	\$920,000	-17%
2.	Ala Moana-Kakaako	0	=	\$0	=
3.	Downtown-Nuuanu	5	0%	\$655,000	-33%
4.	Ewa Plains	23	-8%	\$405,000	-6%
5.	Hawaii Kai	13	160%	\$990,000	-44%
6.	Kailua-Waimanalo	16	33%	\$795,000	-4%
7.	Kalihi-Palama	7	0%	\$560,000	24%
8.	Kaneohe	11	-21%	\$780,000	29%
9.	Diamond Head	7	-36%	\$740,199	13%
10.	Makaha-Nanakuli	14	-13%	\$272,500	-9%
11.	Makakilo	8	33%	\$560,000	8%
12.	Makiki-Moilili	11	-8%	\$950,000	2%
13.	Mililani	12	-14%	\$627,450	21%
14.	Moanalua-Salt Lake	2	-71%	\$527,500	-21%
15.	North Shore	6	-14%	\$634,450	27%
16.	Pearl City-Aiea	12	-29%	\$635,000	11%
17.	Wahiawa	3	-57%	\$267,000	-36%
18.	Waialae-Kahala	3	-73%	\$970,000	-16%
19.	Waikiki	0	---	\$0	---
20.	Waipahu	17	21%	\$520,000	-10%
21.	Windward Coast	1	-75%	\$130,000	-75%

### Condos & TownHomes

NO.	NEIGHBORHOOD GROUP	SALES	PCT. CHANGE	MEDIAN PRICE	PCT. CHANGE
22.	Aina Haina-Kuliouou	0	=	\$0	=
23.	Ala Moana- Kakaako	27	0%	\$308,000	25%
24.	Downtown-Nuuanu	18	20%	\$386,500	14%
25.	Ewa Plains	28	12%	\$285,250	-10%
26.	Hawaii Kai	14	17%	\$500,000	-5%
27.	Kailua-Waimanalo	6	50%	\$589,000	58%
28.	Kalihi-Palama	6	0%	\$214,950	-2%
29.	Kaneohe	12	140%	\$353,000	10%
30.	Diamond Head	6	20%	\$327,500	-17%
31.	Makaha-Nanakuli	4	-20%	\$73,250	-11%
32.	Makakilo	8	100%	\$256,950	-21%
33.	Makiki-Moilili	31	11%	\$324,000	14%
34.	Mililani	16	0%	\$306,000	-1%
35.	Moanalua-Salt Lake	7	-46%	\$224,000	-17%
36.	North Shore	0	-100%	\$0	NA
37.	Pearl City-Aiea	14	-22%	\$210,000	-20%
38.	Wahiawa	0	-100%	\$0	NA
39.	Waialae-Kahala	4	100%	\$397,000	45%
40.	Waikiki	52	-13%	\$272,500	10%
41.	Waipahu	14	8%	\$277,000	8%
42.	Windward Coast	3	200%	\$159,000	-22%



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# - Hawaii Real Estate Statistics - January 2012 -

## For the Month of January 2012

### Single-Family Homes

County	#Sales			Median Sales Prices		
	2012	2011	%Change	2012	2011	%Change
Hawai'i	92	105	-12.38%	\$231,000	\$230,000	0.43%
Kaua'i	30	29	3.45%	\$374,750	\$420,000	-10.77%
Maui	49	54	-9.26%	\$408,000	\$495,415	-17.64%
O'ahu	175	199	-12.06%	\$618,900	\$570,000	8.58%
<b>Total</b>	<b>346</b>	<b>387</b>	<b>-10.59%</b>	<b>\$408,163</b>	<b>\$428,854</b>	<b>-4.82%</b>

### Condominiums

County	#Sales			Median Sales Prices		
	2012	2011	%Change	2012	2011	%Change
Hawai'i	35	43	-18.60%	\$200,000	\$219,000	-8.68%
Kaua'i	21	20	5.00%	\$320,000	\$300,750	6.40%
Maui	89	87	2.30%	\$339,000	\$295,000	14.92%
O'ahu	270	265	1.89%	\$305,000	\$291,000	4.81%
<b>Total</b>	<b>415</b>	<b>415</b>	<b>0.00%</b>	<b>\$291,000</b>	<b>\$276,438</b>	<b>5.27%</b>

## Year-To-Date Through January 31, 2012

### Single-Family Homes

County	#Sales			Median Sales Prices		
	2012	2011	%Change	2012	2011	%Change
Hawai'i	92	105	-12.38%	\$231,000	\$230,000	0.43%
Kaua'i	30	29	3.45%	\$374,750	\$4,200	8822.62%
Maui	49	54	-9.26%	\$408,000	\$495,415	-17.64%
O'ahu	175	199	-12.06%	\$618,900	\$570,000	8.58%
<b>Total</b>	<b>346</b>	<b>387</b>	<b>-10.59%</b>	<b>\$408,163</b>	<b>\$324,904</b>	<b>25.63%</b>

### Condominiums

County	#Sales			Median Sales Prices		
	2012	2011	%Change	2012	2011	%Change
Hawai'i	35	43	-18.60%	\$200,000	\$219,000	-8.68%
Kaua'i	21	20	5.00%	\$320,000	\$300,750	6.40%
Maui	89	87	2.30%	\$339,000	\$295,000	14.92%
O'ahu	270	265	1.89%	\$305,000	\$291,000	4.81%
<b>Total</b>	<b>415</b>	<b>415</b>	<b>0.00%</b>	<b>\$291,000</b>	<b>\$276,438</b>	<b>5.27%</b>



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