

***MONTHLY STATISTICAL REPORT***  
of Residential Resale Activity on Oahu

**APRIL 2002**

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Prepared by:

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Honolulu Board of Realtors® Research Department  
***MONTHLY STATISTICAL REPORT***

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**Honolulu Board of Realtors®**  
**Multiple Listing Service**  
**Statistical Summary of RESALES**  
**YEAR-TO-DATE Through April 30, 2002**

NUMBER OF SALES				MEDIAN SALES PRICES			AVERAGE SALES PRICES			
		CHANGES				Percent			Percent	
2002	2001	Num	Percent	2002	2001	Change	2002	2001	Change	

**SINGLE FAMILY HOMES**

<b>OVERALL OAHU</b>	1,126	1,036	90	8.7%	\$310,000	\$281,500	10.1%	\$380,887	\$371,261	2.6%
Metro Oahu	118	123	-5	-4.1%	\$365,000	\$330,000	10.6%	\$371,951	\$404,832	-8.1%
East Oahu	236	197	39	19.8%	\$490,000	\$479,000	2.3%	\$610,267	\$664,207	-8.1%
Windward Oahu	208	212	-4	-1.9%	\$370,800	\$335,000	10.7%	\$441,874	\$424,162	4.2%
North Shore	42	32	10	31.3%	\$312,500	\$267,500	16.8%	\$425,921	\$324,138	31.4%
Leeward Oahu	522	472	50	10.6%	\$239,000	\$216,000	10.6%	\$251,277	\$219,678	14.4%

**CONDOMINIUMS**

<b>OVERALL OAHU</b>	1,502	1,316	186	14.1%	\$138,300	\$130,600	5.9%	\$170,377	\$166,556	2.3%
Metro Oahu	803	680	123	18.1%	\$155,000	\$150,000	3.3%	\$184,497	\$184,293	0.1%
East Oahu	128	122	6	4.9%	\$261,700	\$258,000	1.4%	\$317,347	\$315,419	0.6%
Windward Oahu	97	100	-3	-3.0%	\$177,500	\$151,200	17.4%	\$180,206	\$157,532	14.4%
North Shore	15	20	-5	-25.0%	\$105,000	\$148,300	-29.2%	\$99,933	\$139,234	-28.2%
Leeward Oahu	459	394	65	16.5%	\$101,000	\$81,300	24.2%	\$104,915	\$93,525	12.2%

**ALL SALES:** 2,628 2,352 276 11.7%

**TOTAL DOLLAR VOLUME OF SALES**

		SINGLE FAMILY HOMES			CONDOMINIUMS		
				Percent			Percent
		2002	2001	Change	2002	2001	Change
<b>TMK Area Designations</b>	<b>OVERALL OAHU:</b>	\$428,878,762	\$384,626,396	11.5%	\$255,906,254	\$219,187,696	16.8%
Zone 1 and 2	<b>Metro Oahu</b>	\$43,890,218	\$49,794,336	-11.9%	\$148,151,091	\$125,319,240	18.2%
Zone 3	<b>East Oahu</b>	\$144,023,012	\$130,848,779	10.1%	\$40,620,416	\$38,481,118	5.6%
Zone 4 and 5-1 through 5-4	<b>Windward Oahu</b>	\$91,909,792	\$89,922,344	2.2%	\$17,479,982	\$15,753,200	11.0%
Zone 5-5 through 5-9 and 6	<b>North Shore</b>	\$17,888,682	\$10,372,416	72.5%	\$1,498,995	\$2,784,680	-46.2%
Zone 7 through 9	<b>Leeward Oahu</b>	\$131,166,594	\$103,688,016	26.5%	\$48,155,985	\$36,848,850	30.7%
<b>TOTAL DOLLAR VOLUME:</b>					\$684,785,016	\$603,814,092	13.4%

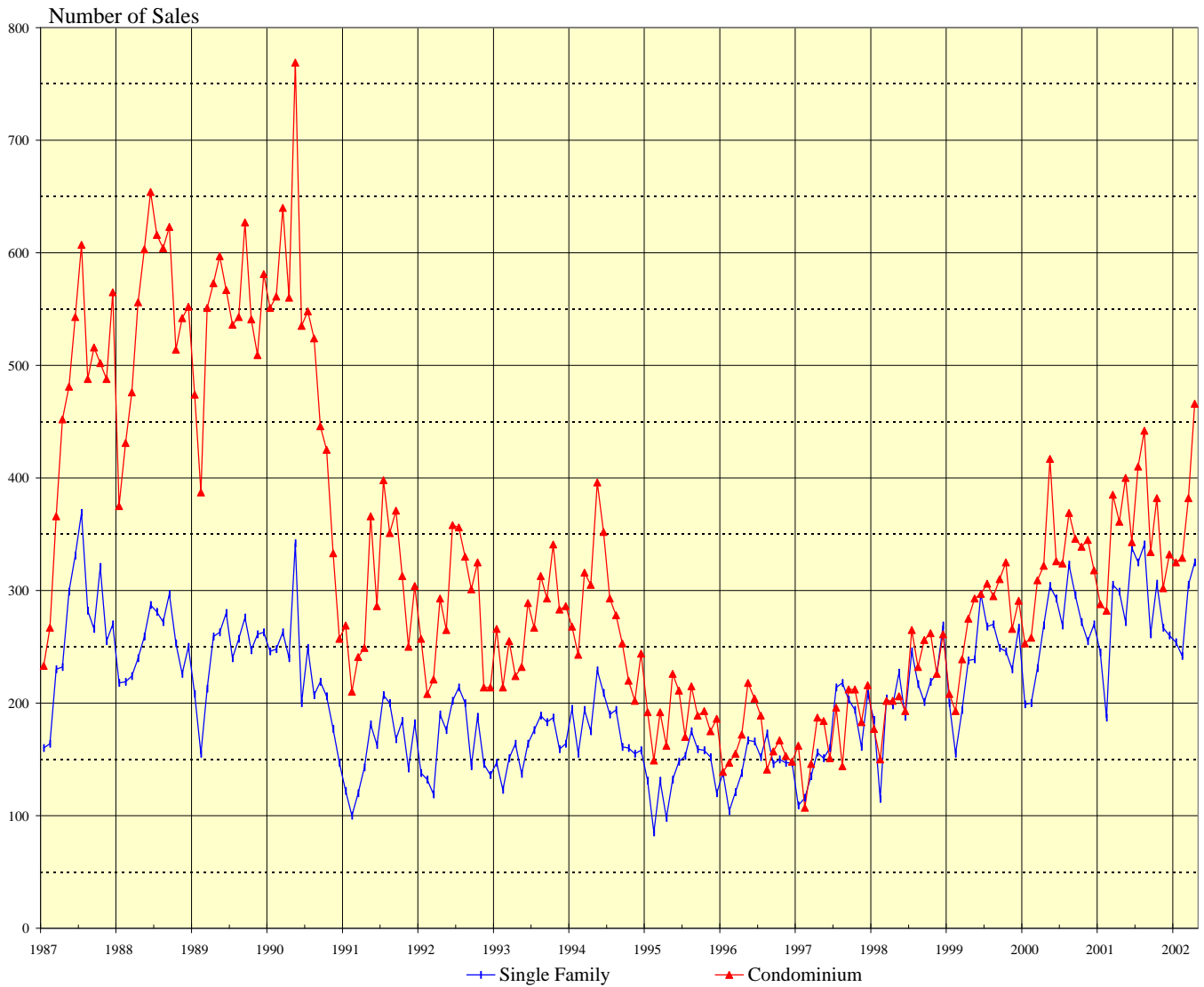
**IMPORTANT: All sales information is shown for the month in which properties were reported sold, after closing and recordation. The time delay between the signing of a sales contract and clearing of escrow is nominally between two and four months.**

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**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# NUMBER OF RESIDENTIAL PROPERTY SALES

## OAHU, HAWAII: 1987 - 2002, Monthly

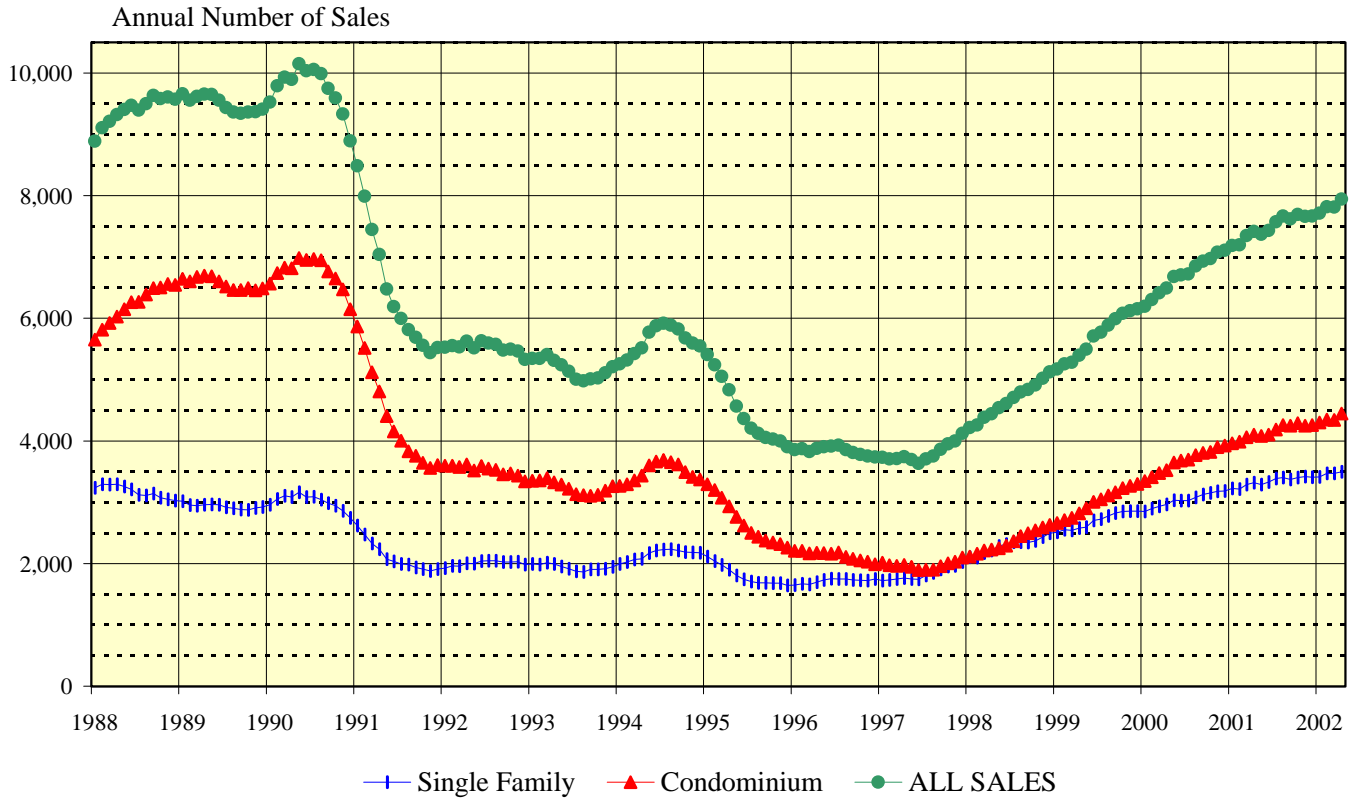


1987 - 1997			1998		1999		2000		2001		2002		
Yr:Hf	SF	Condo	Month	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo
1987	3,179	5,508	Jan	185	177	200	208	199	253	245	288	254	325
1988	3,026	6,546	Feb	115	150	155	193	200	258	187	282	242	329
1989	2,919	6,486	Mar	204	202	194	239	231	309	305	385	305	382
1990	2,744	6,149	Apr	198	202	238	275	269	322	299	361	325	466
1991	1,912	3,607	May	227	206	239	293	304	417	272	400		
1992	1,985	3,342	Jun	188	193	297	297	293	326	338	343		
1993	1,944	3,263	Jul	246	265	268	306	269	324	325	410		
1994	2,175	3,370	Aug	217	232	270	295	323	369	341	442		
1995	1,642	2,260	Sep	201	256	249	310	296	346	261	334		
96:H1	834	1,035	Oct	219	262	246	325	272	339	306	382		
96:H2	915	955	Nov	226	226	230	266	255	345	267	302		
97:H1	827	937	Dec	269	261	267	291	270	318	260	332		
97:H2	1,198	1,163											

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# OAHU RESIDENTIAL PROPERTY SALES RATE

## Annual Unit Sales Rates Based on Prior 12 Months



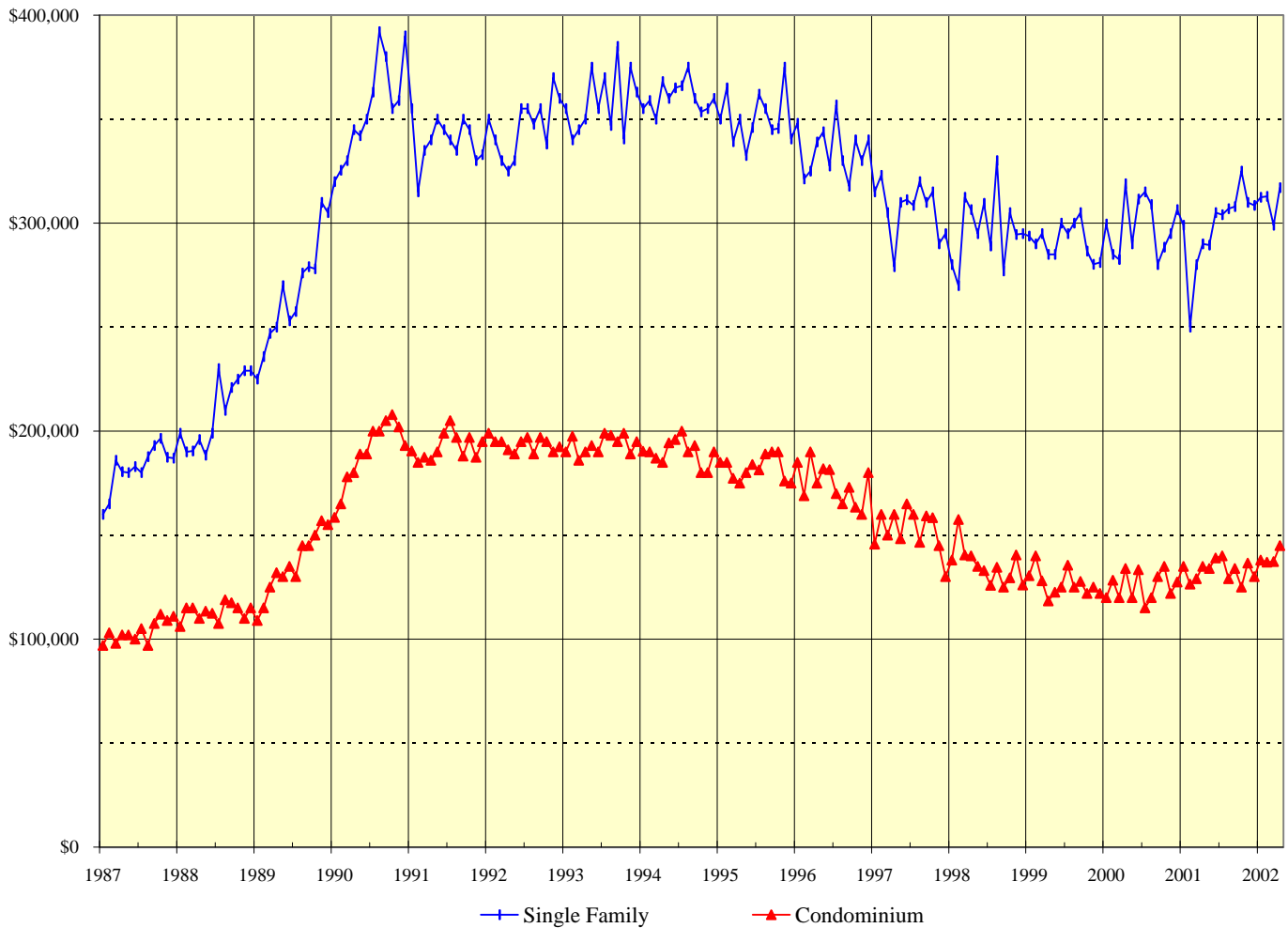
This chart is designed to more clearly show the general direction of the residential resale market on Oahu. It eliminates seasonal patterns that make monthly data difficult to read and interpret. Each point on this chart represents the total sales for the twelve months that end with the marked month. For example, the data points shown for December 2000 denote the total sales activity for the period January through December 2000. Similarly, the data points presented for June 2001 are the total sales for the 12-month period July 2000 through June 2001.

The points on this chart will change direction (i.e., go up or down) each month based on whether the newest month's sales activity is higher or lower than during the same month in the prior year. For example, if the sales reported for June 2000 are higher than those achieved in June 1999, the data points added to the chart for June 2000 will be higher than the May 2000 points.

**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# MEDIAN SALES PRICES OF RESIDENTIAL PROPERTIES

## OAHU, HAWAII: 1987 - 2002, Monthly



1987 - 1998		
Yr:Hf	SF	Condo
1987	\$185,000	\$104,500
1988	\$210,000	\$114,000
1989	\$270,000	\$135,500
1990	\$352,000	\$187,000
1991	\$340,000	\$192,000
1992	\$349,000	\$193,000
1993	\$358,500	\$193,000
1994	\$360,000	\$190,000
1995	\$348,000	\$181,800
1996	\$335,200	\$174,500
97:H1	\$305,000	\$149,000
97:H2	\$308,000	\$148,000
98:H1	\$295,600	\$140,700
98:H2	\$298,400	\$130,200

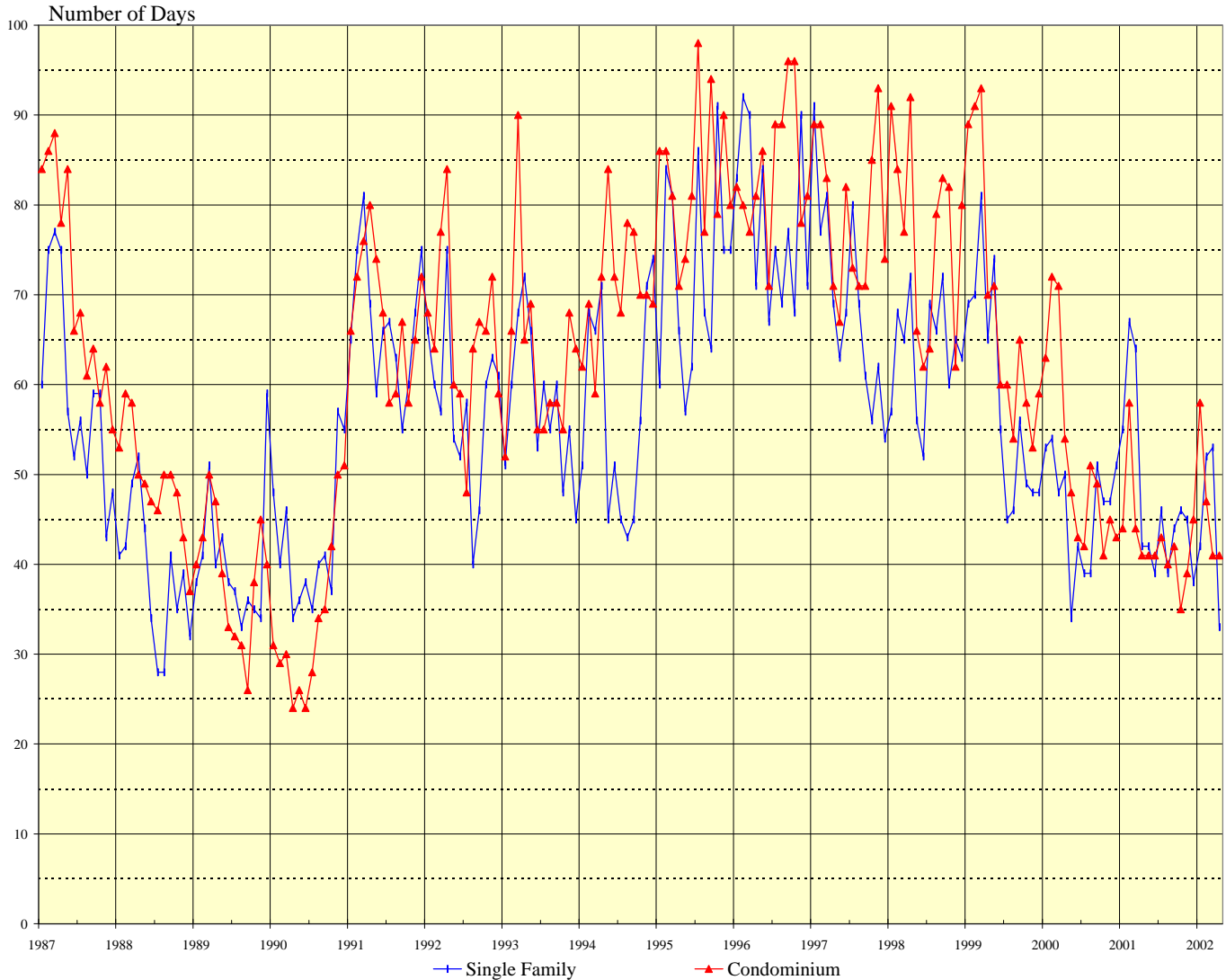
Month	1999		2000		2001		2002	
	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo
Jan	\$293,800	\$130,500	\$299,500	\$120,000	\$299,000	\$135,000	\$312,500	\$138,000
Feb	\$290,000	\$140,000	\$285,000	\$128,300	\$250,000	\$126,500	\$312,800	\$137,000
Mar	\$295,000	\$128,000	\$282,500	\$120,000	\$280,000	\$129,000	\$299,000	\$137,300
Apr	\$285,000	\$118,400	\$319,000	\$134,000	\$290,000	\$135,000	\$317,000	\$145,000
May	\$285,000	\$122,500	\$290,000	\$120,000	\$289,500	\$134,000		
Jun	\$300,000	\$125,000	\$311,500	\$133,400	\$305,000	\$139,000		
Jul	\$295,000	\$135,500	\$315,000	\$115,000	\$304,000	\$140,000		
Aug	\$300,000	\$125,000	\$309,000	\$120,000	\$307,000	\$129,000		
Sep	\$305,000	\$127,800	\$280,000	\$130,000	\$308,000	\$134,000		
Oct	\$286,500	\$122,000	\$288,500	\$135,000	\$325,000	\$125,000		
Nov	\$280,200	\$125,000	\$295,000	\$122,000	\$310,000	\$136,500		
Dec	\$281,000	\$122,000	\$306,500	\$127,500	\$308,500	\$130,000		

**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# MEDIAN NUMBER OF DAYS ON THE MARKET

## Days between Listing Date and Contract Date

### OAHU, HAWAII: 1987 - 2002, Monthly



1987 - 1997		
Yr:Hf	SF	Condo
1987	59	71
1988	39	49
1989	40	39
1990	42	34
1991	67	68
1992	58	66
1993	58	63
1994	57	71
1995	72	83
96:H1	81	80
96:H2	75	88
97:H1	75	80
97:H2	64	78

1998		
Month	Single Family	Condo
Jan	57	91
Feb	68	84
Mar	65	77
Apr	72	92
May	56	66
Jun	52	62
Jul	69	64
Aug	66	79
Sep	72	83
Oct	60	82
Nov	65	62
Dec	63	80

1999	
Single Family	Condo
69	89
70	91
81	93
65	70
74	71
55	60
45	60
46	54
56	65
49	58
48	53
48	59

2000	
Single Family	Condo
53	63
54	72
48	71
50	54
34	48
42	43
39	42
39	51
51	49
47	41
47	45
51	43

2001	
Single Family	Condo
55	44
67	58
64	44
42	41
39	41
46	43
39	40
44	42
46	35
45	39
38	45

2002	
Single Family	Condo
42	58
52	47
53	41
33	41

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# Monthly and Y-T-D Resales Activity by Neighborhood Groups

## Comparisons Between APRIL 2002 and 2001

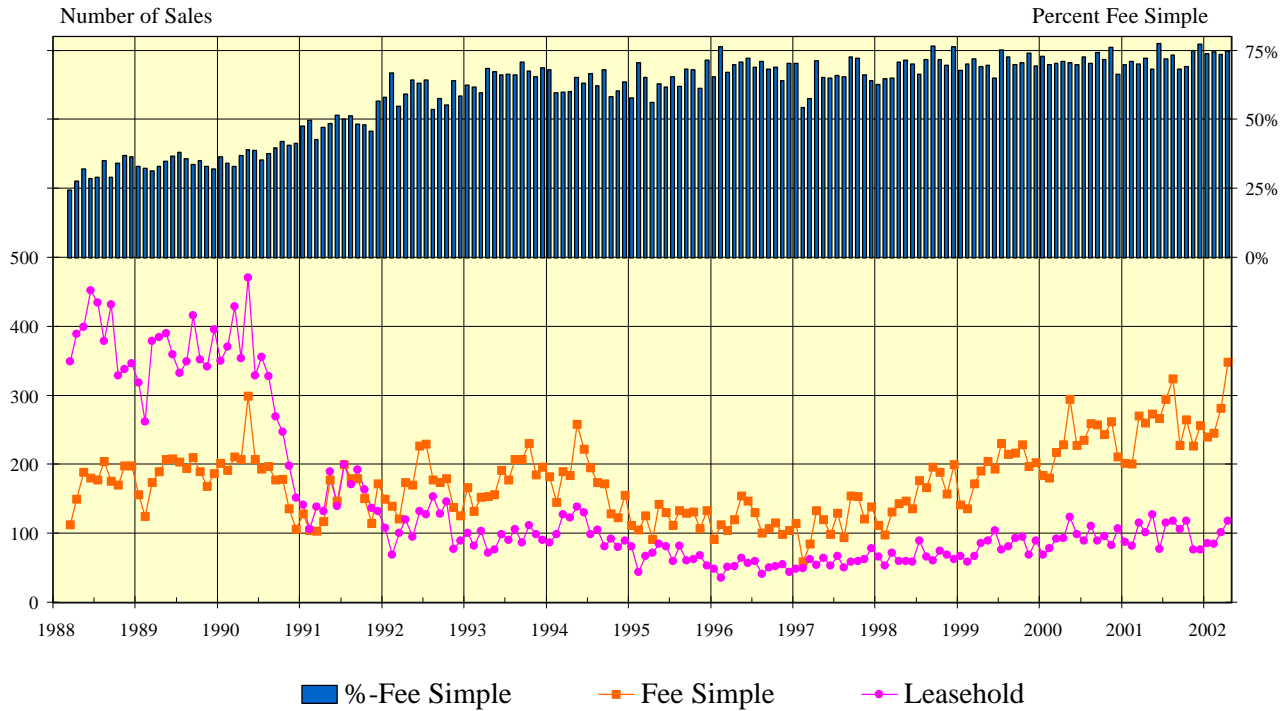
SINGLE FAMILY HOMES												
Neighborhood Group	2002		2001		Month-to-Month		2002		2001		Year-to-Year	
	Monthly Sales		Monthly Sales		Percentage Changes		YEAR-TO-DATE		YEAR-TO-DATE		Percentage Changes	
	Num Sold	Median Sales Price	Num Sold	Median Sales Price	Number Sold	Median Price	Num Sold	Median Sales Price	Num Sold	Median Sales Price	Number Sold	Median Price
Moanalua-Kalihi	14	\$352,500	24	\$257,500	-41.7%	36.9%	55	\$278,000	61	\$266,700	-9.8%	4.2%
Honolulu	19	\$425,000	15	\$465,000	26.7%	-8.6%	63	\$423,000	62	\$425,000	1.6%	-0.5%
Kapahulu-Diamond Head	24	\$351,500	12	\$372,500	100.0%	-5.6%	69	\$400,000	55	\$370,000	25.5%	8.1%
Waialae-Kahala	7	\$670,000	8	\$1,044,000	-12.5%	-35.8%	41	\$710,000	34	\$954,000	20.6%	-25.6%
Aina Haina-Kuliouou	13	\$378,000	10	\$675,000	30.0%	-44.0%	55	\$499,000	32	\$466,500	71.9%	7.0%
Hawaii Kai	23	\$433,000	24	\$472,300	-4.2%	-8.3%	71	\$480,000	76	\$477,000	-6.6%	0.6%
Kailua-Waimanalo	39	\$412,000	33	\$365,000	18.2%	12.9%	100	\$410,300	109	\$385,000	-8.3%	6.6%
Kaneohe	24	\$340,000	17	\$308,000	41.2%	10.4%	70	\$342,800	65	\$305,000	7.7%	12.4%
Windward Coast	11	\$386,000	11	\$329,900	0.0%	17.0%	38	\$355,000	38	\$293,500	0.0%	21.0%
North Shore	12	\$321,000	10	\$187,000	20.0%	71.7%	42	\$312,500	32	\$267,500	31.3%	16.8%
Wahiawa	5	\$225,000	3	\$185,000	66.7%	21.6%	22	\$205,000	24	\$184,000	-8.3%	11.4%
Mililani	29	\$295,000	18	\$266,500	61.1%	10.7%	91	\$305,000	62	\$265,000	46.8%	15.1%
Makaha-Nanakuli	18	\$133,800	29	\$131,000	-37.9%	2.1%	73	\$129,500	86	\$115,000	-15.1%	12.6%
Ewa Plain	31	\$235,000	30	\$220,000	3.3%	6.8%	145	\$225,000	107	\$207,000	35.5%	8.7%
Makakilo	9	\$218,500	8	\$305,500	12.5%	-28.5%	29	\$218,500	25	\$241,000	16.0%	-9.3%
Waipahu	23	\$230,000	28	\$230,000	-17.9%	0.0%	79	\$240,000	103	\$219,000	-23.3%	9.6%
Pearl City-Aiea	24	\$310,000	19	\$282,000	26.3%	9.9%	83	\$310,000	65	\$280,000	27.7%	10.7%
<b>OVERALL OAHU</b>	<b>325</b>	<b>\$317,000</b>	<b>299</b>	<b>\$290,000</b>	<b>8.7%</b>	<b>9.3%</b>	<b>1,126</b>	<b>\$310,000</b>	<b>1,036</b>	<b>\$281,500</b>	<b>8.7%</b>	<b>10.1%</b>

CONDOMINIUMS												
Neighborhood Group	2002		2001		Month-to-Month		2002		2001		Year-to-Year	
	Monthly Sales		Monthly Sales		Percentage Changes		YEAR-TO-DATE		YEAR-TO-DATE		Percentage Changes	
	Num Sold	Median Sales Price	Num Sold	Median Sales Price	Number Sold	Median Price	Num Sold	Median Sales Price	Num Sold	Median Sales Price	Number Sold	Median Price
Moanalua-Salt Lake	29	\$139,800	17	\$140,000	70.6%	-0.1%	92	\$144,000	68	\$130,000	35.3%	10.8%
Kalihi-Palama	19	\$215,000	17	\$77,000	11.8%	179.2%	48	\$123,000	52	\$80,000	-7.7%	53.8%
Downtown-Nuuanu	42	\$189,000	17	\$186,000	147.1%	1.6%	108	\$190,000	70	\$180,000	54.3%	5.6%
Ala Moana-Kakaako	19	\$192,500	22	\$150,000	-13.6%	28.3%	83	\$180,000	79	\$250,000	5.1%	-28.0%
Waikiki	100	\$134,500	75	\$163,000	33.3%	-17.5%	274	\$140,000	263	\$152,000	4.2%	-7.9%
Makiki-Moilili	55	\$175,000	49	\$157,000	12.2%	11.5%	198	\$166,500	148	\$149,500	33.8%	11.4%
Kapahulu-Kuliouou	16	\$266,500	14	\$327,000	14.3%	-18.5%	46	\$257,500	67	\$275,000	-31.3%	-6.4%
Hawaii Kai	27	\$273,000	13	\$230,000	107.7%	18.7%	82	\$264,200	55	\$240,000	49.1%	10.1%
Kailua-Waimanalo	10	\$170,500	5	\$184,000	100.0%	-7.3%	40	\$174,000	43	\$172,000	-7.0%	1.2%
Kaneohe	19	\$194,000	9	\$135,000	111.1%	43.7%	55	\$197,000	50	\$137,500	10.0%	43.3%
Windward Coast	0	N/A	1	\$44,000	N/A	N/A	2	\$58,500	7	\$120,000	-71.4%	-51.3%
North Shore	6	\$119,800	10	\$174,000	-40.0%	-31.1%	15	\$105,000	20	\$148,300	-25.0%	-29.2%
Wahiawa	5	\$59,000	3	\$42,000	66.7%	40.5%	11	\$50,000	7	\$42,000	57.1%	19.0%
Mililani	24	\$126,300	30	\$107,500	-20.0%	17.5%	87	\$130,000	91	\$102,000	-4.4%	27.5%
Makaha-Nanakuli	19	\$39,900	12	\$66,500	58.3%	-40.0%	58	\$41,000	43	\$46,000	34.9%	-10.9%
Ewa Plain	16	\$110,000	15	\$80,000	6.7%	37.5%	68	\$101,000	63	\$87,500	7.9%	15.4%
Makakilo	11	\$111,000	9	\$79,800	22.2%	39.1%	39	\$112,000	25	\$89,100	56.0%	25.7%
Waipahu	17	\$118,000	13	\$113,000	30.8%	4.4%	88	\$110,500	61	\$95,000	44.3%	16.3%
Pearl City-Aiea	32	\$81,300	30	\$71,900	6.7%	13.1%	108	\$90,000	104	\$70,000	3.8%	28.6%
<b>OVERALL OAHU</b>	<b>466</b>	<b>\$145,000</b>	<b>361</b>	<b>\$135,000</b>	<b>29.1%</b>	<b>7.4%</b>	<b>1,502</b>	<b>\$138,300</b>	<b>1,316</b>	<b>\$130,600</b>	<b>14.1%</b>	<b>5.9%</b>

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

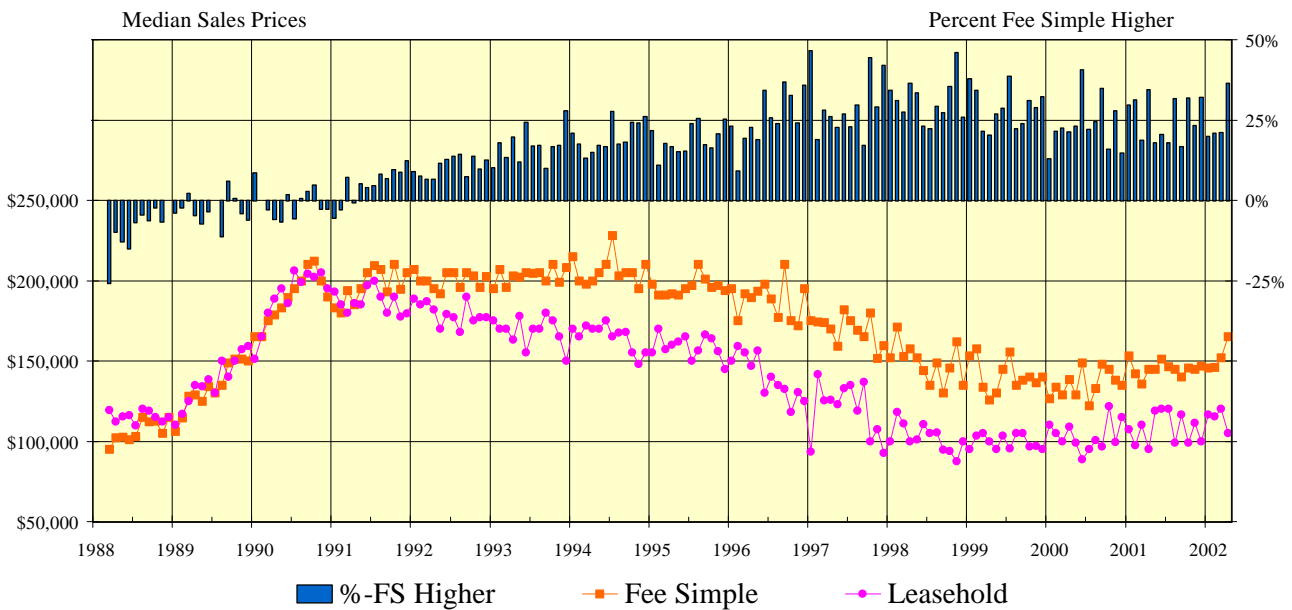
# CONDOMINIUM SALES VOLUME

## LEASEHOLD vs FEE SIMPLE, OAHU: 1988 - 2002, Monthly



# CONDOMINIUM MEDIAN SALES PRICES

## LEASEHOLD vs FEE SIMPLE, OAHU: 1988 - 2002, Monthly



**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# Statistical Summary of CONDOMINIUM RESALES

## YEAR-TO-DATE Through April 30, 2002

NUMBER OF SALES				MEDIAN SALES PRICE			AVERAGE SALES PRICE		
		CHANGES				Percent			Percent
2002	2001	Num	Percent	2002	2001	Change	2002	2001	Change

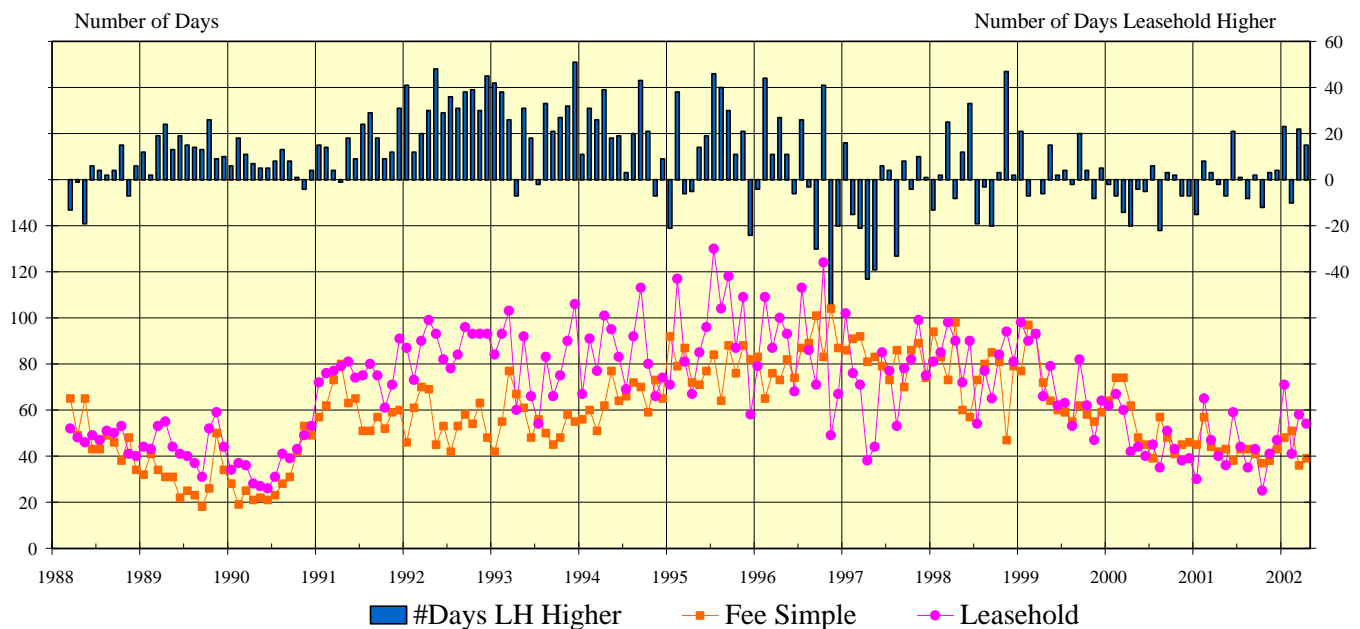
FEE SIMPLE CONDOMINIUMS										
<b>OVERALL OAHU</b>	<b>1,113</b>	<b>931</b>	<b>182</b>	<b>19.5%</b>	<b>\$153,000</b>	<b>\$142,000</b>	<b>7.7%</b>	<b>\$182,737</b>	<b>\$180,328</b>	<b>1.3%</b>
Metro Oahu	552	455	97	21.3%	\$185,000	\$170,000	8.8%	\$208,710	\$210,931	-1.1%
East Oahu	97	76	21	27.6%	\$270,000	\$286,000	-5.6%	\$333,132	\$348,956	-4.5%
Windward Oahu	65	63	2	3.2%	\$209,000	\$184,000	13.6%	\$198,733	\$183,712	8.2%
North Shore	7	11	-4	-36.4%	\$45,000	\$60,000	-25.0%	\$46,643	\$122,470	-61.9%
Leeward Oahu	392	326	66	20.2%	\$105,000	\$87,300	20.3%	\$108,727	\$99,602	9.2%

LEASEHOLD CONDOMINIUMS										
<b>OVERALL OAHU</b>	<b>388</b>	<b>385</b>	<b>3</b>	<b>0.8%</b>	<b>\$109,000</b>	<b>\$104,000</b>	<b>4.8%</b>	<b>\$135,013</b>	<b>\$133,251</b>	<b>1.3%</b>
Metro Oahu	250	225	25	11.1%	\$105,000	\$110,000	-4.5%	\$131,235	\$130,425	0.6%
East Oahu	31	46	-15	-32.6%	\$185,000	\$172,500	7.2%	\$267,955	\$260,011	3.1%
Windward Oahu	32	37	-5	-13.5%	\$143,500	\$100,000	43.5%	\$142,575	\$112,957	26.2%
North Shore	8	9	-1	-11.1%	\$129,500	\$149,500	-13.4%	\$146,563	\$159,722	-8.2%
Leeward Oahu	67	68	-1	-1.5%	\$70,000	\$54,500	28.4%	\$82,611	\$64,393	28.3%

## CONDOMINIUM DAYS ON MARKET

between Listing Date and Contract Date

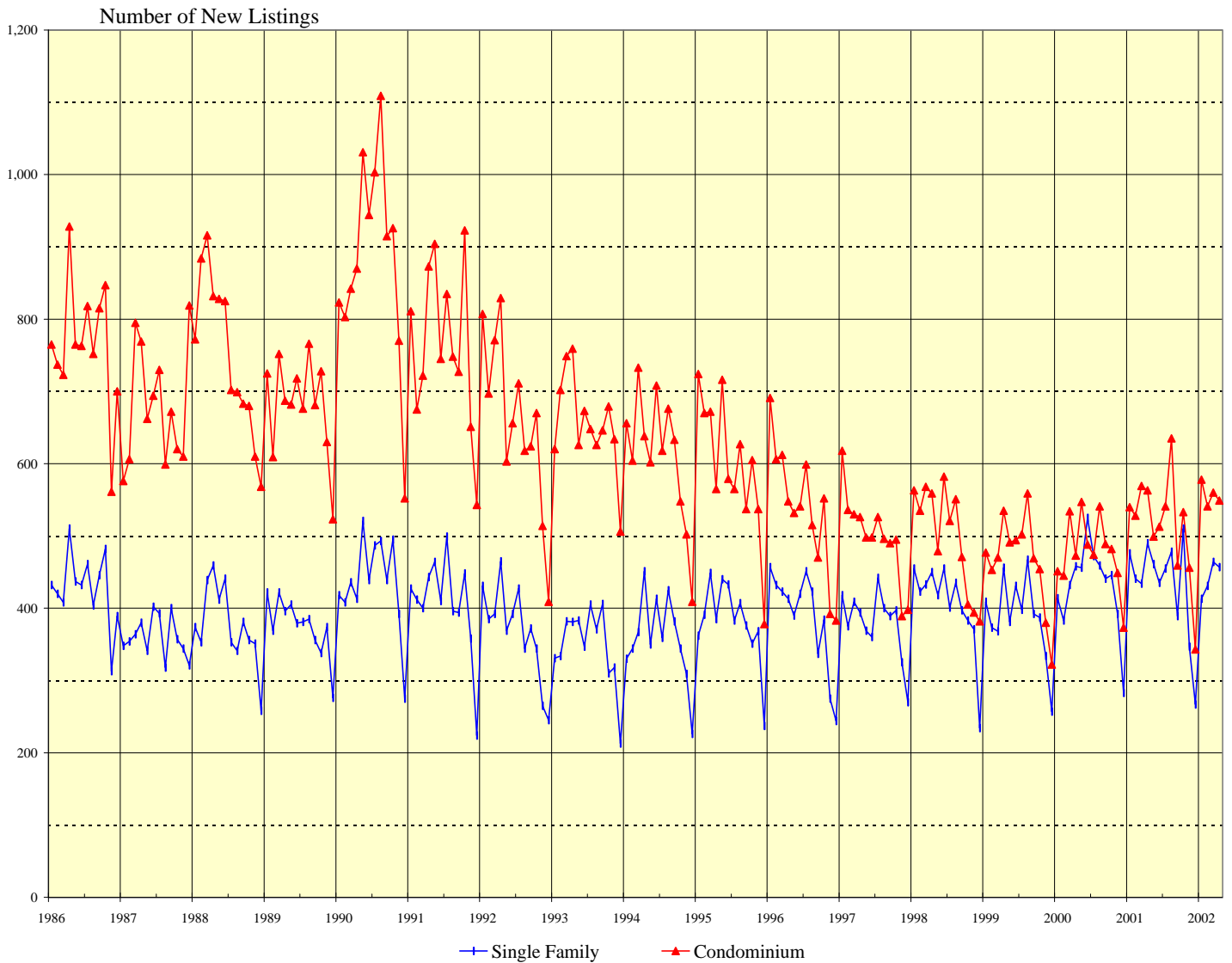
LEASEHOLD vs FEE SIMPLE, OAHU: 1988 - 2002, Monthly



**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# NUMBER OF NEW RESIDENTIAL LISTINGS

## OAHU, HAWAII: 1986 - 2002, Monthly



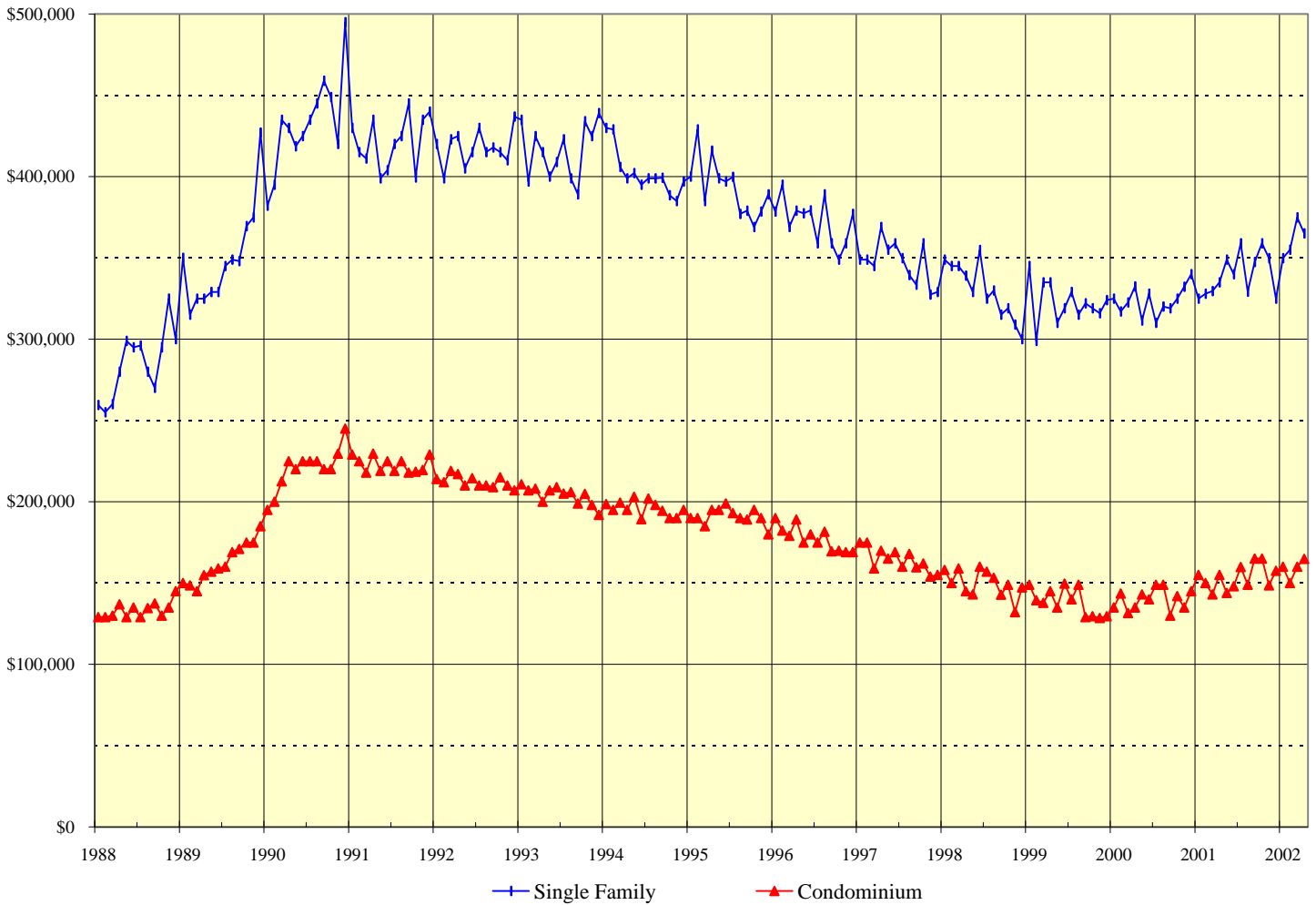
1987 - 1997		
Yr:Hf	SF	Condo
1986	5,134	9,174
1987	4,322	8,152
1988	4,518	8,999
1989	4,503	8,177
1990	5,216	10,588
1991	4,875	9,157
1992	4,431	7,909
1993	4,181	7,868
1994	4,300	7,327
1995	4,582	7,175
96:H1	2,535	3,530
96:H2	2,114	2,911
97:H1	2,325	3,206
97:H2	2,223	2,794

Month	1998		1999		2000		2001		2002	
	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo
Jan	455	563	409	477	414	451	476	540	413	578
Feb	423	535	373	453	383	445	441	528	431	541
Mar	433	568	368	470	432	534	434	569	464	560
Apr	450	559	456	535	458	473	490	563	457	549
May	418	479	381	491	456	547	461	499		
Jun	455	582	431	494	525	488	435	513		
Jul	401	521	398	502	472	474	455	541		
Aug	435	551	467	559	459	541	478	635		
Sep	397	471	392	469	441	489	389	459		
Oct	383	405	387	454	446	482	510	533		
Nov	371	394	334	380	392	449	347	456		
Dec	234	382	257	322	283	373	267	343		

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# MEDIAN LIST PRICES OF NEW RESIDENTIAL LISTINGS

## OAHU, HAWAII: 1988 - 2002, Monthly



1988 - 1998		
Yr:Hf	SF	Condo
1988	\$284,000	\$133,800
1989	\$349,000	\$162,500
1990	\$429,000	\$220,000
1991	\$421,000	\$222,000
1992	\$418,000	\$213,000
1993	\$416,000	\$204,000
1994	\$407,500	\$195,000
1995	\$393,200	\$190,800
96:H1	\$379,600	\$182,500
96:H2	\$365,000	\$172,300
97:H1	\$350,000	\$169,000
97:H2	\$349,000	\$161,000
98:H1	\$343,700	\$152,500
98:H2	\$316,300	\$146,900

Month	1999		2000		2001		2002	
	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo
Jan	\$345,000	\$149,000	\$325,000	\$135,000	\$325,000	\$155,000	\$349,900	\$160,000
Feb	\$299,000	\$139,500	\$317,000	\$143,500	\$328,000	\$150,000	\$355,000	\$150,000
Mar	\$335,000	\$137,800	\$322,500	\$131,500	\$329,500	\$143,000	\$375,000	\$160,000
Apr	\$335,000	\$145,000	\$332,500	\$135,000	\$335,000	\$155,000	\$365,000	\$164,900
May	\$310,000	\$134,900	\$311,500	\$143,000	\$349,000	\$143,900		
Jun	\$319,000	\$149,700	\$328,000	\$140,000	\$340,000	\$148,000		
Jul	\$329,000	\$140,000	\$310,000	\$149,000	\$359,000	\$159,800		
Aug	\$315,000	\$149,000	\$320,000	\$149,000	\$329,300	\$149,000		
Sep	\$322,000	\$129,000	\$319,000	\$130,000	\$347,500	\$165,000		
Oct	\$319,000	\$129,500	\$325,000	\$142,000	\$359,000	\$165,000		
Nov	\$316,000	\$128,500	\$332,200	\$135,000	\$349,900	\$148,500		
Dec	\$324,000	\$129,500	\$339,900	\$145,000	\$325,000	\$157,500		

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# New Listing Activity by Neighborhood Groups

## Comparisons Between APRIL 2002 and 2001

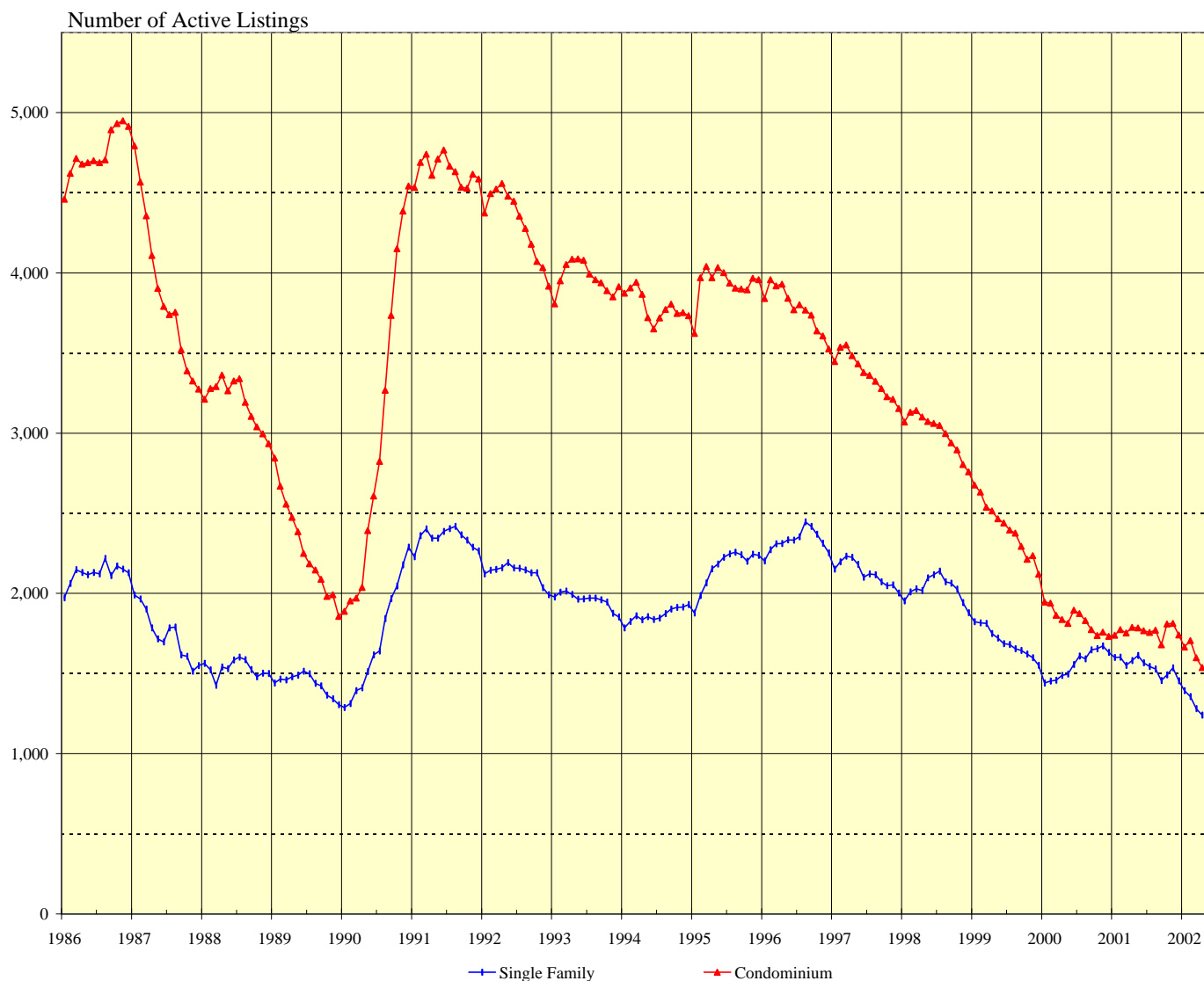
SINGLE FAMILY HOMES						
Neighborhood Group	Current Month		Same Month Last Year		Changes Since Last Year	
	Number	Median List Price	Number	Median List Price	Number	Median List Price
Moanalua-Kalihi	37	\$349,900	30	\$250,000	23.3%	40.0%
Honolulu	44	\$572,000	34	\$580,000	29.4%	-1.4%
Kapahulu-Diamond Head	31	\$389,000	30	\$430,000	3.3%	-9.5%
Waialae-Kahala	16	\$1,225,000	24	\$900,000	-33.3%	36.1%
Aina Haina-Kuliouou	15	\$550,000	8	\$756,500	87.5%	-27.3%
Hawaii Kai	28	\$519,500	31	\$450,000	-9.7%	15.4%
Kailua-Waimanalo	40	\$454,500	51	\$449,000	-21.6%	1.2%
Kaneohe	28	\$332,500	33	\$359,800	-15.2%	-7.6%
Windward Coast	13	\$309,000	22	\$319,000	-40.9%	-3.1%
North Shore	21	\$364,900	18	\$432,000	16.7%	-15.5%
Wahiawa	10	\$230,000	12	\$207,700	-16.7%	10.7%
Mililani	32	\$323,500	23	\$275,000	39.1%	17.6%
Makaha-Nanakuli	31	\$175,000	28	\$165,000	10.7%	6.1%
Ewa Plain	33	\$275,000	57	\$242,500	-42.1%	13.4%
Makakilo	9	\$243,000	17	\$250,000	-47.1%	-2.8%
Waipahu	35	\$279,000	36	\$282,500	-2.8%	-1.2%
Pearl City-Aiea	34	\$357,500	36	\$299,000	-5.6%	19.6%
<b>OVERALL OAHU</b>	<b>457</b>	<b>\$365,000</b>	<b>490</b>	<b>\$335,000</b>	<b>-6.7%</b>	<b>9.0%</b>

CONDOMINIUMS						
Neighborhood Group	Current Month		Same Month Last Year		Changes Since Last Year	
	Number	Median List Price	Number	Median List Price	Number	Median List Price
Moanalua-Salt Lake	21	\$148,900	32	\$133,500	-34.4%	11.5%
Kalihi-Palama	15	\$249,000	26	\$123,500	-42.3%	101.6%
Downtown-Nuuanu	30	\$281,200	38	\$204,500	-21.1%	37.5%
Ala Moana-Kakaako	32	\$342,500	30	\$249,500	6.7%	37.3%
Waikiki	111	\$195,000	132	\$168,500	-15.9%	15.7%
Makiki-Moilili	75	\$162,500	58	\$177,900	29.3%	-8.7%
Kapahulu-Kuliouou	12	\$300,000	29	\$390,000	-58.6%	-23.1%
Hawaii Kai	32	\$304,500	28	\$259,500	14.3%	17.3%
Kailua-Waimanalo	13	\$198,000	14	\$186,500	-7.1%	6.2%
Kaneohe	29	\$184,900	23	\$199,000	26.1%	-7.1%
Windward Coast	3	\$89,000	1	\$98,900	200.0%	-10.0%
North Shore	4	\$92,500	3	\$134,500	33.3%	-31.2%
Wahiawa	2	\$62,500	5	\$54,000	-60.0%	15.7%
Mililani	29	\$153,000	33	\$90,000	-12.1%	70.0%
Makaha-Nanakuli	35	\$65,000	21	\$56,000	66.7%	16.1%
Ewa Plain	19	\$115,000	30	\$91,200	-36.7%	26.1%
Makakilo	20	\$133,500	10	\$99,000	100.0%	34.8%
Waipahu	29	\$140,000	21	\$118,000	38.1%	18.6%
Pearl City-Aiea	38	\$129,300	29	\$95,000	31.0%	36.1%
<b>OVERALL OAHU</b>	<b>549</b>	<b>\$164,900</b>	<b>563</b>	<b>\$155,000</b>	<b>-2.5%</b>	<b>6.4%</b>

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# INVENTORY OF ACTIVE RESIDENTIAL LISTINGS

## OAHU, HAWAII: 1986 - 2002, Monthly

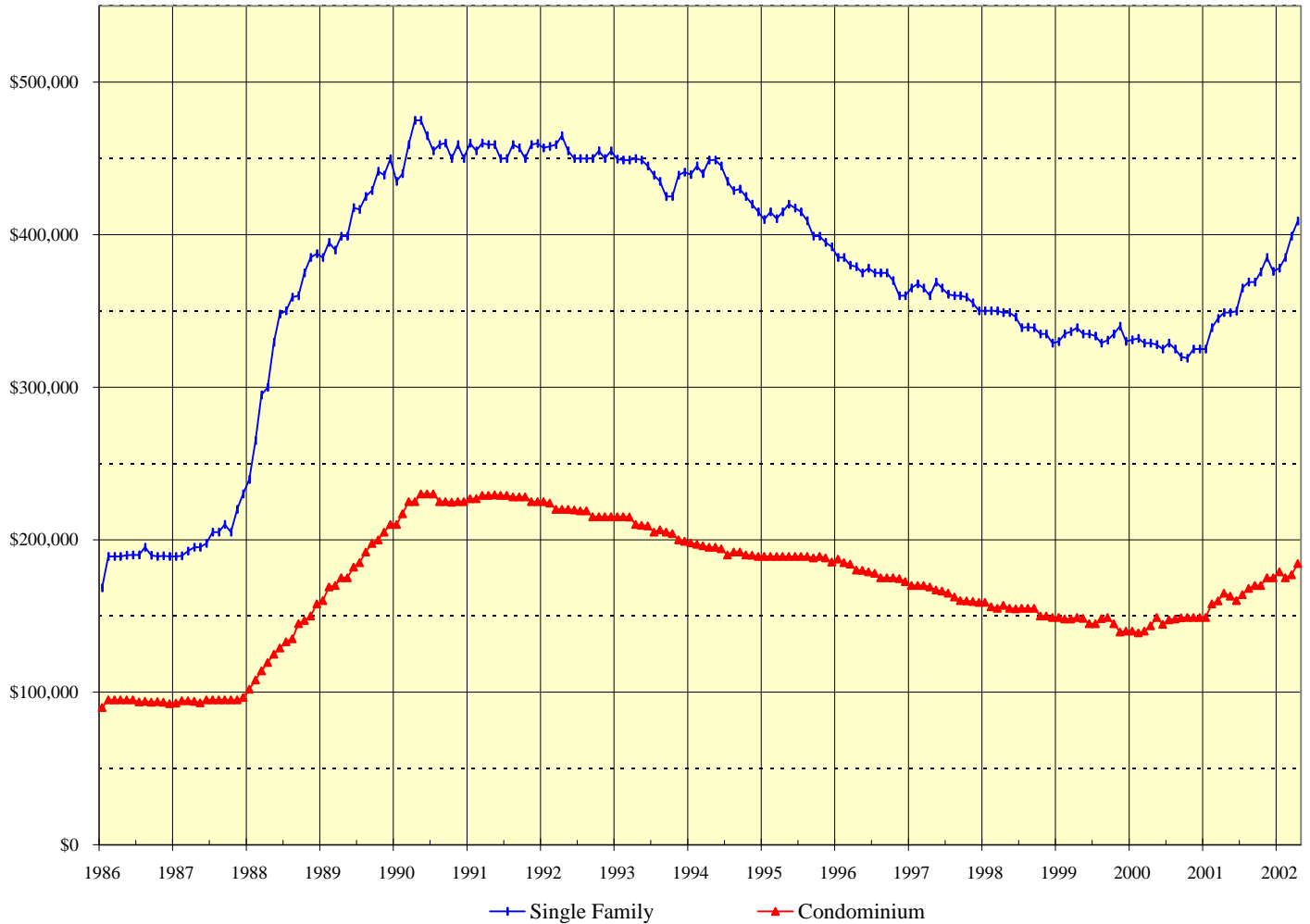


1986 - 1997			1998		1999		2000		2001		2002		
Yr:Hf	SF	Condo	Month	Single	Condo	Single	Condo	Single	Condo	Single	Condo	Single	Condo
				Family	Condo	Family	Condo	Family	Condo	Family	Condo	Family	Condo
1986	2,122	4,745	Jan	1,953	3,069	1,824	2,676	1,440	1,947	1,600	1,740	1,394	1,666
1987	1,743	3,877	Feb	2,010	3,130	1,816	2,632	1,453	1,939	1,602	1,774	1,357	1,705
1988	1,531	3,195	Mar	2,028	3,142	1,813	2,537	1,459	1,863	1,552	1,753	1,281	1,599
1989	1,435	2,286	Apr	2,019	3,101	1,750	2,515	1,488	1,837	1,581	1,789	1,241	1,538
1990	1,708	2,979	May	2,098	3,073	1,722	2,465	1,497	1,812	1,613	1,785		
1991	2,345	4,634	Jun	2,117	3,060	1,686	2,439	1,556	1,895	1,567	1,768		
1992	2,126	4,309	Jul	2,140	3,048	1,682	2,396	1,609	1,875	1,545	1,757		
1993	1,958	3,967	Aug	2,073	2,998	1,655	2,376	1,592	1,830	1,529	1,771		
1994	1,865	3,791	Sep	2,063	2,939	1,644	2,293	1,648	1,774	1,456	1,680		
1995	2,160	3,933	Oct	2,027	2,895	1,622	2,213	1,655	1,738	1,492	1,810		
96:H1	2,294	3,838	Nov	1,943	2,804	1,599	2,236	1,672	1,759	1,536	1,813		
96:H2	2,359	3,582	Dec	1,879	2,758	1,552	2,120	1,632	1,733	1,455	1,741		
97:H1	2,182	3,422											
97:H2	2,069	3,179											

**SOURCE:** Honolulu Board of Realtors® Research Department, compiled from MLS data.

# MEDIAN LIST PRICES OF THE ACTIVE INVENTORY

## OAHU, HAWAII: 1986 - 2002, Monthly



1986 - 1998		
Yr:Hf	SF	Condo
1986	\$188,300	\$93,900
1987	\$202,500	\$94,600
1988	\$332,700	\$130,300
1989	\$415,100	\$184,300
1990	\$457,700	\$224,300
1991	\$456,500	\$227,800
1992	\$454,500	\$218,100
1993	\$441,300	\$207,800
1994	\$435,100	\$193,200
1995	\$406,800	\$188,400
1996	\$374,800	\$178,800
1997	\$361,500	\$164,800
98:H1	\$349,000	\$156,100
98:H2	\$336,100	\$152,300

Month	1999		2000		2001		2002	
	Single Family	Condo	Single Family	Condo	Single Family	Condo	Single Family	Condo
Jan	\$329,900	\$149,000	\$331,000	\$140,000	\$325,000	\$149,000	\$378,000	\$179,000
Feb	\$335,000	\$148,000	\$332,000	\$139,000	\$339,000	\$158,000	\$385,000	\$175,000
Mar	\$336,500	\$148,000	\$329,000	\$140,000	\$345,000	\$159,900	\$399,000	\$177,000
Apr	\$339,000	\$149,000	\$329,000	\$143,500	\$349,000	\$164,900	\$409,000	\$184,400
May	\$335,000	\$148,500	\$328,000	\$149,000	\$349,000	\$163,000		
Jun	\$335,000	\$145,000	\$325,000	\$144,500	\$349,900	\$160,000		
Jul	\$333,500	\$145,000	\$329,000	\$147,500	\$365,000	\$164,000		
Aug	\$329,000	\$148,300	\$325,000	\$148,000	\$369,000	\$168,000		
Sep	\$330,800	\$149,000	\$320,000	\$148,800	\$369,000	\$169,900		
Oct	\$335,000	\$145,000	\$319,000	\$149,000	\$375,500	\$169,900		
Nov	\$339,900	\$139,500	\$325,000	\$149,000	\$385,000	\$175,000		
Dec	\$330,000	\$140,000	\$325,000	\$149,000	\$376,000	\$175,000		

**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# Availability of Housing on Oahu

Comparisons Between APRIL 2002 and 2001

## SINGLE FAMILY HOMES

Neighborhood Group	Current Month		Last Month		Changes Since Last Month		Same Month Last Year		Changes Since Last Year	
	Number	Median	Number	Median	Number	MLP	Number	Median	Number	MLP
	Active	List Price	Active	List Price	Active	MLP	Active	List Price	Active	MLP
Moanalua-Kalihi	105	\$345,000	104	\$345,300	1.0%	-0.1%	114	\$289,400	-7.9%	19.2%
Honolulu	94	\$609,000	95	\$600,000	-1.1%	1.5%	106	\$490,000	-11.3%	24.3%
Kapahulu-Diamond Head	95	\$588,000	94	\$582,000	1.1%	1.0%	94	\$539,500	1.1%	9.0%
Waialae-Kahala	86	\$1,295,000	86	\$1,272,500	0.0%	1.8%	76	\$999,500	13.2%	29.6%
Aina Haina-Kuliouou	54	\$1,497,000	62	\$1,272,500	-12.9%	17.6%	62	\$849,000	-12.9%	76.3%
Hawaii Kai	92	\$616,800	98	\$599,500	-6.1%	2.9%	82	\$513,500	12.2%	20.1%
Kailua-Waimanalo	86	\$590,000	95	\$549,000	-9.5%	7.5%	140	\$496,900	-38.6%	18.7%
Kaneohe	69	\$419,000	75	\$425,000	-8.0%	-1.4%	98	\$391,000	-29.6%	7.2%
Windward Coast	57	\$364,900	56	\$397,000	1.8%	-8.1%	71	\$305,000	-19.7%	19.6%
North Shore	79	\$355,000	83	\$425,000	-4.8%	-16.5%	102	\$457,500	-22.5%	-22.4%
Wahiawa	33	\$249,500	25	\$255,000	32.0%	-2.2%	30	\$249,500	10.0%	0.0%
Mililani	30	\$322,000	30	\$322,000	0.0%	0.0%	68	\$279,000	-55.9%	15.4%
Makaha-Nanakuli	104	\$192,800	111	\$191,000	-6.3%	0.9%	152	\$160,000	-31.6%	20.5%
Ewa Plain	104	\$256,500	121	\$258,000	-14.0%	-0.6%	150	\$232,000	-30.7%	10.6%
Makakilo	24	\$276,000	29	\$269,900	-17.2%	2.3%	43	\$269,000	-44.2%	2.6%
Waipahu	73	\$295,000	68	\$277,500	7.4%	6.3%	83	\$285,000	-12.0%	3.5%
Pearl City-Aiea	56	\$371,500	49	\$324,900	14.3%	14.3%	110	\$317,400	-49.1%	17.0%
<b>OVERALL OAHU</b>	<b>1,241</b>	<b>\$409,000</b>	<b>1,281</b>	<b>\$399,000</b>	<b>-3.1%</b>	<b>2.5%</b>	<b>1,581</b>	<b>\$349,000</b>	<b>-21.5%</b>	<b>17.2%</b>

## CONDOMINIUMS

Neighborhood Group	Current Month		Last Month		Changes Since Last Month		Same Month Last Year		Changes Since Last Year	
	Number	Median	Number	Median	Number	MLP	Number	Median	Number	MLP
	Active	List Price	Active	List Price	Active	MLP	Active	List Price	Active	MLP
Moanalua-Salt Lake	69	\$148,000	77	\$135,000	-10.4%	9.6%	83	\$127,000	-16.9%	16.5%
Kalihi-Palama	38	\$199,300	43	\$200,000	-11.6%	-0.4%	67	\$160,000	-43.3%	24.6%
Downtown-Nuuanu	147	\$210,000	159	\$213,000	-7.5%	-1.4%	140	\$209,500	5.0%	0.2%
Ala Moana-Kakaako	114	\$369,500	108	\$424,500	5.6%	-13.0%	102	\$190,000	11.8%	94.5%
Waikiki	415	\$185,000	421	\$170,000	-1.4%	8.8%	470	\$170,000	-11.7%	8.8%
Makiki-Moiliili	204	\$177,500	217	\$175,000	-6.0%	1.4%	312	\$165,000	-34.6%	7.6%
Kapahulu-Kuliouou	99	\$389,000	114	\$375,000	-13.2%	3.7%	90	\$392,500	10.0%	-0.9%
Hawaii Kai	74	\$299,500	87	\$287,000	-14.9%	4.4%	84	\$260,000	-11.9%	15.2%
Kailua-Waimanalo	22	\$178,500	20	\$176,800	10.0%	1.0%	34	\$179,500	-35.3%	-0.6%
Kaneohe	63	\$189,000	50	\$215,000	26.0%	-12.1%	45	\$199,000	40.0%	-5.0%
Windward Coast	15	\$85,000	16	\$85,000	-6.3%	0.0%	9	\$95,000	66.7%	-10.5%
North Shore	13	\$139,900	13	\$140,000	0.0%	-0.1%	25	\$145,000	-48.0%	-3.5%
Wahiawa	4	\$53,800	5	\$64,000	-20.0%	-15.9%	10	\$50,500	-60.0%	6.5%
Mililani	38	\$154,500	47	\$130,000	-19.1%	18.8%	54	\$135,800	-29.6%	13.8%
Makaha-Nanakuli	87	\$75,000	83	\$74,000	4.8%	1.4%	73	\$54,500	19.2%	37.6%
Ewa Plain	24	\$142,500	23	\$162,000	4.3%	-12.0%	39	\$125,000	-38.5%	14.0%
Makakilo	14	\$132,300	11	\$135,000	27.3%	-2.0%	19	\$108,900	-26.3%	21.5%
Waipahu	41	\$135,000	46	\$130,000	-10.9%	3.8%	56	\$116,500	-26.8%	15.9%
Pearl City-Aiea	57	\$135,000	59	\$125,000	-3.4%	8.0%	77	\$105,000	-26.0%	28.6%
<b>OVERALL OAHU</b>	<b>1,538</b>	<b>\$184,400</b>	<b>1,599</b>	<b>\$177,000</b>	<b>-3.8%</b>	<b>4.2%</b>	<b>1,789</b>	<b>\$164,900</b>	<b>-14.0%</b>	<b>11.8%</b>

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# Available Condominiums on Oahu by Land Tenure

## Comparisons Between APRIL 2002 and 2001

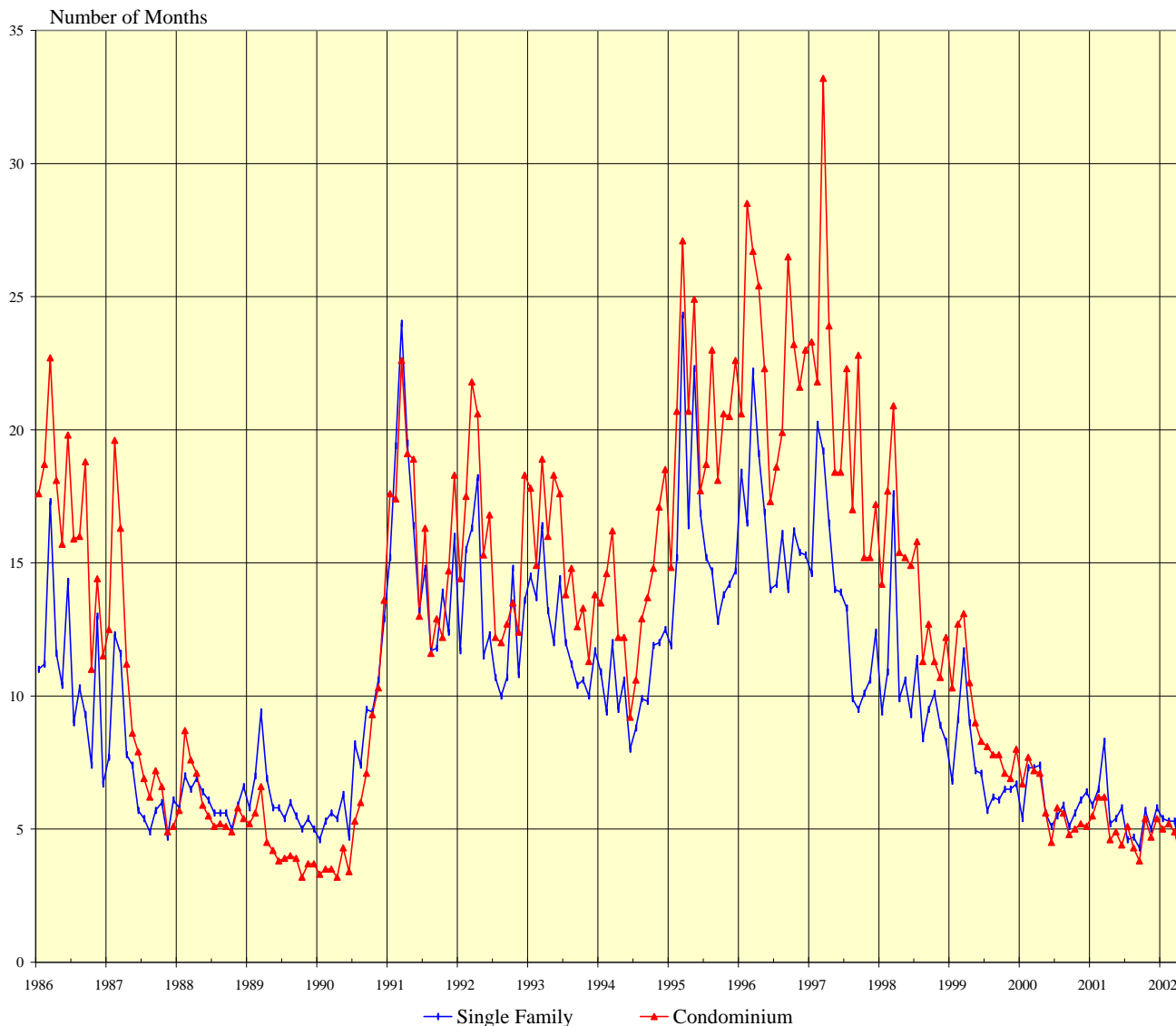
<b>FEE SIMPLE CONDOMINIUMS</b>									
Neighborhood Group	Current Month			Same Month Last Year			Changes from Last Year		
	Number Active	Median List Price	Percent of Inventory	Number Active	Median List Price	Percent of Inventory	Number Active	MLP	Tenure Percent
Moanalua-Salt Lake	67	\$148,900	97.1%	80	\$129,500	96.4%	-16.3%	15.0%	0.7%
Kalihi-Palama	34	\$215,500	89.5%	55	\$225,000	82.1%	-38.2%	-4.2%	7.4%
Downtown-Nuuanu	91	\$249,000	61.9%	103	\$226,500	73.6%	-11.7%	9.9%	-11.7%
Ala Moana-Kakaako	88	\$544,000	77.2%	82	\$230,000	80.4%	7.3%	136.5%	-3.2%
Waikiki	191	\$230,000	46.0%	217	\$205,000	46.2%	-12.0%	12.2%	-0.1%
Makiki-Moilili	161	\$215,000	78.9%	251	\$179,900	80.4%	-35.9%	19.5%	-1.5%
Kapahulu-Kuliouou	52	\$346,000	52.5%	53	\$385,000	58.9%	-1.9%	-10.1%	-6.4%
Hawaii Kai	61	\$324,900	82.4%	67	\$269,000	79.8%	-9.0%	20.8%	2.7%
Kailua-Waimanalo	14	\$181,500	63.6%	22	\$182,000	64.7%	-36.4%	-0.3%	-1.1%
Kaneohe	42	\$215,000	66.7%	37	\$199,500	82.2%	13.5%	7.8%	-15.6%
Windward Coast	7	\$125,000	46.7%	6	\$99,000	66.7%	16.7%	26.3%	-20.0%
North Shore	7	\$92,000	53.8%	4	\$192,500	16.0%	75.0%	-52.2%	37.8%
Wahiawa	3	\$47,500	75.0%	9	\$54,000	90.0%	-66.7%	-12.0%	-15.0%
Mililani	37	\$160,000	97.4%	54	\$135,800	100.0%	-31.5%	17.8%	-2.6%
Makaha-Nanakuli	78	\$76,500	89.7%	59	\$65,000	80.8%	32.2%	17.7%	8.8%
Ewa Plain	24	\$142,500	100.0%	39	\$125,000	100.0%	-38.5%	14.0%	0.0%
Makakilo	13	\$135,000	92.9%	18	\$109,400	94.7%	-27.8%	23.4%	-1.9%
Waipahu	40	\$135,000	97.6%	55	\$119,000	98.2%	-27.3%	13.4%	-0.7%
Pearl City-Aiea	41	\$144,900	71.9%	61	\$115,000	79.2%	-32.8%	26.0%	-7.3%
<b>All FEE SIMPLE</b>	<b>1,051</b>	<b>\$199,500</b>	<b>68.3%</b>	<b>1,272</b>	<b>\$175,800</b>	<b>71.1%</b>	<b>-17.4%</b>	<b>13.5%</b>	<b>-2.8%</b>

<b>LEASEHOLD CONDOMINIUMS</b>									
Neighborhood Group	Current Month			Same Month Last Year			Changes from Last Year		
	Number Active	Median List Price	Percent of Inventory	Number Active	Median List Price	Percent of Inventory	Number Active	MLP	Tenure Percent
Moanalua-Salt Lake	2	\$66,000	41.0%	3	\$89,000	3.6%	-33.3%	-25.8%	37.4%
Kalihi-Palama	4	\$49,500	10.5%	12	\$110,000	17.9%	-66.7%	-55.0%	-7.4%
Downtown-Nuuanu	56	\$128,700	38.1%	37	\$139,900	26.4%	51.4%	-8.0%	11.7%
Ala Moana-Kakaako	26	\$174,500	22.8%	20	\$124,500	19.6%	30.0%	40.2%	3.2%
Waikiki	224	\$159,000	54.0%	253	\$144,500	53.8%	-11.5%	10.0%	0.1%
Makiki-Moilili	43	\$130,000	21.1%	61	\$115,000	19.6%	-29.5%	13.0%	1.5%
Kapahulu-Kuliouou	47	\$398,500	47.5%	37	\$395,000	41.1%	27.0%	0.9%	6.4%
Hawaii Kai	13	\$205,000	17.6%	17	\$198,900	20.2%	-23.5%	3.1%	-2.7%
Kailua-Waimanalo	8	\$162,000	36.4%	12	\$158,500	35.3%	-33.3%	2.2%	1.1%
Kaneohe	21	\$137,500	33.3%	8	\$168,400	17.8%	162.5%	-18.3%	15.6%
Windward Coast	8	\$56,500	53.3%	3	\$70,000	33.3%	166.7%	-19.3%	20.0%
North Shore	6	\$141,700	46.2%	21	\$144,900	84.0%	-71.4%	-2.2%	-37.8%
Wahiawa	1	\$60,000	25.0%	1	\$46,000	10.0%	0.0%	30.4%	15.0%
Mililani	1	\$59,900	2.6%	0	N/A	0.0%	N/A	N/A	2.6%
Makaha-Nanakuli	9	\$49,000	10.3%	14	\$37,400	19.2%	-35.7%	31.0%	-8.8%
Ewa Plain	0	N/A	0.0%	0	N/A	0.0%	N/A	N/A	0.0%
Makakilo	1	\$94,900	7.1%	1	\$99,500	5.3%	0.0%	-4.6%	1.9%
Waipahu	1	\$35,000	2.4%	1	\$39,900	1.8%	0.0%	-12.3%	0.7%
Pearl City-Aiea	16	\$125,500	28.1%	16	\$68,000	20.8%	0.0%	84.6%	7.3%
<b>All LEASEHOLD</b>	<b>487</b>	<b>\$158,000</b>	<b>31.7%</b>	<b>517</b>	<b>\$139,000</b>	<b>28.9%</b>	<b>-5.8%</b>	<b>13.7%</b>	<b>2.8%</b>

**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# MONTHS OF INVENTORY REMAINING

## OAHU, HAWAII: 1986 - 2002, Monthly



1986 - 1996		
Yr:Hf	SF	Condo
1986	11.0	16.7
1987	7.1	9.4
1988	6.1	6.0
1989	6.1	4.4
1990	7.5	6.1
1991	15.7	16.2
1992	13.0	15.6
1993	12.5	15.3
1994	10.4	13.8
95:H1	17.8	21.0
95:H2	14.2	20.6
96:H1	17.9	23.5
96:H2	15.2	22.1

Month	1997		1998		1999		2000		2001		2002	
	SF	CO	SF	CO	SF	CO	SF	CO	SF	CO	SF	CO
Jan	14.6	23.3	9.4	14.2	6.8	10.3	5.4	6.7	5.9	5.5	5.4	5.0
Feb	20.2	21.8	10.9	17.7	9.1	12.7	7.3	7.7	6.5	6.2	5.3	5.2
Mar	19.2	33.2	17.6	20.9	11.7	13.1	7.3	7.2	8.3	6.2	5.3	4.9
Apr	16.5	23.9	9.9	15.4	9.0	10.5	7.4	7.1	5.2	4.6	4.1	4.0
May	14.0	18.4	10.6	15.2	7.2	9.0	5.6	5.6	5.4	4.9		
Jun	13.9	18.4	9.3	14.9	7.1	8.3	5.1	4.5	5.8	4.4		
Jul	13.3	22.3	11.4	15.8	5.7	8.1	5.5	5.8	4.6	5.1		
Aug	9.9	17.0	8.4	11.3	6.2	7.8	5.9	5.6	4.7	4.3		
Sep	9.5	22.8	9.5	12.7	6.1	7.8	5.1	4.8	4.3	3.8		
Oct	10.1	15.2	10.1	11.3	6.5	7.1	5.6	5.0	5.7	5.4		
Nov	10.6	15.2	8.9	10.7	6.5	6.9	6.1	5.2	5.0	4.7		
Dec	12.4	17.2	8.3	12.2	6.7	8.0	6.4	5.1	5.8	5.4		

**SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.**

# Months of Inventory Remaining by Price Ranges and Areas

Comparisons Between APRIL 2002 and 2001

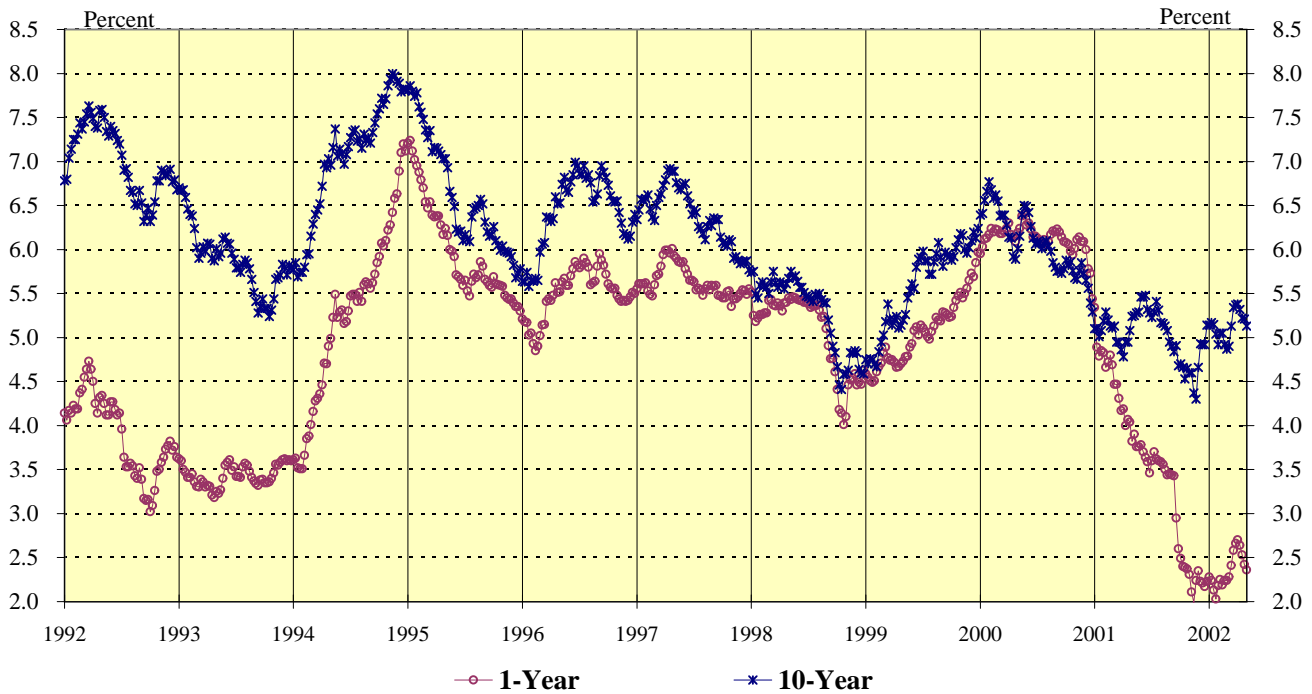
<b>SINGLE FAMILY HOMES</b>							
	<u>Current Month</u>			<u>Same Month Last Year</u>			Year-to-Year Change in Number of Months
	Sales	Inventory	Number of	Sales	Inventory	Number of	
			Months			Months	
<b>Price Ranges (000)</b>							
Less Than \$200	65	127	2.0	70	250	3.6	-1.6
\$200 - 299	88	264	3.0	100	392	3.9	-0.9
\$300 - 399	63	227	3.6	59	324	5.5	-1.9
\$400 - 499	35	145	4.1	23	161	7.0	-2.9
\$500 - 699	26	155	6.0	27	130	4.8	1.1
\$700 - 999	13	117	9.0	13	123	9.5	-0.5
More Than \$1,000	15	206	13.7	13	201	15.5	-1.7
<b>Areas</b>							
Metro Oahu	27	199	7.4	37	220	5.9	1.4
East Oahu	63	327	5.2	55	314	5.7	-0.5
Windward Oahu	51	212	4.2	64	309	4.8	-0.7
North Shore	13	79	6.1	8	102	12.8	-6.7
Leeward Oahu	151	424	2.8	141	636	4.5	-1.7
<b>All Single Family</b>	<b>305</b>	<b>1,241</b>	<b>4.1</b>	<b>305</b>	<b>1,581</b>	<b>5.2</b>	<b>-1.1</b>

<b>CONDOMINIMUMS</b>							
	<u>Current Month</u>			<u>Same Month Last Year</u>			Year-to-Year Change in Number of Months
	Sales	Inventory	Number of	Sales	Inventory	Number of	
			Months			Months	
<b>Price Ranges (000)</b>							
Less Than \$100	106	297	2.8	144	415	2.9	-0.1
\$100 - 149	99	291	2.9	85	409	4.8	-1.9
\$150 - 199	65	271	4.2	56	298	5.3	-1.2
\$200 - 249	45	165	3.7	42	214	5.1	-1.4
\$250 - 299	32	138	4.3	14	116	8.3	-4.0
\$300 - 499	25	220	8.8	34	201	5.9	2.9
More Than \$500	10	156	15.6	10	136	13.6	2.0
<b>Areas</b>							
Metro Oahu	202	987	4.9	179	1,174	6.6	-1.7
East Oahu	30	173	5.8	41	174	4.2	1.5
Windward Oahu	29	100	3.4	40	88	2.2	1.2
North Shore	6	13	2.2	5	25	5.0	-2.8
Leeward Oahu	115	265	2.3	120	328	2.7	-0.4
<b>All Condominiums</b>	<b>382</b>	<b>1,538</b>	<b>4.0</b>	<b>385</b>	<b>1,789</b>	<b>4.6</b>	<b>-0.6</b>

NOTE: This table is constructed using the mid-month inventory and the prior month's sales.

SOURCE: Honolulu Board of Realtors® Research Department, compiled from MLS data.

# WEEKLY AVERAGE YIELDS OF SELECTED TREASURY SECURITIES



The Average Yields for US Treasury Securities have an important impact on interest rates in the housing market. The relationships are:

LOAN RATE FOR:	BASED ON:
Adjustable Rate Mortgages	1-Year TB*
Fixed Rate 30-Year Loans	10-Yr TB*

\*TB = US Treasury Bill or Bond

Second Half 2000			First Half 2001			Second Half 2001			First Half 2002		
Wk	1YR	10YR	Wk	1YR	10YR	Wk	1YR	10YR	Wk	1YR	10YR
27	6.13	6.09	1	5.34	5.10	27	3.60	5.23	1	2.28	5.14
28	6.08	6.08	2	4.89	5.10	28	3.70	5.29	2	2.24	5.17
29	6.09	6.01	3	4.79	5.01	29	3.62	5.41	3	2.13	5.15
30	6.11	6.06	4	4.85	5.08	30	3.60	5.31	4	2.03	5.04
31	6.06	6.10	5	4.83	5.19	31	3.59	5.17	5	2.18	4.92
32	6.09	6.04	6	4.66	5.29	32	3.56	5.16	6	2.25	5.05
33	6.17	5.98	7	4.72	5.20	33	3.50	5.13	7	2.19	5.05
34	6.21	5.85	8	4.80	5.13	34	3.44	5.08	8	2.24	4.92
35	6.20	5.80	9	4.69	5.11	35	3.45	4.95	9	2.24	4.87
36	6.23	5.75	10	4.47	5.13	36	3.44	4.90	10	2.28	4.90
37	6.20	5.76	11	4.47	4.95	37	3.43	4.84	11	2.41	5.13
38	6.14	5.73	12	4.31	4.95	38	2.95	4.91	12	2.58	5.34
39	6.09	5.78	13	4.17	4.86	39	2.60	4.68	13	2.66	5.37
40	6.08	5.88	14	4.19	4.78	40	2.49	4.70	14	2.70	5.38
41	6.06	5.82	15	4.00	4.95	41	2.40	4.66	15	2.64	5.32
42	5.98	5.86	16	4.07	4.95	42	2.39	4.53	16	2.53	5.22
43	5.94	5.76	17	4.04	5.08	43	2.37	4.65	17	2.42	5.21
44	6.01	5.68	18	3.82	5.24	44	2.31	4.60	18	2.36	5.13
45	6.11	5.66	19	3.90	5.25	45	2.11	4.60	19		
46	6.14	5.76	20	3.76	5.28	46	1.99	4.37	20		
47	6.09	5.85	21	3.76	5.29	47	2.24	4.30	21		
48	6.09	5.73	22	3.78	5.46	48	2.35	4.66	22		
49	6.00	5.65	23	3.70	5.46	49	2.23	4.93	23		
50	5.78	5.56	24	3.64	5.48	50	2.21	4.92	24		
51	5.73	5.39	25	3.59	5.32	51	2.17	4.92	25		
52	5.44	5.29	26	3.46	5.28	52	2.23	5.14	26		

1990 - 2001					
Yr:Qt	1YR	10YR	Yr:Qt	1YR	10YR
90:H1	8.20	8.54	97:Q1	5.64	6.52
90:H2	7.58	8.56	97:Q2	5.86	6.73
91:H1	6.34	8.07	97:Q3	5.55	6.28
91:H2	5.40	7.66	97:Q4	5.48	5.94
92:H1	4.29	7.33	98:Q1	5.32	5.61
92:H2	3.50	6.69	98:Q2	5.41	5.61
93:H1	3.40	6.16	98:Q3	5.13	5.30
93:H2	3.47	5.61	98:Q4	4.38	4.65
94:H1	4.47	6.54	99:Q1	4.66	4.93
94:H2	6.04	7.56	99:Q2	4.86	5.45
95:Q1	6.79	7.53	99:Q3	5.16	5.89
95:Q2	6.01	6.68	99:Q4	5.57	6.07
95:Q3	5.66	6.32	00:Q1	6.16	6.51
95:Q4	5.48	5.94	00:Q2	6.23	6.19
96:Q1	5.11	5.85	00:Q3	6.14	5.93
96:Q2	5.63	6.67	00:Q4	5.96	5.68
96:Q3	5.78	6.79	01:Q1	4.69	5.08
96:Q4	5.49	6.39	01:Q2	3.82	5.22

SOURCE: Honolulu Board of REALTORS® Research Department, compiled from U.S. FEDERAL RESERVE H15 statistical releases.

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