

# 10 DAY SALES EVENT

October 10th-19th

Special Sales Event pricing on select properties throughout Oahu  
Large selection of properties to choose from



To view listings: [Click Here](#)

[Map Search](#)

[Quick Search](#)

[Property Search](#)



**Mineko Kawamura**

Realtor-Associate  
**Coldwell Banker Pacific Properties**

Kahala Mall Roof Top  
4211 Waialae Avenue, #9000  
Honolulu, Hawaii 96816  
cell 808.780.5524  
fax 808.748.8100  
[minekok@cbpacific.com](mailto:minekok@cbpacific.com)  
[www.minekokawamura.com](http://www.minekokawamura.com)

Aloha,

You're invited to Coldwell Banker's 10 Day Sales Event that will take place from October 10th through October 19th. This sales event is a bold initiative to bring buyers and sellers together and help jump start the local and national real estate market. Nearly 100 homes listed with Coldwell Banker Pacific Properties will be reduced from 5% to 20% during this time in an effort to make homes more enticing for potential home buyers.

This is a great time to buy a home right here on Oahu. Because of higher inventory, buyers have more homes to choose from and they can take advantage of near historically low interest rates and affordability levels that are the best they have been in years. The recent housing and economic recovery legislation also provides first-time homebuyers with the added incentive of a \$7,500 tax credit\*.

If you're considering a change in your home situation give me a call. Coldwell Banker's 10 Day Sales Event may be the perfect time to purchase the home of your dreams. In the meantime, I'm pleased to share a snapshot of the Oahu real estate market, as of September 30, 2008.

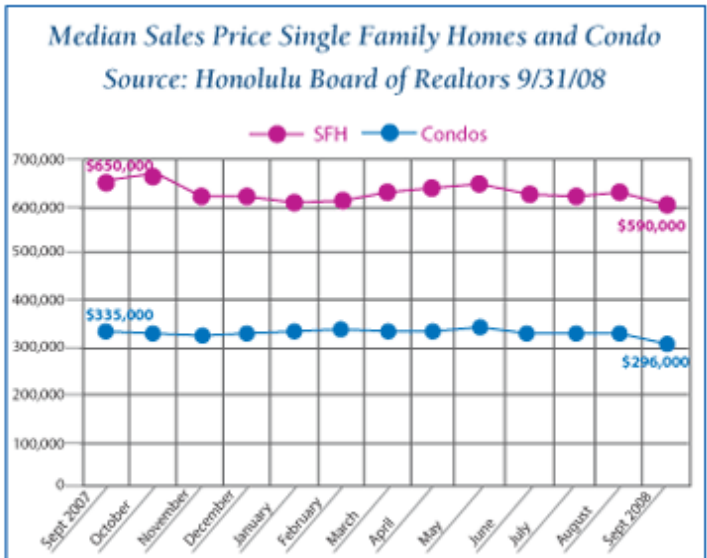
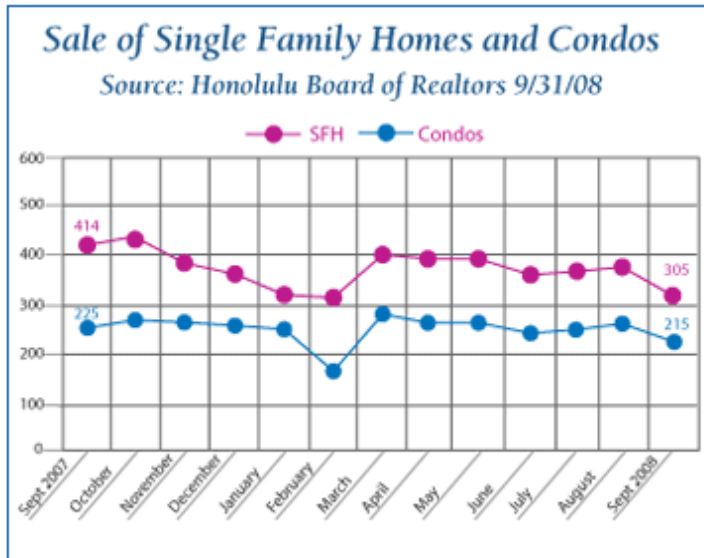
\*Consult your attorney and tax preparer for terms, availability and eligibility and requirements.

## Monthly Year-to-date Resale Activity by Neighborhood Groups as of September 30, 2008

Median sale prices of previously owned single-family homes and condominiums each dropped about 10 percent in September, according to the latest data from the Honolulu Board of Realtors. The median single-family home price fell 9.2 percent to \$590,000 last month from \$650,000 a year earlier. The median price has not been below \$590,000 since April 2005. The median condo price fell 11.6 percent to \$296,000 last month from \$335,000 a year earlier. The last time the condo median price was below \$300,000 was April 2006.

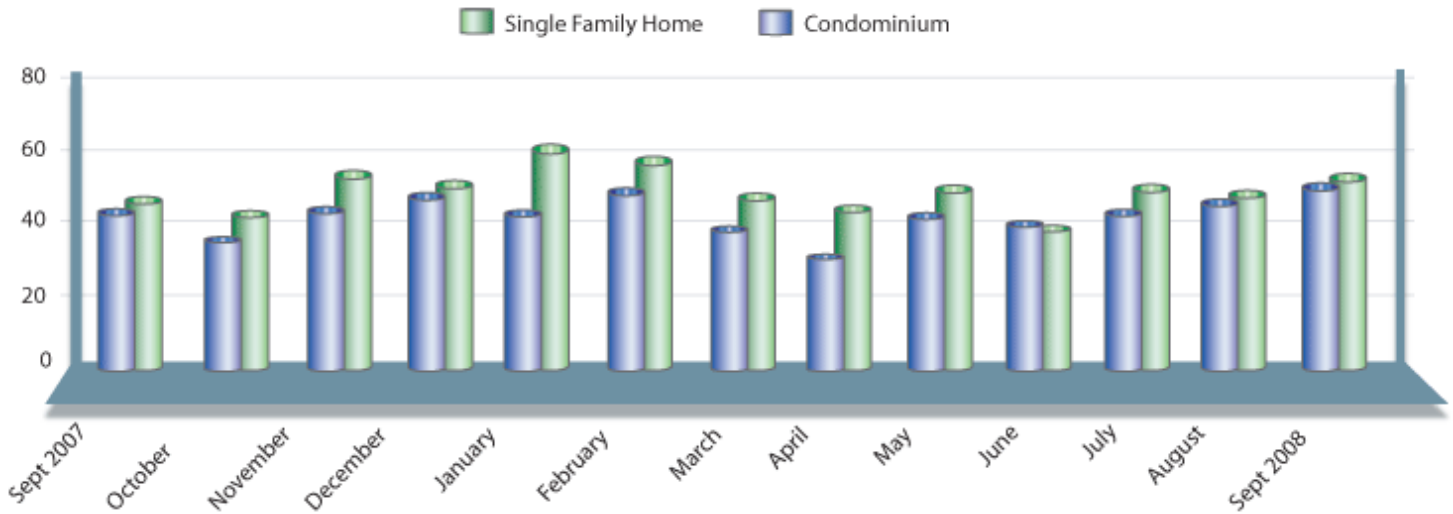
Single Family Homes				
Neighborhood	# of Units Sold		Median Sales Price	
	2007	2008	2007	2008
Moanalua-Kalihi	11	9	\$ 540,000	\$ 650,000
Honolulu	18	14	\$ 807,500	\$ 855,000
Kapahulu-Diamond Head	14	10	\$ 882,500	\$ 853,000
Waialae-Kahala	13	7	\$ 1,800,000	\$ 1,200,000
Aina Haina - Kuliouou	12	5	\$ 1,362,500	\$ 3,150,000
Hawaii Kai	16	7	\$ 847,500	\$ 665,000
Kailua - Waimanalo	23	20	\$ 820,000	\$ 704,500
Kaneohe	12	17	\$ 675,000	\$ 725,000
Windward Coast	2	3	\$ 786,000	\$ 444,000
North Shore	4	6	\$ 637,500	\$ 1,047,500
Wahiawa	2	5	\$ 540,000	\$ 413,000
Milliani	18	19	\$ 617,000	\$ 635,000
Makaha - Nanakuli	15	15	\$ 395,000	\$ 325,000
Ewa Plain	50	42	\$ 515,000	\$ 445,000
Makakilo	8	8	\$ 554,000	\$ 624,000
Waipahu	29	13	\$ 628,000	\$ 511,000
Pearl City-Aiea	8	15	\$ 655,000	\$ 610,000
<b>Overall Oahu</b>	<b>255</b>	<b>215</b>	<b>\$ 650,000</b>	<b>\$ 590,000</b>

Condominiums				
Neighborhood	# of Units Sold		Median Sales Price	
	2007	2008	2007	2008
Moanalua-Salt Lake	20	14	\$ 280,500	\$ 292,000
Kalihi-Palama	5	5	\$ 280,000	\$ 292,900
Downtown-Nuuanu	26	29	\$ 320,000	\$ 350,000
Ala Moana-Kakaako	42	21	\$ 514,500	\$ 415,000
Waikiki	57	56	\$ 310,000	\$ 248,800
Makiki-Moiliili	55	39	\$ 325,000	\$ 289,000
Kapahulu-Kuliouou	9	9	\$ 499,000	\$ 420,000
Hawaii Kai	25	15	\$ 517,000	\$ 511,000
Kailua-Waimanalo	10	6	\$ 415,000	\$ 497,000
Kaneohe	19	13	\$ 450,000	\$ 420,000
Windward Coast	0	0	N/A	N/A
North Shore	5	1	\$ 415,000	\$ 285,000
Wahiawa	6	5	\$ 193,000	\$ 173,500
Milliani	37	18	\$ 299,000	\$ 297,000
Makaha-Nanakuli	4	7	\$ 172,500	\$ 145,000
Ewa Plain	25	13	\$ 270,000	\$ 270,000
Makakilo	7	5	\$ 344,000	\$ 247,200
Waipahu	29	19	\$ 325,000	\$ 265,000
Pearl City-Aiea	33	30	\$ 330,000	\$ 307,800
<b>Overall Oahu</b>	<b>414</b>	<b>305</b>	<b>\$ 335,000</b>	<b>\$ 296,000</b>



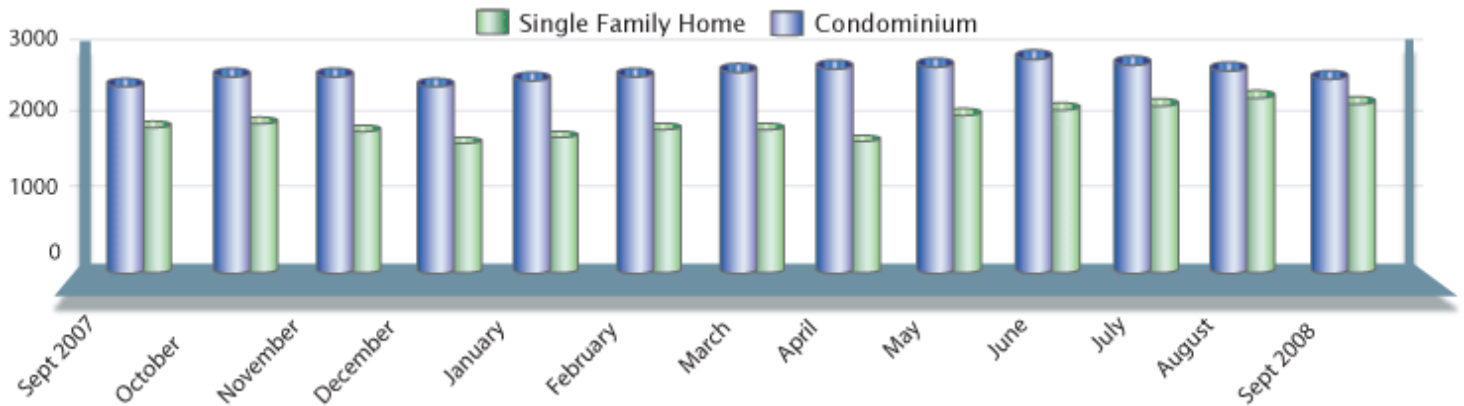
**Median Number of Days on the Market as of September 30, 2008**

The median time homes spent on the market before selling was 55 days for single-family homes and 51 days for condos. That is up compared to last month where single family homes spent 46 and condos 48 days, respectively.



### Inventory of Active Residential Listings as of September 30, 2008

Inventory levels are higher than the same time last year for single family homes and condominiums presenting a larger selection of properties for buyers. As of September 30, 2008 there are 2,069 single family homes available compared to 1,936 last September. Condo inventory levels as of September 30, 2008 are 2,649 compared to 2,426 at this same time last year.



At Coldwell Banker Pacific Properties our mission is to provide you with a real estate experience that surpasses your expectations. We are Oahu's #1 Real Estate Company and our team of experienced sales associates will deliver the results you're looking for.

For more information, visit [coldwellbankerpacific.com](http://coldwellbankerpacific.com)