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Aloha,

Is it time to jump off the fence and buy a home?

There are three basic things to consider when asking yourself this question: your ability to get credit, affordability of the home, and of course, your lifestyle.

Financing is available to buyers with good credit, however it is a more complicated subject than it has been in the recent past.

And, there are still some options for buyers wishing to finance with a low down payment. I would be happy to connect you with a representative of Pacific Access Mortgage to discuss your individual situation and needs. They represent a number of lenders and are very much in tune with today's mortgage market.

The affordability of Oahu housing is excellent right now. Historically low interest rates and many great home values can mean monthly mortgage payments will be more affordable than you might think.

And of course, if you're newly married, new parents, or the kids are moving out on their own, there are some great values in homes of all types—whether you're upsizing or downsizing. You'll want to check them out.

So, maybe you're not ready to move too far away from the fence, but I do encourage you to explore your options and see what's available to you today.

Please feel free to call me if you'd like more information on financing, your home

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search, or the real estate market. I have a breadth of information to share with you. In the meantime, here is a snapshot of the latest statistics from the Honolulu Board of Realtors.

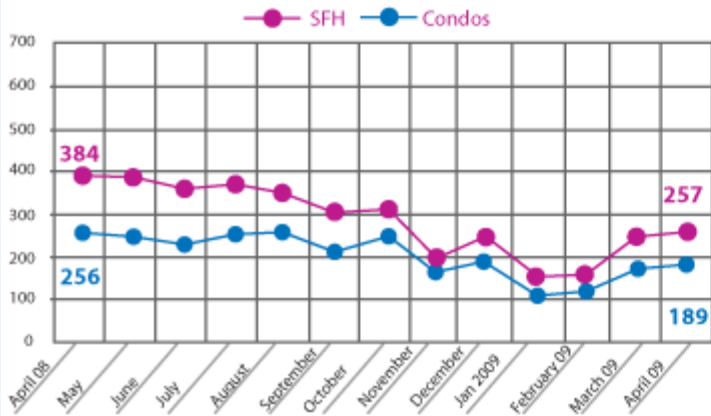
▼ **Monthly Year-to-date Resale Activity by Neighborhood Groups as of April 30, 2009**

For Oahu overall, we saw an 8% decrease in the median sales price of single family homes sold in April, year-to-date: \$575,000 versus \$625,000 in 2008. The number of sales dropped 32.4% versus the same period in 2008. Examine the chart below to see how individual neighborhoods vary from overall Oahu statistics.

Single Family Homes					Condominiums				
Neighborhood	# of Units Sold		Median Sales Price		Neighborhood	# of Units Sold		Median Sales Price	
	2009	2008	2009	2008		2009	2008	2009	2008
Moanalua-Kalihi	32	41	\$ 527,500	\$ 660,000	Moanalua-Salt Lake	43	70	\$ 315,000	\$ 285,000
Honolulu	35	59	\$ 700,000	\$ 845,000	Kalihi-Palama	24	33	\$ 334,300	\$ 310,000
Kapahulu-Diamond Head	39	60	\$ 735,000	\$ 787,500	Downtown-Nuuanu	47	128	\$ 333,000	\$ 398,400
Waiialae-Kahala	27	26	\$ 1,235,000	\$ 1,425,500	Ala Moana-Kakaako	77	121	\$ 307,000	\$ 550,000
Aina Haina - Kuliouou	17	23	\$ 835,000	\$ 900,000	Waikiki	137	280	\$ 282,500	\$ 300,000
Hawaii Kai	42	54	\$ 740,000	\$ 917,500	Makiki-Moiliili	91	161	\$ 292,500	\$ 326,000
Kailua - Waimanalo	49	71	\$ 701,000	\$ 800,000	Kapahulu-Kuliouou	28	34	\$ 362,500	\$ 534,500
Kaneohe	45	44	\$ 650,000	\$ 731,500	Hawaii Kai	49	71	\$ 456,000	\$ 538,000
Windward Coast	12	20	\$ 495,000	\$ 625,000	Kailua-Waimanalo	18	26	\$ 377,500	\$ 395,700
North Shore	19	26	\$ 620,000	\$ 650,000	Kaneohe	24	46	\$ 412,500	\$ 377,500
Wahiawa	7	14	\$ 425,000	\$ 417,000	Windward Coast	1	2	\$ 549,500	\$ 251,300
Milliani	57	93	\$ 585,000	\$ 604,900	North Shore	7	17	\$ 365,000	\$ 420,000
Makaha - Nanakuli	32	77	\$ 317,800	\$ 390,000	Wahiawa	7	11	\$ 140,000	\$ 178,000
Ewa Plain	102	161	\$ 448,500	\$ 475,000	Milliani	72	104	\$ 303,500	\$ 310,000
Makakilo	23	28	\$ 490,000	\$ 595,000	Makaha-Nanakuli	19	30	\$ 120,000	\$ 166,300
Waipahu	53	75	\$ 510,000	\$ 565,000	Ewa Plain	42	88	\$ 290,000	\$ 273,000
Pearl City-Aiea	37	57	\$ 550,000	\$ 668,000	Makakilo	22	28	\$ 237,700	\$ 292,500
					Waipahu	50	69	\$ 284,000	\$ 279,000
					Pearl City-Aiea	66	102	\$ 273,000	\$ 317,500
Overall Oahu	628	929	\$ 575,000	\$ 625,000	Overall Oahu	824	1421	\$ 305,000	\$ 329,000

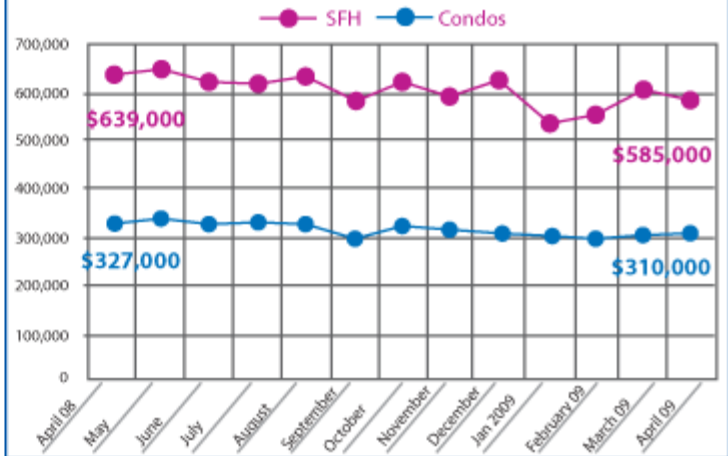
Sales of Single Family Homes and Condos

Source: Honolulu Board of Realtors 4/30/09



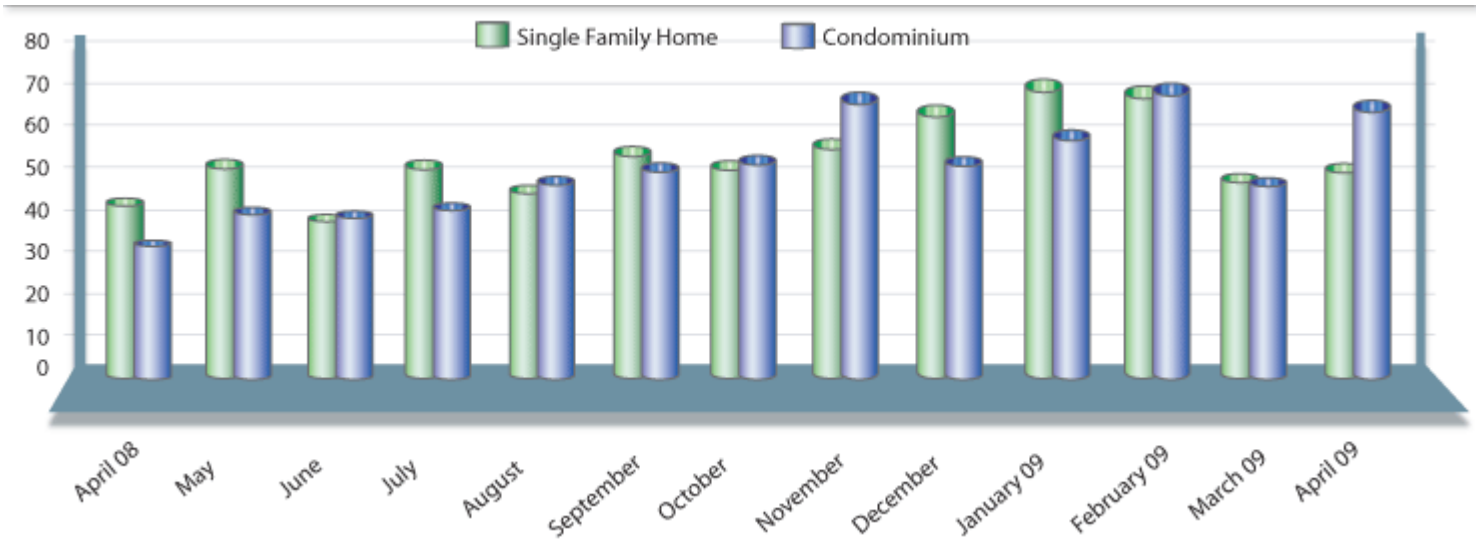
Median Sales Price Single Family Homes and Condos

Source: Honolulu Board of Realtors 4/30/09



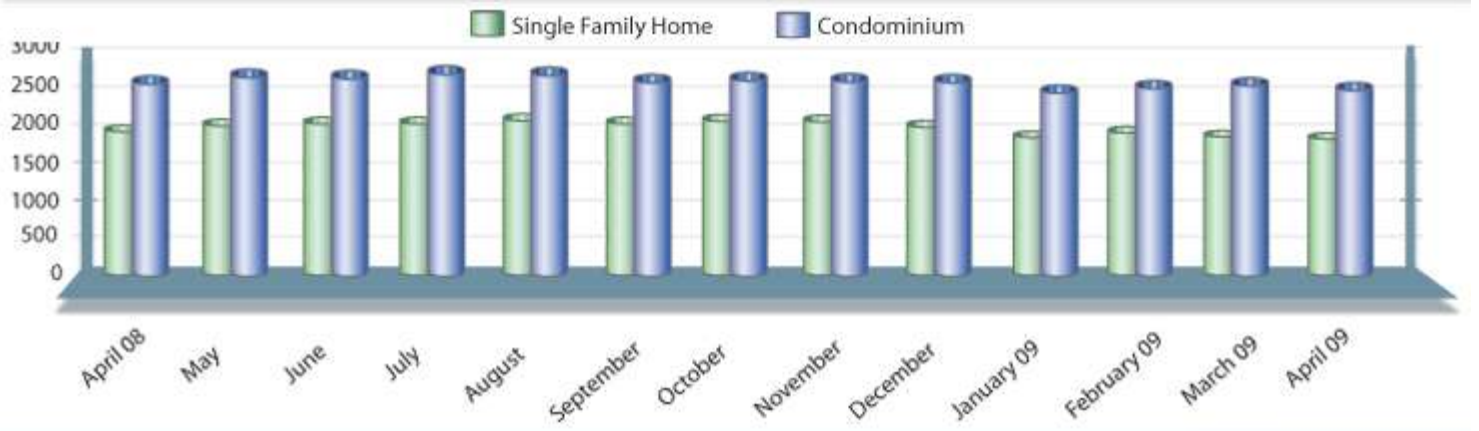
Median Number of Days on the Market as of April 30, 2009

The median number of days on the market in April was 51 for single family homes and 66 for condominiums. Many homes that are priced well are receiving multiple offers and selling much more quickly.



Inventory of Active Residential Listings as of April 30, 2009

Total inventory was 1,822 for single family homes in April, lower than it's been since the summer of 2007. April's condominium inventory of 2,514 is lower than it was a year ago when inventory was 2,629 and lower than in March when condominium inventory was 2,582.



At Coldwell Banker Pacific Properties, our mission is to provide you with a real estate experience that exceeds your expectations. Whatever the market, we deliver.

For more information, visit coldwellbankerpacific.com