



Map Search

Property Search

Quick Search

Aloha,

Now that Halloween is behind us and Thanksgiving is quickly approaching, pre-holiday sales are underway. But, have you thought about putting your home on the market before the holidays? That is, doing a pre-holiday sell?

Most people don't, but there are some big advantages to doing just that. Here are just a few:

- The number of homes for sale on Oahu is really low. In fact, it's 39% lower than it was at this time last year. Fewer homes on the market means less competition for buyers.
- We are currently in a sellers' market. That's defined by there being less than six months of inventory available. Currently, there are 4.6 months of inventory for single family homes and 4.8 for condominiums on Oahu.
- Nearly 15% of sales in October sold for at or over the asking price. I'm seeing multiple offers on homes that are priced right and this can create a bidding war.
- And, your home looks even more inviting when it's decorated for the season. Why not take advantage of its extra appeal at this time of year?

There are many more reasons you might want to consider selling, whether it's to move up, downsize or relocate. Buyers are actively looking right now because of very attractive interest rates, but there is a very limited supply of homes for them to



Mineko Kawamura

Realtor-Associate
Coldwell Banker Pacific Properties
Kahala Mall Roof Top
4211 Waiialae Avenue, #9000
Honolulu, Hawaii 96816
cell 808.780.5524
fax 808.748.8100
minekok@cbpacific.com
www.minekokawamura.com

consider.

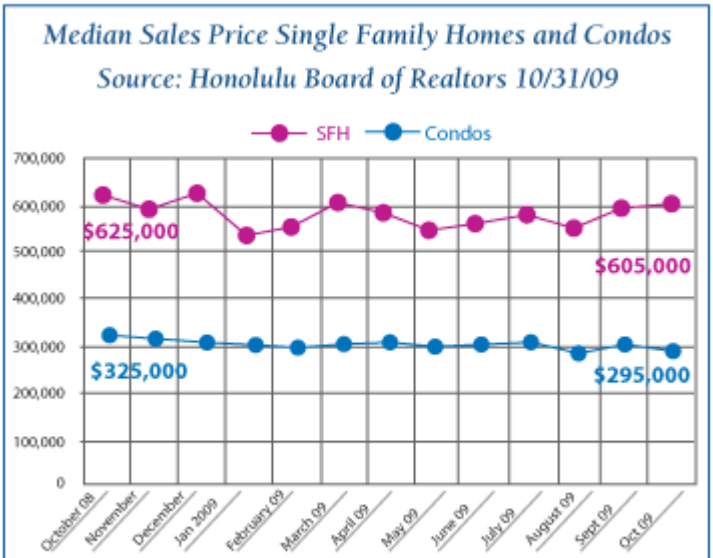
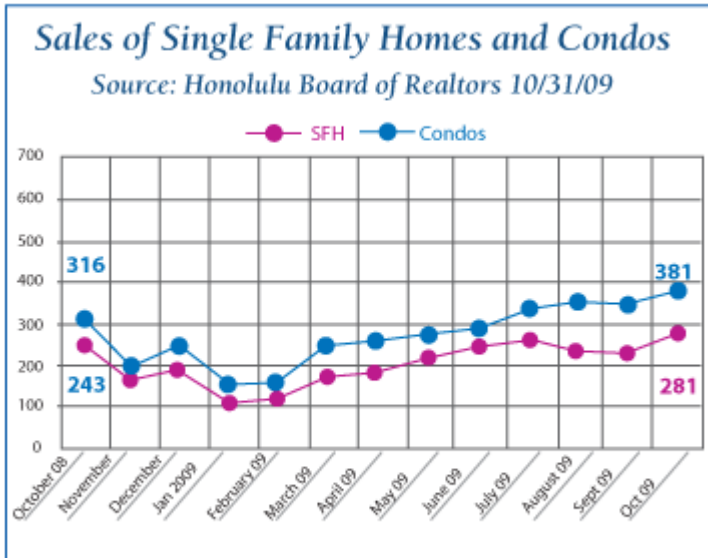
Save money by shopping the many pre-holiday sales. But, also take a moment to think about taking advantage of this active market by considering a pre-holiday sell. Give me a call or send me a note and let's talk about whether this might be a good time for you to list your home!



Monthly Year-to-date Resale Activity by Neighborhood Groups as of October 31, 2009

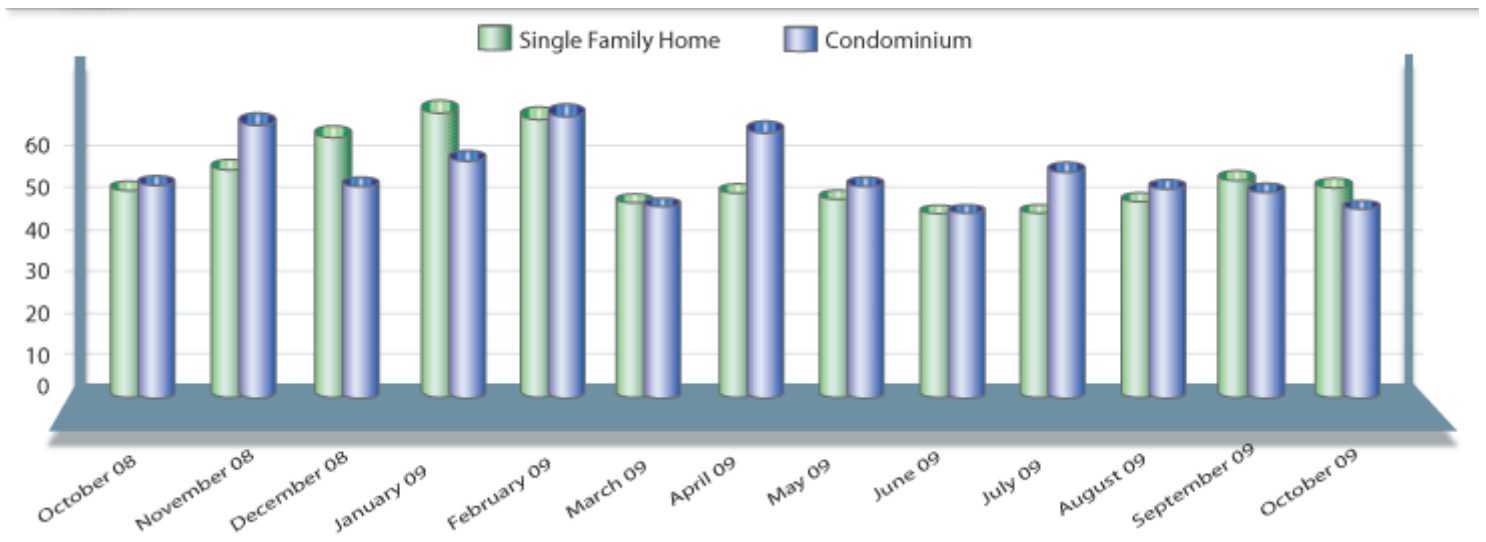
For Oahu overall, there was a 15.6% increase in the number of sales in October, 2009 compared to October of 2008. October was the highest sales month of the year so far with 281 sales of single family homes and 381 condominiums. The median sales price of single family homes in October year-to-date dropped 8%: \$575,000 versus \$625,000 in 2008.

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	97	109	\$ 585,000	\$ 629,000	Moanalua-Salt Lake	110	162	\$ 284,000	\$ 285,000
Honolulu	116	153	\$ 730,000	\$ 830,000	Kalihi-Palama	64	70	\$ 300,000	\$ 308,800
Kapahulu-Diamond Head	123	143	\$ 723,675	\$ 781,000	Downtown-Nuuanu	177	294	\$ 340,000	\$ 415,000
Waialae-Kahala	74	90	\$ 1,227,500	\$ 1,440,000	Ala Moana-Kakaako	264	286	\$ 395,000	\$ 475,000
Aina Haina - Kuliouou	42	57	\$ 890,000	\$ 915,000	Waikiki	455	675	\$ 280,000	\$ 286,000
Hawaii Kai	152	138	\$ 787,500	\$ 852,500	Makiki-Moiliili	351	424	\$ 305,000	\$ 320,500
Kailua - Waimanalo	165	212	\$ 737,500	\$ 775,000	Kapahulu-Kuliouou	78	105	\$ 385,500	\$ 437,500
Kaneohe	137	126	\$ 640,000	\$ 696,000	Hawaii Kai	148	171	\$ 489,500	\$ 540,000
Windward Coast	60	55	\$ 600,000	\$ 640,000	Kailua-Waimanalo	55	73	\$ 375,000	\$ 410,000
North Shore	39	60	\$ 650,000	\$ 797,500	Kaneohe	112	123	\$ 375,000	\$ 405,000
Wahiawa	34	47	\$ 388,000	\$ 419,000	Windward Coast	4	3	\$ 211,500	\$ 280,000
Milliani	133	224	\$ 590,000	\$ 597,000	North Shore	17	28	\$ 255,000	\$ 398,000
Makaha - Nanakuli	111	152	\$ 278,000	\$ 387,000	Wahiawa	12	22	\$ 139,000	\$ 185,500
Ewa Plain	346	419	\$ 437,500	\$ 470,000	Milliani	180	254	\$ 294,000	\$ 316,000
Makakilo	92	74	\$ 486,000	\$ 567,000	Makaha-Nanakuli	63	60	\$ 120,000	\$ 153,000
Waipahu	203	169	\$ 507,000	\$ 550,000	Ewa Plain	159	202	\$ 255,000	\$ 310,000
Pearl City-Aiea	145	149	\$ 560,000	\$ 629,000	Makakilo	64	71	\$ 237,500	\$ 299,000
					Waipahu	187	183	\$ 275,000	\$ 280,000
					Pearl City-Aiea	211	283	\$ 275,000	\$ 300,000
Overall Oahu	2,069	2,377	\$ 575,000	\$ 625,000	Overall Oahu	2,711	3,489	\$ 300,000	\$ 325,000



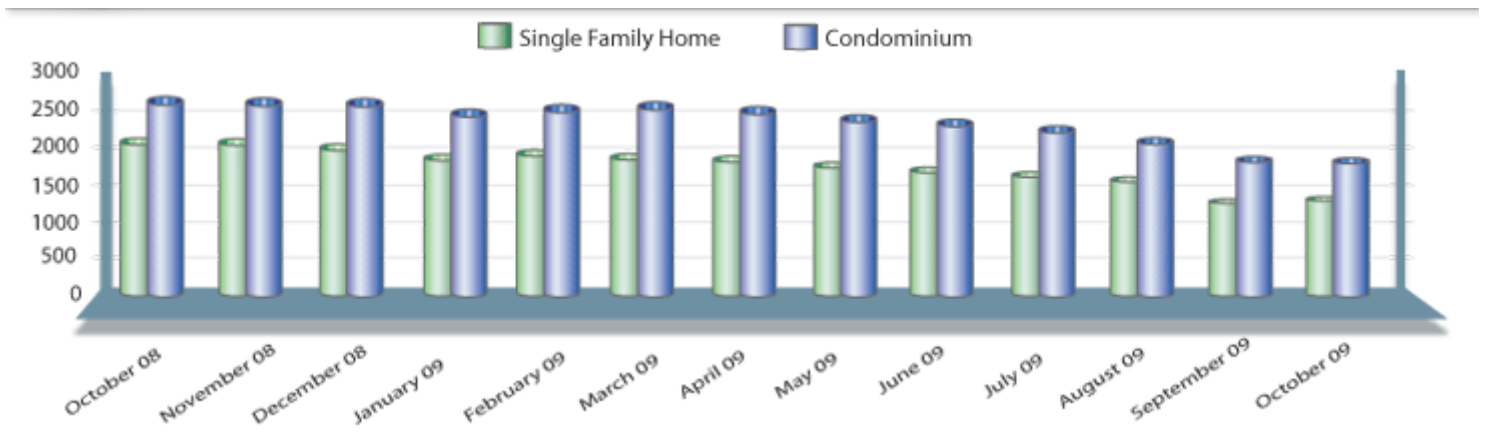
Median Number of Days on the Market as of October 31, 2009

The median number of days on the market in October was 52 for single family homes and 47 for condominiums. I continue to see multiple offers for homes that are priced and presented well. I can help you make sure your home captures the attention of buyers with a strategic marketing and pricing strategy.



Inventory of Active Residential Listings as of October 31, 2009

Total inventory was 1,282 for single family homes and 1,828 for condominiums. Homes available for sale is down nearly 40% compared to this time last year. New listings really stand out. So, check with me to learn more about putting your home on the market.



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

