



Map Search

Property Search

Quick Search

Aloha,

The summer months are typically the “high” season in real estate. There is a strong pace of activity for a short period of time. At the beginning of summer this year we saw increased activity in the market with home and condominium sales maintaining momentum throughout the summer.

Strong activity ran into September 2009, when the number of single family homes and condominiums sold left 2008 September statistics in the dust. There were 244 single family homes and 345 condominiums sold in September, which represented 13.5% and 13.1% increases in sales month over month.

Sales prices also performed well compared to year ago results. The median price of a single family home sold in September 2009 was 1.7% higher than in September 2008. Condominium prices were 3% higher.

So, what does that mean to you? If you’re thinking of selling your home, this may be the time to jump in. There are many buyers in the market with prequalified loans at low rates. Their purchasing power is good and they haven’t found the home of their dreams yet.

If you’re a buyer, let’s talk about the opportunities waiting for you. You might be very surprised about what you can afford today.



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

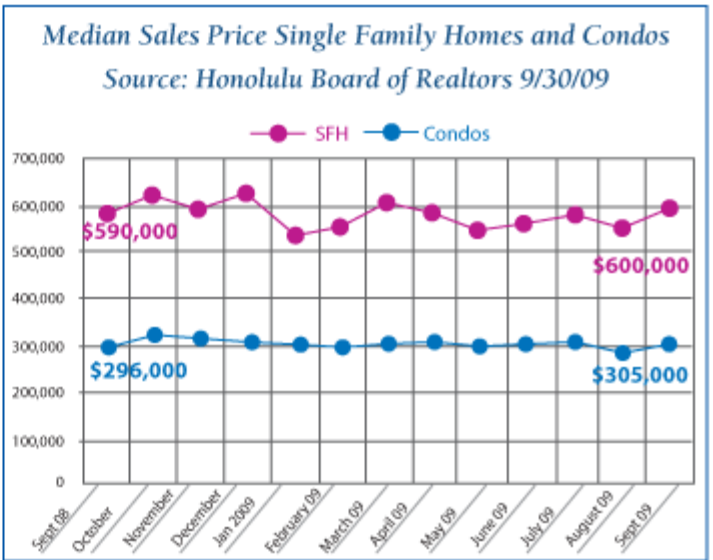
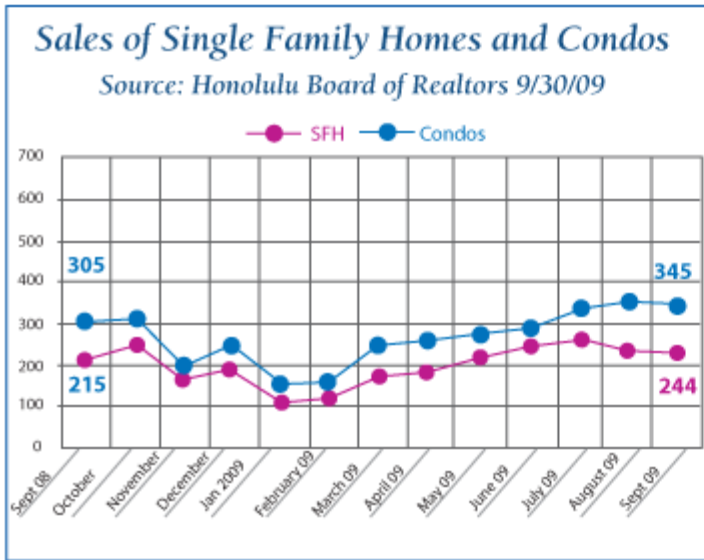
I'm committed to making your real estate transaction a very positive experience. Whether you need a coach to guide you day to day, or whether you feel very confident of your plan, I will do my personal best to help you achieve your dreams and reach your goals.



Monthly Year-to-date Resale Activity by Neighborhood Groups as of September 30, 2009

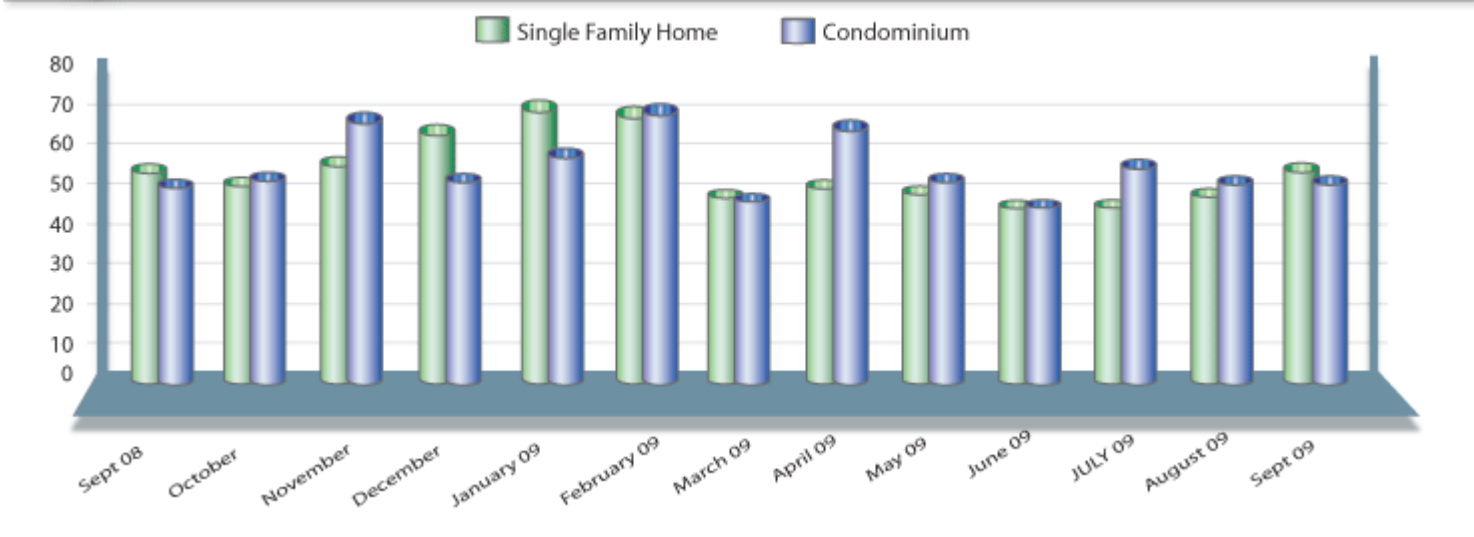
For Oahu overall, there was an 8% decrease in the median sales price of single family homes in September year-to-date: \$575,000 versus \$625,000 in 2008. And, the number of sales dropped 16.2% versus the same period in 2008. However, as discussed earlier, results for the month of September show very strong performance compared to September 2008. And, as always, I see that performance differs greatly across the island. Contact me to learn more about what's happening in your neighborhood of interest..

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	77	102	\$ 570,000	\$ 619,500	Moanalua-Salt Lake	99	145	\$ 280,000	\$ 288,000
Honolulu	100	144	\$ 712,500	\$ 833,000	Kalihi-Palama	60	63	\$ 300,000	\$ 307,500
Kapahulu-Diamond Head	100	127	\$ 730,000	\$ 790,000	Downtown-Nuuanu	147	266	\$ 327,000	\$ 424,300
Waiialae-Kahala	60	76	\$ 1,275,000	\$ 1,512,000	Ala Moana-Kakaako	223	252	\$ 400,000	\$ 480,000
Aina Haina - Kuliouou	38	50	\$ 877,500	\$ 900,000	Waikiki	400	633	\$ 271,000	\$ 290,000
Hawaii Kai	127	121	\$ 766,000	\$ 830,000	Makiki-Moiliili	293	388	\$ 305,000	\$ 320,000
Kailua - Waimanalo	144	191	\$ 725,000	\$ 780,000	Kapahulu-Kuliouou	67	91	\$ 390,000	\$ 440,000
Kaneohe	114	113	\$ 637,000	\$ 697,000	Hawaii Kai	133	152	\$ 489,000	\$ 541,500
Windward Coast	55	54	\$ 615,000	\$ 640,000	Kailua-Waimanalo	46	68	\$ 372,500	\$ 412,500
North Shore	34	56	\$ 637,000	\$ 797,500	Kaneohe	97	110	\$ 375,000	\$ 401,500
Wahiawa	30	42	\$ 388,000	\$ 417,000	Windward Coast	4	3	\$ 211,500	\$ 280,000
Mililani	122	199	\$ 592,500	\$ 607,000	North Shore	17	27	\$ 255,000	\$ 404,000
Makaha - Nanakuli	99	141	\$ 277,000	\$ 389,000	Wahiawa	11	22	\$ 140,000	\$ 185,500
Ewa Plain	304	370	\$ 437,500	\$ 468,700	Mililani	156	231	\$ 295,000	\$ 317,000
Makakilo	79	65	\$ 490,000	\$ 590,000	Makaha-Nanakuli	53	55	\$ 119,950	\$ 154,000
Waipahu	179	149	\$ 509,000	\$ 550,000	Ewa Plain	133	184	\$ 260,000	\$ 298,000
Pearl City-Aiea	126	134	\$ 559,000	\$ 632,000	Makakilo	57	61	\$ 241,400	\$ 299,000
					Waipahu	160	171	\$ 278,500	\$ 281,500
					Pearl City-Aiea	182	251	\$ 277,500	\$ 305,000
Overall Oahu	1,788	2,134	\$ 575,000	\$ 625,000	Overall Oahu	2,338	3,173	\$ 300,000	\$ 325,000



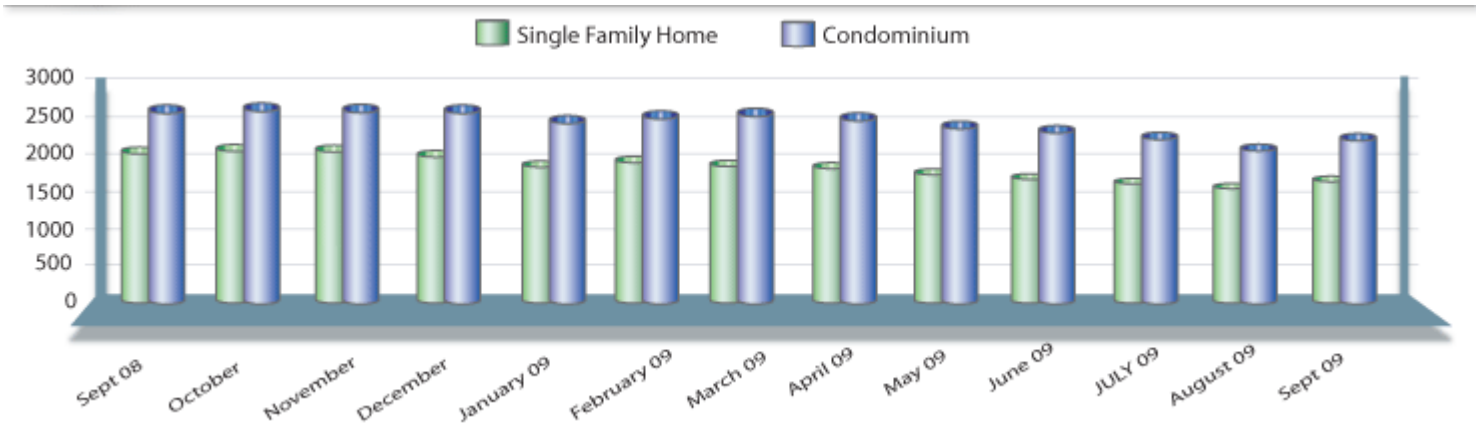
Median Number of Days on the Market as of September 30, 2009

The median number of days on the market in September was 54 for single family homes and 51 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.



Inventory of Active Residential Listings as of September 30, 2009

Total inventory was 1,732 for single family homes and 2,416 for condominiums. Homes available for sale in some neighborhoods are down almost 60% compared to this time last year. New listings in these areas really stand out. So, check with me to learn more about your neighborhood.



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

(C) 2009 Coldwell Banker Real Estate Corporate. Coldwell Banker is a registered trademark licensed to Coldwell Banker Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT LLC.

