

CATCH IT.



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Aloha,

What a difference a year makes. The Oahu real estate market is riding high with increases in the number of sales for both single family homes and condominiums compared to this time last year.

Are you ready to ride this wave of activity?

If you are thinking of selling your home, I'm seeing that well priced homes, in all price ranges, are attracting a lot of attention. Many are drawing scores of people to their Open Houses, and some are receiving multiple full price and over-asking price offers. The number of homes on the market is still low, but may pick up as we approach the spring and summer key selling period.

If you'd like to move up to a larger home, jump into the market for the first time, or invest in real estate, there are many reasons why this may be your time to go for it. Interest rates remain quite low, and it's not clear when they'll rise again. Higher interest rates have a big impact on how much home you can afford, so waiting may reduce the number of homes in your price range. In addition, the [Extended and Expanded Home Buyers Tax Credit](#) could provide you with an extra dollar incentive, but you need to move pretty quickly. What's more, right now many homes are priced to sell.

So, as you're pondering whether to catch this wave or wait for the next one, give me a call or send me an email. You may be surprised to learn what is happening in your neighborhood or in your price range of interest. The information below is just a small sample of the information available to you. Become informed about

Mineko Kawamura
Realtor

**Coldwell Banker Pacific
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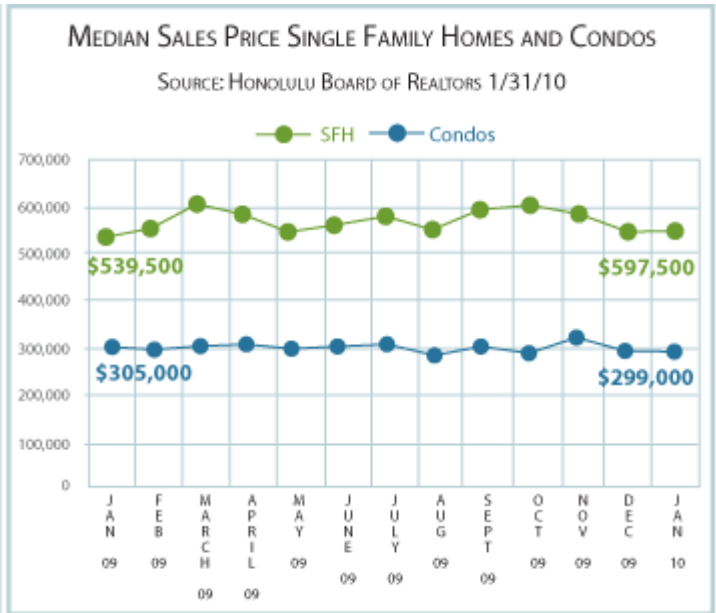
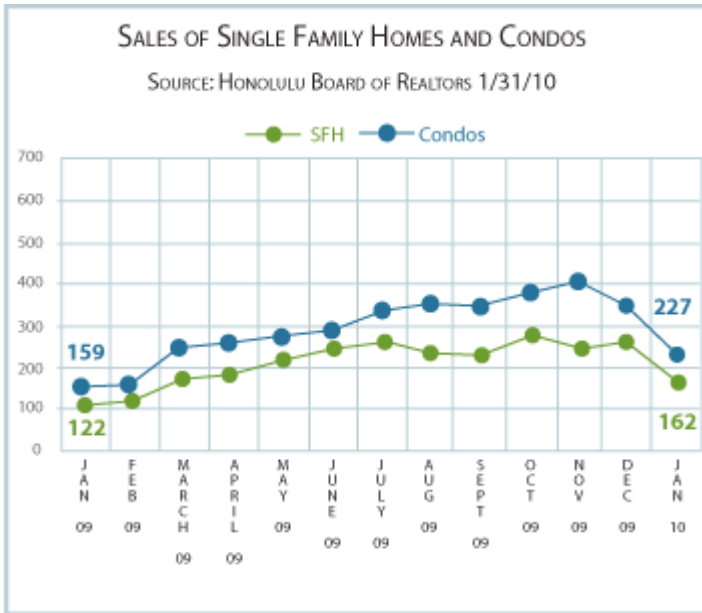
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today's market so you'll feel confident about your decision to "catch it", or wait.

Monthly Year-to-date Resale Activity by Neighborhood Groups as of January 31, 2010.

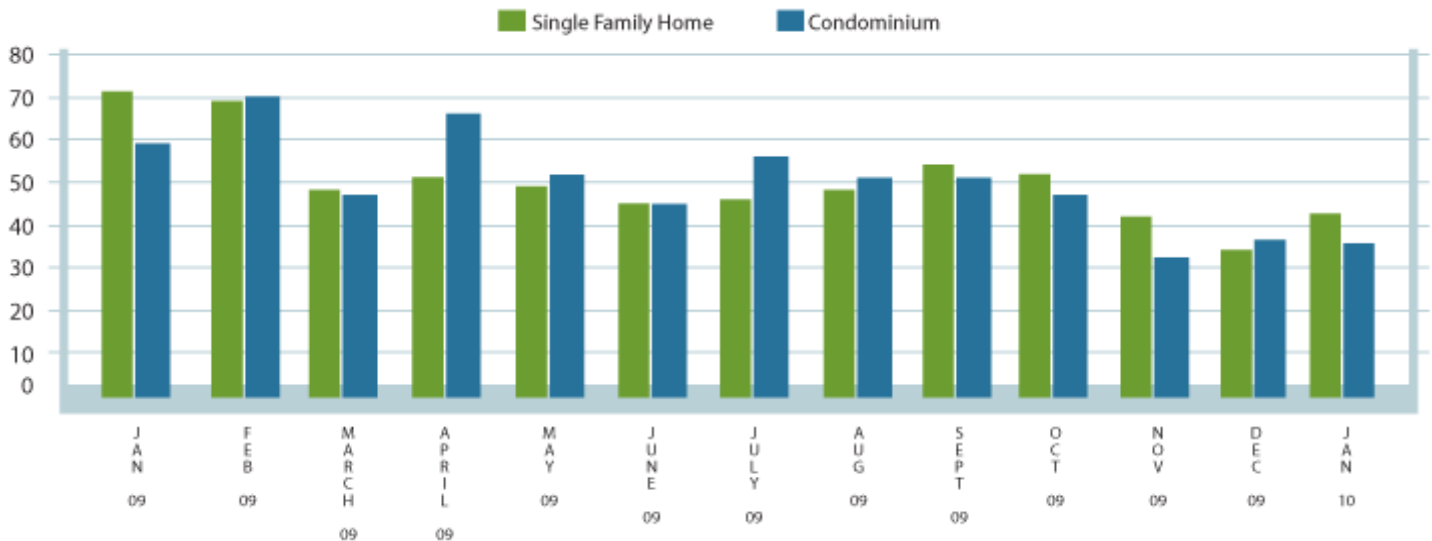
For Oahu overall, there was a 32.8% increase in single family home sales in January, 2010 compared to January, 2009. Condominium sales were up 42.8%. The median sales price of single family homes increased 10.8% compared to a year ago: \$597,500 versus \$539,500 in January, 2009. For condominiums, prices fell 2.0% to \$299,000. Oahu is comprised of many neighborhoods, each performing somewhat differently than the norm. Check the chart to review statistics for your neighborhood of interest.

Single Family Homes					Condominiums				
Neighborhood	# of Units Sold		Median Sales Price		Neighborhood	# of Units Sold		Median Sales Price	
	2010	2009	2010	2009		2010	2009	2010	2009
Moanalua-Kalihi	10	6	\$ 576,500	\$ 530,000	Moanalua-Salt Lake	11	13	\$ 250,000	\$ 295,500
Honolulu	6	2	\$ 807,500	\$ 515,500	Kalihi-Palama	6	3	\$ 335,000	\$ 380,000
Kapahulu-Diamond Head	13	4	\$ 940,000	\$ 542,500	Downtown-Nuuanu	15	11	\$ 487,000	\$ 195,000
Waiialae-Kahala	8	7	\$ 1,583,250	\$ 1,392,000	Ala Moana-Kakaako	25	10	\$ 405,000	\$ 571,300
Aina Haina - Kuliouou	3	4	\$ 897,000	\$ 933,800	Waikiki	45	29	\$ 229,000	\$ 278,000
Hawaii Kai	6	8	\$ 777,500	\$ 755,000	Makiki-Moiliili	22	19	\$ 315,225	\$ 310,000
Kailua - Waimanalo	14	8	\$ 793,500	\$ 705,000	Kapahulu-Kuliouou	9	4	\$ 360,000	\$ 330,000
Kaneohe	13	10	\$ 602,000	\$ 770,000	Hawaii Kai	15	10	\$ 495,000	\$ 450,000
Windward Coast	7	2	\$ 499,000	\$ 325,000	Kailua-Waimanalo	7	2	\$ 305,000	\$ 520,000
North Shore	5	7	\$ 750,000	\$ 560,000	Kaneohe	4	6	\$ 346,000	\$ 407,500
Wahiawa	3	2	\$ 335,000	\$ 498,800	Windward Coast	0	0	na	na
Milliani	8	12	\$ 670,000	\$ 605,000	North Shore	1	0	\$ 145,000	na
Makaha - Nanakuli	5	13	\$ 271,750	\$ 400,000	Wahiawa	0	2	na	\$ 147,500
Ewa Plain	32	19	\$ 435,000	\$ 482,000	Milliani	13	10	\$ 285,000	\$ 316,300
Makakilo	3	3	\$ 617,500	\$ 370,000	Makaha-Nanakuli	5	4	\$ 150,000	\$ 110,000
Waipahu	15	11	\$ 549,000	\$ 510,000	Ewa Plain	19	5	\$ 250,000	\$ 205,000
Pearl City-Aiea	11	4	\$ 520,000	\$ 507,000	Makakilo	3	2	\$ 250,000	\$ 247,500
					Waipahu	17	14	\$ 265,000	\$ 318,500
					Pearl City-Aiea	10	15	\$ 306,250	\$ 300,000
Overall Oahu	162	122	\$ 597,500	\$ 539,500	Overall Oahu	227	159	\$ 299,000	\$ 305,000



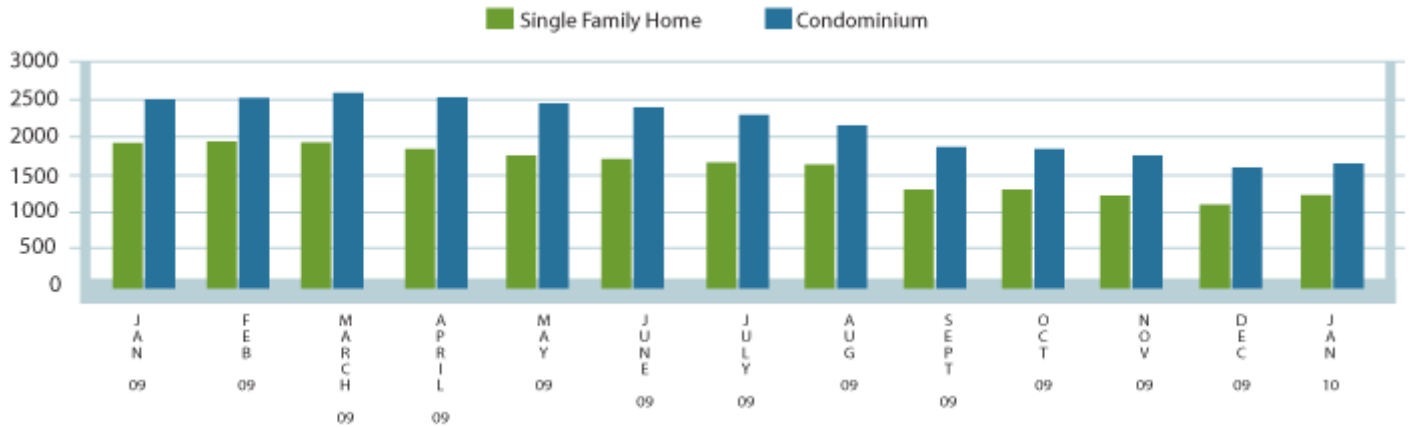
Median Number of Days on the Market as of January 31, 2010.

The median number of days on the market in January was 43 for single family homes and 36 for condominiums. In January of 2009, this was 71 days for single family homes and 59 days for condominiums.



Inventory of Active Residential Listings as of January 31, 2010.

Total inventory was only 1,202 for single family homes and 1,638 for condominiums. Homes available for sale are down over 35% compared to this time last year. There are some great homes on the market, but buyers are looking for more selection.



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