

Oahu Real Estate  
**MARKET UPDATE**



WHAT'S YOUR MICROCLIMATE?

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Aloha,

On any given day, it might be blistering hot in Kaimuki and cool in Makakilo. Pouring rain in Laie and bone dry in Makaha. Oahu's weather report rarely gives you a perfect understanding of what the weather will be like where you live. That's because Oahu has many microclimates. And like our microclimates, the real estate market has many "micromarkets" across the island.

The summer season brings out buyers and sellers who are making their moves before autumn and the holidays approach. With interest rates continuing to be very low and home prices attractive, it can be hard to argue that buying now is a bad decision to make.

But, is it a good time for YOU to buy or sell? Overall market statistics only give you a flavor of what's happening in the real estate market. The situation can vary tremendously by city, neighborhood, or even street—our micromarkets. That's why my advice to each of my clients is tailored to them—their goals and their resources, combined with the highly researched and specific statistics that I analyze and share.

Below is a snapshot of the local real estate market as of June 30, 2010. Let me provide you with a more thorough analysis of your micromarket. With summer in full swing, it's a great time to evaluate your situation and confirm your goals.



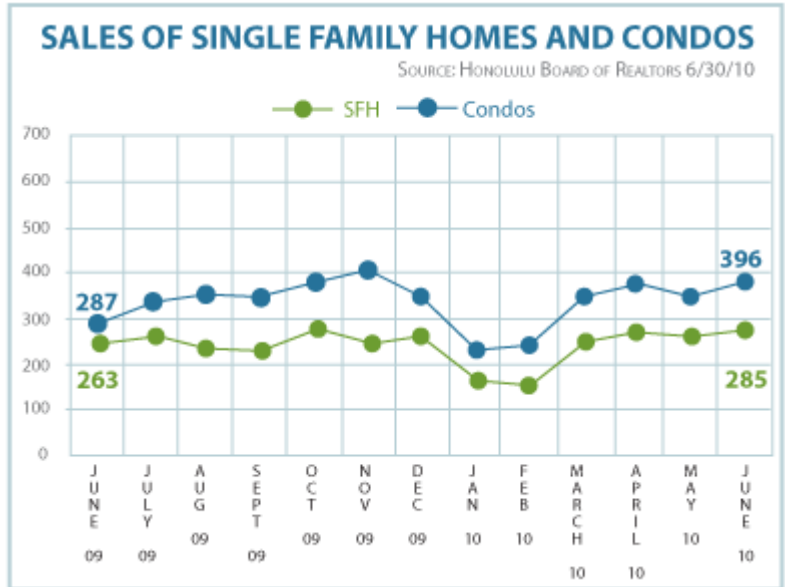
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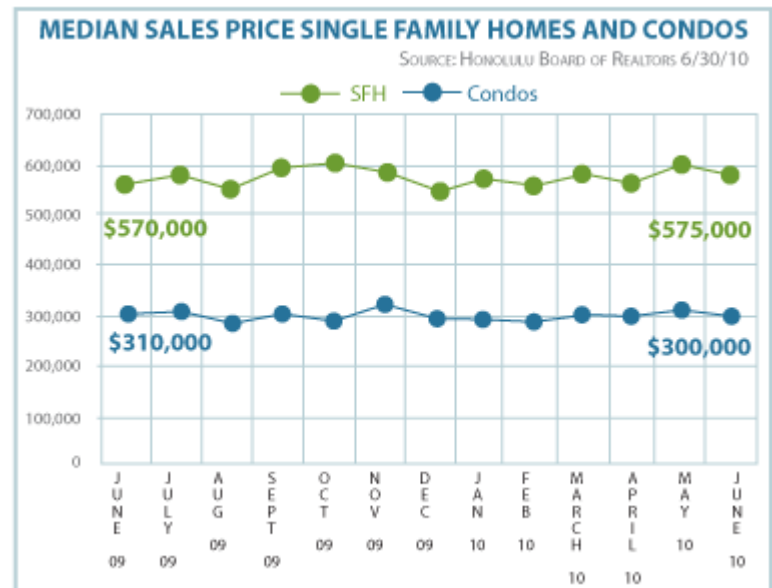
**Sales of Single Family Homes and Condos as of June 30, 2010.**

Sales of single family homes increased 8.4% in June of 2010 compared to June, 2009. Condominium sales were up 38% compared to last June.



### Median Sales Price of Single Family Homes and Condos as of June 30, 2010.

The median sales price of single family homes increased 0.9% to \$575,000 in June, 2010 compared to the same month in 2009. The median sales price for condominiums decreased 3.2% to \$300,000 for the same period. Please consult with me to learn about the current market value of your home or of homes in neighborhoods of interest.



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