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a Proven Real Estate Professional.



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Aloha

It's hard to miss the headlines that report on falling home prices, the increasing number of foreclosures and short sales, and general volatility in the real estate market. You might be wondering if your home's value has dropped the double digit percentages that have been reported. Or, as a potential buyer, if it's now the right time to buy.

Most homes that are priced right are selling quickly, often with multiple offers. But, if you want to buy or sell, how do you know what the right price is? Determining the right price has everything to do with having a deep understanding of the market. What are neighborhood price and sales trends? How do similar homes compare in condition, price and other features? And much more.

If you are considering selling, it is a very good time to contact me about a Comparative Market Analysis (CMA). With absolutely no obligation, I will give you a good idea of your home's current value so you can decide whether you may want to put your home on the market soon, or sit tight.

If you are considering buying, I'd be happy to talk with you about your individual situation and bring you up to date on current trends. There are values in the market you may wish to hear more about.

So, send me an email or call me anytime. In the meantime, here are some statistical highlights of the Oahu real estate market as of January 31, 2009.

Mineko Kawamura
Realtor-Associate

**Coldwell Banker Pacific
Properties**

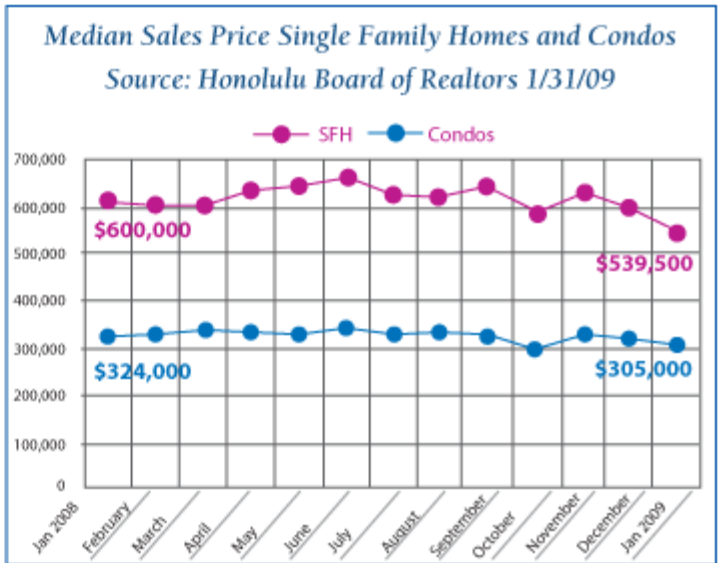
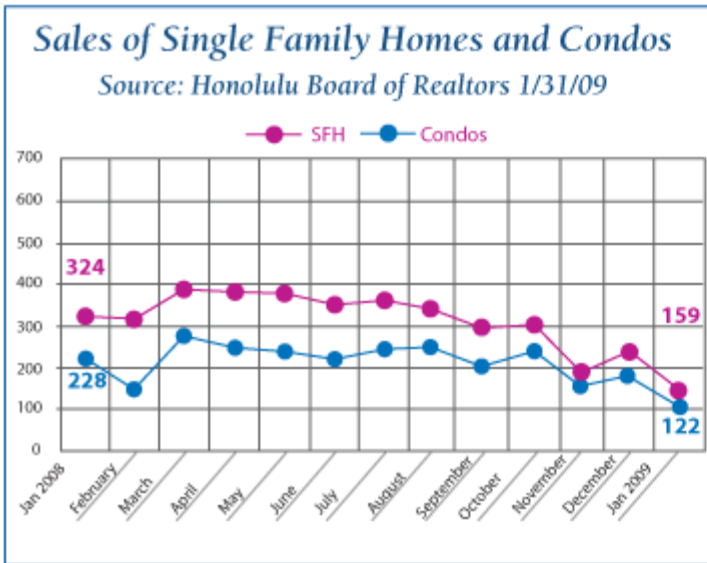
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Monthly Year-to-date Resale Activity by Neighborhood Groups as of January 31, 2009

For Oahu overall, we experienced a 10.1% decrease in the median sales price of homes sold in January: \$539,500 versus \$600,000 in 2008. In January, 122 homes sold compared to 228 in 2008, an overall decline of 46.5%. Examine the statistics neighborhood by neighborhood as you'll see they tell a variety of stories

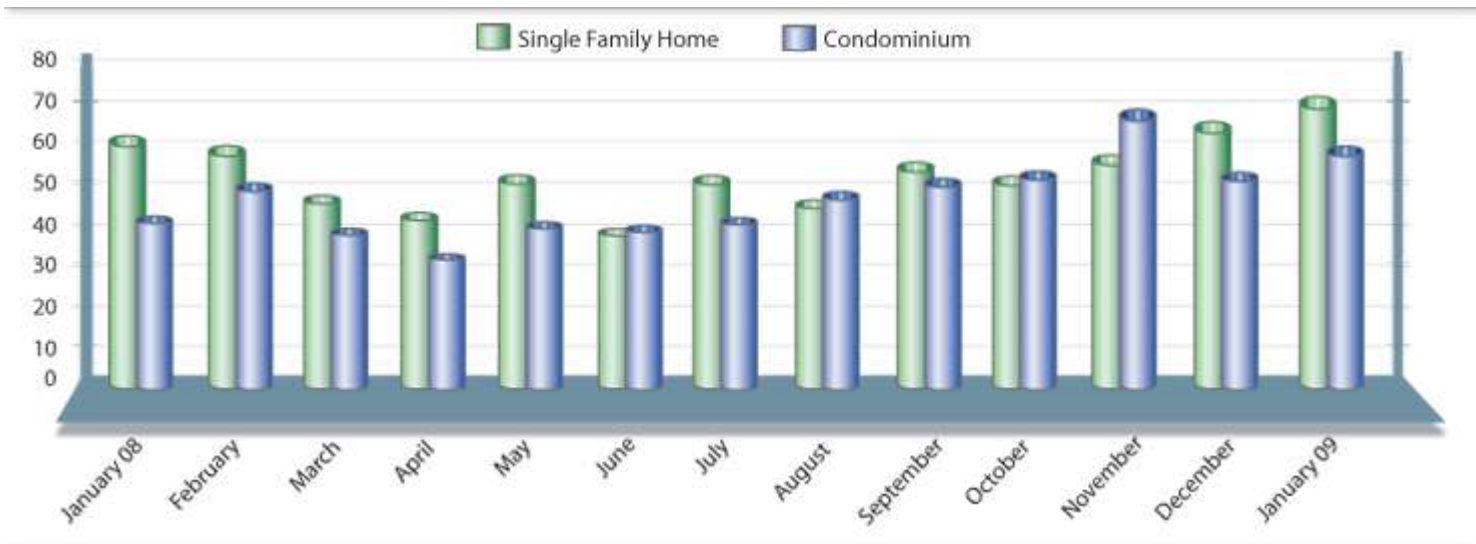
Single Family Homes				
Neighborhood	# of Units Sold		Median Sales Price	
	2009	2008	2009	2008
Moanalua-Kalihi	6	8	\$ 530,000	\$ 617,500
Honolulu	2	11	\$ 515,500	\$ 1,100,000
Kapahulu-Diamond Head	4	18	\$ 542,500	\$ 909,000
Waialae-Kahala	7	7	\$ 1,392,000	\$ 1,351,000
Aina Haina - Kuliouou	4	4	\$ 933,800	\$ 890,000
Hawaii Kai	8	12	\$ 755,000	\$ 834,000
Kailua - Waimanalo	8	12	\$ 705,000	\$ 980,000
Kaneohe	10	13	\$ 770,000	\$ 733,000
Windward Coast	2	6	\$ 325,000	\$ 594,500
North Shore	7	4	\$ 560,000	\$ 1,162,500
Wahiawa	2	6	\$ 498,800	\$ 417,500
Milliani	12	23	\$ 605,000	\$ 550,000
Makaha - Nanakuli	13	22	\$ 400,000	\$ 428,000
Ewa Plain	19	43	\$ 482,000	\$ 465,000
Makakilo	3	7	\$ 370,000	\$ 600,000
Waipahu	11	19	\$ 510,000	\$ 535,000
Pearl City-Aiea	4	13	\$ 507,000	\$ 629,000
Overall Oahu	122	228	\$ 539,500	\$ 600,000

Condominiums				
Neighborhood	# of Units Sold		Median Sales Price	
	2009	2008	2009	2008
Moanalua-Salt Lake	13	18	\$ 295,500	\$ 290,000
Kalihi-Palama	3	13	\$ 380,000	\$ 290,000
Downtown-Nuuanu	11	28	\$ 195,000	\$ 389,800
Ala Moana-Kakaako	10	19	\$ 571,300	\$ 530,000
Waikiki	29	67	\$ 278,000	\$ 315,000
Makiki-Moiliili	19	36	\$ 310,000	\$ 341,500
Kapahulu-Kuliouou	4	6	\$ 330,000	\$ 1,357,500
Hawaii Kai	10	21	\$ 450,000	\$ 540,000
Kailua-Waimanalo	2	5	\$ 520,000	\$ 376,000
Kaneohe	6	11	\$ 407,500	\$ 302,000
Windward Coast	0	0	N/A	N/A
North Shore	0	1	N/A	\$ 404,000
Wahiawa	2	3	\$ 1,475,000	\$ 195,000
Milliani	10	29	\$ 316,300	\$ 309,900
Makaha-Nanakuli	4	8	\$ 110,000	\$ 194,500
Ewa Plain	5	17	\$ 205,000	\$ 268,000
Makakilo	2	4	\$ 247,500	\$ 290,000
Waipahu	14	12	\$ 318,500	\$ 282,500
Pearl City-Aiea	15	26	\$ 300,000	\$ 324,000
Overall Oahu	159	324	\$ 305,000	\$ 324,000



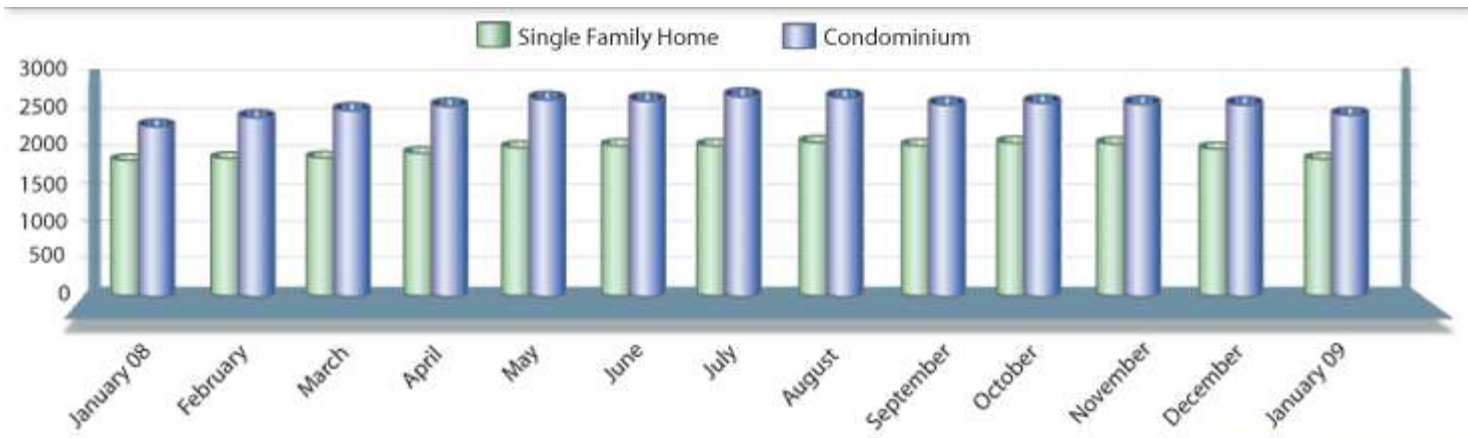
Median Number of Days on the Market as of January 31, 2009

The median number of days on the market was 59 for condominiums that sold in January. Single family homes sold last month spent a median 71 days on the market, up from 65 days in December of 2008 and 61 days in January 2008.



Inventory of Active Residential Listings as of January 31, 2009

Total inventory was 1,903 for single family homes in January. This was the lowest inventory level seen since January, 2008. There were 2,494 active condominium listings in January, the lowest inventory of available condominiums since February, 2008.



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.

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