

WISHING YOU & YOUR FAMILY A

*Happy Thanksgiving!*



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**Mineko Kawamura**

*Realtor-Associate*  
**Coldwell Banker Pacific Properties**

Kahala Mall Roof Top  
4211 Waialae Avenue, #9000  
Honolulu, Hawaii 96816  
cell 808.780.5524  
fax 808.748.8100

[minekok@cbpacific.com](mailto:minekok@cbpacific.com)  
[www.minekokawamura.com](http://www.minekokawamura.com)

Aloha,

As we head towards the holidays, the Oahu real estate market continues to have moderately stable prices for both single family homes and condominiums. This underscores the overall strength of the real estate market on Oahu and presents opportunities for both buyers and sellers. The median sales price for single family homes in October was \$625,000 and for condominiums was \$325,000.

If you are considering the purchase or sale of a home, please contact me. I can provide you with market insight and strategies that will help you achieve your goals, no matter the market situation.

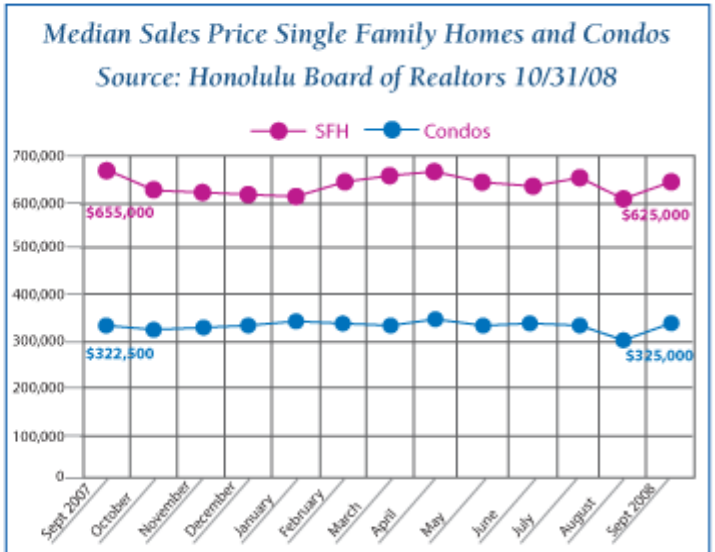
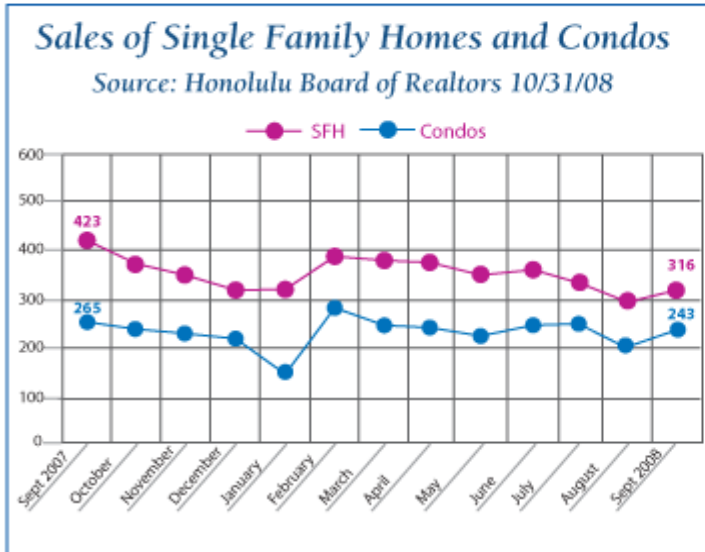
In the meantime, here is a snapshot of the Oahu real estate market as of October 31, 2008.

**▼ Monthly Year-to-date Resale Activity by Neighborhood Groups as of October 31, 2008**

The median sales price for single family homes again topped \$600,000 at \$625,000 in October. This was also the median sales price for the first ten months of the year, only 3.7% lower than the same period in 2007. Condominium prices also remained stable with a median sales price in October and for the first ten months of the year at \$325,000. This was slightly higher than the median sales price last month and flat compared to the first ten months of 2007.

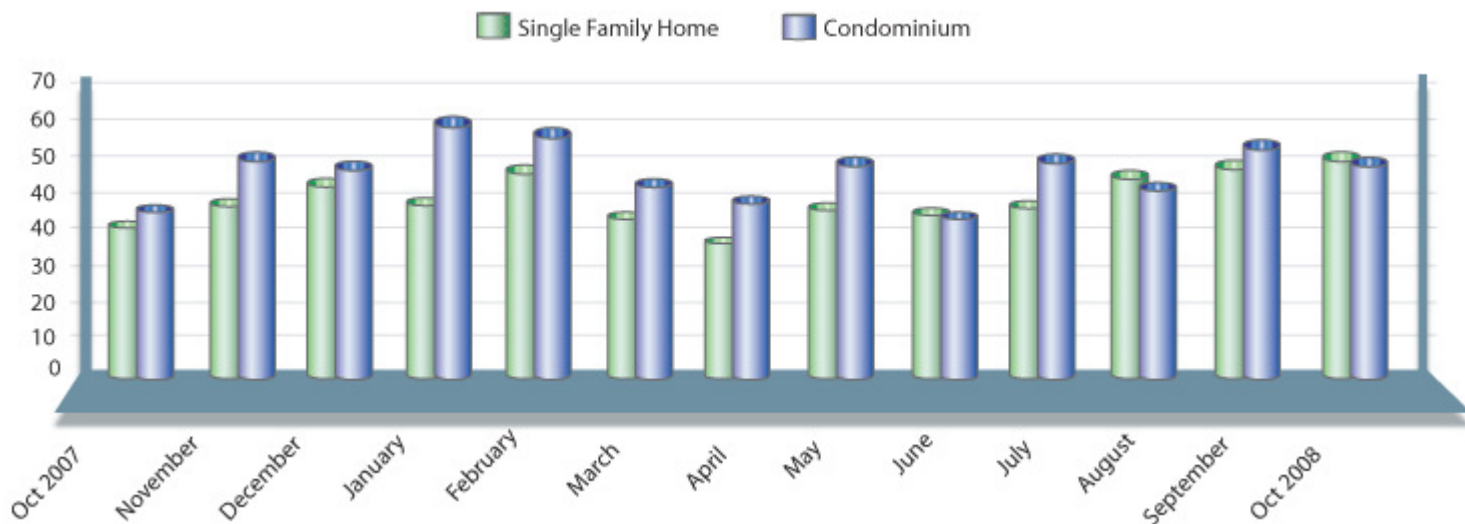
Single Family Homes				
Neighborhood	# of Units Sold		Median Sales Price	
	2007	2008	2007	2008
Moanalua-Kalihi	15	7	\$ 630,000	\$ 660,000
Honolulu	23	9	\$ 780,000	\$ 750,000
Kapahulu-Diamond Head	16	16	\$ 887,500	\$ 682,500
Waialae-Kahala	7	14	\$ 1,288,000	\$ 1,247,500
Aina Haina - Kuliouou	9	7	\$ 1,000,000	\$ 1,015,000
Hawaii Kai	16	17	\$ 910,000	\$ 890,000
Kailua - Waimanalo	12	21	\$ 759,500	\$ 720,000
Kaneohe	18	13	\$ 685,500	\$ 679,500
Windward Coast	10	1	\$ 627,800	\$ 627,000
North Shore	5	4	\$ 470,000	\$ 832,500
Wahiawa	6	5	\$ 392,500	\$ 431,000
Millilani	27	25	\$ 658,000	\$ 558,000
Makaha - Nanakuli	14	11	\$ 377,500	\$ 365,000
Ewa Plain	41	49	\$ 487,000	\$ 490,000
Makakilo	6	9	\$ 525,300	\$ 499,900
Waipahu	20	20	\$ 597,500	\$ 544,500
Pearl City-Aiea	20	15	\$ 640,000	\$ 605,000
<b>Overall Oahu</b>	<b>265</b>	<b>243</b>	<b>\$ 655,000</b>	<b>\$ 625,000</b>

Condominiums				
Neighborhood	# of Units Sold		Median Sales Price	
	2007	2008	2007	2008
Moanalua-Salt Lake	23	17	\$ 330,000	\$ 275,000
Kalihi-Palama	12	7	\$ 425,000	\$ 320,000
Downtown-Nuuanu	22	28	\$ 332,500	\$ 347,100
Ala Moana-Kakaako	41	34	\$ 430,000	\$ 429,300
Waikiki	65	42	\$ 255,000	\$ 248,800
Makiki-Moiliili	59	36	\$ 320,000	\$ 338,800
Kapahulu-Kuliouou	11	14	\$ 525,900	\$ 407,500
Hawaii Kai	15	19	\$ 575,000	\$ 515,000
Kailua-Waimanalo	5	5	\$ 415,000	\$ 395,000
Kaneohe	22	13	\$ 442,500	\$ 444,000
Windward Coast	1	0	\$ 395,000	N/A
North Shore	2	1	\$ 368,000	\$ 299,000
Wahiawa	3	0	\$ 175,000	N/A
Millilani	30	23	\$ 293,500	\$ 309,000
Makaha-Nanakuli	8	5	\$ 154,800	\$ 90,000
Ewa Plain	26	18	\$ 322,500	\$ 373,000
Makakilo	14	10	\$ 308,500	\$ 294,500
Waipahu	33	12	\$ 290,000	\$ 269,500
Pearl City-Aiea	31	32	\$ 297,000	\$ 290,000
<b>Overall Oahu</b>	<b>423</b>	<b>316</b>	<b>\$ 322,500</b>	<b>\$ 325,000</b>



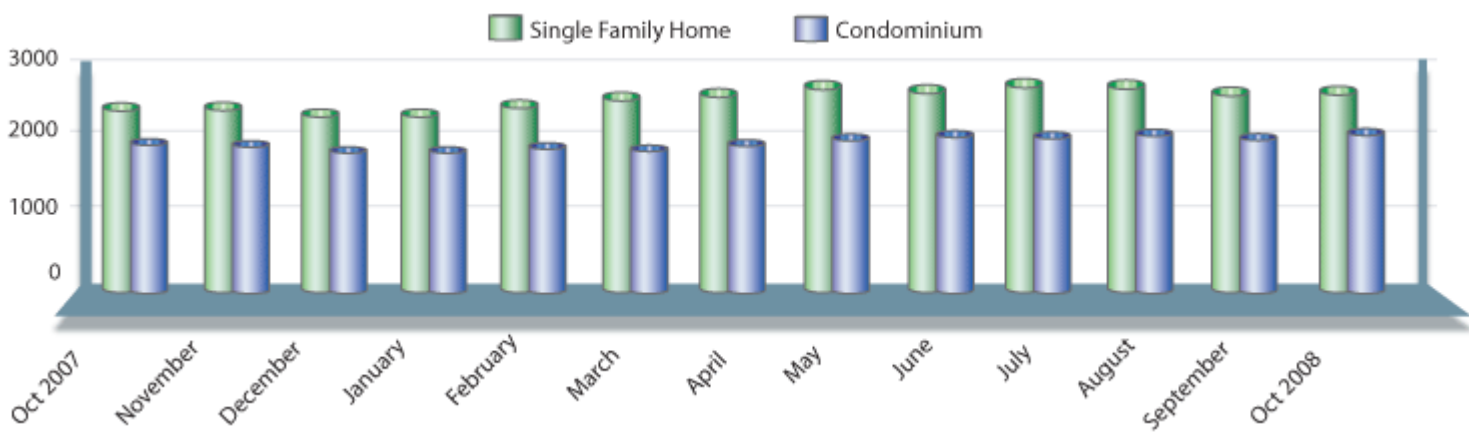
**Median Number of Days on the Market as of October 31, 2008**

The median number of days on the market for single family homes dropped slightly in October over September to 52. Median days on the market for condominiums increased slightly from last month to 53. Both statistics are much higher than year ago numbers of 41 and 37, respectively. Most properties that are well priced are selling at or below this norm.



### Inventory of Active Residential Listings as of October 31, 2008

The number of homes on the market has increased approximately 8% from a year ago. There are 2,107 single family homes and 2,663 condominiums available, compared to 1,973 and 2,444 at this time last year.



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](http://coldwellbankerpacific.com)