

HAWAII'S LEADING REAL ESTATE COMPANY

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to realize your dreams

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Aloha,

As our summer comes to an end we have seen a relatively stable real estate market compared to other markets on the mainland. Since January of 2008 we have seen a significant slow down in unit sales but our median sales price for both single family homes and condominiums has remained relatively stable. If you're in the market to buy or sell a property, partnering with me as your real estate professional ensures you have the best resources available to make real estate decisions that fit your home and financial goals. As a Coldwell Banker Pacific Properties real estate professional, I have extensive market knowledge, strong negotiation & pricing skills, proven marketing programs and a network of 500 professionals working together with you to realize your real estate dreams.

If you're considering a change in your home situation give me a call. I have a wealth of information available to share with you about the market and specific neighborhoods that you may be interested in. My goal is to help you make smart decisions and achieve your real estate dreams. In the meantime, I'm pleased to share a snapshot of the Oahu real estate market, as of August 31, 2008.



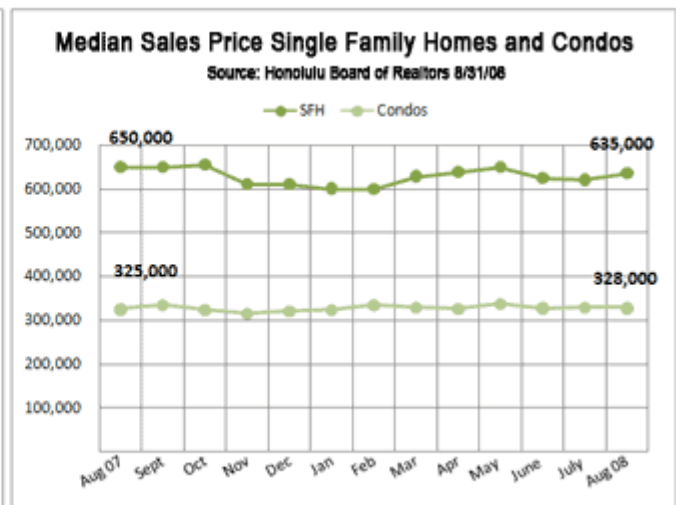
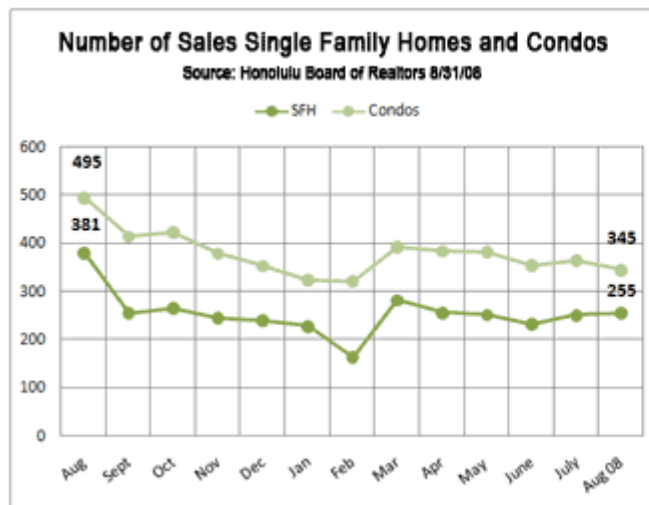
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▼ **Monthly Year-to-date Resale Activity by Neighborhood Groups as of August 31, 2008**

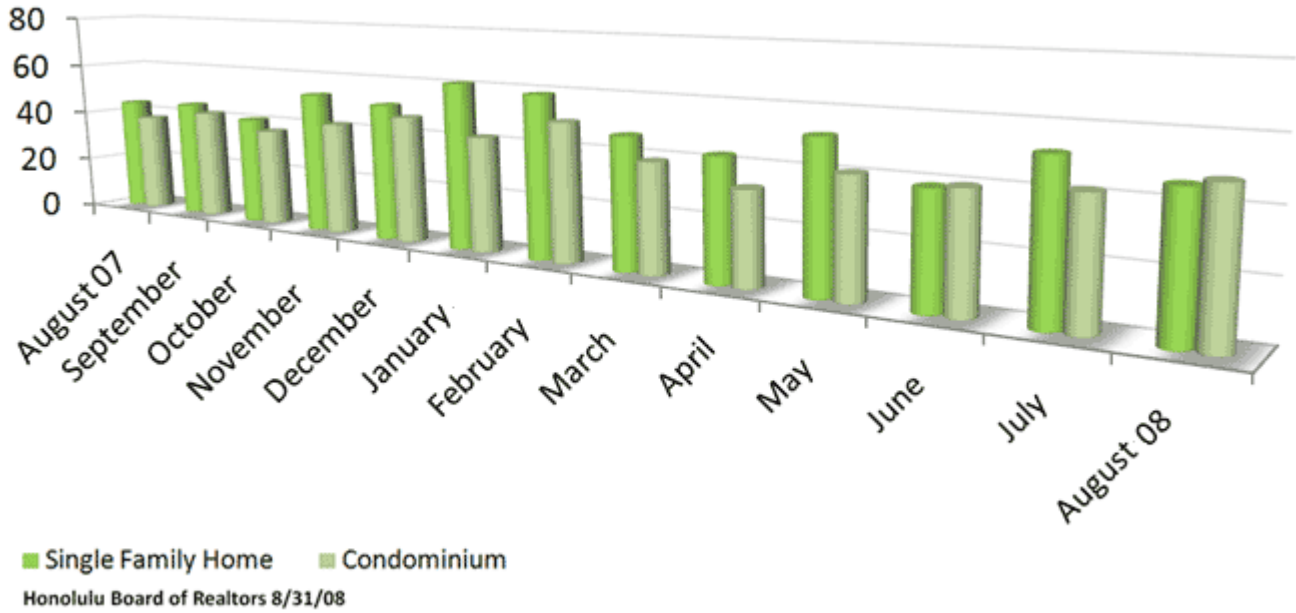
The median price for an existing single-family home fell 2.3 percent to \$635,000 last month, from August 2007's median price of \$650,000. The number of single-family home sales fell 33.1% last month to 255, from 381 in August 2007. The condominium market continued to hold its value during the month. The median price for a single-family condo increased 0.9 percent to \$328,000 from August 2007's \$325,000. Much like single family homes the number of condo sales fell sharply in August, dropping 30.3% to 345, from the year-earlier's 495.

Single Family Homes					Condominiums				
Neighborhood	# Units Sold		Median Sales Price		Neighborhood	# Units Sold		Median Sales Price	
	2007	2008	2007	2008		2007	2008	2007	2008
Moanalua-Kalihi	21	18	\$610,000	\$567,500	Moanalua-Salt Lake	26	9	\$246,600	\$246,200
Honolulu	32	21	\$856,400	\$800,000	Kalihi-Palama	16	4	\$368,000	\$243,000
Kapahulu-Diamond Head	19	17	\$905,000	\$850,000	Downtown-Nuuanu	28	31	\$340,000	\$412,500
Waialae-Kahala	12	9	\$1,615,000	\$2,225,000	Ala Moana-Kakaako	44	29	\$649,500	\$432,500
Aina Haina - Kuliouou	6	6	\$1,050,000	\$877,500	Waikiki	112	78	\$259,500	\$315,000
Hawaii Kai	26	11	\$854,500	\$779,000	Makiki-Moiliili	51	47	\$350,000	\$330,000
Kailua - Waimanalo	39	28	\$765,000	\$785,000	Kapahulu-Kuliouou	9	10	\$468,000	\$484,500
Kaneohe	14	16	\$686,000	\$607,000	Hawaii Kai	20	17	\$525,000	\$575,000
Windward Coast	8	6	\$511,000	\$698,500	Kailua-Waimanalo	14	12	\$404,000	\$388,500
North Shore	7	10	\$587,500	\$838,800	Kaneohe	20	8	\$398,500	\$453,000
Wahiawa	7	4	\$455,000	\$355,000	Windward Coast	2	0	\$265,000	N/A
Mililani	38	16	\$646,500	\$607,500	North Shore	6	3	\$292,000	\$265,000
Makaha - Nanakuli	23	14	\$378,500	\$369,000	Wahiawa	6	1	\$172,800	\$259,000
Ewa Plain	58	42	\$535,000	\$469,500	Mililani	35	27	\$320,400	\$295,000
Makakilo	13	11	\$559,000	\$500,000	Makaha-Nanakuli	7	9	\$182,000	\$136,500
Waipahu	36	9	\$596,500	\$550,000	Ewa Plain	31	17	\$359,000	\$329,900
Pearl City-Aiea	22	17	\$665,000	\$629,000	Makakilo	10	7	\$325,500	\$322,000
					Waipahu	2	12	\$295,000	\$300,000
					Pearl City-Aiea	31	24	\$295,000	\$303,900
Overall Oahu	381	255	\$650,000	\$635,000	Overall Oahu	495	345	\$325,000	\$328,000



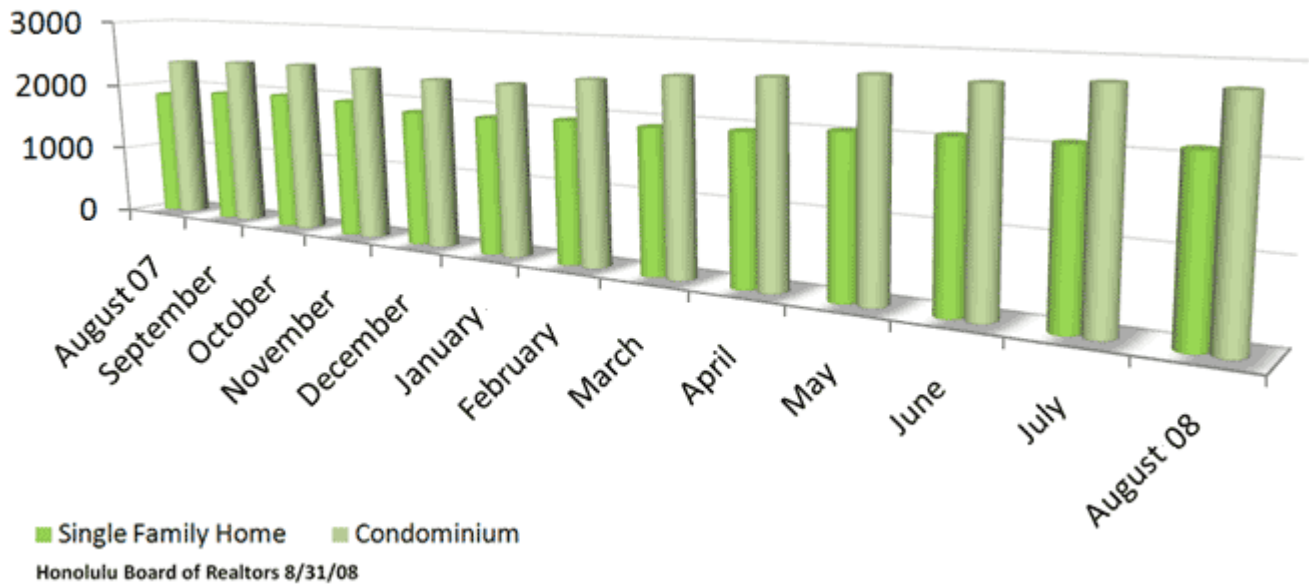
Median Number of Days on the Market as of August 31, 2008

As of August 31st the median time homes spent on the market before selling was 46 days for single-family homes and 48 days for condos. That compared with 44 and 38 days, respectively, a year ago.



Inventory of Active Residential Listings as of August 31, 2008

Inventory, was up only modestly last month to 2,119 for single-family homes from 2,087 just last month. Condo inventory dropped this month to 2,743 from 2,753 in July 2008. Both single family homes and condominium inventories have increased from this same time period last year.



At Coldwell Banker Pacific Properties our mission is to provide you with a real estate experience that surpasses your expectations. We are Oahu's #1 Real Estate Company and our team of experienced sales associates will deliver the results you're looking for.

For more information, visit coldwellbankerpacific.com