



OAHU REAL ESTATE REPORT

YEAR END 2011 SALES ACTIVITY - KEY OBSERVATIONS

Compared to previous years, 2011 continued to be a stabilizing year for Oahu real estate. The single-family and condominium markets saw minor fluctuations in sales from 2010, up 2.4% for condominium and down 3.2% for single-family. Despite the overall market trend, 8 market areas saw significant increases in single family market sales, including Nuuanu-Makiki (up 35.9%), Kaimuki (up 17.5%), and Manoa, (up 14.5%). Several condominium market areas also increased including Mililani (up 14.7%), Waikiki (up 14.4%), and Ala Moana-Kakaako (up 9.3%). For more information concerning property on Oahu email: Jim@MoreHawaii.com

Median prices also saw relatively small changes with condominium prices down 1.6% for condominiums and down 3.6% in the single-family market. Days on market, or number of days a property is listed continues to remain low, with a median of 42 days for the condominium market and just 36 days for single family. The combination of stable market factors and low interest rates could make this the perfect time to leverage the market in your favor and achieve your new years real estate goals.

	Resales			Median Price		
SINGLE FAMILY	2011	2010	%ch	2011	2010	%ch
All Oahu	2,882	2,978	-3.2%	\$578,500	\$600,000	-3.6%
East Oahu	74	67	10.4%	\$1,075,000	\$1,150,000	-6.5%
Ewa	446	503	-11.3%	\$440,000	\$435,000	1.1%
Hawaii Kai	159	194	-18.0%	\$920,000	\$838,000	9.8%
Kailua	260	281	-7.5%	\$795,000	\$779,000	2.1%
Kaimuki	161	137	17.5%	\$700,000	\$760,000	-7.9%
Kaneohe	174	252	-31.0%	\$615,000	\$634,000	-3.0%
Leeward	200	178	12.4%	\$280,300	\$285,000	-1.6%
Makakilo	92	91	1.1%	\$512,500	\$519,000	-1.3%
Manoa	71	62	14.5%	\$850,000	\$889,900	-4.5%
Mililani	213	222	-4.1%	\$585,000	\$580,000	0.9%
North Shore	72	69	4.3%	\$604,950	\$679,000	-10.9%
Nuuanu-Makiki	125	92	35.9%	\$725,000	\$715,000	1.4%
Pearl City-Aiea	191	174	9.8%	\$570,000	\$593,750	-4.0%
Waiialae-Kahala	100	114	-12.3%	\$1,320,000	\$1,385,000	-4.7%
West Honolulu	138	138	0.0%	\$528,500	\$550,000	-3.9%
CONDOMINIUM	2011	2010	%ch	2011	2010	%ch
All Oahu	3,926	3,834	2.4%	\$300,000	\$305,000	-1.6%
Ala Moana-Kakaako	364	333	9.3%	\$350,000	\$359,000	-2.5%
Diamond Head-Kahala	107	114	-6.1%	\$465,000	\$452,000	2.9%
Downtown-Nuuanu	325	335	-3.0%	\$345,000	\$372,000	-7.3%
Ewa	272	284	-4.2%	\$300,000	\$300,500	-0.2%
Hawaii Kai	174	205	-15.1%	\$507,950	\$525,000	-3.2%
Kailua	73	89	-18.0%	\$385,000	\$385,000	0.0%
Kaneohe	148	139	6.5%	\$369,500	\$365,000	1.2%
Kapiolani-University	225	224	0.4%	\$310,000	\$310,000	0.0%
Leeward	101	97	4.1%	\$89,000	\$90,000	-1.1%
Makakilo	72	77	-6.5%	\$250,000	\$241,232	3.6%
Makiki	259	271	-4.4%	\$289,000	\$300,000	-3.7%
Mililani	288	251	14.7%	\$257,500	\$280,000	-8.0%
Pearlridge-Aiea	272	276	-1.4%	\$273,500	\$275,000	-0.5%
Salt Lake	166	180	-7.8%	\$280,000	\$280,000	0.0%
Waikiki	779	681	14.4%	\$285,000	\$285,000	0.0%

This report contains real estate activity for several general areas of Oahu.

Prudential Locations' Research Department currently tracks sales activity for over 300 Oahu neighborhoods.

For information about a specific neighborhood, please call James S. More (R) CRS (808) 222-3949