



OAHU REAL ESTATE REPORT

AUGUST 2011 SALES ACTIVITY - KEY OBSERVATIONS

Overall sales throughout the month of August increased significantly for both single family homes and condominiums. Compared to August 2010, single family home sales rose 20% to 272 units (the highest so far in 2011), and condominium sales rose over 15% to 334 units. The combination of low days on market (amount of days a property is on market) and low inventory (amount of properties currently on the market) is an indication that the market may be gaining momentum.

If you have been thinking about buying or selling, or would like to learn more about sales activity in a specific neighborhood please contact a Prudential Locations agent. In addition to the 30 highlighted areas on the report, Prudential Locations tracks real estate data for over 300 unique neighborhoods across Oahu, many of which have their own unique trends.

Resales (Over 3-Month Period)

Median Price (Over 3-Month Period)

SINGLE FAMILY	August	August	%ch	Jun-Aug	Jun-Aug	%ch	August	August	%ch	Jun-Aug	Jun-Aug	%ch
	2011	2010		2011	2010		2011	2010				
All Oahu	272	226	20.4%	765	783	-2.3%	\$562,500	\$648,100	-13.2%	\$570,000	\$608,087	-6.3%
East Oahu	8	5	60.0%	18	17	5.9%	\$1,424,500	\$1,150,000	23.9%	\$1,427,500	\$1,088,000	31.2%
Ewa	40	24	66.7%	129	137	-5.8%	\$445,250	\$427,500	4.2%	\$430,000	\$436,000	-1.4%
Hawaii Kai	20	22	-9.1%	45	59	-23.7%	\$928,750	\$860,500	7.9%	\$857,500	\$830,000	3.3%
Kailua	22	19	15.8%	73	67	9.0%	\$776,250	\$817,000	-5.0%	\$846,000	\$817,000	3.5%
Kaimuki	20	14	42.9%	43	36	19.4%	\$784,500	\$722,500	8.6%	\$730,000	\$775,000	-5.8%
Kaneohe	21	13	61.5%	44	64	-31.3%	\$565,000	\$639,900	-11.7%	\$610,000	\$622,450	-2.0%
Leeward	20	20	0.0%	51	50	2.0%	\$260,000	\$285,000	-8.8%	\$265,000	\$280,000	-5.4%
Makakilo	9	4	125.0%	29	27	7.4%	\$485,000	\$643,544	-24.6%	\$519,900	\$519,000	0.2%
Manoa	6	5	20.0%	16	16	0.0%	\$985,000	\$880,000	11.9%	\$917,500	\$867,500	5.8%
Mililani	22	24	-8.3%	59	69	-14.5%	\$613,334	\$526,250	16.5%	\$605,000	\$569,000	6.3%
North Shore	2	5	-60.0%	18	19	-5.3%	\$847,500	\$757,500	11.9%	\$700,000	\$615,000	13.8%
Nuuanu-Makiki	9	12	-25.0%	30	29	3.4%	\$825,000	\$722,500	14.2%	\$766,250	\$765,000	0.2%
Pearl City-Aiea	14	17	-17.6%	49	42	16.7%	\$562,500	\$625,000	-10.0%	\$570,000	\$607,500	-6.2%
Waiialae-Kahala	11	11	0.0%	23	39	-41.0%	\$1,390,000	\$2,250,000	-38.2%	\$1,320,000	\$1,475,000	-10.5%
West Honolulu	8	8	0.0%	32	26	23.1%	\$457,500	\$650,000	-29.6%	\$517,500	\$530,000	-2.4%
CONDOMINIUM	August	August	%ch	Jun-Aug	Jun-Aug	%ch	August	August	%ch	Jun-Aug	Jun-Aug	%ch
	2011	2010		2011	2010		2011	2010				
All Oahu	334	290	15.2%	1,004	1,008	-0.4%	\$300,000	\$306,250	-2.0%	\$295,000	\$302,250	-2.4%
Ala Moana-Kakaako	37	25	48.0%	104	86	20.9%	\$340,000	\$285,000	19.3%	\$280,500	\$277,000	1.3%
Diamond Head-Kahala	12	8	50.0%	26	32	-18.8%	\$371,500	\$393,500	-5.6%	\$385,000	\$393,500	-2.2%
Downtown-Nuuanu	26	22	18.2%	85	87	-2.3%	\$407,500	\$383,500	6.3%	\$365,000	\$345,000	5.8%
Ewa	23	24	-4.2%	62	81	-23.5%	\$285,000	\$325,000	-12.3%	\$304,250	\$315,000	-3.4%
Hawaii Kai	11	14	-21.4%	45	61	-26.2%	\$495,000	\$547,500	-9.6%	\$507,500	\$545,000	-6.9%
Kailua	5	9	-44.4%	18	28	-35.7%	\$335,000	\$340,000	-1.5%	\$381,750	\$400,000	-4.6%
Kaneohe	10	18	-44.4%	41	45	-8.9%	\$387,500	\$374,000	3.6%	\$390,000	\$388,000	0.5%
Kapiolani-University	21	18	16.7%	63	60	5.0%	\$300,000	\$271,000	10.7%	\$288,000	\$316,019	-8.9%
Leeward	9	3	200.0%	21	20	5.0%	\$85,000	\$69,900	21.6%	\$95,000	\$91,500	3.8%
Makakilo	10	6	66.7%	23	23	0.0%	\$282,500	\$237,450	19.0%	\$248,500	\$229,900	8.1%
Makiki	24	17	41.2%	69	70	-1.4%	\$262,000	\$400,000	-34.5%	\$275,000	\$315,000	-12.7%
Mililani	26	17	52.9%	73	58	25.9%	\$298,500	\$265,000	12.6%	\$280,000	\$285,000	-1.8%
Pearlridge-Aiea	16	22	-27.3%	62	76	-18.4%	\$302,500	\$311,250	-2.8%	\$260,000	\$255,000	2.0%

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 a Prudential Locations agent.