

**April 2010 Market Report for Mililani Condos, Townhouses, Homes**

**As holds true in all neighborhoods nationwide, each neighborhood will determine their market for their local area.** On Oahu, we can pretty much gather that from neighborhood to neighborhood the sales prices will vary and so will the median and average prices. To better determine the market (particularly for your sq/ft interior, land, condition and year built), contact a Realtor® who will give you a CMA (Comparative Market Analysis)

**Mililani Single Family Home Market Report April 2010:** We have **50 Active Listings** for April 2010, with **20 in contract** and **23 sold**. Mililani Single Family Home activity remains comparable with March as multiple contracts are submitted and accepted due to the end of the First Time Home Buyer Credit on April 30th. **Average Sales Prices** were a bit lower than the previous month of **\$628,610**; down to **\$587,923** and average days on market...**DOM was 46 days.**



**Mililani Condo Statistics for April 2010:** We have **66 Active** condos/townhouses on the market from April 2010, **46 Pending** and **21 sold**. Looks like our Mililani Condo/Townhouse market sped up for the month of April with MANY trying to get into contract before the April 30<sup>th</sup> deadline on the Home Buyer Credit. **Average sales price of \$292,023** had a very slight decrease from March 2010 of **\$293,238**. Average days on market ..**DOM was 43 days.**



### [Hawaii Home Buyer | SOME Military Qualify for Extended Tax Credit](#)

Yup, the *Home Buyer Tax Credit* ended on April 30, 2010 but there are some "*Qualified service members*" (which means a member of the uniformed services of the U.S military, a member of the Foreign Service of the U.S., or an employee of the intelligence community) that may still qualify for the *extension* of this *Home Buyer Tax Credit*.

Qualified service members who are ordered on a period of official extended duty are extended for one year. For these home buyers, the tax credit applies to sales with a binding sales contract in place on or before April 30, 2011 and closed by June 30, 2011.

READ THE DETAILS HERE: [http://www.federalhousingtaxcredit.com/service\\_mem.php](http://www.federalhousingtaxcredit.com/service_mem.php)