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Section 21

CONSTRUCTION AND HOUSING

This section presents statistics on construction activity and costs, the size and composition of the housing inventory, occupancy of housing units and office buildings, home sales, and residential financing. Related series are included in Sections 6 (land use) and 14 (prices).

The principal sources for these data are the U.S. Census Bureau, various series compiled by state and county agencies (primarily the Hawaii State Department of Business, Economic Development & Tourism; Hawaii State Department of Commerce and Consumer Affairs; Hawaii State Department of Taxation; the Housing and Community Development Corporation of Hawaii; the Hawaii Bureau of Conveyances; and the four county building departments) and local real estate companies. Persons interested in figures for earlier periods should consult *Historical Statistics of Hawaii*, Section 15. National statistics appear in Section 20 of the *Statistical Abstract of the United States: 2006*.

**Table 21.01-- NUMBER AND VALUE OF BUILDING PERMITS, BY
COUNTY: 2000 TO 2005**

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
2000	1/ 19,074	12,443	3,254	1/ 1,083	2,294
2001	19,466	12,929	3,288	1,237	2,012
2002	2/ 20,002	14,172	3,437	2/ 478	1,915
2003	2/ 23,182	16,261	4,219	2/ 503	2,199
2004	2/ 22,043	14,787	4,321	2/ 463	2,472
2005	2/ 23,840	15,174	5,436	2/ 882	2,348
ESTIMATED VALUE (\$1,000)					
2000	1/ 1,513,073	694,223	321,704	1/ 141,786	355,360
2001	1,585,739	682,660	380,249	210,094	312,737
2002	2/ 1,772,027	876,049	449,601	2/ 172,660	273,716
2003	2/ 2,352,720	1,109,568	620,634	2/ 153,242	469,277
2004	2/ 2,726,536	1,320,552	826,494	2/ 130,659	448,831
2005	2/ 3,491,964	1,364,030	1,008,386	2/ 288,132	831,416

1/ Kauai County data for November consisted of residential data only.

2/ Kauai County data consists of residential data only.

Source: Compiled from county building departments by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.02-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTY:
2003 TO 2005**

[In thousands of dollars]

Category	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
2003					
Total	1/ 2,352,720	1,109,568	620,634	1/ 153,242	469,277
Residential	1,336,013	441,171	470,314	153,242	271,286
Hotel	1/ 4,245	2,500	1,745	(1/)	-
Non-residential	1/ 503,691	266,224	87,043	(1/)	150,423
Additions and alterations	1/ 508,771	399,673	61,531	(1/)	47,568
2004					
Total	1/ 2,726,536	1,320,552	826,494	1/ 130,659	448,831
Residential	1,767,689	721,963	629,855	130,659	285,212
Hotel	1/ 45,810	-	2,810	(1/)	43,000
Non-residential	1/ 257,446	90,741	107,948	(1/)	58,757
Additions and alterations	1/ 655,591	507,848	85,881	(1/)	61,862
2005					
Total	1/ 3,491,964	1,364,030	1,008,386	1/ 288,132	831,416
Residential	2,259,265	650,966	833,761	288,132	486,407
Hotel	1/ 186,079	46,955	7,200	(1/)	131,924
Non-residential	1/ 247,470	65,965	79,647	(1/)	101,858
Additions and alterations	1/ 799,149	600,144	87,778	(1/)	111,227

1/ Totals do not include hotel, non-residential and additions/alterations data for Kauai County. Only Kauai County residential data was available.

Source: Compiled from county building departments by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.03-- ACCEPTED VALUE PER HOUSING UNIT FOR THE
CITY AND COUNTY OF HONOLULU: 2003 TO 2005**

[In dollars. Excludes building permits for additions, alterations and repair. "Accepted value" is the cost of construction for which building permits are issued]

Type of structure	2003	2004	2005
One-family	169,286	196,009	206,468
Two-family	130,575	127,250	141,189
Multi-family	101,602	174,972	128,986

Source: City and County of Honolulu Department of Planning and Permitting, *Monthly Bulletin - Building Permits* (annual) <<http://www.honoluludpp.org/calendar/>> accessed January 24, 2006; calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.04-- GENERAL EXCISE TAX BASE FOR CONTRACTING:
1994 TO 2005**

[In thousands of dollars. Data are on a cash basis accounting. Calendar year in which reported, including "prior years" reports. Income received in December is reported the following January, hence these annual totals generally refer to income received in the 12-month period ending November 30]

Year	Amount	Year	Amount	Year	Amount
1994	3,322,339	1998	3,015,977	2002	4,274,956
1995	3,133,510	1999	2,991,201	2003	4,536,323
1996	3,285,106	2000	3,613,485	2004	4,921,512
1997	2,944,427	2001	3,766,404	2005	5,618,306

Source: Hawaii State Department of Taxation, *General Excise and Use Tax Collections* (annual calendar year summary) <http://www.state.hi.us/tax/a5_3txcolrptarchive.htm> accessed April 10, 2006.

**Table 21.05-- GENERAL CONSTRUCTION STATISTICS FOR
ESTABLISHMENTS WITH PAYROLL (NAICS 23): 2002**

[Excludes establishments without payroll. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to 1997]

Measure	Amount
Number of establishments	2,350
Number of employees	
Total	27,287
Construction workers	19,726
Number in	
March	18,831
May	19,620
August	20,280
November	20,173
Payroll (\$1,000)	
All employees	1,139,031
Construction workers	770,909
Value of construction work (\$1,000) 1/	5,562,996
Value of construction work on government owned projects	1,616,901
Value of construction work on privately owned projects	3,946,095
Net value of construction work (\$1,000)	3,809,556
Value added (\$1,000)	2,527,112
Cost of materials, components, supplies, and fuels (\$1,000)	1,359,502
Cost of construction work subcontracted out to others (\$1,000)	1,753,440
Total rental cost (\$1,000) 2/	104,863
Capital expenditures, except land (\$1,000)	87,095
End-of-year gross book value of depreciable assets (\$1,000)	786,657

1/ Definition modified from the 1997 Economic Census definition. In the 1987-1997 censuses, the value of construction work was collected to measure actual construction activity done during the year. Studies have shown that respondents were not able to accurately report these data. In 2002, receipts, billings, or sales for construction work was collected.

2/ Includes the costs for renting and/or leasing construction machinery and equipment, transportation equipment, production equipment, office equipment, furniture and fixtures, scaffolding, office space, and buildings. It excludes costs for the rental of land. It also excludes costs under agreements that in effect are conditional sales contracts such as capital leases.

Source: U.S. Census Bureau, *2002 Economic Census, Geographic Area Series, Construction, Hawaii*, EC02-23A-HI (August 2005), Tables 1, 2 and 3 <<http://www.census.gov/prod/ec0223ahi.pdf>> accessed January 17, 2006.

Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRIES (NAICS 23): 2002

[Excludes establishments without payroll. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to 1997]

NAICS code	Kind of business	Estab-lish-ments	No. of employees		Payroll (\$1,000)		Value of construct-ion work (\$1,000) 1/
			All	Con-struction workers	All employ-ees	Con-struction workers	
23	Total	2,350	27,287	19,726	1,139,031	770,909	5,562,996
236	Construction of buildings	739	8,404	5,769	386,971	238,965	2,947,094
2361	Residential building construction	566	4,237	2,897	173,663	102,698	1,450,660
23611	Residential building construction	566	4,237	2,897	173,663	102,698	1,450,660
236115	New single-family housing construction (except operative builders)	264	2,399	1,753	105,601	69,177	707,731
236116	New multi-family housing construction (except operative builders)	3	(D)	(D)	(D)	(D)	(D)
236117	New housing operative builders	2/ 86	(D)	(D)	38,122	(D)	561,504
236118	Residential remodelers	212	878	569	(D)	(D)	(D)
2362	Nonresidential building construction	174	4,167	2,872	213,308	136,267	1,496,434
237	Heavy and civil engineering construction 3/	141	3,161	2,142	146,568	95,454	606,389
2371	Utility system construction	43	1,043	812	45,363	32,346	(D)
2372	Land subdivision	2/ 44	470	130	19,843	6,621	(D)
2373	Highway, street, and bridge construction	24	829	625	49,127	34,399	(D)
238	Specialty trade contractors 3/	1,470	15,722	11,815	605,492	436,490	2,009,513
2381	Foundation, structure, and building exterior contractors	290	3,019	2,388	122,907	92,452	421,369
2382	Building equipment contractors 3/	512	5,374	3,926	229,221	158,706	815,502
23821	Electrical contractors	207	2,565	1,961	103,166	72,683	372,229
23822	Plumbing, heating, and air-conditioning contractors	280	2,320	1,653	96,844	65,305	358,921
2383	Building finishing contractors	487	4,344	3,309	153,957	111,693	426,827

D Withheld to avoid disclosing data of individual companies.

1/ Definition modified from the 1997 Economic Census definition. In the 1987-1997 censuses, the value of construction work was collected to measure actual construction activity done during the year. Studies have shown that respondents were not able to accurately report these data. In 2002, receipts, billings, or sales for construction work was collected.

2/ Sampling error exceeds 40 percent.

3/ Includes subgroups not shown separately.

Source: U.S. Census Bureau, *2002 Economic Census, Geographic Area Series, Construction, Hawaii*, EC02-23A-HI (August 2005), Tables 1and 2 <<http://www.census.gov/prod/ec0223ahi.pdf>> accessed January 17, 2006.

**Table 21.07-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION
AUTHORIZED BY PERMITS, BY COUNTY: 2000 TO 2005**

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New single family units:						
2000	4,049	1,674	2,375	1,260	273	842
2001	3,789	1,573	2,216	1,129	320	767
2002	4,322	1,822	2,500	1,243	450	807
2003	5,558	2,315	3,243	1,932	422	889
2004	(NA)	1,828	(NA)	2,179	401	1/ (NA)
2005	(NA)	1,917	(NA)	2,698	440	(NA)
New duplex units:						
2000	148	100	48	20	4	24
2001	148	78	70	22	20	28
2002	238	126	112	38	38	36
2003	160	100	60	44	10	6
2004	(NA)	84	(NA)	82	32	1/ (NA)
2005	(NA)	73	(NA)	156	156	(NA)
New apartment units:						
2000	852	253	599	327	27	245
2001	908	275	633	236	2/ 144	253
2002	1,592	849	743	255	117	371
2003	1,001	260	741	413	122	206
2004	(NA)	2,055	(NA)	844	-	1/ (NA)
2005	(NA)	146	(NA)	615	408	(NA)
Units demolished:						
2000 3/	598	487	111	4/ 41	33	37
2001	447	351	96	4/ 40	13	43
2002	398	310	88	4/ 33	21	34
2003	486	404	82	35	-	47
2004	(NA)	(NA)	(NA)	56	22	(NA)
2005	(NA)	640	(NA)	57	28	(NA)

NA Not available.

1/ Revised from previous *Data Book*.

2/ Includes 118 time share units.

3/ All county figures, except for Maui County, exclude units destroyed by fire, volcanic activity, high winds, and other disasters.

4/ Figures based on the 12-month period ending March 31 of the following year. For example, 2002 data was based upon the 12-month period ending March 31, 2003.

Source: Compiled from county building departments by the Hawaii State Department of Business, Economic Development & Tourism.

Table 21.08-- REVENUES OF SELECTED CONTRACTORS: 2002 TO 2004

[In millions of dollars. Contractors with the highest revenues based on 2004 survey responses]

Contractor	2002 1/	2003 2/	2004
Dick Pacific Construction Co., Ltd.	375.0	421.0	353.0
Hawaiian Dredging Construction Co., Inc.	266.0	246.0	350.0
Albert C. Kobayashi, Inc.	114.0	173.9	148.1
Grace Pacific Corp.	89.0	88.0	119.0
Parsons/RCI 3/	93.0	96.0	104.0
Coastal Construction Co., Inc.	65.5	100.3	87.5
Royal Contracting Co., Ltd.	61.7	60.5	76.0
Kiewit Pacific Co.	55.0	64.0	74.0
Isemoto Contracting Co., Ltd.	61.9	63.2	69.4
Maryl Group, Inc.	84.0	59.9	63.0

1/ Figures as furnished in 2003 by the 2002 Top 25 listees.

2/ Figures as furnished in 2004 by the 2003 Top 25 listees.

3/ In 2002, known as RCI Robinson Construction Group/Pacific. In 2003, known as Robison Construction, Inc. (RCI).

Source: *Building Industry*, "Building Industry Hawaii's Top 25 Contractors" (July 2005), p. 48 and 50 <http://www.buildingindustryhawaii.com/deepfreeze/bi075/Top25_july05_tues.pdf> accessed September 21, 2005.

Table 21.09-- HONOLULU CONSTRUCTION COST INDEXES: 1994 TO 2005

[January 1992=100. Data are annual averages]

Year	Single-family residence			High-rise building		
	All components	Materials' prices	Labor 1/	All components	Materials' prices	Labor 1/
1994	121.2	129.4	111.7	109.9	107.0	112.5
1995	118.2	119.9	116.1	114.1	110.8	117.1
1996	125.5	129.1	121.3	116.9	110.9	122.1
1997	129.3	132.7	125.3	119.3	111.8	126.0
1998	129.0	131.4	126.5	119.4	111.4	127.4
1999	129.8	(NA)	(NA)	121.1	111.4	131.3
2000	135.2	(NA)	(NA)	126.6	(NA)	(NA)
2001	142.6	(NA)	(NA)	134.1	(NA)	(NA)
2002	149.9	(NA)	(NA)	139.5	(NA)	(NA)
2003	154.7	(NA)	(NA)	143.7	(NA)	(NA)
2004	163.1	(NA)	(NA)	151.6	(NA)	(NA)
2005	175.1	(NA)	(NA)	159.5	(NA)	(NA)

NA Not available.

1/ Wages and benefits.

Source: First Hawaiian Bank, Research Department, records; Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *Quarterly Statistical and Economic Report* (1st Quarter 2006), tables E-6 and E-7

<http://www.hawaii.gov/dbedt/info/economic/data_reports/qser/construction-tables.xls>
accessed March 7, 2006 and records.

**Table 21.10-- CONDOMINIUM ASSOCIATIONS AND APARTMENTS
REGISTERED: 1995 TO 2005**

[Fiscal year ending June 30. Biennial registration was started in June 1997]

Fiscal year	Associations registered	Apartments represented	Fiscal year	Associations registered	Apartments represented
1995	1,171	101,628	2001	1,419	118,209
1996	1,249	107,580	2002	1,439	133,276
1997	1,277	106,052	2003	1,456	134,444
1998 1/	1,339	112,832	2004	1,469	135,708
1999	1,361	114,449	2005	1,501	138,334
2000	1,389	116,750			

1/ The first biennial registration, for the July 1, 1997 through June 30, 1999 biennium, was due on June 30, 1997. As a result, registrations were received in both the 1997 and 1998 fiscal years. The numbers reported here show the number of associations and apartments that registered for the biennium and include registrations received during each fiscal year.

Source: Hawaii Real Estate Commission, *Real Estate Commission Annual Report*
<<http://www.hawaii.gov/dcca/areas/real/main/reports/>> accessed January 18, 2006.

**Table 21.11-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE
OF HAWAII: 2001 TO 2005**

[Fiscal year ending June 30. Registration is required only for projects that are being offered for sale, whether they are new or are already existing]

Subject	2001	2002	2003	2004	2005
Projects	210	201	301	411	469
Individual units	2,918	3,094	4,705	10,106	15,695

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Commission, records.

Table 21.12-- NEW CONDOMINIUM PROJECTS, BY TYPE: 2001 TO 2005

[Fiscal years ending June 30. In mixed use condominium projects, the predominant use is reported. This is done to prevent the multiple counting of a project filing]

Type of project	2001	2002	2003	2004	2005
All types	111	112	143	1/ 233	288
Residential	66	2/ 79	103	192	3/ 219
2 units or fewer	17	23	28	34	57
3 to 15 units	27	27	42	72	33
16 to 50 units	12	15	13	30	66
More than 50 units	10	12	20	56	3/ 63
Commercial and other	15	5	10	12	25
Agricultural	30	28	30	29	44

1/ Figures differ from those shown in the source publication. Revision was based on information from the Department of Commerce and Consumer Affairs's Real Estate Branch.

2/ Subcategory figures do not sum to the total for the "New Residential Projects - By Size" table.

3/ Figures differ from those shown in the source publication for the "New Residential Projects - By Size" table. Revision was based on information from the Department of Commerce and Consumer Affairs's Real Estate Branch.

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Branch, *2005 Annual Report Real Estate Commission*

<<http://www.hawaii.gov/dcca/areas/real/main/reports/>> accessed January 18, 2006 and records.

**Table 21.13-- HOUSING UNITS CONVERTED TO CONDOMINIUM UNITS:
2001 TO 2005**

[Fiscal year ending June 30. Previous *Data Book* tables containing this data were titled "Housing Units Converted From Rental Units to Condominium Units" and "Condominium Units". Data contained in this table reflects the number of housing units converted to condominium units. This conversion is not exclusively from rental units to condominium units, but includes all types of units that were converted to condominium units during the current fiscal year]

Subject	2001	2002	2003	2004	2005
Projects	44	58	92	116	135
Units	454	591	740	1,422	2,347

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Commission, records.

Table 21.14-- TIMESHARE PROPERTIES AND UNITS, BY ISLAND: 2005

Subject	State total	Oahu	Hawaii	Kauai	Maui	Molokai
Properties	81	12	19	20	29	1
Registered units 1/	7,003	1,429	1,592	2,115	1,852	15
Operated units 2/	6,839	1,422	1,592	2,090	1,720	15

1/ Number of units which have been designated for sale as timeshare. They include units that are not yet available for sale, are currently available for sale, have already been sold, and are currently in use by visitors.

2/ Number of units which have been sold and are used by visitors.

Source: Hawaii State Department of Business, Economic Development & Tourism, *2005 Visitor Plant Inventory* (forthcoming), table 6.

**Table 21.15-- NUMBER OF TAXPAYERS CLAIMING HOME EXEMPTIONS:
2000 TO 2005**

Tenure and county	2000	2001	2002	2003	2004	2005
TOTAL OWNER-OCCUPIED 1/						
State total	189,756	(NA)	195,254	197,492	198,620	201,541
Honolulu	129,506	128,836	132,176	133,121	132,662	134,403
Maui	19,951	(NA)	21,146	21,477	21,951	22,177
Hawaii	29,966	(NA)	31,359	32,115	32,887	33,622
Kauai	10,333	10,325	10,573	10,779	11,120	11,339
FEE SIMPLE						
State total	179,344	(NA)	185,216	187,607	190,685	192,946
Honolulu	120,748	120,580	123,794	124,913	126,076	127,233
Maui	19,226	(NA)	20,362	20,652	21,154	21,430
Hawaii	29,254	(NA)	30,708	31,466	32,526	33,140
Kauai	10,116	10,108	10,352	10,576	10,929	11,143
LEASEHOLD						
State total	10,412	(NA)	10,038	9,885	7,935	8,595
Honolulu	8,758	8,256	8,382	8,208	6,586	7,170
Maui	725	(NA)	784	825	797	747
Hawaii	712	(NA)	651	649	361	482
Kauai	217	217	221	203	191	196

NA Not available.

1/ "Owner-occupied" is the sum of the "fee simple" and "leasehold" home exemptions categories.

Source: City and County of Honolulu, Budget and Fiscal Services Department, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates & Exemptions, State of Hawaii*, "Number and Amount of Exemption by Type and County" (annual), latest annual report at <<http://www.co.honolulu.hi.us/rpa>> accessed December 9, 2005.

Table 21.16-- SELECTED HOUSING CHARACTERISTICS, BY COUNTY: 2000

[Data include some condominium units used or intended for use by transients]

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County 1/
All housing units	460,542	315,988	62,674	25,331	56,549
Occupied housing units	403,240	286,450	52,985	20,183	43,622
Owner-occupied housing units	227,888	156,290	34,175	12,384	25,039
Renter-occupied housing units	175,352	130,160	18,810	7,799	18,583
Average household size	2.92	2.95	2.75	2.87	2.91
Owner-occupied housing units	3.07	3.13	2.79	3.01	3.13
Renter-occupied housing units	2.71	2.74	2.69	2.63	2.61
Vacant housing units	57,302	29,538	9,689	5,148	12,927
For rent	15,699	12,203	1,556	504	1,436
For sale only	3,720	2,572	678	152	318
Rented or sold, not occupied	2,683	1,690	463	108	422
For seasonal, recreational, or occasional use	25,584	6,856	5,101	3,850	9,777
For migrant workers	57	17	21	14	5
Other vacant	9,559	6,200	1,870	520	969
Homeowner vacancy rate (percent)	1.6	1.6	1.9	1.2	1.3
Rental vacancy rate (percent)	8.2	8.6	7.6	6.1	7.2
Owner-occupied:					
Family households	178,918	124,021	25,634	9,765	19,498
Married-couple family	143,564	99,455	20,531	7,921	15,657
Other family	35,354	24,566	5,103	1,844	3,841
Nonfamily households	48,970	32,269	8,541	2,619	5,541
Renter-occupied:					
Family households	108,150	81,651	11,269	4,807	10,423
Married-couple family	72,513	56,740	6,297	2,960	6,516
Other family	35,637	24,911	4,972	1,847	3,907
Nonfamily household	67,202	48,509	7,541	2,992	8,160

1/ Maui County includes Kalawao County. Kalawao County had 172 housing units.

Source: U.S. Census Bureau, Census 2000 Summary File 1 Hawaii (July 25, 2001).

Table 21.17-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTY: 2000

[Data include some condominium units used or intended for use by transients]

Characteristic	State total	Hawaii County	City and County of Honolulu	Kauai County	Maui County 1/
All housing units	460,542	62,674	315,988	25,331	56,549
Percent--					
Structure built 1990-2000	18.1	26.0	14.6	29.4	23.8
Structure built before 1940	4.7	6.7	4.4	5.3	4.1
Lacking complete plumbing	1.0	2.7	0.6	0.9	1.0
Lacking complete kitchen facilities	1.4	3.0	1.2	1.6	1.1
Percent with no telephone service 2/	2.0	3.3	1.7	2.2	2.4
Median number of rooms	4.3	4.6	4.3	4.6	3/ 4.0
All occupied units	403,240	52,985	286,450	20,183	43,622
Percent householder moved into unit--					
1999 to March 2000	20.2	19.7	20.1	17.7	22.2
Before 1980	22.6	20.1	23.8	21.7	17.8
Percent of units with occupants per room of 1.51 or more	7.8	5.7	8.2	5.4	8.2
Specified owner-occupied units	173,861	29,914	113,155	10,839	19,953
Median value (dollars)	272,700	153,700	309,000	216,100	249,900
With a mortgage	122,128	19,167	81,606	7,224	14,131
Median monthly costs (dollars)	1,571	1,133	1,653	1,375	1,572
Monthly costs were 35 percent or more of household income	38,510	5,970	24,904	2,435	5,201
Not mortgaged	51,733	10,747	31,549	3,615	5,822
Median monthly costs (dollars)	271	212	289	269	260
Specified renter-occupied units	174,458	18,382	129,907	7,735	18,434
Median gross rent (dollars)	779	645	802	739	3/ 788
Rent was 35 percent or more more of household income	50,848	5,637	37,543	2,320	5,348

1/ Maui County includes Kalawao County. Kalawao County had 172 housing units.

2/ Telephone service not available in the unit from which calls could be made and received. This includes cellular telephones.

3/ Maui County, not including Kalawao County. Median number of rooms for Kalawao County was 2.0. Median gross rent for Kalawao County was \$788. No median available for combined area of Maui and Kalawao County.

Source: U.S. Census Bureau, Census 2000 Summary File 3 "Table DP-4. Profile of Selected Housing Characteristics: 2000" (May 2002) <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>> accessed June 19, 2002.

**Table 21.18--CHARACTERISTICS OF HOUSING UNITS, FOR THE STATE,
1997 AND 2003, AND COUNTY, 2003**

Subject	The State		Counties, 2003 1/			
	1997	2003 1/	Hono- lulu	Maui	Hawaii	Kauai
Total households	376,574	410,794	292,003	43,687	54,644	20,460
Owner-occupied (percent)	57.9	62.3	60.8	60.5	70.2	66.1
Household income (median dollars) 2/	39,883	47,489	57,208	44,228	42,907	47,176
Average monthly mortgage (dollars)	1,319	1,433	1,546	1,310	1,072	1,284
Average monthly rent (dollars) 3/	897	992	1,014	979	859	983
Overcrowded 4/	10.2	9.6	10.0	11.0	7.0	6.0
Monthly shelter payment as percentage of income						
Under 30 percent	53.5	53.3	52.6	52.6	56.5	56.2
30 to 40 percent	18.5	16.7	17.1	17.1	15.4	14.0
Over 40 percent	19.1	15.5	15.3	16.6	15.5	16.9
Not enough information	8.9	14.4	15.0	13.6	13.5	12.9
Household type (percent)						
Single member household	14.2	22.0	22.0	21.9	22.3	20.9
Married, no children	25.8	29.1	28.9	29.6	30.6	26.9
Parent(s) and children	27.6	19.1	18.3	21.6	20.6	21.8
Unrelated roommates	4.1	6.5	6.1	7.0	7.1	8.3
Multiple families	26.5	21.6	22.9	17.6	18.1	20.5
Undetermined	1.9	1.8	1.8	2.3	1.4	1.7

1/ Based on a telephone survey of 3,022 households in the counties of Honolulu, Hawaii, Maui and Kauai. Includes all residents living in the State of Hawaii in noninstitutionalized housing units with working telephone service at the time of the study.

2/ Medians were derived from the categorical survey data, excluding refusals.

3/ Excludes responses from those who occupied their units without payment of cash rent.

4/ Percent with 1.01 or more persons per room.

Source: *Hawaii Housing Policy Study, 2003*, prepared for the Housing and Community Development Corporation of Hawaii, Department of Hawaiian Home Lands, Executive Office on Aging, County Housing Agencies and the Hawaii Community Reinvestment Corporation by SMS Research & Marketing Services, Inc. (December 2003) <<http://www.hcdch.state.hi.us/policy%20study%20final.pdf>> accessed May 13, 2004.

Table 21.19-- HOUSING UNIT ESTIMATES, BY COUNTY: 2000 TO 2004

Subject and county	Census 2000	April 1, 2000 estimates base 1/	July 1, 2000	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004
HOUSING UNITS							
State total	460,542	460,542	461,693	466,300	470,792	476,380	482,873
Hawaii County	62,674	62,674	63,023	64,420	65,703	67,038	69,093
Honolulu County	315,988	315,988	316,461	318,356	320,256	322,845	325,775
Kauai County	25,331	25,331	25,395	25,651	25,988	26,551	27,054
Maui County 2/	56,549	56,549	56,814	57,873	58,845	59,946	60,951
SHARE OF STATE (PERCENT)							
State total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Hawaii County	13.6	13.6	13.7	13.8	14.0	14.1	14.3
Honolulu County	68.6	68.6	68.5	68.3	68.0	67.8	67.5
Kauai County	5.5	5.5	5.5	5.5	5.5	5.6	5.6
Maui County 2/	12.3	12.3	12.3	12.4	12.5	12.6	12.6

1/ The April 1, 2000 Housing Unit Estimates Base reflects modifications to the Census 2000 population as documented in the Count Question Resolution program, updates from the Boundary and Annexation Survey, and geographic program revisions. There were no changes for Hawaii between the Census 2000 Housing Unit Population and the April 1, 2000 Housing Unit Estimates Base.

2/ Maui County including Kalawao County.

Source: U.S. Bureau of the Census, Population Division "Annual Estimates of Housing Units for Counties in Hawaii: April 1, 2000 to July 1, 2004" Table HU-EST2004-04-15 (July 21, 2005)
<<http://eire.census.gov/popest/data/household/tables/HU-EST2004-04-15.xls>> accessed July 21, 2005; calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.20-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:
1990 AND 2000**

Neighborhood Board 1/ (see maps)	1990	2000	Percent change
Oahu total 1/	281,683	315,988	12.2
1 Hawaii Kai	9,234	10,175	10.2
2 Kuliouou-Kalani Iki	5,175	6,488	25.4
3 Waialae-Kahala	4,014	3,095	-22.9
4 Kaimuki	6,383	6,632	3.9
5 Diamond Head/Kapahulu/ St. Louis Heights	8,734	8,649	-1.0
6 Palolo	4,208	4,583	8.9
7 Manoa	6,904	7,420	7.5
8 McCully/Moiliili	14,046	14,098	0.4
9 Waikiki	17,198	18,370	6.8
10 Makiki/Lower Punchbowl/ Tantalus	15,328	16,368	6.8
11 Ala Moana/Kakaako	6,779	9,440	39.3
12 Nuuanu/Punchbowl	5,982	6,584	10.1
13 Downtown	5,911	7,342	24.2
14 Liliha/Kapalama	6,838	6,852	0.2
15 Kalihi-Palama	11,107	11,108	0.0
16 Kalihi Valley	4,146	4,169	0.6
17 Moanalua	3,624	3,462	-4.5
18 Aliamanu/Salt Lake/ Foster Village	12,217	12,927	5.8
19 Airport	5,996	5,627	-6.2
20 Aiea	10,867	11,044	1.6
21 Pearl City	13,899	14,812	6.6
22 Waipahu	14,202	17,897	26.0
23 Ewa	6,971	15,845	127.3
24 Waianae Coast	10,711	12,378	15.6
25 Mililani/Waipio/Melemanu	10,738	11,445	6.6
26 Wahiawa	11,260	12,115	7.6
27 North Shore	5,287	6,648	25.7
28 Koolauloa	4,422	4,473	1.2
29 Kahaluu	4,409	4,682	6.2
30 Kaneohe	12,452	11,821	-5.1
31 Kailua	13,679	15,280	11.7
32 Waimanalo	2,204	2,792	26.7
33 Mokapu	2,030	2,388	17.6
34 Makakilo/Kapolei/ Honokai Hale	4,720	4,937	4.6
35 Mililani Mauka-Launani Valley	8	4,042	50,425.0

Continued on next page.

**Table 21.20-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:
1990 AND 2000 -- Con.**

1/ Data in this table pertain to neighborhood areas whose boundaries are very close but do not match exactly to the neighborhood board boundaries. Neighborhood area boundaries for 2000 may not be the same as boundaries for 1990. Neighborhood Board numbers are displayed next to the Neighborhood Board names.

Source: City and County of Honolulu Planning and Permitting Department, Planning Division, Community Profiles for Neighborhood Areas <<http://honoluludpp.org/planning/demographics/cp-toc.pdf>> accessed June 13, 2002.

**Table 21.21-- HOUSING CHARACTERISTICS OF OAHU
NEIGHBORHOODS: 2000**

Neighborhood Area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate	Vacancy rate	
		Owner	Renter		Home- owner	Rental
Oahu total	315,988	156,290	130,160	54.6	1.6	8.6
1 Hawaii Kai	10,175	7,669	1,997	79.3	1.0	3.7
2 Kuliouou-Kalani Iki	6,488	5,175	1,029	83.4	0.9	2.6
3 Waialae-Kahala	3,095	2,032	696	74.5	1.4	5.9
4 Kaimuki	6,632	4,193	2,169	65.9	0.8	4.7
5 Diamond Head/Kapahulu/ St. Louis Heights	8,649	4,053	3,645	52.7	3.3	8.6
6 Palolo	4,583	2,489	1,884	56.9	0.9	5.9
7 Manoa	7,420	4,224	2,827	59.9	0.8	6.3
8 McCully/Moiliili	14,098	3,596	9,074	28.4	1.5	9.2
9 Waikiki	18,370	3,819	7,578	33.5	3.0	30.3
10 Makiki/Lower Punchbowl/Tantalus	16,368	5,856	9,142	39.0	2.0	7.9
11 Ala Moana/Kakaako	9,440	2,475	5,322	31.7	8.4	8.1
12 Nuuanu/Punchbowl	6,584	3,617	2,563	58.5	0.6	7.0
13 Downtown	7,342	1,554	5,264	22.8	4.6	5.8
14 Liliha/Kapalama	6,852	3,669	2,826	56.5	1.0	6.1
15 Kalihi-Palama	11,108	2,945	7,313	28.7	1.1	7.2
16 Kalihi Valley	4,169	2,363	1,578	60.0	0.8	6.0
17 Moanalua	3,462	1,615	1,604	50.2	0.6	3.0
18 Aliamanu/Salt Lake/ Foster Village	12,927	5,687	6,045	48.5	1.3	10.1
19 Airport	5,627	87	4,914	1.7	7.4	0.6
20 Aiea	11,044	6,188	4,392	58.5	0.9	5.5
21 Pearl City	14,812	10,177	4,192	70.8	0.7	3.9
22 Waipahu	17,897	10,847	6,090	64.0	2.0	7.2
23 Ewa	15,845	9,948	4,376	69.4	2.6	5.6
24 Waianae Coast	12,378	6,101	4,453	57.8	2.9	16.7
25 Mililani/Waipio/Melemanu	11,445	8,061	2,977	73.0	1.0	5.7
26 Wahiawa	12,115	3,350	7,253	31.6	2.6	5.4
27 North Shore	6,648	2,595	3,298	44.0	1.1	5.7
28 Koolauloa	4,473	1,801	1,881	48.9	2.0	9.9
29 Kahaluu	4,682	3,154	1,322	70.5	0.7	4.8
30 Kaneohe	11,821	8,051	3,297	70.9	0.9	4.7
31 Kailua	15,280	10,308	4,320	70.5	0.7	4.7
32 Waimanalo	2,792	1,856	801	69.9	0.9	3.0
33 Mokapu	2,388	29	2,303	1.2	-	2.1

Continued on next page.

**Table 21.21-- HOUSING CHARACTERISTICS OF
OAHU NEIGHBORHOODS: 2000 -- Con.**

Neighborhood Area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate	Vacancy rate	
		Owner	Renter		Home- owner	Rental
34 Makakilo/Kapolei/ Honokai Hale	4,937	3,301	1,288	71.9	2.9	6.9
35 Mililani Mauka-Launani Valley	4,042	3,405	447	88.4	2.2	9.7

1/ Data in this table pertain to neighborhood areas whose boundaries are very close but do not match exactly to the neighborhood board boundaries. Neighborhood Board numbers are displayed next to the Neighborhood Board names.

Source: City and County of Honolulu Planning and Permitting Department, Planning Division, Community Profiles for Neighborhood Areas <<http://honoluludpp.org/planning/demographics/cp-toc.pdf>> accessed June 13, 2002.

**Table 21.22-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE
AND HONOLULU MSA: 1994 TO 2005**

Year	Rental vacancy rate 1/		Homeowner vacancy rate 1/		Homeownership rate 1/	
	State total	Honolulu MSA 2/	State total	Honolulu MSA 2/	State total	Honolulu MSA 2/
1994	7.4	5.0	2.0	1.4	52.3	51.5
1995	6.3	5.4	2.0	1.8	50.2	49.1
1996	6.0	4.7	1.4	1.3	50.6	49.1
1997	7.1	6.4	1.6	1.3	50.2	48.5
1998	6.9	6.3	1.3	0.9	52.8	51.2
1999	7.6	7.6	1.8	1.2	56.6	56.0
2000	5.3	4.9	0.9	0.7	55.2	56.8
2001	8.2	8.0	0.8	0.6	55.5	55.4
2002 3/	7.3	5.5	0.9	1.0	57.9	57.0
2003	8.9	7.0	1.2	0.9	58.3	56.9
2004	7.7	5.8	1.3	1.1	60.6	59.4
2005	5.1	3.9	0.6	0.6	59.8	58.0
Standard error	1.2	1.2	0.3	0.3	2.0	4.8

1/ In 2005, the rental vacancy rate for the entire U.S. was 9.8 and the rental vacancy rate for all U.S. inside metropolitan areas was 9.7; the homeowner vacancy rate for the entire U.S. was 1.9 and the homeowner vacancy rate for all U.S. inside metropolitan areas was 1.9; and the homeownership rate for the entire U.S. was 68.9 and the homeownership rate for all U.S. inside metropolitan areas was 67.4.

2/ The Honolulu Metropolitan Statistical Area (MSA) consists of the City and County of Honolulu. The metropolitan data for 1994 are based on 1980 metropolitan/nonmetropolitan definitions; 1995 to 2004 data are based on 1990 metropolitan/nonmetropolitan definitions; and 2005 and later data are based on 2000 metropolitan/nonmetropolitan definitions.

3/ Revised dataset.

Source: U.S. Census Bureau, "Housing Vacancies and Homeownership Annual Statistics: 2005" <<http://www.census.gov/hhes/www/housing/hvs/annual05/ann05ind.html>> accessed March 3, 2006.

Table 21.23-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR THE METROPOLITAN HONOLULU OFFICE MARKET, BY SUBMARKET: 1997 TO 2005

[The Metropolitan Honolulu Office Market survey for 2005 includes 104 multi-tenant Class A and Class B buildings with 20,000 square feet or more. Rates are percent of space reported vacant in survey]

Vacancy Rate 1/	1997	1998	1999	2000	2001	2002	2003	2004	2005
Downtown 2/	15.2	14.2	14.1	12.2	13.5	13.5	13.0	11.6	9.8
Suburban 3/	12.5	14.5	13.7	14.1	13.7	14.8	11.6	10.7	8.4

1/ The vacancy rates are for Class A and Class B buildings which were included in the survey. Class A buildings are those in excellent locations which have high-quality tenants, high-quality finish, are well-maintained, are professionally managed, and are usually new, or old buildings that are competitive with new buildings. Class B buildings are those in good locations that are professionally managed and have fairly high-quality construction and tenancy. Class B buildings generally show very little functional obsolescence and deterioration.

2/ Downtown is comprised of the Central Business District Submarket. Buildings surveyed in Downtown are 40,000 square feet and above.

3/ Suburban is comprised of eight submarkets: Kapiolani Corridor (Ala Moana, Kakaako, Kapiolani); Waikiki; East Oahu (Hawaii Kai to Kahala); East Central Oahu (Kaimuku to Kalihi); West Central Oahu (Mapunapuna to Pearl City); Leeward (Pearl City to Waipahu); West Oahu (Waipahu to Kapolei); and Windward (Kailua to Kaneohe). Buildings surveyed in the suburban market are 20,000 square feet and above.

Source: Society of Industrial and Office Realtors & Landauer Real Estate Counselors, *1998 Comparative Statistics of Industrial and Office Real Estate Markets* (1998); CB Richard Ellis Hawaii, Inc., records.

**Table 21.24-- STATE GOVERNMENT CAPITAL IMPROVEMENT
PROJECT EXPENDITURES: 1990 TO 2005**

[In thousands of dollars]

Year	Total expenditures	General obligation bond 1/	Revenue bond 2/	General fund (cash)	Special fund	Federal funds 3/
1990	995,163	248,379	368,502	133,529	79,998	164,755
1991	1,027,189	210,022	326,414	121,108	164,915	204,730
1992	1,323,450	331,720	512,432	138,867	124,605	215,826
1993	1,188,315	472,515	225,431	89,917	147,351	253,101
1994	1,214,487	492,048	327,980	56,662	135,440	202,357
1995	822,327	342,423	77,560	19,672	169,901	212,772
1996	720,580	286,472	66,625	6,719	165,426	195,338
1997	898,496	345,440	220,496	3,181	163,130	166,249
1998	818,181	329,218	199,294	1,963	192,397	95,309
1999	627,360	293,229	35,735	348	212,446	85,602
2000	612,559	295,988	34,114	305	179,336	102,817
2001	611,167	328,885	44,123	331	114,234	123,594
2002	654,804	387,088	45,962	133	123,084	98,538
2003	847,667	416,975	197,475	-	119,653	113,563
2004	400,707	236,176	-67,498	38	92,046	139,944
2005	765,956	337,222	98,672	-973	173,610	157,422

1/ Consists of general obligation bonds and reimbursable general obligation bonds.

2/ Consists of revenue bonds and special purpose revenue bonds.

3/ Includes special federal aid: interstate, primary, secondary; and federal funds.

Source: Hawaii State Department of Accounting and General Services, records and calculations by the Hawaii State Department of Business, Economic Development & Tourism as cited in DBEDT's *Quarterly Statistical and Economic Report* (1st Quarter 2006), table E-2

<http://www.hawaii.gov/dbedt/info/economic/data_reports/qser/construction-tables.xls> accessed March 6, 2006.

**Table 21.25-- HOUSING AND COMMUNITY DEVELOPMENT
CORPORATION OF HAWAII PUBLIC HOUSING
OPERATIONS: 2003 TO 2005**

[Fiscal year ending June 30]

Subject	2003	2004	2005
Total units owned by the Housing and Community Development Corporation of Hawaii (HCDCH) on June 30 1/ Occupied	6,262 5,427	6,262 5,402	6,262 4,670
Population in units on June 30 Per occupied unit	14,447 2.66	14,468 2.68	13,385 2.87
Operating revenues of HCDCH 2/ Gross (\$1,000) Net (\$1,000)	24,867 2,657	24,222 1,857	24,803 958
Operating revenues per unit per month (dollars) 2/	384	374	383
Rent charged per unit per month (dollars) 2/	198	209	203

1/ Federal low-rent, 5,398; State low-rent, 288; State elderly, 576.

2/ Federal projects only; revenue amounts include Federal subsidies.

Source: Hawaii State Department of Business, Economic Development & Tourism, Housing and Community Development Corporation of Hawaii, records and Hawaii State Department of Human Services, Housing and Community Development Corporation of Hawaii, records.

**Table 21.26-- CHARACTERISTICS OF THE REAL ESTATE
SUBSECTOR (NAICS 531): 2002**

[Includes establishments with payroll and subject to federal income tax. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to the 1997 Economic Census]

NAICS code	Kind of business	Estab-lish-ments	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employ-ees 1/
531	Total	1,526	1,657,773	333,457	10,228
5311	Lessors of real estate	633	688,789	86,150	2,582
53111	Lessors of residential buildings & dwellings	327	146,844	22,725	1,063
531110	Lessors of residential bldgs & dwellings	327	146,844	22,725	1,063
5311101	Lessors of apartment buildings	261	126,459	18,602	900
5311109	Lessors of dwell other than apt bldgs	66	20,385	4,123	163
53112	Lessors of nonresidential buildings 2/	248	409,327	48,633	1,133
531120	Lessors of nonresidential buildings 2/	248	409,327	48,633	1,133
5311201	Lessors of professional & other office	111	166,767	20,134	502
5311202	Lessors of manufacture & industrial	34	55,839	5,307	137
5311203	Lessors of shopping ctr & retail stores	80	149,171	18,599	393
5311209	Lessors of other nonres bldgs/facilities	23	37,550	4,593	101
53113	Lessors of miniwarehouse & self-store units	31	26,744	3,429	188
53119	Lessors of other real estate property	27	105,874	11,363	198
5312	Offices of real estate agents and brokers	448	555,125	105,177	3,509
53121	Offices of real estate agents and brokers	448	555,125	105,177	3,509
531210	Offices of real estate agents and brokers	448	555,125	105,177	3,509
5312101	Offices of residential real estate agents and brokers	382	503,520	91,612	3,204
5312109	Offices of nonresidential real estate agents and brokers	66	51,605	13,565	305
5313	Activities related to real estate	445	413,859	142,130	4,137
53131	Real estate property managers	269	328,014	106,052	3,342
531311	Residential property managers	185	133,687	59,834	2,009
531312	Nonresidential property managers	84	194,327	46,218	1,333
53132	Office of real estate appraisers	66	24,575	10,317	232
53139	Other activities related to real estate	110	61,270	25,761	563

1/ Pay period including March 12.

2/ Except miniwarehouses.

Source: U.S. Census Bureau, *2002 Economic Census, Real Estate and Rental and Leasing, Geographic Area Series, Hawaii*, EC02-53A-HI (December 2004), table 1

<<http://www.census.gov/prod/ec02/ec0253ahi.pdf>> accessed January 3, 2005.

**Table 21.27-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR
(NAICS 531), BY COUNTY AND SELECTED ISLANDS AND
CENSUS DESIGNATED PLACES: 2002**

[Includes establishments with payroll and subject to federal income tax. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to the 1997 Economic Census]

Geographic area	Establish- ments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employees, pay period including March 12
State total	1,526	1,657,773	333,457	10,228
Hawaii County	184	185,252	44,299	1,220
Hilo	61	27,498	5,170	204
Holualoa	9	(D)	(D)	(1/)
Kailua	42	38,855	14,697	426
Kalaoa	4	(D)	(D)	(1/)
Waikoloa Village	6	(D)	(D)	(1/)
Honolulu County	1,041	1,186,815	232,283	7,070
Aiea	7	3,290	419	16
Halawa	13	(D)	(D)	(2/)
Heeiea	4	97	20	5
Honolulu	837	1,002,430	198,584	5,997
Kailua	24	12,145	2,230	58
Kaneohe	14	4,565	504	29
Mililani Town	11	(D)	(D)	(2/)
Pearl City	5	675	147	7
Wahiawa	11	2,601	458	21
Waianae	7	1,919	252	11
Waimalu	34	22,279	6,422	221
Waipahu	17	9,106	1,076	51
Waipio	7	(D)	(D)	(2/)
Kauai County	113	103,413	25,411	931
Kalaheo	5	(D)	(D)	(1/)
Kapaa	13	8,017	1,361	32
Lihue	22	10,197	2,204	78
Wailua Homesteads	6	(D)	(D)	(1/)
Waimea	9	4,714	684	19

Continued on next page.

**Table 21.27-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR
(NAICS 531), BY COUNTY AND SELECTED ISLANDS AND
CENSUS DESIGNATED PLACES: 2002 -- Con.**

Geographic area	Establish- ments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employees, pay period including March 12
Maui County	188	182,293	31,464	1,007
Haiku-Pauwela	3	(D)	(D)	(1/)
Kahului	13	62,334	7,273	171
Kaunakakai	2	(D)	(D)	(1/)
Kihei	47	31,848	4,952	163
Lahaina	28	24,154	4,666	121
Makawao	11	4,807	991	23
Napili-Honokowai	15	(D)	(D)	(2/)
Pukalani	4	(D)	(D)	(1/)
Wailea-Makena	11	8,749	1,199	95
Wailuku	30	15,768	3,494	112
Island of Lanai	1	(D)	(D)	(1/)
Island of Molokai (excluding Kaunakakai CDP)	(NA)	(NA)	(NA)	(NA)

D Withheld to avoid disclosing data for individual companies.

NA Not available.

1/ 0 to 19 employees.

2/ 20 to 99 employees.

Source: U.S. Census Bureau, *2002 Economic Census, Real Estate and Rental and Leasing, Geographic Area Series, Hawaii*, EC02-53A-HI (December 2004)

<<http://www.census.gov/prod/ec02/ec0253ahi.pdf>> accessed January 3, 2005.

**Table 21.28-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE
OF LICENSE AND LOCATION: MAY 5, 2006**

[Real estate licenses are subject to renewal on or before December 31 of each even-numbered year]

Type of license	Active	Inactive	Location 1/	Active	Inactive
Total	14,523	5,492	Oahu	8,561	2,999
			Hawaii	2,193	608
Broker:			Maui	2,417	830
Individual	3,973	563	Kauai	1,124	384
Corporation or partnership	1,035	58	Molokai	41	3
Limited liability corporation/ limited liability partnership	382	12	Lanai	11	8
			U.S. mainland	176	633
Salesman	9,133	4,859	Foreign	-	27

1/ Based on address of licensee.

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, records.

**Table 21.29-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR
OAHU: 1995 TO 2005**

[Data include single family, condominium/cooperative, vacant, multi-family,
commercial/industrial, business opportunities]

Year	Number listed	Number sold	Percent sold	Mean sales price (dollars)
1995	12,834	4,060	31.6	307,617
1996	12,147	3,896	32.1	300,494
1997	11,868	4,313	36.3	281,785
1998	11,721	5,351	45.7	269,839
1999	11,173	6,381	57.1	265,009
2000	11,797	7,404	62.8	278,814
2001	12,339	7,953	64.5	265,047
2002	13,967	9,695	69.4	286,594
2003	15,464	11,831	76.5	319,964
2004	17,817	13,110	73.6	388,954
2005	19,268	13,181	68.4	492,835

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

Table 21.30-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 2003 TO 2005

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
2003					
Total	15,464	11,831	76.5	319,964	(X)
Single family	5,868	4,419	75.3	479,377	380,000
Condominium/cooperative	8,598	6,907	80.3	205,165	175,000
Vacant land	503	316	62.8	390,037	259,000
Multi-family	238	121	50.8	677,157	575,000
Commercial/industrial	144	48	33.3	903,460	494,500
Business opportunities	113	20	17.7	74,800	45,000
2004					
Total	17,817	13,110	73.6	388,954	(X)
Single family	6,566	4,702	71.6	591,354	460,000
Condominium/cooperative	10,060	7,888	78.4	251,328	208,500
Vacant land	549	294	53.6	503,369	322,500
Multi-family	318	147	46.2	934,130	725,000
Commercial/industrial	178	61	34.3	809,228	585,000
Business opportunities	146	18	12.3	83,278	53,750
2005					
Total	19,268	13,181	68.4	492,835	(X)
Single family	7,220	4,617	63.9	744,174	590,000
Condominium/cooperative	10,506	7,990	76.1	320,003	269,000
Vacant land	765	329	43.0	609,043	335,000
Multi-family	393	147	37.4	1,202,699	901,200
Commercial/industrial	199	70	35.2	1,754,255	611,000
Business opportunities	185	28	15.1	121,733	74,000

X Not applicable.

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

**Table 21.31-- MULTIPLE LISTING SERVICE SINGLE FAMILY HOUSES SOLD,
BY SELLING PRICE RANGE, FOR OAHU: 2003 TO 2005**

Selling price range	2003	2004	2005
All properties	4,419	4,702	4,617
On leased land	63	69	64
Percent	1.4	1.5	1.4
Less than \$100,000	29	20	4
\$100,000 to \$149,999	69	42	19
\$150,000 to \$199,999	182	85	30
\$200,000 to \$249,999	382	144	62
\$250,000 to \$299,999	568	322	82
\$300,000 to \$349,999	636	432	169
\$350,000 to \$399,999	520	611	302
\$400,000 to \$449,999	368	579	364
\$450,000 to \$499,999	347	441	428
\$500,000 to \$549,999	247	327	468
\$550,000 to \$599,999	235	317	458
\$600,000 to \$649,999	123	209	333
\$650,000 to \$699,999	119	221	314
\$700,000 to \$799,999	195	251	460
\$800,000 to \$899,999	99	195	275
\$900,000 to \$999,999	76	97	206
\$1.0 to \$1.9 million	173	310	495
\$2.0 to \$2.9 million	34	57	85
\$3.0 to \$3.9 million	7	22	40
\$4.0 to \$4.9 million	3	11	8
\$5.0 million or more	7	9	15
Mean value (dollars)	479,377	591,354	744,174
Median value (dollars)	380,000	460,000	590,000

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

**Table 21.32-- MULTIPLE LISTING SERVICE CONDOMINIUM AND
COOPERATIVE UNITS SOLD, BY SELLING PRICE
RANGE, FOR OAHU: 2003 TO 2005**

Selling price range	2003	2004	2005		
			Total	Fee simple	Leasehold
All properties	6,907	7,888	7,990	6,364	1,626
Less than \$50,000	91	49	31	7	24
\$50,000 to \$74,999	333	129	59	11	48
\$75,000 to \$99,999	491	399	150	37	113
\$100,000 to \$124,999	613	556	258	149	109
\$125,000 to \$149,999	959	735	436	261	175
\$150,000 to \$174,999	939	779	581	391	190
\$175,000 to \$199,999	884	1,008	671	525	146
\$200,000 to \$224,999	496	760	595	483	112
\$225,000 to \$249,999	480	661	672	543	129
\$250,000 to \$274,999	349	530	683	577	106
\$275,000 to \$299,999	267	392	624	523	101
\$300,000 to \$349,999	360	545	909	766	143
\$350,000 to \$399,999	225	450	641	547	94
\$400,000 to \$449,999	126	252	443	403	40
\$450,000 to \$499,999	79	174	316	292	24
\$500,000 to \$599,999	89	178	348	307	41
\$600,000 to \$699,999	56	125	205	191	14
\$700,000 to \$799,999	26	69	116	110	6
\$800,000 to \$899,999	4	26	86	83	3
\$900,000 to \$999,999	12	14	38	35	3
\$1,000,000 or more	28	57	128	123	5
Mean value (dollars)	205,165	251,328	320,003	342,491	232,110
Median value (dollars)	175,000	208,500	269,000	283,000	200,000

Source: Honolulu Board of Realtors, Multiple Listing Service, records.

Table 21.33-- MULTIPLE LISTING SERVICE, NUMBER OF SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND: 1995 TO 2005

Category and year	State total	Oahu 1/	Hawaii	Kauai	Maui
SINGLE FAMILY					
1995	2/ 3,010	2/ 1,637	846	154	373
1996	2/ 3,298	2/ 1,733	2/ 917	184	464
1997	2/ 3,775	2/ 2,039	2/ 958	214	564
1998	2/ 4,698	2,495	2/ 1,176	336	691
1999	5,741	2/ 2,858	2/ 1,447	433	1,003
2000	2/ 6,226	2/ 3,153	2/ 1,549	515	1,009
2001	2/ 6,556	2/ 3,413	2/ 1,660	454	1,029
2002	2/ 7,392	2/ 3,885	2/ 1,942	2/ 540	1,025
2003	2/ 8,916	2/ 4,477	2/ 2,333	2/ 678	1,428
2004	2/ 9,417	4,760	2/ 2,707	694	2/ 1,256
2005	9,421	4,677	2,720	665	1,359
CONDOMINIUM					
1995	2/ 3,203	2/ 2,239	290	102	572
1996	2/ 3,116	2/ 1,972	2/ 408	134	602
1997	2/ 3,554	2/ 2,094	2/ 448	145	867
1998	2/ 4,482	2/ 2,653	2/ 502	270	1,057
1999	2/ 5,694	2/ 3,290	2/ 577	402	1,425
2000	2/ 6,600	2/ 3,923	2/ 659	2/ 419	1,599
2001	2/ 6,577	2/ 4,249	2/ 562	359	1,407
2002	2/ 8,278	2/ 5,413	2/ 694	472	1,699
2003	2/ 10,600	2/ 7,115	2/ 931	2/ 535	2,019
2004	2/ 11,876	8,361	2/ 1,043	2/ 519	2/ 1,953
2005	12,397	8,534	1,154	672	2,037

1/ May differ from Honolulu Board of Realtors data used in other *Data Book* tables.

2/ Revised from previous *Data Book* .

Source: Prudential Locations Research, records.

Table 21.34-- MULTIPLE LISTING SERVICE, MEDIAN SALES PRICE OF SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND: 1995 TO 2005

[In dollars]

Category and year	State	Oahu 1/	Hawaii	Kauai	Maui
SINGLE FAMILY					
1995	286,000	349,000	155,000	245,000	272,000
1996	270,000	334,000	2/ 164,000	220,000	262,250
1997	257,500	305,000	2/ 152,750	223,000	251,000
1998	250,000	298,000	158,000	230,000	254,000
1999	250,000	290,000	160,000	237,500	250,000
2000	260,000	298,000	175,000	255,000	275,000
2001	270,000	300,000	2/ 187,750	287,000	297,500
2002	310,000	335,000	2/ 193,000	2/ 327,750	375,000
2003	360,000	385,000	235,000	2/ 366,375	440,000
2004	440,000	465,000	2/ 289,000	2/ 499,000	560,000
2005	560,000	590,000	385,000	640,000	675,000
CONDOMINIUM					
1995	175,000	182,000	120,000	142,250	160,000
1996	165,000	173,000	2/ 128,500	149,000	170,000
1997	145,000	150,000	2/ 125,000	120,000	150,000
1998	138,000	2/ 134,000	2/ 122,500	128,000	161,000
1999	137,500	125,000	135,000	120,000	165,000
2000	140,000	125,000	2/ 135,000	150,000	195,000
2001	145,000	133,000	2/ 139,500	162,500	197,000
2002	165,000	153,000	2/ 168,000	210,000	207,000
2003	185,000	175,000	2/ 187,000	287,000	241,000
2004	233,000	210,000	2/ 279,000	2/ 375,000	310,000
2005	287,000	265,000	369,500	435,000	390,000

1/ May differ from Honolulu Board of Realtors data used in other *Data Book* tables.

2/ Revised from previous *Data Book* .

Source: Prudential Locations Research, records.

Table 21.35- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1999 TO 2003

[Data include leases, agreement of sales assignments, subleases, timeshares, etc., as well as deeds]

Subject	1999	2000	2001	2002	2003
Number of deeds filed and recorded	76,331	80,001	83,229	91,723	110,922
Approximate value of land conveyed (\$1,000)	8,311,047	9,689,367	10,167,267	10,811,198	15,643,941

Source: Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

**Table 21.36-- APPROXIMATE VALUE OF LAND TRANSFERS,
BY COUNTY: 2001 TO 2003**

[In dollars. Totals include leases, agreement of sales assignments,
subleases, etc., as well as deeds]

County	2001	2002	2003
State total	10,167,267,210	10,811,198,328	15,643,941,120
Honolulu	5,447,027,600	5,783,194,600	8,605,069,820
Maui	2,131,622,500	2,164,630,528	3,687,957,300
Hawaii	1,786,101,410	2,053,320,600	2,269,634,700
Kauai	802,515,700	810,052,600	1,081,279,300

Source: Hawaii State Department of Land and Natural Resources, Bureau of Conveyances, records.

**Table 21.37-- FORECLOSURE FILINGS, BY JUDICIAL CIRCUIT:
1993 TO 2005**

Year	State total	First Circuit 1/	Second Circuit 2/	Third Circuit 3/	Fifth Circuit 4/
1993	1,436	950	204	216	66
1994	1,578	1,022	240	222	94
1995	1,957	1,204	317	293	143
1996	2,800	1,828	464	352	156
1997	3,148	2,205	421	362	160
1998	3,626	2,662	422	359	183
1999	2,934	2,135	324	339	136
2000	2,153	1,591	228	251	83
2001	1,913	1,390	197	246	80
2002	948	624	110	151	63
2003	621	396	78	112	35
2004	437	283	51	80	23
2005	308	198	47	51	12

1/ City and County of Honolulu and Kalawao on Molokai.

2/ Maui County excludes Kalawao on Molokai.

3/ Hawaii County.

4/ Kauai County.

Source: The Judiciary, Office of the Administrative Director of the Courts, Statistics Office, records.

Table 21.38-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: 2005

[As of December 31]

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	6,501	5,073	198	291	659	4	22	254
Elevators	5,337	4,125	140	266	568	1	20	217
Hydro (Under 9 stories)	1,840	1,168	79	159	276	1	9	148
Roped:	3,497	2,957	61	107	292	-	11	69
Under 9 stories	1,635	1,187	50	107	226	-	11	54
9 to 18 stories	1,148	1,056	11	-	66	-	-	15
19 to 28 stories	407	407	-	-	-	-	-	-
29 to 38 stories	217	217	-	-	-	-	-	-
39 stories or more	90	90	-	-	-	-	-	-
Escalators & moving walks/ speed ramps	434	409	6	-	17	-	-	2
Inclined lifts	11	4	3	1	-	-	1	2
Private industrial elevators	29	2	2	4	13	-	-	8
Manlifts	8	8	-	-	-	-	-	-
Handicap/chairlifts	340	240	30	18	31	3	1	17
Dumbwaiters	342	285	17	2	30	-	-	8

Source: Hawaii State Department of Labor and Industrial Relations, Division of Occupational Safety and Health, Boiler and Elevator Inspection Bureau, records.

Table 21.39-- TALLEST STRUCTURES, BY ISLAND: MARCH 2006

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS 1/				
Hawaii: Bayshore Towers	Hilo	1970	15	135
Maui: 2/ The Whaler	Kaanapali	1975	12	170
Lanai: 2/ Manele Hotel	Hulopoe Bay	1991	3	48
Molokai: 2/ Molokai Light Station	Kalaupapa	1909	(NA)	138
Oahu: 3/ First Hawaiian Center	999 Bishop Street	1996	27	438
Hawaiki Tower	404 Piikoi Street	1999	47	400
Kauai: Marriott Resort & Beach Club	Lihue	1959	10	107
OTHER STRUCTURES				
Hawaii: Coast Guard LORAN Station	Upolu Point	1958	(X)	625
Maui: 2/ KMVI Radio Tower	Wailuku	1992	(X)	455
Lanai: 2/ Storage tanks	Manele Harbor	(NA)	(X)	50
Molokai: 2/ KAIM Radio Tower	Kalua Koi	1981	(X)	410
Oahu: VLF Antenna	Lualualei	1972	(X)	1,503
Kauai: Communication Engineers Tower	Mana	1964	(X)	400

NA Not available.

X Not applicable.

1/ Shown separately for the tallest in feet and also (if different) for the tallest in number of stories.

2/ As of March 2005.

3/ Not shown are several 400 feet tall buildings with fewer than 47 stories.

Source: Compiled from county building departments by the Hawaii State Department of Business, Economic Development & Tourism.