



Established 1960

Beyond Information. Intelligence.

Database Marketing

Economic & Social Impact Studies

Evaluations

Research

Modeling/Forecasting

SMS

1042 Fort Street Mall
Suite 200
Honolulu, HI 96813
Ph: (808) 537-3356
Toll Free (877) 535-5767
Fax: (808) 537-2686
E-mail: info@smshawaii.com
Website: www.smshawaii.com

**HAWAI'I HOUSING PLANNING STUDY, 2011
INVENTORY REPORT**

Prepared for the:

**Hawai'i Housing Finance and Development Corporation and
Housing Officers/Administrators for Honolulu, Maui,
Hawai'i, and Kaua'i Counties**

Department of Hawaiian Home Lands

Department of Human Services

SMS Affiliations and Associations:

Experian
International Survey Research
Solutions Pacific, LLC
SMS Consulting, LLC
3i Marketing & Communications

**Prepared by SMS Research & Marketing Services, Inc.
November, 2011**



Beyond Information. Intelligence.

Established 1960

November 28, 2011

Database Marketing

Economic & Social Impact Studies

Evaluations

Research

Modeling/Forecasting

Ms. Janice Takahashi
Chief Planner
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Aloha!

SMS

1042 Fort Street Mall
Suite 200
Honolulu, HI 96813
Ph: (808) 537-3356
Toll Free (877) 535-5767
Fax: (808) 537-2686
E-mail: info@smsHawaii.com
Website: www.smsHawaii.com

This is the work product for the Housing Inventory component of the Hawai'i Housing Planning Study 2011. It represents a significant change in methods from prior studies. We are moving from the Tax Map Key reports approach to the more readily available data provided by the U.S. Census Bureau in the American Community Survey (ACS).

In our estimation, the substantive difference in the two sources is not significant. That is, we can definitely retain series continuity using ACS data. In the end, we may lose some ability to measure growth in condominium units, but will gain precision in our measurement of multi-family units. Four factors offset those losses: (1) increased precision overall, (2) the comparability of results with other Census-based research, (3) the ability to estimate the number of housing units available to the market, and (4) the ability to update easily on an annual basis. We look forward to your reaction to all of this.

We hope the results are useful to you. This report focuses on the State as a whole. In the final reports, the text is written to fit each County and the State.

Please call if you have any questions or comments.

Sincerely,

James E. Dannemiller
Executive Vice President

SMS Affiliations and Associations:

Experian
International Survey Research
Solutions Pacific, LLC
SMS Consulting, LLC
3i Marketing & Communications

CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	2
CURRENT HOUSING STOCK	4
SOURCES OF INVENTORY DATA.....	4
STATE OF HAWAI`I.....	6
CITY & COUNTY OF HONOLULU.....	8
COUNTY OF HAWAI`I.....	10
COUNTY OF MAUI	11
COUNTY OF KAUA`I.....	12
HOUSING TRENDS	14
TOTAL HOUSING UNITS	14
OTHER ESTIMATES	15
AVAILABLE HOUSING UNITS AND HHPS HOUSING INVENTORY	16
APPENDIX	19

LIST OF FIGURES

FIGURE 1: HOUSING UNIT ESTIMATES, 2000-2010	5
FIGURE 2: TOTAL HOUSING UNITS, 1990-2010.....	14
FIGURE 3: TOTAL HOUSING UNITS, NEW UNITS ADDED, 2000-2009	15
FIGURE 4: INVENTORY AND CENSUS HOUSING UNIT ESTIMATES, 1990 TO 2010	16
FIGURE 5: ADDED UNITS: INVENTORY, CENSUS, AND PERMITS DATA, 1990 TO 2010.....	17
FIGURE IA-1. O`AHU TAX MAP KEY (TMK) ZONES 2011	27
FIGURE IA-2: COUNTY OF MAUI TAX MAP KEY (TMK) ZONES, 2011.....	28
FIGURE IA-3: COUNTY OF KAUA`I TAX MAP KEY (TMK) ZONES, 2011.....	29
FIGURE IA-4: COUNTY OF HAWAI`I TAX MAP KEY (TMK) ZONES, 2011	30

LIST OF TABLES

TABLE 1. HOUSING UNIT ESTIMATES, 2000-2010.....	5
TABLE 2. TOTAL HOUSING UNITS, 1990-2010, U.S. CENSUS ESTIMATES	6
TABLE IA-1: STATE OF HAWAI`I HOUSING UNIT INVENTORY, 1990-2010.....	20
TABLE IA-2: CITY & COUNTY OF HONOLULU HOUSING UNIT INVENTORY, 1990-2010.....	21
TABLE IA-3: MAUI COUNTY HOUSING INVENTORY, 1990-2010	22
TABLE IA-4: HAWAI`I COUNTY HOUSING UNIT INVENTORY, 1990-2010	23
TABLE IA-5: KAUA`I COUNTY HOUSING INVENTORY, 1990-2010.....	24
TABLE IA-6: TOTAL HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010	25
TABLE IA-7: TOTAL OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010	25
TABLE IA-8: TOTAL OWNER-OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010.....	26
TABLE IA-9: HOUSING UNIT TYPES, 1992, 1997, 2003, 2006, AND 2010	31
TABLE IA-10A: HOUSING INVENTORY BY TYPE, 2010	32
TABLE IA-10B: ANNUAL PERCENT CHANGE IN HOUSING INVENTORY DISTRIBUTION BY TYPE, 1992-2010	33
TABLE IA-11: HOUSING INVENTORY BY LAND TENURE, 2010	34
TABLE IA-12: HOUSING INVENTORY BY OWNERSHIP, 2010	35
TABLE IA-13: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2010	36
TABLE IA-14: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2010	37
TABLE IA-15: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2010	38
TABLE IA-16: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2010	39
TABLE IA-17: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY INTERIOR AREA, 2010	40
TABLE IA-18: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY INTERIOR AREA, 2010	41
TABLE IA-19: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY LAND AREA, 2010	42
TABLE IA-20: SINGLE FAMILY HOUSING AVERAGE INTERIOR AREA (SQFT) BY BEDROOMS, 2010.....	43
TABLE IA-21: CONDOMINIUM HOUSING AVERAGE INTERIOR AREA (SOFT) BY BEDROOMS, 2010.....	44
TABLE IA-22: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY ASSESSED VALUE (THOUSANDS OF DOLLARS), 2010	45
TABLE IA-23: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY ASSESSED VALUE (THOUSANDS OF DOLLARS), 2010	46
TABLE IA-24: HOUSING INVENTORY SUMMARY VALUES, 2010	47
TABLE IA-25: HOUSING INVENTORY DISTRIBUTION BY OUT-OF-STATE OWNERSHIP, 2010	48

EXECUTIVE SUMMARY

The Inventory Report is a key component of the Hawai'i Housing Planning Study (HHPS). The number and types of housing units in the housing stock is a direct result of Hawai'i's housing production and consumption activity in the past. Details of the inventory should be consistent with housing plans and policies in the present. Understanding the changes in the stock is the basis for housing forecasting and for housing planning in the future.

Mirroring the population distribution, we find in 2010 that 65 percent of the State's 519,508 housing units were located in the City & County of Honolulu. Fully 82,324 units (16 percent) were located in the County of Hawai'i, 70,492 units (14 percent) were situated in Maui County, and the remaining 6 percent (29,793 units) were found in the County of Kaua'i¹. In the past four years, the total housing stock for the State has increased by four percent (19,487 units). Newly added units were mostly single family and condominium units.

According to the HHPS Inventory data, almost 60 percent of housing units statewide were single-family dwellings. Multi-family units marketed as condominium units accounted for another 27 percent, and 10 percent of the State's housing units were apartments. Military, student, and cooperative housing made up the rest of the State's housing units.

Hawai'i's housing units have an average age of 35 years for single-family units and 29 years for condominium units. As is true for all island communities, space is a limited resource and periods of high demand tend to favor production of smaller units. The average single-family housing unit in the 2011 inventory had about 1,600 square feet in area under roof. Hawaii's lot sizes are quite small relative to other U.S. markets, with an average size of about 14,700 square feet versus more than 20,000 square feet nationwide.

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. This distinction is supported in the inventory by its median assessed value of \$530,800 for single-family homes and \$302,800 for condominiums in 2010. National data show Honolulu's median single-family home price at \$579,300 and \$311,100 for condominium units² in the first quarter of 2011.

The inventory's median value assessments were lower than in 2006, but higher than in 2003. This is again consistent with the widely accepted view of Hawai'i home prices rising rapidly, holding for somewhat longer than expected, and falling more slowly than in comparable housing markets across the country. The National Association of Realtors' data show that, while Honolulu has the highest prices in the nation, our single-family home prices dropped about seven percent between 2008 and 2011. Homes in comparable high-end markets fell between 25 and 35 percent.

In recent years, the number of sources of housing data and the level of detail available on housing have increased dramatically. The 2000 Decennial Census captured housing data in significantly greater detail and the American Community Survey (ACS) now provides information on housing stock for states and counties on an annual basis. In this iteration of the study, we integrate the Tax Map Key (TMK) based inventory data of the past and the ACS data of the last eight years. In the future, we intend to rely more heavily on the Census data, thus increasing utility and accuracy while decreasing project cost.

¹ The approximately 100 housing units located in Kalawao are not included in this analysis.

² National Association of Realtors at www.realtor.org.

INTRODUCTION

The objective of the Housing Inventory component of the Housing Planning Study (HHPS) is to establish the total number of housing units in the State of Hawai'i. Based on that number of units, we then develop an estimate of the number of housing units available to the housing market. This information, when compared to the total number of households statewide, allows us to quantify unmet housing demand.

When the HHPS was first conducted in 1992, the primary source of data on Hawai'i's housing stock was the U.S. Census Bureau's Decennial Census. The Census provided insufficient data to describe the Hawai'i housing stock as we would have liked, and the data were not available for intercensal years. The initial HHPS was therefore designed to begin with an inventory intended to provide intercensal estimates of the number and types of units in the State's housing stock. Data were drawn primarily from tax records and later augmented by additional information provided by Hawai'i Information Service. The housing counts were used in developing a housing model to project housing need. A narrative was included to describe housing unit type, tenure, ownership, age, number of bedrooms, interior area, land area, assessed value, and out-of-state ownership.

In recent years, the number of sources of housing data and the level of detail available on housing have increased dramatically. The 2000 Decennial Census captured housing data in significantly greater detail and the American Community Survey (ACS) now provides information on housing stock for states and counties on an annual basis. In this iteration of the Study, we integrate the Tax Map Key (TMK) based inventory data of the past and the ACS data of the last eight years. In the future, we intend to rely more heavily on the Census data, thus increasing utility and accuracy while decreasing project cost.

The 2011 study marks a transition from the special-purpose housing inventory used since 1992, to the more comprehensive and comparable U.S. Census data as the standard upon which this and future studies will be based. Using the new inventory data, we are able to estimate directly the number of housing units available to the residential housing market in Hawai'i. In past studies, we have relied on the number of occupied units as our best estimate of the number of units available. The ability to estimate available units directly will support more detailed and effective analysis of housing data and housing planning decisions.

The remainder of the report presents data extracted from the inventory process. We begin with a brief description of the current housing stock, its characteristics, and changes that occurred since 2006. We then move to a section on housing trends, in which we review the long-term changes in housing stock since 1990, with an emphasis on the new data available from ACS since 2002. We close with a short piece on "Next Steps", in which we cover the plans for inventory data in the remaining phases of HHPS 2011, and the implications for planning in Hawai'i.

Several charts and tables appear in the text of this report. Other data are presented in the appendix. As noted, these data will also be included in subsequent sections of the final report and are the foundation of the housing model used to estimate needed units. A more detailed description of methods used to prepare the inventory data will be included in the Technical Report.

In building inventories for the past two decades, we have relied on past inventories (TMK data) and the new data sources (U.S. Census). This study, therefore, lays the groundwork for developing a comprehensive set of time series data that will help us provide accurate data on past housing market performance, understand current housing stock, and forecast future housing needs.

CURRENT HOUSING STOCK

As in the past, HHPS inventory data provide a detailed description of current housing stock as well as recent changes in the make-up of that stock and the longer-range trends in its composition. Specifically, the inventory data cover housing types, tenures, ages, sizes, and other descriptors to support housing analyses, and we can continue to extract fundamental descriptions of the stock in narrative form.

Presented below is a summary of the current housing inventory for the State of Hawai`i and its counties, as well as an examination of housing trends during the past 20 years. This data is compiled from various sources including the Decennial Census, American Community Survey, tax records and sources tracked by Hawai`i Information Service. The traditional set of housing inventory data tables is included in the Appendix.

SOURCES OF INVENTORY DATA

In all of the HHPS projects, the source for the inventory data has been the Hawai`i Tax Map Key (TMK) system. In constructing the Inventory portion of each study, SMS first eliminated units that are not available to the housing market. In the TMK system that means excluding properties with a PITT code of 700 -- mostly hotels, time shares, and a few temporary visitor rentals (TVRs) that are identified.

Traditionally we use the U.S. Census count of total housing units as our comparison source. From the Census total housing units count³ we eliminate those that are held for seasonal or occasional use and units for held for migrant workers. The remaining available units should be roughly equal to the total TMK units minus PITT Code 700 units (See Table 1).

Figure 1 on the following page shows a comparison of inventory and adjusted Census housing unit counts. The two series are quite similar except for the year 2000. In 2000, the estimates for PITT code 700 seem to have been underestimated. Otherwise, the inventory numbers exceed Census estimates by an average of 1.7 percent throughout the decade.

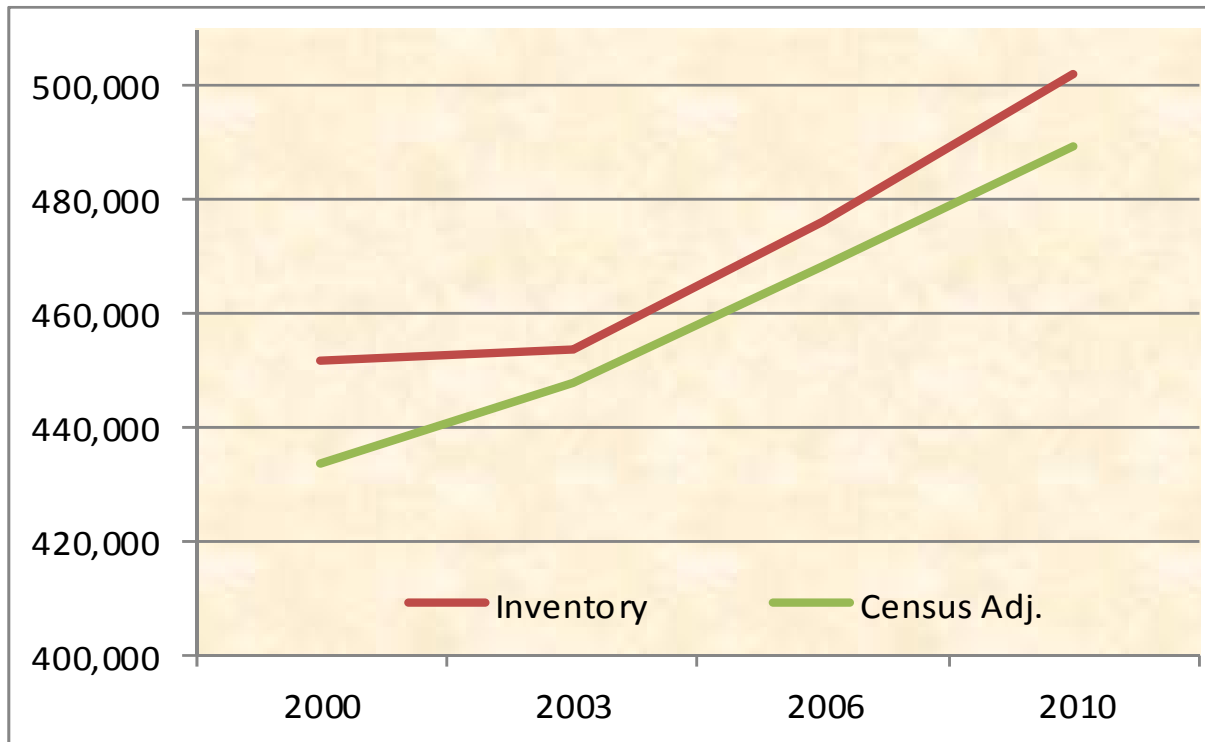
³ Obtained from American Factfinder website

TABLE 1. HOUSING UNIT ESTIMATES, 2000-2010

	Census	Inventory	Census Adj.
2000	460,542	451,541	433,551
2003	475,972	453,697	447,795
2006	500,021	475,863	468,351
2010	519,508	500,508	489,429
Growth Rates			
2000-2003	1.1%	0.2%	1.1%
2003-2006	1.7%	1.6%	1.5%
2006-2010	1.0%	1.3%	1.1%
2000-2010	1.3%	1.1%	1.3%

Source: U.S. Census Bureau Decennial Census 2000 and 2010; American Community Survey 2003 and 2005-2007; HHPS Inventory 1997, 2003, 2006, and 2011.

Figure 1: Housing Unit Estimates, 2000-2010



Source. U.S. Census Bureau Decennial Census 2000 and 2010; American Community Survey 2003 and 2005-2007; HHPS Inventory 1997, 2003, 2006, and 2011.

STATE OF HAWAII

According to the U.S. Census Bureau, there were 519,508⁴ housing units in Hawai'i in July 2010. The total number of occupied housing units was 455,338. The total number of housing units available to the residential housing market, or "available units" would necessarily lie between those two numbers. Not all housing units are available to the market, and not all available units are occupied at any given time⁵. The 2011 HHPS housing inventory shows an estimated 500,508 units were available in 2010.

TABLE 2. TOTAL HOUSING UNITS, 1990-2010, U.S. CENSUS ESTIMATES

	State of Hawai'i	County of Honolulu	County of Hawai'i	County of Maui	County of Kaua'i
1990	389,810	281,683	48,253	42,261	17,613
1992	411,494	290,571	49,394	51,578	19,951
1997	449,385	311,398	59,098	54,321	24,568
1999	456,091	314,448	61,108	55,475	25,060
2000	460,542	315,988	62,674	56,549	25,331
2003	475,972	322,845	68,260	59,788	26,698
2004	482,873	325,775	70,122	60,888	27,153
2005	491,071	329,300	71,984	62,178	27,609
2006	500,021	332,718	75,185	63,610	28,508
2010	519,508	336,899	82,324	70,492	29,793
Average Annual Increase					
1990-2000 ^a	1.81%	1.22%	2.99%	3.38%	4.38%
2000-2003 ^a	1.12%	0.72%	2.97%	1.91%	1.80%
2003-2006 ^a	1.68%	1.02%	3.38%	2.13%	2.30%
2006-2010 ^a	0.97%	0.31%	2.37%	2.70%	0.83%

Sources: 1990, 2000, 2010 Census, American Community Survey, 2002 through 2009; some estimates provided by SMS. See Tables 1A-1 through 1A-5 in the Appendix for details.

a. Average annual increase for the period noted.

Housing units in the State of Hawai'i are divided among the counties in proportion to county populations⁶. Mirroring the population distribution, we find in 2010 that 336,899 (65 percent) of the State's housing stock was located in the City and County of Honolulu; 82,324 units (16 percent) were located in the County of Hawai'i; 70,492 units (14 percent) were situated on the three islands of Maui County; and the remaining 29,793 units (6 percent) were found in the County of Kaua'i⁷.

According to the 2009 ACS⁸, almost 60 percent of housing units statewide were single-family dwellings. The inventory data show that about 27 percent of the housing stock is

⁴ U.S. Census Bureau, 2010 Census, SF1, Table H1, Housing Units.

⁵ We will elaborate on this point in the next section of the report.

⁶ U.S. Census Bureau Decennial Census 2010

⁷ The 113 housing units located in Kalawao are not included in this analysis.

⁸ As we write this, the SF3 file is not yet available, so we have no Census data on tenancy for 2010.

condominiums, and 11 percent was apartments. Military, student, and cooperative housing made up the rest of the State's housing units.

Housing Stock Growth Rates

The 500,508 housing units counted in the 2011 HHPS Inventory Study was up from 475,863 in 2006. That represents an average annual growth rate of 1.3 percent per year, slightly lower than the 1.63 percent per year measured between 2003 and 2006. That means that housing unit production was lower after the peak of the last price run-up than it was during the most heated part of the cycle. As we shall see, that is consistent with Hawai'i's traditional pattern of housing stock change. Supply generally lags demand by several years.

The inventory rose by 24,645 housing units in the four years since the last Housing Policy Study. The new stock included 18,618 single-family units and 6,495 multi-family units. The average annual growth rate for single-family units was more than 1.7 percent per year and about 0.9 percent per year for multi-family units. This general pattern is also consistent with housing development patterns in which supply is led by high-end demand, especially in periods of high growth.

Among the 6,495 multi-family units built between 2006 and 2010, only about 225 were classified as apartments. We have no check on this figure in Census or other public data. We do know that there were at least 7,021 affordable housing units produced under the aegis of government housing agencies in Hawai'i between January 1, 2007 and December 31, 2010⁹. Among the 5,653 units for which we have complete descriptive information¹⁰, about 3,899 were classified as multi-family, and 3,148 were classified as rental units. The trend has been for the production of affordable units to increase throughout the last decade. On the other hand, the total number of multi-family units added between HHPS inventories has been decreasing since 1997. For this and other reasons, HHPS studies are coming to rely on inventory data for value added information on the housing stock, but to rely less on it as a measure of change in housing stock.

Another issue related to the inventory approach to housing stock monitoring is the inability to measure housing supply (production) in the short-run. Housing sales reported by the Honolulu and Maui Boards of Realtors, for instance, suggest that housing sales dropped precipitously after 2007, suggesting a dramatic decrease in demand. Reporters covering the housing market and our conversations with developers suggest that new unit production has fallen off to very low levels in the last two years. With more detailed measurement, we might expect to find that the 24,645 new units reached the market relatively early in the last four-year period.

Other Stock Characteristics

As in the rest of the nation, Hawai'i's homeownership rate has been rising for more than two decades. The percent of owner occupied units in the inventory was 50 percent in 2011¹¹, up

⁹ The estimate is based on a list of affordable units developed with assistance from the State, the four county housing agencies, and the Department of Hawaiian Home Lands. The list may not be perfectly accurate at this point and may underestimate actual production of affordable units.

¹⁰ The list includes affordable units sponsored or assisted by government agencies (5,653) and units produced by private developers under unilateral agreements with government agencies (1,368). It includes information on unit type and tenure for only 93 of the 1,368 affordable units produced under unilateral agreements.

¹¹ Appendix Table IA-12.

from 45 percent in 2006. The inventory and Census data differ significantly, however. Census data show that homeownership rates for the State were 54 percent in 1990, 56 percent in 2000, and 58 percent in 2010¹².

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. This distinction is supported in the inventory by its median assessed value of \$530,800 for single-family homes and \$302,800 for condominiums in 2010. National data show Honolulu's median single-family home price at \$579,300 and \$311,100 for condominium units¹³ in the first quarter of 2011. Compare that with \$545,100 in San Jose-Sunnyvale-Santa Clara, \$511,800 in Anaheim-Santa Anna-Irvine, \$322,100 in Boston, \$439,300 in the New York area, and \$439,300 in Washington D.C. The national median for single-family homes was \$158,700 for the same quarter, and you could buy the same house in Youngstown, Ohio, for about \$55,000.

The inventory's median value assessments were lower than in 2006, but higher than in 2003. This is again consistent with the widely accepted view of Hawai'i home prices rising rapidly, holding for somewhat longer than expected, and falling more slowly than in comparable housing markets across the country. The National Association of Realtors' data show that while Honolulu has the highest prices in the nation, our single-family home prices dropped about seven percent between 2008 and 2011. Homes in the comparable high-priced markets shown above fell between 25 and 35 percent.

Hawai'i's units are generally mature, but not old, with an average age of 35 years for single-family units and 29 years for condominium units. As is true for all island communities, space is a limited resource and periods of high demand tend to favor production of smaller units. The average single-family housing unit in the 2010 inventory had about 1,600 square feet in area under roof. Hawaii's lot sizes are somewhat smaller than those in other U.S. markets, with an average size of about 14,700 square feet versus more than 20,000 square feet nationwide.

Slightly more than 14 percent of Hawai'i's housing units are owned by non-Hawai'i residents, commonly referred to as "snowbirds" because they often spend the winter months enjoying Hawai'i's mild climate. About eight percent of all out-of-state owners were residents of foreign countries.

CITY & COUNTY OF HONOLULU

According to the Census Bureau, there were 336,899 housing units in the City and County of Honolulu in July 2010. The total number of occupied housing units was 311,047. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2011 HHPS housing inventory shows an estimated 329,724 units were available in 2010¹⁴.

¹² American Factfinder, American Factfinder2, tenure tables.

¹³ National Association of Realtors at www.realtor.org.

¹⁴ Refer to Sources of Inventory Data on page 4 for a complete explanation of the reasons for the differences in total housing unit counts between U.S. Census and HHPS data.

The majority of housing units are concentrated in Honolulu (Zone 12, 26%)¹⁵ and Central O`ahu (Zone 19, 28%)¹⁶. Zone 11 (Moanalua) is home to 12 percent to the housing units on the island, and Zones 13 (East Honolulu) and 14 (Leeward Coast) each have 11 percent of the total available housing units.

The inventory for the City & County of Honolulu has the greatest diversity of unit types. Half of the units are single-family dwellings, compared to three-quarters or more on the Neighbor Islands. An additional 30 percent are condominium units and 13 percent are apartments. A small number of remaining units are military residences and student housing. While these numbers are small, O`ahu had the lion's share of student housing, nearly all of the military housing, and 100 percent of coop units in the State.

Housing Stock Growth Rates

O`ahu's housing stock stood at 329,724 housing units in 2010. That was up from 319,405 in 2006. The average annual growth rate was the lowest of all the counties – just 0.81 percent per annum. O`ahu's average annual growth rate has been rising slowly but steadily since 1997. Before 1997, the O`ahu housing stock grew by as much as two percent per year, even during the early nineties. Between 1997 and 2003, the rate was 0.11 percent per year and rates have risen only slightly since that time, apparently without regard to demand.

The City and County housing inventory rose by 10,319 housing units in the four years since the last Housing Policy Study. The pattern of growth for single- and multi-family units was the exact opposite of other counties. O`ahu's new stock included 4,754 single-family units and 6,495 multi-family units. The average annual growth rate for single-family units was 0.74 percent per year and about 0.89 percent per year for multi-family units. Shifting production toward multi-family units is a typical market reaction to decreasing demand. The move is often accompanied by a slight decrease in the price of new units often associated with a shift toward producing units for mid-range markets.

Other Stock Characteristics

The City and County of Honolulu housing unit inventory includes the highest priced units in the State. In 2010, O`ahu single-family homes had a median assessed value of \$608,300 and the median value of a condominium unit was \$299,100. Both figures were a bit lower than in 2006 and higher than comparable values in 2003.

Fully 70 percent of single-family housing units in the City & County of Honolulu were owner-occupied and 39 percent of residents in condominium units were homeowners. The overall homeownership rate was 47 percent. Honolulu's homes were the oldest in the State, with an average age of 39 years for single-family dwellings and 30 years for condominiums.

¹⁵ Throughout this report we use the two-digit citation for Tax Map Zones, where the initial digit references the island and the second digit references the TMK Zone. Thus Honolulu is zone "12", the number two zone on Oahu. The same system is used in the tables in the appendix for easy reference. A set of TMK maps also appears in the appendix in case there is any confusion about zone locations.

¹⁶ See Appendix Figures IA-1 through IA-4 for detailed maps of the TMK boundaries.

Single-family units were somewhat larger than on other islands, with a median size of 1,700 square feet versus 1,400 or 1,500 on other islands. As is true in all island communities, space is a limited resource and periods of high demand tend to favor production of smaller units. Most Hawai'i single-family homes in the 2010 inventory (45 percent) were between 750 and 1,500 square feet in area under roof.

O`ahu had the lowest rate of out-of-state owners in the inventory. Just over nine percent of all units were owned by people living outside the State. Among these non-resident homeowners, eleven percent lived outside the United States, which is the highest percentage of foreign homeowners in Hawai'i.

COUNTY OF HAWAI'I

Despite the global recession, housing development in the County of Hawai'i has continued at a pace slightly higher than the rest of the State. Since 2006, nearly 10,500 new housing units have been constructed on the Island, the largest increase in total housing units among all the counties.

The Census Bureau counted 82,324 housing units in the County in July 2010. The total number of occupied housing units was 67,096. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2011 HHPS housing inventory tells us that 77,424 units were available in 2010¹⁷. Close to three-quarters of the housing units in the County of Hawai'i were almost evenly divided among Puna (Zone 31, 22 percent), South Hilo (Zone 32, 26 percent), and North-Kona (Zone 37, 23 percent).

As in the past, Hawai'i County's 2010 housing inventory was dominated by single-family units. The island's 60,658 single-family units made up fully 78 percent of the total housing stock. The County moved up to 12,080 multi-family units, but that was up only about one percentage point since 2006. Hawai'i Island does have over 800 student units, giving it the second rank in that category, but overall the housing stock is distinguished primarily by its homogeneity.

Housing Stock Growth Rates

Hawai'i County's housing stock numbered 77,424 housing units in 2010. That was up from 66,946 in 2006. The average annual growth rate was the highest of all the counties at 3.91 percent per annum. The County growth rate has been consistently high since the Housing Policy Study began and has been growing by almost a full percentage point since 1997. In one sense, however, the County's production rates are similar to all other counties. Whether rates are high or low, they remain relatively constant over time, suggesting that all counties are characterized by relatively stable rates of supply regardless of how demand might change.

The County of Hawai'i housing inventory rose by 10,478 housing units in the four years since the last Housing Policy Study. The number of single-family units went up by 7,925 and the multi-family inventory grew by 2,564 units. The average annual growth rate for single-family units was 3.8 percent per year and about 4.8 percent per year for multi-family units. Both rates were up slightly from 2006.

¹⁷ Please refer to Sources of Inventory Data on page 4 for a complete explanation of the reasons for the differences in total housing unit counts between U.S. Census data and HHPS data.

Other Stock Characteristics

Not only do Hawai'i Island homes have the lowest median assessed value in the State (2010), they are also the only ones for which the median assessed value for single family dwellings (\$218,900) is lower than for condominiums (\$231,800). This is likely related to the fact that Hawai'i County condos are the largest condo units in the State (average 1,141 square feet) and that half of the County's condo units are owned by non-Hawai'i residents who are willing to pay more for a part-time home in paradise.

Fully 65 percent of single-family housing units in the County of Hawai'i were owner-occupied and 20 percent of residents in condominium units were homeowners. The overall homeownership rate was 54 percent. The Island's housing units are some of the youngest in the State, with an average age of 28 years for single-family dwellings and 24 years for condominiums.

Single-family units were moderate in size with an average of about 1,464 square feet under roof. Lot sizes, however, were the highest in the State, with an average size of about 25,250 square feet.

Hawai'i County's 17.8 percent is one of the highest rates of out-of-state ownership is second only to Maui County.

COUNTY OF MAUI

The Census Bureau counted 70,492 housing units in the County in July 2010. The total number of occupied housing units was 53,955. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2011 HHPS housing inventory tells us that 65,724 units were available in 2010¹⁸.

Zone 23 (Central Maui), which extends across the Island from Kahului in the North to Kihei in the South, contains 43 percent of all the housing units in the County. An additional 28 percent of the housing units are in the Upcountry region immediately to the East Maui (Zone 22). Nearly all of the remaining housing units can be found near the western coast of the Island of Maui.

Single family dwellings account for almost two-thirds (63%) of the housing available in Maui County in 2010. There were also 23,837 multi-family units giving the county second place ranking in percentage of multi-family units. Maui has about 160 student dormitory units, no military housing, and no cooperative units. The stock is clearly residential in nature.

Housing Stock Growth Rates

HHPS data indicate that Maui County's housing stock numbered 65,724 housing units in 2010. That was up from 63,284 in 2006. The average annual growth rate between 2006 and 2010 was 0.96 percent. The average annual growth rate between 2003 and 2006 was 2.8 percent per year. Maui's growth rate dropped by 1.85 points per year since 2003, much more than in any other county.

¹⁸ Please refer to Sources of Inventory Data on page 4 for a complete explanation of the reasons for the differences in total housing unit counts between U.S. Census data and HPS data.

The County of Maui housing inventory increased by 2,440 housing units in the four years since the last Housing Policy Study. The number of single-family units went up by 2,730 and the multi-family inventory lost 275 units. The average annual growth rate for single-family units was 1.75 percent per year.

Other Stock Characteristics

Maui County housing units have the second highest assessed values in the State (2010). The median single-family assessed value was \$538,000 and multi-family units were valued at a median of \$374,000. Maui's multi-family units have higher assessed values than O`ahu and slightly lower values for single-family units. Maui's single-family units are smaller than those on O`ahu, and its multi-family units are newer.

About 68 percent of single-family housing units in the County of Maui were owner-occupied and 34 percent of residents in condominium units were homeowners. The overall homeownership rate was 56 percent. The County's housing units were mid-range with regard to age, with an average age of 30 years for single-family dwellings and 28 years for condominium units.

Single-family units were moderate in size with an average of about 1,500 square feet under roof. Lot sizes, however, were larger than on O`ahu, but somewhat smaller than Hawai`i and Kaua`i Counties at 19,400 square feet.

At almost 18 percent, Maui County has the State's highest rate of out-of-state ownership. Maui also has a high rate of foreign ownership. Eight percent of all out-of-state owners were residents of other countries. Many of those were non-resident homeowners are Canadian.

COUNTY OF KAUA`I

The Census Bureau counted 29,793 housing units in the County of Kaua`i in July 2010. The total number of occupied housing units was 23,240. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2011 HHPS housing inventory tells us that 27,636 units were available in 2010¹⁹. Residential housing on Kaua`i is concentrated around Poipu in the South (Zone 2, 26 percent) and near Kapa`a on the eastern coast (Zone 4, 29 percent).

Single-family homes account for 82 percent of all housing in the County of Kaua`i. Fifteen percent of units are condominiums and the remaining 3 percent are apartments. There are a few military units on Kauai (87 units). The land tenure for essentially all of the housing units, regardless of type, is fee simple.

Housing Stock Growth Rates

Based on HHPS 2011 inventory data, Kaua`i County's housing stock numbered 27,636 housing units in 2010. That was up from 26,228 in 2006. The average annual growth rate between

¹⁹ Please refer to Sources of Inventory Data on page 4 for a complete explanation of the reasons for the differences in total housing unit counts between U.S. Census data and HPS data.

2006 and 2011 was about 1.3 percent per year. Historically, although Kaua`i's housing stock growth pattern has been similar to the other islands; its growth rate has been consistently the lowest among the Neighbor Island Counties. Like the other counties, Kaua`i's inventory growth rate remains relatively constant over time. The county has had relatively stable rates of supply regardless of how demand might change.

The County of Kaua`i's housing inventory rose by 1,408 housing units in the four years since the last Housing Policy Study. The number of single-family units went up by 3,209 but the multi-family inventory (specifically condominium units) decreased by about 1,800 units. In Hawai`i, a decrease in housing units can be caused by diversion of residential units to the visitor industry. This often happens when multifamily condominium units are converted to use for housing visitors. The inventory does not provide a mechanism for determining whether this is the case, but additional work can be applied to that effort.

Other Stock Characteristics

For such a small market, and one generally thought of as rural in nature, Kaua`i housing units have relatively high assessed values. The median assessed value for single-family dwellings was \$453,000 in 2010. Multi-family units were valued at \$341,000. Many Kaua`i units are new, relative to those in other Counties. There are fewer multi-family units, very low multi-family homeownership, and production (measured by inventory growth rates) has been relatively low for more than ten years. These and other market forces are consistent with higher prices on the Garden Isle.

Fully 64 percent of single-family housing units in the County of Kaua`i were owner-occupied and 45 percent of residents in condominium units were homeowners. The overall homeownership rate was 53 percent. The Island's housing units the youngest in the State, with an average age of 32 years for single-family dwellings and 22 years for condominiums.

Single-family units were moderate in size with an average of about 1,452 square feet under roof. Lot sizes were larger than O`ahu's, but smaller than those on other Neighbor Islands. The average lot size in 2011 was about 17,140 square feet.

Kaua`i County also has high rates of out-of-state ownership of its housing units. In 2010, 22 percent of its inventory was owned by persons outside the State. Unlike Maui County, Kaua`i County's has very low rates of foreign ownership. Only about two percent of its out-of-state owners are located in other countries.

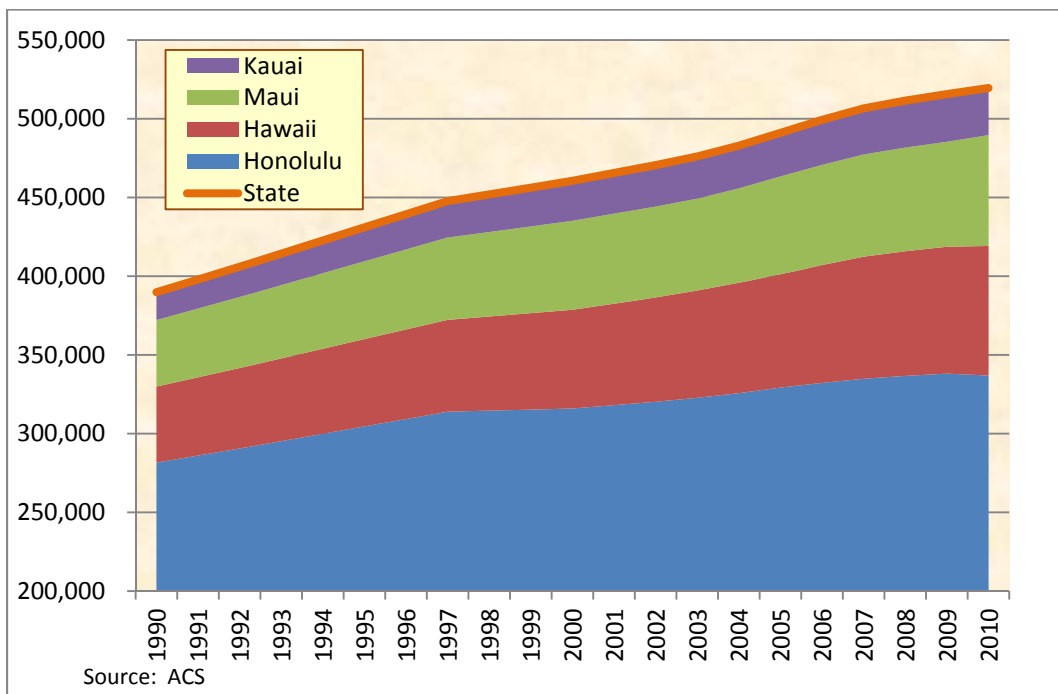
HOUSING TRENDS

Here we turn to the long-range view of Hawai'i housing stock estimates. The exercise was aimed at reconciling tax map and Census data as much as it was to develop a way to look at annual changes in housing stock.

TOTAL HOUSING UNITS

The total number of housing units in Hawai'i, regardless of their current use or availability to solve housing problems, has not been an issue in Housing Policy Studies of the past. The special-purpose inventories attempted to gather data only on the units that could be identified as being "in the market". Total housing units includes all residential units including hotel and motels, visitor condominiums, bed-and-breakfast units, temporary visitor rentals, migrant worker housing, residential institutions, and others. Typically, the Census begins with total units, then classifies those as occupied or vacant, and then by types of occupied and vacant residential units. Figure 2 shows a modeled set of "total housing units figures taken from the Census in 1990, 2000 and 2010, and from the American Community Survey from 2002 through 2009.

Figure 2: Total Housing Units, 1990-2010



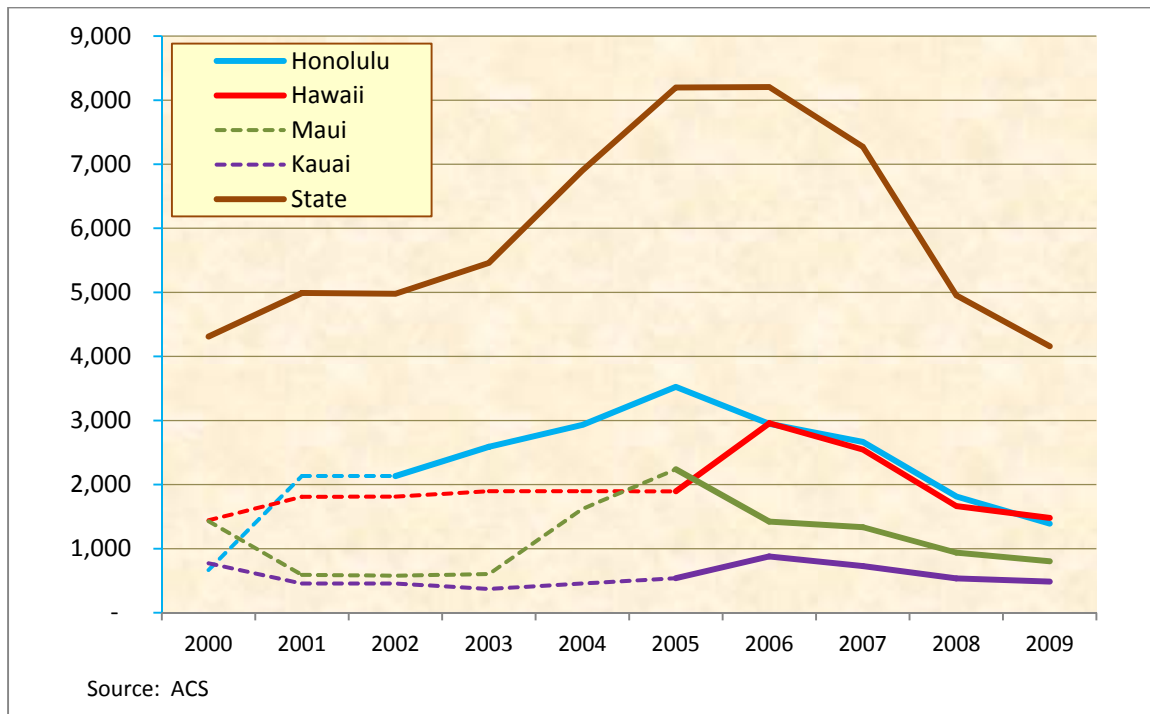
Source: ACS
Details shown in Appendix.

The results are as expected. The total number of residential units in the state grew by about twelve percent in the nineties and then by another seven percent in the last decade. The growth rate for the nineties can only be spread linearly across that decade. ASCS data allows us to see the pattern of growth between 2000 and 2010. It grew slowly in the first four years,

accelerated between 2003 and 2006, and then slowed again in the last three years of the decade.

If we look at the number of units added each year, we get a better idea of how Hawai'i's housing stock grew. ACS data allow us to estimate that pattern for the last decade. Figure 2 shows added units for each of Hawai'i's four counties for the last ten years.

Figure 3: Total Housing Units, New Units Added, 2000-2009



Across the State, these data show that the housing stock grew rapidly from about 2003 to 2006, and then dropped notably until 2009. The number of units added in 2009 is estimated to be fewer than in 2001 before the run-up began. Figure 2 also suggests that the peak period for housing stock growth was different for each island. Honolulu and Maui peaked in 2005. Hawai'i Island and Kaua'i peaked about a year later.

The dotted lines in Figure 3 show some best-guess estimates for the years before ACS data were available for each series. In the years after 2005, ACS provides solid data points.

OTHER ESTIMATES

ACS data also allows us to estimate total occupied housing units and units added each year, since 2002 for Honolulu and since 2005 for other counties. Occupied housing units are defined as total housing units minus vacant housing units. The data in the Appendix Tables IA-1 through IA-5 suggest that ACS may have been under-counting vacancies in the first few years of the survey, but the counts from 2006 to date have remained fairly consistent. Data for total

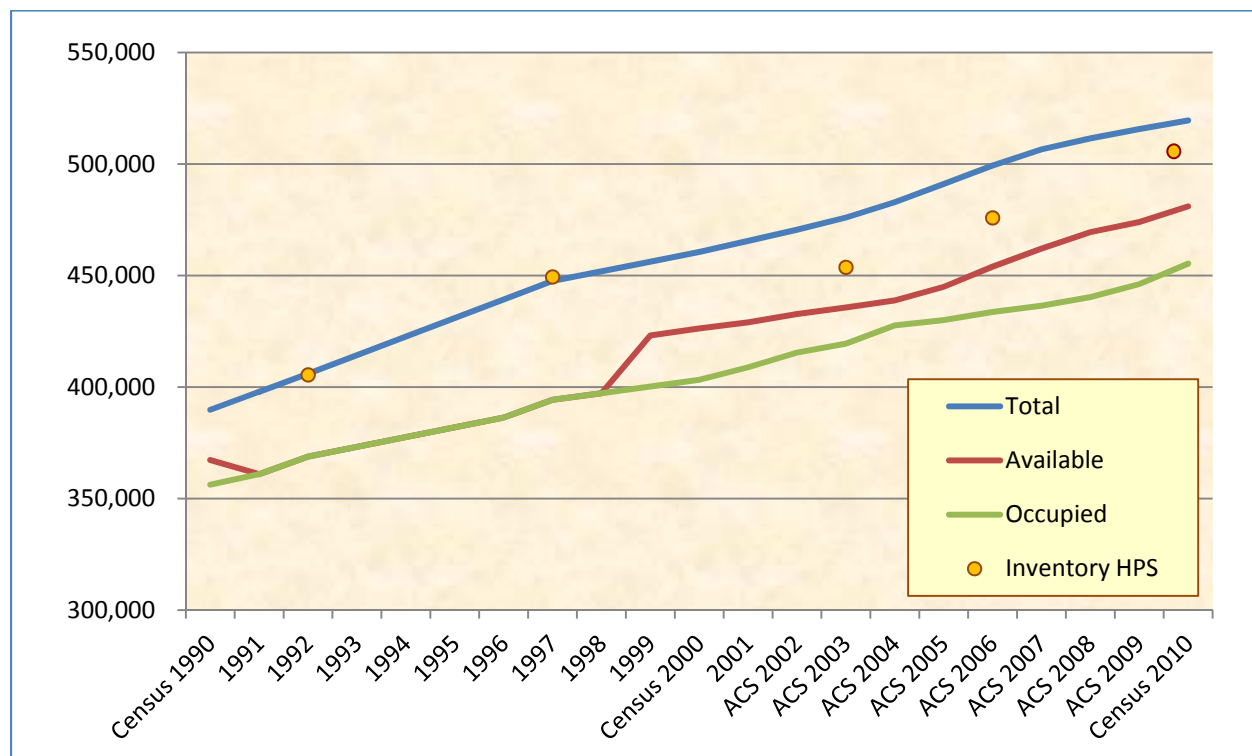
occupied housing units look very good. Vacancy rates reported by Census 2000 and Census 2010 indicated no change in the vacancy rates for the State of Hawai'i (12 percent) and the County of Maui (23 percent). The County of Honolulu's vacancy rate decreased by 1 percent, from 9 percent in 2000 to 8 percent in 2010. The vacancy rates for both Hawai'i County and Kauai County were higher in 2010 than in 2000, Hawai'i's climbing from 15 to 18 percent and Kauai's from 20 to 22 percent.

The Census estimate that would match the inventory is the estimate of units available to the housing market, or "available units". Available units are total housing units minus those used for purposes other than housing non-institutionalized residents of Hawai'i. Our summary of those data show that they seem more reliable than the estimates of occupied housing units after 2005, and, with the exception of the County of Maui, data appear to be more reliable each year.

AVAILABLE HOUSING UNITS AND HHPS HOUSING INVENTORY

Figure 4 shows U.S. Census/ACS data and HHPS housing inventory housing unit estimates for the past two decades. Census estimates are shown for total housing units (top line), occupied housing units (bottom line), and available housing units. Available housing units are the sum of occupied units and vacant units available for sale or rent. That is, it excludes hotel units and other residential units reserved for occasional or agricultural use. The dots indicate HHPS inventory total units in each of the five studies.

Figure 4: Inventory and Census Housing Unit Estimates, 1990 to 2010



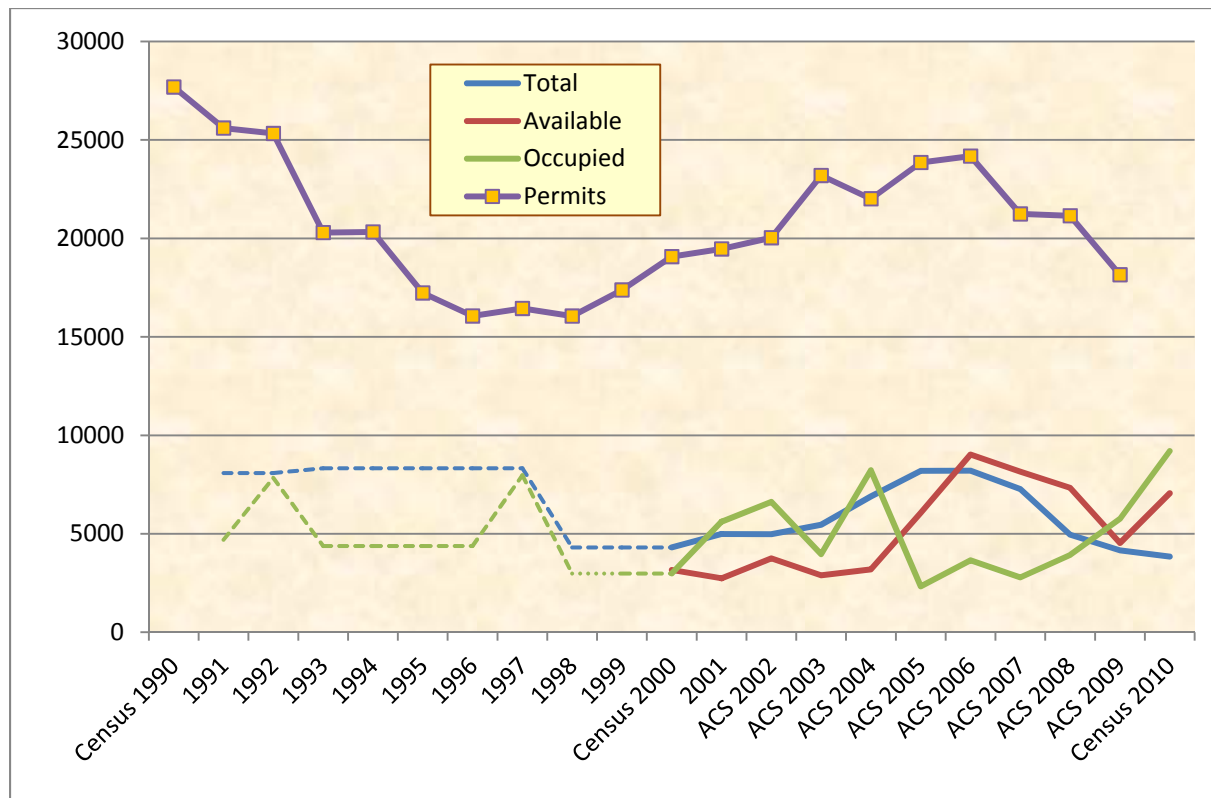
Sources: U.S. Census 1990, 2000, and 2010; ACS 2002-2009; HHPS 1992, 1997, 2003, 2006, and 2010.

Note: No data for available units were found for intercensal years between 1990 and 1999. DBEDT housing unit estimate and HHPS inventory estimates are nearly identical.

HHPs inventory estimates (dots) for available units were nearly identical to Census total housing units in 1992 and 1997. They were closer to ACS estimates of available units in 2003, 2006, and 2010. The last three estimates were produced by HIS and the 90's estimates were produced by a private contractor extracting data from TMK files. More detailed data for the counties suggests that Honolulu estimates exhibit much the same pattern, and that Maui County figures are close to the same pattern. HHPs estimates for Hawai'i and Kaua'i Counties are further off the mark, especially in the past decade.

Figure 5 shows U.S. Census/ACS estimates for added units each year since 1990 -- total, available, and occupied housing units. We have added a third data series, authorized building permits, for comparison. While we expected the number of building permits issued each year would be higher than the total number of units produced, it is reasonable to assume that the two series would have similar shapes. Indeed that seems to be the case for total units.

Figure 5: Added Units: Inventory, Census, and Permits Data, 1990 to 2010



Sources: U.S. Census 1990, 2000, and 2010; ACS 2002-2009; Authorized building permits 1990-2010.

Total units added runs very nearly parallel to authorized building permits. That was a bit of a surprise since production usually lags permitting by significant margins in Hawaii. The annual supply of available units does lag permitting in the latter years of the housing bubble of 2003 to 2007. ACS data can be taken as evidence that a lag in production is associated with an

increase in non-residential units²⁰ late in the cycle. The occupied unit estimates from ACS are more volatile, but suggest an increase in residential vacancy early in the cycle and that occupancy catches up with production after the peak.

We will return to these findings in the HHPS final report. They are important evidence that writ large, Hawai'i's housing unit production (supply) follows housing demand. But if permit authorization can be taken as an indication of supply side reaction to demand, actual production meets only about 20 to 25 percent of that demand statewide.

Across the entire analysis, however, the data suggest that the process of developing special purpose inventories for Housing Policy Studies has been increasingly accurate over the first 14 years. In recent years, however, the split between single-family and multi-family production becomes less clear and our confidence in the inventory alone diminishes.

At the same time, HHPS special purpose inventories produce useful information on data not found in the Census and American Community Survey. Data of particular use to housing planners on Hawai'i, such as the role of leasehold properties, military housing, condominium status, and distribution of stock by Tax Map Zones, cannot be extracted from the either dataset produced by the Census Bureau. On the down side, special purpose inventories are not currently available for years between the Housing Policy Studies and are of limited use in establishing trend data.

U.S. Census data for Hawai'i have similar problems for establishing trends, but the growing precision of the American Community Survey data offers greater confidence that ACS estimates will produce reliable trends and year-on-year change data for housing planning. Furthermore, while the Census sources do not provide data on leasehold and condominium status, the ability to estimate the number of units available to the housing market is a strong plus for ACS.

We look forward to combining these new inventory numbers, with their enhanced accuracy in estimating general supply characteristics, to the forecasting model and to planning decisions in 2011.

²⁰ Recall that available units = total units minus units used for non-residential purposes, and occupied units = total units minus total vacant units.

APPENDIX

TABLE IA-1: STATE OF HAWAII HOUSING UNIT INVENTORY, 1990-2010

State of Hawai i	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010
Total Housing Units	389,810	460,542	470,512	475,972	482,873	491,071	500,021	506,751	512,842	515,663	519,508
Occupied	356,267	403,240	415,479	419,441	427,673	430,007	432,632	439,685	437,105	446,136	455,338
Vacant	33,543	57,302	55,033	56,531	55,200	61,064	67,389	67,066	75,737	69,527	64,170
Total Occupied	356,267	403,240	415,479	419,441	427,673	430,007	432,632	439,685	437,105	446,136	455,338
Owner occupied	191,894	227,783	233,157	237,389	251,808	256,578	257,599	261,918	258,365	252,881	262,682
Renter occupied	164,373	175,457	182,322	182,052	175,865	173,429	175,033	177,767	178,740	193,255	192,656
Total Vacant	33,543	57,302	55,033	56,531	55,200	61,064	67,389	67,066	75,737	69,527	64,170
For rent	9,598	15,682	8,810	9,777	7,522	8,631	11,358	19,760	20,137	22,965	14,832
Rented, not occupied						1,891	1,170	2,191	2,751	529	727
For sale only	1,417	4,406	4,477	1,407	1,635	2,366	2,871	3,275	6,404	3,637	3,920
Sold, not occupied						2,030	2,588	2,435	2,009	702	975
Rented or sold, not occupied		2,948	2,895	3,459	3,208						
For seasonal, recreational, or occasional use	12,876	26,943	25,706	26,625	30,199	31,583	33,334	26,742	30,382	29,087	31,089
For migrant workers		48		261		67	161	27	83	562	
Other vacant	9,652	7,275	13,145	15,002	12,636	14,496	15,907	12,636	13,971	12,045	12,627
Available Housing Units^A	367,282	426,276	431,661	434,084	440,038	444,925	450,619	467,346	468,406	473,969	475,792
Total Housing Units	389,810	460,542	470,512	475,972	482,873	491,071	500,021	506,751	512,842	515,663	519,508
Single Family	237,101	277,886	271,936	276,445	277,112	292,288	302,579	307,610	304,511	305,785	
Multi-Family	152,709	182,656	198,576	199,527	205,761	198,783	197,442	199,141	208,331	209,878	
Total population in occupied	1,070,597	1,175,923	1,208,537	1,221,885	1,227,008	1,238,158	1,247,951	1,247,553	1,253,999	1,260,211	1,317,421
Owner occupied	613,096	709,208	712,903	728,101	777,061	779,683	783,399	782,016	766,797	757,819	793,160
Renter occupied	457,501	466,715	495,634	493,784	449,947	458,475	464,552	465,537	487,202	502,392	524,261

A. Available Units: Housing units that are available to the residential housing market, whether occupied or vacant, excludes seasonal, migrant, and other vacant units

Grey=data not available

TABLE IA-2: CITY & COUNTY OF HONOLULU HOUSING UNIT INVENTORY, 1990-2010

City & County of Honolulu	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010
Total Housing Units	281,683	315,988	320,256	322,845	325,775	329,300	332,718	334,799	337,177	338,119	336,899
Occupied	265,304	286,450	292,615	297,204	300,046	300,557	299,217	304,611	302,861	309,896	311,047
Vacant	16,379	29,538	27,641	25,641	25,729	28,743	33,501	30,188	34,316	28,223	25,852
Total Occupied	265,304	286,450	292,615	297,204	300,046	300,557	299,217	304,611	302,861	309,896	311,047
Owner occupied	137,910	156,233	158,138	161,163	171,755	173,182	173,806	173,715	176,148	169,532	174,387
Renter occupied	127,394	130,217	134,477	136,041	128,291	127,375	125,411	130,896	126,713	140,364	136,660
Total Vacant	16,379	29,538	27,641	25,641	25,729	28,743	33,501	30,188	34,316	28,223	25,852
For rent	5,861	12,286	4,785	4,421	5,032	5,701	6,245	7,440	5,718	7,670	7,026
Rented, not occupied						1,016	652	1,227	1,560	434	398
For sale only	734	3,007	2,388	654	1,102	1,023	1,606	2,004	3,799	1,730	1,585
Sold, not occupied						1,446	2,126	1,249	1,515	513	469
Rented or sold, not occupied		1,885	1,647	2,202	1,929						
For seasonal, recreational, or occasional use	4,418	7,682	9,122	8,538	8,692	10,126	13,582	10,389	12,873	10,679	9,782
For migrant workers		16				33					
Other vacant	5,366	4,662	9,699	9,826	8,974	9,398	9,290	7,879	8,851	7,197	6,593
Available Housing Units^A	271,899	303,628	301,435	304,481	308,109	309,743	309,846	316,531	315,453	320,243	320,524
Total Housing Units	281,683	315,988	320,256	322,845	325,775	329,300	332,718	334,799	337,177	338,119	336,899
Single Family	155,209	172,985	167,716	171,328	170,652	176,872	180,826	184,280	180,220	182,904	
Multi-Family	126,474	143,003	152,540	151,517	155,123	152,428	151,892	150,519	156,957	155,215	
Total population in occupied	802,338	845,339	864,556	872,037	868,751	873,177	877,485	876,815	877,361	879,215	917,907
Owner occupied	445,882	494,052	497,423	505,333	536,261	536,836	539,882	529,943	529,061	517,032	541,892
Renter occupied	356,456	351,287	367,133	366,704	332,490	336,341	337,603	346,872	348,300	362,183	376,015

A. Available Units: Housing units that are available to the residential housing market, whether occupied or vacant, excludes seasonal, migrant, and other vacant units

Grey=data not available

TABLE IA-3: MAUI COUNTY HOUSING INVENTORY, 1990-2010

County of Maui	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010
Total Housing Units	42,261	56,549				62,178	63,610	64,993	66,224	66,679	70,492
Occupied	33,207	43,622				48,393	47,540	50,568	48,950	48,326	53,955
Vacant	9,054	12,927				13,785	16,070	14,425	17,274	18,353	16,537
Total Occupied	33,207	43,622				48,393	47,540	50,568	48,950	48,326	53,955
Owner occupied	19,066	25,018				28,476	28,300	30,749	28,157	27,831	30,056
Renter occupied	14,141	18,604				19,917	19,240	19,819	20,793	20,495	23,899
Total Vacant	9,054	12,927				13,785	16,070	14,425	17,274	18,353	16,537
For rent	1,971	1,445				650	3,156	8,485	8,525	9,685	3,499
Rented, not occupied						15	147	119	286	77	167
For sale only	360	362				232	465	318	665	334	747
Sold, not occupied						127	257	411	419		166
Rented or sold, not occupied		484									
For seasonal, recreational, or occasional use	4,462	9,795				11,093	9,122	3,821	5,541	5,661	10,000
For migrant workers						34	47			547	
Other vacant	2,261	841				1,634	2,876	1,271	1,838	2,049	1,958
Available Housing Units^A	35,539	45,913				49,417	51,565	59,901	58,845	58,422	58,534
Total Housing Units	42,261	56,549				62,178	63,610	64,993	66,224	66,679	70,492
Single Family	28,543	35,215				37,777	40,486	40,875	39,181	38,503	
Multi-Family	13,718	21,334				24,401	23,124	24,118	27,043	28,176	
Total population in occupied	99,104	126,836				138,433	139,798	141,031	140,160	144,047	152,149
Owner occupied	61,615	80,225				86,796	91,629	91,370	87,791	89,189	90,620
Renter occupied	37,489	46,611				51,637	48,169	49,661	52,369	54,858	61,529

A. Available Units: Housing units that are available to the residential housing market, whether occupied or vacant, excludes seasonal, migrant, and other vacant units

Grey=data not available

TABLE IA-4: HAWAII COUNTY HOUSING UNIT INVENTORY, 1990-2010

County of Hawai i	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010
Total Housing Units	48,253	62,674				71,984	75,185	77,651	79,591	80,631	82,324
Occupied	41,461	52,985				59,470	63,178	63,250	63,088	65,798	67,096
Vacant	6,792	9,689				12,514	12,007	14,401	16,503	14,833	15,228
Total Occupied	41,461	52,985				59,470	63,178	63,250	63,088	65,798	67,096
Owner occupied	25,336	34,166				39,949	41,043	43,253	40,587	41,528	44,271
Renter occupied	16,125	18,819				19,521	22,135	19,997	22,501	24,270	22,825
Total Vacant	6,792	9,689				12,514	12,007	14,401	16,503	14,833	15,228
For rent	1,479	1,497				1,825	1,613	3,252	3,596	3,400	2,995
Rented, not occupied						726	354	463	84	18	101
For sale only	270	792				764	427	567	1,401	823	1,338
Sold, not occupied						438	205	725	75	189	289
Rented or sold, not occupied		471									
For seasonal, recreational, or occasional use	3,347	5,476				6,584	6,153	6,501	8,648	8,135	7,135
For migrant workers		20					84				
Other vacant	1,696	1,433				2,177	3,171	2,893	2,699	2,268	3,370
Available Housing Units^A	43,210	55,745				63,223	65,777	68,257	68,244	70,228	71,819
Total Housing Units	48,253	62,674				71,984	75,185	77,651	79,591	80,631	82,324
Single Family	38,247	50,297				56,279	59,479	61,252	62,695	62,032	
Multi-Family	10,006	12,377				15,705	15,706	16,399	16,896	18,599	
Total population in occupied	118,632	145,926				164,437	168,137	168,114	173,129	173,419	181,435
Owner occupied	74,176	96,673				113,797	108,674	117,353	110,765	109,376	119,236
Renter occupied	44,456	49,253				50,640	59,463	50,761	62,364	64,043	62,199

A. Available Units: Housing units that are available to the residential housing market, whether occupied or vacant, excludes seasonal, migrant, and other vacant units

Grey=data not available

TABLE IA-5: KAUAI COUNTY HOUSING INVENTORY, 1990-2010

County of Kaua'i (State minus 3 counties)	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010
Total Housing Units	17,613	25,331				27,609	28,508	29,308	29,850	30,234	29,793
Occupied	16,295	20,183				21,587	22,697	21,256	22,206	22,116	23,240
Vacant	1,318	5,148				6,022	5,811	8,052	7,644	8,118	6,553
Total Occupied	16,295	20,183				21,587	22,697	21,256	22,206	22,116	23,240
Owner occupied	9,582	12,366				14,971	14,450	14,201	13,473	13,990	13,968
Renter occupied	6,713	7,817				6,616	8,247	7,055	8,733	8,126	9,272
Total Vacant	1,318	5,148				6,022	5,811	8,052	7,644	8,118	6,553
For rent	287	454				455	344	583	2,298	2,210	1,312
Rented, not occupied						134	17	382	821		61
For sale only	52	245				347	373	386	539	750	251
Sold, not occupied						19		50			51
Rented or sold, not occupied		108									
For seasonal, recreational, or occasional use	649	3,990				3,780	4,477	6,031	3,320	4,612	4,172
For migrant workers		12					30	27	83	15	
Other vacant	329	339				1,287	570	593	583	531	706
Available Housing Units^A	16,634	20,990				22,542	23,431	22,657	25,864	25,076	24,915
Total Housing Units	17,613	25,331				27,609	28,508	29,308	29,850	30,234	29,793
Single Family	15,102	19,389				21,360	21,788	21,203	22,415	22,346	
Multi-Family	2,511	5,942				6,249	6,720	8,105	7,435	7,888	
Total population in occupied	50,523	57,822				62,111	62,531	61,593	63,349	63,530	65,930
Owner occupied	31,423	38,258				42,254	43,214	43,350	39,180	42,222	41,412
Renter occupied	19,100	19,564				19,857	19,317	18,243	24,169	21,308	24,518

A. Available Units: Housing units that are available to the residential housing market, whether occupied or vacant, excludes seasonal, migrant, and other vacant units

Grey=data not available

TABLE IA-6: TOTAL HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010

	County of Honolulu	County of Maui	County of Hawai'i	County of Kaua'i	State of Hawai'i
1990	281,683	42,261	48,253	17,613	389,810
1992	290,571	51,578	49,394	19,951	411,494
1997	311,398	54,321	59,098	24,568	449,385
1999	314,448	55,475	61,108	25,060	456,091
2000	315,988	56,549	62,674	25,331	460,542
2003	322,845	59,788	67,878	26,822	477,333
2004	325,888	60,888	70,927	27,233	484,936
2005	329,300	62,178	71,984	28,209	491,671
2006	332,196	63,364	77,577	28,819	501,956
2010	336,899	70,379	82,324	29,793	519,508
Percent change 1990-2000 ^a	1.1%	2.8%	2.5%	3.5%	1.6%
Percent change 2000-2003 ^a	0.7%	1.8%	2.6%	1.8%	1.2%
Percent change 2003-2006 ^a	1.0%	1.9%	4.5%	2.4%	1.7%
Percent change 2006-2010 ^a	0.8%	1.8%	4.4%	2.3%	1.5%

Sources: Census 1990, 2000, and 2010; ACS 2002 to 2009.

a. Percent change for the period noted.

TABLE IA-7: TOTAL OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010

	City and County of Honolulu	County of Maui	County of Hawai'i	County of Kaua'i	State of Hawai'i
1990	265,304	33,207	41,461	16,295	356,267
1992	276,353	35,588	44,655	18,253	375,849
1997	286,790	40,713	50,940	20,465	398,910
1999	284,695	42,321	51,877	20,021	398,914
2000	285,178	43,765	52,995	20,182	402,120
2003	294,723	46,834	56,281	20,934	418,772
2004	297,631	47,824	57,829	21,429	424,713
2005	300,307	48,574	59,634	21,647	430,162
2006	303,149	49,484	61,213	21,971	435,818
2010	311,047	53,955	67,096	23,240	455,338

Sources: Census 1990, 2000, and 2010; ACS 2003 to 2005; HHPS 1992, 1997, 2003, 2006, and 2011.

TABLE IA-8: TOTAL OWNER-OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, AND 2010

	City and County of Honolulu	County of Maui	County of Hawai'i	County of Kaua'i	State of Hawai'i
1990	137,910	19,083	25,336	9,582	191,911
1992	142,672	22,967	26,035	10,431	202,105
1997	153,831	24,110	31,983	12,107	222,031
1999	155,465	24,591	33,215	12,286	225,557
2000	156,290	25,039	34,175	12,384	227,888
2003	161,163	27,017	37,402	13,810	240,392
2004	171,755	27,688	39,293	14,362	253,099
2005	173,182	28,476	39,949	15,476	257,083
2006	175,474	30,268	43,053	16,127	267,923
2011	174,387	30,055	44,271	13,968	262,682

Sources: Census 1990, 2000, and 2010; ACS 2003 to 2005; HHPS 1992, 1997, 2003, 2006, and 2011.

Figure IA-1. O`ahu Tax Map Key (TMK) Zones 2011

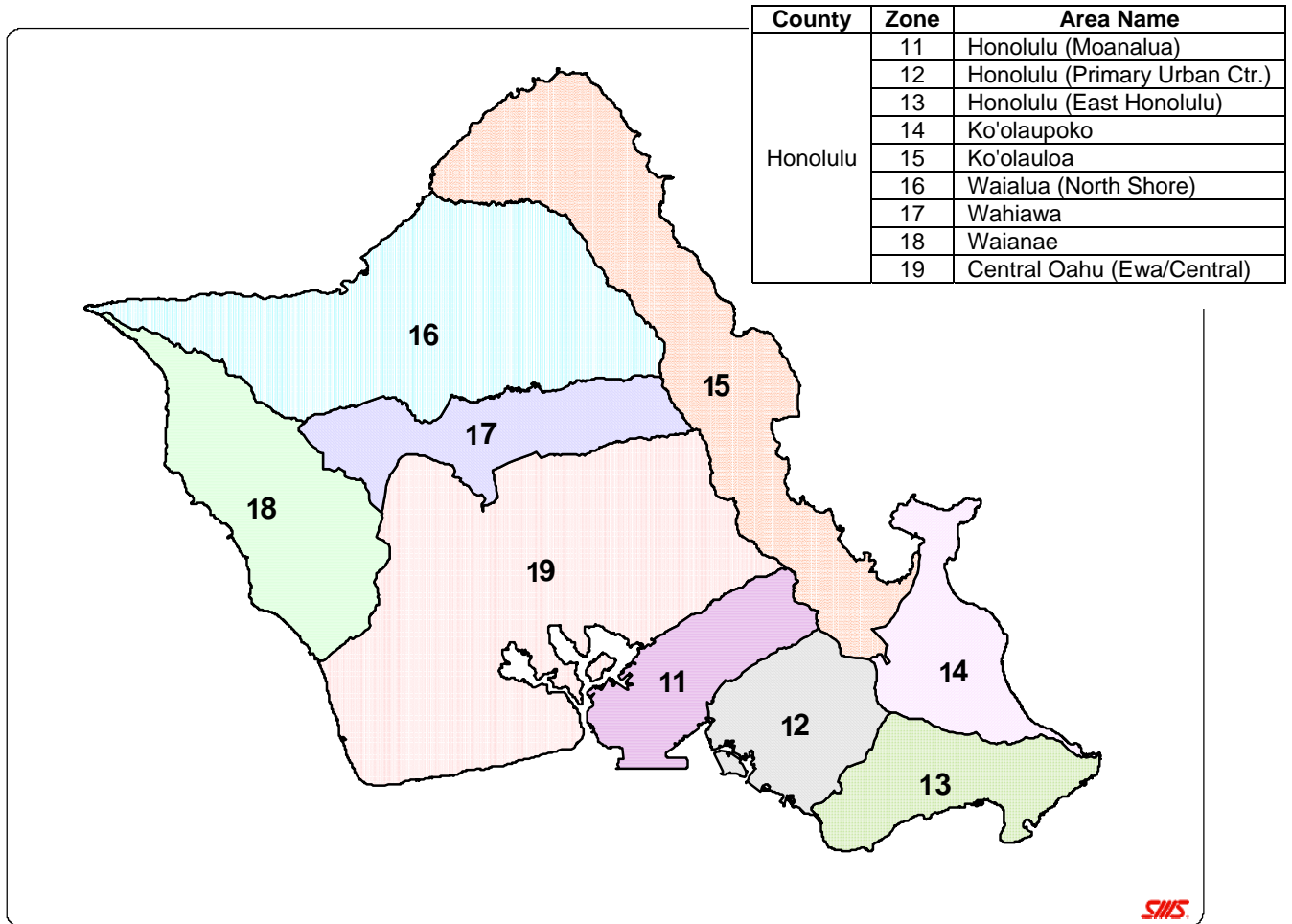
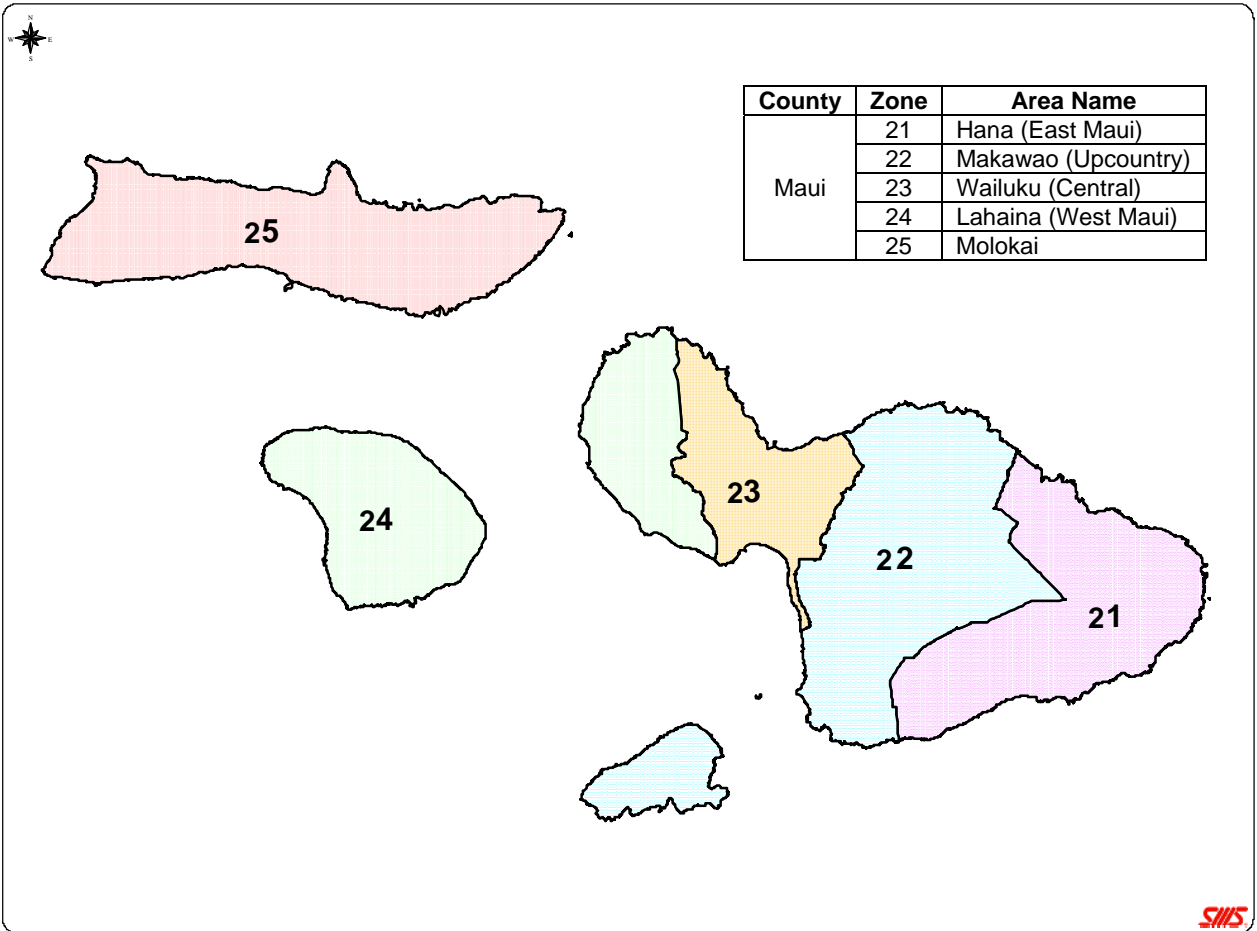


Figure IA-2: County of Maui Tax Map Key (TMK) Zones, 2011²¹



²¹ Note that Maui Zone 24, Lahaina or West Maui includes both the Lahaina side of the Island of Maui and the Island of Lanai.

Figure IA-3: County of Kaua`i Tax Map Key (TMK) Zones, 2011

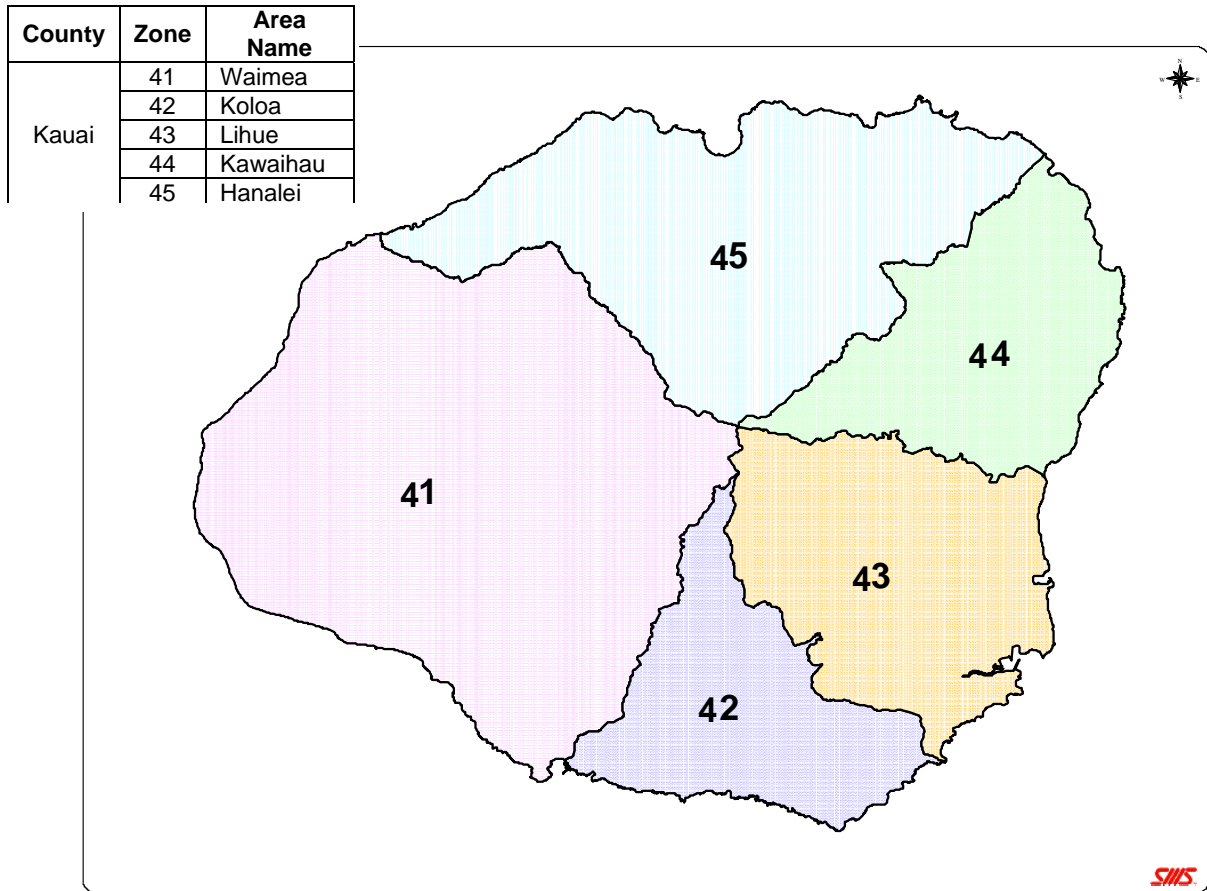


Figure IA-4: County of Hawai'i Tax Map Key (TMK) Zones, 2011

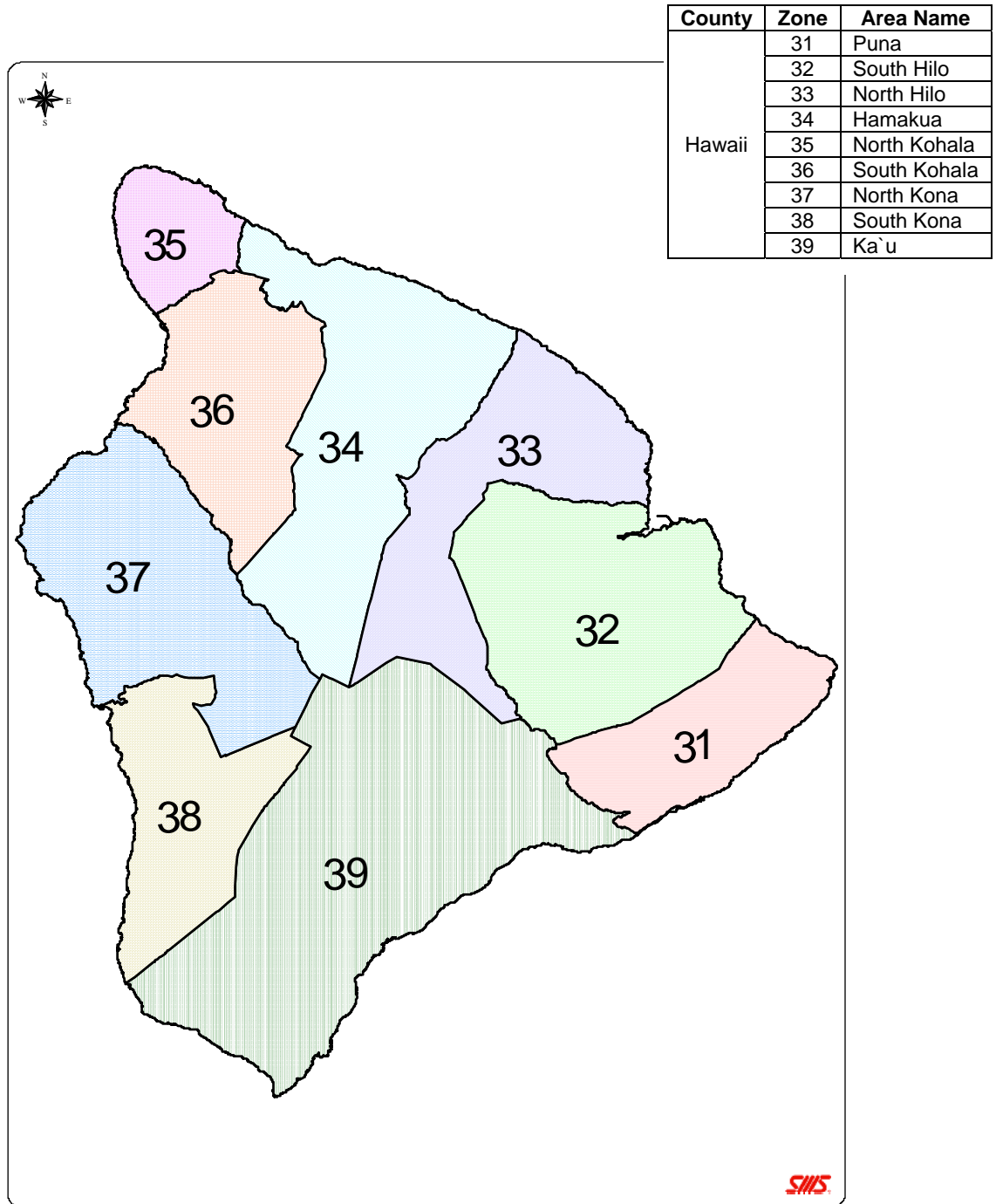


TABLE IA-9: HOUSING UNIT TYPES, 1992, 1997, 2003, 2006, AND 2010

County	Year	Total Housing Units	Housing Unit Type					
			Single Family	Condo	Apartment	Military	Student	Cooperative
Honolulu	1992	285,557	137,299	81,293	40,535	19,324	4,392	2,714
	1997	309,473	145,078	92,503	43,732	20,071	4,405	3,684
	2003	311,466	150,957	91,913	39,602	21,843	4,270	2,881
	2006	319,405	160,686	94,640	43,275	14,737 ^a	3,419	2,648
	2010	329,724	165,440	100,438	43,424	14,737	3,408	2,277
Maui	1992	48,850	29,161	16,701	2,988	---	---	---
	1997	54,639	32,379	18,362	3,768	---	55	75
	2003	58,358	34,853	19,592	3,769	---	69	75
	2006	63,284	38,993	20,388	3,664	---	164	75
	2010	65,724	41,723	20,135	3,702	---	164	---
Hawai'i	1992	45,408	36,170	7,453	1,488	---	297	---
	1997	54,643	43,979	8,539	1,814	---	311	---
	2003	58,966	47,302	7,712	3,574	68	310	---
	2006	66,946	52,733	9,554	3,829	---	830	---
	2010	77,424	60,658	12,080	3,867	---	819	---
Kaua'i	1992	20,643	15,050	4,414	1,105	74	---	---
	1997	24,112	17,051	5,789	1,198	74	---	---
	2003	24,907	18,301	5,653	866	87	---	---
	2006	26,228	19,494	5,818	829	87	---	---
	2010	27,636	22,703	4,017	829	87	---	---
State	1992	400,458	217,610	109,861	46,116	19,398	4,689	2,714
	1997	442,867	238,487	125,193	50,512	20,145	4,771	3,759
	2003	453,697	251,413	124,870	47,811	21,998	4,649	2,956
	2006	475,863	271,906	130,400	51,597	14,824	4,413	2,723
	2010	500,508	290,524	136,670	51,822	14,824	4,391	2,277

Source: HHPS 1992, 1997, 2003, 2006 and 2011.

^a Beginning in 2006, numbers do not include bed space in military barracks.

TABLE IA-10A: HOUSING INVENTORY BY TYPE, 2010

County	Zone	Housing Unit Type						Total
		Single Family	Condominium	Apartment	Military	Student Housing	Cooperative	
Honolulu County	11	14,621	9,074	10,568	6,642			40,905
	12	12,313	47,863	21,202	559	1,939	1,596	85,472
	13	29,325	6,623	1,260			456	37,664
	14	27,075	5,146	1,380	2,611		225	36,437
	15	4,544	831	289		1,469		7,133
	16	2,912	404	153				3,469
	17	4,813	593	1,752	4,925			12,083
	18	9,983	2,450	278				12,711
	19	59,854	27,454	6,542				93,850
<i>C&C of Honolulu Total</i>		165,440	100,438	43,424	14,737	3,408	2,277	329,724
Maui County	21	886	37	29				952
	22	15,885	2,366	151				18,402
	23	16,868	9,352	1,759		44		28,023
	24	5,526	7,735	1,558		120		14,939
	25	2,558	645	205				3,408
<i>Maui County Total</i>		41,723	20,135	3,702	0	164	0	65,724
Hawaii County	31	16,837	40	109				16,986
	32	16,024	1,664	1,561		609		19,858
	33	820	31	96				947
	34	2,256	114	106				2,476
	35	2,056	217	88				2,361
	36	5,529	3,635	627		210		10,001
	37	10,661	6,160	978				17,799
	38	3,156	125	224				3,505
	39	3,319	94	78				3,491
<i>Hawaii County Total</i>		60,658	12,080	3,867	0	819	0	77,424
Kauai County	41	2,820	8	243	87			3,158
	42	5,240	1,890	29				7,159
	43	4,018	611	318				4,947
	44	7,219	597	227				8,043
	45	3,406	911	12				4,329
<i>Kauai County Total</i>		22,703	4,017	829	87	0	0	27,636
State Total		290,524	136,670	51,822	14,824	4,391	2,277	500,508

Source: HHPS 2011.

TABLE IA-10B: ANNUAL PERCENT CHANGE IN HOUSING INVENTORY DISTRIBUTION BY TYPE, 1992-2010

County	Percent Change	Total Housing Units	Housing Unit Type					
			Single Family	Condo	Apartment	Military	Student	Cooperative
Honolulu	1992-1997	1.7%	1.1%	2.8%	1.6%	0.8%	0.1%	7.1%
	1997-2003	0.1%	0.7%	-0.1%	-1.6%	1.5%	-0.5%	-3.6%
	2003-2006	0.8%	2.1%	1.0%	3.1%		-6.6%	-2.7%
	2006-2010	0.8%	0.7%	1.5%	0.1%		-0.1%	-3.5%
Maui	1992-1997	2.4%	2.2%	2.0%	5.2%			
	1997-2003	1.1%	1.3%	1.1%	0.0%		4.2%	0.0%
	2003-2006	2.8%	4.0%	1.4%	-0.9%		45.9%	0.0%
	2006-2010	1.0%	1.8%	-0.3%	0.3%		0.0%	
Hawaii	1992-1997	4.1%	4.3%	2.9%	4.4%		0.9%	
	1997-2003	1.3%	1.3%	-1.6%	16.2%		-0.1%	
	2003-2006	4.5%	3.8%	8.0%	2.4%		55.9%	
	2006-2010	3.9%	3.8%	6.6%	0.2%		-0.3%	
Kauai	1992-1997	3.4%	2.7%	6.2%	1.7%	0.0%		
	1997-2003	0.5%	1.2%	-0.4%	-4.6%	2.9%		
	2003-2006	1.8%	2.2%	1.0%	-1.4%	0.0%		
	2006-2010	1.3%	4.1%	-7.7%	0.0%	0.0%		
State	1992-1997	2.1%	1.9%	2.8%	1.9%	0.8%	0.3%	7.7%
	1997-2003	0.4%	0.9%	0.0%	-0.9%	1.5%	-0.4%	-3.6%
	2003-2006	1.6%	2.7%	1.5%	2.6%	-10.9%	-1.7%	-2.6%
	2006-2010	0.8%	6.8%	-1.8%	0.4%	0.0%	-0.5%	-16.4%

Source: HHPS 2011.

TABLE IA-11: HOUSING INVENTORY BY LAND TENURE, 2010

County	Zone	Single Family					Condo					Cooperative			State Total
		Fee Simple	Lease hold	Other ^A	No Data	Total	Fee Simple	Lease hold	Other ^A	No Data	Total	Fee Simple	Lease hold	Total	
City & County of Honolulu	11	14,485	62	73	1	14,621	8,691	375	8		9,074				23,695
	12	11,700	488	124	1	12,313	41,476	6,262	86	39	47,863	41	1,555	1,596	61,772
	13	29,069	126	124	6	29,325	6,088	530	5		6,623	8	448	456	36,404
	14	25,674	1,162	236	3	27,075	4,963	175	6	2	5,146	1	224	225	32,446
	15	4,308	158	78		4,544	455	373	2	1	831				5,375
	16	2,849	45	17	1	2,912	399	5			404				3,316
	17	4,751	10	51	1	4,813	471	119	3		593				5,406
	18	7,495	2,311	177		9,983	2,275	165	8	2	2,450				12,433
	19	58,736	835	281	2	59,854	26,853	570	31		27,454				87,308
<i>Oahu & C of Honolulu Tot:</i>		159,067	5,197	1,161	15	165,440	91,671	8,574	149	44	100,438	50	2,227	2,277	268,155
Maui County	21	807	27	52		886	36		1		37				923
	22	15,442	229	214		15,885	2,350	14	1	1	2,366				18,272
	23	16,150	558	160		16,868	8,942	391	19		9,352				26,221
	24	5,287	140	99		5,526	6,730	1,000	5		7,735				13,356
	25	1,925	551	82		2,558	609	36			645				3,206
<i>Maui County Total</i>		39,611	1,505	607		41,723	18,667	1,441	26	1	20,135	0	0	0	61,978
Hawaii County	31	16,654	69	114		16,837	40				40				16,877
	32	14,893	940	169	22	16,024	1,409	253	2		1,664				17,709
	33	798	1	21		820	31				31				851
	34	2,206	29	20	1	2,256	113	1			114				2,374
	35	2,006	30	18	2	2,056	217				217				2,278
	36	5,123	372	32	2	5,529	3,629	4		2	3,635				9,186
	37	10,077	500	81	3	10,661	5,403	746	10	1	6,160				17,079
	38	2,685	451	20		3,156	124		1		125				3,281
	39	3,271	24	24		3,319	94				94				3,419
<i>Hawaii County Total</i>		57,713	2,416	499	30	60,658	11,060	1,004	13	3	12,080	0	0	0	73,054
Kauai County	41	2,429	261	130		2,820	8				8				2,828
	42	5,136	58	44	2	5,240	1,524	364	2		1,890				7,766
	43	3,871	112	34	1	4,018	544	65	2		611				5,908
	44	6,840	278	93	8	7,219	514	83			597				8,422
	45	3,351	26	28	1	3,406	903	8			911				5,134
<i>Kauai County Total</i>		21,627	735	329	12	22,703	3,493	520	4		4,017	0	0	0	30,058
State Total		278,018	9,853	2,596	57	290,524	124,891	11,539	181	48	136,670	50	2,227	2,277	429,471

^AOther includes Agreement of Sale, Government Owned, Remainderman, and Lease from Federal Government

Source: HHPS 2011.

TABLE IA-12: HOUSING INVENTORY BY OWNERSHIP, 2010

		Single Family		Condo		Coop		State Total	
County	Zone	Owner Occupied	% of Total Units	Owner Occupied	% of Total Units	Owner Occupied	% of Total Units	Owner Occupied	% of Total Units
Honolulu County	11	9,955	68.1%	4,378	48.2%			14,333	35.0%
	12	8,406	68.3%	15,928	33.3%	495	31.0%	24,833	29.1%
	13	21,248	72.5%	3,271	49.4%	93	20.4%	24,613	65.3%
	14	19,857	73.3%	2,642	51.3%	115	51.1%	22,614	62.1%
	15	2,124	46.7%	138	16.6%			2,262	31.7%
	16	1,517	52.1%	82	20.3%			1,599	46.1%
	17	3,068	63.7%	141	23.8%			3,209	26.6%
	18	5,902	59.1%	341	13.9%			6,243	49.1%
	19	43,793	73.2%	12,178	44.4%			55,971	59.6%
<i>C&C of Honolulu Total</i>		115,870	70.0%	39,099	38.9%	703	30.9%	155,677	47.2%
Maui County	21	420	47.4%	8	40.0%			428	45.8%
	22	10,630	66.9%	381	24.3%			11,011	62.6%
	23	12,228	72.5%	2,467	41.3%			14,695	59.6%
	24	3,269	59.2%	988	27.1%			4,257	39.3%
	25	1,602	62.6%	63	19.6%			1,665	54.0%
<i>Maui County Total</i>		28,149	67.5%	3,907	33.9%	0	0.0%	32,056	56.1%
Hawaii County	31	10,206	60.6%	13	32.5%			10,219	60.2%
	32	11,645	72.7%	337	20.3%			11,982	60.3%
	33	557	67.9%	25	80.6%			582	61.5%
	34	1,518	67.3%	80	70.2%			1,598	64.5%
	35	1,351	65.7%	150	69.1%			1,501	63.6%
	36	3,504	63.4%	527	14.5%			4,031	40.3%
	37	6,763	63.4%	1,210	19.6%			7,973	44.8%
	38	1,934	61.3%	74	59.2%			2,008	57.3%
	39	1,909	57.5%	12	12.8%			1,921	55.0%
<i>Hawaii County Total</i>		39,387	64.9%	2,428	20.1%	0	0.0%	41,815	54.0%
Kauai County	41	1,784	63.3%	8	100.0%			1,784	56.5%
	42	3,494	66.7%	274	14.5%			3,510	49.0%
	43	2,996	74.6%	500	81.8%			3,013	60.9%
	44	4,560	63.2%	458	76.7%			4,562	56.7%
	45	1,719	50.5%	556	61.0%			1,735	40.1%
<i>Kauai County Total</i>		14,553	64.1%	1,796	44.7%	0	0.0%	14,604	52.8%
<i>State Total</i>		196,214	67.5%	47,235	36.9%	703	30.9%	244,152	49.6%

Source: HHPS 2011.

TABLE IA-13: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2010

		Dates								
County	Zone	< 1950	1950 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1999	2000 - 2010	No Data	State Total
Honolulu County	11	3,237	3,336	3,720	1,812	1,012	718	703	83	14,621
	12	4,511	2,387	2,102	999	760	662	713	179	12,313
	13	5,806	5,573	5,907	5,476	2,804	1,783	1,763	213	29,325
	14	2,433	5,722	8,416	4,672	2,932	1,485	1,232	183	27,075
	15	773	355	736	1,001	874	338	391	76	4,544
	16	547	446	638	350	536	157	191	47	2,912
	17	1,285	1,424	886	324	473	271	105	45	4,813
	18	1,311	753	1,557	2,496	857	1,253	1,005	751	9,983
	19	932	4,293	10,910	12,685	9,360	10,553	10,853	268	59,854
<i>C&C of Honolulu Total</i>		<i>20,835</i>	<i>24,289</i>	<i>34,872</i>	<i>29,815</i>	<i>19,608</i>	<i>17,220</i>	<i>16,956</i>	<i>1,845</i>	<i>165,440</i>
Maui County	21	171	52	48	235	164	115	99	2	886
	22	1,485	436	651	3,478	4,214	3,003	2,593	25	15,885
	23	1,301	1,275	1,751	2,908	3,445	2,958	3,185	45	16,868
	24	784	200	529	1,112	1,045	789	1,046	21	5,526
	25	474	177	172	577	491	334	317	16	2,558
<i>Maui County Total</i>		<i>4,215</i>	<i>2,140</i>	<i>3,151</i>	<i>8,310</i>	<i>9,359</i>	<i>7,199</i>	<i>7,240</i>	<i>109</i>	<i>41,723</i>
Hawaii County	31	746	260	356	2,076	3,616	4,426	5,006	351	16,837
	32	2,632	1,560	1,765	3,611	2,383	2,177	1,675	221	16,024
	33	222	49	38	109	98	121	166	17	820
	34	781	182	132	294	278	261	295	33	2,256
	35	247	280	141	214	291	452	398	33	2,056
	36	192	182	203	805	1,214	1,271	1,626	36	5,529
	37	213	239	566	2,298	2,265	2,010	3,012	58	10,661
	38	230	190	188	586	692	700	519	51	3,156
	39	394	120	135	383	528	759	944	56	3,319
<i>Hawaii County Total</i>		<i>5,657</i>	<i>3,062</i>	<i>3,524</i>	<i>10,376</i>	<i>11,365</i>	<i>12,177</i>	<i>13,641</i>	<i>856</i>	<i>60,658</i>
Kauai County	41	568	350	191	467	297	667	233	47	2,820
	42	545	335	340	920	1,216	1,055	713	116	5,240
	43	245	314	449	884	660	878	552	36	4,018
	44	531	496	398	1,276	1,751	1,622	965	180	7,219
	45	142	65	76	644	840	810	769	60	3,406
<i>Kauai County Total</i>		<i>2,031</i>	<i>1,560</i>	<i>1,454</i>	<i>4,191</i>	<i>4,764</i>	<i>5,032</i>	<i>3,232</i>	<i>439</i>	<i>22,703</i>
<i>State Total</i>		<i>32,738</i>	<i>31,051</i>	<i>43,001</i>	<i>52,692</i>	<i>45,096</i>	<i>41,628</i>	<i>41,069</i>	<i>3,249</i>	<i>290,524</i>

Source: HHPS 2011.

TABLE IA-14: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2010

		Dates								
County	Zone	< 1950	1950 - 1959	1960 - 1969	1970 - 1979	1980 - 1989	1990 - 1999	2000 - 2010	No Data	State Total
Honolulu County	11	12	213	866	4,305	2,275	853	527	23	9,074
	12	62	839	10,745	22,937	4,649	3,365	3,607	1,659	47,863
	13	6	304	2,157	2,221	577	544	807	7	6,623
	14	9	37	265	2,981	1,368	444	33	9	5,146
	15	3	3	3	741	42	21	13	5	831
	16	4		5	306	76	6	1	6	404
	17	12	18	1	348	161	48	2	3	593
	18	8	4	315	1,941	122		2	58	2,450
	19	5		1,051	7,956	6,399	8,200	3,715	128	27,454
<i>C&C of Honolulu Total</i>		121	1,418	15,408	43,736	15,669	13,481	8,707	1,898	100,438
Maui County	21				4	11	3	1	1	20
	22	14	2	8	272	357	388	378	146	1,565
	23	12	2	56	2,109	1,212	1,950	630	3	5,974
	24			363	1,363	1,020	234	552	109	3,641
	25			2	187	109	8	15		321
<i>Maui County Total</i>		26	4	429	3,935	2,709	2,583	1,576	259	11,521
Hawaii County	31		1	1		10	23	4	1	40
	32	2	3	392	995	65	28	177	2	1,664
	33	3				1	17	10		31
	34	4	3	3	6	25	50	21	2	114
	35	12	2	1	13	25	81	77	6	217
	36	2	5	4	146	1,054	657	1,762	5	3,635
	37	4	4	412	2,012	1,507	809	1,399	13	6,160
	38	4	3	2	21	46	35	14		125
	39				76	5	9	4		94
<i>Hawaii County Total</i>		31	21	815	3,269	2,738	1,709	3,468	29	12,080
Kauai County	41				7		1			8
	42			102	846	209	73	660		1,890
	43	4			141	159	155	152		611
	44	1		23	333	37	2	201		597
	45			49	325	259	38	240		911
<i>Kauai County Total</i>		5	0	174	1,652	664	269	1,253	0	4,017
<i>State Total</i>		183	1,443	16,826	52,592	21,780	18,042	15,004	2,186	128,056

Source: HHPS 2011.

TABLE IA-15: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2010

		Number of Bedrooms							
County	Zone	Studio	One Bedrooms	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five plus Bedrooms	No Data	State Total
Honolulu County	11	58	298	1,106	3,527	4,291	5,112	229	14,621
	12	137	430	1,309	3,635	3,512	2,993	297	12,313
	13	153	679	2,068	10,564	9,826	5,786	249	29,325
	14	152	583	2,592	11,188	8,338	3,985	237	27,075
	15	43	256	815	1,873	888	574	95	4,544
	16	44	163	403	1,191	671	369	71	2,912
	17	17	100	505	1,833	1,576	732	50	4,813
	18	45	141	841	5,069	2,280	827	780	9,983
	19	45	270	2,059	32,081	17,404	7,637	358	59,854
<i>C&C of Honolulu Total</i>		<i>694</i>	<i>2,920</i>	<i>11,698</i>	<i>70,961</i>	<i>48,786</i>	<i>28,015</i>	<i>2,366</i>	<i>165,440</i>
Maui County	21	47	164	257	298	53	18	49	837
	22	342	1,784	3,864	6,855	1,982	831	227	15,658
	23	144	1,323	2,208	7,986	2,959	1,993	255	16,613
	24	71	369	780	2,722	778	643	163	5,363
	25	56	209	558	1,222	358	77	78	2,480
<i>Maui County Total</i>		<i>660</i>	<i>3,849</i>	<i>7,667</i>	<i>19,083</i>	<i>6,130</i>	<i>3,562</i>	<i>772</i>	<i>41,723</i>
Hawaii County	31	635	1,802	4,099	8,331	1,217	309	444	16,837
	32	65	307	1,451	10,861	2,218	779	343	16,024
	33	12	78	160	439	92	14	25	820
	34	37	104	429	1,289	242	110	45	2,256
	35	34	96	340	1,232	237	63	54	2,056
	36	50	148	713	3,510	807	233	68	5,529
	37	93	387	1,906	5,973	1,577	582	143	10,661
	38	34	288	844	1,550	282	89	69	3,156
	39	128	411	945	1,521	178	46	90	3,319
<i>Hawaii County Total</i>		<i>1,088</i>	<i>3,621</i>	<i>10,887</i>	<i>34,706</i>	<i>6,850</i>	<i>2,225</i>	<i>1,281</i>	<i>60,658</i>
Kauai County	41	0	132	539	1,547	371	93	138	2,820
	42	2	286	881	2,976	655	240	200	5,240
	43	4	141	681	2,115	549	401	127	4,018
	44	5	650	1,258	3,875	842	326	263	7,219
	45	2	396	795	1,542	369	122	180	3,406
<i>Kauai County Total</i>		<i>13</i>	<i>1,605</i>	<i>4,154</i>	<i>12,055</i>	<i>2,786</i>	<i>1,182</i>	<i>908</i>	<i>22,703</i>

Source: HHPS 2011.

TABLE IA-16: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2010

		Number of Bedrooms							
County	Zone	Studio	One Bedrooms	Two Bedrooms	Three Bedrooms	Four Bedrooms	Five plus Bedrooms	No Data	State Total
Honolulu County	11	436	1,698	5,611	1,285	11	8	25	9,049
	12	5,927	17,734	19,548	2,761	102	19	1,772	46,091
	13	135	1,063	3,151	1,997	249	12	16	6,607
	14	15	335	2,337	2,192	231	21	15	5,131
	15	172	458	36	121	34	5	5	826
	16		182	209	5	3	0	5	399
	17	20	140	345	68	2	0	18	575
	18	444	1,031	808	92	10	0	65	2,385
	19	709	3,144	15,804	7,223	396	1	177	27,277
<i>C&C of Honolulu Total</i>		<i>7,858</i>	<i>25,785</i>	<i>47,849</i>	<i>15,744</i>	<i>1,038</i>	<i>66</i>	<i>2,098</i>	<i>100,438</i>
Maui County	21	4	9	1	5		0	1	19
	22	9	219	612	517	50	11	147	1,418
	23	120	1483	3645	701	8	6	11	5,963
	24	404	1395	1348	343	33	7	111	3,530
	25	58	160	92	11		0	0	321
<i>Maui County Total</i>		<i>595</i>	<i>3,266</i>	<i>5,698</i>	<i>1,577</i>	<i>91</i>	<i>24</i>	<i>270</i>	<i>11,521</i>
Hawaii County	31	1	3	5	29		1	1	40
	32	525	380	565	174	10	3	7	1,664
	33	1	3	5	14	6	2		31
	34	2	10	30	53	9	8	2	114
	35	10	14	44	108	29	4	8	217
	36	18	276	2,255	1,018	49	8	11	3,635
	37	317	1,523	3,166	1,042	76	21	15	6,160
	38		15	65	31	13	1		125
	39	24	38	22	6	4			94
<i>Hawaii County Total</i>		<i>898</i>	<i>2,262</i>	<i>6,157</i>	<i>2,475</i>	<i>196</i>	<i>48</i>	<i>44</i>	<i>12,080</i>
Kauai County	41			7			1		8
	42	27	605	907	325	18	2	6	1,884
	43	2	60	445	96	6	1	1	610
	44	6	333	235	9			14	583
	45		184	530	194	3			911
<i>Kauai County Total</i>		<i>35</i>	<i>1,182</i>	<i>2,124</i>	<i>624</i>	<i>27</i>	<i>4</i>	<i>21</i>	<i>3,996</i>
State Total		9,386	32,495	61,828	20,420	1,352	142	2,433	128,056

Source: HHPS 2011.

TABLE IA-17: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY INTERIOR AREA, 2010

		Interior Square Footage											
County	Zone	< 250	250 - 499	500 - 749	750 - 999	1000 - 1249	1250 - 1499	1500 - 1749	1750 - 1999	2000+	No Data	State Total	
Honolulu County	11	17	277	1,054	1,516	1,971	1,594	1,516	1,359	5,234	83	14,621	
	12	48	363	943	1,233	1,631	1,445	1,254	1,153	4,063	180	12,313	
	13	51	576	1,344	2,176	3,822	3,380	3,622	3,115	11,024	215	29,325	
	14	30	331	967	3,000	4,168	3,862	3,745	2,978	7,809	185	27,075	
	15	6	94	415	773	841	481	418	384	1,056	76	4,544	
	16	6	77	267	722	549	348	266	175	456	46	2,912	
	17	4	115	543	846	1,041	634	464	348	773	45	4,813	
	18	9	146	724	2,194	3,007	1,205	677	478	786	757	9,983	
	19	7	158	589	4,367	9,980	12,663	11,537	7,220	13,063	270	59,854	
<i>C&C of Honolulu Total</i>		<i>178</i>	<i>2,137</i>	<i>6,846</i>	<i>16,827</i>	<i>27,010</i>	<i>25,612</i>	<i>23,499</i>	<i>17,210</i>	<i>44,264</i>	<i>1,857</i>	<i>165,440</i>	
Maui County	21	13	78	203	189	125	63	56	36	121	2	886	
	22	44	599	2,921	2,191	2,237	1,653	1,469	1,146	3,599	26	15,885	
	23	15	652	2,244	1,709	2,846	2,094	1,974	1,607	3,677	50	16,868	
	24	14	192	522	894	926	532	406	339	1,679	22	5,526	
	25	5	108	341	693	635	234	137	110	279	16	2,558	
<i>Maui County Total</i>		<i>91</i>	<i>1,629</i>	<i>6,231</i>	<i>5,676</i>	<i>6,769</i>	<i>4,576</i>	<i>4,042</i>	<i>3,238</i>	<i>9,355</i>	<i>116</i>	<i>41,723</i>	
Hawaii County	31	59	733	1,437	2,924	4,703	2,549	1,723	954	1,403	352	16,837	
	32	10	152	763	2,606	3,881	2,487	1,998	1,348	2,555	224	16,024	
	33	3	26	91	177	194	94	58	42	118	17	820	
	34	4	45	163	659	472	276	184	147	273	33	2,256	
	35	6	44	122	423	478	228	158	133	429	35	2,056	
	36	3	39	146	483	1,115	897	863	570	1,376	37	5,529	
	37	7	127	282	1,084	1,867	1,537	1,305	1,125	3,265	62	10,661	
	38	4	127	258	481	669	459	344	252	511	51	3,156	
	39	13	138	323	712	868	475	290	195	248	57	3,319	
<i>Hawaii County Total</i>		<i>109</i>	<i>1,431</i>	<i>3,585</i>	<i>9,549</i>	<i>14,247</i>	<i>9,002</i>	<i>6,923</i>	<i>4,766</i>	<i>10,178</i>	<i>868</i>	<i>60,658</i>	
Kauai County	41	3	57	247	689	726	343	240	129	280	106	2,820	
	42	3	114	345	891	1,067	688	509	422	1,043	158	5,240	
	43	3	57	266	750	783	641	414	346	675	83	4,018	
	44	10	228	750	1,179	1,515	899	779	511	1,145	203	7,219	
	45	11	118	225	379	434	344	356	317	1,124	98	3,406	
<i>Kauai County Total</i>		<i>30</i>	<i>574</i>	<i>1,833</i>	<i>3,888</i>	<i>4,525</i>	<i>2,915</i>	<i>2,298</i>	<i>1,725</i>	<i>4,267</i>	<i>648</i>	<i>22,703</i>	
State Total		408	5,771	18,495	35,940	52,551	42,105	36,762	26,939	68,064	3,489	290,524	

Source: HHPS 2011.

TABLE IA-18: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY INTERIOR AREA, 2010

		Interior Square Footage											
County	Zone	< 250	250 - 499	500 - 749	750 - 999	1000 - 1249	1250 - 1499	1500 - 1749	1750 - 1999	2000+	No Data	State Total	
Honolulu County	11	1	959	112	185	46	19	693	3,710	3,326	23	9,074	
	12	358	6,176	2,028	647	232	333	8,735	18,238	9,455	1,661	47,863	
	13		1,665	1,651	658	211	198	167	719	1,347	7	6,623	
	14		950	1,119	340	119	86	29	682	1,812	9	5,146	
	15		65	46	24	11	34	193	425	28	5	831	
	16		24	3				34	200	137	6	404	
	17		5	24		1		40	239	281	3	593	
	18	4	67	3				758	845	715	58	2,450	
	19		6,064	1,976				1,493	6,944	10,849	128	27,454	
<i>C&C of Honolulu Total</i>		<i>363</i>	<i>15,975</i>	<i>6,962</i>	<i>1,854</i>	<i>620</i>	<i>670</i>	<i>12,142</i>	<i>32,002</i>	<i>27,950</i>	<i>1,900</i>	<i>100,438</i>	
Maui County	21	1	1		2	2			5	8	1	20	
	22	1	312	155	206	204	218	12	38	273	146	1,565	
	23	1	657	95	15	16	30	163	2,001	2,993	3	5,974	
	24		370	249	280	73	203	379	1,210	768	109	3,641	
	25		3	19				52	145	102		321	
<i>Maui County Total</i>		<i>3</i>	<i>1,343</i>	<i>518</i>	<i>503</i>	<i>295</i>	<i>451</i>	<i>606</i>	<i>3,399</i>	<i>4,144</i>	<i>259</i>	<i>11,521</i>	
Hawaii County	31		19	3	4	1	5	1	1	5	1	40	
	32		114	126	15	5	18	622	560	202	2	1,664	
	33		2	6	7	2	5	1	3	5		31	
	34		28	17	12	11	24	3	7	10	2	114	
	35		29	44	24	32	46	10	8	18	6	217	
	36	1	866	705	450	187	545	83	21	772	5	3,635	
	37		1,431	491	243	259	373	370	1,222	1,758	13	6,160	
	38		25	20	8	8	19	2	8	35		125	
	39		1	4	3	4	4	24	35	19		94	
<i>Hawaii County Total</i>		<i>1</i>	<i>2,515</i>	<i>1,416</i>	<i>766</i>	<i>509</i>	<i>1,039</i>	<i>1,116</i>	<i>1,865</i>	<i>2,824</i>	<i>29</i>	<i>12,080</i>	
Kauai County	41						1			7		8	
	42		477	433	192	96	28	29	383	252		1,890	
	43		93	93			1	2	138	283	1	611	
	44		158	24	2			24	295	88	6	597	
	45		329	180	87	121	6		73	115		911	
<i>Kauai County Total</i>		<i>0</i>	<i>1,057</i>	<i>730</i>	<i>281</i>	<i>217</i>	<i>36</i>	<i>55</i>	<i>889</i>	<i>745</i>	<i>7</i>	<i>4,017</i>	
State Total		367	20,890	9,626	3,404	1,641	2,196	13,919	38,155	35,663	2,195	128,056	

Source: HHPS 2011.

TABLE IA-19: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY LAND AREA, 2010

		Land Area Range											
County	Zone	<2500	2500-4999	5000-7499	7500-9999	10000-12499	12500-14999	15000-21780	21780-43560	43560+	No Data	State Total	
Honolulu County	11	324	2,285	7,646	2,221	986	262	302	276	319		14,621	
	12	388	2,080	3,718	2,752	1,607	512	578	359	319		12,313	
	13	538	3,582	10,944	7,171	3,896	1,170	1,105	573	346		29,325	
	14	309	1,658	7,753	8,528	4,367	1,086	858	678	1,838		27,075	
	15	10	369	1,383	495	509	245	220	265	1,048		4,544	
	16	9	264	1,064	649	172	96	164	139	347	8	2,912	
	17	12	280	2,301	1,021	521	108	281	179	109	1	4,813	
	18	393	1,548	3,533	1,288	654	195	312	465	1,595		9,983	
	19	650	14,675	32,179	5,630	2,262	612	492	353	521	2,480	59,854	
<i>C&C of Honolulu Total</i>		<i>2,633</i>	<i>26,741</i>	<i>70,521</i>	<i>29,755</i>	<i>14,974</i>	<i>4,286</i>	<i>4,312</i>	<i>3,287</i>	<i>6,442</i>	<i>2,489</i>	<i>165,440</i>	
Maui County	21		4	11	4	97	34	29	115	592		886	
	22	15	332	1,368	1,418	1,645	557	805	4,092	5,653		15,885	
	23	51	1,003	3,055	7,315	2,911	610	547	620	754	2	16,868	
	24	237	671	1,684	968	830	181	240	244	471		5,526	
	25		66	398	287	275	103	188	316	925		2,558	
<i>Maui County Total</i>		<i>303</i>	<i>2,076</i>	<i>6,516</i>	<i>9,992</i>	<i>5,758</i>	<i>1,485</i>	<i>1,809</i>	<i>5,387</i>	<i>8,395</i>	<i>2</i>	<i>41,723</i>	
Hawaii County	31	2	87	88	2,154	2,057	414	1,645	900	9,490		16,837	
	32	13	219	757	1,649	4,080	839	4,263	1,599	2,594	11	16,024	
	33		13	66	37	122	66	54	74	388		820	
	34	2	37	181	219	364	142	190	199	922		2,256	
	35	1	7	27	23	209	131	648	160	850		2,056	
	36	18	41	116	858	1,797	497	703	467	1,032		5,529	
	37	3	142	810	2,265	1,954	284	1,525	927	2,631	120	10,661	
	38	1	15	34	491	259	94	265	221	1,776		3,156	
	39		1	141	187	436	340	297	98	1,819		3,319	
<i>Hawaii County Total</i>		<i>40</i>	<i>562</i>	<i>2,220</i>	<i>7,883</i>	<i>11,278</i>	<i>2,807</i>	<i>9,590</i>	<i>4,645</i>	<i>21,502</i>	<i>131</i>	<i>60,658</i>	
Kauai County	41	7	94	750	523	422	223	303	257	238	3	2,820	
	42	3	59	872	1,003	986	329	412	688	791	97	5,240	
	43	2	90	1,097	979	670	159	183	82	261	495	4,018	
	44	1	91	1,066	1,121	971	479	655	1,084	1,697	54	7,219	
	45	1	50	386	457	625	192	239	218	1,017	221	3,406	
<i>Kauai County Total</i>		<i>14</i>	<i>384</i>	<i>4,171</i>	<i>4,083</i>	<i>3,674</i>	<i>1,382</i>	<i>1,792</i>	<i>2,329</i>	<i>4,004</i>	<i>870</i>	<i>22,703</i>	
State Total		2,990	29,763	83,428	51,713	35,684	9,960	17,503	15,648	40,343	3,492	290,524	

Source: HHPS 2011.

TABLE IA-20: SINGLE FAMILY HOUSING AVERAGE INTERIOR AREA (SQFT) BY BEDROOMS, 2010

		Average Square Footage						
County	Zone	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	> Four Bedrooms	State Total
Honolulu County	11	587	584	893	1,343	1,658	2,509	1,798
	12	733	609	1,041	1,505	1,833	2,526	1,764
	13	511	662	1,095	1,621	2,051	2,726	1,920
	14	782	679	1,136	1,475	1,884	2,672	1,726
	15	579	800	1,112	1,391	1,881	2,671	1,561
	16	630	718	1,023	1,240	1,561	2,315	1,385
	17	439	574	820	1,173	1,436	2,317	1,383
	18	909	640	874	1,131	1,394	2,276	1,267
	19	848	691	1,056	1,424	1,810	2,538	1,663
<i>C&C of Honolulu Total</i>		<i>678</i>	<i>663</i>	<i>1,043</i>	<i>1,430</i>	<i>1,826</i>	<i>2,576</i>	<i>1,701</i>
Maui County	21	724	735	1,019	1,265	1,946	3,082	1,138
	22	617	725	1,005	1,596	2,316	2,963	1,493
	23	782	554	811	1,407	1,960	2,618	1,498
	24	884	705	1,050	1,522	2,556	3,047	1,722
	25	691	690	1,006	1,215	1,489	2,551	1,193
<i>Maui County Total</i>		<i>696</i>	<i>663</i>	<i>954</i>	<i>1,477</i>	<i>2,123</i>	<i>2,777</i>	<i>1,500</i>
Hawaii County	31	554	772	1,066	1,354	1,871	2,435	1,246
	32	903	805	1,113	1,382	1,834	2,175	1,447
	33	772	899	1,157	1,318	1,877	2,409	1,320
	34	847	967	1,104	1,263	1,810	2,149	1,315
	35	785	921	1,296	1,482	2,216	2,695	1,537
	36	1,336	918	1,371	1,605	2,373	3,406	1,744
	37	960	938	1,357	1,708	2,441	3,235	1,804
	38	623	764	1,161	1,522	2,045	2,326	1,413
	39	638	774	1,112	1,332	1,837	2,424	1,212
<i>Hawaii County Total</i>		<i>677</i>	<i>810</i>	<i>1,164</i>	<i>1,456</i>	<i>2,065</i>	<i>2,643</i>	<i>1,464</i>
Kauai County	41		665	980	1,245	1,661	2,349	1,260
	42	367	675	1,216	1,451	2,124	2,515	1,498
	43	460	589	970	1,363	1,945	2,252	1,436
	44	333	633	1,113	1,402	1,988	2,542	1,396
	45	812	846	1,516	1,875	2,694	3,055	1,779
<i>Kauai County Total</i>		<i>451</i>	<i>692</i>	<i>1,171</i>	<i>1,447</i>	<i>2,061</i>	<i>2,476</i>	<i>1,467</i>
State Total		681	711	1,077	1,445	1,889	2,597	1,604

Source: HHPS 2011.

TABLE IA-21: CONDOMINIUM HOUSING AVERAGE INTERIOR AREA (SOFT) BY BEDROOMS, 2010

		Average Square Footage						
County	Zone	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	> Four Bedrooms	State Total
Honolulu County	11	344	571	801	1,096	1,835	3,272	781
	12	369	583	926	1,355	1,746	2,866	751
	13	459	735	1,107	1,434	1,902	4,350	1,168
	14	485	671	893	1,317	1,788	3,255	1,108
	15	417	641	1,313	1,411	2,151	2,950	813
	16		647	788	904	1,262		729
	17	481	526	746	1,028	1,228		718
	18	403	553	787	1,059	1,082		626
	19	389	545	826	1,120	1,295	1,276	867
<i>C&C of Honolulu Total</i>		<i>375</i>	<i>585</i>	<i>885</i>	<i>1,228</i>	<i>1,626</i>	<i>3,291</i>	<i>830</i>
Maui County	21	687	840	500	1,555			978
	22	496	901	1,290	1,860	2,365	5,072	1,500
	23	455	626	819	1,114	2,316	2,898	803
	24	420	718	1,129	1,750	2,959	4,622	970
	25	391	650	997	967			714
<i>Maui County Total</i>		<i>427</i>	<i>686</i>	<i>946</i>	<i>1,498</i>	<i>2,576</i>	<i>4,397</i>	<i>941</i>
Hawaii County	31	328	1,908	920	1,395		2,132	1,365
	32	379	578	838	1,321	2,485	2,786	697
	33	576	645	1,179	1,452	1,820	2,336	1,430
	34	509	844	1,180	1,622	2,173	2,936	1,552
	35	498	747	1,525	1,678	2,087	2,252	1,594
	36	488	801	1,261	1,845	2,851	3,455	1,412
	37	401	704	1,043	1,708	3,048	3,477	1,072
	38		763	1,122	1,667	2,716	1,960	1,387
	39	414	686	1,052	1,887	2,713		865
<i>Hawaii County Total</i>		<i>391</i>	<i>697</i>	<i>1,109</i>	<i>1,729</i>	<i>2,721</i>	<i>3,131</i>	<i>1,140</i>
Kauai County	41			936				1,508
	42	393	757	1,241	1,590	2,559	3,345	1,148
	43	460	685	871	1,269	1,336	5,888	927
	44	323	655	1,083	1,192			832
	45		886	1,220	1,660	1,864		1,248
<i>Kauai County Total</i>		<i>385</i>	<i>745</i>	<i>1,140</i>	<i>1,557</i>	<i>2,210</i>	<i>4,522</i>	<i>1,092</i>
State Total		380	609	922	1,320	1,861	3,458	878

Source: HHPS 2011.

TABLE IA-22: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY ASSESSED VALUE (THOUSANDS OF DOLLARS), 2010

		Assessed Value Range													
County	Zone	<\$100	\$100-150	\$150-200	\$200-250	\$250-300	\$300-350	\$350-400	\$400-450	\$450-500	\$500-750	\$750-1000	>\$1000	No Data	State Total
Honolulu County	11	1	2	9	13	16	74	171	575	1,143	8,113	3,037	1,467		14,621
	12	10	4	13	27	30	50	86	148	226	3,777	4,307	3,635		12,313
	13	9	4	8	5	7	29	142	348	578	12,179	8,267	7,749		29,325
	14	14	3	9	27	45	181	292	542	1,096	15,022	6,090	3,753	1	27,075
	15	8	5	13	13	27	252	323	397	373	1,596	713	824		4,544
	16	13	6	12	9	22	197	326	457	401	763	258	448		2,912
	17	20	28	8	14	98	588	1,177	967	644	1,019	114	136		4,813
	18	14	659	477	1,540	2,168	1,642	962	562	541	815	388	215		9,983
	19	14	10	26	69	400	1,594	4,518	8,642	9,964	29,818	3,703	908	188	59,854
<i>C&C of Honolulu Total</i>		<i>103</i>	<i>721</i>	<i>575</i>	<i>1,717</i>	<i>2,813</i>	<i>4,607</i>	<i>7,997</i>	<i>12,638</i>	<i>14,966</i>	<i>73,102</i>	<i>26,877</i>	<i>19,135</i>	<i>189</i>	<i>165,440</i>
Maui County	21	38	61	54	68	49	58	110	59	48	149	63	129		886
	22	45	93	216	292	367	587	950	1,384	1,402	5,106	2,338	3,099	6	15,885
	23	119	161	242	243	340	715	1,489	2,342	2,393	6,288	1,478	1,058		16,868
	24	123	19	69	104	251	403	363	292	263	1,530	738	1,371		5,526
	25	328	244	321	360	237	178	133	139	101	238	126	153		2,558
<i>Maui County Total</i>		<i>653</i>	<i>578</i>	<i>902</i>	<i>1,067</i>	<i>1,244</i>	<i>1,941</i>	<i>3,045</i>	<i>4,216</i>	<i>4,207</i>	<i>13,311</i>	<i>4,743</i>	<i>5,810</i>	<i>6</i>	<i>41,723</i>
Hawaii County	31	3,894	4,103	3,389	2,314	1,365	699	358	243	117	248	28	79		16,837
	32	1,163	3,246	3,308	2,767	1,749	1,127	791	516	342	688	160	167		16,024
	33	165	176	105	72	57	51	43	29	29	56	23	14		820
	34	475	403	384	307	184	137	79	64	48	116	31	28		2,256
	35	40	225	384	331	210	140	97	80	75	184	110	180		2,056
	36	41	265	508	688	756	665	589	475	326	522	145	549		5,529
	37	262	432	705	1,072	1,298	1,120	1,149	876	660	1,772	485	830		10,661
	38	242	310	451	418	412	303	240	181	141	293	81	84		3,156
	39	985	782	547	439	241	137	81	23	16	32	8	28		3,319
<i>Hawaii County Total</i>		<i>7,267</i>	<i>9,942</i>	<i>9,781</i>	<i>8,408</i>	<i>6,272</i>	<i>4,379</i>	<i>3,427</i>	<i>2,487</i>	<i>1,754</i>	<i>3,911</i>	<i>1,071</i>	<i>1,959</i>	<i>0</i>	<i>60,658</i>
Kauai County	41	114	62	78	176	471	523	355	276	177	370	120	98		2,820
	42	6	10	24	67	361	690	659	587	541	1,311	449	535		5,240
	43	7	99	170	105	125	574	644	560	501	899	139	195		4,018
	44	11	28	82	60	466	989	999	970	672	1,826	592	522	2	7,219
	45	4	5	4	16	51	146	215	168	184	938	459	1,216		3,406
<i>Kauai County Total</i>		<i>142</i>	<i>204</i>	<i>358</i>	<i>424</i>	<i>1,474</i>	<i>2,922</i>	<i>2,872</i>	<i>2,561</i>	<i>2,075</i>	<i>5,344</i>	<i>1,759</i>	<i>2,566</i>	<i>2</i>	<i>22,703</i>
State Total		8,165	11,445	11,616	11,616	11,803	13,849	17,341	21,902	23,002	95,668	34,450	29,470	197	290,524

Source: HHPS 2011.

TABLE IA-23: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY ASSESSED VALUE (THOUSANDS OF DOLLARS), 2010

		Assessed Value Range													
County	Zone	<\$100	\$100-150	\$150-200	\$200-250	\$250-300	\$300-350	\$350-400	\$400-450	\$450-500	\$500-750	\$750-1000	>\$1000	No Data	State Total
Honolulu County	11	24	51	994	2,222	1,914	1,260	1,158	546	482	403	9	11		9,074
	12	2,094	648	3,751	5,968	7,785	8,247	5,249	3,756	2,359	5,600	1,552	854		47,863
	13	4	33	8	81	197	287	582	1,115	1,320	2,272	361	363		6,623
	14	6		40	389	707	661	1,061	914	725	507	78	58		5,146
	15	1	86	81	156	269	79	52	25	4	35	18	25		831
	16	2		111	139	7	15	4	52	41	31		2		404
	17	11	249	183	124	13	4		1			7	1		593
	18	856	1,019	342	122	52	15	29	1	2	9	3			2,450
	19	110	1,199	4,429	5,821	6,537	5,365	2,706	829	240	151	55	12		27,454
<i>C&C of Honolulu Total</i>		<i>3,108</i>	<i>3,285</i>	<i>9,939</i>	<i>15,022</i>	<i>17,481</i>	<i>15,933</i>	<i>10,841</i>	<i>7,239</i>	<i>5,173</i>	<i>9,008</i>	<i>2,083</i>	<i>1,326</i>	<i>0</i>	<i>100,438</i>
Maui County	21			4	2	2		2	1	2	4	1	2		20
	22	131	1	4	38	37	23	74	41	71	345	172	628		1,565
	23	315	158	1,658	1,214	722	553	451	160	247	341	94	61		5,974
	24	11	295	230	640	147	262	225	158	200	604	351	518		3,641
	25		79	72	86	23	37	17		1	6				321
<i>Maui County Total</i>		<i>457</i>	<i>533</i>	<i>1,968</i>	<i>1,980</i>	<i>931</i>	<i>875</i>	<i>769</i>	<i>360</i>	<i>521</i>	<i>1,300</i>	<i>618</i>	<i>1,209</i>	<i>0</i>	<i>11,521</i>
Hawaii County	31	3	6	13	7	6	4	1							40
	32	958	311	175	90	89	21	7	3	2	6	2			1,664
	33	2	4	1	4	8	3	1	2		6				31
	34	13	20	20	17	10	12	5	8	3	4	2			114
	35	8	9	16	23	33	40	19	22	11	30	2	4		217
	36	49	555	212	442	352	370	386	183	224	339	228	295		3,635
	37	677	752	1,090	1,028	664	636	354	201	166	308	43	241		6,160
	38	5	15	37	13	16	8	8	8	6	6	3			125
	39	2	1	40	22	2	15	9	3						94
<i>Hawaii County Total</i>		<i>1,717</i>	<i>1,673</i>	<i>1,604</i>	<i>1,646</i>	<i>1,180</i>	<i>1,109</i>	<i>790</i>	<i>430</i>	<i>412</i>	<i>699</i>	<i>280</i>	<i>540</i>	<i>0</i>	<i>12,080</i>
Kauai County	41							7					1		8
	42	405	110	10	158	117	207	95	133	102	397	106	49	1	1,890
	43		121	172	133	38	75	53	2	11	2	1	2	1	611
	44	6	53	161	54	64	5	41	72	27	52	51	10	1	597
	45			9	69	151	84	83	189	96	177	49	4		911
<i>Kauai County Total</i>		<i>411</i>	<i>284</i>	<i>352</i>	<i>414</i>	<i>370</i>	<i>371</i>	<i>279</i>	<i>396</i>	<i>236</i>	<i>628</i>	<i>207</i>	<i>66</i>	<i>3</i>	<i>4,017</i>
State Total		5,693	5,775	13,863	19,062	19,962	18,288	12,679	8,425	6,342	11,635	3,188	3,141	3	128,056

Source: HHPS 2011.

TABLE IA-24: HOUSING INVENTORY SUMMARY VALUES, 2010

		Average Age (in Years)		Average Interior SqFt		Median Land Area	Median Assessed Value		
County	Zone	SFD	Condo	SFD	Condo	SFD	SFD	Condo	State Total
Honolulu County	11	48	31	1,868	781	6,000	\$657,600	\$278,000	\$536,500
	12	53	33	1,821	752	7,470	\$854,900	\$312,200	\$342,900
	13	45	33	1,925	1,168	7,200	\$775,000	\$487,400	\$727,200
	14	42	31	1,736	1,119	7,825	\$686,900	\$385,200	\$650,500
	15	39	35	1,597	813	10,004	\$626,300	\$292,800	\$570,600
	16	44	34	1,390	726	7,610	\$501,400	\$234,400	\$477,700
	17	50	33	1,390	721	7,200	\$421,600	\$166,200	\$407,100
	18	37	38	1,280	626	6,635	\$302,100	\$109,600	\$270,700
	19	29	24	1,668	867	5,695	\$522,900	\$265,900	\$456,900
<i>C&C of Honolulu Total</i>		<i>39</i>	<i>30</i>	<i>1,717</i>	<i>831</i>		<i>\$608,300</i>	<i>\$299,100</i>	<i>\$489,500</i>
Maui County	21	38	26	1,263	978	88,340	\$401,700	\$205,600	\$399,400
	22	29	19	1,539	1,500	22,795	\$607,500	\$758,600	\$627,000
	23	30	24	1,555	803	8,360	\$508,600	\$284,000	\$450,600
	24	32	27	1,784	970	7,600	\$637,700	\$479,000	\$535,800
	25	37	30	1,245	714	20,125	\$254,700	\$198,400	\$232,500
<i>Maui County Total</i>		<i>30</i>	<i>25</i>	<i>1,554</i>	<i>941</i>		<i>\$537,700</i>	<i>\$374,000</i>	<i>\$497,100</i>
Hawaii County	31	21	19	1,260	1,365	43,560	\$155,600	\$176,500	\$155,800
	32	37	35	1,493	698	15,000	\$204,200	\$69,600	\$194,500
	33	38	17	1,342	1,430	33,911	\$186,400	\$273,100	\$188,900
	34	44	21	1,319	1,552	21,256	\$179,200	\$208,800	\$181,600
	35	32	18	1,555	1,639	21,207	\$260,000	\$328,600	\$266,900
	36	22	15	1,775	1,412	12,350	\$337,700	\$321,100	\$334,700
	37	23	25	1,834	1,072	12,709	\$369,900	\$224,600	\$308,000
	38	28	25	1,413	1,387	44,562	\$268,200	\$229,400	\$266,500
	39	26	30	1,229	865	43,560	\$142,000	\$207,800	\$145,200
<i>Hawaii County Total</i>		<i>28</i>	<i>23</i>	<i>1,490</i>	<i>1,141</i>		<i>\$218,900</i>	<i>\$231,800</i>	<i>\$221,500</i>
Kauai County	41	38	29	1,268	1,508	10,000	\$348,000	\$374,400	\$348,700
	42	31	22	1,498	1,153	10,890	\$464,200	\$382,500	\$440,800
	43	31	21	1,459	927	8,400	\$448,000	\$217,700	\$378,900
	44	29	25	1,398	835	12,415	\$438,100	\$373,100	\$429,000
	45	23	25	1,782	1,248	10,875	\$689,500	\$441,500	\$586,400
<i>Kauai County Total</i>		<i>30</i>	<i>23</i>	<i>1,473</i>	<i>1,094</i>		<i>\$452,900</i>	<i>\$341,000</i>	<i>\$427,500</i>
<i>State Total</i>		<i>35</i>	<i>29</i>	<i>1,627</i>	<i>878</i>		<i>\$530,800</i>	<i>\$302,800</i>	<i>\$441,400</i>

Source: HHPS 2011.

TABLE IA-25: HOUSING INVENTORY DISTRIBUTION BY OUT-OF-STATE OWNERSHIP, 2010

		Single Family Housing Units					Condominium Housing Units					Total Percent Owned Out- of-State
		Owned Out-of-State					Owned Out-of-State					
County	Zone	Total SFD Units	Other U.S. State	Other Country	Total	Percent of SFD Units	Total Condo Units	Other U.S. State	Other Country	Total	Percent of CND Units	
Honolulu County	11	14,621	331	3	334	2.3%	9,074	426	26	452	5.0%	3.3%
	12	12,313	355	16	371	3.0%	47,863	7,514	1555	9,069	18.9%	15.7%
	13	29,325	1,165	121	1,286	4.4%	6,623	853	149	1,002	15.1%	6.4%
	14	27,075	1,260	44	1,304	4.8%	5,146	589	22	611	11.9%	5.9%
	15	4,544	509	24	533	11.7%	831	299	13	312	37.5%	15.7%
	16	2,912	240	7	247	8.5%	404	94	0	94	23.3%	10.3%
	17	4,813	110	2	112	2.3%	593	62	0	62	10.5%	3.2%
	18	9,983	539	13	552	5.5%	2,450	945	73	1,018	41.6%	12.6%
	19	59,854	2,159	56	2,215	3.7%	27,454	2,806	82	2,888	10.5%	5.8%
<i>C&C of Honolulu Total</i>		<i>165,440</i>	<i>6,668</i>	<i>286</i>	<i>6,954</i>	<i>4.2%</i>	<i>100,438</i>	<i>13,588</i>	<i>1920</i>	<i>15,508</i>	<i>15.4%</i>	<i>8.4%</i>
Maui County	21	886	204	4	208	23.5%	20	5	0	5	25.0%	23.5%
	22	15,885	1,614	142	1,756	11.1%	1,565	747	139	886	56.6%	15.1%
	23	16,868	1,155	60	1,215	7.2%	5,974	1,826	264	2,090	35.0%	14.5%
	24	5,526	878	57	935	16.9%	3,641	1,925	110	2,035	55.9%	32.4%
	25	2,558	281	5	286	11.2%	321	193	11	204	63.6%	17.0%
<i>Maui County Total</i>		<i>41,723</i>	<i>4,132</i>	<i>268</i>	<i>4,400</i>	<i>10.5%</i>	<i>11,521</i>	<i>4,696</i>	<i>524</i>	<i>5,220</i>	<i>45.3%</i>	<i>18.1%</i>
Hawaii County	31	16,837	1,965	150	2,115	12.6%	40	9	0	9	22.5%	12.6%
	32	16,024	683	17	700	4.4%	1,664	372	20	392	23.6%	6.2%
	33	820	85	2	87	10.6%	31	4	0	4	12.9%	10.7%
	34	2,256	171	5	176	7.8%	114	8	0	8	7.0%	7.8%
	35	2,056	242	9	251	12.2%	217	36	0	36	16.6%	12.6%
	36	5,529	777	42	819	14.8%	3,635	1,945	164	2,109	58.0%	32.0%
	37	10,661	1,791	89	1,880	17.6%	6,160	3,117	172	3,289	53.4%	30.7%
	38	3,156	384	28	412	13.1%	125	19	1	20	16.0%	13.2%
	39	3,319	538	25	563	17.0%	94	68	3	71	75.5%	18.6%
<i>Hawaii County Total</i>		<i>60,658</i>	<i>6,636</i>	<i>367</i>	<i>7,003</i>	<i>11.5%</i>	<i>12,080</i>	<i>5,578</i>	<i>360</i>	<i>5,938</i>	<i>49.2%</i>	<i>17.8%</i>
Kauai County	41	2,820	218	4	222	7.9%	8	4	0	4	50.0%	8.0%
	42	5,240	602	15	617	11.8%	1,890	1,438	36	1,474	78.0%	29.3%
	43	4,018	170	1	171	4.3%	611	232	6	238	39.0%	8.8%
	44	7,219	797	20	817	11.3%	597	478	8	486	81.4%	16.7%
	45	3,406	941	25	966	28.4%	911	726	23	749	82.2%	39.7%
<i>Kauai County Total</i>		<i>22,703</i>	<i>2,728</i>	<i>65</i>	<i>2,793</i>	<i>12.3%</i>	<i>4,017</i>	<i>2,878</i>	<i>73</i>	<i>2,951</i>	<i>73.5%</i>	<i>21.5%</i>
<i>State Total</i>		<i>288,343</i>	<i>20,164</i>	<i>986</i>	<i>21,150</i>	<i>7.3%</i>	<i>128,056</i>	<i>26,740</i>	<i>2877</i>	<i>29,617</i>	<i>23.1%</i>	<i>12.2%</i>

Source: HHPS 2011.