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## Section 21

# CONSTRUCTION AND HOUSING

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

The principal sources for these data are the U.S. Census Bureau, various series compiled by state and county agencies (primarily the Hawaii State Department of Business, Economic Development & Tourism; Hawaii State Department of Commerce and Consumer Affairs; Hawaii State Department of Taxation; the Hawaii Housing Finance and Development Corporation; the Hawaii Public Housing Authority; the Hawaii Bureau of Conveyances; and the four county building departments), local real estate companies, and Title Guaranty of Hawaii. Persons interested in figures for earlier periods should consult *Historical Statistics of Hawaii*, Section 15.

**Table 21.01-- NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTY: 2008 TO 2021**

Year	State total 1/	City and County of Honolulu	Hawaii County	Kauai County 1/	Maui County
Number issued 2/					
2008	21,164	15,001	4,324	232	1,607
2009	18,154	13,794	2,990	240	1,130
2010	18,197	14,254	2,756	171	1,016
2011	21,523	17,712	2,603	132	1,076
2012	35,136	29,142	4,590	235	1,169
2013	32,246	26,568	4,320	158	1,200
2014	24,806	18,541	4,811	187	1,267
2015	27,051	20,146	5,426	199	1,280
2016	21,783	16,983	3,393	229	1,178
2017	19,286	14,759	2,943	236	1,348
2018	18,813	13,835	3,514	232	1,232
2019	21,074	16,405	3,186	176	1,307
2020	19,424	15,182	3,042	161	1,039
2021	18,685	14,328	2,839	167	1,351
Estimated value 2/ (\$1,000)					
2008	2,906,578	1,481,272	704,317	277,149	443,840
2009	1,998,908	1,247,196	309,165	218,111	224,437
2010	1,980,296	1,357,314	360,328	68,047	194,607
2011	1,858,763	1,272,923	282,638	59,520	243,683
2012	2,643,840	1,769,454	427,394	79,998	366,994
2013	2,720,519	1,866,352	443,739	85,413	325,014
2014	3,315,078	2,072,202	697,063	102,195	443,617
2015	3,963,607	2,436,954	689,454	105,707	731,491
2016	3,240,649	2,141,467	576,015	138,481	384,686
2017	3,127,828	2,007,815	497,218	145,266	477,528
2018	3,268,292	1,985,648	578,662	144,149	559,832
2019	3,221,446	2,063,293	552,078	123,067	483,008
2020	3,108,490	1,816,672	670,865	149,305	471,647
2021	3,747,106	2,254,312	727,067	130,159	635,569

1/ Prior to 2002, Kauai County data were obtained from the Kauai County Building Department. Beginning in 2002, Kauai County estimates are the sum of monthly U.S. Census Bureau residential data only and may differ from annual model-based Census Bureau data.

2/ Includes residential, hotel, non-residential and additions and alterations permits. Other types of permits such as for demolitions are not included.

Source: County building departments and U.S. Census Bureau, building permits data.

**Table 21.02-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTY:  
2019 TO 2021**

[In thousands of dollars]

<b>Category</b>	<b>State total 1/</b>	<b>City and County of Honolulu</b>	<b>Hawaii County</b>	<b>Kauai County 1/</b>	<b>Maui County</b>
2019					
Total	3,221,446	2,063,293	552,078	123,067	483,008
Residential	1,211,631	593,090	277,418	123,067	218,056
Hotel	71,108	24,883	-	(NA)	46,225
Non-residential	281,609	122,296	83,524	(NA)	75,789
Additions and alterations	1,657,098	1,323,024	191,136	(NA)	142,938
2020					
Total	3,108,490	1,816,672	670,865	149,305	471,647
Residential	1,144,971	431,405	359,280	149,305	204,980
Hotel	139,652	-	82,744	(NA)	56,908
Non-residential	338,925	163,912	84,531	(NA)	90,481
Additions and alterations	1,484,943	1,221,355	144,310	(NA)	119,278
2021					
Total	3,747,106	2,254,312	727,067	130,159	635,569
Residential	1,994,753	1,043,432	425,926	130,159	395,237
Hotel	61,290	-	61,290	(NA)	-
Non-residential	364,876	110,353	127,349	(NA)	127,174
Additions and alterations	1,326,187	1,100,527	112,502	(NA)	113,158

NA Not available.

1/ Totals do not include hotel, non-residential and additions/alterations data for Kauai County. Only Kauai County residential data was available from the U.S. Census Bureau. Kauai County estimates are the sum of monthly U.S. Census Bureau residential data only and may differ from annual model-based Census Bureau data.

Source: County building departments and U.S. Census Bureau, building permits data.

**Table 21.03-- ACCEPTED VALUE PER HOUSING UNIT, BY COUNTY:  
2019 TO 2021**

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

Type of structure	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
2019					
One-family	394,104	406,128	353,955	703,923	332,582
Two-family	453,271	506,858	(1/)	249,005	232,205
Multi-family	225,226	210,758	125,000	(1/)	338,293
2020					
One-family	457,265	465,542	418,490	936,786	436,323
Two-family	355,196	410,296	108,359	347,040	237,691
Multi-family	185,483	143,399	93,503	196,387	339,921
2021					
One-family	453,935	396,663	435,397	778,452	497,775
Two-family	361,054	390,917	200,000	415,429	117,587
Multi-family	314,726	296,114	211,117	(1/)	417,341

1/ No permits were issued for this type of structure.

Source: County building departments and U.S. Census Bureau, building permits data.

**Table 21.04-- GENERAL EXCISE TAX BASE FOR CONTRACTING,  
BY TAXATION DISTRICT: 1997 TO 2021**

[Data are on a cash basis accounting. Calendar year in which reported, including "prior years" reports. Income received in December is reported the following January, hence these annual totals generally refer to income received in the 12-month period ending November 30. Taxation districts cover the same areas as counties]

Year	State total	Oahu	Maui	Hawaii	Kauai
1997	2,944,426,975	2,550,529,925	161,468,800	165,146,225	67,282,025
1998	3,015,976,700	2,570,586,400	193,365,375	180,875,700	71,149,225
1999	2,991,200,575	2,377,630,700	259,711,650	263,906,725	89,951,500
2000	3,613,485,025	2,800,712,550	326,777,275	367,672,100	118,323,100
2001	3,766,403,750	2,832,649,550	360,568,625	446,027,500	127,158,075
2002	4,274,955,575	3,266,988,350	364,438,350	501,577,600	141,951,275
2003	4,536,323,150	3,406,143,325	425,070,200	550,418,975	154,690,650
2004	4,921,512,300	3,754,257,925	452,890,850	533,308,625	181,054,900
2005	6,023,996,950	4,528,358,950	608,407,100	661,365,400	225,865,500
2006	7,223,333,825	5,405,648,475	728,682,550	789,189,250	299,813,550
2007	8,072,911,800	6,060,562,900	828,132,400	863,832,825	320,383,675
2008	7,987,126,150	6,108,692,775	750,457,450	785,465,450	342,510,475
2009	6,641,660,400	5,266,870,075	574,894,650	533,871,075	266,024,600
2010	5,589,766,225	4,435,203,750	500,098,600	439,744,725	214,719,150
2011	5,837,444,675	4,701,571,600	485,970,550	439,583,975	210,318,550
2012	7,006,133,075	5,727,310,125	584,092,725	474,661,300	220,068,925
2013	7,329,960,150	5,981,165,975	603,158,925	526,519,650	219,115,600
2014	7,024,043,900	5,611,443,525	662,255,275	546,117,525	204,227,575
2015	8,112,237,975	6,477,255,450	747,761,100	662,853,275	224,368,150
2016	8,288,207,150	6,571,972,725	801,753,300	665,740,700	248,740,425
2017	8,384,358,050	6,708,683,775	796,437,725	624,410,250	254,826,300
2018	9,455,622,425	(1/)	(1/)	(1/)	(1/)
2019	9,609,275,775	(1/)	(1/)	(1/)	(1/)
2020	9,757,216,700	(1/)	(1/)	(1/)	(1/)
2021	10,108,429,675	(1/)	(1/)	(1/)	(1/)

1/ The Hawaii State Department of Taxation ceased publication of the district (county) detail reports as they were based on the address of the taxpayer and may not have accurately represented where the tax liabilities were actually incurred.

Source: Hawaii State Department of Taxation, General Excise and Use Tax Collections (annual calendar year summary) <[https://tax.hawaii.gov/stats/a5\\_3txcolrpt/](https://tax.hawaii.gov/stats/a5_3txcolrpt/)> accessed June 21, 2022.

**Table 21.05-- GENERAL CONSTRUCTION STATISTICS (NAICS 23): 2017**

[Includes establishments with payroll. Numbers in \$1,000 unless otherwise noted as a number. Statistics based on the 2017 North American Industry Classification System (NAICS)]

Measure	Amount
Number of establishments	2,877
Total number of employees	32,115
Construction workers	
Number in 1/	
March	23,956
June	25,274
September	25,028
December	25,077
Average	24,834
Other employees	
Number in 1/	
March	8,159
June	7,935
September	7,797
December	8,067
Average	7,990
Annual payroll	2,232,419
Total fringe benefits	703,466
Annual wages	
Construction workers	1,543,618
Other employees	688,801
Annual hours	
Construction workers	54,526
Total selected costs	5,765,559
Materials, components, and supplies	2,902,957
Construction work subcontracted out to others	2,575,460
Selected power, fuels, and lubricants	228,858
Purchased electricity	40,136
Natural gas and manufactured gas	10,978
Gasoline and diesel fuel	168,464
On-highway use of gasoline and diesel fuel	133,974
Off-highway use of gasoline and diesel fuel	34,490
All other fuels and lubricants	9,280
Value of business done	10,843,509
Construction work	10,777,888
Construction work on government owned projects	2,584,664
Federally owned projects	868,893
State & locally owned projects	1,715,771
Construction work on privately owned projects	8,193,224
Other business done	65,633

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**Table 21.05-- GENERAL CONSTRUCTION STATISTICS (NAICS 23): 2017 -- Con.**

Measure	Amount
Value of construction work subcontracted in from others	2,035,221
Net value of construction work	8,202,428
Value added	5,077,950
Total capital expenditures	117,319
Total retirements of depreciable assets	63,197
Gross value of depreciable assets (acquisition costs), end-of-year	1,626,242
Total depreciation during year	139,136
Total rental payments or lease payments 2/	123,989
Buildings and other structures	63,002
Machinery and equipment rentals	60,987
Total other expenses	666,497
Temporary staff and leased employee expenses	28,746
Expensed computer hardware and other equipment	12,164
Expensed purchases of software	6,359
Data processing and other purchased computer services	6,685
Communication services	24,563
Repair and maintenance services of buildings and/or machinery	28,395
Refuse removal (including hazardous waste) services	10,446
Advertising and promotional services	24,378
Purchased professional and technical services	65,873
Taxes and license fees	122,854
All other operating expenses	336,034

1/ Pay period including the 12th of the month.

2/ The total rental payments are rental payment or lease payments for buildings, other structures, machinery, and equipment rentals. Includes operating leases. Includes all costs for renting or leasing space and buildings. Excludes costs under agreements that are in effect conditional sales contracts such as capital leases. Includes rental payments or lease payments for production, loading, and transportation machinery and equipment, furniture and vehicles. Excludes computer time-sharing charges for machinery and equipment rentals from computer service firms where the computer is not on site at the establishment.

Source: U.S. Census Bureau, 2017 Economic Census, Table EC1723BASIC <<https://data.census.gov/>> accessed October 21, 2020.

**Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRY (NAICS 23): 2017**

[Includes establishments with payroll. Statistics based on the 2017 North American Industry Classification System (NAICS)]

NAICS code	Kind of business	Establishments	No. of employees		Annual payroll - all employees (\$1,000)	Annual wages - construction workers (\$1,000)	Value of construction work (\$1,000)
			All 1/	Construction workers (avg) 2/			
23	Total	2,877	32,115	23,956	2,232,419	1,543,618	2,035,221
236	Construction of buildings	(D)	8,693	5,765	640,968	379,037	184,759
236115	New single-family housing construction (except for-sale builders)	(D)	1,636	1,139	103,575	62,535	65,707
236116	New multifamily housing construction (except for-sale builders)	9	167	72	16,591	5,469	(D)
236117	New housing for-sale builders	(D)	709	128	42,186	7,881	(D)
236118	Residential remodelers	406	1,391	1,111	61,491	39,212	15,248
236210	Industrial building construction	(D)	39	23	3,108	2,354	-
236220	Commercial and institutional building construction	(D)	4,751	3,292	414,017	261,586	100,696
237	Heavy and civil engineering construction	(D)	2,441	1,729	205,049	139,361	138,462
237110	Water and sewer line and related structures construction	36	394	268	29,620	19,048	17,120
237120	Oil and gas pipeline and related structures construction	(D)	90	55	5,517	3,130	(D)
237130	Power and communication line and related structures construction	(D)	203	155	14,976	11,714	(D)
237210	Land subdivision	(D)	153	61	12,821	3,620	-
237310	Highway, street, & bridge construction	43	1,327	995	114,864	81,224	104,409
237990	Other heavy and civil engineering construction	(D)	274	195	27,251	20,625	(D)

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**Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRY (NAICS 23): 2017 -- Con.**

NAICS code	Kind of business	Establishments	No. of employees		Annual payroll - all employees (\$1,000)	Annual wages - construction workers (\$1,000)	Value of construction work (\$1,000)
			All 1/	Construction workers (avg) 2/			
238	Specialty trade contractors	1,792	20,981	16,462	1,386,402	1,025,220	1,712,000
238110	Pour concrete foundation and structure contractors	52	673	554	38,824	31,395	66,348
238120	Structural steel and precast concrete contractors	25	677	571	48,090	39,000	(D)
238130	Framing contractors	21	500	459	35,845	32,342	64,506
238140	Masonry contractors	67	402	358	18,203	15,369	8,245
238150	Glass and glazing contractors	41	402	233	24,951	14,939	24,444
238160	Roofing contractors	99	1,276	869	62,798	37,539	15,173
238170	Siding contractors	15	89	61	5,048	3,311	(D)
238190	Other foundation, structure & building exterior contractors	17	70	54	3,790	2,841	-
238210	Electrical contractors and other wiring installation contractors	352	4,318	3,489	306,904	233,748	399,054
238220	Plumbing, heating and air-conditioning contractors	376	4,289	3,211	312,832	224,096	523,150
238290	Other building equipment contractors	25	589	417	58,728	43,690	17,434
238310	Drywall and insulation contractors	69	1,489	1,282	96,882	75,327	74,126
238320	Painting and wall covering contractors	151	1,424	1,213	78,794	60,959	84,993
238330	Flooring contractors	73	508	351	21,859	13,516	29,968
238340	Tile and terrazzo contractors	70	568	491	36,410	26,612	110,459
238350	Finish carpentry contractors	111	973	705	56,885	38,831	34,090
238390	Other building finishing contractors	31	272	196	16,156	10,143	7,472
238910	Site preparation contractors	108	1,660	1,352	118,069	90,053	112,501
238990	All other specialty trade contractors	89	802	596	45,334	31,509	47,329

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**Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRY (NAICS 23): 2017 -- Con.**

D Withheld to avoid disclosing data of individual companies.

1/ Includes all permanent full-time and part-time nonleased individuals on the payrolls of construction establishments during any part of the pay period which included the 12th of March, June, September, and December. Excluded are subcontractors and their employees, temporary staffing obtained from a staffing service, and proprietors and partners of unincorporated businesses.

2/ Includes all nonleased payroll workers (up through the working supervisory level) directly engaged in construction operations, such as painters, carpenters, plumbers, and electricians. Supervisory employees above the working foreman level are excluded from this category and are included in the other employees category. The average number of nonleased construction workers is the sum of establishment averages of nonleased construction workers who were on the payroll during the pay periods including the 12th of March, June, September and December.

Source: U.S. Census Bureau, 2017 Economic Census, Table EC1723BASIC <<https://data.census.gov/>> accessed October 21, 2020.

**Table 21.07-- PRIVATE RESIDENTIAL UNITS CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTY: 2016 TO 2021**

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<b>New single family units</b>						
2016	1,990	716	1,274	736	273	265
2017	1/ 2,506	864	1/ 1,642	764	384	494
2018	2,457	847	1,610	1,038	198	374
2019	2,272	830	1,442	757	171	514
2020	2,132	748	1,384	933	145	306
2021	2,368	839	1,529	953	181	395
<b>New duplex units</b>						
2016	298	236	62	20	2	40
2017	373	285	88	7	34	47
2018	385	334	51	7	16	28
2019	(NA)	303	(NA)	(NA)	5	8
2020	(NA)	318	(NA)	(NA)	21	16
2021	323	282	41	4	18	19
<b>New apartment units</b>						
2016	1,816	1,728	88	85	-	3
2017	2,155	1,589	566	25	137	404
2018	2,002	1,408	594	6	150	438
2019	(NA)	1,173	(NA)	(NA)	3	132
2020	(NA)	450	(NA)	(NA)	3	204
2021	3,293	2,704	589	49	14	526
<b>Units demolished</b>						
2016	421	385	36	33	3	-
2017	406	329	77	40	11	26
2018	(NA)	239	(NA)	754	(NA)	32
2019	373	266	107	41	25	41
2020	322	205	117	69	14	34
2021	(NA)	(NA)	61	33	8	20

NA Not available.

1/ Revised from previous *Data Book*.

Source: City and County of Honolulu, Department of Planning and Permitting, "Calendar Year Bulletin - Building Permits" (annual) <<http://www.honoluluapp.org/ReportsNotices/CalendarYearBulletins.aspx>> accessed July 7, 2022 and records; County of Hawaii, Department of Public Works, Building Division, Permit information "Permit Listing Reports" (annual databases) <<http://records.co.hawaii.hi.us/Weblink8/1/>> accessed July 7, 2022 and records; County of Kauai, Department of Public Works, Building Division, records; and County of Maui, Development Services Development Services, Document center (annual) <<https://www.mauicounty.gov/DocumentCenter/Index/140>> accessed July 7, 2022.

**Table 21.08-- REVENUES OF TOP CONTRACTORS: 2018 TO 2021**

[In millions of dollars. Contractors with the highest Hawaii revenues based on 2021 survey responses.  
List represents only those companies that responded to requests for information]

Rank	Contractor	2018	2019	2020	2021
1	Hawaiian Dredging Construction Co. Inc.	550.0	514.0	587.0	608.0
2	Nan Inc.	327.5	388.0	415.3	438.8
3	Nordic PCL Construction Inc.	301.0	170.0	215.0	417.0
4	Albert C. Kobayashi Inc.	180.5	163.0	312.0	316.3
5	Hensel Phelps	285.0	379.2	429.3	264.0
6	Layton Construction	158.2	83.2	81.0	191.3
7	Goodfellow Bros.	(1/)	(1/)	216.7	188.2
8	Kiewit Infrastructure West Co.	165.0	298.5	219.1	183.3
9	Swinerton Builders	224.0	158.8	144.0	143.0
10	Royal Contracting Co. Ltd.	83.2	96.8	130.7	136.3
11	Unlimited Construction Services Inc.	152.4	130.8	126.9	121.6
12	Wasa Eelectrical Services Inc.	87.3	90.0	93.0	111.0
13	Coastal Construction Co. Inc.	57.2	60.0	60.6	101.2
14	Maryl Group Construction Inc.	35.0	74.0	104.0	73.6
15	Ralph S. Inouye Co. Ltd.	52.8	56.1	62.3	67.4
16	Group Builders Inc.	56.2	66.0	3/ 74.8	67.3
17	Allied Builders System	68.2	89.7	81.1	60.4
18	Isemoto Contracting Co. Ltd.	84.5	63.8	52.8	60.3
19	Shioi Construction Inc.	52.0	59.0	48.0	57.6
20	Armstrong Builders LLC	(1/)	(1/)	64.3	54.6
21	Healy Tibbitts Builders Inc.	33.6	39.7	23.2	42.2
22	Paradigm Construction LLC	18.1	31.0	35.7	33.0
23	Arita Poulson General Contracting	52.1	77.5	30.9	32.7
24	S&M Sakamoto Inc.	28.8	22.4	21.0	32.5
25	Honolulu Builders LLC	47.2	42.3	38.4	31.0
2/	Alan Shintani	28.9	26.0	35.2	28.3
2/	Metzler Contracting Co. LLC	(1/)	49.4	47.0	27.5
2/	Constructors Hawaii Inc. Quality General Inc.	26.3	36.5	32.8	20.7
2/	Quality General Inc.	(1/)	(1/)	15.4	20.2
2/	Pitzer Build Construction LLC	(1/)	(1/)	3.6	7.5
2/	Barker Kappelle Construction LLC	8.2	(1/)	5.7	7.0

1/ Not ranked.

2/ Noteworthy contenders and their previous revenues.

3/ Revised from previous *Data Book*.

Source: *Building Industry*, "Hawaii's Top Contractors 2018" (July 2019) pp. 31 and 45 <<http://www.tradepublishing.com/building-industry-hawaii/>> accessed July 3, 2019; "Hawaii's Top 25 Contractors 2019" (July 2020) p. 21 <<https://tradedediahui.com/building-industry-hawaii/>> accessed July 29, 2020; and "Hawaii's Top 25 Contractors 2020" (July 2021) pp. 23 <<https://tradedediahui.com/building-industry-hawaii/>> accessed July 7, 2021; and "Hawaii's Top 25 Contractors 2021" (July 2022) p. 33 <<https://tradedediahui.com/building-industry-hawaii/>> accessed July 6, 2022.

**Table 21.09-- HONOLULU CONSTRUCTION COST INDEXES: 1990 TO 2021**

[January 1992=100. Data are annual averages]

Year	Single-family residence			High-rise building		
	All components	Materials' prices	Labor 1/	All components	Materials' prices	Labor 1/
1990	95.1	96.2	93.9	95.4	98.0	92.9
1991	98.4	99.5	97.2	99.2	101.6	97.1
1992	102.7	103.8	101.4	99.5	97.1	101.5
1993	111.5	116.0	106.2	104.0	100.7	106.8
1994	121.2	129.4	111.7	109.9	107.0	112.5
1995	118.2	119.9	116.1	114.1	110.8	117.1
1996	125.6	129.1	121.3	116.9	110.9	122.1
1997	129.3	132.7	125.3	119.3	111.8	126.0
1998	129.2	131.4	126.5	119.4	111.4	127.4
1999	129.8	(NA)	(NA)	121.1	111.4	131.3
2000	135.2	(NA)	(NA)	126.6	(NA)	(NA)
2001	142.6	(NA)	(NA)	134.1	(NA)	(NA)
2002	149.9	(NA)	(NA)	139.5	(NA)	(NA)
2003	154.7	(NA)	(NA)	143.7	(NA)	(NA)
2004	163.1	(NA)	(NA)	151.6	(NA)	(NA)
2005	175.1	(NA)	(NA)	159.5	(NA)	(NA)
2006	192.4	(NA)	(NA)	174.2	(NA)	(NA)
2007	207.6	(NA)	(NA)	188.0	(NA)	(NA)
2008	219.2	(NA)	(NA)	199.1	(NA)	(NA)
2009	222.3	(NA)	(NA)	202.5	(NA)	(NA)
2010	221.6	(NA)	(NA)	201.9	(NA)	(NA)
2011	226.2	(NA)	(NA)	206.7	(NA)	(NA)
2012	232.2	(NA)	(NA)	213.1	(NA)	(NA)
2013	243.9	(NA)	(NA)	224.0	(NA)	(NA)
2014	260.3	(NA)	(NA)	239.3	(NA)	(NA)
2015	273.6	(NA)	(NA)	250.8	(NA)	(NA)
2016	278.6	(NA)	(NA)	254.4	(NA)	(NA)
2017	281.0	(NA)	(NA)	255.8	(NA)	(NA)
2018	282.1	(NA)	(NA)	257.1	(NA)	(NA)
2019	290.7	(NA)	(NA)	264.2	(NA)	(NA)
2020	297.8	(NA)	(NA)	268.7	(NA)	(NA)
2021	313.0	(NA)	(NA)	281.4	(NA)	(NA)

NA Not available.

1/ Wages and benefits.

Source: First Hawaiian Bank, Research Department, records; Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *Quarterly Statistical and Economic Report 1st Quarter 2022* <<http://dbedt.hawaii.gov/economic/qser/>> accessed March 7, 2022; and records.

**Table 21.10-- CONDOMINIUM ASSOCIATIONS REGISTERED WITH THE STATE OF HAWAII AND APARTMENTS REPRESENTED: 1990 TO 2021**

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

Year	Condominium associations registered	Apartments represented	Year	Condominium associations registered	Apartments represented
1990	201	20,066	2006	1,546	142,171
1991	809	74,916	2007	1,565	145,124
1992	968	87,127	2008	1,601	151,238
1993	1,049	91,424	2009	1,629	153,856
1994	1,114	95,827	2010	1,634	154,625
1995	1,171	101,628	2011	1,670	156,511
1996	1,249	107,580	2012	1,649	156,846
1997	1,277	106,052	2013	1,668	158,294
1998 1/	1,339	112,832	2014	1,591	151,320
1999	1,361	114,449	2015	1,693	160,854
2000	1,389	116,750	2016	1,646	158,865
2001	1,419	118,209	2017	1,709	170,100
2002	1,439	133,276	2018	1,559	154,525
2003	1,456	134,444	2019	1,560	156,532
2004	1,469	135,708	2020	1,500	155,571
2005	1,501	138,334	2021	1,535	157,614

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

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Branch, *Annual Report Real Estate Commission* (annual) <<https://cca.hawaii.gov/reports/>> accessed May 24, 2022.

**Table 21.11-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII: 1994 TO 2021**

[Fiscal year ending June 30. Registration is required only for projects that are being offered for sale, whether they are new or are already existing. In mixed use condominium projects, the predominant use is reported. This is done to prevent the multiple counting of a project filing]

Year	Projects	Individual units	Year	Projects	Individual units
1994	228	4,229	2008	417	9,128
1995	255	4,654	2009	347	6,504
1996	188	2,150	2010	272	7,210
1997	201	2,765	2011	250	5,347
1998	226	2,025	2012	210	5,827
1999	211	2,363	2013	234	8,464
2000	225	1,693	2014	261	6,715
2001	210	2,918	2015	253	10,652
2002	201	3,094	2016	277	7,322
2003	301	4,705	2017	232	7,971
2004	411	10,106	2018	251	4,673
2005	469	15,695	2019	359	9,092
2006	543	11,243	2020	255	6,786
2007	459	11,157	2021	244	5,624

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

<<http://cca.hawaii.gov/reb/reports/>> accessed March 9, 2022.

**Table 21.12-- NEW CONDOMINIUM PROJECTS, BY TYPE: 2016 TO 2021**

[Fiscal years ending June 30. In mixed use condominium projects, the predominant use is reported. This is done to prevent the multiple counting of a project filing. The "Total residential" figure was obtained from the "Condominium Project Filings" table in the source and may differ from the total figure shown in the "New Residential Projects - By Size" table of the source]

Type of project	2016	2017	2018	2019	2020	2021
All types	163	139	141	175	125	133
Total residential 1/	139	116	110	108	74	102
Commercial and other	4	4	4	9	7	4
Agricultural	20	19	27	58	44	27
New residential projects by size 2/	139	116	130	108	70	102
2 units or fewer	58	30	33	37	23	43
3 to 15 units	39	39	17	35	19	24
16 to 50 units	13	15	45	7	10	16
More than 50 units	29	32	35	29	18	19

NA Not available.

1/ Total residential projects may also reflect projects received that were eventually withdrawn or returned.

2/ Residential projects by size reflect only projects that were described in the developer's public report.

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Branch, *2021 Annual Report Real Estate Commission*

<<http://cca.hawaii.gov/reb/reports/>> accessed April 7, 2022.

**Table 21.13-- HOUSING UNITS CONVERTED TO CONDOMINIUM UNITS:  
1994 TO 2021**

[Fiscal year ending June 30]

Year	Projects	Individual units	Year	Projects	Individual units
1994	73	491	2008	132	664
1995	89	1,060	2009	112	1,592
1996	74	386	2010	89	618
1997	66	981	2011	79	575
1998	54	665	2012	64	219
1999	73	368	2013	75	553
2000	55	342	2014	75	633
2001	44	454	2015	71	596
2002	58	591	2016	76	365
2003	92	740	2017	62	332
2004	116	1,422	2018	91	481
2005	135	2,347	2019	110	1,532
2006	164	1,177	2020	75	386
2007	157	903	2021	59	331

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Branch, *Annual Report Real Estate Commission* (annual) <<http://cca.hawaii.gov/reb/reports/>> accessed March 9, 2022.

**Table 21.14-- TIMESHARE PROPERTIES AND UNITS, BY ISLAND:  
2018 TO 2021**

Subject	State total	Oahu	Hawaii	Kauai	Maui	Molokai	Lanai
2018							
Properties 1/	77	19	17	17	23	1	-
Registered units 2/	11,327	3,659	1,928	2,322	3,411	7	-
Operated units 3/	11,923	3,731	1,823	2,714	3,648	7	-
2019							
Properties 1/	87	20	18	19	29	1	-
Registered units 2/	11,408	3,659	2,000	2,324	3,418	7	-
Operated units 3/	12,090	3,782	1,893	2,753	3,655	7	-
2020							
Properties 1/	86	20	18	20	27	1	-
Registered units 2/	11,478	3,659	1,999	2,371	3,442	7	-
Operated units 3/	12,181	3,819	1,877	2,799	3,679	7	-
2021							
Properties 1/	86	19	19	20	27	1	-
Registered units 2/	11,423	3,659	1,999	2,316	3,442	7	-
Operated units 3/	12,127	3,819	1,878	2,744	3,679	7	-

1/ Includes any property which contains one or more operated timeshare units. Data were obtained directly from the Hawaii Tourism Authority summary information on properties with operated units. For the data years prior to 2013, the *Data Book* tables included any property with registered timeshare units. Therefore, *Data Book* tables with data prior to 2013 are not comparable to those displaying data from 2013 and onward.

2/ The number of units registered included those that were available for sale in a timeshare program (as well as those already sold in such a program).

3/ Certain timeshares properties have the ability to split a given registered timeshare unit into more than one operated visitor unit (i.e. it may be possible for a two-bedroom unit to be rented as two keys: one studio unit and one 1-bedroom unit). In some cases, the number of operating defined as number of salable keys units exceed the number of registered units for a given timeshare property.

Source: Hawaii Tourism Authority, Tourism Research, *Visitor Plant Inventory* (annual)  
<<https://www.hawaiitourismauthority.org/research/visitor-plant-inventory/>> accessed March 9, 2022.

**Table 21.15-- HOME EXEMPTIONS CLAIMED: 2016 TO 2022**

[Fiscal year ending June 30]

Tenure and county	2016	2017	2018	2019	2020	2021	2022
Total Owner-occupied 1/							
State total	217,439	218,805	220,618	223,713	225,997	228,935	231,895
Honolulu	140,950	142,015	143,280	145,446	146,892	147,910	149,198
Maui	25,364	25,310	25,053	24,726	25,082	25,758	26,563
Hawaii	38,599	38,749	39,432	40,588	40,877	41,908	42,638
Kauai	12,526	12,731	12,853	12,953	13,146	13,359	13,496
Fee simple							
State total	212,486	214,002	215,939	219,188	221,448	224,480	227,508
Honolulu	137,025	138,232	139,607	141,829	143,331	144,470	145,830
Maui	24,724	24,673	24,432	24,122	24,492	25,187	25,975
Hawaii	38,466	38,632	39,331	40,588	40,791	41,828	42,566
Kauai	12,271	12,465	12,569	12,649	12,834	12,995	13,137
Leasehold							
State total	4,953	4,803	4,679	4,525	4,549	4,455	4,387
Honolulu	3,925	3,783	3,673	3,617	3,561	3,440	3,368
Maui	640	637	621	604	590	571	588
Hawaii	133	117	101	-	86	80	72
Kauai	255	266	284	304	312	364	359

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

Source: City and County of Honolulu, Budget and Fiscal Services Department, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, State of Hawaii, "Number and Amount of Exemption by Type and County" (annual) <<https://www.realpropertyhonolulu.com/rpa-report/>> accessed March 9, 2022; and records.

**Table 21.16-- SELECTED HOUSING CHARACTERISTICS, BY COUNTY: 2010**

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County 1/
All housing units	519,508	336,899	82,324	29,793	70,492
Occupied housing units	455,338	311,047	67,096	23,240	53,955
Owner-occupied housing units	262,682	174,387	44,271	13,968	30,056
Renter-occupied housing units	192,656	136,660	22,825	9,272	23,899
Average household size					
Owner-occupied housing units	3.02	3.11	2.69	2.96	3.02
Renter-occupied housing units	2.72	2.75	2.73	2.64	2.57
Vacant housing units	64,170	25,852	15,228	6,553	16,537
For rent	16,441	8,633	2,995	1,312	3,501
Rented, not occupied	954	625	101	61	167
For sale only	4,277	1,941	1,338	251	747
Sold, not occupied	1,151	645	289	51	166
For seasonal, recreational, or occasional use 2/	30,079	8,799	7,135	4,172	9,973
All other vacants	11,268	5,209	3,370	706	1,983
Homeowner vacancy rate (percent)	1.60	1.10	2.90	1.80	2.41
Rental vacancy rate (percent)	7.80	5.90	11.60	12.30	12.70
Owner-occupied	262,682	174,387	44,271	13,968	30,056
Family households	198,891	134,249	31,369	10,754	22,519
Husband-wife family	155,722	104,825	24,627	8,443	17,827
Other family	43,169	29,424	6,742	2,311	4,692
Nonfamily households	63,791	40,138	12,902	3,214	7,537
Renter-occupied	192,656	136,660	22,825	9,272	23,899
Family households	115,016	83,593	13,038	5,393	12,992
Husband-wife family	74,354	56,347	7,207	3,211	7,589
Other family	40,662	27,246	5,831	2,182	5,403
Nonfamily household	77,640	53,067	9,787	3,879	10,907

1/ Maui County includes Kalawao County. Kalawao County had 113 housing units, 1 owner-occupied housing unit and 68 renter-occupied housing units.

2/ Used or intended for use only in certain seasons or for weekends or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, also are included here.

Source: U.S. Census Bureau, 2010 Census "DP-1 - Hawaii Profile of General 2010 Demographic Profile Data" (May 19, 2011) <<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>> accessed May 19, 2011 and 2010 Census Summary File 1 (June 16, 2011) <<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>> accessed July 11, 2011.

**Table 21.17-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTY: 2016-2020**

[Based on a sample and subject to sampling variability. Average of the 5-year period 2016 to 2020]

Characteristic	State total	City and County of Honolulu	Hawaii County	Kalawao County	Kauai County	Maui County
All housing units	546,571	352,788	88,624	363	31,261	73,535
Occupied	467,932	316,928	71,747	306	23,331	55,620
Vacant	78,639	35,860	16,877	57	7,930	17,915
Percent						
Homeowner vacancy rate	1.2	0.9	2.2	0.0	0.8	1.2
Renter vacancy rate	8.7	5.1	6.6	0.6	7.4	28.1
Units in structure						
1 unit, detached	293,998	159,080	69,355	355	21,858	43,350
1 unit, attached	49,424	39,500	3,163	2	1,718	5,041
2 units	11,244	7,011	1,789	-	780	1,664
3 or more units	190,281	146,431	13,859	5	6,780	23,206
Mobile home	1,366	703	326	1	125	211
Boat, RV, van, etc.	258	63	132	-	-	63
Tenure						
Owner-occupied	282,037	182,360	49,721	-	15,178	34,778
Renter-occupied	185,895	134,568	22,026	306	8,153	20,842
Average household size of unit						
Owner-occupied	3.05	2.70	3.14	-	3.07	3.11
Renter-occupied	2.77	2.89	2.76	1.39	3.00	2.68
Median number of rooms	4.7	4.6	4.9	2.4	4.8	4.3
Percent						
Structure built 2010 or later	5.5	6.0	4.4	0.0	3.5	5.2
Structure built 2000 to 2009	12.3	9.7	20.6	0.0	12.4	15.2
Structure built 1990 to 1999	13.9	11.5	19.4	21.2	19.2	16.0
Structure built 1940 to 1989	64.8	69.6	51.7	14.0	61.1	59.5
Structure built before 1940	3.5	3.3	3.8	64.7	3.8	4.0
Lacking complete plumbing	0.7	0.5	2.0	0.0	0.3	0.5
Lacking complete kitchen facilities	1.7	1.4	2.9	0.0	1.4	1.4
With no telephone service	1.7	1.7	2.1	2.0	1.9	1.4

Continued on next page.

**Table 21.17-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTY:  
2016-2020 -- Con.**

Characteristic	State total	City and County of Honolulu	Hawaii County	Kalawao County	Kauai County	Maui County
Percent householder moved						
Into unit 2010 or later	49.4	50.4	47.6	96.4	42.1	48.8
Into unit 2000 to 2009	20.8	19.7	24.4	2.6	22.3	22.0
Into unit 1990 to 1999	11.6	11.0	12.6	0.3	14.6	12.6
Into unit before 1990	18.2	19.0	15.3	0.7	21.0	16.6
Percent of units with occupants per room of 1.51 or more	3.4	3.6	3.1	0.0	2.4	3.6
Median value (dollars) for owner-occupied units	636,400	702,300	364,100	(X)	606,900	657,400
Selected monthly owner costs						
Housing units with a mortgage	181,701	120,650	28,499	(X)	8,855	23,697
Median (dollars)	2,443	2,641	1,723	(X)	2,290	2,440
Housing units without a mortgage	100,336	61,710	21,222	(X)	6,323	11,081
Median (dollars)	540	614	339	(X)	500	466
Selected monthly owner costs as a percentage of household income (SMOCAPI) 1/						
Housing units with a mortgage 2/	181,017	120,263	28,389	(X)	8,787	23,578
Monthly costs were 35 percent or more of household income	53,224	33,780	8,712	(X)	2,890	7,842
Housing units without a mortgage 2/	98,881	61,018	20,718	(X)	6,186	10,959
Monthly costs were 35 percent or more of household income	9,524	6,050	1,771	(X)	787	916
Gross rent						
Occupied units paying rent	174,538	128,613	19,573	87	7,201	19,064
Median(dollars)	1,651	1,779	1,214	1,122	1,423	1,543
Gross rent as a percentage of household income (GRAPI)						
Occupied units paying rent 3/	171,788	126,596	19,137	87	7,124	18,844
Monthly costs were 35 percent or more of household income	78,151	59,511	7,914	1	2,635	8,090

Continued on next page.

**Table 21.17-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTY:  
2016-2020 -- Con.**

X Not applicable.

1/ Selected monthly owner costs as a percentage of household income (SMOCAPI) is the computed ratio of selected monthly owner costs to monthly household income. The ratio was computed separately for each unit and rounded to the nearest whole percentage. In prior years, the data are tabulated for all owner-occupied units. It is now restricted to only those units where SMOCAPI is computed, that is SMOCAPI and household income are valid values. It provides information on the monthly housing cost expenses for owners.

2/ Excluding units where SMOCAPI cannot be computed.

3/ Excluding units where GRAPI cannot be computed.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, "DP04 Selected Housing Characteristics" <<https://data.census.gov>> accessed April 25, 2022; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.18-- TENURE BY AGE OF HOUSEHOLDER: 2000 AND 2010**

Subject	April 1, 2000	April 1, 2010	Percent change
Total housing units	460,542	519,508	12.8
Households by age of householder, total	403,240	455,338	12.9
Owner-occupied housing units	227,888	262,682	15.3
15 to 24 years	1,667	1,892	13.5
25 to 34 years	17,239	16,752	-2.8
35 to 44 years	43,073	36,459	-15.4
45 to 54 years	56,886	57,404	0.9
55 to 64 years	41,370	66,267	60.2
65 years and over	67,653	83,908	24.0
65 to 74 years	35,461	42,574	20.1
75 to 84 years	25,824	28,781	11.5
85 years and over	6,368	12,553	97.1
Renter-occupied housing units	175,352	192,656	9.9
15 to 24 years	14,657	14,705	0.3
25 to 34 years	43,668	44,670	2.3
35 to 44 years	45,181	39,337	-12.9
45 to 54 years	32,856	36,589	11.4
55 to 64 years	16,564	28,383	71.4
65 years and over	22,426	28,972	29.2
65 to 74 years	11,835	14,743	24.6
75 to 84 years	8,133	9,620	18.3
85 years and over	2,458	4,609	87.5

Source: U.S. Census Bureau, Census 2000 Summary File 1 Hawaii (July 25, 2001) <<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>> accessed June 20, 2011 and 2010 Census Summary File 1 Hawaii (June 16, 2011) <<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>> accessed June 20, 2011.

**Table 21.19-- CHARACTERISTICS OF HOUSING UNITS AND HOUSEHOLDS,  
FOR THE STATE, 2016 AND 2019, AND COUNTY, 2019**

Subject	State		County, 2019			
	2016	2019	Honolulu	Maui	Hawaii	Kauai
Total households	462,876	455,502	311,451	54,434	67,054	22,563
Tenure (percent)						
Own	57	58	56	59	67	63
Rent	43	42	44	41	33	37
Unit size (bedrooms) (percent)						
Studio or 1 bedroom	16	18	19	16	17	14
2 bedrooms	25	24	24	25	21	19
3 bedrooms	36	35	33	38	42	49
4+ bedrooms	23	23	24	20	20	18
Crowded (percent) 1/	10.5	13.6	14.1	13.8	11.5	12.2
Doubled up (percent) 2/	12.0	13.0	13.3	14.1	10.3	14.5
Median household income (dollars)	72,821	74,983	95,455	74,451	59,503	74,527
Average monthly mortgage payment (dollars)	1,987	2,108	2,275	2,063	1,483	2,134
Average monthly rent (dollars)	1,554	1,717	1,818	1,644	1,210	1,543
Monthly shelter payment as percent of monthly household income						
No shelter payment	21.4	17.3	17.0	14.5	21.1	17.2
Under 30 percent	36.8	43.2	44.1	43.3	41.0	38.3
30 to 40 percent	11.3	9.7	9.7	10.5	8.8	10.5
Over 40 percent	24.6	23.1	23.1	23.8	21.8	24.5
Not enough information	5.9	6.7	6.1	7.8	7.3	9.4
Household type (percent)						
Single member	23.9	23.9	23.5	23.9	25.9	23.3
Married, no children	21.6	21.1	20.4	20.3	23.4	25.7
Parent(s) and children	13.8	12.7	12.6	12.9	13.0	13.1
Unrelated roommates	5.7	6.6	5.9	8.1	9.0	5.6
Other 3/	34.4	35.3	37.3	34.5	27.8	32.1
Undetermined	0.2	0.3	0.2	0.3	0.7	0.1

1/ Based on more than 2 persons per bedroom.

2/ Housing units that are occupied by two or more families or groups of persons who are not related by

3/ Other household types include a mixture of related and unrelated individuals.

Source: SMS Research & Marketing Services, Inc., *Hawai'i Housing Planning Study, 2019*

(December 2019) <[https://dbedt.hawaii.gov/hhfdc/files/2020/02/State\\_HHPS2019\\_Report-FINAL-Dec.-2019-Rev.-02102020.pdf](https://dbedt.hawaii.gov/hhfdc/files/2020/02/State_HHPS2019_Report-FINAL-Dec.-2019-Rev.-02102020.pdf)> accessed April 20, 2020.

**Table 21.20-- HOUSING UNITS, BY COUNTY: 2010 TO 2021**

[Housing unit estimates for July 1, 2010 through July 1, 2019 were created without incorporation or consideration of the 2020 Census results]

Year	State total	Honolulu	Hawaii	Kauai	Maui 1/
2010: April 1 2/ July 1	519,513 520,088	336,899 337,111	82,320 82,476	29,797 29,917	70,497 70,584
2011: July 1	523,213	338,800	83,515	30,072	70,826
2012: July 1	525,678	340,338	84,158	30,178	71,004
2013: July 1	528,391	341,879	84,748	30,292	71,472
2014: July 1	531,962	344,310	85,428	30,435	71,789
2015: July 1	534,723	345,695	86,328	30,610	72,090
2016: July 1	539,758	349,263	87,151	30,796	72,548
2017: July 1	542,814	350,726	88,071	30,945	73,072
2018: July 1	545,951	352,493	88,339	31,234	73,885
2019: July 1	550,287	354,699	89,328	31,583	74,677
2020: April 1 3/ July 1 4/	561,065 562,012	370,664 371,183	88,691 88,923	30,157 30,198	71,553 71,708
2021: July 1 3/	564,908	372,626	89,750	30,332	72,200
Share of state total					
April 1, 2020	100.0	66.1	15.8	5.4	12.8
July 1, 2021	100.0	66.0	15.9	5.4	12.8
July 1, 2010 to July 1, 2021					
Percent change	8.6	10.5	8.8	1.4	2.3
Average annual	0.8	0.9	0.8	0.1	0.2

1/ Maui County including Kalawao County.

2/ The April 1, 2010 Population Estimate base was used for the April 1 figures. They reflect changes to the April 1, 2010 population due to the Count Resolution Program and the geographic program revisions.

3/ The April 1, 2020 Population Estimate base was used for the April 1 figures. The estimates are based on the 2020 Census and reflect changes to the April 1, 2020 population due to geographic program revisions. The geographic boundaries for the 2021 housing unit estimates are as of January 1, 2021.

4/ Revised from previous *Data Book*.

Source: U.S. Census Bureau, "Table 2. Intercensal Estimates of Housing Units for Counties of Hawaii: April 1, 2000 to July 1, 2010" <<http://www.census.gov/popest/data/intercensal/housing/tables/HU-EST00INT-02/HU-EST00INT-02-15.xls>> accessed May 28, 2013; U.S. Census Bureau, Population Division "Annual Estimates of Housing Units for the United States, Regions, Divisions, States, and Counties: April 1, 2010 to July 1, 2020" (May 2021) <<https://www.census.gov/programs-surveys/popest.html>> accessed May 27, 2021; Census Bureau, Population Division "Annual Estimates of County Housing Units for States: 2020 to 2021" (May 2022) <<https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-housing-units.html>> accessed June 20, 2022; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.21-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:  
2010 AND 2016-2020**

Neighborhood area 1/ (see maps)	2010 2/	2016-2020 3/	Percent change
Oahu total	340,906	352,788	3.5
1 Hawaii Kai	11,462	11,410	-0.5
2 Kuliouou-Kalani Iki	5,765	6,072	5.3
3 Waialae-Kahala	4,261	4,161	-2.3
4 Kaimuki	7,042	6,939	-1.5
5 Diamond Head/Kapahulu/St. Louis Heights	8,285	9,298	12.2
6 Palolo	4,324	4,546	5.1
7 Manoa	7,667	7,646	-0.3
8 McCully/Moiliili	14,382	14,278	-0.7
9 Waikiki	19,196	18,944	-1.3
10 Makiki/Lower Punchbowl/Tantalus	16,708	17,247	3.2
11 Ala Moana/Kakaako	12,583	15,599	24.0
12 Nuuanu/Punchbowl	6,837	6,843	0.1
13 Downtown	8,208	7,762	-5.4
14 Liliha/Alewa	7,019	7,153	1.9
15 Kalihi-Palama	11,523	11,387	-1.2
16 Kalihi Valley	4,186	4,708	12.5
17 Moanalua	3,468	3,225	-7.0
18 Aliamanu/Salt Lake/Foster Village	13,208	13,022	-1.4
19 Airport Area	6,492	6,469	-0.4
20 Aiea	10,461	14,448	38.1
21 Pearl City	15,079	11,981	-20.5
22 Waipahu	18,704	20,018	7.0
23 Ewa	18,868	21,268	12.7
24 Waianae Coast 4/	13,333	7,918	-40.6
25 Mililani/Waipio/Melemanu	12,569	11,030	-12.2
26 Wahiawa	12,305	13,928	13.2
27 North Shore	6,677	6,750	1.1
28 Koolauloa	4,532	4,737	4.5
29 Kahaluu	4,620	4,705	1.8
30 Kaneohe	11,474	12,329	7.5
31 Kailua	15,768	13,989	-11.3
32 Waimanalo	2,987	2,382	-20.3
33 Mokapu	2,388	2,902	21.5
34 Makakilo/Kapolei/Honokai Hale	11,254	15,059	33.8
35 Mililani Mauka-Launani Valley	7,271	6,499	-10.6
36 Nanakuli-Maili 4/	(NA)	6,136	(X)

Continued on next page.

**Table 21.21-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:  
2010 AND 2016-2020 -- Con.**

NA Not available.

X Not applicable.

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

2/ As of June 30. Estimated housing units based on traffic zones.

3/ Based on the Census Bureau's 2016-2020 American Community Survey 5-year estimates. Data are a sample and are subject to sampling variability. Figures displayed describe the average housing units in Hawaii between the years 2016 and 2020.

4/ Waianae Coast Neighborhood (Board No. 24) was amended on January 28, 2008 to provide for the creation of Nanakuli-Mailii Neighborhood (Board No. 36). However, census blocks used to approximate the new boundaries were not available until 2011.

Source: City and County of Honolulu, Neighborhood Plan 2008 (April 2013) <[https://www.honolulu.gov/rep/site/nco/nco\\_docs/2013\\_RNP\\_Print.pdf](https://www.honolulu.gov/rep/site/nco/nco_docs/2013_RNP_Print.pdf)> accessed March 8, 2019; City and County of Honolulu Planning and Permitting Department, Planning Division, records; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.22-- HOUSING CHARACTERISTICS OF OAHU NEIGHBORHOODS:  
2016-2020**

[Based on the Census Bureau's 2016-2020 American Community Survey 5-year estimate.  
Data are a sample and are subject to sampling variability. Homeowner vacancy rates and rental  
vacancy rates are rounded figures]

Neighborhood area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate (%)	Vacancy rate (%)	
		Owner	Renter		Owner	Rental
Oahu total	352,788	182,360	134,568	57.5	0.9	5.2
1 Hawaii Kai	11,410	8,366	1,762	82.6	1.2	10.5
2 Kuliouou-Kalani Iki	6,072	4,629	686	87.1	2.5	3.8
3 Waialae-Kahala	4,161	2,672	916	74.5	2.8	1.9
4 Kaimuki	6,939	4,201	2,121	66.5	0.1	5.1
5 Diamond Head/Kapahulu	9,298	4,208	3,846	52.2	1.9	3.8
6 Palolo	4,546	2,199	2,001	52.4	1.5	7.0
7 Manoa	7,646	4,850	2,152	69.3	0.8	10.0
8 McCully/Moiliili	14,278	3,895	8,635	31.1	1.1	5.8
9 Waikiki	18,944	4,545	6,402	41.5	3.3	21.8
10 Makiki/Tantalus	17,247	7,289	8,660	45.7	2.4	5.1
11 Ala Moana/Kakaako	15,599	4,994	7,862	38.8	2.7	4.6
12 Nuuanu/Punchbowl	6,843	3,513	2,336	60.1	1.5	9.8
13 Downtown	7,762	2,240	4,691	32.3	2.1	6.5
14 Liliha/Kapalama	7,153	3,996	2,688	59.8	0.1	1.3
15 Kalihi-Palama	11,387	3,130	7,538	29.3	0.6	3.1
16 Kalihi Valley	4,708	2,953	1,487	66.5	0.3	0.3
17 Moanalua	3,225	1,406	1,529	47.9	2.7	2.5
18 Aliamanu/Salt Lake	13,022	6,622	5,619	54.1	1.0	3.6
19 Airport	6,469	22	6,079	0.4	0.0	2.5
20 Aiea	14,448	9,055	4,664	66.0	0.6	0.8
21 Pearl City	11,981	7,777	3,786	67.3	0.0	5.7
22 Waipahu	20,018	12,971	6,232	67.5	0.1	4.8
23 Ewa	21,268	13,944	6,412	68.5	0.2	3.7
24 Waianae Coast 2/	7,918	3,476	3,190	52.1	0.6	4.1
25 Mililani/Waipio/Melemanu	11,030	8,474	2,235	79.1	0.1	3.8
26 Wahiawa	13,928	4,127	8,911	31.7	0.0	1.8
27 North Shore	6,750	2,841	2,904	49.5	3.1	1.6
28 Koolauloa	4,737	1,855	1,653	52.9	0.6	3.3
29 Kahaluu	4,705	3,549	929	79.3	2.0	0.0
30 Kaneohe	12,329	8,763	2,939	74.9	0.8	4.4

Continued on next page.

**Table 21.22-- HOUSING CHARACTERISTICS OF OAHU NEIGHBORHOODS:  
2016-2020 -- Con.**

Neighborhood area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate (%)	Vacancy rate (%)	
		Owner	Renter		Owner	Rental
31 Kailua	13,989	9,865	3,205	75.5	0.1	4.9
32 Waimanalo	2,382	1,687	479	77.9	0.0	6.1
33 Mokapu	2,902	19	2,671	0.7	0.0	1.8
34 Makakilo/Kapolei/	15,059	9,470	4,293	68.8	0.6	4.2
35 Mililani Mauka-Launani Valley	6,499	5,082	1,080	82.5	0.0	4.3
36 Nanakuli-Mailii 2/	6,136	3,675	1,975	65.0	1.7	3.5

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

2/ Waianae Coast Neighborhood (Board No. 24) was amended on January 28, 2008 to provide for the creation of Nanakuli-Mailii Neighborhood (Board No. 36). However, census blocks used to approximate the new boundaries were not available until 2011.

Source: City and County of Honolulu Planning and Permitting Department, Planning Division, records; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.23-- VACANCY AND HOMEOWNERSHIP RATES FOR THE STATE, URBAN HONOLULU METROPOLITAN STATISTICAL AREA, AND THE UNITED STATES: 2004 TO 2021, AND INSIDE THE 75 LARGEST MSAs: 2021**

Year	Rental vacancy rate		Homeowner vacancy rate		Gross vacancy rate 2/		Year-round vacancy rate 3/		Homeownership rate	
	State	Urban Honolulu MSA 1/	State	Urban Honolulu MSA 1/	State	Urban Honolulu MSA 1/	State	Urban Honolulu MSA 1/	State	Urban Honolulu MSA 1/
2004	7.7	5.8	1.3	1.1	(NA)	(NA)	(NA)	(NA)	60.6	59.4
2005	5.1	3.9	0.6	0.6	14.1	9.3	13.9	9.0	59.8	58.0
2006	5.5	3.9	1.0	0.8	15.5	10.4	13.8	9.0	59.9	58.4
2007	6.3	5.1	1.7	1.2	16.2	10.1	14.8	8.7	60.1	58.8
2008	7.2	5.1	1.7	1.0	16.1	9.9	14.6	8.6	59.1	57.2
2009	9.2	6.9	1.9	0.8	16.8	10.9	15.1	9.4	59.5	57.6
2010	8.1	7.2	1.9	1.0	17.8	11.5	16.4	10.0	56.1	54.9
2011	9.4	6.9	2.2	0.7	18.4	12.1	17.2	10.9	55.4	54.1
2012	10.2	6.3	2.3	1.3	16.8	10.2	15.8	8.8	57.2	56.1
2013	10.1	6.0	1.8	0.9	17.4	10.9	15.8	8.6	57.3	57.9
2014	8.3	5.6	1.6	1.1	18.0	12.3	16.2	10.2	58.4	58.2
2015	8.7	7.4	1.5	1.3	16.1	11.9	14.4	10.2	59.3	59.6
2016	10.6	9.4	1.4	1.1	17.1	13.7	15.8	12.5	57.7	57.9
2017	8.7	8.0	1.3	0.9	17.5	13.9	16.2	12.4	55.9	53.8
2018	8.5	6.5	1.7	1.4	17.8	14.0	16.8	12.9	59.5	57.7
2019	7.4	5.7	1.6	1.8	16.0	11.7	15.2	10.9	60.0	59.0
2020	7.5	5.5	1.3	1.0	15.0	10.0	14.4	9.6	58.8	56.9
2021	7.3	5.1	0.7	0.6	16.2	10.6	15.7	10.1	58.1	55.9
Year	U.S.	Inside lgst. 75 MSA	U.S.	Inside lgst. 75 MSA	U.S.	Inside lgst. 75 MSA	U.S.	Inside lgst. 75 MSA	U.S.	Inside lgst. 75 MSA
2021	6.1	6.0	0.9	0.9	10.8	9.4	8.4	7.7	65.5	63.9

NA Not available.

1/ The Honolulu Metropolitan Statistical Area (MSA) consists of the City and County of Honolulu. The metropolitan data for 2004 and earlier are based on 1990 metropolitan/nonmetropolitan definitions; the 2005 to 2014 data are based on 2000 metropolitan/nonmetropolitan definitions; and the 2015 and later data are based on 2010 metropolitan/nonmetropolitan definitions. In 2010, Honolulu MSA was renamed to Urban Honolulu MSA.

2/ Percentage of the total housing inventory that is vacant. The percentage numerator is all vacant units, while the percentage denominator is the sum of all occupied and vacant housing units.

3/ Percentage of the total housing inventory, excluding seasonal rentals, that is vacant. The percentage numerator is all year-round vacant units, while the percentage denominator is the sum of all year round vacant units and occupied units.

Source: U.S. Census Bureau, *Housing Vacancies and Homeownership Annual Statistics: 2021*, Tables 3, 4, 5, 5a, 6, 7, 8, 15, 16, and 23 <<http://www.census.gov/housing/hvs/>> accessed May 25, 2022.

**Table 21.24-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR THE METROPOLITAN HONOLULU OFFICE MARKET, BY SUBMARKET: 2006 TO 2021**

[The size of the Metropolitan Honolulu Office Market survey varies each year]

Year	Vacancy rate 1/		Survey count 4/
	Downtown 2/	Suburban 3/	
2006	7.3	7.9	104
2007	10.1	7.2	104
2008	9.6	8.1	100
2009	10.5	10.2	100
2010	15.1	12.3	100
2011	16.1	15.1	100
2012	15.1	14.8	93
2013	13.7	13.5	93
2014	14.5	15.4	94
2015	15.9	13.5	93
2016	16.0	12.0	93
2017	18.7	11.2	93
2018	17.5	9.5	94
2019	11.0	8.2	94
2020	13.8	11.9	89
2021	15.3	12.5	85

1/ Vacancy rates include Class A and Class B buildings. Class A buildings are those in excellent locations which have high-quality tenants, high-quality finish, are well-maintained, professionally managed, and are either new or competitive with new buildings. Class B buildings are those in good locations that are professionally managed and have fairly high-quality construction and tenancy. Class B buildings generally show very little functional obsolescence and deterioration.

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

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

4/ A total count of all buildings surveyed. Multi-tenant buildings with 20,000 square feet or more.

Source: CBRE Group Inc. "Hawaii Market Outlook 2021 "

<<https://www.cbre.com/en/insights/reports/hawaii-market-outlook-2022>> accessed May 25, 2022 and CBRE Research, records.

**Table 21.25--OFFICE, INDUSTRIAL AND RETAIL COMMERCIAL REAL ESTATE STATISTICS FOR OAHU: 2017 TO 2021**

[As of December 31]

Subject	2017	2018	2019	2020	2021
Office					
Vacancy rate (%) 1/	12.77	12.79	9.93	11.58	12.71
Annual net absorption (sq. ft.) 2/	-37,898	-1,863	272,429	-132,380	-157,151
Average asking base rent (\$) 3/	1.69	1.76	1.67	1.70	1.76
Average operating expense (\$) 4/	1.35	1.38	1.41	1.46	1.47
Industrial					
Vacancy rate (%) 1/	1.97	2.03	2.04	3.05	1.60
Annual net absorption (sq. ft.) 2/	-157,222	-25,997	-5,368	-426,381	-591,855
Average asking base rent (\$) 3/	1.30	1.21	1.21	1.24	1.27
Average operating expense (\$) 4/	0.37	0.40	0.41	0.45	0.44
Retail					
Vacancy rate (%) 1/	5.85	5.26	5.37	6.41	7.08
Annual net absorption (sq. ft.) 2/	453,754	358,054	-41,717	-107,586	-127,029
Average asking base rent (\$) 3/	4.00	4.14	4.19	3.72	4.25
Average operating expense (\$) 4/	1.32	1.38	1.41	1.46	1.56

1/ Total available vacant office space divided by the inventory of multitenant office buildings.

2/ The net change in occupied space over the end of the previous time periods.

3/ Per square feet per month. The mean of the base asking rents for available space.

4/ Per square feet per month. Building operating expenses that are passthrough to the tenant.

Source: Colliers International, Office Market Summary Report (Q4 2021), Industrial Market Year-End (Q4 2021) and Retail Market Summary (Q4 2021)

<[https://www2.colliers.com/en/Research#sort='%40fdatez32xpublished55910%20descending&f:location=\[Hawaii\]](https://www2.colliers.com/en/Research#sort='%40fdatez32xpublished55910%20descending&f:location=[Hawaii])> accessed March 7, 2022; and records.

**Table 21.26-- STATE GOVERNMENT CAPITAL IMPROVEMENT  
PROJECT EXPENDITURES: 1990 TO 2021**

[In thousands of dollars]

Year	Total expenditures	General obligation bond 1/	Revenue bond 2/	General fund (cash)	Special fund	Federal funds 3/
1990	995,163	248,379	368,502	133,529	79,998	164,755
1991	1,027,189	210,022	326,414	121,108	164,915	204,730
1992	1,323,450	331,720	512,432	138,867	124,605	215,826
1993	1,188,315	472,515	225,431	89,917	147,351	253,101
1994	1,214,487	492,048	327,980	56,662	135,440	202,357
1995	822,327	342,423	77,560	19,672	169,901	212,772
1996	720,580	286,472	66,625	6,719	165,426	195,338
1997	898,496	345,440	220,496	3,181	163,130	166,249
1998	818,181	329,218	199,294	1,963	192,397	95,309
1999	626,916	293,229	35,735	348	212,446	85,159
2000	612,559	295,988	34,114	305	179,336	102,817
2001	611,167	328,885	44,123	331	114,234	123,594
2002	654,804	387,088	45,962	133	123,084	98,538
2003	847,667	416,975	197,475	1	119,653	113,563
2004	400,707	236,176	-67,498	38	92,046	139,944
2005	765,953	337,222	98,672	-973	173,610	157,422
2006	652,664	349,222	48,946	1,873	157,239	95,384
2007	1,131,450	545,559	95,979	33,812	247,366	208,734
2008	980,061	387,376	165,319	53,366	137,322	236,677
2009	1,102,080	507,997	114,942	24,568	223,789	230,784
2010	1,052,636	496,579	106,669	5,948	213,535	229,905
2011	1,004,491	517,179	95,371	2,579	182,313	207,049
2012	1,300,621	557,695	264,699	645	267,253	210,329
2013	1,150,213	588,437	150,063	1,970	215,374	194,369
2014	1,277,887	573,308	247,380	555	195,183	261,460
2015	1,265,048	659,172	196,761	17	158,538	250,559
2016	1,159,995	641,758	142,448	4,214	180,103	191,473
2017	1,311,263	740,920	196,618	82,061	138,118	153,545
2018	1,636,182	729,365	420,108	22,670	205,416	258,623
2019	1,447,221	675,605	411,558	5,842	96,982	257,234
2020	1,645,833	1,069,829	251,614	2,096	141,340	180,955
2021	1,340,417	682,603	314,147	134	131,873	211,660

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

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

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

Source: Hawaii State Department of Business, Economic Development & Tourism as cited in DBEDT's *Quarterly Statistical and Economic Report - 1st Quarter 2022* <<http://dbedt.hawaii.gov/economic/qser>> accessed March 7, 2022.

**Table 21.27-- HAWAII PUBLIC HOUSING AUTHORITY OPERATIONS:  
2008 TO 2021**

[Fiscal year ending June 30 unless otherwise specified]

<b>Year</b>	<b>Total units owned and administered 1/</b>	<b>Total units occupied, May 31 2/</b>	<b>Total number of occupants, May 31 2/</b>	<b>Average rent charged per unit per month (dollars) 2/ 3/ 4/</b>
2008	6,195	5,649	15,778	302
2009	6,195	5,654	14,877	303
2010	6,195	5,679	14,789	286
2011	6,195	5,634	14,702	275
2012	5,737	5,184	13,784	266
2013	5,584	5,376	14,856	259
2014	5,584	5,356	13,827	285
2015	5,584	5,234	13,618	294
2016	5,584	5,232	13,655	299
2017	5,584	5,221	13,731	300
2018	5,700	5,143	13,298	366
2019	5,700	5,195	13,270	372
2020	6,270	5,314	14,763	394
2021	6,270	5,316	13,765	381

1/ Federal low-rent Faircloth limit, 5,406; State low-rent, 864.

2/ Data does not include 570 Kuhio Park Terrace units which receive federal subsidies.

3/ Some units pay zero rent; some get a utility allowance greater than the amount of rent that would otherwise be charged. Federal projects only; Federal subsidies received between July and June (fiscal year).

4/ Average rent as of January of the following year.

Source: Hawaii State Department of Human Services, Hawaii Public Housing Authority, records.

**Table 21.28-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531): 2017**

[Includes establishments with payroll. Statistics based on the 2017 North American Industry Classification System (NAICS)]

NAICS code	Kind of business	Estab-lish-ments	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employ-ees 1/
531	Total	1,650	3,204,834	517,731	9,153
5311	Lessors of real estate	639	1,934,351	170,217	3,310
53111	Residential buildings & dwellings	295	627,610	64,481	1,662
531110	Residential buildings & dwellings	295	627,610	64,481	1,662
53112	Nonresidential buildings 2/	252	1,054,193	84,751	1,169
531120	Nonresidential buildings 2/	252	1,054,193	84,751	1,169
53113	Miniwarehouses & self-storage units	57	76,489	7,281	230
531130	Miniwarehouses & self-storage units	57	76,489	7,281	230
53119	Other real estate property	35	176,059	13,704	249
531190	Other real estate property	35	176,059	13,704	249
5312	Offices of real estate agents and brokers	542	801,112	153,000	2,304
53121	Offices of real estate agents and brokers	542	801,112	153,000	2,304
531210	Offices of real estate agents and brokers	542	801,112	153,000	2,304
5313	Activities related to real estate	469	469,371	194,514	3,539
53131	Real estate property managers	337	399,459	162,368	3,096
531311	Residential property managers	240	273,981	110,805	2,334
531312	Nonresidential property managers	97	125,478	51,563	762
53132	Offices of real estate appraisers	65	17,791	7,494	133
531320	Offices of real estate appraisers	65	17,791	7,494	133
53139	Other activities related to real estate	67	52,121	24,652	310
531390	Other activities related to real estate	67	52,121	24,652	310

D Withheld to avoid disclosing data for individual companies.

1/ Pay period including March 12.

2/ Except miniwarehouses.

Source: U.S. Census Bureau, 2017 Economic Census, Table EC1751BASIC <<https://data.census.gov>> accessed May 20, 2020.

**Table 21.29-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531), BY COUNTY AND PLACE: 2017**

[Includes establishments with payroll. Statistics based on the 2017 North American Industry Classification System (NAICS). Due to disclosure agreements, the Census Designated Places (CDPs) may not sum to their appropriate totals]

<b>Geographic area</b>	<b>Establishments (number)</b>	<b>Revenue (\$1,000)</b>	<b>Annual payroll (\$1,000)</b>	<b>Employees 1/</b>
State total	1,650	3,204,834	517,731	9,153
Hawaii County	212	172,167	39,299	818
Hawaiian Paradise Park	3	667	127	3
Hilo	67	35,962	6,872	208
Holualoa	12	3,485	1,479	33
Kahaluu-Keauhou	(D)	(D)	(D)	(2/)
Kailua	34	33,019	6,516	143
Kalaoa	(D)	(D)	(D)	(2/)
Waikoloa Village	16	41,358	11,677	134
Waimea	6	8,323	384	9
Balance of Hawaii County	(D)	(D)	7,423	(3/)
Honolulu County	1,083	2,622,969	393,977	6,761
Aiea	12	5,459	1,032	24
East Honolulu	49	23,385	5,178	91
Ewa Beach	5	3,126	283	8
Ewa Gentry	4	970	469	17
Halawa	(D)	(D)	(D)	(4/)
Haleiwa	(D)	(D)	(D)	(2/)
Kahuku	5	7,566	1,213	21
Kailua	47	39,358	8,660	140
Kaneohe	24	20,418	3,945	102
Kapolei	(D)	(D)	18,810	(3/)
Ko Olina	(D)	(D)	(D)	(2/)
Makakilo	7	742	307	5
Mililani Mauka	(D)	(D)	(D)	(4/)

Continued on next page.

**Table 21.29-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531), BY COUNTY AND PLACE: 2017 -- Con.**

Geographic area	Establishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	Employees 1/
Honolulu County con.				
Mililani Town	(D)	(D)	(D)	(4/)
Ocean Pointe	6	11,256	1,398	12
Pearl City	17	7,516	1,132	44
Pupukea	4	1,587	(D)	(2/)
Urban Honolulu	725	1,508,623	275,656	4,649
Wahiawa	14	8,004	1,514	35
Waianae	(D)	(D)	(D)	(4/)
Waikele	(D)	(D)	970	(2/)
Waimalu	25	75,688	5,282	93
Waipahu	23	20,519	3,570	92
Waipio	(D)	(D)	(D)	(4/)
Balance of Honolulu County	28	115,137	17,497	266
Kauai County	114	114,427	33,227	564
Kalaheo	6	4,711	1,011	17
Kapaa	(D)	(D)	(D)	(4/)
Kilauea	(D)	(D)	(D)	(2/)
Koloa	10	7,766	1,438	23
Lihue	27	29,338	13,900	182
Puhi	(D)	(D)	(D)	(2/)
Wailua Homesteads	(D)	(D)	(D)	(2/)
Balance of Kauai County	36	53,797	11,332	247
Maui County	241	295,271	51,228	1,010
Haiku-Pauwela	(D)	(D)	(D)	(2/)
Kaanapali	12	32,939	3,317	46
Kahului	21	26,453	6,386	102
Kaunakakai	6	3,372	747	22

Continued on next page.

**Table 21.29-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531), BY COUNTY AND PLACE: 2017 -- Con.**

<b>Geographic area</b>	<b>Establish- ments (number)</b>	<b>Revenue (\$1,000)</b>	<b>Annual payroll (\$1,000)</b>	<b>Employees 1/</b>
Maui County con.				
Kihei	46	37,910	7,500	205
Kula	4	1,255	329	13
Lahaina	34	104,459	16,415	278
Makawao	(D)	(D)	(D)	(2/)
Napili-Honokowai	(D)	(D)	(D)	(4/)
Paia	(D)	(D)	(D)	(2/)
Waihee-Waiehu	(D)	(D)	(D)	(2/)
Waikapu	(D)	(D)	(D)	(2/)
Wailea	23	33,684	(D)	(4/)
Wailuku	36	22,327	6,119	120
Balance of Maui County	(D)	(D)	2,621	(4/)

D Withheld to avoid disclosing data for individual companies.

1/ Paid employees, pay period including March 12.

2/ 0 to 19 employees.

3/ 100 to 249 employees.

4/ 20 to 99 employees.

Source: U.S. Census Bureau, 2017 Economic Census, Table EC1751BASIC <<https://data.census.gov>> accessed May 20, 2020.

**Table 21.30-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: FEBRUARY 24, 2022**

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

Type of license	Active	Inactive	Location 1/	Active	Inactive
Total	15,109	4,636	Total	15,109	4,636
Broker	5,971	704	Oahu	8,985	2,369
Individual	3,559	616	Hawaii	1,969	432
Sole Proprietor	778	8	Maui	2,431	575
Entity	1,634	80	Kauai	884	309
Limited liability corporation/ limited liability partnership	(NA)	(NA)	Molokai	33	6
			Lanai	12	4
			U.S. mainland	675	911
Salesperson	9,138	3,932	Foreign	120	30
			Other	(NA)	(NA)

NA Not available.

1/ Based on address of licensee.

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, *Geographic Report (Current Licenses) as of February 24, 2022*

<<http://cca.hawaii.gov/pvl/reports/>> accessed May 26, 2022; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.31-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR OAHU: 1988 TO 2021**

[For years 1988 to 2012, data include single family, multi-family, condominium/cooperative, vacant, commercial/industrial, and business opportunities. For 2013 and thereafter, data include only single family and condominium/cooperative listings]

Year	Number listed	Number sold	Percent sold	Mean sales price (dollars)
1988	14,548	9,886	68.0	201,000
1989	13,873	9,757	70.3	238,257
1990	17,097	9,243	54.1	319,500
1991	15,280	5,682	37.2	299,599
1992	13,421	5,509	41.0	292,342
1993	13,124	5,371	40.9	297,149
1994	12,655	5,759	45.5	297,428
1995	12,834	4,060	31.6	307,617
1996	12,147	3,896	32.1	300,494
1997	11,868	4,313	36.3	281,785
1998	11,721	5,351	45.7	269,839
1999	11,173	6,381	57.1	265,009
2000	11,797	7,404	62.8	278,814
2001	12,339	7,953	64.5	265,047
2002	13,967	9,695	69.4	286,594
2003	15,464	11,831	76.5	319,964
2004	17,817	13,110	73.6	388,954
2005	19,268	13,181	68.4	492,835
2006	18,905	10,823	57.2	545,137
2007	17,030	9,484	55.7	557,943
2008	16,060	6,936	43.2	563,993
2009	12,540	6,205	49.5	495,340
2010	13,165	7,187	54.6	537,945
2011	12,070	7,192	59.6	519,690
2012	10,746	7,760	72.2	547,816
2013	11,277	8,231	73.0	559,155
2014	12,134	8,379	69.1	588,544
2015	12,511	8,644	69.1	601,301
2016	11,762	9,127	77.6	624,449
2017	12,647	9,732	77.0	648,776
2018	13,145	9,288	70.7	689,726
2019	13,705	9,158	66.8	696,869
2020	11,556	8,544	73.9	732,299
2021	12,993	11,729	90.3	825,208

Source: Honolulu Board of Realtors, Multiple Listing Service records; and calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.32-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 2017 TO 2021**

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Median	Mean
2017					
Total	12,647	9,732	77.0	545,000	648,776
Single family	5,054	3,908	77.3	755,000	916,506
Condominium/cooperative	7,593	5,824	76.7	405,000	469,381
2018					
Total	13,145	9,288	70.7	560,000	689,726
Single family	5,199	3,609	69.4	790,000	991,420
Condominium/cooperative	7,946	5,679	71.5	420,000	497,974
2019					
Total	13,705	9,158	66.8	588,400	696,869
Single family	5,398	3,750	69.5	789,000	953,772
Condominium/cooperative	8,307	5,408	65.1	425,000	519,375
2020					
Total	11,556	8,544	73.9	616,000	732,299
Single family	4,444	3,838	86.4	830,000	1,014,167
Condominium/cooperative	7,112	4,706	66.2	435,000	502,965
2021					
Total	12,993	11,729	90.3	660,000	825,208
Single family	4,817	4,526	94.0	990,000	1,250,113
Condominium/cooperative	8,176	7,203	88.1	475,000	558,067

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

**Table 21.33-- MULTIPLE LISTING SERVICE SINGLE FAMILY HOMES SOLD, BY SELLING PRICE RANGE, FOR OAHU: 2017 TO 2021**

Selling price range	2017	2018	2019	2020	2021
All properties	3,908	3,609	3,750	3,838	4,526
On leased land	33	29	27	23	27
Percent	0.8	0.8	0.7	0.6	0.6
Less than \$100,000	-	-	2	1	1
\$100,000 to \$149,999	3	6	1	1	3
\$150,000 to \$199,999	6	4	3	1	3
\$200,000 to \$249,999	11	5	4	3	4
\$250,000 to \$299,999	21	11	14	11	4
\$300,000 to \$349,999	35	31	21	21	10
\$350,000 to \$399,999	58	53	34	28	14
\$400,000 to \$449,999	73	66	58	52	20
\$450,000 to \$499,999	113	86	67	58	34
\$500,000 to \$549,999	181	135	140	98	49
\$550,000 to \$599,999	288	164	173	148	70
\$600,000 to \$649,999	342	280	297	257	103
\$650,000 to \$699,999	404	372	422	315	190
\$700,000 to \$799,999	699	648	690	728	520
\$800,000 to \$899,999	471	474	489	580	681
\$900,000 to \$999,999	296	313	384	403	588
\$1.0 to \$1.9 million	745	800	799	942	1,763
\$2.0 to \$2.9 million	104	92	94	111	296
\$3.0 to \$3.9 million	34	27	27	37	94
\$4.0 to \$4.9 million	11	14	11	20	41
\$5.0 million or more	13	28	20	23	38
Median value (dollars)	755,000	790,000	789,000	830,000	990,000
Mean value (dollars)	916,506	991,420	953,772	1,014,167	1,250,113

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

**Table 21.34-- MULTIPLE LISTING SERVICE CONDOMINIUM AND COOPERATIVE UNITS SOLD,  
BY SELLING PRICE RANGE, FOR OAHU: 2017 TO 2021**

Selling price range	2017	2018	2019	2020			2021		
				Total	Fee simple	Leasehold	Total	Fee simple	Leasehold
All properties	5,824	5,679	5,408	4,706	4,461	245	7,203	6,788	415
Less than \$50,000	16	15	13	10	-	10	11	-	11
\$50,000 to \$74,999	33	40	33	26	6	20	41	4	37
\$75,000 to \$99,999	71	62	48	49	11	38	77	18	59
\$100,000 to \$124,999	71	66	44	54	19	35	62	17	45
\$125,000 to \$149,999	94	66	55	45	32	13	68	32	36
\$150,000 to \$174,999	114	98	81	64	36	28	111	69	42
\$175,000 to \$199,999	167	146	143	95	80	15	158	117	41
\$200,000 to \$224,999	208	150	170	141	120	21	166	140	26
\$225,000 to \$249,999	214	190	181	134	120	14	206	189	17
\$250,000 to \$274,999	218	195	167	122	117	5	227	206	21
\$275,000 to \$299,999	253	235	205	181	172	9	252	232	20
\$300,000 to \$349,999	665	586	516	449	432	17	570	554	16
\$350,000 to \$399,999	714	727	721	558	551	7	602	585	17
\$400,000 to \$449,999	589	572	535	559	553	6	705	695	10
\$450,000 to \$499,999	540	478	425	427	426	1	619	614	5
\$500,000 to \$599,999	770	858	826	771	765	6	1,048	1,043	5
\$600,000 to \$699,999	428	413	447	419	419	-	833	829	4
\$700,000 to \$799,999	180	238	248	237	237	-	505	502	3
\$800,000 to \$899,999	147	145	132	111	111	-	273	273	-
\$900,000 to \$999,999	93	113	121	67	67	-	179	179	-
\$1,000,000 or more	239	286	297	187	187	-	490	490	-
Median value (dollars)	405,000	420,000	425,000	435,000	445,000	154,000	475,000	490,000	163,000
Mean value (dollars)	469,381	497,974	519,375	502,965	521,294	178,150	558,067	580,801	188,869

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

**Table 21.35-- MULTIPLE LISTING SERVICE, NUMBER OF SINGLE FAMILY AND CONDOMINIUM SALES, BY COUNTY: 2006 TO 2021**

Category and year	State total	Oahu 1/	Hawaii	Kauai	Maui
Single family					
2006	7,567	3,928	2,084	477	1,078
2007	6,787	3,557	1,683	408	1,139
2008	5,031	2,694	1,148	284	905
2009	4,870	2,643	1,247	263	717
2010	5,647	2,964	1,510	358	815
2011	5,748	2,868	1,620	361	899
2012	6,036	3,062	1,611	424	939
2013	6,665	3,346	1,886	447	986
2014	6,689	3,390	1,885	467	947
2015	7,181	3,584	2,018	488	1,091
2016	7,763	3,815	2,303	568	1,077
2017	8,210	4,063	2,494	552	1,101
2018	7,767	3,708	2,329	592	1,138
2019	2/ 7,935	2/ 3,819	2/ 2,421	579	1,116
2020	2/ 8,187	2/ 3,939	2,658	534	1,056
2021	9,944	4,622	3,203	742	1,377
Condominium					
2006	8,875	6,197	750	698	1,230
2007	7,426	5,428	519	295	1,184
2008	5,190	3,862	371	169	788
2009	4,827	3,497	328	161	841
2010	5,736	3,831	521	235	1,149
2011	5,978	3,927	605	289	1,157
2012	6,447	4,284	592	318	1,253
2013	7,203	4,868	645	351	1,339
2014	7,084	4,907	646	327	1,204
2015	7,373	5,147	662	365	1,199
2016	7,978	5,569	725	373	1,311
2017	8,735	5,976	854	451	1,454
2018	8,761	5,795	833	481	1,652
2019	2/ 8,322	2/ 5,445	2/ 860	413	2/ 1,604
2020	7,198	4,768	749	340	1,341
2021	11,397	7,256	1,175	653	2,313

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

2/ Revised from previous *Data Book*.

Source: Locations Research, records.

**Table 21.36-- MULTIPLE LISTING SERVICE, MEDIAN SALES PRICE OF SINGLE FAMILY AND CONDOMINIUM SALES, BY COUNTY: 2006 TO 2021**

[In dollars]

Category and year	State total	Oahu 1/	Hawaii	Kauai	Maui
Single family					
2006	599,133	630,000	421,250	675,000	690,000
2007	595,000	645,000	395,000	650,000	630,137
2008	560,000	625,000	345,000	615,000	575,000
2009	497,750	580,000	278,800	470,000	498,106
2010	487,000	599,950	260,000	497,500	460,000
2011	470,000	579,500	246,450	455,000	432,000
2012	500,000	625,000	260,000	458,750	470,000
2013	545,000	650,000	295,000	529,000	530,000
2014	575,000	673,500	315,000	533,000	570,000
2015	600,000	700,000	328,750	613,500	580,000
2016	632,500	735,000	330,000	625,500	639,000
2017	660,000	760,000	350,000	660,000	695,000
2018	689,000	790,000	360,000	699,500	710,000
2019	695,000	790,000	379,000	660,000	741,178
2020	747,000	830,000	410,500	810,000	795,575
2021	880,000	995,000	480,000	1,100,000	995,000
Condominium					
2006	339,000	310,000	426,498	405,000	510,000
2007	350,000	325,000	394,900	565,000	550,000
2008	347,750	325,000	370,000	545,000	549,500
2009	319,000	305,000	276,550	330,000	450,000
2010	310,000	305,000	260,000	270,000	377,500
2011	290,000	300,000	212,500	237,000	310,000
2012	317,500	315,000	257,750	290,000	358,000
2013	333,000	332,000	250,000	310,000	374,000
2014	351,000	350,000	280,000	346,000	415,000
2015	363,000	360,000	275,000	360,000	410,000
2016	390,000	390,000	300,000	399,000	415,000
2017	409,000	410,000	312,000	435,000	445,000
2018	430,000	422,000	350,000	461,000	2/ 499,857
2019	2/ 443,000	425,000	362,000	574,000	515,000
2020	452,000	435,000	395,000	555,000	575,000
2021	510,000	475,000	480,000	612,000	650,000

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

2/ Revised from previous *Data Book*.

Source: Locations Research, records.

**Table 21.37-- HOME SALES, BY TYPE OF HOME: 2008 TO 2021**

Year	Number of homes			Average price of homes (dollars)		
	Total	Single family	Condo-minium	Total	Single family	Condo-minium
2008	18,813	8,842	9,971	517,829	603,676	441,703
2009	16,188	8,384	7,804	466,218	530,231	397,448
2010	21,167	11,073	10,094	486,107	535,993	431,383
2011	17,092	7,626	9,466	470,407	570,928	389,425
2012	16,220	7,544	8,676	493,111	604,739	396,047
2013	17,834	8,068	9,766	541,872	682,282	425,876
2014	17,713	8,075	9,638	594,440	725,920	484,281
2015	19,355	8,227	11,128	592,447	755,414	471,964
2016	19,834	8,239	11,595	655,775	771,985	573,200
2017	20,474	8,340	12,134	697,634	802,613	625,480
2018	20,409	8,632	11,777	719,489	841,532	630,036
2019	20,110	9,187	10,923	672,232	796,752	567,502
2020	18,549	9,518	9,031	717,442	834,534	594,035
2021	25,970	12,048	13,922	849,558	1,053,819	672,793

Source: Title Guaranty of Hawaii, Inc. based on Hawaii Department of Natural Resources, Bureau of Conveyances data; and calculations by the Hawaii Department of Business, Economic Development & Tourism. See also DBEDT's *Quarterly Statistical and Economic Report - 2nd Quarter 2022*, Table E-9 <<http://dbedt.hawaii.gov/economic/qser>> accessed June 16, 2022.

**Table 21.38-- HOME SALES, BY ORIGIN OF BUYER: 2008 TO 2021**

Year	Number of homes			Average price of homes (dollars)		
	Local buyers	Mainland buyers	Foreign buyers	Local buyers	Mainland buyers	Foreign buyers
2008	13,616	4,427	770	467,082	653,776	633,598
2009	11,426	4,163	599	422,650	528,042	867,617
2010	14,069	6,207	891	445,632	532,752	800,285
2011	11,889	4,349	854	433,611	507,601	793,250
2012	12,017	3,406	797	454,075	581,827	702,552
2013	13,378	3,775	681	494,544	663,508	797,359
2014	13,455	3,655	603	533,470	757,000	969,551
2015	15,077	3,698	580	546,146	751,210	783,774
2016	15,311	3,702	821	589,614	795,652	1,258,892
2017	15,835	3,917	722	629,455	866,514	1,276,758
2018	15,525	3,956	928	650,139	867,190	1,250,040
2019	15,823	3,747	540	622,960	824,451	1,059,771
2020	15,081	3,225	243	650,808	994,524	1,175,499
2021	19,696	5,806	468	737,197	1,199,098	1,241,943

Source: Title Guaranty of Hawaii, Inc. based on Hawaii Department of Natural Resources, Bureau of Conveyances data; and calculations by the Hawaii Department of Business, Economic Development & Tourism. See also DBEDT's *Quarterly Statistical and Economic Report - 2nd Quarter 2022*, Table E-10 <<http://dbedt.hawaii.gov/economic/qser>> accessed June 16, 2022.

**Table 21.39-- HOME SALES, BY ORIGIN OF BUYER, BY COUNTY:  
2020 AND 2021**

<b>Subject</b>	<b>All buyers</b>	<b>Local buyers</b>	<b>Mainland buyers</b>	<b>Foreign buyers</b>
2020				
Total number of home sales				
Statewide	18,549	15,081	3,225	243
Honolulu County	11,146	10,085	896	165
Hawaii County	4,208	2,781	1,383	44
Kauai County	877	586	290	1
Maui County	2,318	1,629	656	33
Average home sale price (dollars) 1/				
Statewide	717,442	650,808	994,524	1,175,499
Honolulu County	731,263	713,090	880,938	1,029,211
Hawaii County	564,275	381,656	904,828	1,402,448
Kauai County	814,052	652,267	1,134,725	2,625,000
Maui County	892,484	724,193	1,276,787	1,560,415
2021				
Total number of home sales				
Statewide	25,970	19,696	5,806	468
Honolulu County	15,741	13,420	1,991	330
Hawaii County	5,724	3,421	2,228	75
Kauai County	1,406	880	518	8
Maui County	3,099	1,975	1,069	55
Average home sale price (dollars) 1/				
Statewide	849,558	737,197	1,199,098	1,241,943
Honolulu County	807,955	779,073	945,487	1,152,692
Hawaii County	685,017	420,565	1,073,909	1,194,881
Kauai County	1,146,798	787,916	1,749,830	1,577,375
Maui County	1,229,938	478,509	1,665,497	1,792,832

1/ Calculated by dividing the total sales amount by the total number of sales.

Source: Title Guaranty of Hawaii, Inc. based on Hawaii Department of Natural Resources, Bureau of Conveyances data; and calculations by the Hawaii Department of Business, Economic Development & Tourism. See also DBEDT's *Quarterly Statistical and Economic Report - 2nd Quarter 2022*, Table E-9, E-10, and G-29 to G-36 <<http://dbedt.hawaii.gov/economic/qser>> accessed June 16, 2022.

**Table 21.40-- FORECLOSURE FILINGS, BY JUDICIAL CIRCUIT:  
1993 TO 2021**

Year	State total	First Circuit 1/	Second Circuit 2/	Third Circuit 3/	Fifth Circuit 4/
1993	1,436	950	204	216	66
1994	1,578	1,022	240	222	94
1995	1,957	1,204	317	293	143
1996	2,800	1,828	464	352	156
1997	3,148	2,205	421	362	160
1998	3,626	2,662	422	359	183
1999	2,934	2,135	324	339	136
2000	2,153	1,591	228	251	83
2001	1,913	1,390	197	246	80
2002	948	624	110	151	63
2003	621	396	78	112	35
2004	437	283	51	80	23
2005	308	198	47	51	12
2006	453	266	59	105	23
2007	718	395	101	188	34
2008	1,363	666	254	359	84
2009	1,800	786	386	488	140
2010	1,300	611	280	316	93
2011	2,657	1,171	571	750	165
2012	3,188	1,505	678	860	145
2013	3,422	1,504	728	961	229
2014	2,084	1,026	397	543	118
2015	1,826	861	357	525	83
2016	1,734	838	302	506	88
2017	1,461	689	228	471	73
2018	1,261	751	163	279	68
2019	1,198	704	136	308	50
2020	647	431	74	110	32
2021	575	369	83	85	38

NA Not available.

1/ City and County of Honolulu.

2/ Maui County includes Kalawao on Molokai.

3/ Hawaii County.

4/ Kauai County.

Source: Office of the Administrative Director of the Courts, records.

**Table 21.41-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: 2022**

Facility	State total	Oahu	Hawaii	Maui	Molokai	Lanai	Kauai
Total	7,783	5,927	631	882	5	28	310
Elevators							
Hydro (Under 9 stories)	2,193	1,366	298	369	-	9	151
Roped:							
Under 9 stories	2,180	1,549	228	294	-	15	94
9 to 18 stories	1,150	1,025	9	102	-	-	14
19 to 28 stories	406	406	-	-	-	-	-
29 to 38 stories	290	290	-	-	-	-	-
39 stories or more	182	182	-	-	-	-	-
Escalators & moving walks/ speed ramps	540	506	6	24	-	2	2
Inclined lifts	66	42	13	6	2	-	3
Private industrial elevators	79	51	1	13	-	-	14
Manlifts	13	6	3	-	-	1	3
Handicap/chairlifts	468	345	50	46	3	1	23
Dumbwaiters	216	159	23	28	-	-	6

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

**Table 21.42-- TALLEST STRUCTURES, BY ISLAND**

[Data for Oahu updated as of 2018; Hawaii island data are updated as of 2020; Maui and Kauai Counties are updated as of 2021]

Island	Structure	Location	Year completed	Height	
				Stories	Feet
Buildings 1/					
Hawaii	Bayshore Towers	Hilo	1970	15	135
Maui	The Whaler	Kaanapali	1975	12	170
Lanai	Manele Hotel	Hulopoe Bay	1991	3	48
Molokai	Molokai Light Station	Kalaupapa	1909	(NA)	138
Oahu 2/ Oahu 2/	First Hawaiian Center Pacifica Honolulu	999 Bishop Street 1009 Kapiolani Blvd.	1996 2012	27 48	430 400
Kauai	Marriott Resort & Beach Club	Lihue	1959	10	107
Other structures					
Hawaii	AT&T Tower Ninole	Ninole (Homestead Road)	(NA)	(X)	210
Maui	Verizon Tower	Kula	2021	(NA)	151
Lanai	Storage tanks	Manele Harbor	(NA)	(X)	50
Molokai	Aeronautical tower	West end of Molokai	(NA)	(X)	178
Oahu	VLF Antenna	Lualualei	1972	(X)	1,503
Kauai	Communication Engineers Tower	Mana	1964	(X)	400

NA Not available.

X Not applicable.

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

2/ Not shown are several 400 feet tall buildings with fewer than 48 stories.

Source: County building departments.