

## 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, sales, and residential financing.

There were 26,515 building permits issued in 1979, with an estimated value of \$985 million. The total included \$589 million for private residential construction and \$290 million for private nonresidential structures. The value of government construction contracts awarded was \$389 million. Construction put in place, as indicated by the contracting tax base, totaled \$625 million in 1969 and \$1.33 billion in 1979. The value of land transfers in fiscal 1980 was \$4.5 billion. Mortgage loans outstanding at the end of 1978 amounted to \$5.3 billion. The May 1980 construction cost index for Honolulu (1967=100) was 275.6 for single-family residences and 285.5 for high-rise buildings.

The number of housing units in the State increased from 217,000 in 1970 to 334,000 in 1980. Owner occupied units numbered 89,000 in 1970 and 137,000 in 1980; the latter total included 100,000 on land owned in fee simple and 37,000 on leased land. Condominium units, first authorized in 1961, numbered 70,000 at the end of 1979. Military and public housing accounted for 26,000 units as of 1980. Housing was in short supply throughout most of the past decade: on Oahu, the vacancy rate in March 1980, according to the Federal Home Loan Bank, was only 1.3 percent. The average selling price of single family homes on Oahu during the year ended February 29, 1980, based on Multiple Listing Service data, was \$152,000. The median gross monthly rent for Oahu rose from \$140 in 1970 to \$234 in 1976, and the median value of owner occupied units in the latter year was well above \$75,000.

The principal sources for these data are the 1970 U.S. Census of Housing, the 1975 OEO Census Update Survey, the 1976 Honolulu Housing Survey, postal vacancy surveys issued by the Federal Home Loan Bank, various series compiled by State and County agencies (primarily the Hawaii Housing Authority, Hawaii State Department of Planning and Economic Development, Department of Regulatory Agencies, Department of Taxation, and Bureau of Conveyances, Honolulu Department of Housing and Community Development, and the four County building departments), the construction cost indexes prepared by the First Hawaiian Bank, and the Honolulu Board of Realtors reports on Multiple Listing Service activity. Many of these series are summarized in reports published by the Honolulu Department of Housing and Community Development, the Bank of Hawaii (particularly Construction in Hawaii, issued annually), and the First Hawaiian Bank. Additional information will be provided by the 1980 Census of Housing when detailed reports are released in 1981 and 1982. Persons interested in figures for earlier periods should consult Historical Statistics of Hawaii, Section 15. Mainland statistics appear in Section 28 of Statistical Abstract of the United States: 1979.

Table 407.-- NUMBER AND VALUE OF BUILDING PERMITS,  
BY COUNTIES: 1969 TO 1979

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
<b>NUMBER ISSUED</b>					
1969 .....	20,944	15,426	3,050	460	2,008
1970 .....	23,162	16,792	3,402	514	2,454
1971 .....	24,562	17,239	3,876	556	2,891
1972 .....	25,342	17,706	3,982	862	2,792
1973 .....	30,581	22,767	4,260	1,132	2,422
1974 .....	26,027	19,169	3,635	1,066	2,157
1975 .....	23,287	16,514	3,506	1,255	2,012
1976 .....	23,453	15,937	3,535	1,195	2,786
1977 .....	23,406	15,793	3,536	1,173	2,904
1978 .....	25,807	17,758	3,938	1,470	2,641
1979 .....	26,515	18,297	4,062	1,540	2,616
<b>ESTIMATED VALUE (\$1,000)</b>					
1969 .....	524,667	412,594	60,757	18,013	33,303
1970 .....	506,649	386,687	61,362	15,777	42,823
1971 .....	416,695	298,630	61,237	15,768	41,060
1972 .....	508,261	364,835	69,016	25,741	48,669
1973 .....	649,121	480,639	56,376	31,578	80,528
1974 .....	831,897	594,896	85,350	36,745	114,906
1975 .....	744,494	495,871	69,691	53,099	125,833
1976 .....	581,226	411,497	58,137	29,921	81,671
1977 .....	534,278	356,591	62,088	32,060	83,539
1978 .....	756,757	421,692	81,965	59,858	193,242
1979 .....	984,559	566,991	144,768	118,453	154,347

Source: City and County of Honolulu Department of Buildings, Summary of Building Permits (annual); Hawaii, Kauai, and Maui County departments of public works, records.

Table 408.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,  
BY COUNTIES: 1970 TO 1979

(In thousands of dollars. Limited to private construction, including additions, alteration, and repairs.)

Category and year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
<b>RESIDENTIAL</b>					
1970 .....	224,147	173,815	23,226	8,691	18,417
1971 .....	254,145	181,246	36,926	10,017	25,957
1972 .....	323,756	228,104	42,657	19,808	33,188
1973 .....	460,490	347,767	39,045	21,829	51,850
1974 .....	538,869	376,170	49,995	19,992	92,711
1975 .....	382,552	228,155	38,698	20,009	95,690
1976 .....	259,348	179,674	29,243	13,346	37,086
1977 .....	311,333	192,334	39,505	21,197	58,298
1978 .....	437,601	223,539	60,963	49,005	104,094
1979 .....	588,685	288,863	91,942	100,024	107,857
<b>NONRESIDENTIAL</b>					
1970 .....	188,154	142,995	25,338	4,855	14,966
1971 .....	113,709	86,047	19,236	3,126	5,300
1972 .....	131,274	98,840	16,614	3,256	12,563
1973 .....	137,873	94,123	11,666	6,799	25,284
1974 .....	209,904	156,961	23,920	10,908	18,114
1975 .....	227,272	179,006	11,018	16,086	21,163
1976 .....	196,425	144,455	10,505	3,755	37,710
1977 .....	153,570	118,429	11,850	6,822	16,469
1978 .....	233,006	147,059	13,408	7,711	64,829
1979 .....	290,249	217,219	20,547	13,896	38,587

Source: First Hawaiian Bank, Hawaii's Economic Indicators. Sources, Definitions, and Trends (March 1980), pp. 28-30 and 35-37.

Table 409.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY:  
1961 TO 1979

(In thousands of dollars.)

Calendar year <sup>1/</sup>	Total	Federal agencies	State agencies	City and County of Honolulu	Other counties
1961 ...	68,635	13,872	29,010	23,707	2,047
1962 ...	69,357	17,563	23,039	25,321	3,434
1963 ...	81,136	16,533	38,717	19,785	6,101
1964 ...	87,003	44,309	20,725	21,757	212
1965 ...	139,753	64,963	46,052	28,635	102
1966 ...	76,788	24,175	28,748	19,539	4,326
1967 ...	137,567	34,581	63,889	35,777	3,320
1968 ...	141,910	38,285	64,297	37,010	2,318
1969 ...	256,288	59,125	165,801	24,818	6,544
1970 ...	176,237	34,508	107,808	30,507	3,414
1971 ...	175,348	54,479	99,500	17,886	3,483
1972 ...	214,612	71,254	117,395	17,101	8,862
1973 ...	261,723	118,052	97,783	36,294	9,594
1974 ...	299,361	102,193	148,731	25,002	23,435
1975 ...	450,250	94,546	227,781	102,007	25,916
1976 ...	382,333	135,817	146,819	58,680	41,017
1977 ...	286,452	85,415	135,360	43,772	21,905
1978 ...	290,004	94,648	155,463	24,999	14,894
1979 ...	388,694	105,683	221,003	45,946	16,062

<sup>1/</sup> By date of publication.

Source: Hawaii State Department of Planning and Economic Development, Government Construction Contracts Awarded in Hawaii, 1961-1978 (Statistical Report 129, December 13, 1978), table 1, as updated.

Table 410.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY LOCATION OF CONSTRUCTION: 1961 TO 1979

(In thousands of dollars.)

Calendar year <sup>1/</sup>	Total	City and County of Honolulu	County of Hawaii	County of Kauai	County of Maui
1961 ...	68,635	54,443	7,271	3,749	3,172
1962 ...	69,357	56,920	4,622	2,493	5,323
1963 ...	81,136	64,856	9,012	824	6,445
1964 ...	87,003	73,417	5,039	4,953	3,594
1965 ...	139,753	126,970	2,118	7,026	3,639
1966 ...	76,788	61,308	5,066	6,658	3,758
1967 ...	137,567	114,903	13,502	3,085	6,077
1968 ...	141,910	120,075	12,083	6,126	3,627
1969 ...	256,288	207,413	36,078	6,852	5,944
1970 ...	176,237	143,828	17,084	3,595	11,730
1971 ...	175,348	149,369	14,622	4,845	6,512
1972 ...	214,612	179,159	19,684	7,927	7,842
1973 ...	261,723	228,427	19,616	7,709	5,971
1974 ...	299,361	243,465	34,842	15,095	5,959
1975 ...	450,250	354,020	41,576	31,580	23,075
1976 ...	382,333	294,072	38,656	14,310	35,296
1977 ...	286,452	221,126	26,884	11,579	26,863
1978 ...	290,004	224,074	23,384	10,140	32,406
1979 ...	388,694	313,105	33,411	12,954	29,224

<sup>1/</sup> By date of publication.

Source: Hawaii State Department of Planning and Economic Development, Government Construction Contracts Awarded in Hawaii, 1961-1978 (Statistical Report 129, December 13, 1978), table 1, as updated.

Table 411.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION  
 AUTHORIZED BY PERMITS, BY COUNTIES: 1978 AND 1979

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New 1-family dwellings:						
1978 .....	5,006	2,075	2,931	1,382	555	994
1979 .....	5,997	3,046	2,951	1,429	512	1,010
New duplex units:						
1978 .....	278	260	18	-	12	6
1979 .....	208	134	74	16	44	14
New apartments:						
1978 .....	4,327	2,111	2,216	282	610	1,324
1979 .....	4,800	1,854	2,946	737	1,125	1,084
Units demolished:						
1978 .....	696	558	138	81	5	52
1979 .....	611	460	151	60	15	76

Source: Compiled by the Hawaii State Department of Planning and Economic Development from County building departments.

Table 412.-- CONDOMINIUM PROJECTS REGISTERED WITH THE  
HAWAII STATE REAL ESTATE COMMISSION: 1976 TO 1979

Year	Projects	Housing units <u>1/</u>
1976 .....	63	4,167
1977 .....	71	5,017
1978 .....	108	8,846
1979 .....	150	11,887

1/ Includes commercial units (82 in 1979).

Source: Hawaii State Department of Regulatory Agencies, Professional and Vocational Licensing Division, Real Estate Commission, records.

Table 413.-- NUMBER OF CONDOMINIUM UNITS BUILT AND STANDING: 1970 TO 1979

Year	Condominium units added to inventory during year					Condominium units standing, Dec. 31
	All types	1-family and duplex	Town-house	Low-rise	High-rise	
1970 .....	4,908	6	939	874	3,089	15,320
1971 .....	4,318	-	1,062	382	2,874	19,638
1972 .....	2,835	12	770	914	1,139	22,473
1973 .....	6,741	36	1,596	1,619	3,490	29,214
1974 .....	9,275	235	1,775	2,112	5,153	38,489
1975 .....	10,798	68	1,760	2,922	6,043	49,287
1976 .....	7,357	112	655	260	6,330	56,644
1977 <u>1/</u> ..	3,321	40	942	883	1,456	59,965
1978 .....	3,210	4	604	810	1,792	63,175
1979 <u>2/</u> ..	6,816	97	1,156	1,447	4,116	69,991

1/ Revised.

2/ Preliminary.

Source: Bank of Hawaii, Department of Business Research, State of Hawaii Condominium Inventory 1962-1978 (June 1979).

Table 414 .-- CHARACTERISTICS OF CONDOMINIUM UNITS, BY COUNTIES:  
DECEMBER 31, 1978

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
Total inventory .....	63,175	49,888	2,741	1,594	8,952
Type of structure:					
Single-family and duplex ...	724	598	-	71	55
Townhouse .....	10,796	8,302	695	433	1,366
Lowrise .....	12,464	5,488	1,635	1,054	4,287
Highrise .....	39,191	35,500	411	36	3,244
Original status:					
New .....	58,269	45,462	2,586	1,486	8,735
Converted .....	4,906	4,426	155	108	217
Land ownership:					
Fee simple .....	20,449	14,505	1,090	802	4,052
Leasehold .....	42,726	35,383	1,651	792	4,900
Occupancy:					
Resident use .....	53,683	46,496	1,967	687	4,533
Transient use .....	9,492	3,392	774	907	4,419

Source: Bank of Hawaii, Department of Business Research, State of Hawaii Condominium Inventory 1962-1978 (June 1979).



Table 415.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS  
TO CONDOMINIUM UNITS: 1969 TO 1979

Calendar year	Number of units
1969 .....	164
1970 .....	243
1971 .....	83
1972 .....	326
1973 .....	547
1974 .....	498
1975 .....	590
1976 .....	800
1977 .....	492
1978 .....	878
1979 .....	2,093

Source: Tabulation from files of the Hawaii State Department of Regulatory Agencies, Real Estate Commission, by Kathleen Bryan, Oahu Tenants' Coalition, as cited in Lee Gomes, "Condominium Conversions Make Nomads of Isle Renters," Honolulu Star-Bulletin, February 18, 1980, pp. A-1 and A-2.

Table 416.-- HONOLULU CONSTRUCTION COST INDEXES: 1965 TO 1980

(1967=100. Data are annual averages unless otherwise specified.)

Year	Single-family residence			High-rise building		
	All components	Materials prices	Labor <u>1/</u>	All components	Materials prices	Labor <u>1/</u>
1965 .....	90.4	92.5	87.8	90.8	95.1	87.2
1966 .....	95.6	97.0	94.0	95.8	98.6	93.2
1967 .....	100.0	100.0	100.0	100.0	100.0	100.0
1968 .....	106.7	106.6	106.8	105.2	102.3	107.6
1969 .....	115.2	115.3	115.2	110.8	104.7	116.1
1970 .....	118.0	112.9	124.5	117.9	109.3	125.2
1971 .....	125.7	116.5	137.4	125.1	110.8	137.7
1972 .....	135.2	123.1	150.6	133.6	114.6	150.0
1973 .....	154.7	150.0	160.9	144.9	129.7	160.6
1974 .....	164.6	159.0	171.6	163.7	154.6	175.6
1975 .....	175.7	167.1	186.6	178.8	171.3	185.3
1976 .....	193.9	176.3	215.9	199.1	178.5	216.9
1977 .....	221.2	197.7	251.2	221.9	188.1	251.2
1978 .....	243.4	218.7	274.5	241.3	204.7	273.1
1979 .....	266.2	248.3	288.8	264.3	237.6	287.5
1980: May .	275.6	253.7	303.2	285.5	265.6	302.8

1/ Wages and benefits.

Source: First Hawaiian Bank, records.

Table 417.-- CHARACTERISTICS OF CONSTRUCTION INDUSTRIES AND  
SUBDIVIDERS AND DEVELOPERS: 1977

Industry	Number of estab- lishments	All employees (average)	Total receipts (\$1,000)
Total .....	3,170	20,792	1,508,865
Construction industries .....	3,029	20,187	(D)
General building contractors and operative builders ...	843	7,944	779,765
Heavy construction general contractors .....	114	2,319	(D)
Special trade contractors ..	2,072	9,924	469,024
Subdividers and developers ...	145	607	(D)

D Withheld to avoid disclosing figures for individual companies; figures are included in higher level totals.

Source: U.S. Bureau of the Census, Census of Construction Industries, 1977, Pacific States, CC77-A-9.

Table 418.-- GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1969 TO 1979

(In thousands of dollars)

Year reported <u>1/</u>	Contracting	Rentals		
		Total	Hotel rentals <u>2/</u>	All other rentals <u>3/</u>
1969 .....	624,957	490,856	...	...
1970 .....	782,972	531,668	176,923	354,745
1971 .....	692,938	573,606	198,539	375,067
1972 .....	695,939	649,954	227,058	422,895
1973 .....	904,629	761,447	264,519	496,928
1974 .....	1,027,195	893,347	319,109	574,237
1975 .....	1,161,913	1,019,792	365,919	653,873
1976 .....	1,012,952	1,161,955	433,300	728,655
1977 <u>4/</u> .....	983,618	1,274,918	482,990	791,929
1978 <u>4/</u> .....	1,060,898	1,392,947	535,874	857,073
1979 .....	1,325,460	1,699,947	672,098	1,027,848

1/ 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 an "income year" ended November 30.

2/ Not reported separately prior to January 1970.

3/ Includes residential, office, automobile, and equipment rentals, and land leases.

4/ Partly estimated.

Source: Hawaii State Department of Taxation, "General Excise and Use Tax Base" (annual tabular release).

Table 419.-- TENURE AND CONTROL OF HOUSING: 1970 TO 1980

Year	All housing units <u>1/</u>	Owner occupied units <u>2/</u>		Renter occupied and vacant units		
		Land owned	Land leased	Private <u>3/</u>	Federal <u>4/</u>	State and County <u>4/</u>
1970 ...	216,774	68,422	20,802	106,821	14,439	6,290
1971 ...	223,618	72,086	21,732	108,400	15,089	6,311
1972 ...	231,608	75,939	24,565	109,949	14,959	6,196
1973 ...	239,444	78,878	26,776	112,636	15,071	6,083
1974 ...	249,646	82,494	30,333	114,186	16,373	6,260
1975 ...	260,740	85,264	30,543	121,896	16,386	6,651
1976 ...	268,387	88,284	33,730	122,626	17,225	6,522
1977 ...	275,127	89,980	34,549	126,361	17,493	6,744
1978 ...	281,241	92,989	35,869	127,456	18,653	6,274
1979 ...	286,854	96,273	36,540	127,638	19,022	7,381
1980 ...	(NA)	100,478	36,986	(NA)	19,437	6,371

NA Not available.

1/ As of April 1. Estimates for 1971-1979 will be revised after the release of 1980 census totals.

2/ As indicated by the number of taxpayers claiming home exemptions. The number of owner occupied housing units reported by the U.S. Census of Housing is somewhat higher than the corresponding number based on taxpayer home exemptions, chiefly because of differences in definitions. Data for 1977-1980 refer to January 1; data for 1970-1976, to July 1.

3/ Calculated as a residual after accounting for the known components, some of which pertain to dates other than April 1, and thus not attributable to any specific date.

4/ As of April 1. Data include housing units leased from private owners.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 33 (July 1973) and No. 34 (July 1974); Honolulu Department of Housing and Community Development, Housing and Community Development Research, Nos. 35-39 (July 1975-July 1979); Hawaii State Census Statistical Areas Committee, The Geographic Distribution of Government Housing in Hawaii, 1980 (Report CTC-45, July 1, 1980), table 1; Hawaii State Department of Taxation, "Real Property Tax Valuations and Tax Rates for the Fiscal Year 1980-81," errata, p. 6.

Table 420.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1970 AND 1980

(Condominium units occupied by nonresidents are included in the totals for both 1970 and 1980.)

Year and county	All housing units <u>1/</u>	Owner occupied units <u>2/</u>		Renter occupied and vacant units		
		Land owned	Land leased	Pri- vate <u>3/</u>	Feder- al <u>4/</u>	State and County <u>4/</u>
1970						
State total .....	216,774	68,422	20,802	106,821	14,439	6,290
City & Co. of Honolulu	174,742	48,263	20,409	86,526	14,400	5,144
County of Hawaii .....	18,972	9,298	249	8,858	20	547
County of Kauai .....	9,021	3,509	74	5,218	4	216
County of Maui <u>5/</u> ....	14,039	7,352	70	6,219	15	383
1980						
State total .....	334,123	100,478	36,986	170,851	19,437	6,371
City & Co. of Honolulu	251,714	69,147	35,278	123,130	19,290	4,869
County of Hawaii .....	34,222	15,111	964	17,198	57	892
County of Kauai .....	14,822	5,551	126	8,827	64	254
County of Maui <u>5/</u> ....	33,365	10,669	618	21,696	26	356

1/ As of April 1. The 1970 data are census counts corrected for the misclassification of governmental units on Oahu and in Kalawao, as published by the Honolulu Department of Housing and Community Development. The 1980 data are preliminary 1980 census counts.

2/ As of July 1, 1970 and January 1, 1980. Based on the number of taxpayers claiming home exemptions, rather than on the census tabulations on tenure.

3/ Calculated as a residual and not attributable to any specific month.

4/ As of April 1.

5/ Includes Kalawao County (117 units in 1970 and 122 units in 1980, all owned by the State).

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 30, July 1970, p. 6; Honolulu Department of Housing and Community Development, Housing and Community Development Research, No. 35, July 1975, p. 11; Hawaii State Department of Taxation, annual tabular releases; Hawaii State Census Statistical Areas Committee, The Geographic Distribution of Government Housing in Hawaii, 1980 (Report CTC-45, July 1, 1980), table 1; U.S. Bureau of the Census, 1980 Census Press Release Announcements.

Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970

Subject	Total	
	1976	1970
Population in housing units .....	662,000	593,100
All housing units .....	219,600	174,200
Vacant--seasonal and migratory .....	300	100
Tenure, race, and vacancy status		
All year-round housing units .....	219,300	174,100
Occupied .....	200,400	164,800
Owner occupied .....	96,100	74,200
Percent of all occupied .....	47.9	45.0
Renter occupied .....	104,300	90,600
Vacant year-round .....	18,900	9,300
For sale only .....	5,100	1,100
Homeowner vacancy rate .....	5.0	1.5
Cooperative or condominium .....	4,500	(NA)
For rent .....	6,600	4,500
Rental vacancy rate .....	6.0	4.7
Rented or sold, not occupied .....	2,000	1,100
Held for occasional use .....	2,000	1,600
Other vacant .....	3,200	1,000
Units in structure		
All year-round housing units .....	219,300	174,100
1, detached .....	115,200	98,800
1, attached .....	12,000	3,600
2 to 4 .....	21,000	20,700
5 or more .....	71,200	51,000
Mobile home or trailer .....	-	100
Owner occupied .....	96,100	74,200
1, detached .....	78,500	65,600
1, attached .....	2,800	300
2 to 4 .....	2,300	2,800
5 or more .....	12,500	5,400
Renter occupied .....	104,300	90,600
1, detached .....	33,200	29,400
1, attached .....	8,100	3,300
2 to 4 .....	17,500	17,100
5 to 9 .....	12,400	13,000
10 to 19 .....	10,600	12,200
20 to 49 .....	8,900	7,500
50 or more .....	13,600	8,000
Mobile home or trailer .....	-	-

Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970 -- Continued

Subject	1976	1970
Year structure built		
All year-round housing units .....	219,300	174,100
April 1970 or later .....	50,000	(NA)
1965 to March 1970 .....	37,000	38,000
1960 to 1964 .....	35,600	34,600
1950 to 1959 .....	44,700	45,600
1940 to 1949 .....	24,400	24,800
1939 or earlier .....	27,600	27,400
Plumbing facilities		
All year-round housing units .....	219,300	174,100
With all plumbing facilities .....	215,900	168,800
Lacking some or all plumbing facilities .....	3,500	5,300
Complete bathrooms		
All year-round housing units .....	219,300	174,100
1 .....	112,100	} 122,000
1 and one-half .....	31,800	
2 or more .....	70,800	46,000
Also used by another household .....	2,600	} 6,100
None .....	2,000	
Complete kitchen facilities		
All year-round housing units .....	219,300	174,100
For exclusive use of household .....	213,400	169,000
Also used by another household .....	1,100	} 5,100
No complete kitchen facilities .....	4,800	
Rooms		
All year-round housing units .....	219,300	174,100
1 room .....	10,200	9,600
2 rooms .....	9,400	15,500
3 rooms .....	30,100	22,400
4 rooms .....	46,900	35,400
5 rooms .....	56,600	44,300
6 rooms .....	34,900	28,100
7 rooms or more .....	31,300	18,800
Median .....	4.7	4.6



Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970 -- Continued

Subject	1976	1970
Bedrooms		
All year-round housing units .....	219,300	174,100
None .....	11,400	10,600
1 .....	35,100	26,600
2 .....	55,400	48,300
3 .....	88,600	69,900
4 or more .....	28,800	18,700
All occupied housing units .....	200,400	164,800
Persons		
Owner occupied .....	96,100	74,200
1 person .....	8,400	4,800
2 persons .....	23,300	14,300
3 persons .....	17,000	13,000
4 persons .....	20,700	15,100
5 persons .....	14,400	11,500
6 persons .....	6,400	7,300
7 persons or more .....	5,900	8,000
Median .....	3.5	3.8
Renter occupied .....	104,300	90,600
1 person .....	21,200	16,100
2 persons .....	28,600	22,700
3 persons .....	18,600	16,600
4 persons .....	17,700	15,000
5 persons .....	9,800	9,500
6 persons .....	4,700	5,400
7 persons or more .....	3,800	5,400
Median .....	2.6	2.9
Persons per room		
Owner occupied .....	96,100	74,200
0.50 or less .....	40,300	24,200
0.51 to 1.00 .....	48,600	38,400
1.01 to 1.50 .....	5,700	8,300
1.51 or more .....	1,500	3,200
Renter occupied .....	104,300	90,600
0.50 or less .....	35,400	22,300
0.51 to 1.00 .....	56,400	48,400
1.01 to 1.50 .....	8,400	11,800
1.51 or more .....	4,200	8,100

Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970 -- Continued

Subject	1976	1970
With all plumbing facilities .....	197,900	159,900
Owner occupied .....	96,000	73,500
1.00 or less .....	88,800	62,100
1.01 to 1.50 .....	5,700	8,300
1.51 or more .....	1,500	3,100
Renter occupied .....	101,900	86,400
1.00 or less .....	89,400	67,400
1.01 to 1.50 .....	8,400	11,600
1.51 or more .....	4,100	7,500
Household composition		
Owner occupied .....	96,100	74,200
2-or-more-person households .....	87,700	69,400
Male head, wife present, no nonrelatives ....	75,800	60,100
Other male head .....	4,600	3,800
Female head .....	7,200	5,600
1-person households .....	8,400	4,800
Renter occupied .....	104,300	90,600
2-or-more-person households .....	83,100	74,500
Male head, wife present, no nonrelatives ....	59,900	57,100
Other male head .....	11,000	6,800
Female head .....	12,200	10,700
1-person households .....	21,200	16,100
Year head moved into unit		
Owner occupied .....	96,100	74,200
1975 or later .....	13,200	(NA)
Moved in within past 12 months .....	8,300	(NA)
April 1970 to 1974 .....	29,200	(NA)
1965 to March 1970 .....	18,400	30,700
1960 to 1964 .....	12,300	16,500
1950 to 1959 .....	15,600	18,200
1949 or earlier .....	7,400	8,700
Renter occupied .....	104,300	90,600
1975 or later .....	57,200	(NA)
Moved in within past 12 months .....	41,500	(NA)
April 1970 to 1974 .....	30,000	(NA)
1965 to March 1970 .....	9,900	74,700
1960 to 1964 .....	3,600	8,900
1950 to 1959 .....	2,300	4,700
1949 or earlier .....	1,300	2,300

Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970 -- Continued

Subject	1976	1970
All year-round housing units .....	219,300	174,100
Air conditioning		
Room unit(s) .....	35,100	21,700
Central system .....	4,800	1,400
None .....	179,400	151,000
Elevator in structure		
4 floors or more .....	36,800	16,200
With elevator .....	31,500	13,400
Walk-up .....	5,300	2,900
1 to 3 floors .....	182,500	157,900
Basement		
With basement .....	17,500	21,200
No basement .....	201,900	143,600
Sewage disposal		
Public sewer .....	194,800	149,100
Septic tank or cesspool .....	24,500	24,000
Other .....	-	900
All occupied housing units .....	200,400	164,800
Telephone available		
Yes .....	189,700	152,200
No .....	10,700	12,600
Automobiles and trucks available		
Automobiles:		
1 .....	91,000	78,800
2 .....	63,700	55,100
3 or more .....	21,200	13,000
None .....	24,500	17,800
Trucks:		
1 .....	17,200	(NA)
2 or more .....	1,300	(NA)
None .....	181,900	(NA)

Table 421.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976  
AND 1970 -- Continued

Subject	1976	1970
All occupied housing units -- Continued		
Owned second home		
Yes .....	4,400	6,600
No .....	196,000	158,200
Cooking fuel		
Utility gas .....	33,900	33,100
Bottled, tank, or LP gas .....	4,200	3,600
Electricity .....	160,500	125,000
Fuel oil, kerosene, etc. ....	300	800
Other fuel .....	-	-
None .....	1,500	2,200

Source follows next table.

Table 422.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY,  
FOR OAHU: 1976 AND 1970

Subject	1976	1970
All occupied housing units .....	200,400	164,800
INCOME <u>1/</u>		
Owner occupied .....	96,100	74,200
Less than \$3,000 .....	1,400	4,000
\$3,000 to \$4,999 .....	2,200	2,800
\$5,000 to \$6,999 .....	3,200	3,500
\$7,000 to \$7,999 .....	1,100	8,100
\$8,000 to \$8,999 .....	1,200	
\$9,000 to \$9,999 .....	1,400	19,200
\$10,000 to \$12,499 .....	5,300	
\$12,500 to \$14,999 .....	5,000	
\$15,000 to \$17,499 .....	7,600	26,500
\$17,500 to \$19,999 .....	8,400	
\$20,000 to \$24,999 .....	15,500	10,200
\$25,000 to \$29,999 .....	13,400	
\$30,000 to \$34,999 .....	9,100	
\$35,000 or more .....	21,200	14,900
Median .....	23,600	
Renter occupied .....	104,300	90,600
Less than \$3,000 .....	6,400	13,800
\$3,000 to \$4,999 .....	9,100	11,000
\$5,000 to \$6,999 .....	12,800	14,100
\$7,000 to \$7,999 .....	6,800	19,000
\$8,000 to \$8,999 .....	5,300	
\$9,000 to \$9,999 .....	6,100	19,600
\$10,000 to \$12,499 .....	14,000	
\$12,500 to \$14,999 .....	9,800	
\$15,000 to \$17,499 .....	10,700	11,100
\$17,500 to \$19,999 .....	5,800	
\$20,000 to \$24,999 .....	7,900	2,000
\$25,000 to \$29,999 .....	3,900	
\$30,000 to \$34,999 .....	2,400	
\$35,000 or more .....	3,300	8,000
Median .....	11,000	
Specified owner occupied <u>2/</u> .....	79,400	65,000
VALUE		
Less than \$5,000 .....	100	200
\$5,000 to \$9,999 .....	100	500
\$10,000 to \$12,499 .....	-	500
\$12,500 to \$14,999 .....	-	400
\$15,000 to \$17,499 .....	-	800
\$17,500 to \$19,999 .....	100	1,100
\$20,000 to \$24,999 .....	300	4,800
\$25,000 to \$29,999 .....	500	18,800
\$30,000 to \$34,999 .....	1,100	

Table 422.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY,  
FOR OAHU: 1976 AND 1970 -- Con.

Subject	1976	1970
VALUE -- Con.		
\$35,000 to \$39,999 .....	1,000	} 23,400
\$40,000 to \$49,999 .....	2,700	
\$50,000 to \$59,999 .....	7,100	} 14,400
\$60,000 to \$74,999 .....	17,700	
\$75,000 or more .....	48,600	
Median .....	75,000+	38,500
VALUE-INCOME RATIO		
Median .....	3.1	2.6
SELECTED MONTHLY HOUSING COSTS <u>3/</u>		
Units with a mortgage .....	58,800	NA
Less than \$100 .....	100	NA
\$100 to \$119 .....	100	NA
\$120 to \$149 .....	800	NA
\$150 to \$174 .....	1,400	NA
\$175 to \$199 .....	2,400	NA
\$200 to \$224 .....	2,700	NA
\$225 to \$249 .....	3,300	NA
\$250 to \$274 .....	3,400	NA
\$275 to \$299 .....	3,100	NA
\$300 to \$349 .....	6,100	NA
\$350 to \$399 .....	5,500	NA
\$400 to \$499 .....	10,400	NA
\$500 or more .....	14,600	NA
Not reported .....	4,900	NA
Median .....	382	NA
Units owned free and clear .....	20,600	NA
Less than \$50 .....	2,000	NA
\$50 to \$69 .....	3,900	NA
\$70 to \$79 .....	2,700	NA
\$80 to \$89 .....	2,400	NA
\$90 to \$99 .....	2,100	NA
\$100 to \$119 .....	2,200	NA
\$120 to \$149 .....	1,700	NA
\$150 to \$199 .....	600	NA
\$200 or more .....	300	NA
Not reported .....	2,500	NA
Median .....	81	NA
SELECTED MONTHLY HOUSING COSTS AS PERCENTAGE OF INCOME <u>3/</u>		
Units with a mortgage .....	58,800	NA
Median .....	18	NA
Units owned free and clear .....	20,600	NA
Median .....	6	NA

Table 422.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY,  
FOR OAHU: 1976 AND 1970 -- Con.

Subject	1976	1970
GROSS RENT		
Specified renter occupied <u>4/</u> .....	104,200	90,200
Less than \$50 .....	1,400	3,900
\$50 to \$59 .....	1,100	3,000
\$60 to \$69 .....	900	2,800
\$70 to \$79 .....	1,500	2,600
\$80 to \$99 .....	2,600	6,100
\$100 to \$119 .....	2,000	11,600
\$120 to \$149 .....	4,600	14,000
\$150 to \$174 .....	10,200	18,600
\$175 to \$199 .....	11,100	
\$200 to \$224 .....	11,300	11,400
\$225 to \$249 .....	8,900	
\$250 to \$274 .....	8,700	
\$275 to \$299 .....	8,400	
\$300 to \$349 .....	11,900	5,000
\$350 or more .....	15,300	
No cash rent .....	4,300	11,300
Median .....	234	140
Nonsubsidized renter occupied <u>5/</u> .....	82,300	NA
Median .....	241	NA
GROSS RENT AS PERCENTAGE OF INCOME		
Specified renter occupied <u>4/</u> .....	104,200	90,200
Less than 10 percent .....	6,400	8,500
10 to 14 percent .....	11,300	13,000
15 to 19 percent .....	16,600	13,200
20 to 24 percent .....	13,500	10,000
25 to 34 percent .....	18,900	11,700
35 percent or more .....	32,900	20,400
Not computed .....	4,600	13,500
Median .....	26	22
Nonsubsidized renter occupied <u>5/</u> .....	82,300	NA
Median .....	27	NA
CONTRACT RENT		
Specified renter occupied <u>4/</u> .....	104,200	90,200
Median .....	218	130

Table 422.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY, FOR  
OAHU: 1976 AND 1970 -- Con.

1/ Income of families and primary individuals in 12 months preceding date of enumeration.

2/ Limited to 1-family homes on less than 10 acres and no business on property.

3/ Sum of payments for real estate taxes, property insurance, utilities, fuel, water, garbage and trash collections, and mortgage at time of enumeration.

4/ Excludes 1-family homes on 10 acres or more.

5/ Excludes 1-family homes on 10 acres or more, mobile homes or trailers, housing units in public housing projects, and housing units with government rent subsidies; includes units where the subsidized/nonsubsidized status was not reported.

Source: U.S. Department of Commerce and U.S. Department of Housing and Urban Development, Current Housing Reports, Annual Housing Survey: 1976, Honolulu, Hawaii, Standard Metropolitan Statistical Area, H-170-76-48 (GPO, October 1978), tables A-1 and A-2.



Table 423.-- CHARACTERISTICS OF OCCUPIED HOUSING UNITS, FOR SPECIFIED ISLANDS: 1975

Characteristics	Oahu	Hawaii	Maui, Molokai, Lanai	Kauai (1974)
Number of housing units .....	209,676	22,112	17,732	8,550
Occupants:				
Average household size <u>1/</u> .....	3.43	3.38	3.37	3.45
Median household income (dollars) .....	14,139	11,337	13,370	10,750
Median family income (dollars) .....	14,611	12,028	...	...
Percent of households below poverty level .	10.0	19.8	...	...
Tenure and control (percent):				
Owner occupied .....	47.8	60.6	65.9	53.8
Condominium or cooperative .....	3.5	0.3	2.7	...
Other owner occupied .....	44.3	60.3	63.2	...
Renter occupied (incl. no cash rent) .....	51.7	39.4	34.1	46.1
Percent of owner occ. on leased land .....	31.6	6.8	6.0	14.8
Percent of renter occ. owned by govt. ....	21.5	6.8	3.9	...
Structural characteristics (percent):				
In one-unit structures .....	57.1	82.0	84.0	...
In one-story structures .....	57.6	80.0	83.0	...
With passenger elevator .....	11.0	2.4	5.2	...
With 1 to 3 rooms .....	18.4	11.6	13.8	...
With 0 to 2 bedrooms .....	42.0	32.1	34.1	...
With both hot and cold running water .....	99.2	96.0	98.0	...
With private flush toilet and tub or shower	98.8	96.6	98.8	...
With private sink, stove, and refrigerator	98.4	96.9	98.8	...
In "good" condition <u>2/</u> .....	85.6	82.6	86.1	...
Median monthly costs (dollars):				
Owner occupied:				
Total, excl. maintenance and utilities ...	256	89	137	...
Utilities .....	56	45	53	...
Renter occupied, excl. no cash rent:				
Contract rent .....	197	135	164	( <u>3/</u> )
Utilities .....	36	30	45	...

1/ Before adjustment for apparent overstatement; see source for discussion.

2/ Units were classified as "good," "fair," or "poor;" see source for criteria.

3/ For rented plantation housing, \$28; for other rented units, \$125.

Source: Survey & Marketing Services, Inc., OEO 1975 Census Update Survey for Oahu (Sept. 1976), Hawaii County (Sept. 1976), and Maui County (Feb. 1976), as corrected; University of Hawaii, Center for Nonmetropolitan Planning and Development, Kauai Socioeconomic Profile (May 1975).

Table 424.-- CHARACTERISTICS OF OCCUPIED HOUSING UNITS, BY DISTRICTS: 1975

District <u>1/</u>	Percent 1-family detached	Percent owner occupied	Monthly cost (dollars)	
			Owned <u>2/</u>	Rented <u>3/</u>
Oahu, total .....	57.7	47.8	256	197
Niu-Hawaii Kai .....	83.7	81.0	399	397
Diamond Head-Aina Haina ....	96.6	87.0	374	367
Kaimuki-Kapahulu .....	73.8	55.4	129	196
Wilhelmina-Palolo .....	78.9	68.1	188	241
Manoa-Makiki .....	39.8	46.4	290	223
Moiliili-Makiki .....	8.9	21.4	262	198
Waikiki .....	6.3	24.8	258	206
Downtown-Kakaako .....	3.4	11.7	290	170
Nuuanu-Punchbowl .....	82.0	67.6	179	182
Upper Kalihi .....	66.7	57.2	182	179
Kalihi-Kapalama .....	29.3	25.0	175	120
Moanalua-Salt Lake .....	44.3	34.3	285	189
Aiea-Halawa .....	78.8	67.8	241	234
Pearl City .....	69.0	64.5	247	304
Pearl Harbor .....	36.9	15.3	199	184
Waipahu .....	63.9	41.8	251	252
Ewa-Makakilo .....	82.6	45.1	270	150
Waianae Coast .....	84.5	49.3	162	186
Mililani-Waipio .....	74.5	63.9	307	290
Wahiawa-Schofield .....	44.1	27.0	258	194
North Shore-Waiialua .....	86.0	39.8	157	183
Upper Windward .....	87.3	57.2	347	250
Kaneohe .....	78.6	55.4	241	192
Kailua .....	91.3	71.7	319	286
Waimanalo .....	85.4	66.7	94	106
Hawaii County, total .....	82.8	60.6	89	135
Hilo-Wailea .....	89.8	63.7	73	83
Hilo (makai) .....	53.7	36.8	112	158
Hilo (mauka) .....	93.2	77.2	128	212
Puna-Ka'u .....	97.4	76.9	88	92
Kona .....	81.3	55.0	89	173
North Hilo-Kohala .....	87.1	54.9	68	77
Maui County, total .....	84.0	65.9	137	164
Northeast Maui .....	97.5	73.1	116	193
Kihei-Kula .....	70.7	61.2	244	266
Kahului .....	88.4	78.5	157	212
Wailuku-Waikapu .....	85.6	73.2	123	178
Lahaina .....	69.5	56.7	168	222
Molokai .....	96.5	44.3	74	59
Lanai .....	98.5	52.5	51	56

Continued on next page.

Table 424.-- CHARACTERISTICS OF OCCUPIED HOUSING UNITS, BY DISTRICTS:  
1975 -- Con.

District <u>1/</u>	Percent 1-family detached	Percent owner occupied	Monthly cost (dollars)	
			Owned <u>2/</u>	Rented <u>3/</u>
Kauai, total (1974) .....	...	53.8	...	125
Hanalei .....	...	53.2	...	124
Wailua-Anahola .....	...	64.4	...	102
Kapaa .....	...	48.5	...	153
Puhi-Hanamaulu .....	...	65.8	...	68
Lihue .....	...	71.7	...	118
Koloa-Poipu .....	...	51.7	...	138
Eleele-Kalaheo .....	...	55.7	...	149
Kaumakani-Hanapepe .....	...	28.8	...	154
Kekaha-Waimea .....	...	42.6	...	99

1/ See maps, pp. 39 - 41. These districts consist of groupings of census tracts, which differ in most cases from the districts described in table 6 and the urban places described in table 7.

2/ Median monthly housing costs, excluding maintenance costs and utilities, for owner occupied housing units.

3/ Median monthly contract rent of renter occupied housing units, excluding those not paying cash rent.

Source: Survey and Marketing Services, Inc., OEO 1975 Census Update Survey for Oahu (September 1976), Hawaii County (September 1976), and Maui County (February 1976); University of Hawaii, Center for Nonmetropolitan Planning and Development, Kauai Socioeconomic Profile (May 1975).

Table 425.-- HAWAII HOUSING AUTHORITY OPERATIONS:  
1970 TO 1979

Year	Units managed by HHA 1/		Population in units 1/	Total assets 1/ (\$1,000)
	Total	Occupied		
1970 .....	4,974	4,737	19,791	69,522
1971 .....	4,917	4,683	18,806	75,003
1972 .....	5,403	5,333	19,368	80,848
1973 .....	5,406	5,361	19,078	82,060
1974 .....	5,547	5,407	18,898	72,826
1975 .....	5,442	5,419	18,175	81,169
1976 .....	5,515	5,498	17,783	88,426
1977 3/ ...	5,555	5,524	18,214	80,843
1978 .....	5,404	5,349	16,799	83,098
1979 .....	5,461	5,391	16,819	103,787

  

Year	Operating revenues of HHA 2/ (\$1,000)		Operating revenues per unit per mo. 2/ (dollars)	Average rent charged 2/ (dollars)
	Gross	Net		
1970 .....	4,991	48	87.79	79.01
1971 .....	6,238	54	111.00	67.61
1972 .....	6,006	22	93.84	70.05
1973 .....	6,175	19	95.98	73.26
1974 .....	6,940	100	106.95	84.94
1975 .....	7,186	422	106.85	67.88
1976 .....	8,057	128	136.38	68.18
1977 3/ ...	8,696	-767	103.36	97.05
1978 .....	7,619	387	129.06	108.42
1979 .....	8,488	788	131.69	121.98

1/ As of June 30.

2/ Year ended June 30.

3/ Gross operating revenue includes Federal subsidies of \$1,843,000. Net loss reflects the utilization of operating reserves absorbing the excess of expenditures over receipts.

Source: Hawaii Housing Authority, records.

Table 426.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1980

(Sponsored by the Federal Home Loan Bank and conducted by U.S. mail carriers.)

Date of survey and type of unit	All deliveries <u>1/</u>	Vacant <u>1/</u>		New units and units under construction <u>2/</u>		
		Number	Percent	Total	New	Under construction
APRIL 1977 <u>3/</u>						
All deliveries ....	213,850	3,399	1.6	4,301	2,073	2,228
Single-family residences	113,937	488	0.4	564	155	409
Apartments .....	99,913	2,911	2.9	3,737	1,918	1,819
Mobile homes .....	-	-	...	-	-	-
MARCH 1978						
All deliveries ....	224,237	3,312	1.5	6,686	1,866	4,820
Single-family residences	117,767	709	0.6	2,063	452	1,611
Apartments .....	106,467	2,603	2.4	4,623	1,414	3,209
Mobile homes .....	3	-	0	-	-	-
MAY 1979						
All deliveries ....	232,134	2,584	1.1	6,251	1,497	4,754
Single-family residences	116,300	376	0.3	1,714	330	1,384
Apartments .....	115,766	2,208	1.9	4,537	1,167	3,370
Live aboard boats .....	66	-	0	-	-	-
Mobile homes .....	2	-	0	-	-	-
MARCH 1980						
All deliveries ....	234,963	3,039	1.3	6,045	2,065	3,980
Single-family residences	116,079	552	0.5	1,952	490	1,462
Apartments .....	119,817	2,487	2.1	4,093	1,575	2,518
Live-aboard boats .....	65	-	0	-	-	-
Mobile homes .....	2	-	0	-	-	-

1/ Excludes new units, completed but as yet unoccupied.

2/ As yet unoccupied.

3/ Dated March 1977 in the original report but April 1977 thereafter.

Source: Federal Home Loan Bank of Seattle, Honolulu Housing Vacancy Survey (annual).

Table 427.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: QUARTERLY, 1970 TO 1980

(Percent vacant, based on housing units sampled for the Hawaii Health Surveillance Program survey. Units occupied by households temporarily absent were classified as occupied. The base excludes units occupied by transients.)

Year	Oahu <u>1/</u>				Other islands <u>2/</u>			
	1st qtr.	2nd qtr.	3rd qtr.	4th qtr.	1st qtr.	2nd qtr.	3rd qtr.	4th qtr.
1970 ..	4.0	3.4	2.7	3.9	...	2.1	4.1	2.5
1971 ..	4.6	3.2	2.2	2.4	3.6	4.6	6.4	5.9
1972 ..	3.8	4.2	3.5	2.4	4.8	6.5	4.7	6.0
1973 ..	2.7	2.6	2.4	2.9	4.4	5.0	4.7	6.0
1974 ..	4.4	4.2	4.7	2.2	6.5	3.9	3.6	4.7
1975 ..	3.0	5.0	8.2	5.8	6.7	7.0	8.2	5.8
1976 <u>3/</u>	...	...	4.7	5.4	...	...	5.5	5.7
1977 ..	5.3	5.9	6.5	6.5	6.4	5.3	6.9	2.8
1978 ..	4.3	2.8	3.6	4.2	6.7	4.1	3.9	3.7
1979 ..	2.7	3.0	2.3	3.1	4.0	6.0	2.8	3.9
1980 ..	2.6	4.8			2.8	5.4		

1/ Based on quarterly samples of 592 to 1,731 units before 1978 and 817 to 1,081 units in 1978-1980.

2/ Based on quarterly samples of 274 to 1,055 units before 1978 and 505 to 871 units in 1978-1980. Data are unavailable for the first quarter of 1970.

3/ Survey suspended during the first half of 1976.

Source: Hawaii State Department of Health, Hawaii Health Surveillance Program, records.

Table 428.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1979

(Based on place of residence one year prior to survey date.)

Island and military status of household head	All household heads	Non-movers	Movers		Mobility not reported
			Number	Percent <u>1/</u>	
State total .....	270,154	221,300	45,908	17.2	2,946
Military <u>2/</u> .....	24,424	12,458	9,432	43.1	126
Civilian <u>2/</u> .....	245,444	208,841	34,069	14.0	2,534
Status not reported	285	-	-	0	285
Oahu .....	213,880	171,272	40,467	19.1	2,141
Military <u>2/</u> .....	24,397	12,458	11,813	48.7	126
Civilian <u>2/</u> .....	189,217	158,814	28,655	15.3	1,748
Status not reported ....	266	-	-	0	266
Other islands .....	56,274	50,028	5,441	9.8	805
Hawaii .....	25,929	22,967	2,391	9.4	571
Kauai .....	10,702	9,579	1,030	9.7	93
Maui, Molokai, and Lanai	19,642	17,482	2,019	10.4	141

1/ Based on number reporting.

2/ Military status of household head at the time of the survey.

Source: Hawaii State Department of Health, Hawaii Health Surveillance Program, special tabulation.

Table 429.-- PRICE GROUP OF NEW SALES HOUSING COMPLETED, BY TYPE OF STRUCTURE AND LAND OWNERSHIP, FOR OAHU: 1977 AND 1978

[Survey includes only subdivisions or projects with five or more completions during the year.]

Year completed, type of structure, and land ownership	All price groups	Under \$50,000	\$50,000 to \$69,999	\$70,000 to \$99,999	\$100,000 and over	Median price (dollars)
1977						
All units .....	2,915	409	1,033	1,260	213	70,369
1-family detached:						
Fee simple .....	669	-	36	564	69	85,878
Leasehold .....	291	93	10	156	32	78,173
1-family attached:						
Fee simple .....	69	-	-	69	-	85,000
Leasehold .....	-	-	-	-	-	(X)
Condo fee simple ..	133	-	73	59	1	68,750
Condo leasehold ...	216	9	119	31	57	64,595
Multi-family:						
Condo fee simple ..	342	178	164	-	-	48,833
Condo leasehold ...	1,195	129	631	381	54	67,093
1978						
All units .....	2,274	108	500	1,083	583	84,654
1-family detached:						
Fee simple .....	681	-	-	511	170	89,990
Leasehold .....	246	-	6	99	141	>100,000
1-family attached:						
Fee simple .....	247	-	6	221	20	85,950
Leasehold .....	12	-	9	3	-	66,667
Condo fee simple ..	177	41	87	49	-	59,500
Condo leasehold ...	66	10	56	-	-	57,667
Multi-family:						
Condo fee simple ..	-	-	-	-	-	(X)
Condo leasehold ...	845	57	336	200	252	74,425

Footnotes and source follow next table.



Table 430.-- SALES STATUS OF NEW SALES HOUSING COMPLETED, BY PRICE GROUP AND TYPE OF STRUCTURE, FOR OAHU: 1977 AND 1978

[Survey includes only subdivisions or projects with five or more completions during the year.]

Year completed and price group or type of structure	Units completed during year	Sold before const. started	Speculative units		
			Sold by Dec. 31	Unsold by Dec. 31	
				Number	Percent <u>1/</u>
1977					
All units .....	2,915	612	1,680	623	27.1
Price group:					
Under \$50,000 .....	409	107	293	9	4.9
\$50,000 to \$59,999 .....	351	23	169	159	48.5
\$60,000 to \$69,999 .....	682	25	525	132	20.1
\$70,000 to \$99,999 .....	1,260	318	640	302	32.1
\$100,000 and over .....	213	139	53	21	28.4
Median (dollars) .....	70,369	84,245	67,200	71,142	(X)
Type of structure:					
1-family detached .....	960	456	443	61	12.1
1-family attached .....	418	102	244	72	22.8
Multi-family .....	1,537	54	993	490	33.0
1978					
All units .....	2,274	1,649	563	62	9.9
Price group:					
Under \$50,000 .....	108	92	16	-	0
\$50,000 to \$59,999 .....	328	171	150	7	4.5
\$60,000 to \$69,999 .....	172	93	59	20	25.3
\$70,000 to \$99,999 .....	1,083	875	203	5	2.4
\$100,000 and over .....	583	418	135	30	18.2
Median (dollars) .....	84,654	86,063	78,350	94,000	(X)
Type of structure:					
1-family detached .....	927	831	85	11	11.5
1-family attached .....	502	343	134	25	15.7
Multi-family .....	845	475	344	26	7.0

X Not applicable.

1/ Of speculative units.

Source: U.S. Department of Housing and Urban Development, Honolulu Area Office, "HUD Survey of Unsold New Houses" (unpublished tables).

Table 431.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,  
FOR OAHU: 1957 TO 1979-1980

(Data include 1-family and condominium properties for all years and cooperative, income, and vacant properties through 1977.)

Year	Number listed	Sold		
		Number	Percent	Average selling price (dollars)
1957 .....	1,805	924	51.2	19,694
1958 .....	2,064	936	45.3	21,365
1959 .....	1,666	967	58.0	23,560
1960 .....	1,868	795	42.6	27,808
1961 .....	1,847	541	29.3	29,144
1962 .....	1,522	515	33.8	29,332
1963 .....	1,743	624	35.8	30,323
1964 .....	1,934	882	45.6	32,951
1965 .....	1,854	910	49.1	35,727
1966 .....	2,137	813	38.0	35,652
1967 .....	2,124	963	45.3	38,810
1968 .....	2,375	1,133	47.7	42,546
1969 .....	2,606	1,422	54.6	46,333
1970 .....	3,415	1,693	49.6	44,755
1971 .....	4,165	2,157	51.8	58,651
1972 .....	6,022	4,555	75.6	60,810
1973 .....	7,845	5,348	68.2	70,769
1974 .....	10,933	4,821	44.1	70,918
1975 .....	11,271	4,174	37.0	71,485
1976 .....	10,627	4,311	40.6	75,483
1977 .....	10,597	5,523	52.1	81,213
1978-1979 <sup>1/</sup> .	9,926	5,714	57.6	82,076
1979-1980 <sup>1/</sup> .	13,506	8,009	59.3	103,698

<sup>1/</sup> Year ended February 28 or 29.

Source: Honolulu Board of Realtors, records.

Table 432.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES  
OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU:  
1972 TO 1979-1980

Year	Number of units listed		Number of units sold	
	Residen- tial	Condo- minium	Residen- tial	Condo- minium
1972 .....	3,472	2,080	2,891	1,306
1973 .....	4,148	3,185	2,699	2,379
1974 .....	4,826	4,912	2,246	2,302
1975 .....	4,821	5,323	2,265	1,715
1976 .....	4,791	4,903	2,472	1,650
1977 .....	4,452	5,422	2,985	2,285
1978-1979 <u>1/</u> ...	3,522	6,404	2,139	3,575
1979-1980 <u>1/</u> ...	4,105	9,401	2,253	5,756
Year	Percent of listed units sold		Average selling price (dollars)	
	Residen- tial	Condo- minium	Residen- tial	Condo- minium
1972 .....	83.3	62.8	65,723	43,869
1973 .....	65.1	74.7	85,914	46,811
1974 .....	46.5	46.9	83,611	54,956
1975 .....	47.0	32.2	83,797	55,596
1976 .....	51.6	33.7	85,691	59,842
1977 .....	67.0	42.1	94,028	61,484
1978-1979 <u>1/</u> ...	60.7	55.8	114,264	67,783
1979-1980 <u>1/</u> ...	54.9	61.2	151,775	84,880

1/ Year ended February 28 or 29.

Source: Honolulu Board of Realtors, records.

Table 433.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1979-1980

(Year ended February 29, 1980.)

Type of property	Number of units listed	Units sold		Selling price of units sold	
		Number	Percent	Total (\$1,000)	Per unit (dollars)
All categories	13,506	8,009	59.3	830,518	103,698
Single-family residential	4,105	2,253	54.9	341,948	151,775
1 and 2 bedrooms .....	270	145	53.7	17,985	124,036
3 bedrooms .....	2,217	1,304	58.8	179,416	137,589
4 or more bedrooms ....	1,618	804	49.7	144,547	179,784
Condominiums .....	9,401	5,756	61.2	488,570	84,880
1 and 2 bedrooms .....	7,523	4,544	60.4	371,000	81,646
3 bedrooms .....	1,654	1,061	64.1	102,345	96,461
4 or more bedrooms ....	224	151	67.4	15,225	100,829

Source: Honolulu Board of Realtors, records.

Table 434.-- OFFICE BUILDING OCCUPANCY, FOR HONOLULU: QUARTERLY, 1980

(Most of the office buildings surveyed are in the Honolulu central business district, but a few are at other locations in Honolulu.)

Year and quarter	Number of buildings surveyed	Floor area		
		Total (sq. ft.)	Occupied	
			Amount (sq. ft.)	Percent
1980: First .....	40	5,179,022	5,002,473	96.6
Second .....	37	4,802,857	4,699,744	97.9

Source: Building Owners and Managers Association Hawaii, Newsletter for May and August 1980.

Table 435.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1970 TO 1980

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) <u>1/</u>
1970 .....	14,876	822,665,446
1971 .....	16,036	969,486,762
1972 .....	20,354	1,211,269,225
1973 .....	21,874	1,736,756,401
1974 .....	21,435	2,076,149,450
1975 .....	17,892	1,308,805,819
1976 .....	20,072	915,195,342
1977 .....	22,618	1,771,313,731
1978 .....	24,902	1,306,408,450
1979 .....	28,586	3,709,276,737
1980 .....	28,996	4,529,726,150

1/ Data include leases, agreement of sales assignments, subleases, etc., as well as deeds.

Source: Hawaii State Department of Land and Natural Resources, Annual Report (annual); Bureau of Conveyances, records.

Table 436.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE OF LENDING INSTITUTION: 1970 TO 1979

(In thousands of dollars. As of December 31.)

Year	All institutions	Banks	Savings, building and loan associations	Trust compa- nies <u>1/</u>	Industrial loan companies	Insurance companies
1970 ....	1,790,220	469,483	678,688	4,760	37,587	599,702
1971 ....	2,093,033	496,899	854,183	5,156	63,852	672,944
1972 ....	2,424,166	570,525	1,061,068	2,199	90,733	699,641
1973 ....	2,797,345	662,989	1,231,323	984	194,758	707,292
1974 ....	3,210,216	751,142	1,344,025	593	291,566	822,890
1975 ....	3,564,867	816,412	1,547,871	479	318,305	881,800
1976 ....	3,959,529	883,500	1,841,239	2,307	284,856	947,627
1977 ....	4,495,971	992,773	2,229,623	1,241	292,066	980,268
1978 ....	5,320,761	1,150,080	2,762,269	1,913	330,902	1,075,597
1979 ....	(NA)	1,399,782	3,256,232	466	406,753	(NA)

NA Not available.

1/ Excluding mortgage loans held in trust and agency accounts.

Source: Hawaii State Department of Regulatory Agencies, Bank Examination Division and Insurance Division.

Table 437.-- AVERAGE VALUES FOR EXISTING 1-FAMILY HOMES INSURED UNDER  
F.H.A. SECTION 203: 1972, 1978 AND 1979

Subject	1972	1978	1979
Property value (dollars) .....	41,611	71,449	78,447
Market price of site (dollars) .....	16,924	31,138	35,115
Price of site as percent of value .....	40.7	43.5	43.7
Improved living area (square feet) .....	1,041	1,146	1,138
Lot size (square feet) .....	6,860	7,833	7,530
Sale price per square foot (dollars) ....	38.88	60.73	63.65
Site price per square foot (dollars) ....	2.66	(NA)	5.20

NA Not available.

Source: U.S. Department of Housing and Urban Development, FHA Homes. Data for States and Selected Areas on Characteristics of FHA Operations under Section 203 (annual).

Table 438.-- CHANGES IN THE NUMBER OF ELEVATORS: 1975 TO 1978

Year	Added	Removed	In operation, December 31
1975 .....	248	4	2,568
1976 .....	202	2	2,768
1977 .....	119	6	2,881
1978 .....	121	7	2,995

Source follows next table.

Table 439.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1974 AND 1979

Facility	State totals		Geographic location: 1979						
	1974	1979	Oahu	Hawaii Co.		Maui Co.			Kauai Co.
				Hilo	Kona	Maui	Molokai	Lanai	
Total <u>1/</u> .....	2,324	3,164	2,701	106	61	231	1	1	63
Elevators .....	1,967	2,689	2,280	81	58	214	-	1	55
Under 9 stories .....	1,092	1,454	1,098	72	58	178	-	1	47
Hydro .....	302	476	336	25	18	73	-	1	23
Roped .....	790	978	762	47	40	105	-	-	24
9 to 18 stories .....	612	770	722	9	-	31	-	-	8
19 to 28 stories .....	189	284	279	-	-	5	-	-	-
29 to 38 stories .....	68	139	139	-	-	-	-	-	-
39 stories or more .....	6	42	42	-	-	-	-	-	-
Escalators and moving walks .	144	211	204	6	-	1	-	-	-
Inclined lifts .....	-	9	2	3	1	2	-	-	1
Man lifts .....	11	10	10	-	-	-	-	-	-
Dumbwaiters .....	200	243	204	16	2	13	1	-	7
Workmen's hoists <u>1/</u> .....	45	7	5	-	-	2	-	-	-
Other facilities .....	2	2	1	-	-	1	-	-	-
Buildings with facilities <u>1/</u>	1,118	1,485	1,258	62	27	108	1	1	28

1/ Workmen's hoists not included in totals.

Source: Hawaii State Department of Labor and Industrial Relations, Division of Occupational Safety and Health, Technical Inspection Branch, records.

Table 440.-- TALLEST STRUCTURES ON OAHU: APRIL 1980

Category and name or structure	Address	Year built	Height	
			Stories	Feet
<b>Apartment houses:</b>				
Regency Tower II .....	98-288 Kaonohi St. ...	1979	43	350
Discovery Bay .....	1778 Ala Moana .....	1976	42	350
Regency Tower .....	2525 Date St. ....	1974	42	350
Century Center .....	1750 Kalakaua Ave. ...	1978	41	350
Yacht Harbor Towers .....	1600 Ala Moana .....	1972	40	350
Contessa .....	2825 So. King St. ....	1971	37	348
<b>Hotels:</b>				
Ala Moana Hotel .....	410 Atkinson Drive ...	1970	38	390
Ala Wai Sunset .....	445 Seaside Ave. ....	1979	44	350
Pacific Beach Hotel.....	155 Liliuokalani Ave..	1979	43	350
Waikiki Ala Wai Waterfront	444 Niu St. ....	1979	43	350
Waikiki Lodge II .....	343 Hobron Lane .....	1979	43	350
Hyatt Regency Hotel .....	2424 Kalakaua Ave. ...	1976	39	350
<b>Office buildings:</b>				
Pacific Trade Center .....	1058 Alakea St. ....	1972	30	350
Grosvenor Center .....	735 Bishop St. ....	1979	30	350
Ala Moana Bldg. ....	1441 Kapiolani Blvd. .	1960	25	300
Aloha Tower .....	Pier 9, foot of Fort Street .....	1926	10	184
<b>Towers:</b>				
VLF Antenna <u>1</u> / .....	Lualualei .....	1972	...	1,503
KGMB-TV .....	1534 Kapiolani Blvd. .	c. 1966	...	436
Dole water tower .....	Iwilei .....	1927	...	199
<b>Other structures:</b>				
Tripler Army Hospital .....	Moanalua .....	1948	14	189
Central Union Church .....	1660 So. Beretania St.	1924	...	160

1/ VLF Antenna of the Radio Transmitting Facility, Lualualei, of the Naval Communications Station, Honolulu. Two towers, each 1,503 feet, completed in August 1972.

Source: City and County of Honolulu, Building Department, records.