

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 22,771 building permits issued in 1980, with an estimated value of \$1,279 million. The total included \$737 million for private residential construction and \$481 million for private nonresidential structures. The value of government construction contracts awarded was \$231 million. Construction put in place, as indicated by the contracting tax base, totaled \$783 million in 1970 and \$1.57 billion in 1980. The value of land transfers in 1980 was \$3.9 billion. Mortgage loans outstanding at the end of 1979 amounted to \$6.3 billion. The May 1981 construction cost index for Honolulu (1967=100) was 285.1 for single-family residences and 303.8 for high-rise buildings.

The number of housing units in the State increased from 217,000 in 1970 to 343,000 in 1981. Owner occupied units numbered 89,000 in 1970 and 142,000 in 1981; the latter total included 105,000 on land owned in fee simple and 37,000 on leased land. Condominium units, first authorized in 1961, numbered 80,000 at the end of 1980. Military and public housing accounted for 26,000 units as of 1981. Housing was in short supply throughout most of the past decade: on Oahu, the vacancy rate in March 1981, according to the Federal Home Loan Bank, was only 1.4 percent. The average selling price of single family homes on Oahu during the year ended February 28, 1981, based on Multiple Listing Service data, was \$169,000. 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 and 1980 U.S. Censuses of Housing, 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, 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 Bank of Hawaii (particularly Construction in Hawaii, issued annually) and the First Hawaiian Bank. 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: 1980.

Table 462.-- NUMBER AND VALUE OF BUILDING PERMITS,
BY COUNTIES: 1970 TO 1980

| Year | State total | City and County of Honolulu | Hawaii County | Kauai County | Maui County |
|------------------------------|-------------|-----------------------------|---------------|--------------|-------------|
| NUMBER ISSUED | | | | | |
| 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 |
| 1980 | 22,771 | 15,729 | 3,732 | 1,210 | 2,040 |
| ESTIMATED VALUE (\$1,000) | | | | | |
| 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 |
| 1980 | 1,278,911 | 745,565 | 146,395 | 133,261 | 253,690 |

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 463.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,
BY COUNTIES: 1970 TO 1980

[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 |
|-------------------|-------------|-----------------------------|---------------|--------------|-------------|
| RESIDENTIAL | | | | | |
| 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 |
| 1980 | 736,623 | 338,259 | 108,360 | 74,795 | 215,209 |
| NONRESIDENTIAL | | | | | |
| 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 |
| 1980 | 480,594 | 346,217 | 37,598 | 58,299 | 38,480 |

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

Table 464.-- ESTIMATED VALUE PER UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1959 TO 1979

[In dollars. Excludes building permits for additions, alterations and repair.]

| Year issued | Single-family | Two-family | Multi-family | Hotel <u>1/</u> |
|-------------|---------------|------------|--------------|-----------------|
| 1959 | 10,601 | 6,429 | 8,381 | 5,659 |
| 1960 | 11,607 | 7,539 | 9,167 | 4,331 |
| 1961 | 12,222 | 9,361 | 7,499 | 5,836 |
| 1962 | 12,942 | 9,059 | 11,186 | 8,429 |
| 1963 | 12,889 | 9,246 | 9,056 | (<u>2/</u>) |
| 1964 | 13,549 | 9,103 | 9,274 | 7,195 |
| 1965 | 13,871 | 11,749 | 10,533 | 8,190 |
| 1966 | 15,700 | 11,750 | 14,450 | 6,553 |
| 1967 | 16,982 | 10,934 | 12,913 | 9,834 |
| 1968 | 18,134 | 11,632 | 15,607 | 10,151 |
| 1969 | 19,427 | 16,222 | 16,745 | 14,638 |
| 1970 | 20,204 | 23,160 | 22,521 | 16,377 |
| 1971 | 22,597 | 18,389 | 18,063 | 14,970 |
| 1972 | 26,840 | 19,446 | 18,164 | 16,181 |
| 1973 | 33,548 | 20,781 | 21,086 | 15,649 |
| 1974 | 37,901 | 22,176 | 24,411 | 26,013 |
| 1975 | 37,203 | 21,483 | 36,002 | 27,434 |
| 1976 | 37,138 | 27,793 | 32,335 | 25,506 |
| 1977 | 36,668 | 29,366 | 34,900 | (<u>2/</u>) |
| 1978 | 51,329 | 35,877 | 40,209 | (<u>2/</u>) |
| 1979 | 54,373 | 43,041 | 43,399 | (<u>2/</u>) |

1/ Estimated value per room.

2/ No permit issued.

Source: City and County of Honolulu Department of Building, "Summary of Building Permits" (annual), and records.

Table 465.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY:
1961 TO 1980

[In thousands of dollars.]

| Calendar year <u>1/</u> | 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 <u>2/</u> | 388,694 | 105,683 | 221,018 | 45,946 | 16,048 |
| 1980 ... | 230,619 | 66,510 | 119,994 | 25,632 | 18,483 |

1/ By date of publication.

2/ Revised from 1980 edition, table 409.

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; and Trade Publishing Company, BIDService Weekly.

Table 466.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY LOCATION OF CONSTRUCTION: 1961 TO 1980

[In thousands of dollars.]

| Calendar year ^{1/} | 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 |
| 1980 ... | 230,619 | 168,131 | 33,766 | 11,079 | 17,642 |

^{1/} 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; and Trade Publishing Company, BIDService Weekly.

Table 467.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION
 AUTHORIZED BY PERMITS, BY COUNTIES: 1979 AND 1980

| Category and year | State total | City and County of Honolulu | Other counties | | | |
|-------------------------|-------------|-----------------------------|----------------|--------|-------|-------|
| | | | Total | Hawaii | Kauai | Maui |
| New 1-family dwellings: | | | | | | |
| 1979 | 5,997 | 3,046 | 2,951 | 1,429 | 512 | 1,010 |
| 1980 | 4,072 | 1,650 | 2,422 | 1,192 | 427 | 803 |
| New duplex units: | | | | | | |
| 1979 | 208 | 134 | 74 | 16 | 44 | 14 |
| 1980 | 84 | 46 | 38 | 12 | 24 | 2 |
| New apartments: | | | | | | |
| 1979 | 4,800 | 1,854 | 2,946 | 737 | 1,125 | 1,084 |
| 1980 | 5,163 | 1,854 | 3,309 | 727 | 769 | 1,813 |
| Units demolished: | | | | | | |
| 1979 | 611 | 460 | 151 | 60 | 15 | 76 |
| 1980 | 766 | 665 | 101 | 63 | 6 | 32 |

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

Table 468.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:
 1979 AND 1980

| Calendar year | Projects | Units | |
|---------------|----------|-------------|------------------------|
| | | Residential | Business or commercial |
| 1979 | 150 | 11,805 | 82 |
| 1980 | 156 | 9,953 | 594 |

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

Table 469.-- NUMBER OF CONDOMINIUM UNITS BUILT AND STANDING: 1970 TO 1980

| 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 | 3,321 | 40 | 942 | 883 | 1,456 | 59,965 |
| 1978 | 3,210 | 4 | 604 | 810 | 1,792 | 63,175 |
| 1979 | 6,816 | 97 | 1,156 | 1,447 | 4,116 | 69,991 |
| 1980 | 10,441 | 74 | 3,263 | 2,553 | 4,551 | 80,432 |

Source: Bank of Hawaii, Department of Business Research, State of Hawaii Condominium Inventory 1962-1978 (June 1979), and Construction in Hawaii, 1981 (June 1981), p. 6.

Table 470.-- 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 471.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS
TO CONDOMINIUM UNITS: 1963 TO 1980

| Calendar year | Projects | Housing units |
|----------------------|----------|---------------|
| 1963-69 | 20 | 768 |
| 1970 | 4 | 237 |
| 1971 | 4 | 265 |
| 1972 | 7 | 294 |
| 1973 | 11 | 535 |
| 1974 | 7 | 349 |
| 1975 | 12 | 568 |
| 1976 | 15 | 785 |
| 1977 | 10 | 476 |
| 1978 | 20 | 878 |
| 1979 | 26 | 1,334 |
| 1980 | 71 | 3,397 |
| Total, 1963-80 | 207 | 9,886 |

Source: Real Estate Research Center, College of Business Administration, University of Hawaii, from the records of the Hawaii Real Estate Commission.

Table 472.-- HONOLULU CONSTRUCTION COST INDEXES: 1970 TO 1981

[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> |
| 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 | 283.2 | 263.8 | 307.8 | 290.1 | 270.5 | 307.1 |
| 1981: July. | 290.8 | 255.3 | 335.6 | 307.3 | 275.3 | 335.0 |

1/ Wages and benefits.

Source: First Hawaiian Bank, records.

Table 473.-- CHARACTERISTICS OF CONSTRUCTION INDUSTRIES AND
SUBDIVIDERS AND DEVELOPERS: 1972 AND 1977

| Industry | SIC code | Number of establishments | | Proprietors and working partners | |
|--|----------|-----------------------------|--------|----------------------------------|-----------|
| | | 1972 | 1977 | 1972 | 1977 |
| Construction industries and subdividers and developers | ... | 2,318 | 3,170 | 1,327 | 2,020 |
| Construction industries | 15-17 | 2,183 | 3,029 | 1,265 | 1,848 |
| General building contractors and operative builders ... | 15 | 703 | 843 | 343 | 459 |
| Heavy construction general contractors | 16 | 92 | 114 | 39 | 50 |
| Special trade contractors .. | 17 | 1,387 | 2,072 | 882 | 1,340 |
| Plumbing, heating, air conditioning | 1711 | 202 | 296 | 106 | 183 |
| Electrical work | 1731 | 176 | 256 | 88 | 99 |
| Subdividers and developers, n.e.c. | 6552 | 135 | 145 | 62 | 172 |
| Industry | SIC code | All employees ^{1/} | | All business receipts (\$1,000) | |
| | | 1972 | 1977 | 1972 | 1977 |
| Construction industries and subdividers and developers | ... | 25,012 | 20,792 | 1,109,328 | 1,508,865 |
| Construction industries | 15-17 | 24,460 | 20,187 | 1,046,508 | (D) |
| General building contractors and operative builders ... | 15 | 9,900 | 7,944 | 563,928 | 779,765 |
| Heavy construction general contractors | 16 | 3,147 | 2,319 | 124,794 | (D) |
| Special trade contractors .. | 17 | 11,413 | 9,924 | 357,785 | 469,024 |
| Plumbing, heating, air conditioning | 1711 | 1,932 | 1,731 | 69,902 | 93,530 |
| Electrical work | 1731 | 1,656 | 1,687 | 63,422 | 87,466 |
| Subdividers and developers, n.e.c. | 6552 | 552 | 607 | 62,819 | (D) |

D Withheld to avoid disclosing data for individual companies.
n.e.c. Not elsewhere classified.

^{1/} Average of totals for mid-March, mid-May, mid-August, and mid-November.

Source: U.S. Bureau of the Census, 1977 Census of Construction Industries, Geographic Area Series, Pacific States, CC77-A-9 (August 1980), p. 51-4.

Table 474.-- GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1970 TO 1980

[In thousands of dollars.]

| Year reported <u>1/</u> | Contracting | Rentals | | |
|-------------------------|-------------|-----------|---------------|-----------------------------|
| | | Total | Hotel rentals | All other rentals <u>2/</u> |
| 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>3/</u> | 983,618 | 1,274,918 | 482,990 | 791,929 |
| 1978 <u>3/</u> | 1,060,898 | 1,392,947 | 535,874 | 857,073 |
| 1979 | 1,325,460 | 1,699,947 | 672,098 | 1,027,848 |
| 1980 | 1,569,658 | 1,820,715 | 708,620 | 1,112,095 |

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

3/ Partly estimated.

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

Table 475.-- TENURE AND CONTROL OF HOUSING: 1970 TO 1981

| 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 ... | 228,749 | 72,086 | 21,732 | 113,531 | 15,089 | 6,311 |
| 1972 ... | 238,770 | 75,939 | 24,565 | 117,111 | 14,959 | 6,196 |
| 1973 ... | 250,742 | 78,878 | 26,776 | 123,934 | 15,071 | 6,083 |
| 1974 ... | 266,828 | 82,494 | 30,333 | 131,368 | 16,373 | 6,260 |
| 1975 ... | 284,120 | 85,264 | 30,543 | 145,276 | 16,386 | 6,651 |
| 1976 ... | 298,339 | 88,284 | 33,730 | 152,578 | 17,225 | 6,522 |
| 1977 ... | 306,989 | 89,980 | 34,549 | 158,223 | 17,493 | 6,744 |
| 1978 ... | 315,513 | 92,989 | 35,869 | 161,728 | 18,653 | 6,274 |
| 1979 ... | 324,261 | 96,273 | 36,540 | 165,045 | 19,022 | 7,381 |
| 1980 ... | 334,235 | 100,478 | 36,986 | 170,963 | 19,437 | 6,371 |
| 1981 ... | 342,889 | 104,677 | 37,413 | 174,769 | 19,427 | 6,603 |

NA Not available.

1/ As of April 1.

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 1977-1981 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: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1981 (Statistical Report 148, July 15, 1981), table 3; U.S. Bureau of the Census, 1980 census correction note sent August 20, 1981.

Table 476.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1970 TO 1981

[As of April 1.]

| Year | State total | City and County of Honolulu | Other counties | | | |
|---------|----------------|-----------------------------------|----------------|--------|--------|--------|
| | | | Total | Hawaii | Kauai | Maui |
| 1970 .. | 216,774 | 174,742 | 42,032 | 18,972 | 9,021 | 14,039 |
| 1971 .. | 228,749 | 184,101 | 44,648 | 20,061 | 9,298 | 15,289 |
| 1972 .. | 238,770 | 190,973 | 47,797 | 21,648 | 9,555 | 16,594 |
| 1973 .. | 250,742 | 198,970 | 51,772 | 23,578 | 10,092 | 18,102 |
| 1974 .. | 266,828 | 210,940 | 55,888 | 25,282 | 10,700 | 19,906 |
| 1975 .. | 284,120 | 223,647 | 60,473 | 26,694 | 11,347 | 22,432 |
| 1976 .. | 298,339 | 232,669 | 65,670 | 28,131 | 11,934 | 25,605 |
| 1977 .. | 306,989 | 237,571 | 69,418 | 29,453 | 12,433 | 27,532 |
| 1978 .. | 315,513 | 243,103 | 72,410 | 30,579 | 12,841 | 28,990 |
| 1979 .. | 324,261 | 247,465 | 76,796 | 32,283 | 13,610 | 30,903 |
| 1980 .. | 334,235 | 252,038 | 82,197 | 34,215 | 14,828 | 33,154 |
| 1981 .. | 342,889 | 254,985 | 87,904 | 36,180 | 16,314 | 35,410 |

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1981 (Statistical Report 148, July 15, 1981), table 4; U.S. Bureau of the Census, 1980 census correction note sent August 20, 1981.

Table 477.-- 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 | 334,235 | 100,478 | 36,986 | 170,963 | 19,437 | 6,371 |
| City & Co. of Honolulu | 252,038 | 69,147 | 35,278 | 123,454 | 19,290 | 4,869 |
| County of Hawaii | 34,215 | 15,111 | 964 | 17,191 | 57 | 892 |
| County of Kauai | 14,828 | 5,551 | 126 | 8,833 | 64 | 254 |
| County of Maui <u>5/</u> | 33,154 | 10,669 | 618 | 21,485 | 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 advance 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 121 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 of Population and Housing, PHC80-V-13, table 1, as corrected August 20, 1981.

Table 478.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1981

| County | All housing units <u>1/</u> | Owner occupied units <u>2/</u> | | Renter occupied and vacant units <u>3/</u> | | |
|------------------------|-----------------------------|--------------------------------|-------------|--|-------------------|----------------------------|
| | | Land owned | Land leased | Private <u>4/</u> | Federal <u>1/</u> | State and County <u>1/</u> |
| State total | 342,889 | 104,677 | 37,413 | 174,769 | 19,427 | 6,603 |
| City & Co. of Honolulu | 254,985 | 72,078 | 35,634 | 122,974 | 19,286 | 5,013 |
| County of Hawaii | 36,180 | 15,845 | 1,023 | 18,283 | 49 | 980 |
| County of Kauai | 16,314 | 5,804 | 125 | 10,066 | 65 | 254 |
| County of Maui | 35,410 | 10,950 | 631 | 23,446 | 27 | 356 |

1/ As of April 1.

2/ As indicated by the number of taxpayers claiming home exemptions, as of January 1.

3/ Data for both Federal and State agencies include housing units leased by these agencies from private owners. All data are as of April 1.

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

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1981 (Statistical Report 148, July 15, 1981), table 2.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970

| Subject | 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 | - | - |

Continued on next page.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970 - Con.

| 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 |

Continued on next page.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970 - Con.

| 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 |

Continued on next page.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970 - Con.

| 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 |

Continued on next page.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970 - Con.

| 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) |

Continued on next page.

Table 479.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU: 1976
AND 1970 - Con.

| 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 480.-- 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 |
| Median | 23,600 | 14,900 |
| Renter occupied | 104,300 | 90,600 |
| Median | 11,000 | 8,000 |
| 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 | |
| \$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 | 38,500 |
| Median | 75,000+ | |
| 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 |

Continued on next page.

Table 480.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY,
FOR OAHU: 1976 AND 1970 -- Con.

| Subject | 1976 | 1970 |
|---|---------|----------|
| SELECTED MONTHLY HOUSING COSTS <u>3/</u> -- Con. | | |
| \$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 |
| 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 | |

Continued on next page.

Table 480.-- FINANCIAL CHARACTERISTICS OF THE HOUSING INVENTORY,
FOR OAHU: 1976 AND 1970 -- Con.

| Subject | 1976 | 1970 |
|---|---------|----------|
| GROSS RENT -- Con. | | |
| \$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 |

Footnotes and source on next page.

Table 480.-- 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/non-subsidized 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 481.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENTS, FOR OAHU: 1975 TO 1980

[For earlier years, see source.]

| Year | Single-family developments | | | | Multifamily developments <u>1/</u> | | |
|---------|----------------------------|-------|------------|-------------------------|------------------------------------|------------|-------------------------|
| | Average area (square feet) | | Units sold | Average price (dollars) | Average living area (sq. ft.) | Units sold | Average price (dollars) |
| | House | Lot | | | | | |
| 1975 .. | 1,341 | 6,281 | 671 | 79,046 | 1,092 | 1,227 | 53,904 |
| 1976 .. | 1,259 | 6,151 | 658 | 77,895 | 1,181 | 917 | 56,275 |
| 1977 .. | 1,261 | 6,167 | 1,164 | 79,266 | 1,125 | 553 | 56,543 |
| 1978 .. | 1,442 | 5,932 | 1,566 | 102,479 | 1,133 | 438 | 68,149 |
| 1979 .. | 1,493 | 4,753 | 1,696 | 114,731 | 1,153 | 346 | 87,480 |
| 1980 .. | 1,291 | 4,631 | 813 | 131,693 | 1,190 | 740 | 93,428 |

1/ Four stories or under.

Source: Bank of Hawaii, Construction in Hawaii, 1981 (June 1981), pp. 9-10.

Table 482.-- HAWAII HOUSING AUTHORITY OPERATIONS:
1970 TO 1980

| 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 |
| 1980 | 5,466 | 5,459 | 17,522 | 327,960 4/ |

| 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 |
| 1980 5/ ... | 8,633 | 598 | 163.91 | 125.70 |

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.

4/ Replacement cost estimate at \$60,000/unit.

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

Source: Hawaii Housing Authority, records.

Table 483.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1981

[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 | - | - | - |

Continued on next page.

Table 483.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1981 -- Con.

| 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 |
| MARCH 1981 | | | | | | |
| All deliveries | 238,425 | 3,306 | 1.4 | 4,329 | 1,929 | 2,400 |
| Single-family residences | 122,184 | 577 | 0.5 | 1,042 | 305 | 737 |
| Apartments | 116,201 | 2,729 | 2.4 | 3,287 | 1,624 | 1,663 |
| Mobile homes and live-aboard boats | 40 | - | 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 484.-- OCCUPANCY OF HOUSING UNITS, BY COUNTIES: 1970 AND 1980

[As of April 1.]

| County | All housing units | | Occupied by residents | | Occ. by non-residents or vacant | |
|----------------|-------------------|---------|-----------------------|---------|---------------------------------|--------|
| | 1970 | 1980 | 1970 | 1980 | 1970 | 1980 |
| State total .. | 216,538 | 334,235 | 203,088 | 294,051 | 13,450 | 40,184 |
| Hawaii | 18,972 | 34,215 | 17,260 | 29,237 | 1,712 | 4,978 |
| Honolulu | 174,623 | 252,038 | 164,763 | 230,213 | 9,860 | 21,825 |
| Kalawao | - | 121 | - | 71 | - | 50 |
| Kauai | 9,021 | 14,828 | 8,282 | 12,020 | 739 | 2,808 |
| Maui | 13,922 | 33,033 | 12,783 | 22,510 | 1,139 | 10,523 |

Source: 1980 Census of Population and Housing, PHC80-V-13 (March 1981), table 1, as corrected August 20, 1981; 1980 Census of Population, PC80-S1-2 (May 1981), p. 8; U.S. Census of Population: 1970, PC(1)-B13 (May 1971), table 16.

Table 485.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: QUARTERLY, 1970 TO 1981

[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 | 4.3 | 3.8 | 2.8 | 5.4 | 5.5 | 5.6 |
| 1981 .. | 3.0 | 5.4 | | | 5.7 | 5.7 | | |

1/ Based on quarterly samples of 592 to 1,731 units before 1978 and 745 to 1,081 units in 1978-1981.

2/ Based on quarterly samples of 274 to 1,055 units before 1978 and 505 to 1,027 units in 1978-1981. 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 486.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1980

[Based on place of residence one year prior to survey date.]

| Island and military status of household head <u>1/</u> | All household heads | Non-movers | Movers | | Mobility not reported |
|--|---------------------|------------|--------|-------------------|-----------------------|
| | | | Number | Percent <u>2/</u> | |
| State total | 287,009 | 243,663 | 40,654 | 14.3 | 2,692 |
| Military | 27,836 | 16,565 | 11,187 | 40.3 | 84 |
| Civilian | 258,833 | 227,098 | 29,370 | 11.5 | 2,365 |
| Status not reported | 340 | - | 96 | 100.0 | 243 |
| Oahu | 223,674 | 189,134 | 32,576 | 14.7 | 1,964 |
| Military | 27,785 | 16,565 | 11,136 | 40.2 | 84 |
| Civilian | 195,600 | 172,569 | 21,343 | 11.0 | 1,688 |
| Status not reported | 289 | - | 96 | 100.0 | 193 |
| Other islands | 63,334 | 54,529 | 8,077 | 12.9 | 728 |
| Hawaii | 29,382 | 25,488 | 3,410 | 11.8 | 484 |
| Kauai | 11,440 | 10,449 | 955 | 8.4 | 36 |
| Maui, Molokai, and Lanai | 22,512 | 18,592 | 3,712 | 16.6 | 208 |

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

2/ Based on number reporting.

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

Table 487.-- 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 488.-- 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 489.-- AVERAGE SALES PRICES OF SINGLE-FAMILY HOUSES: 1961 TO 1976

[In dollars. Data limited to single-family nonfarm houses included in measurable sales during six-month periods in each surveyed year.]

| Year | New houses | Previously occupied houses |
|----------------------|------------|----------------------------|
| 1961 | 24,096 | 24,662 |
| 1966 | 29,485 | 29,530 |
| 1971 | 43,503 | 48,660 |
| 1976 <u>1/</u> | 61,928 | 78,409 |

1/ The Hawaii average exceeded the U.S. average by 38.3 percent for new houses (where Hawaii ranked second among the 50 States and D.C.) and 126.6 percent for used houses (where Hawaii ranked first).

Source: U.S. Bureau of the Census, 1977 Census of Governments, Vol. 2, Taxable Property Values and Assessment/Sales Price Ratios, GC77(2), November 1978, table 11, p. 87, and earlier Census of Government findings cited in the Honolulu Department of Housing and Community Development, Housing and Community Development Research, No. 35, July 1975, p. 27.

Table 490.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,
FOR OAHU: 1957 TO 1980-1981

[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 1/ . | 9,926 | 5,714 | 57.6 | 82,076 |
| 1979-1980 1/ . | 13,506 | 8,009 | 59.3 | 103,698 |
| 1980-1981 1/ . | 14,090 | 5,553 | 39.4 | 124,897 |

1/ Year ended February 28 or 29.

Source: Honolulu Board of Realtors, records.

Table 491.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES
OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU:
1972 TO 1980-1981

| 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 1/ ... | 3,522 | 6,404 | 2,139 | 3,575 |
| 1979-1980 1/ ... | 4,105 | 9,401 | 2,253 | 5,756 |
| 1980-1981 1/ ... | 4,352 | 9,738 | 1,820 | 3,733 |
| 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 1/ ... | 60.7 | 55.8 | 114,264 | 67,783 |
| 1979-1980 1/ ... | 54.9 | 61.2 | 151,775 | 84,880 |
| 1980-1981 1/ ... | 41.8 | 38.3 | 169,107 | 103,342 |

1/ Year ended February 28 or 29.

Source: Honolulu Board of Realtors, records.

Table 492.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1980-1981

[Year ended February 28, 1981.]

| Type of property | Number of units listed | Units sold | | Selling price of units sold | |
|---------------------------|------------------------|------------|---------|-----------------------------|--------------------|
| | | Number | Percent | Total (\$1,000) | Per unit (dollars) |
| All categories | 14,090 | 5,553 | 39.4 | 693,552 | 124,897 |
| Single-family residential | 4,352 | 1,820 | 41.8 | 307,775 | 169,107 |
| 1 and 2 bedrooms | 308 | 130 | 42.2 | 21,080 | 162,157 |
| 3 bedrooms | 2,373 | 1,073 | 45.2 | 162,751 | 151,678 |
| 4 or more bedrooms | 1,671 | 617 | 36.9 | 123,944 | 200,882 |
| Condominiums | 9,738 | 3,733 | 38.3 | 385,777 | 103,342 |
| 1 and 2 bedrooms | 7,742 | 2,825 | 36.5 | 278,409 | 98,552 |
| 3 bedrooms | 1,742 | 786 | 45.1 | 92,475 | 117,653 |
| 4 or more bedrooms | 254 | 122 | 48.0 | 14,893 | 122,076 |

Source: Honolulu Board of Realtors, records.

Table 493.-- OFFICE BUILDING OCCUPANCY, FOR HONOLULU:
QUARTERLY, 1980 AND 1981

[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 |
| Third <u>1/</u> ... | ... | ... | ... | ... |
| Fourth | 28 | 4,256,085 | 4,196,840 | 98.6 |
| 1981: First | 33 | 4,212,745 | 4,157,592 | 98.7 |

1/ No survey taken.

Source: Building Owners and Managers Association Hawaii, Newsletter for May and August 1980 and April 1981.

Table 494.-- AVERAGE BASE RENT AND VACANCY RATE, FOR
HONOLULU OFFICE BUILDINGS: 1979 TO 1981

[As of June.]

| Year | Average base rent (dollars per sq. ft. per year) | | Vacancy rate (percent) |
|------------|--|---------------|------------------------|
| | New buildings | Old buildings | |
| 1979 | 10.80 | 9.00 | 2.0 |
| 1980 | 12.00 | 10.00 | 1.5 |
| 1981 | 17.40 | 13.20 | 0.4 |

Source: Howard Ecker and Co., Chicago, "Office Building Boom Intensifies in Honolulu and Other Cities Amidst Early Signs of Weakening Market," release dated May 26, 1981, reporting results of 10th semi-annual Ecker Survey.

Table 495.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1971 TO 1981

| Year ended June 30 | Number of deeds filed and recorded | Approximate value of land conveyed (dollars) <u>1/</u> |
|-----------------------|---------------------------------------|---|
| 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 |
| 1981 | 23,213 | 3,960,013,179 |

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 496.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:
1978 TO 1980

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

| County | 1978 <u>1/</u> | 1979 | 1980 |
|-------------------|----------------|---------------|---------------|
| State total | 3,050,870,755 | 2,922,813,108 | 3,857,161,012 |
| Honolulu | 2,017,774,081 | 2,015,789,173 | 2,518,584,243 |
| Maui | 581,484,897 | 339,399,214 | 549,819,017 |
| Hawaii | 288,886,508 | 375,149,523 | 487,446,102 |
| Kauai | 162,725,269 | 192,475,198 | 301,311,650 |

1/ For earlier years, see the Honolulu Department of Housing and Community Development, Housing and Community Development Research, No. 39, July 1979, p. 26.

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

Table 497.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:
1975 TO 1980

[For data for earlier years, 1961-1974, see the source.]

| Year | Mortgages recorded | | | Fore- clo- sures <u>1/</u> (\$1,000) | Mortgage assign- ments (\$1,000) | Agree- ments of sale (\$1,000) |
|----------|--------------------|-----------------------------|-------------------------------|---|---|---|
| | Number | Total value (\$1,000) | Average value (dollars) | | | |
| 1975 ... | 22,031 | 1,548,130 | 70,270 | 6,854 | 5,366 | (NA) |
| 1976 ... | 24,799 | 1,674,255 | 67,513 | 676 | 4,091 | 357,147 |
| 1977 ... | 27,799 | 2,166,606 | 77,938 | 8,470 | 2,696 | 411,525 |
| 1978 ... | 31,070 | 2,504,979 | 80,624 | 8,392 | 3,074 | 611,732 |
| 1979 ... | 38,309 | 3,201,376 | 83,567 | 335 | 3,918 | 1,133,166 |
| 1980 ... | 27,551 | 3,034,349 | 110,135 | 767 | 6,246 | 1,140,453 |

1/ Commercial and residential projects.

Source: Data from Title Guaranty of Hawaii and State Bureau of Conveyances, cited in the Bank of Hawaii, Construction in Hawaii, 1981 (June 1981), p. 30.

Table 498.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE
OF LENDING INSTITUTION: 1970 TO 1980

[In thousands of dollars. As of December 31.]

| Year | All institutions | Banks | Savings, building and loan associations | Trust companies <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 | 6,323,194 | 1,399,782 | 3,256,232 | 466 | 406,753 | 1,259,961 |
| 1980 | (NA) | 1,493,470 | 3,708,523 | 766 | 502,964 | (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 499.-- CHARACTERISTICS OF HOMES INSURED UNDER FHA
SECTIONS 203 AND 245: 1979 AND 1980

| Subject | Proposed homes | | Existing homes | |
|--|----------------|-----------------------|----------------|-----------------------|
| | Sec. 203 | Sec. 245 <u>1/</u> | Sec. 203 | Sec. 245 <u>1/</u> |
| 1979 | | | | |
| Volume of FHA-insured mortgages: | | | | |
| Number | 37 | 66 | 286 | 150 |
| Amount (\$1,000) | 2,431 | 4,621 | 18,229 | 11,421 |
| Average: | | | | |
| Sample size | 16 | 22 | 111 | 66 |
| Property value | (S) | (S) | \$78,447 | \$82,152 |
| Market price of site | (S) | (S) | \$35,115 | \$37,098 |
| Percent of value | (S) | (S) | 43.7 | 44.6 |
| Improved living area <u>2/</u> (square feet) . | (S) | (S) | 1,176 | 1,177 |
| Age of structure <u>3/</u> (years) | ... | ... | 7.7 | 7.5 |
| Price of site per square foot | (S) | (S) | \$5.20 | \$5.26 |
| Lot size (square feet) | (S) | (S) | 7,530 | 8,146 |
| Mortgagor's total annual income <u>3/</u> | (S) | (S) | \$27,825 | \$22,866 |
| Monthly cost of heating and utilities . | (S) | (S) | \$49.17 | \$48.30 |
| Sale price per square foot <u>2/</u> | (S) | (S) | \$63.65 | \$67.76 |
| 1980 | | | | |
| Volume of FHA-insured mortgages: | | | | |
| Number | 117 | 225 | 285 | 211 |
| Amount (\$1,000) | 8,815 | 17,518 | 19,771 | 16,821 |
| Average: | | | | |
| Sample size | 13 | 32 | 124 | 120 |
| Property value | (S) | \$91,029 | \$100,303 | \$95,679 |
| Market price of site | (S) | \$41,671 | \$49,141 | \$43,804 |
| Percent of value | (S) | 44.4 | 46.3 | 44.7 |
| Improved living area <u>2/</u> (square feet) . | (S) | 1,117 | 1,145 | 1,123 |
| Age of structure <u>3/</u> (years) | ... | ... | 12.7 | 8.0 |
| Price of site per square foot | (S) | \$6.99 | \$6.67 | \$6.52 |
| Lot size (square feet) | (S) | 8,247 | 8,900 | 7,795 |
| Mortgagor's total annual income <u>3/</u> | (S) | \$24,666 | \$32,181 | \$26,333 |
| Monthly cost of heating and utilities . | (S) | \$51.80 | \$60.25 | \$58.73 |
| Sale price per square foot <u>2/</u> | (S) | \$70.97 | \$67.43 | \$75.83 |
| Construction cost per square foot | (S) | \$47.04 | ... | ... |

(S) Sample too small for reliable estimate.

1/ Graduated payment mortgage program.

2/ Data based on 1-story structures.

3/ Median rather than arithmetic mean.

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) and FHA Homes. Data for States and Selected Areas on Characteristics of FHA Operations under Section 245, Graduated Payment Mortgage Program (annual).

Table 500.-- CHANGES IN THE NUMBER OF ELEVATORS: 1977 TO 1980

| Year | Added | Removed | In operation, December 31 |
|------------|-------|---------|------------------------------|
| 1977 | 119 | 6 | 2,881 |
| 1978 | 121 | 7 | 2,995 |
| 1979 | 183 | 14 | 3,164 |
| 1980 | 204 | 7 | 3,361 |

Source follows next table.

Table 501.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
1970 TO 1980

[As of December 31.]

| Facility | State totals | | | Geographic area: 1980 | |
|-------------------------------------|--------------|-------|-------|--------------------------|------|
| | 1970 | 1979 | 1980 | Hawaii County | |
| | | | | Hilo | Kona |
| Total <u>1/</u> | 1,649 | 3,164 | 3,361 | 106 | 70 |
| Elevators | 1,357 | 2,689 | 2,846 | 81 | 67 |
| Under 9 stories | 762 | 1,454 | 1,554 | 72 | 67 |
| Hydro | 190 | 476 | 522 | 26 | 21 |
| Roped | 572 | 978 | 1,032 | 46 | 46 |
| 9 to 18 stories | 423 | 770 | 800 | 9 | - |
| 19 to 28 stories | 125 | 284 | 299 | - | - |
| 29 to 38 stories | 47 | 139 | 148 | - | - |
| 38 stories or more | - | 42 | 45 | - | - |
| Escalators and moving walks | 94 | 211 | 228 | 6 | - |
| Inclined lifts | 4 | 9 | 9 | 3 | 1 |
| Man lifts | 14 | 10 | 10 | - | - |
| Dumbwaiters | 158 | 243 | 253 | 16 | 2 |
| Other facilities | 2 | 2 | 4 | - | - |
| Workmen's hoists <u>1/</u> | 20 | 7 | 11 | - | - |
| Buildings with facilities <u>1/</u> | (NA) | 1,485 | 1,566 | 64 | 35 |

Continued on next page.

Table 501.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: 1970 TO 1980
 -- Con.

| Facility | Geographic area: 1980 -- Con. | | | | |
|---|-------------------------------|-------|---------|-------|--------------|
| | Maui County | | | Oahu | Kauai County |
| | Maui | Lanai | Molokai | | |
| Total <u>1/</u> | 270 | 1 | 1 | 2,848 | 65 |
| Elevators | 245 | 1 | - | 2,394 | 58 |
| Under 9 stories | 197 | 1 | - | 1,167 | 50 |
| Hydro | 85 | 1 | - | 366 | 23 |
| Roped | 112 | - | - | 801 | 27 |
| 9 to 18 stories | 43 | - | - | 740 | 8 |
| 19 to 28 stories | 5 | - | - | 294 | - |
| 29 to 38 stories | - | - | - | 148 | - |
| 38 stories or more | - | - | - | 45 | - |
| Escalators and moving walks | 1 | - | - | 221 | - |
| Inclined lifts | 2 | - | - | 2 | 1 |
| Man lifts | - | - | - | 10 | - |
| Dumbwaiters | 18 | - | 1 | 210 | 6 |
| Other facilities | 2 | - | - | 2 | - |
| Workmen's hoists <u>1/</u> | 2 | - | - | 9 | - |
| Buildings with facilities <u>1/</u> ... | 123 | 1 | 1 | 1,313 | 29 |

1/ Workmen's hoists not included in totals.

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

Table 502.-- TALLEST STRUCTURES ON OAHU: JANUARY 1981

| Category and name or structure | Address | Year built | Height ^{1/} | |
|-------------------------------------|--------------------------------------|---------------|----------------------|-------|
| | | | Stories | Feet |
| Apartment houses: | | | | |
| 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 |
| Hotels: | | | | |
| Ala Moana Hotel ^{2/} | 410 Atkinson Drive ... | 1970 | 38 | 396 |
| 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 |
| Office buildings: | | | | |
| 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 |
| Towers: | | | | |
| VLF Antenna ^{3/} | Lualualei | 1972 | ... | 1,503 |
| KGMB-TV | 1534 Kapiolani Blvd. . | c. 1966 | ... | 436 |
| Dole water tower | Iwilei | 1927 | ... | 199 |
| Other structures: | | | | |
| Tripler Army Hospital | Moanalua | 1948 | 14 | 189 |
| Central Union Church | 1660 So. Beretania St. | 1924 | ... | 160 |

^{1/} For structures authorized since adoption of 350-foot height limit in 1969, data may exclude the elevator machine room.

^{2/} Measured to the top of the elevator machine room.

^{3/} 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.

Table 503.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:
JANUARY 1981

| Kind of structure, island, and name | Address | Year completed | Height | |
|--|----------------|-------------------|---------|------|
| | | | Stories | Feet |
| APARTMENT HOUSE | | | | |
| Hawaii: Bayshore Towers | Hilo | 1970 | 15 | 135 |
| Kauai: Kapaa Shores | Kapaa | 1974 | 4 | 48 |
| Poipu Shores | Koloa | 1975 | 4 | 48 |
| Maui: Mana Kai Apartment | Kihei | 1973 | 8 | 92 |
| HOTEL | | | | |
| Hawaii: Naniiloa Surf | Hilo | 1966 | 12 | 131 |
| Kauai: Kauai Surf Hotel | Lihue | 1974 | 10 | 107 |
| Sheraton Kauai Hotel | Koloa | (UC) | 4 | 48 |
| Maui: Royal Lahaina Hotel | Kaanapali | 1970 | 12 | 132 |
| The Whaler Hotel | Kaanapali | 1975 | 12 | 110 |
| Hyatt Regency Hotel | Kaanapali | 1980 | 9 | 110 |
| OFFICE BUILDING | | | | |
| Hawaii: Hawaiian Telephone | Hilo | 1970 | 4 | 62 |
| Kauai: State Building | Lihue | 1968 | 4 | 45 |
| Maui: Kalana O Maui (County Bldg.) .. | Wailuku | 1972 | 9 | 140 |
| Wailuku Sugar Co. | Wailuku | 1906 | 5 | 100 |

Continued on next page.

Table 503.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:
 JANUARY 1981 -- Con.

| Kind of structure, island, and name | Address | Year completed | Height | |
|--|----------------|-------------------|---------|------|
| | | | Stories | Feet |
| TOWER | | | | |
| Hawaii: Coast Guard Loran Station | Upolu Point .. | 1958 | ... | 625 |
| Kauai: Communication Engineers Tower . | Mana | 1964 | ... | 400 |
| Maui: KMVI Radio Tower | Wailuku | 1947 | ... | 455 |
| KNUI Radio Tower | Kihei | 1969 | ... | 280 |
| Molokai: KAIM Radio Tower | Kalua Koi | 1981 | ... | 410 |
| OTHER STRUCTURES | | | | |
| Hawaii: Puna Sugar Power Plant | Keaau | 1971 | 6 | (NA) |
| Kauai: Wilcox Memorial Hospital | Lihue | 1974 | 4 | 40 |
| McBryde Sugar Co. | Koloa | 1974 | 3 | 40 |
| Maui: Pioneer Mill Co. smoke stack .. | Lahaina | 1928 | ... | 220 |
| HC&S Co. smoke stack | Puunene | 1900 | ... | 107 |

NA Not available.

UC Under construction.

Source: Hawaii County Department of Research and Development,
 February 2, 1981; Kauai County Department of Public Works, April 2, 1981;
 Maui County Department of Public Works, April 27, 1981.