

## 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 and office buildings, sales, and residential financing.

There were 16,816 building permits issued in 1982, with an estimated value of \$704 million. The total included \$328 million for private residential construction and \$325 million for private nonresidential structures. The value of government construction contracts awarded was \$393 million. Construction put in place, as indicated by the contracting tax base, totaled \$696 million in 1972 and \$1.3 billion in 1982. The value of land transfers in fiscal 1983 was \$3.0 billion. Mortgage loans outstanding at the end of 1981 amounted to \$7.5 billion. The July 1983 construction cost index for Honolulu (1967=100) was 333.4 for single-family residences and 351.6 for high-rise buildings.

The number of housing units in the State increased from 251,000 in 1973 to 353,000 in 1983. Owner occupied units numbered 106,000 in 1973 and 144,000 in 1983; the latter total included 36,000 on leased land. Condominium units, first authorized in 1961, numbered 98,000 at the end of 1982. Military and public housing accounted for 26,000 units as of 1983. Housing was in short supply throughout most of the past decade: on Oahu, the vacancy rate in March 1983, according to the Federal Home Loan Bank of Seattle, was only 1.3 percent. The average selling price of single family homes on Oahu during 1982, based on Multiple Listing Service data, was \$184,000; for condominium units it was \$107,000. The median contract monthly rent for the State rose from \$120 in 1970 to \$271 in 1980, and the median value of owner occupied single-family units increased from \$35,100 to \$118,100.

The principal sources for these data are the 1970 and 1980 U.S. Censuses of Housing, postal vacancy surveys issued by the Federal Home Loan Bank of Seattle, various series compiled by State and County agencies (primarily the Hawaii Housing Authority, Hawaii State Department of Planning and Economic Development, Department of Commerce and Consumer Affairs, 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: 1982-83.

Table 523.-- NUMBER AND VALUE OF BUILDING PERMITS,  
BY COUNTIES: 1972 TO 1982

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
<b>NUMBER ISSUED</b>					
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
1981 .....	21,395	15,141	3,427	1,276	1,551
1982 .....	16,816	11,743	2,581	1,056	1,436
<b>ESTIMATED VALUE (\$1,000)</b>					
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
1981 .....	898,428	550,254	136,617	67,844	143,713
1982 .....	703,794	493,139	75,715	44,236	90,704

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 524.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,  
BY COUNTIES: 1972 TO 1982

[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					
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 .....	736,624	338,259	108,360	74,795	215,209
1981 1/ .....	460,026	226,148	73,708	41,368	118,802
1982 .....	327,577	202,722	61,056	28,027	35,771
NONRESIDENTIAL					
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
1981 1/ .....	345,751	228,049	62,747	25,943	29,011
1982 .....	325,495	240,200	14,153	16,209	54,933

1/ Revised from Data Book 1982, table 473.

Source: First Hawaiian Bank, Hawaii's Economic Indicators. Sources, Definitions, and Trends (March 1980), pp. 28-30 and 35-37, and Hawaii in 1982 (March-April 1983), and records.

Table 525.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY:  
1972 TO 1982

[In thousands of dollars. By date of publication.]

Calendar year	Total	Federal agencies	State agencies	City and County of Honolulu	Other counties
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	221,018	45,946	16,048
1980 ...	230,619	66,510	119,994	25,632	18,483
1981 ...	427,534	176,136	180,542	59,056	11,799
1982 ...	392,767	139,588	181,989	32,520	38,670

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 526.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY LOCATION OF CONSTRUCTION: 1972 TO 1982

[In thousands of dollars. By date of publication.]

Calendar year	Total	City and County of Honolulu	County of Hawaii	County of Kauai	County of Maui
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
1981 ...	427,534	349,034	48,202	17,520	12,778
1982 ...	392,767	298,638	23,009	25,431	45,688

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 527.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1970 TO 1982

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<b>New 1-family dwellings:</b>						
1970 .....	5,399	3,809	1,590	796	320	474
1971 .....	5,802	3,771	2,031	1,014	348	669
1972 .....	5,852	3,353	2,499	1,152	515	832
1973 .....	5,420	3,008	2,412	1,143	424	845
1974 .....	3,455	1,626	1,829	839	401	589
1975 .....	3,042	1,078	1,964	826	343	795
1976 .....	3,386	1,326	2,060	821	366	873
1977 .....	4,790	2,210	2,580	1,070	429	1,081
1978 .....	5,006	2,075	2,931	1,382	555	994
1979 .....	5,997	3,046	2,951	1,429	512	1,010
1980 .....	4,072	1,650	2,422	1,192	427	803
1981 .....	2,551	768	1,783	1,032	353	398
1982 .....	2,451	891	1,560	800	230	530
<b>New duplex units:</b>						
1970 .....	228	212	16	6	6	4
1971 .....	100	70	30	28	-	2
1972 .....	124	112	12	4	6	2
1973 .....	326	312	14	6	4	4
1974 .....	484	464	20	4	14	2
1975 .....	242	112	130	12	16	102
1976 .....	110	56	54	-	46	8
1977 .....	100	84	16	4	2	10
1978 .....	278	260	18	-	12	6
1979 .....	208	134	74	16	44	14
1980 .....	84	46	38	12	24	2
1981 .....	164	42	122	18	38	66
1982 .....	32	-	-	-	-	-

Continued on next page.

Table 527.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1970 TO 1982 -- Con.

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<b>New apartments:</b>						
1970 .....	5,122	3,957	1,165	389	67	709
1971 .....	5,623	4,017	1,606	830	29	747
1972 .....	9,023	6,952	2,071	850	365	856
1973 .....	11,864	9,745	2,119	493	339	1,287
1974 .....	15,203	11,070	4,133	990	501	2,642
1975 .....	7,031	4,240	2,791	499	186	2,106
1976 .....	3,492	3,142	350	129	-	221
1977 .....	3,129	2,389	740	129	83	528
1978 .....	4,327	2,111	2,216	282	610	1,324
1979 .....	4,800	1,854	2,946	737	1,125	1,084
1980 .....	5,163	1,854	3,309	727	769	1,813
1981 .....	3,135	1,873	1,262	267	60	935
1982 .....	3,038	2,553	485	245	118	122
<b>Units demolished:</b>						
1970 .....	930	642	288	*100	112	*76
1971 .....	857	596	261	80	87	94
1972 .....	956	669	287	70	82	135
1973 .....	1,156	874	282	102	60	120
1974 .....	983	703	280	162	73	45
1975 .....	913	632	281	135	11	135
1976 .....	857	613	244	92	6	146
1977 .....	906	696	210	96	15	99
1978 .....	696	558	138	81	5	52
1979 .....	611	460	151	60	15	76
1980 .....	766	665	101	63	6	32
1981 .....	686	521	165	21	70	74
1982 <u>1/</u> .....	589	443	146	34	*22	90

\* Estimated by DPED.

1/ Data exclude housing units destroyed by Hurricane Iwa on November 23-24, 1982 (127 in the City and County of Honolulu and 543 in the County of Kauai).

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

Table 528.-- ESTIMATED VALUE PER UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1977 TO 1982

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

Year issued	Single-family	Two-family	Multi-family	Hotel <u>1/</u>
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> )
1980 .....	52,755	72,768	65,660	54,301
1981 .....	72,044	69,071	70,710	( <u>2/</u> )
1982 .....	59,719	85,511	44,727	( <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).

Table 529.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII: 1979 TO 1982

Calendar year	Projects	Units	
		Residential	Business or commercial
1979 .....	150	11,805	82
1980 .....	156	9,953	594
1981 .....	98	3,172	1,213
1982 .....	48	1,500	472

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



Table 530.-- NUMBER OF CONDOMINIUM UNITS BUILT AND STANDING: 1972 TO 1982

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	
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
1981 .....	9,704	67	2,745	4,825	2,067	90,136
1982 .....	7,795	201	1,298	3,544	2,752	97,931

Source: Bank of Hawaii, Construction in Hawaii, 1983 (1983), p. 7.

Table 531.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS  
TO CONDOMINIUM UNITS: 1963 TO 1982

Calendar year	Projects	Housing units
1963-69 .....	20	768
1970-74 1/ .....	33	1,680
1975-79 T/ .....	83	4,041
1980 .....	71	3,397
1981 .....	27	661
1982 .....	12	227
Total, 1963-82 .....	246	10,774

1/ For annual data, see the Data Book 1981, table 471.

Source: 1963-1980 compiled by Real Estate Research Center, College of Business Administration, University of Hawaii, from the records of the Hawaii Real Estate Commission; 1981 and 1982 from Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, records.

Table 532.-- HONOLULU CONSTRUCTION COST INDEXES: 1973 TO 1983  
 [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>
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 .....	291.2	254.2	337.9	308.2	274.6	337.4
1982 .....	304.7	250.6	372.9	330.3	281.4	372.7
1983: July <u>2/</u>	333.4	283.1	396.8	351.6	297.5	398.6

1/ Wages and benefits.

2/ Preliminary.

Source: First Hawaiian Bank, Research Department, records.

Table 533.-- 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
Subdividers and developers, n.e.c. ....	6552	135	145	62	172
Industry	SIC code	All employees <u>1/</u>		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
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 534.-- GENERAL EXCISE TAX BASE FOR CONTRACTING AND RENTALS: 1972 TO 1982

[In thousands of dollars. Data are on a cash basis accounting and may be distorted by cutoffs, out-of-period adjustments (assessments and error corrections), taxpayer reporting in wrong categories, and computer problems.]

Year reported <u>1/</u>	Contracting	Rentals		
		Total	Hotel rentals	All other rentals <u>2/</u>
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
1981 .....	1,613,764	2,040,505	770,705	1,269,800
1982 .....	1,294,871	2,265,287	844,926	1,420,361

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 535.-- TENURE AND CONTROL OF HOUSING UNITS: 1970 TO 1983

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 ...	342,873	104,677	37,413	174,753	19,427	6,603
1982 ...	348,980	106,147	37,372	179,579	19,392	6,490
1983 ...	353,393	108,761	35,586	183,228	19,304	6,514

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 1977-1983 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, 1970-1983 (Statistical Report 162, August 15, 1983), table 3.

Table 536.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,  
1970 TO 1983

[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 ..	342,873	254,969	87,904	36,180	16,314	35,410
1982 ..	348,980	256,967	92,013	37,738	17,081	37,194
1983 ..	353,393	259,574	93,819	38,702	16,916	38,201

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1983 (Statistical Report 162, August 15, 1983), table 4.

Table 537.-- TENURE AND CONTROL OF HOUSING UNITS, BY COUNTIES: 1983

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 .....	353,393	108,761	35,586	183,228	19,304	6,514
City and County of Honolulu .....	259,574	74,412	33,732	127,360	19,156	4,914
County of Hawaii .....	38,702	16,852	1,038	19,815	56	941
County of Kauai .....	16,916	6,112	137	10,270	64	333
County of Maui .....	38,201	11,385	679	25,783	28	326

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, 1970-1983 (Statistical Report 162, August 15, 1983), table 2.



Table 538.-- DETAILED HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total <sup>1/</sup>	City and County of Honolulu	Other counties		
			Hawaii	Kauai	Maui
Year-round housing units					
Percent with--					
Structure built 1970 to March 1980	38.9	35.2	47.2	42.6	56.6
Structure built 1939 or earlier ...	10.5	8.4	20.2	17.6	13.3
1 unit in structure .....	51.7	47.1	75.4	73.3	52.3
5 or more units in structure .....	38.1	41.5	18.3	18.9	41.3
Public sewer .....	81.5	92.7	30.5	30.0	71.7
Central heating system .....	8.0	9.7	3.2	1.6	2.9
Air conditioning .....	18.1	21.1	5.1	4.0	15.6
1 or more complete bathrooms .....	97.1	98.1	91.8	95.6	96.0
3 or more bedrooms .....	46.9	45.8	57.5	54.5	40.5
In structures with 4 or more stories .....	18.5	21.9	3.1	1.3	15.9
Percent with pass. elevator ....	91.5	91.6	65.9	79.6	96.5
Occupied housing units					
Percent with--					
Householder moved into unit 1979 to March 1980 .....	26.8	27.4	26.3	21.4	24.0
1 or more vehicles available .....	89.6	88.9	91.6	93.4	92.8
Median selected monthly owner costs (dollars): <sup>2/</sup>					
With a mortgage .....	463	494	371	411	383
Not mortgaged .....	110	119	92	106	99
Median gross rent (dollars) <sup>3/</sup> .....	311	315	266	238	361

<sup>1/</sup> Includes Kalawao County, not shown separately.

<sup>2/</sup> For specified owner occupied units.

<sup>3/</sup> For specified renter occupied units.

Source: U.S. Bureau of the Census, 1980 Census of Housing, Detailed Housing Characteristics, Hawaii; HC80-1-B13 (May 1983), tables 54, 60, and 93.

Table 539.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total <u>1/</u>	City and County of Honolulu	Other counties		
			Hawaii	Kauai	Maui
Persons in occupied units .....	925,092	725,865	90,436	38,679	70,008
Per occupied unit .....	3.15	3.15	3.09	3.22	3.11
Total housing units .....	334,235	252,038	34,215	14,828	33,033
Year-round housing units:					
Number .....	332,213	250,866	33,954	14,544	32,728
Median rooms .....	4.4	4.3	4.7	4.6	3.9
One unit at address (percent) ..	59.5	56.6	76.1	81.1	54.9
Lacking complete plumbing for exclusive use (percent) .....	2.3	1.5	7.0	4.8	2.9
Occupied housing units:					
Number .....	294,052	230,214	29,237	12,020	22,510
With 1.01 or more persons per room (percent) .....	15.3	15.5	13.0	15.2	16.4
Owner-occupied units:					
Number .....	151,954	114,831	17,731	6,429	12,963
Percent of occ. units .....	51.7	49.9	60.6	53.5	57.6
Median value <u>2/</u> (\$1,000) .....	118.1	129.5	71.2	89.7	112.1
Renter-occupied units:					
Number .....	142,098	115,383	11,506	5,591	9,547
Median contract rent <u>3/</u> (dollars) .....	271	276	220	176	306
Vacant units, total <u>4/</u> .....					
For sale only .....	38,161	20,652	4,717	2,524	10,218
Homeowner vacancy rate .....	2,153	1,321	455	98	278
For rent .....	1.4	1.1	2.5	1.5	2.1
Rental vacancy rate .....	16,289	9,002	1,883	1,490	3,913
Rented or sold, awaiting occupancy .....	10.3	7.2	14.1	21.0	29.1
Held for occasional use .....	4,518	2,415	835	321	946
Other vacant .....	4,409	2,311	853	318	906
Condominium units, total .....	10,792	5,603	691	297	4,175
Owner-occupied .....	71,708	56,390	3,072	1,853	10,393
Renter-occupied .....	24,730	23,474	298	86	872
Vacant <u>4/</u> .....	22,053	19,812	726	154	1,361
	24,925	13,104	2,048	1,613	8,160

Footnotes and source on next page.

Table 539.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980 -- Con.

1/ Includes Kalawao County (121 housing units), not shown separately in this table.

2/ Estimated market value of property (house and lot), for one-family houses on less than 10 acres. The median value of owner-occupied condominium units was \$98,600.

3/ Excluding no cash rent.

4/ Units temporarily occupied, or intended for occupancy, entirely by persons who have a usual residence elsewhere are classified as vacant. Shared ownership or time-sharing condominiums are classified as "vacant, held for occasional use."

Source: U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Hawaii, HC80-1-A13 (July 1982), tables 1, 5, 7, 46 and 48.

Table 540.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENTS, FOR OAHU: 1977 TO 1982

Year	Single-family developments				Multifamily developments 1/		
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
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
1981 ..	1,389	5,698	354	157,026	1,215	278	103,310
1982 ..	1,232	5,037	308	137,267	1,198	134	114,669

1/ Four stories or under.

Source: Bank of Hawaii, Construction in Hawaii, 1983 (1983), p. 9.

Table 541.-- HAWAII HOUSING AUTHORITY OPERATIONS:  
1977 TO 1982

Year	Units owned by HHA <u>1/</u>		Population in units <u>1/</u>	Total assets <u>1/</u> (\$1,000)
	Total	Occupied		
1977 <u>3/</u> ...	5,555	5,524	18,214	80,843
1978 ..... <u>3/</u>	5,404	5,349	16,799	83,098
1979 ..... <u>3/</u>	5,461	5,391	16,819	103,787
1980 ..... <u>6/</u>	5,466	5,459	17,522	327,960 <u>4/</u>
1981 ..... <u>6/</u>	5,632	5,593	17,935	337,920 <u>4/</u>
1982 ..... <u>6/</u>	5,795	5,754	17,876	405,650 <u>5/</u>

  

Year	Operating revenues of HHA <u>2/</u> (\$1,000)		Operating revenues per unit per mo. <u>2/</u> (dollars)	Rent charged per unit per month (dollars) <u>2/</u>
	Gross	Net		
1977 <u>3/</u> ...	8,696	-767	103.36	97.05
1978 ..... <u>3/</u>	7,619	387	129.06	108.42
1979 ..... <u>3/</u>	8,488	788	131.69	121.98
1980 <u>6/</u> ...	8,633	598	163.91	125.70
1981 <u>6/</u> ...	10,635	920	193.58	141.27
1982 <u>6/</u> ...	12,142	1,854	219.29	145.34

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/ Replacement cost estimate at \$70,000/unit.

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

Source: Hawaii Housing Authority, records.

Table 542.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1983

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers. Data for 1977-1981 have been adjusted to include newly completed but vacant units, omitted from base in earlier reports.]

Year and month	Total units	Vacant units				Units under construction
		Used and new		Used	New	
		Number	Percent			
1977: April 1/ .	215,923	5,472	2.5	3,399	2,073	2,228
1978: March ....	226,103	5,178	2.3	3,312	1,866	4,820
1979: May .....	233,631	4,081	1.7	2,584	1,497	4,754
1980: March ....	238,028	5,104	2.1	3,039	2,065	3,980
1981: March ....	240,354	5,235	2.2	3,306	1,929	2,400
1982: March ....	244,077	4,130	1.7	2,665	1,465	1,087
1983: March ....	241,355	3,253	1.3	2,558	695	2,002

1/ Dated March 1977 in the original report but April 1977 thereafter. For survey data for 1955-1976, see Historical Statistics of Hawaii, p. 397.

Source: Federal Home Loan Bank of Seattle, Honolulu Housing Vacancy Survey (annual), as adjusted to 1982-1983 definitions.

Table 543.-- HOUSING VACANCY SURVEY OF OAHU: MARCH 1983

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers.]

Subject	All housing types	Single-family units	Multi-family units	Mobile homes
Total units .....	241,355	116,126	125,229	-
Vacant units .....	3,253	678	2,575	-
Used .....	2,558	396	2,162	-
New .....	695	282	413	-
Percent vacant .....	1.3	0.6	2.1	...
Units under construction ..	2,002	497	1,505	-

Source: Federal Home Loan Bank of Seattle, Honolulu, Hawaii, Housing Vacancy Survey, March, 1983.

Table 544.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: QUARTERLY, 1970 TO 1983

[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	5.0	4.5	5.7	5.7	6.4	5.4
1982 ..	3.4	2.9	4.1	3.6	4.2	5.3	3.7	7.3
1983 ..	3.3	3.7			5.9	5.4		

1/ Based on quarterly samples of 592 to 1,731 units before 1978 and 745 to 1,081 units in 1978-1983.

2/ Based on quarterly samples of 274 to 1,055 units before 1978 and 505 to 1,027 units in 1978-1983. 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 545.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,  
CHANGING RESIDENCE IN PAST YEAR: 1971 TO 1982

[Excludes persons in institutions or barracks, in Kalawao, or on Niihau.]

Year surveyed	Movers		Percent moving <u>1/</u>	
	Total	Civilians <u>2/</u>	Total	Civilians <u>2/</u>
<b>Persons 1 year old and over:</b>				
1971 .....	151,779	101,899	20.2	15.7
1972 .....	159,796	108,331	20.7	16.3
1973 .....	151,700	98,543	19.0	14.4
1974 .....	133,781	90,647	16.6	12.7
1975 .....	139,910	96,950	17.0	13.3
1976 .....	139,922	110,100	16.6	14.4
1977 .....	153,357	112,867	18.3	15.3
1978 .....	148,048	110,451	15.5	14.7
1979 .....	139,025	103,705	16.2	13.3
1980 .....	122,691	89,981	13.5	11.1
1981 .....	137,717	105,767	15.0	12.8
1982 .....	147,684	115,685	15.8	13.8
<b>Household heads:</b>				
1971 .....	36,502	24,761	21.1	16.4
1972 .....	46,924	31,795	21.4	16.7
1973 .....	44,197	28,663	19.5	14.5
1974 .....	42,602	29,399	17.9	13.8
1975 .....	46,900	32,633	18.9	14.8
1976 .....	49,456	39,738	18.8	16.5
1977 .....	53,482	40,102	19.8	16.6
1978 .....	48,875	36,968	18.9	16.0
1979 .....	45,908	34,069	17.2	14.0
1980 .....	40,654	29,370	14.3	11.5
1981 .....	48,264	36,780	16.5	14.0
1982 .....	51,817	39,870	17.2	14.7

1/ Based on number reporting place of residence one year earlier.

2/ Based on military status when surveyed. Excludes members of the armed forces and their dependents.

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



Table 546.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1981 AND 1982

[Based on place of residence one year prior to survey date. Expanded from samples of 4,848 households in 1981 and 5,370 households in 1982.]

Island and military status of household head <u>1/</u>	All household heads	Non-movers	Movers		Mobility not reported
			Number	Percent <u>2/</u>	
1981					
State total .....	294,445	244,590	48,264	16.5	1,591
Military .....	29,203	17,720	11,483	39.3	-
Civilian .....	265,128	226,870	36,780	14.0	1,478
Status not reported	114	-	-	...	114
Oahu .....	226,884	190,492	35,369	15.7	1,023
Military .....	29,169	17,720	11,449	39.3	-
Civilian .....	197,623	172,772	23,920	12.2	931
Status not reported ....	92	-	-	...	92
Other islands .....	67,561	54,099	12,893	19.2	569
Hawaii .....	32,676	24,304	8,111	25.0	261
Kauai .....	11,768	10,332	1,364	11.7	72
Maui, Molokai, and Lanai	23,117	19,463	3,418	14.9	236
1982					
State total .....	303,182	249,404	51,817	17.2	1,961
Military <u>2/</u> .....	30,507	18,151	11,946	39.7	410
Civilian <u>2/</u> .....	272,234	231,253	39,870	14.7	1,111
Status not reported	441	-	-	0.0	441
Oahu .....	234,933	193,241	40,022	17.2	1,670
Military .....	30,304	18,057	11,837	39.6	410
Civilian .....	204,189	175,184	28,186	13.8	819
Status not reported ....	441	-	-	0.0	441
Other islands .....	68,249	56,163	11,794	17.4	292
Hawaii .....	31,444	24,566	6,775	21.6	103
Kauai .....	11,872	10,675	1,143	9.7	54
Maui, Molokai, and Lanai	24,933	20,922	3,876	15.6	135

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 547.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,  
FOR OAHU: 1957 TO 1982

[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>T/</sup> .	13,506	8,009	59.3	103,698
1980-1981 <sup>T/</sup> .	14,090	5,553	39.4	124,897
1981 <sup>2/</sup> .....	13,799	3,735	27.1	144,227
1982 .....	9,872	2,981	30.2	143,146

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

<sup>2/</sup> Data cover period of March through December only.

Source: Honolulu Board of Realtors, records.

Table 548.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES  
OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU: 1972 TO  
1982

Year	Number of units listed		Number of units sold	
	Residen- tial <u>1/</u>	Condo- minium	Residen- tial <u>1/</u>	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>2/</u> ...	3,522	6,404	2,139	3,575
1979-1980 <u>2/</u> ...	4,105	9,401	2,253	5,756
1980-1981 <u>2/</u> ...	4,352	9,738	1,820	3,733
1981 .....	<u>3/</u> 4,012	<u>3/</u> 8,708	1,532	2,436
1982 .....	4,445	8,259	1,268	1,606
Year	Percent of listed units sold		Average selling price (dollars)	
	Residen- tial <u>1/</u>	Condo- minium	Residen- tial <u>1/</u>	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>2/</u> ...	60.7	55.8	114,264	67,783
1979-1980 <u>2/</u> ...	54.9	61.2	151,775	84,880
1980-1981 <u>2/</u> ...	41.8	38.3	169,107	103,342
1981 .....	<u>3/</u> 34.1	<u>3/</u> 24.9	191,597	111,056
1982 .....	28.5	19.4	184,227	107,185

1/ Single-family structures.

2/ Year ended February 28 or 29.

3/ Data cover period of March through December only.

Source: Honolulu Board of Realtors, records.

Table 549.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES OF RESIDENTIAL UNITS, BY NUMBER OF BEDROOMS, FOR OAHU: 1982

["Residential" refers to single-family structures.]

Type of property	Number of units listed	Units sold		Selling price of units sold	
		Number	Percent	Total (\$1,000)	Per unit (dollars)
All units <sup>1/</sup> .....	4,445	1,268	28.5	233,600	184,227
No bedrooms .....	8	-	-	-	-
1 or 2 bedrooms .....	329	94	28.6	17,254	183,561
3 bedrooms .....	2,419	735	30.4	116,939	159,101
4 or more bedrooms .....	1,675	437	26.1	97,757	223,699

<sup>1/</sup> Categories do not sum to totals indicated for unexplained reason.  
Source: Honolulu Board of Realtors, records.

Table 550.-- OFFICE BUILDING OCCUPANCY, FOR HONOLULU: QUARTERLY, 1980 TO 1983

[Floor area occupied as percent of total floor area of offices surveyed. Most of the office buildings surveyed are in the Honolulu central business district, but a few are at other locations in Honolulu.]

Year	1st quarter	2nd quarter	3rd quarter	4th quarter
1980 .....	96.6	97.9	...	98.6
1981 .....	98.7	...	98.8	97.5
1982 .....	...	92.4	92.2	90.2
1983 .....	...	87.5		

Source: Building Owners and Managers Association, Hawaii, Newsletter (monthly).

Table 551.-- OFFICE SPACE IN DOWNTOWN HONOLULU:  
1949 TO 1982

[As of December 31.]

Year	Buildings	Office space (square feet)
1949 .....	9	423,500
1959 .....	14	580,100
1964 .....	20	937,700
1969 .....	30	1,960,100
1974 .....	37	3,403,700
1979 .....	42	4,192,200
1980 .....	43	4,274,200
1981 .....	43	4,274,200
1982 <u>1/</u> .....	45	4,760,800

1/ Projected.

Source: Data from Hastings, Martin, Chew and Associates,  
as updated, in Hawaii Business, April 1982, p. 40.

Table 552.-- AVERAGE BASE RENT AND VACANCY RATE, FOR  
HONOLULU OFFICE BUILDINGS: 1979 TO 1982

[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
1982 .....	21.00	19.80	6.6

Source: Howard Ecker and Co., Chicago, "Renters  
Market Blooms for Honolulu Office Space Users as Building  
Boom Reaches New Heights," release dated June 1, 1982,  
reporting results of 12th semi-annual Ecker Survey.

Table 553. -- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1973 TO 1983

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) <u>1/</u>
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
1982 .....	20,372	2,892,628,137
1983 .....	22,943	3,027,487,507

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 554.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:  
1980 TO 1982

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

County	1980	1981	1982
State total .....	3,857,161,012	3,200,331,490	3,011,059,604
Honolulu .....	2,518,584,243	2,078,739,157	1,911,710,643
Maui .....	549,819,017	424,993,830	602,463,697
Hawaii .....	487,446,102	397,740,539	293,310,474
Kauai .....	301,311,650	298,857,964	203,574,790

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

Table 555.-- REAL ESTATE LICENSEES: JUNE 21, 1982

Category	Active licensees			Inactive licensees		
	Total	Residents	Nonresidents	Total	Residents	Nonresidents
Total .....	16,590	16,547	43	6,279	5,493	786
Broker .....	4,674	4,667	7	426	319	107
Salesmen .....	10,613	10,577	36	5,762	5,087	675
Corporation ....	1,175	1,175	-	90	86	4
Partnership ....	18	18	-	1	1	-
Branch office ..	110	110	-	-	-	-

Source: Hawaii State Department of Commerce and Consumer Affairs, Real Estate Commission, 1982 Annual Report, p. 3.

Table 556.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE: 1977 TO 1982

Year	Mortgages recorded			Fore- clo- sures 1/ (\$1,000)	Mortgage assign- ments (\$1,000)	Agree- ments of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)			
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
1981 ...	23,156	2,285,147	98,685	1,233	3,097	1,041,662
1982 ...	18,773	2,478,992	132,051	22,674	3,143	639,263

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, 1983 (1983), p. 30.

Table 557.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE  
OF LENDING INSTITUTION: 1972 TO 1982

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

Year	All institutions	Banks	Savings, building and loan associations	Trust companies <sup>1/</sup>	Industrial loan companies	Insurance companies
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 ....	7,131,368	1,493,470	3,708,523	77	502,964	1,426,334
1981 <sup>2/</sup> ..	7,498,041	1,585,846	3,949,941	77	603,720	1,458,457
1982 ....	(NA)	1,620,947	3,878,564	313	779,332	(NA)

NA Not available.

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

<sup>2/</sup> Corrected from Data Book 1982, table 505.

Source: Hawaii State Department of Commerce and Consumer Affairs, Bank Examination Division and Insurance Division.



Table 558.-- CHARACTERISTICS OF HOMES INSURED UNDER FHA  
SECTIONS 203 AND 245: 1981

Subject	Proposed homes		Existing homes	
	Sec. 203	Sec. 245 <u>1/</u>	Sec. 203	Sec. 245 <u>1/</u>
Volume of FHA-insured mortgages:				
Number .....	56	157	215	131
Amount (\$1,000) .....	3,908	12,542	15,732	10,955
Average:				
Sample size .....	29	88	88	66
Property value .....	(S) \$99,745	\$99,745	\$111,231	\$102,991
Market price of site .....	(S) \$65,147	\$65,147	\$56,226	\$52,090
Percent of value .....	(S) 65.7	65.7	50.5	50.4
Improved living area <u>2/</u> (square feet) .	(S) 1,107	1,107	1,077	1,128
Age of structure <u>3/</u> (years) .....	...	...	9.9	7.8
Price of site per square foot .....	(S) \$8.82	\$8.82	\$8.06	\$7.34
Lot size (square feet) .....	(S) 8,393	8,393	7,734	8,097
Mortgagor's total annual income <u>3/</u> ....	(S) \$31,428	\$31,428	\$36,545	\$31,250
Monthly cost of heating and utilities .	(S) \$66.10	\$66.10	\$71.12	\$68.23
Sale price per square foot <u>2/</u> .....	(S) \$81.26	\$81.26	\$81.79	\$76.34
Construction cost per square foot .....	(S) \$52.25	\$52.25	...	...

(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 559.-- CHARACTERISTICS OF HOME PURCHASES, FOR OAHU:  
SECOND QUARTER, 1981

[Based on a sample of conventional mortgage loans made by  
savings associations.]

Subject	Amount
Borrower characteristics:	
Median age (years) .....	42
1 or 2 person households (percent) .....	62.2
Married (percent) .....	80.6
First-time buyers (percent) .....	2.0
Median annual income of household (dollars) <u>1/</u> .....	60,000
Second income <u>2/</u> .....	42.7
Home characteristics:	
Median purchase price (dollars) <u>3/</u> .....	108,122
Age: New (percent) .....	49.0
25 years old or more (percent) .....	7.1
Median size (square feet) .....	973
Condominium (percent) .....	78.6
Median monthly housing expense (dollars) .....	1,072
Median downpayment (dollars) .....	25,200
Housing expense exceeding 25 percent of household income (percent) .....	29.3

1/ The U.S. median was \$39,196.

2/ Percent of households with two adults in which income  
contributed by a second earner accounted for 10 percent or more  
of total household income.

3/ The U.S. median was \$72,000.

Source: United States League of Savings Associations,  
Homeownership: The American Dream Adrift (1982), pp. 57 and 88.

Table 560.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 1982

Facility	State total	Oahu	Hawaii		Maui	Molo- kai	Lanai	Kauai
			Hilo	Kona				
Total <u>1/</u> .....	3,646	3,054	107	89	306	1	2	87
Elevators .....	3,112	2,579	-	85	285	-	1	80
Under 9 stories .....	1,707	1,260	73	85	216	-	1	72
Hydro .....	614	424	27	26	96	-	1	40
Roped .....	1,093	836	46	59	120	-	-	32
9 to 18 stories .....	862	781	9	-	64	-	-	8
19 to 28 stories .....	325	318	-	-	5	-	-	-
29 to 38 stories .....	164	164	-	-	-	-	-	-
39 stories or more .....	54	54	-	-	-	-	-	-
Escalators and moving walks	250	243	6	-	1	-	-	-
Inclined lifts .....	10	2	3	-	2	-	1	1
Man lifts .....	10	10	-	-	-	-	-	-
Dumbwaiters .....	263	219	16	-	18	1	-	6
Handicapped lift .....	1	1	-	-	-	-	-	-
Other facilities .....	-	-	-	-	-	-	-	-
Personnel hoists <u>1/</u> .....	3	3	-	-	-	-	-	-
Buildings with facilities <u>1/</u>	1,652	1,371	65	42	135	1	2	36

1/ Personnel 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 561.-- TALLEST STRUCTURES ON OAHU: MARCH 1983

Category and name or structure	Address	Year com- pleted	Height <u>1/</u>	
			Stories	Feet
<b>Apartment houses:</b>				
Regency Tower II .....	98-288 Kaonohi St. ...	1979	43	350
Century Park Plaza .....	1060 Kam Hwy. ....	1985	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
Ala Nanala Apt. ....	990 Ala Nanala .....	1983	40	350
Honolulu Tower .....	60 No. Beretania St. .	1983	40	350
<b>Hotels:</b>				
Ala Moana Hotel <u>2/</u> .....	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
Tapa Tower .....	2005 Kalia Rd. ....	1982	36	350
<b>Office buildings:</b>				
Executive Centre <u>3/</u> .....	1088 Bishop St. ....	1984	41	350
Pacific Trade Center .....	1058 Alakea St. ....	1972	30	350
Grosvenor Center .....	735 Bishop St. ....	1979	30	350
1001 Bishop .....	1001 Bishop St. ....	1983	28	350
Aloha Tower .....	Pier 9, foot of Fort Street .....	1926	10	184
<b>Towers and steeples:</b>				
VLF Antenna <u>4/</u> .....	Lualualei .....	1972	...	1,503
KGMB-TV .....	1534 Kapiolani Blvd. .	c. 1966	...	436
Dole Water Tower .....	Iwilei .....	1927	...	199
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/ Office/apartment structure.

4/ 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; Robert C. Schmitt, "Some Construction and Housing Firsts in Hawaii," The Hawaiian Journal of History, Vol. 15 (1981), pp. 100-112.

Table 562.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:  
JANUARY 1982

Kind of structure, island, and name	Address	Year completed	Height	
			Stories	Feet
APARTMENT HOUSE				
Hawaii: Bayshore Towers .....	Hilo .....	1970	15	135
Kauai: Waikomo Villas .....	Koloa .....	(UC)	4	52
Kapaa Shores .....	Kapaa .....	1974	4	48
Poipu Shores .....	Koloa .....	1975	4	48
Maui: Mana Kai Apartment .....	Kihei .....	1973	8	92
HOTEL				
Hawaii: Nani Loa Surf .....	Hilo .....	1966	12	131
Kauai: Kauai Surf Hotel .....	Lihue .....	1959	10	107
Sheraton Kauai Hotel .....	Koloa .....	1981	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 562.-- TALLEST STRUCTURES ON THE NEIGHBOR ISLANDS:  
JANUARY 1982 -- 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: Lihue Plantation Co. thermal power plant .....	Lihue .....	1981	...	114
Wilcox Memorial Hospital .....	Lihue .....	1974	4	40
McBryde Sugar Co. ....	Koloa .....	1974	3	40
Maui: Pioneer Mill Co. smoke stack ..	Lahaina .....	1928	...	220
HC and S Co. smoke stack .....	Puunene .....	1900	...	107

NA Not available.

UC Under construction.

Source: Hawaii County Department of Research and Development,  
January 22, 1982; Kauai County Department of Public Works, March 29, 1982;  
Maui County Department of Public Works, March 31, 1982.

Table 563.-- SEATING CAPACITIES OF SELECTED STADIUMS, THEATERS,  
CHURCHES, AND OTHER FACILITIES ON OAHU: JUNE 1983

[Many of these figures are estimates, especially in the case of bench or pew seating, where seating capacity varies. All figures are based on fixed seating, except for the Neal Blaisdell Center Arena and the Hilton Hawaiian Village Dome. For earlier statistics, see the Honolulu Redevelopment Agency, "Seating Capacities in Hawaii, 1901-1962," Redevelopment and Housing Research, No. 22, December 1962, pp. 28-33.]

Facility type and name	Seating capacity
<b>Stadiums and sports arenas:</b>	
Aloha Stadium <u>1/</u> .....	50,000
Aiea High School Stadium .....	9,600
Neal Blaisdell Center Arena <u>2/</u> .....	8,731
Leilehua High School Stadium .....	6,500
Waipahu High School Stadium .....	6,500
Brigham Young University-Hawaii Activity Center .....	5,000
<b>Theaters and auditoriums:</b>	
Neal Blaisdell Center Arena <u>3/</u> .....	8,800
Andrews Amphitheater .....	4,000
Neal Blaisdell Center Concert Hall .....	2,158
Waikiki Shell .....	1,958
Hilton Hawaiian Village Dome .....	1,500
Waikiki 3 Theater .....	1,337
Hawaii Theater <u>4/</u> .....	700
Kennedy Theater .....	600
Ruger Theater .....	507
<b>Churches:</b>	
Kawaiahao Church .....	1,300
St. Anthony's <u>5/</u> .....	980
Central Union Church (Sanctuary) .....	800
St. Theresa's .....	800
St. Andrew's Cathedral .....	750
Cathedral of Our Lady of Peace .....	700
St. Augustine's .....	700
Star of the Sea .....	700

Footnotes and source on next page.

Table 563. -- SEATING CAPACITIES OF SELECTED STADIUMS, THEATERS,  
CHURCHES, AND OTHER FACILITIES ON OAHU: JUNE 1983 -- Con.

1/ Capacity in football configuration.

2/ Capacity in boxing configuration.

3/ Capacity in concert configuration.

4/ As of 1979. In 1922, when the Hawaii Theater was opened,  
its capacity was 1,760, the greatest of any theater in the Territory.

5/ Destroyed by fire in July 1982. A new facility is expected  
to be completed in February 1984 with a seating capacity of  
approximately 750.

Source: Compiled by the Hawaii State Department of Planning  
and Economic Development from the Honolulu Fire Department, Fire  
Prevention Bureau; The Hawaiian Journal of History, I (1967), pp.  
73-82; and officials of the facilities listed.