

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. Related series are included in Sections 6 and 14.

There were 20,582 building permits issued in 1984, with an estimated value of \$711 million. The total included \$382 million for private residential construction and \$196 million for private nonresidential structures. The value of government construction contracts awarded was \$412 million. Construction put in place, as indicated by the contracting tax base, totaled \$1.35 billion in 1983 and \$1.24 billion in 1984. The value of land transfers in 1984 was \$3.8 billion. Mortgage loans outstanding at the end of 1983 amounted to \$7.6 billion. The July 1985 construction cost index for Honolulu (1967=100) was 357 for single-family residences and 373 for high-rise buildings.

The number of housing units in the State increased from 284,000 in 1975 to 364,000 in 1985. Owner occupied units numbered 116,000 in 1975 and 150,000 in 1985; the latter total included 36,000 on leased land. Condominium units, first authorized in 1961, numbered 98,000 at the end of 1982. Government-owned housing, mostly military and public, accounted for 26,000 units as of 1985. 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 1984, based on Multiple Listing Service data, was \$187,000; for condominium units it was \$101,000. The median gross monthly rent for Oahu rose from \$141 in 1970 to \$413 in 1983, and the median value of owner occupied single-family units increased from \$38,400 to \$163,400.

The principal sources for these data are the 1970 and 1980 U.S. Censuses of Housing, the 1976, 1979, and 1983 Annual Housing Surveys, 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: 1985.

Table 567.-- NUMBER AND VALUE OF BUILDING PERMITS,
BY COUNTIES: 1974 TO 1984

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
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	16,974	11,743	2,581	1,214	1,436
1983	19,733	13,018	2,649	2,165	1,901
1984	20,582	14,404	2,834	1,437	1,907
ESTIMATED VALUE (\$1,000)					
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	714,938	493,139	75,715	55,380	90,704
1983	767,305	410,763	95,979	142,859	117,704
1984	710,661	473,943	102,805	74,076	59,837

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 568.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,
BY COUNTIES: 1983 AND 1984

[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:					
1983	379,766	213,083	56,853	71,015	38,814
1984	382,028	237,707	64,371	39,064	40,886
Nonresidential:					
1983	304,111	153,677	31,163	66,835	52,435
1984	195,802	137,198	25,979	13,670	18,954

Source: First Hawaiian Bank, Economic Indicators, Annual Supplement: Hawaii in 1984 (March-April 1985).

Table 569.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1974 TO 1984

[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 ^{1/}	Amount	Year ^{1/}	Amount	Year ^{1/}	Amount
1974 ..	1,027,195	1978 ..	1,060,898	1982 ..	1,294,871
1975 ..	1,161,913	1979 ..	1,325,460	1983 ..	1,353,405
1976 ..	1,012,952	1980 ..	1,569,658	1984 ..	1,242,929
1977 ..	983,618	1981 ..	1,613,764		

^{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 income received in the 12-month period ended November 30.

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

Table 570.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1980 TO 1984

[In thousands of dollars. By date of publication]

Awarding agency and location	1980	1981	1982	1983	1984
Total	230,619	427,534	392,767	277,877	411,753
Awarding agency:					
Federal agencies	66,510	176,136	139,588	84,723	129,969
State agencies	119,994	180,542	181,989	126,766	196,674
City and County of Honolulu	25,632	59,056	32,520	49,531	64,715
Other counties	18,483	11,799	38,670	16,856	20,394
Location of construction:					
City and County of Honolulu	168,131	349,034	298,638	218,995	315,510
County of Hawaii	33,766	48,202	23,009	20,364	22,981
County of Kauai	11,079	17,520	25,431	7,994	43,147
County of Maui	17,642	12,778	45,688	30,524	30,114

Source: Compiled by Hawaii State Department of Planning and Economic Development from Trade Publishing Company, BID Service Weekly.

Table 571.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1980 TO 1984

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New 1-family dwellings:						
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
1983	3,387	1,562	1,825	880	398	547
1984	4,117	2,197	1,920	900	382	638
New duplex units:						
1980	84	46	38	12	24	2
1981	164	42	122	18	38	66
1982	32	32	-	-	-	-
1983	138	60	78	58	6	14
1984	146	112	34	28	4	2
New apartments:						
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
1983	1,341	1,220	121	38	73	10
1984	1,134	942	192	153	35	4
Units demolished:						
1980	766	665	101	63	6	32
1981	686	521	165	21	70	74
1982 ^{1/}	568	443	125	34	1	90
1983 ^{2/}	505	385	120	54	4	62
1984	528	429	99	50	5	44

^{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). Revised from Data Book 1983, table 527.

^{2/} Excludes 16 structures destroyed by volcanic activity in Hawaii County.

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

Table 572.-- ESTIMATED VALUE PER UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1979 TO 1984

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

Year issued	Single-family	Two-family	Multi-family	Hotel <u>1/</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>)
1983	68,819	62,808	50,552	(<u>2/</u>)
1984	70,230	53,230	37,892	(<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 573.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII: 1979 TO 1984

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
1983	56	3,024	410
1984	76	2,662	149

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

Table 574.-- 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 575.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO CONDOMINIUM UNITS: 1963 TO 1984

Calendar year	Projects	Housing units
1963-79	136	6,489
1980	71	3,397
1981	27	661
1982	12	227
1983	12	596
1984	32	607

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 later years from Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, records.

Table 576.-- TIME SHARE PROJECTS, DEVELOPERS, STRUCTURES, AND UNITS:
JULY 15, 1985

[Time sharing refers to the use, occupancy, or possession of accommodations among various persons for less than 60 days in any year, for any occupant]

Characteristics	State total	Registered for 1984-85 biennium		Not registered for 1984-85 biennium <u>1/</u>	
		Owner-ship <u>2/</u>	Right to use <u>3/</u>	Owner-ship <u>2/</u>	Right to use <u>3/</u>
Time share plans	78	40	5	26	7
Developers	86	44	5	30	7
Structures	66	33	13	21	15
Units	3,330	1,451	534	657	688
Oahu	2,060	812	398	371	479
Maui	520	224	60	199	37
Molokai	17	17	-	-	-
Hawaii	71	1	42	16	12
Kauai	662	397	34	71	160

1/ Previously registered plans for which developers have not renewed registration to sell time share interests. This implies no new activity for the company in the time share market.

2/ In an ownership plan, the purchaser receives an ownership interest and the right to use the property for a specific period.

3/ In a use plan, the purchaser has a right to use accommodations for a specific period, but does not receive an ownership interest.

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

Table 577.-- HONOLULU CONSTRUCTION COST INDEXES: 1980 TO 1985
 [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>
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	331.5	276.5	400.9	352.1	294.6	402.0
1984	348.2	281.4	432.5	367.2	294.5	430.2
1985: July <u>2/</u>	357.1	289.8	442.0	373.0	297.3	438.5

1/ Wages and benefits.

2/ Preliminary.

Source: First Hawaiian Bank, Research Department, records.

Table 578.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND
 SUBDIVIDERS AND DEVELOPERS: 1967 TO 1982

[Excludes establishments without payroll]

Subject	1982	1977	1972	1967
Number of establishments in business during year	1,861	1,732	1,570	1,220
Proprietors and working partners	396	530	590	718
All employees	18,665	20,792	25,012	17,171
Construction workers, average.....	13,953	15,784	20,163	14,430
Other employees, March	4,711	5,032	4,949	2,666
Payroll (\$1,000,000)	409.7	323.4	282.6	133.6
All business receipts (\$1,000,000) ...	1,853.3	1,435.2	1,085.5	543.3
Value added (\$1,000,000)	855.2	636.2	477.5	230.3

Source: U.S. Bureau of the Census, 1982 Census of Construction Industries, Pacific States, CC82-A-9 (April 1985), Hawaii table 4.

Table 579.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS, BY INDUSTRY: 1982 AND 1977

[Includes establishments both with and without payroll]

SIC code	Industry	Number	Proprietors and working partners	All employees	All business receipts (\$1,000)
1982					
	Construction industries and subdividers and developers	4,259	2,799	18,665	2,032,087
15-17	Construction industries 1/	4,092	2,645	18,340	1,894,673
15	General building contractors and operative builders	1,020	564	6,290	944,585
16	Heavy construction, general contractors	133	67	1,768	179,221
17	Special trade contractors	2,939	2,014	10,282	770,867
1711	Plumbing, heating, and air conditioning	392	233	2,111	146,402
1731	Electrical work	360	216	1,297	121,525
6552	Subdividers and developers, n.e.c. 2/	162	154	323	137,412
1977					
	Construction industries and subdividers and developers	3,170	2,020	20,792	1,508,865
15-17	Construction industries 1/	3,029	1,848	20,187	(D)
15	General building contractors and operative builders	843	459	7,944	779,765
16	Heavy construction, general contractors	114	50	2,319	(D)
17	Special trade contractors	2,072	1,340	9,924	469,029
1711	Plumbing, heating, and air conditioning	296	183	1,731	93,350
1731	Electrical work	256	99	1,687	87,466
6552	Subdividers and developers, n.e.c. 2/	145	172	607	(D)

D Withheld to avoid disclosing data for individual companies.

1/ For establishments without payroll, may also include data for construction establishments not classified to two-digit industry detail.

2/ For establishments without payroll, may also include data for an unknown number of cemetery subdividers and developers.

Source: U.S. Bureau of the Census, 1982 Census of Construction Industries, Pacific States, CC82-A-9 (April 1985), Hawaii table 1.

Table 580.-- DETAILED STATISTICS FOR CONSTRUCTION INDUSTRIES
AND SUBDIVIDERS AND DEVELOPERS: 1982 AND 1977

Item	1982	1977
Number of establishments in business during year ...	1,861	1,732
Proprietors and working partners	396	530
All employees	18,665	20,792
Construction workers:		
March	14,789	15,808
May	14,317	16,516
August	12,977	16,798
November	12,915	13,955
Average	13,953	15,784
Other employees:		
March	4,711	5,032
Construction worker hours (thousands):		
Total hours worked	21,817	(NA)
Payroll, all employees (\$1,000)	409,679	323,402
Payroll, construction workers	297,885	240,359
Payroll, other employees	111,794	83,043
All business receipts (\$1,000)	1,853,343	1,435,157
Total construction receipts	1,785,660	1,329,495
Receipts for work subcontracted in from others .	425,754	303,490
Land receipts	18,509	(NA)
Other business receipts	49,174	105,662
Net construction receipts (\$1,000)	1,261,905	962,065
Value added (\$1,000)	855,164	636,173
Selected payments (\$1,000)	979,670	744,283
Materials, components, and supplies	418,874	361,304
Construction work subcontracted to others	523,754	367,430
Selected power, fuels, and lubricants	37,041	15,549
Ownership of construction projects:		
Total construction receipts (\$1,000)	1,785,660	1,329,495
Government owned	499,385	439,607
Privately owned	1,286,274	889,888

NA Not available.

Source: U.S. Bureau of the Census, 1982 Census of Construction Industries, Pacific States, CC82-A-9 (April 1985), Hawaii table 4.

Table 581.-- TENURE AND CONTROL OF HOUSING UNITS: 1970 TO 1985

[Data include condominium units occupied or intended for occupancy by nonresidents]

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 ..	353,414	108,761	35,586	183,249	19,304	6,514
1984 <u>5/</u>	359,107	111,767	35,545	185,657	19,294	6,844
1985 ..	364,436	114,548	35,681	187,905	19,280	7,022

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 1977-1985 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.

5/ Revised from Data Book 1984, table 615.

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1985 (Statistical Report 177, July 23, 1985), table 1.

Table 582.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1970 TO 1985

[As of April 1. Data include condominium units occupied
or intended for occupancy by nonresidents]

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 ..	353,414	259,574	93,840	38,702	16,937	38,201
1984 1/	359,107	262,902	96,205	39,762	17,539	38,904
1985 ..	364,436	266,127	98,309	40,820	17,979	39,510

1/ Revised from Data Book 1984, table 617.

Source: Hawaii State Department of Planning and Economic
Development, Housing Unit Estimates for Hawaii, 1970-1985 (Statistical
Report 177, July 23, 1985), table 2.

Table 583.-- TENURE AND CONTROL OF HOUSING UNITS, BY COUNTIES: 1985

[Data include condominium units occupied or intended for occupancy by nonresidents]

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	364,436	114,548	35,681	187,905	19,280	7,022
City and County of Honolulu	266,127	78,320	33,672	129,777	19,138	5,220
County of Hawaii	40,820	17,652	1,121	21,000	50	997
County of Kauai	17,979	6,617	224	10,747	64	327
County of Maui	39,510	11,959	664	26,381	28	478

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, 1970-1985 (Statistical Report 177, July 23, 1985), table 4.

Table 584.-- HOUSING UNITS, RESIDENT AND NONRESIDENT, BY COUNTIES:
1980 AND 1985

County	All housing units <u>1/</u>		Resident units		Nonresident units <u>2/</u>	
	1980	1985	1980	1985	1980	1985
State total .	334,235	364,436	322,598	342,632	11,637	21,804
Honolulu	252,038	266,127	247,152	257,111	4,886	9,016
Hawaii	34,215	40,820	33,594	38,541	621	2,279
Kauai	14,828	17,979	13,395	15,903	1,433	2,076
Maui	33,154	39,510	28,457	31,077	4,697	8,433

1/ As of April 1.

2/ Condominium units in rental pools, intended for transient occupancy, based on February data.

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1985 (Statistical Report 177, July 23, 1985), table 3.

Table 585.-- OCCUPIED HOUSING UNITS OR HOUSEHOLDS: 1970 TO 1984

[In thousands. Unless otherwise specified, as of July 1]

Year	Number	Year	Number	Year	Number
1970 <u>1/</u>	203	1975	252	1980 <u>1/</u>	294
1971	216	1976	261	1981	303
1972	226	1977	269	1982	309
1973	235	1978	277	1983	315
1974	243	1979	287	1984	324

1/ Census count as of April 1.

Source: 1970-1979 from Hawaii State Department of Planning and Economic Development, The Population of Hawaii, 1970-1984 (Statistical Report 173, February 2, 1985), table 9; 1980-1984 from U.S. Bureau of the Census, "Estimates of Households, for States: 1981 to 1984," Current Population Reports, Population Estimates and Projections, Series P-25, No. 974, August 1985.

Table 586.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU:
1970, 1976, 1979, AND 1983

Subject	1983	1979	1976	1970
All housing units	262,900	248,100	219,600	174,200
TENURE AND VACANCY STATUS				
All year-round housing units	262,800	247,900	219,300	174,100
Occupied	245,800	231,000	200,400	164,800
Owner occupied	120,600	117,200	96,100	74,200
Percent	49.0	50.7	47.9	45.0
Cooperatives and condominiums	21,500	20,700	13,900	(NA)
Renter occupied	125,200	113,800	104,300	90,600
Vacant year-round <u>1</u> /	17,000	16,900	18,900	9,300
For sale only	1,200	900	5,100	1,100
Homeowner vacancy rate	0.9	0.8	5.0	1.5
For rent	6,200	7,300	6,600	4,500
Rental vacancy rate	4.7	6.0	6.0	4.7
Other vacant <u>1</u> /	9,500	8,800	7,200	3,700
STRUCTURAL CHARACTERISTICS				
Units in structure: percent <u>1</u> , detached ..	47.5	50.9	52.5	56.7
Year built: percent 1939 or earlier	9.8	11.1	12.6	15.7
Plumbing facilities: percent lacking some or all	0.8	1.5	1.6	3.0
Bathrooms: percent 2 or more	34.7	34.4	32.3	26.4
Kitchen facilities: percent incomplete or shared	2.1	2.1	2.7	2.9
Rooms: median	4.7	4.7	4.7	4.6
Bedrooms: percent 3 or more	50.4	51.8	53.5	50.9
Heating equipment: percent none	98.0	97.4	97.1	95.5
Air conditioning: percent none	82.0	81.3	81.8	86.7
Basement: percent none	89.3	91.4	92.1	(NA)
Public sewer: percent not linked	8.6	8.4	11.2	14.4
OCCUPANCY CHARACTERISTICS				
Persons per occupied unit	3.08	3.18	3.30	3.60
Percent 1.01 or more persons per room:				
Owner occupied	5.6	6.4	7.5	15.5
Renter occupied	10.9	11.2	12.1	22.0
Percent moved into unit past 12 months:				
Owner occupied	5.1	9.2	8.6	(NA)
Renter occupied	30.4	34.5	39.8	(NA)

Continued on next page.

Table 586.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU:
1970, 1976, 1979 AND 1983 -- Con.

Subject	1983	1979	1976	1970
FINANCIAL CHARACTERISTICS				
Median income of families and primary individuals:				
Owner occupied	\$38,000	\$28,900	\$23,600	\$14,900
Renter occupied	\$16,000	\$12,800	\$11,000	\$8,000
Owner occupied 1-unit structures:				
Median value	\$163,400	\$125,600	\$79,600	\$38,400
Median value-income ratio	4.1	4.2	3.1	2.6
Median selected monthly housing costs --				
Units with a mortgage	\$617	\$474	\$381	(NA)
Units with no mortgage	\$157	\$102	\$81	(NA)
Renter occupied:				
Median gross rent	\$413	\$278	\$234	\$141
Nonsubsidized units	\$425	\$288	\$241	(NA)
Gross rent as percent of income	31	26	26	22
Nonsubsidized	31	26	27	(NA)
Median contract rent	\$372	\$254	\$216	\$132

NA Not available.

1/ Includes units rented or sold but not occupied, units held for occasional use, and units occupied entirely by persons with usual place of residence elsewhere.

Source: U.S. Bureau of the Census, Annual Housing Survey: 1983, Honolulu, Hawaii, SMSA (Current Housing Reports, H-170-83-48, June 1985), Part A, tables A-1 and A-2.

Table 587.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total	City and County of Honolulu	Other counties ^{1/}		
			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 ^{2/} (\$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 ^{3/} (dollars)	271	276	220	176	306
Vacant units, total ^{4/}	38,161	20,652	4,717	2,524	10,218
For sale only	2,153	1,321	455	98	278
Homeowner vacancy rate	1.4	1.1	2.5	1.5	2.1
For rent	16,289	9,002	1,883	1,490	3,913
Rental vacancy rate	10.3	7.2	14.1	21.0	29.1
Rented or sold, awaiting occupancy	4,518	2,415	835	321	946
Held for occasional use	4,409	2,311	853	318	906
Other vacant	10,792	5,603	691	297	4,175
Condominium units, total	71,708	56,390	3,072	1,853	10,393
Owner-occupied	24,730	23,474	298	86	872
Renter-occupied	22,053	19,812	726	154	1,361
Vacant ^{4/}	24,925	13,104	2,048	1,613	8,160

Footnotes and source on next page.

Table 587.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980 -- Con.

1/ Kalawao County (121 housing units), although included in the State total, is 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 588.-- HOUSING UNITS, BY OCCUPANCY, AND POPULATION IN HOUSING UNITS, BY NUMBER OF STORIES: 1980

Stories in structure	Year-round housing units			Population in housing units	
	Total	Occu- pied	Vacant or non- resident	Total	Per occupied housing unit
All structures 1/ ..	335,140	294,940	40,200	929,920	3.15
1 to 3	273,260	250,240	23,020	840,300	3.36
4 to 6	14,780	10,200	4,580	22,320	2.19
7 to 12	12,920	9,860	3,060	18,620	1.89
13 or more	34,180	24,640	9,540	48,680	1.98

1/ Excludes group quarters and population in group quarters.

Source: U.S. Bureau of the Census, Census of Population and Housing, 1980: Public Use Microdata Sample A - 5 Percent (Hawaii), special tabulation by DPED.

Table 589.-- HOUSING CHARACTERISTICS OF NEIGHBORHOODS, FOR OAHU: 1980

Neighborhood (see maps on pp. 547-548)	Year-round housing units		Occupied housing units		Owner occupied units: ^{1/} median value (\$1,000)	Renter occupied units: median gross rent (dollars)
	Number	Percent in one- unit structures	Average house- hold size	Percent owner occu- pied		
Oahu total	250,864	47.1	3.15	49.9	130.4	315
1 Hawaii Kai	7,921	75.5	3.37	83.2	170.5	500+
2 Kuliouou	4,517	87.1	3.27	85.1	180.0	475
3 Waialae-Kahala ...	4,104	72.8	2.95	79.1	200+	500+
4 Kaimuki	6,406	73.3	3.05	62.3	138.7	330
5 Diamond Head/ Kapahulu	8,442	41.7	2.66	50.5	131.8	311
6 Palolo	4,176	63.6	3.41	55.2	110.3	285
7 Manoa	6,821	58.1	2.89	59.6	178.1	352
8 McCully/Moiliili .	13,310	7.7	2.17	27.5	111.2	285
9 Waikiki	18,150	1.2	1.76	29.8	59.6	360
10 Makiki/Tantalus ..	14,937	9.2	2.01	34.3	194.7	315
11 Ala Moana/Kakaako	6,273	3.1	1.80	31.3	110.4	310
12 Nuuanu/Punchbowl .	5,555	58.4	2.98	54.9	131.8	312
13 Downtown	4,770	1.5	1.85	20.8	90.0	286
14 Liliha/Kapalama ..	6,565	55.1	3.16	54.2	127.3	276
15 Kalihi/Palama	11,152	22.3	3.54	24.7	97.5	226
16 Kalihi Valley	3,981	54.0	4.44	56.2	109.5	272
17 Moanalua	3,454	52.9	3.63	43.6	152.3	233
18 Aliamanu/Salt Lake	9,757	33.5	3.35	40.6	152.5	355
19 Airport	5,739	44.7	3.48	0.5	73.6	275
20 Aiea	9,236	52.5	3.28	58.4	129.3	399
21 Pearl City	11,362	80.2	3.78	76.4	127.2	429
22 Waipahu	8,519	60.4	4.03	54.3	118.7	346
23 Ewa	9,322	73.3	3.87	51.0	110.0	282
24 Waianae Coast	9,524	53.8	3.93	51.4	77.0	313
25 Mililani/Waipio ..	7,989	62.6	3.35	76.6	136.3	404
26 Wahiawa	10,677	44.6	3.40	26.6	96.7	266
27 North Shore	4,415	67.9	3.25	40.5	91.1	324
28 Koolauloa	3,462	60.6	3.77	35.6	82.8	275
29 Kahaluu	3,613	68.2	3.50	66.2	139.1	390
30 Kaneohe	10,033	75.1	3.59	72.0	122.5	393
31 Kailua	12,562	80.2	3.38	72.3	138.2	426
32 Waimanalo	2,241	78.8	4.26	63.5	68.5	255
33 Mokapu	1,889	38.0	3.55	0.1	...	238

1/ Limited to owner occupied one-family houses on less than 10 acres.

Source: Bureau of the Census, 1980 Census of Population and Housing, Neighborhood Statistics Program, Hawaii, PHC80-SPI-13 (1983).

Table 590.-- AIR CONDITIONING IN HOUSING UNITS, BY ISLANDS: 1980

Air conditioning	State total	Oahu	Other islands
Year-round housing units	332,205	250,864	81,341
No air conditioning	271,934	198,012	73,922
Central system	19,340	16,204	3,136
1 or more individual room units	40,931	36,648	4,283

Source: U.S. Bureau of the Census, 1980 Census of Housing, Detailed Housing Characteristics, Hawaii, HC80-1-B13 (May 1983), table 61.

Table 591.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1982 TO 1984

Subject	1982	1983	1984
Total units owned by HHA, June 30	5,795	5,822	5,742
Occupied	5,754	5,650	5,671
Population in units, June 30	17,876	18,171	18,257
Per occupied unit	3.1	3.2	3.2
Total assets, June 30 (\$1,000) <u>1/</u>	405,650	407,540	430,087
Operating revenues of HHA, fiscal year: <u>2/</u>			
Gross (\$1,000)	12,142	12,550	11,455
Net (\$1,000)	1,854	1,287	-977
Operating revenues per unit per month, fiscal year (dollars) <u>2/</u>	291.29	220.80	166.24
Rent charged per unit per month, fiscal year (dollars) <u>2/</u>	145.34	150.09	146.59

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

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

Source: Hawaii Housing Authority, data provided February 11, 1985.

Table 592.-- 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. No survey was published for 1984]

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
TYPE OF UNIT: 1983						
Single-family units	116,126	678	0.6	396	282	497
Multi-family units	125,229	2,575	2.1	2,162	413	1,505
Mobile homes	-	-	...	-	-	-

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 593.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1984

[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	Units sampled			Percent vacant		
	State total	Oahu	Other islands	State average	Oahu	Other islands
1970 <u>1/</u> ..	6,107	3,217	2,890	3.2	3.5	3.0
1971	5,370	2,493	2,877	3.6	3.2	5.1
1972	7,177	5,423	1,754	3.9	3.5	5.4
1973	6,735	5,456	1,279	3.1	2.6	5.0
1974	6,301	4,982	1,319	4.1	3.9	4.7
1975	6,632	5,360	1,272	5.6	5.2	6.9
1976 <u>2/</u> ..	2,440	1,817	623	5.1	5.0	5.6
1977	6,899	4,526	2,373	5.9	6.1	5.1
1978	6,690	4,102	2,588	4.0	3.8	4.5
1979	5,936	3,519	2,417	3.2	2.8	4.4
1980	6,499	3,613	2,886	4.2	3.9	5.0
1981	6,174	3,195	2,979	4.8	4.4	5.8
1982	6,509	3,468	3,041	3.9	3.4	5.4
1983	6,139	3,147	2,992	3.8	3.1	5.8
1984 <u>3/</u> ..	7,238	3,827	3,411	4.5	3.1	6.5

1/ Neighbor Island data based on last 9 months of 1970.

2/ Survey suspended during the first 6 months of 1976.

3/ Sample excluded housing units on military bases, included in other years.

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

Table 594.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,
CHANGING RESIDENCE IN PAST YEAR: 1974 TO 1984

[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>
Persons 1 year old and over:				
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
1983	135,496	96,824	14.1	11.4
1984 <u>3/</u>	140,509	101,730	14.4	11.6
Household heads:				
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
1983	45,692	32,155	14.7	11.7
1984 <u>3/</u>	45,798	34,637	15.3	12.8

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.

3/ Persons in households living on military bases were omitted from the 1984 survey, although included in other years. For purposes of this table, such persons were assumed to have the same response distribution as members of military households living in the civilian community.

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

Table 595.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1984

[Based on place of residence one year prior to survey date. Expanded from a sample of 5,787 households. Excludes persons in institutions or military barracks, in Kalawao, or on Niihau. Persons in households living on military bases were omitted from the 1984 survey, although included in other years. For purposes of this table, such persons were assumed to have the same response distribution as members of military households living in the civilian community]

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	301,286	252,978	45,798	15.3	2,510
Military	29,292	17,503	11,161	38.9	628
Civilian	271,853	235,475	34,637	12.8	1,741
Status not reported	141	-	-	-	141
Oahu	228,322	192,336	34,124	15.1	1,862
Military	29,160	17,470	11,062	38.8	628
Civilian	199,021	174,866	23,062	11.7	1,093
Status not reported	141	-	-	-	141
Other islands <u>3/</u>	72,964	60,642	11,674	16.1	648
Hawaii	33,600	27,317	6,154	18.3	129
Kauai	13,497	11,837	1,442	10.7	29
Maui, Molokai, and Lanai	25,854	21,484	4,078	16.0	292

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

2/ Based on number reporting.

3/ Includes island of residence not reported.

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

Table 596.-- BUILDING OCCUPANCY, OFFICE AND RETAIL, FOR
HONOLULU: MAY AND OCTOBER 1984

[Floor area occupied as percent of total floor area of offices surveyed. Based on survey of 44 buildings in May and 62 buildings in October]

Building characteristics	Competitive office		Retail	
	May 1984	October 1984	May 1984	October 1984
All buildings surveyed .	83.8	84.9	86.8	92.6
Location:				
Downtown	80.4	82.5	93.6	93.7
Downtown to Waikiki	86.2	86.4	84.7	86.7
Waikiki	94.7	97.2	89.6	93.4
Floor space:				
Over 100,000 square feet ..	81.5	83.0	86.7	90.3
40,000-100,000 square feet	96.7	91.9	85.5	98.3
Under 40,000 square feet ..	91.2	84.4	100.0	100.0
Age of building:				
Over 25 years old	99.6	96.9	38.4	91.0

Source: Building Owners and Managers Association, Hawaii, Newsletter, December 1984.

Table 597.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,
FOR OAHU: 1957 TO 1984

[Data include 1-family and condominium properties for all years and cooperative, commercial/industrial, business opportunities, income, and vacant properties through 1977 and from 1982]

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 <u>1/</u> .	9,926	5,714	57.6	82,076
1979-1980 <u>T/</u> .	13,506	8,009	59.3	103,698
1980-1981 <u>T/</u> .	14,090	5,553	39.4	124,897
1981 <u>2/</u>	13,799	3,735	27.1	144,227
1982 <u>3/</u>	13,484	2,948	21.9	143,046
1983 <u>3/</u>	13,556	4,868	35.9	142,914
1984 <u>4/</u>	13,258	4,732	35.7	141,888

1/ Year ended February 28 or 29.

2/ Data cover period of March through December only.

3/ Revised from Data Book 1984, table 633.

4/ Data cover period of January 1 through December 31 only.

Source: Honolulu Board of Realtors, records.

Table 598.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES OF RESIDENTIAL AND CONDOMINIUM UNITS, FOR OAHU: 1974 TO 1984

[Data include single-family structures for residential units and condominiums townhouses, and duplexes for condominium units]

Year	Number of units listed		Number of units sold	
	Residential	Condominium	Residential	Condominium
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 T/ ...	4,105	9,401	2,253	5,756
1980-1981 T/ ...	4,352	9,738	1,820	3,733
1981	<u>2/</u> 4,012	<u>2/</u> 8,708	1,532	2,436
1982	4,445	8,259	1,268	1,606
1983 3/	4,463	8,185	2,022	2,686
1984 <u>4/</u>	4,511	7,654	1,951	2,542

Year	Percent of listed units sold		Average selling price (dollars)	
	Residential	Condominium	Residential	Condominium
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 T/ ...	54.9	61.2	151,775	84,880
1980-1981 T/ ...	41.8	38.3	169,107	103,342
1981	<u>2/</u> 34.1	<u>2/</u> 24.9	191,597	111,056
1982	28.5	19.4	184,227	107,185
1983 3/	45.3	32.8	188,742	104,895
1984 <u>4/</u>	43.2	33.2	187,270	101,448

1/ Year ended February 28 or 29.

2/ Data cover period of March through December only.

3/ Revised from Data Book 1984, table 634.

4/ Data cover period of January 1 through December 31 only.

Source: Honolulu Board of Realtors, records.

Table 599. -- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1980 TO 1985

Year ended June 30	Number of deeds filed and recorded	Approximate value of land conveyed (dollars) <u>1/</u>
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
1984	26,938	3,585,325,291
1985	20,490	3,719,658,586

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

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

Table 600.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES: 1982 TO 1984

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

County	1982	1983	1984
State total	3,011,059,604	3,272,167,005	3,764,562,638
Honolulu	1,911,710,643	2,333,881,897	2,549,352,254
Mauai	602,463,697	423,712,237	610,384,923
Hawaii	293,310,474	359,695,067	467,051,984
Kauai	203,574,790	154,877,804	137,773,477

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

Table 601.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS, FOR OAHU: 1979 TO 1984

Year	Single-family developments				Multi-family developments ^{1/}		
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
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
1983 ..	1,173	4,380	772	135,357	740	500	85,064
1984 ..	1,261	4,613	1,176	140,700	720	504	81,373

^{1/} Four stories or under.

Source: Bank of Hawaii, Construction in Hawaii, 1985 (1985), pp. 9 and 10.

Table 602.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE: 1979 TO 1984

Year	Mortgages recorded			Fore-closures ^{1/} (\$1,000)	Mortgage assignments (\$1,000)	Agreements of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)			
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
1983 ...	29,060	3,528,800	121,431	24,443	(NA)	406,327
1984 ...	28,200	3,136,606	111,227	47,844	4,291	345,120

NA Not available.

^{1/} Commercial and residential projects. 1983 figure is revised.

Source: Data from Title Guaranty of Hawaii and Hawaii State Bureau of Conveyances, cited in the Bank of Hawaii, Construction in Hawaii, 1985 (1985), p. 26.

Table 603.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE OF LENDING INSTITUTION: 1980 TO 1984

[Thousands of dollars. As of December 31]

Year	All institutions	Banks	Savings, building and loan associations	Trust companies 1/	Industrial loan companies	Insurance companies
1980	7,131,368	1,493,470	3,708,523	77	502,964	1,426,334
1981	7,498,041	1,585,846	3,949,941	77	603,720	1,458,457
1982	7,730,172	1,620,947	3,878,564	313	779,332	1,451,016
1983	7,553,924	1,714,698	3,803,628	116	589,574	1,445,908
1984	(NA)	1,737,973	3,885,551	435	644,336	(NA)

NA Not available.

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

Source: Hawaii State Department of Commerce and Consumer Affairs, Division of Financial Institutions and Insurance Division.

Table 604.-- REAL ESTATE LICENSEES: OCTOBER 1985

Type of licensee	Broker	Salesman	Corporation	Partnership	Branch office
Total	5,027	14,569	1,140	17	93
Active, residents	4,450	8,461	1,088	14	93
Inactive, residents	571	6,079	52	3	-
Inactive, nonresidents .	6	29	-	-	-

Source: Hawaii State Department of Commerce and Consumer Affairs, Real Estate Commission, records.

Table 605.-- CHARACTERISTICS OF SINGLE-FAMILY HOME PURCHASES,
FOR OAHU: SECOND QUARTER, 1983

[Based on a sample of conventional mortgage loans made by
savings associations on single-family homes]

Subject	Amount
Borrower characteristics:	
Median age (years)	42.0
1 or 2 person households (percent)	69.2
Married (percent)	76.9
First-time buyers (percent)	31.6
Median annual income of household (dollars) <u>1/</u>	52,740
Second income <u>2/</u>	71.0
Home characteristics:	
Median purchase price (dollars) <u>3/</u>	105,000
Age: New (percent)	7.7
25 years old or more (percent)	7.7
Median size (square feet)	1,008
Condominium (percent)	53.8
Median monthly housing expense (dollars)	950
Median downpayment (dollars)	21,599
Housing expense exceeding 25 percent of household income (percent)	41.0

1/ The U.S. median was \$35,987.

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 \$65,000.

Source: United States League of Savings Institutions,
Homeownership: Celebrating the American Dream (1984), pp. 61
and 95.

Table 606.-- CHARACTERISTICS OF HOMES INSURED UNDER FHA
SECTIONS 203 AND 245: 1983 AND 1984

Subject	Proposed homes		Existing homes	
	Sec. 203	Sec. 245 <u>1/</u>	Sec. 203	Sec. 245 <u>1/</u>
1983				
Volume of FHA-insured mortgages:				
Number	125	218	1,771	270
Amount (\$1,000)	12,260	20,218	170,967	27,432
Average:				
Property value	(S)	(S)	\$99,530	\$105,603
Market price of site	(S)	(S)	\$40,132	\$48,881
Percent of value	(S)	(S)	40.8	46.4
Improved living area <u>2/</u> (square feet)	(S)	(S)	1,104	1,000
Age of structure <u>3/</u> (years) .....	...	(S)	7.6	6.6
Price of site per square foot	(S)	(S)	\$6.44	\$9.34
Lot size (square feet)	(S)	(S)	7,624	6,345
Mortgagor's total annual income <u>3/</u> ..	(S)	(S)	\$41,250	\$33,900
Monthly cost of heating and utilities	(S)	(S)	\$98.80	\$99.29
Sale price per square foot <u>2/</u>	(S)	(S)	\$75.31	\$78.83
Construction cost per square foot ...	(S)	(S)	...	...
1984				
Volume of FHA-insured mortgages:				
Number	242	185	927	161
Amount (\$1,000)	26,471	20,643	93,755	17,971
Average:				
Property value	\$136,569	\$137,519	\$133,712	\$126,149
Market price of site	\$60,913	\$61,580	\$65,794	\$57,250
Percent of value	45.0	45.0	48.9	45.3
Improved living area <u>2/</u> (square feet)	1,090	1,057	1,241	1,151
Age of structure <u>3/</u> (years) .....	...	...	15.1	10.7
Price of site per square foot	\$16.38	\$15.63	\$10.18	\$10.62
Lot size (square feet)	4,082	4,246	7,290	6,246
Mortgagor's total annual income <u>3/</u> ..	(NA)	\$40,625	(NA)	\$34,000
Monthly cost of heating and utilities	\$98.86	\$97.00	\$107.13	\$100.70
Sale price per square foot <u>2/</u>	\$94.33	(NA)	\$84.86	\$79.44
Construction cost per square foot ...	\$69.77	\$71.75	...	...

NA Not available.

S Sample too small for reliable estimate.

Continued on next page.

Table 606.-- CHARACTERISTICS OF HOMES INSURED UNDER FHA SECTIONS 203 AND 245: 1983 AND 1984 -- Con.

- 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 607.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1984

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	3,846	3,229	119	91	315	1	2	89
Elevators	3,287	2,731	91	88	294	-	1	82
Hydro under 9 stories	649	455	29	26	97	-	1	41
Roped, under 9 stories ...	1,143	867	53	62	128	-	-	33
9 to 18 stories	897	816	9	-	64	-	-	8
19 to 28 stories	355	350	-	-	5	-	-	-
29 to 38 stories	170	170	-	-	-	-	-	-
39 stories or more	73	73	-	-	-	-	-	-
Escalators and moving walks	264	257	6	-	1	-	-	-
Inclined lifts	10	2	3	1	2	-	1	1
Man lifts	10	10	-	-	-	-	-	-
Dumbwaiters	277	231	19	2	18	1	-	6
Handicapped lift	1	1	-	-	-	-	-	-

Source: Hawaii State Department of Labor and Industrial Relations, Division of Occupational Safety and Health, Boiler and Elevator Inspection Bureau, data provided February 7, 1985.

Table 608.-- TALLEST STRUCTURES ON OAHU, JULY 1985, AND THE NEIGHBOR ISLANDS,
MAY-NOV. 1984

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS <u>1/</u>				
Hawaii: Bayshore Towers	Hilo	1970	15	135
Maui: Kalana O Maui (County Bldg.)	Wailuku	1972	9	140
Royal Lahaina Hotel	Kaanapali	1970	12	132
Oahu: Ala Moana Hotel <u>2/</u>	410 Atkinson Drive ...	1970	38	396
Ala Wai Sunset	445 Seaside Ave.	1979	44	350
Kauai: Kauai Surf Hotel	Lihue	1959	10	107
OTHER STRUCTURES				
Hawaii: Coast Guard Loran Station	Upolu Point	1958	...	625
Maui: KMVI Radio Tower	Wailuku	1947	...	455
Molokai: KAIM Radio Tower	Kalua Koi	1981	...	410
Oahu: VLF Antenna	Lualualei	1972	...	1,503
Kauai: Communication Engineers Tower	Mana	1964	...	400

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

2/ Measured to top of elevator machine room.

Source: Hawaii County Dept. of Research and Development, May 1, 1984; Maui County Dept. of Public Works, Nov. 9, 1984; City and County of Honolulu Building Dept., July 9, 1985; Kauai County Dept. of Public Works, Nov. 9, 1984.

Table 609.-- SEATING CAPACITIES OF SELECTED STADIUMS, THEATERS,
CHURCHES, AND OTHER FACILITIES ON OAHU: 1984-1985

Facility type and name	Seating capacity
Stadiums and sports arenas:	
Aloha Stadium	50,000
Aiea High School Stadium	9,600
Neal Blaisdell Center Arena <u>1/</u>	8,731
Leilehua High School Stadium	6,500
Waipahu High School Stadium	6,500
Brigham Young University-Hawaii Activity Center	5,000
University of Hawaii Baseball Stadium	4,312
Theaters and auditoriums:	
Neal Blaisdell Center Arena <u>2/</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	982
Varsity Theater #1 and # 2 (combined capacity)	651
Cinerama Theater	646
Kennedy Theater	600
Ruger Theater	507
Churches:	
Kawaiahao Church	1,300
Central Union Church (Sanctuary)	800
St. Theresa Co-Cathedral	800
St. Andrew's Cathedral	750
St. Anthony	750
Cathedral of Our Lady of Peace	700
St. Augustine	700
Star of the Sea	700

1/ Capacity in boxing configuration.

2/ Capacity in concert configuration.

Source: Compiled by the Hawaii State Department of Planning and Economic Development from the Honolulu Fire Department, Fire Prevention Bureau; Honolulu Building Department; and officials of the facilities listed.