

Section 21

CONSTRUCTION AND HOUSING

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

There were 23,000 building permits issued in 1985, with an estimated value of \$991 million. The total included \$566 million for private residential construction and \$323 million for private nonresidential structures. The value of government construction contracts awarded was \$248 million. Construction put in place, as indicated by the contracting tax base, totaled \$1.2 billion in 1984 and \$1.4 billion in 1985. The value of land transfers in 1985 was \$3.8 billion. Mortgage loans outstanding at the end of 1984 amounted to \$7.6 billion. The July 1986 construction cost index for Honolulu (1967=100) was 369 for single-family residences and 385 for high-rise buildings.

The number of housing units in the State increased from 298,000 in 1976 to 371,000 in 1986. Owner occupied units numbered 122,000 in 1976 and 153,000 in 1986; 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 1986. 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 1985, based on Multiple Listing Service data, was \$189,000; for condominium units it was \$99,000. 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: 1986.

Table 587.-- NUMBER AND VALUE OF BUILDING PERMITS,
BY COUNTIES: 1975 TO 1985

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
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
1985	23,332	16,011	2,933	1,544	2,844
ESTIMATED VALUE (\$1,000)					
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
1985	990,879	619,689	132,735	59,522	178,933

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 588.-- VALUE OF BUILDING PERMITS, RESIDENTIAL AND NONRESIDENTIAL,
BY COUNTIES: 1984 AND 1985

[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:					
1984	382,028	237,708	64,370	39,065	40,886
1985	566,033	289,508	83,554	47,050	145,915
Nonresidential:					
1984	195,802	137,196	25,977	13,670	18,954
1985	323,256	225,323	37,885	16,838	32,718

Source: First Hawaiian Bank, Economic Indicators, Annual Supplement: Hawaii in 1985 (March-April 1986).

Table 589.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1975 TO 1985

[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 <u>1/</u>	Amount	Year <u>1/</u>	Amount	Year <u>1/</u>	Amount
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	1985 ..	1,367,733
1978 ..	1,060,898	1982 ..	1,294,871		

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 590.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1981 TO 1985

[In thousands of dollars. By date of publication]

Awarding agency and location	1981	1982	1983	1984	1985
Total	427,534	392,767	277,877	411,753	248,499
Awarding agency:					
Federal agencies	176,136	139,588	84,723	129,969	74,841
State agencies	180,542	181,989	126,766	196,674	93,785
City and County of Honolulu	59,056	32,520	49,531	64,715	47,784
Other counties	11,799	38,670	16,856	20,394	32,090
Location of construction:					
City and County of Honolulu	349,034	298,638	218,995	315,510	177,650
County of Hawaii	48,202	23,009	20,364	22,981	17,872
County of Kauai	17,520	25,431	7,994	43,147	15,264
County of Maui	12,778	45,688	30,524	30,114	37,713

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

Table 591.-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1980 TO 1985

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

Type of structure	1980	1981	1982	1983	1984	1985
One-family	52,755	72,044	59,719	68,819	70,230	67,783
Two-family	72,768	69,071	85,511	62,808	53,230	58,337
Multi-family	65,660	70,710	44,727	50,552	37,892	46,089

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

Table 592.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1980 TO 1985

Category and year authorized	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
1985	4,663	2,313	2,350	979	387	984
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
1985	208	112	96	64	-	32
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
1985	2,388	1,744	644	129	84	431
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
1985	555	455	100	38	12	50

^{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).

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

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1986 (Statistical Report 191, July 18, 1986), table 5.

Table 593.-- 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 594.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO CONDOMINIUM UNITS: 1963 TO 1985

Subject	1963-1980	1981	1982	1983	1984	1985
Projects	207	27	12	12	32	18
Housing units	9,886	661	227	596	607	117

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 595.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:
1981 TO 1985

Subject	1981	1982	1983	1984	1985
Projects	98	48	56	76	69
Residential units	3,172	1,500	3,024	2,662	1,477
Business or commercial units	1,213	472	410	149	269

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

Table 596.-- TIME SHARE PROPERTIES AND UNITS,
BY GEOGRAPHIC AREAS: AUGUST 27, 1986

[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. Based on a total of 78 plans for the 1985-86 biennium]

Geographic area	Properties	Units
State total	69	2,736
Oahu	23	1,547
Waikiki	19	1,333
Rest of Oahu	4	214
Hawaii	5	62
Kauai	18	661
Maui	23	466

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

Table 597.-- HONOLULU CONSTRUCTION COST INDEXES: 1980 TO 1986

[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	357.6	286.7	447.1	375.2	295.8	444.0
1986: July <u>2/</u>	369.3	297.4	460.0	385.0	302.8	456.3

1/ Wages and benefits.

2/ Preliminary.

Source: First Hawaiian Bank, Research Department, records.

Table 598.-- 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 599.-- 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 <u>1/</u>	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
6552	Subdividers and developers, n.e.c. <u>2/</u>	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 <u>1/</u>	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
6552	Subdividers and developers, n.e.c. <u>2/</u>	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 T.

Table 600.-- 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 601.-- TENURE AND CONTROL OF HOUSING UNITS: 1970 TO 1986

[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 ..	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
1986 ..	371,003	117,090	35,811	191,930	19,264	6,908

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 1977-1986 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, 1970-1986 (Statistical Report 191, July 18, 1986), table 1.

Table 602.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1970 TO 1986

[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 ..	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
1986 ..	371,003	269,845	101,158	41,944	18,446	40,768

Source: Hawaii State Department of Planning and Economic
Development, Housing Unit Estimates for Hawaii, 1970-1986 (Statistical
Report 191, July 18, 1986), table 2.

Table 603.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1984 TO 1986

[As of April 1. Condominium units occupied or intended for occupancy by nonresidents are included in these estimates]

County	All housing units	Owner occupied units ^{1/}		Renter occupied and vacant units		
		Land owned	Land leased	Private	Federal	State and County
1984						
State total ..	359,107	111,767	35,545	185,657	19,294	6,844
Honolulu	262,902	76,401	33,627	128,665	19,146	5,063
Hawaii	39,762	17,356	1,077	20,276	56	997
Kauai	17,539	6,412	167	10,568	64	328
Maui	38,904	11,598	674	26,148	28	456
1985						
State total ..	364,436	114,548	35,681	187,905	19,280	7,022
Honolulu	266,127	78,320	33,672	129,777	19,138	5,220
Hawaii	40,820	17,652	1,121	21,000	50	997
Kauai	17,979	6,617	224	10,747	64	327
Maui	39,510	11,959	664	26,381	28	478
1986						
State total ..	371,003	117,090	35,811	191,930	19,264	6,908
Honolulu	269,845	79,929	33,644	131,984	19,134	5,154
Hawaii	41,944	18,210	1,200	21,528	50	956
Kauai	18,446	6,809	248	10,995	65	329
Maui	40,768	12,142	719	27,423	15	469

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

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1986 (Statistical Report 191, July 18, 1986), table 4.

Table 604.-- RESIDENT AND NONRESIDENT HOUSING UNITS, BY COUNTIES:
1977 TO 1986

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Mau
RESIDENT <u>1/</u>						
1977	301,904	237,059	64,845	29,123	11,843	23,879
1978	308,444	241,573	66,871	30,008	12,062	24,801
1979	315,728	245,101	70,627	31,548	12,623	26,456
1980	322,598	247,152	75,446	33,594	13,395	28,457
1981	328,679	249,330	79,349	34,921	14,458	29,970
1982	334,580	251,280	83,300	36,254	15,402	31,644
1983	340,001	254,827	85,174	36,933	15,931	32,310
1984	341,505	256,015	85,490	37,860	15,941	31,689
1985	342,632	257,111	85,521	38,541	15,903	31,077
1986	348,004	260,007	87,997	39,892	15,872	32,233
NONRESIDENT <u>2/</u>						
1977	5,085	512	4,573	330	590	3,653
1978	7,069	1,530	5,539	571	779	4,189
1979	8,533	2,364	6,169	735	987	4,447
1980	11,637	4,886	6,751	621	1,433	4,697
1981	14,194	5,639	8,555	1,259	1,856	5,440
1982	14,400	5,687	8,713	1,484	1,679	5,550
1983	13,413	4,747	8,666	1,769	1,006	5,891
1984	17,602	6,887	10,715	1,902	1,598	7,215
1985	21,804	9,016	12,788	2,279	2,076	8,433
1986	22,999	9,838	13,161	2,052	2,574	8,535

1/ Estimated as of April 1. Includes all housing units other than condominium units in rental pools and intended for transient occupancy.

2/ Condominium units in rental pools and intended for transient occupancy, based on February survey data from the Hawaii Visitors Bureau.

Source: Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1986 (Statistical Report 191, July 18, 1986), table 3.

Table 605.-- 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 1, 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 605.-- 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 606.-- GENERAL HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total	City and County of Honolulu	Other counties ^{1/}		
			Hawaii	Kauai	Mau
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 606.-- 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 607.-- HOUSING UNITS, BY YEAR STRUCTURE WAS BUILT, FOR OAHU: 1940 TO 1983

[Thousands]

Year structure built	1983	1979	1976	1970	1960	1950	1940
Total 1/	262.8	247.9	219.3	174.1	125.8	83.2	53.5
April 1970 or later ..	86.0	67.8	50.0	-	-	-	-
1960 to March 1970 ...	78.6	78.4	72.6	72.6	-	-	-
1950 to 1959	47.3	47.8	44.7	45.6	51.7	-	-
1940 to 1949	25.0	26.4	24.4	24.8	28.0	30.5	-
1939 or earlier	25.8	27.4	27.6	27.4	46.1	51.8	53.5
1930 to 1939	(NA)	(NA)	(NA)	(NA)	18.7	16.8	(NA)
1929 or earlier	(NA)	(NA)	(NA)	(NA)	27.4	34.9	(NA)
Not reported	-	-	-	-	-	0.9	-

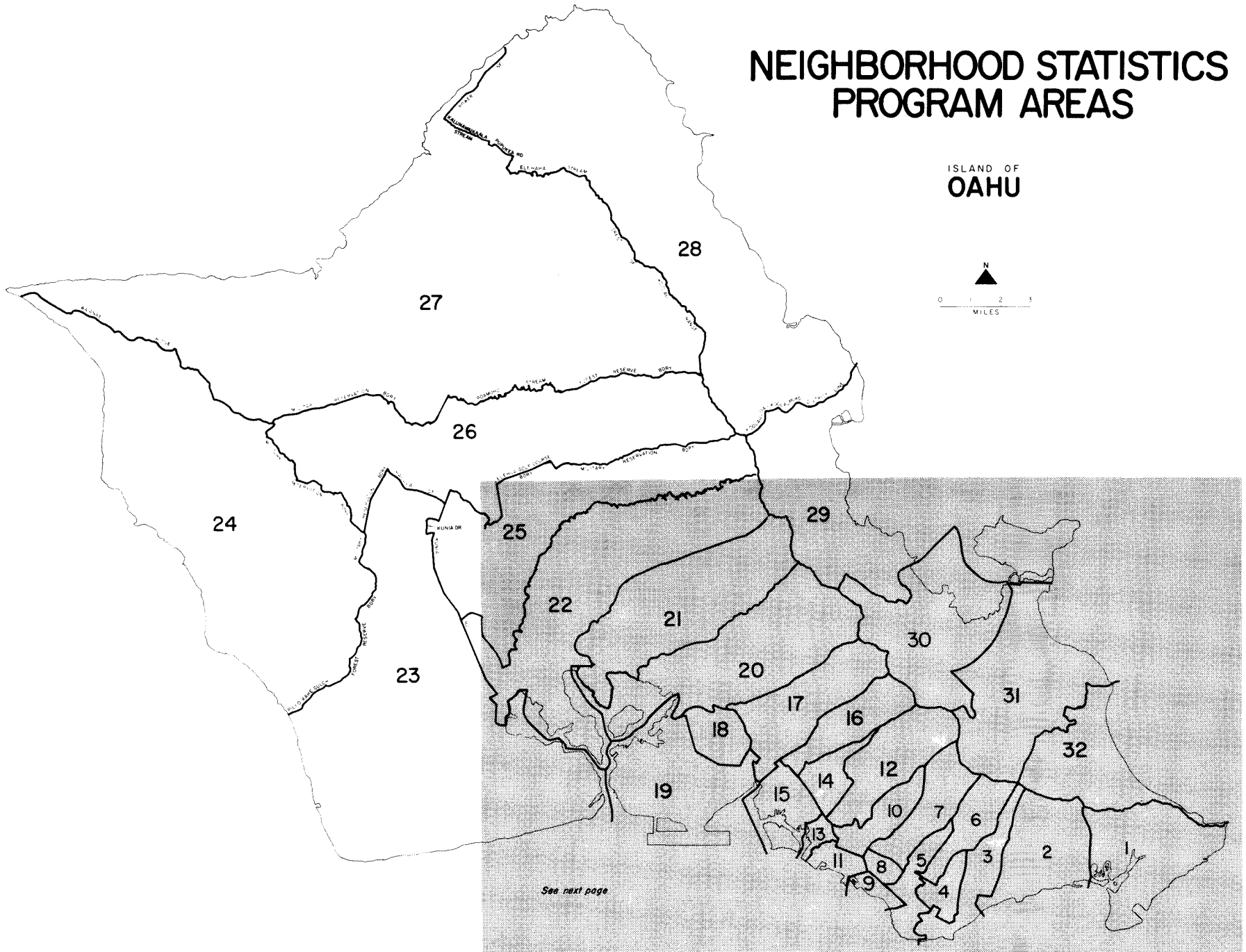
NA Not available.

1/ Year-round housing units, 1970-1983; all units, 1940-1960.

Source: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, Annual Housing Survey: 1983, Honolulu, HI, H-170-83-48 (June 1985), p. A-1. U.S. Bureau of the Census, U.S. Census of Housing: 1960, State and Small Areas, Hawaii, HC (1)-13 (1961), table 14; Census of Housing: 1950, Vol, I, Part 7 (1953), p. 52-13; 16th Census of the U.S.: 1940, Housing, General Characteristics, Hawaii (1943), table 2.

NEIGHBORHOOD STATISTICS PROGRAM AREAS

ISLAND OF
OAHU



See next page

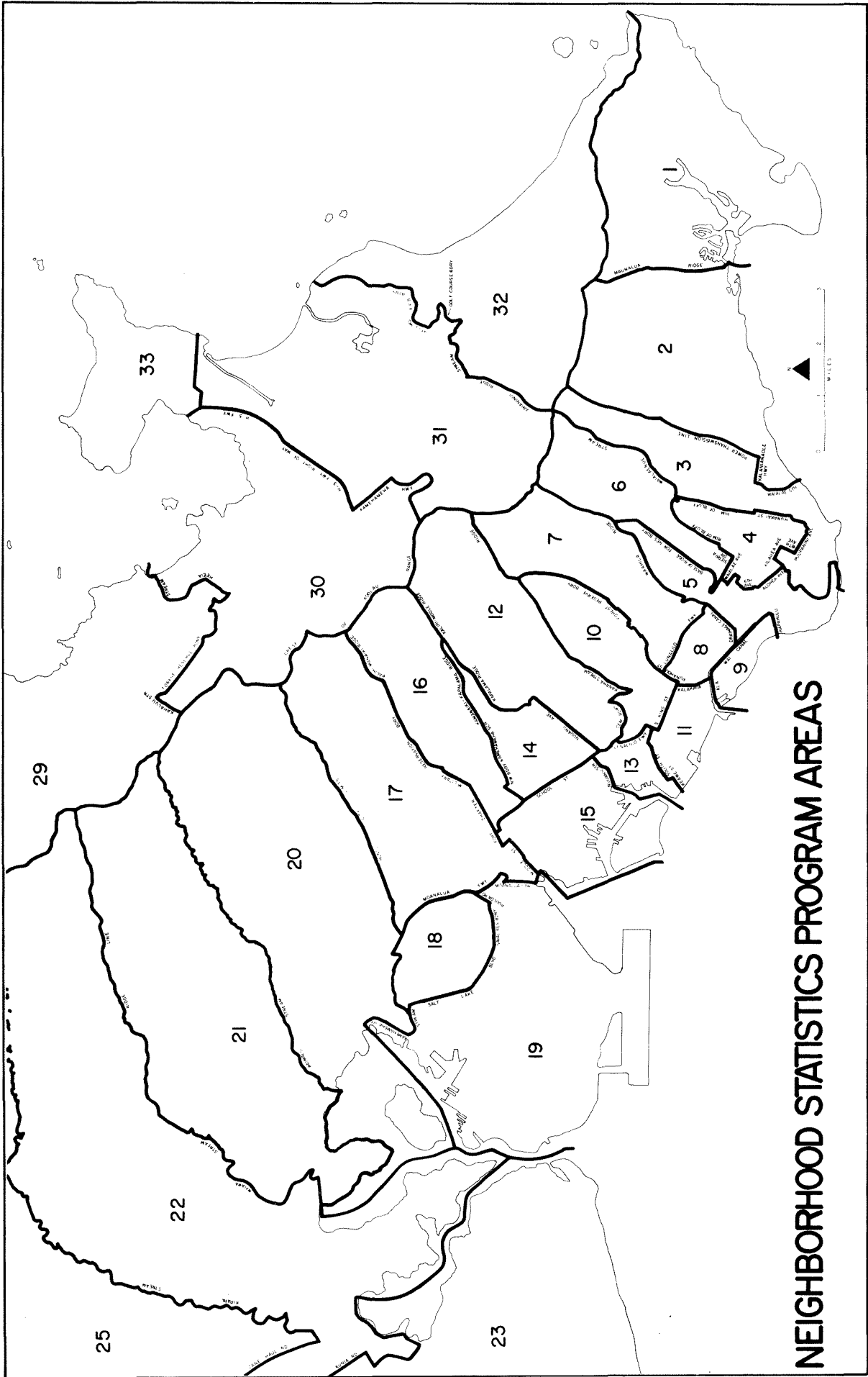


Table 608.-- HOUSING CHARACTERISTICS OF NEIGHBORHOODS, FOR OAHU: 1980

Neighborhood (see maps on pp. 559-560)	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-SPT-13 (1983)

Table 609.-- 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 610.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1983 TO 1985

Subject	1983	1984	1985
Total units owned by HHA, June 30	5,822	5,742	<u>1/</u> 5,735
Occupied	5,650	5,671	5,682
Population in units, June 30	18,171	18,257	18,237
Per occupied unit	3.2	3.2	3.2
Total assets, June 30 (\$1,000)	407,540	430,087	691,000
Operating revenues of HHA, fiscal year: <u>2/</u>			
Gross (\$1,000)	12,550	11,455	12,608
Net (\$1,000)	1,287	-977	620
Operating revenues per unit per month, fiscal year (dollars) <u>2/</u>	220.80	166.24	205.04
Rent charged per unit per month, fiscal year (dollars) <u>2/</u>	150.09	146.59	134.65

1/ Federal low-rent, 5,122; State-subsidized, 510; and other, 103.

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

Source: Hawaii Housing Authority, data provided January 23, 1986.

Table 611.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1986

[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 and 1985]

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
1986: May	250,500	5,750	2.3	4,593	1,157	877
TYPE OF UNIT: 1986						
Single-family units	141,938	1,489	1.0	1,166	323	438
Multi-family units	108,554	4,261	3.9	3,427	834	439
Mobile homes	8	-	0	0	...	...

^{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 1982-1986 definitions.

Table 612.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1985

[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 ^{1/} ..	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 ^{2/} ..	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 ^{3/} ..	7,238	3,827	3,411	4.5	3.1	6.5
1985	7,485	3,872	3,613	4.8	4.7	5.1

^{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 613.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,
CHANGING RESIDENCE IN PAST YEAR: 1975 TO 1985

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

Year surveyed	Movers		Percent moving ^{1/}	
	Total	Civilians ^{2/}	Total	Civilians ^{2/}
Persons 1 year old and over:				
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 ^{3/}	140,509	101,730	14.4	11.6
1985	139,891	98,506	14.2	11.4
Household heads:				
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 ^{3/}	45,798	34,637	15.3	12.8
1985	45,313	31,375	15.0	11.9

^{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 614.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1985

[Based on place of residence one year prior to survey date. Expanded from a sample of 5,885 households. Excludes persons in institutions or military barracks, in Kalawao, or on Niihau]

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	305,129	256,577	45,313	15.0	3,239
Military	38,771	24,470	13,938	36.3	363
Civilian	266,330	232,107	31,375	11.9	2,848
Status not reported	28	-	-	...	28
Oahu	225,950	190,689	33,190	14.8	2,071
Military	38,635	24,352	13,920	36.4	363
Civilian	187,315	166,337	19,271	10.4	1,707
Other islands	79,179	65,888	12,123	15.5	1,168
Hawaii	38,745	31,696	6,147	16.2	902
Kauai	14,101	12,204	1,897	13.5	-
Maui, Molokai, and Lanai	26,333	21,988	4,079	15.6	266

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 615.-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE AND RETAIL SPACE, FOR HONOLULU, BY LOCATION: 1983 TO 1986

[Rates are percent of space reported vacant in survey]

Type of space and location	May 1983	Oct. 1983	May 1984	Oct. 1984	May 1985	Oct. 1985	May 1986
Competitive office:							
Downtown	8.4	20.4	17.2	16.1	15.9	11.5	11.4
Downtown to Waikiki	16.8	11.6	12.7	12.6	9.1	9.1	6.4
Waikiki	3.8	5.1	2.7	2.8	1.5	3.5	5.1
Other	13.8	14.0	21.9	18.2	19.1	22.6	18.0
Retail:							
Downtown	7.1	12.8	4.9	5.4	1.1	7.5	6.5
Downtown to Waikiki	11.9	12.2	27.7	4.3	4.4	5.0	13.0
Waikiki	17.9	17.2	23.8	6.6	11.2	15.4	9.1
Other	0.0	11.7	0.0	31.8	0.0	(NA)	1.8

NA Not available.

Source: Semi-annual survey by Hastings, Martin, Conboy, Braig & Associates, Ltd., cited in Building Owners & Managers Association, Hawaii, Newsletter, August 1986.

Table 616.-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY PLACE OF RESIDENCE: MARCH 1986

Residence	Active	Inactive	Residence	Active	Inactive
Total	14,323	7,849	Kauai	422	235
Oahu	11,122	5,253	Molokai	52	5
Hawaii	1,117	682	Lanai	1	1
Maui	1,328	487	U.S. Mainland ...	278	1,154
			Foreign	3	32

Source: Hawaii State Department of Commerce and Consumer Affairs, Hawaii Real Estate Commission Annual Report 1986, p. 5.

Table 617.-- 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 618.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTI-FAMILY
DEVELOPMENTS, FOR OAHU: 1980 TO 1985

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					
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
1985 ..	1,263	5,360	1,139	147,093	773	316	93,737

1/ Four stories or under.

Source: Bank of Hawaii, Construction in Hawaii, 1986 (1986), p. 13.

Table 619.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,
FOR OAHU: 1957 TO 1985

[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 ^{1/} .	9,926	5,714	57.6	82,076
1979-1980 ^{1/} .	13,506	8,009	59.3	103,698
1980-1981 ^{1/} .	14,090	5,553	39.4	124,897
1981 ^{2/}	13,799	3,735	27.1	144,227
1982	13,484	2,948	21.9	143,046
1983	13,556	4,868	35.9	142,914
1984 ^{3/}	13,258	4,732	35.7	141,888
1985	13,558	5,261	38.8	137,650

^{1/} Year ended February 28 or 29.

^{2/} Data cover period of March through December only.

^{3/} Data cover period of January 1 through December 31 only.

Source: Honolulu Board of Realtors, records.

Table 620.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1984 AND 1985

Year and type of property	Number listed	Number sold	Percent sold	Average sales price (dollars)
1984 (JAN. 1-DEC. 3)				
Total	13,258	4,732	35.7	141,888
Residential 1/	4,511	1,951	43.2	187,270
Condominium 2/	7,654	2,542	33.2	101,448
Vacant land	428	101	23.6	143,480
Income	158	44	27.8	434,738
Commercial/industrial	98	19	19.4	327,901
Business opportunity	174	18	10.3	58,944
Cooperative	235	57	24.3	127,364
1985				
Total	13,558	5,261	38.8	137,650
Residential 1/	4,717	2,146	45.5	188,900
Condominium/cooperative	8,065	2,901	36.0	98,800
Vacant land	402	143	35.6	114,300
Income/business opportunity .	252	55	21.8	206,300
Commerical/industrial	122	16	13.1	280,400

1/ Single-family.

2/ Includes units in duplexes and townhouses.

Source: Honolulu Board of Realtors, records.

Table 621.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1983 TO 1986

[Years ended June 30]

Subject	1983	1984	1985	1986
Number of deeds filed and recorded	22,943	26,938	20,490	28,518
Approximate value of land conveyed (\$1,000) ..	3,027,488	3,585,325	3,719,659	3,893,347

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 622.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES: 1983 TO 1985

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

County	1983	1984	1985
State total	3,272,167,005	3,764,562,638	3,778,077,861
Honolulu	2,333,881,897	2,549,352,254	2,581,678,154
Mauai	423,712,237	610,384,923	562,563,099
Hawaii	359,695,067	467,051,984	359,835,183
Kauai	154,877,804	137,773,477	274,001,425

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

Table 623.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:
1980 TO 1985

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)			
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
1985 ...	30,777	3,809,595	123,780	81,525	3,566	257,588

NA Not available.

1/ Commercial and residential projects.

Source: Data from Title Guaranty of Hawaii and Hawaii State Bureau of Conveyances, cited in the Bank of Hawaii, Construction in Hawaii, 1986 (1986), p. 30.

Table 624.-- REAL ESTATE MORTGAGE LOANS OUTSTANDING, BY TYPE
OF LENDING INSTITUTION: 1980 TO 1985

[Thousands of dollars. As of December 31]

Year	All institutions	Banks	Savings, building and loan associations	Trust compa- nies 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	7,575,240	1,737,973	3,885,551	435	644,336	1,306,945
1985	(NA)	(NA)	(NA)	298	809,507	(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 625.-- 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. The 1985 survey did not report Oahu separately]

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 626.-- 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
Averages:				
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
Averages:				
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 626.-- 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 627.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES: DECEMBER 31, 1985

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	3,954	3,307	120	96	325	1	2	103
Elevators	3,378	2,802	91	89	299	-	1	96
Under 9 stories:								
Hydro	679	478	29	27	97	-	1	47
Roped	1,187	902	53	62	133	-	-	37
9 to 18 stories	905	820	9	-	64	-	-	12
19 to 28 stories	360	355	-	-	5	-	-	-
29 to 38 stories	174	174	-	-	-	-	-	-
39 stories or more	73	73	-	-	-	-	-	-
Escalators and moving walks	266	259	6	-	1	-	-	-
Inclined lifts	10	2	3	1	2	-	1	1
Man lifts	11	10	-	1	-	-	-	-
Dumbwaiters	279	232	20	2	18	1	-	6
Handicapped lift	1	1	-	-	-	-	-	-
Chair lift	1	1	-	-	-	-	-	-
Private industrial elevator	7	-	-	2	5	-	-	-
Material 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 January 20, 1986.

Table 628.-- TALLEST STRUCTURES, BY ISLANDS: 1986

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS ^{1/}				
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 ^{2/}	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
Kure Atoll: Loran Transmitting Tower .	Kure Atoll	1962	...	625

^{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; otherwise, 390 feet.

Source: Hawaii County Dept. of Research and Development, June 19, 1986; Maui County Dept. of Public Works, May 10, 1986; City and County of Honolulu Building Dept., April 24, 1986; Kauai County Dept. of Public Works, July 7, 1986; 14th Coast Guard District, June 24, 1986.

Table 629.-- SEATING CAPACITIES OF SELECTED STADIUMS,
THEATERS, CHURCHES, AND HOTELS: 1985-1986

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> /, <u>3</u> /	8,780
Neal Blaisdell Center Exhibition Hall <u>4</u> /	5,000
Francis Wong Stadium (Hoolulu Park Complex Multi-purpose Pavilion) <u>3</u> /	4,500
Lahaina Civic Center Convention Hall <u>3</u> /	4,050
Andrews Amphitheater	4,000
Hilo Civic Auditorium <u>3</u> /	3,550
Waikiki Shell <u>2</u> /, <u>5</u> /	3,257
Neal Blaisdell Center Concert Hall	2,158
Waikiki 3 Theater <u>2</u> /	1,262
Hilton Hawaiian Village Dome <u>2</u> /	1,120
Kauai War Memorial Concert Theater	1,100
Waikiki 1 and 2 Theaters (each) <u>2</u> /	982
Kapiolani Theater	760
Cinerama Theater	646
Kennedy Theater	600
Ruger Theater	507
Richard T. Mamiya Theatre	500
Churches:	
Kawaihāo 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

Continued on next page.

Table 629.-- SEATING CAPACITIES OF SELECTED STADIUMS,
THEATERS, CHURCHES, AND HOTELS: 1985-1986 -- Con.

Facility type and name	Seating capacity
Hotels (capacity in reception or theater configuration, whichever is greater):	
Hilton Hawaiian Village Coral Ballroom	5,000
Westin Ilikai Pacific Ballroom	5,000
Sheraton Waikiki Hawaii Ballroom	3,700
Hilton Hawaiian Village Tapa Room	3,400
Royal Hawaiian Monarch Room and Lanai	3,000
Westin Kauai Ballroom	2,143
Hilton Hawaiian Village Tapestry Lounge	2,000
Pacific Beach Grand Ballroom	2,000
Kauai Hilton Jasmine Ballroom	1,775
Maui Marriott Resort Kaanapali Ballroom	1,700
Ala Moana Americana Hibiscus Ballroom	1,500
Hilo Hawaiian Hotel Banquet room	1,500
Hyatt Regency Maui Grand Ballroom	1,500
Turtle Bay Hilton & Country Club Kahuku Meeting Rooms .	1,300
Kona Lagoon Polynesian Longhouse	1,300
Outrigger Prince Kuhio Grand Ballroom	1,200
Hilton Hawaiian Village Iolani Suite	1,200
Hyatt Regency Waikiki Regency Ballroom	1,200
Waiohai Resort Plantation Ballroom	1,200
Westin Maui Ballroom	1,102
Hawaiian Regent Hawaiian Ballroom	1,000
Ala Moana Americana Garden Lanai	1,000
Princess Kaiulani Ainahau Ballroom	1,000

- 1/ Capacity in boxing configuration.
- 2/ Revised from Data Book 1985, table 609.
- 3/ Capacity in concert configuration.
- 4/ Capacity in reception configuration.
- 5/ Includes 1,299 temporary seating.

Source: Compiled by the Hawaii State Department of Planning and Economic Development from the Honolulu Fire Department, Fire Prevention Bureau; Honolulu Building Department; officials of the facilities listed; and Hawaii Business Publishing Corporation, Discover Hawaii Meeting Planner 1986.