

## 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, home sales, and residential financing. Related series are included in Sections 6 (land use) and 14 (prices).

There were 24,000 building permits issued in 1988, with an estimated value of \$1.8 billion. The total included \$686 million for new private residential construction, \$244 million for hotels, and \$295 million for private nonresidential structures. The value of government construction contracts awarded was \$650 million. Construction put in place, as indicated by the contracting tax base, totaled \$2.0 billion in 1987 and \$2.5 billion in 1988. The value of land transfers in fiscal 1989 was \$10.4 billion. The June 1989 construction cost index for Honolulu (1982=100) was 139 for single-family residences and 132 for high-rise buildings.

The number of housing units in the State increased from 324,000 in 1979 to 393,000 in 1989. Owner occupied units numbered 133,000 in 1979 and 164,000 in 1989; the latter total included 31,000 on leased land. Condominium units, first authorized in 1961, numbered 98,000 by 1987. Cooperative units, first built in 1956, totaled 2,800 in 1987. Government-owned housing, mostly military and public, accounted for 27,000 units as of 1989. Housing has been in short supply throughout most of the past decade: on Oahu, the vacancy rate in May 1986, according to the Federal Home Loan Bank of Seattle, was only 2.3 percent. The median selling price of single-family homes on Oahu during 1988, based on Multiple Listing Service data, was \$210,000; for condominium units it was \$114,000. 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 1980 U.S. Census of Housing, the 1983 American Housing Survey, 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 Business 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 26 of Statistical Abstract of the United States: 1989.

Table 586.-- NUMBER AND VALUE OF BUILDING PERMITS,  
BY COUNTIES: 1978 TO 1988

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
<b>NUMBER ISSUED</b>					
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
1986 .....	21,461	14,237	2,717	1,486	3,021
1987 .....	23,929	16,197	3,175	1,595	2,962
1988 .....	24,032	14,956	3,597	1,904	3,575
<b>ESTIMATED VALUE (\$1,000)</b>					
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
1986 .....	1,161,489	674,057	231,997	101,315	154,120
1987 .....	1,268,927	836,328	146,035	109,574	176,990
1988 .....	1,788,983	926,901	181,929	220,245	459,909

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 587.-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES: 1988

[Thousands of dollars. Limited to private construction, including additions, alteration, and repairs]

Category	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
Total .....	1,540,284	743,058	175,039	213,680	408,508
Residential .....	685,993	314,421	124,098	83,615	163,859
Hotel .....	244,200	-	-	75,890	168,310
Non-residential .....	294,658	187,219	30,853	29,044	47,542
Additions and alterations	315,432	241,418	20,087	25,131	28,796

Source: Calculated by Hawaii State Department of Business and Economic Development from county "Monthly Cooperative Report of Local Construction" submitted to F.W. Dodge Division, McGraw-Hill Information Systems Company.

Table 588.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1978 TO 1988

[In thousands of dollars. Data are on a cash basis accounting]

Year <u>1/</u>	Amount	Year <u>1/</u>	Amount	Year <u>1/</u>	Amount
1978 <u>2/</u>	1,060,898	1982 ..	1,294,871	1986 ..	1,808,024
1979 ..	1,325,460	1983 ..	1,353,405	1987 <u>3/</u>	2,003,056
1980 ..	1,569,658	1984 ..	1,242,929	1988 <u>3/</u>	2,487,571
1981 ..	1,613,764	1985 ..	1,367,733		

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.

2/ Partly estimated.

3/ Data exclude tax base for unallocated collections, distributed for earlier years. The 1987 total has been revised.

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

Table 589.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1984 TO 1988

[In thousands of dollars. By date of publication]

Awarding agency and location	1984	1985	1986	1987	1988
Total .....	411,753	248,499	425,146	372,164	650,225
Awarding agency:					
Federal agencies .....	129,969	74,841	101,943	107,874	170,506
State agencies .....	196,674	93,785	205,443	174,207	351,705
City and County of Honolulu	64,715	47,784	90,413	79,090	120,285
Other counties .....	20,394	32,090	27,346	10,994	7,729
Location of construction:					
City and County of Honolulu	315,510	177,650	313,444	293,358	493,865
County of Hawaii .....	22,981	17,872	61,041	32,261	41,057
County of Kauai .....	43,147	15,264	33,765	21,080	20,696
County of Maui .....	30,114	37,713	16,895	25,466	94,607

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

Table 590.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS: 1967 TO 1982

[Excludes establishments without payroll]

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

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

Table 591.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND  
SUBDIVIDERS AND DEVELOPERS, BY INDUSTRY: 1977 AND 1982

[Includes establishments both with and without payroll]

SIC code	Industry	Number	Proprietors and working partners	All employees	All business receipts (\$1,000)
	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)
	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

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 592.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1984 TO 1988

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<b>New 1-family dwellings:</b>						
1984 .....	4,117	2,197	1,920	900	382	638
1985 .....	4,663	2,313	2,350	979	387	984
1986 .....	4,985	2,024	2,961	1,127	417	1,417
1987 .....	5,813	2,684	3,129	1,391	543	1,195
1988 .....	6,067	2,001	4,066	1,715	692	1,659
<b>New duplex units:</b>						
1984 .....	146	112	34	28	4	2
1985 .....	208	112	96	64	-	32
1986 .....	166	112	54	18	2	34
1987 .....	182	124	58	50	6	2
1988 .....	205	172	33	28	5	-
<b>New apartments:</b>						
1984 .....	1,134	942	192	153	35	4
1985 .....	2,388	1,744	644	129	84	431
1986 .....	2,570	2,076	494	22	-	472
1987 .....	1,671	785	886	314	-	572
1988 .....	2,802	1,377	1,425	446	21	958
<b>Units demolished:</b>						
1984 .....	528	429	99	50	5	44
1985 <u>1/</u> .....	555	455	100	38	12	50
1986 <u>2/</u> .....	690	534	156	43	60	53
1987 <u>3/</u> .....	825	741	84	40	2	42
1988 <u>4/</u> .....	753	629	124	57	9	58

1/ Excludes 11 homes in Hilo destroyed by high winds, February 16, 1986.

2/ Excludes 14 structures destroyed by volcanic activity and 1 by high winds, all in Hawaii County.

3/ Excludes 18 units destroyed by volcanic activity in Hawaii County.

4/ Excludes 6 units destroyed by volcanic activity in Hawaii County.

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

Table 593.-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1983 TO 1988

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

Type of structure	1983	1984	1985	1986	1987	1988
One-family .....	68,819	70,230	67,783	80,119	80,719	101,649
Two-family .....	62,808	53,230	58,337	59,184	64,490	69,465
Multi-family .....	50,552	37,892	46,089	47,789	42,507	81,169

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

Table 594.-- HONOLULU CONSTRUCTION COST INDEXES: 1982 TO 1989

[1982=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>
1982 .....	100.0	100.0	100.0	100.0	100.0	100.0
1983 .....	109.5	111.3	107.3	106.9	107.4	106.9
1984 .....	114.3	113.1	115.8	110.9	108.0	114.5
1985 .....	117.4	115.2	120.1	113.5	108.7	118.4
1986 .....	121.5	119.1	124.4	116.8	110.8	122.6
1987 .....	125.7	123.7	128.2	120.7	114.9	125.8
1988 .....	132.8	133.2	132.2	126.1	121.6	130.1
1989 <u>2/</u> .....	139.0	139.0	139.0	132.1	125.8	137.6

1/ Wages and benefits.

2/ June.

Source: First Hawaiian Bank, Research Department, records.

Table 595.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO  
CONDOMINIUM UNITS: 1963 TO 1988

Subject	1963- 1982	1983	1984	1985	1986	1987	1988
Projects .....	246	12	32	18	36	35	34
Housing units ....	10,774	596	607	117	151	398	99

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, Real Estate Commission, records.

Table 596.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:  
1984 TO 1988

Subject	1984	1985	1986	1987	1988
Projects .....	76	69	87	94	104
Residential units .....	2,662	1,477	1,346	2,289	2,060
Business or commercial units <u>1/</u> .	149	269	405	153	133

1/ Includes units in agricultural condominium projects which can be used for residential or business/commercial purposes (110 in 1987, 50 in 1988).

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

Table 597.-- TIME SHARE PROPERTIES AND UNITS,  
BY GEOGRAPHIC AREAS: OCTOBER 13, 1989

[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]

Geographic area	Properties	Units
State total .....	62	2,208
Oahu .....	17	857
Waikiki .....	15	784
Rest of Oahu .....	2	73
Hawaii .....	7	120
Kauai .....	15	690
Maui .....	23	541

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

Table 598.-- ESTIMATED NUMBER OF HOMELESS PERSONS, BY TYPE, FOR THE CITY AND COUNTY OF HONOLULU, 1984, AND HAWAII, KAUAI, AND MAUI COUNTIES, 1987

Homeless type	State total	Hono- lulu	Ha- waii	Kauai	Maui
All homeless persons ...	4,220	2,500	600	340	780
Street people .....	1,266	750	180	102	234
Temporarily sheltered .....	844	500	120	68	156
Runaways .....	211	125	30	17	39
Elderly .....	211	125	30	17	39
Abused spouses .....	422	250	60	34	78
Stranded tourists .....	633	375	90	51	117
Beach people .....	633	375	90	51	117

Source: Housing Finance and Development Corporation, State of Hawaii Comprehensive Homeless Assistance Plan, Stewart B. McKinney Homeless Assistance Act (Public Law 100-77), Title IV, Subtitle A, submitted to the U.S. Department of Housing and Urban Development, February 1, 1989, pp. 10-16.

Table 599.-- CONDOMINIUM AND COOPERATIVE HOUSING UNITS, BY COUNTIES: 1987

Type of housing unit	State total	Honolulu	Maui	Hawaii	Kauai
Condominium units <sup>1/</sup> .....	98,111	74,325	14,100	5,629	4,057
Cooperative units .....	2,832	2,738	94	-	-

<sup>1/</sup> Includes some nonresidential condominium units.  
Source follows next table.

Table 600.-- CONDOMINIUM HOUSING UNITS, TOTAL AND OWNER OCCUPIED, BY LAND OWNERSHIP, BY COUNTIES: 1987

[Includes some nonresidential condominium units]

Ownership of land and condominium unit	State total	Honolulu	Maui	Hawaii	Kauai
All condo units .....	98,111	74,325	14,100	5,629	4,057
On fee simple land .....	34,856	22,988	6,462	3,314	2,092
On leased land .....	59,395	49,825	6,120	1,803	1,647
Other categories <sup>1/</sup> .....	3,860	1,512	1,518	512	318
Owner occupied condo units	26,424	25,203	753	369	99
On fee simple land .....	9,690	8,912	475	251	52
On leased land .....	16,734	16,291	278	118	47

<sup>1/</sup> Such as fee and leasehold condominium units sold on agreement of sale.  
Source: Legislative Reference Bureau, Ownership Patterns of Land Beneath Hawaii's Condominium and Cooperative Housing Projects (Report No. 6, 1987), pp. 8, 10-12, and 27.

Table 601.-- TENURE AND CONTROL OF HOUSING UNITS: 1970 TO 1989

[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 ..	370,548	117,090	35,811	191,475	19,264	6,908
1987 ..	377,898	121,019	35,959	194,582	19,265	7,073
1988 ..	385,290	126,563	33,579	198,707	19,394	7,047
1989 ..	393,354	132,691	30,996	202,959	19,421	7,287

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 and later years 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 Business and Economic Development, Housing Unit Estimates for Hawaii, 1970-1989 (Statistical Report 213, October 1989), table 1.

Table 602.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,  
1970 TO 1989

[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 ..	370,548	269,390	101,158	41,944	18,446	40,768
1987 ..	377,898	273,054	104,844	43,135	18,929	42,780
1988 ..	385,290	276,509	108,781	44,700	19,476	44,605
1989 ..	393,354	279,166	114,188	47,035	20,173	46,980

Source: Hawaii State Department of Business and Economic  
Development, Housing Unit Estimates for Hawaii, 1970-1989 (Statistical  
Report 213, October 1989), table 2.

Table 603.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1987 TO 1989

[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 <u>1/</u>		Renter occupied and vacant units		
		Land owned	Land leased	Private	Federal	State and County
1987						
State total ..	377,898	121,019	35,959	194,582	19,265	7,073
City & Co. of Hon.	273,054	82,728	33,656	132,213	19,135	5,322
County of Hawaii ..	43,135	18,704	1,241	22,174	50	966
County of Kauai ...	18,929	7,002	273	11,260	65	329
County of Maui ....	42,780	12,585	789	28,935	15	456
1988						
State total ..	385,290	126,563	33,579	198,707	19,394	7,047
City & Co. of Hon.	276,509	87,096	31,180	133,664	19,264	5,305
County of Hawaii ..	44,700	19,187	1,244	23,255	50	964
County of Kauai ...	19,476	7,237	305	11,541	66	327
County of Maui ....	44,605	13,043	850	30,247	14	451
1989						
State total ..	393,354	132,691	30,996	202,959	19,421	7,287
City & Co. of Hon.	279,166	91,632	28,512	134,431	19,299	5,292
County of Hawaii ..	47,035	19,998	1,281	24,506	45	1,205
County of Kauai ...	20,173	7,435	330	12,020	63	325
County of Maui <u>4/</u> .	46,980	13,626	873	32,002	14	465

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

Source: Hawaii State Department of Business and Economic Development, Housing Unit Estimates for Hawaii, 1970-1989 (Statistical Report 213, October 1989), table 4.

Table 604.-- RESIDENT AND NONRESIDENT HOUSING UNITS, BY COUNTIES:  
1977 TO 1989

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<u>RESIDENT 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 .....	347,549	259,552	87,997	39,892	15,872	32,233
1987 .....	356,002	263,818	92,184	41,033	16,298	34,853
1988 .....	364,170	268,874	95,296	42,346	16,621	36,329
1989 .....	374,214	273,247	100,967	45,017	17,139	38,811
<u>NONRESIDENT 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
1987 .....	21,896	9,236	12,660	2,102	2,631	7,927
1988 .....	21,120	7,635	13,485	2,354	2,855	8,276
1989 .....	19,140	5,919	13,221	2,018	3,034	8,169

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 Business and Economic Development, Housing Unit Estimates for Hawaii, 1970-1989 (Statistical Report 213, October 1989), table 3, as revised.

Table 605.-- CHARACTERISTICS OF THE HOUSING INVENTORY, FOR OAHU:  
1970, 1976, 1979, AND 1983

[Oahu was dropped from this survey after 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
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; Annual Housing Survey: 1979, Honolulu, Hawaii, SMSA (Current Housing Reports, H-170-79-48, August 1983), Part A, tables A-1 and A-2.

Table 606.-- HOUSING CHARACTERISTICS, BY COUNTIES: 1980

Subject	State total <u>1/</u>	Honolulu	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 occupied units ....	51.7	49.9	60.6	53.5	57.6
Median value <u>2/</u> (\$1,000) .....	118.1	129.5	71.2	89.7	112.1
Renter-occupied units:					
Number .....	142,098	115,383	11,506	5,591	9,547
Median contract rent <u>3/</u> (dollars) .....	271	276	220	176	306
Vacant units, total <u>4/</u> .....	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 <u>4/</u> .....	24,925	13,104	2,048	1,613	8,160

Footnotes and source on next page.

Table 606.-- HOUSING CHARACTERISTICS, BY COUNTIES: 1980 -- Con.

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

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.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1986 TO 1988

Subject	1986	1987	1988 <u>1/</u>
Total units owned by HHA, June 30 .....	5,773	5,930	<u>2/</u> 5,723
Occupied .....	5,702	5,870	5,675
Population in units, June 30 .....	18,147	17,648	17,083
Per occupied unit .....	3.2	3.0	3.0
Total assets, June 30 (million dollars) ..	754	718	151
Operating revenues of HHA, fiscal year: <u>3/</u>			
Gross (\$1,000) .....	12,706	12,734	13,254
Net (\$1,000) .....	948	870	5,567
Operating revenues per unit per month, fiscal year (dollars) <u>3/</u> .....	206.68	183.41	200.03
Rent charged per unit per month, fiscal year (dollars) <u>3/</u> .....	182.50	162.81	186.58

1/ Some functions of the Hawaii Housing Authority were transferred to the Housing Finance and Development Corporation by SLH 1987, Act 337, effective July 1, 1987. The 1988 data presented in this table accordingly exclude HFDC units and assets.

2/ Federal low-rent, 5,213; State-subsidized, 510.

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

Source: Hawaii Housing Authority, records.

Table 608.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1989

[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, 1985, 1987, and 1988]

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
1989: Apr.-May ...	257,050	3,730	1.5	3,414	316	3,027
TYPE OF UNIT: 1989						
Single-family units:						
Detached .....	125,051	1,034	0.8	906	128	1,573
Attached .....	22,716	356	1.6	308	48	538
Multi-family units	108,934	2,340	2.1	2,200	140	916
Mobile homes .....	349	-	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 1982-1989 definitions.

Table 609.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1988

[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 <sup>1/</sup> ..	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 <sup>2/</sup> ..	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 <sup>3/</sup> ..	7,238	3,827	3,411	4.5	3.1	6.5
1985 .....	7,485	3,872	3,613	5.0	4.7	5.7
1986 .....	7,143	3,653	3,490	4.5	4.5	4.5
1987 .....	7,441	3,738	3,703	4.8	4.3	6.1
1988 .....	7,330	3,625	3,705	3.2	3.0	3.7

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

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

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

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

Table 610.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,  
CHANGING RESIDENCE IN PAST YEAR: 1976 TO 1986

[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:				
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
1985 .....	133,466	101,840	13.6	11.5
1986 .....	130,796	99,990	13.1	11.1
Household heads:				
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
1985 .....	42,923	31,778	14.4	11.8
1986 .....	42,552	31,949	13.7	11.4

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 611.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS AND COUNTIES: 1986

[Based on place of residence one year prior to survey date. Expanded from a sample of 5,661 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 .....	314,376	268,092	42,552	13.7	3,732
Military .....	31,576	20,316	10,512	34.1	748
Civilian .....	282,685	247,776	31,949	11.4	2,960
Status not reported	115	-	91	100.0	24
Oahu .....	236,947	201,019	32,777	14.0	3,151
Military .....	31,471	20,295	10,428	33.9	748
Civilian .....	205,385	180,724	22,258	11.0	2,403
Status not reported ....	91	-	91	100.0	-
Other islands .....	77,429	67,073	9,775	12.7	581
Hawaii .....	35,407	31,132	3,978	11.3	297
Kauai .....	14,834	13,091	1,728	11.7	15
Maui, Molokai, and Lanai	27,188	22,850	4,069	15.1	269

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 612.-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: JUNE 1989

Type of license	Active	Inactive	Location	Active	Inactive
Total .....	14,707	7,132	Oahu .....	11,015	4,799
			Hawaii .....	1,352	720
Broker:			Maui .....	1,631	509
Individual ...	4,269	617	Kauai .....	612	280
Corporation or partnership	1,142	58	Molokai .....	52	12
Salesman .....	9,296	6,457	Lanai .....	2	2
			U.S. mainland ...	40	781
			Foreign .....	3	29

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, September 27, 1989.

Table 613.-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE AND RETAIL SPACE, FOR HONOLULU, BY LOCATION: 1986 TO 1989

[Rates are percent of space reported vacant in survey]

Type of space and location	May 1986	Oct. 1986	May 1987	Oct. 1987	May 1988	Oct. 1988	May 1989
Competitive office:							
Downtown .....	11.4	10.7	7.0	5.7	5.0	5.6	6.1
Downtown to Waikiki .....	6.4	6.1	6.9	5.6	4.1	1.6	1.3
Waikiki .....	5.1	4.2	1.5	4.1	3.5	1.1	(NA)
Other .....	18.0	11.0	16.0	13.9	10.0	10.7	9.3
Retail:							
Downtown .....	6.5	4.4	6.0	5.7	4.3	4.6	(NA)
Downtown to Waikiki .....	13.0	7.5	7.0	8.1	7.8	10.3	(NA)
Waikiki .....	9.1	14.8	15.8	5.0	18.9	3.1	(NA)
Other .....	1.8	8.1	3.7	1.3	1.5	4.4	(NA)

NA Not available.

Source: Semi-annual survey by Hastings, Martin, Conboy, Braig & Associates, Ltd., cited in Building Owners & Managers Association, Hawaii, Newsletter, August 1989.

Table 614.-- OFFICE AND INDUSTRIAL SPACE AND RENTAL RATES,  
FOR OAHU: JANUARY 1989

Use and geographic area	Existing space (1,000 sq. ft.)	Vacant space		New construction (1,000 sq. ft.)		Rental rates (dollars per sq. ft. per mo.)	
		1,000 sq. ft.	Percent	1989	1988	Low	High
Office space <u>1/</u> ...	9,596	450	4.7	815	227	1.04	2.65
Downtown .....	4,683	209	4.5	275	115	1.50	2.65
King corridor ...	717	19	2.7	-	-	1.40	2.10
Kapiolani .....	1,116	16	1.4	390	42	1.50	2.50
Ala Moana .....	748	53	7.0	-	-	1.30	2.40
Waikiki .....	527	1	0.2	150	-	1.60	2.65
Airport .....	708	56	7.9	-	54	1.04	1.80
Industrial space <u>1/</u>	29,714	405	1.4	1,171	1,070	0.40	1.05
Town .....	14,116	125	0.9	80	114	0.70	1.05
Airport .....	9,671	178	1.8	537	603	0.65	0.85
Leeward .....	3,825	74	2.0	137	12	0.40	0.75

1/ Includes areas not shown separately. See source for omitted areas.  
Source: Grubb & Ellis, Hawaii Real Estate 1989, pp. 8 and 13.

Table 615.-- MEDIAN PURCHASE PRICE OF EXISTING ONE-FAMILY HOMES,  
FOR OAHU: 1981 TO 1987

[Based on surveys of conventional first mortgages]

Subject	1981	1982	1983	1984	1985	1986	1987
Amount (\$1,000) .....	117.8	129.1	135.0	138.7	150.6	161.6	177.6
Rank <u>1/</u> .....	2	2	2	2	3	2	4

1/ Among 32 metropolitan areas.

Source: Federal Home Loan Bank Board, 1987 Savings and Home Financing Source Book, table D5

Table 616.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,  
FOR OAHU: 1968 TO 1988

[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 forward]

Year	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
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>I/</u> .	13,506	8,009	59.3	103,698	...
1980-1981 <u>I/</u> .	14,090	5,553	39.4	124,897	...
1981 <u>2/</u> .....	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 <u>3/</u> .....	13,258	4,732	35.7	141,888	...
1985 .....	13,558	5,261	38.8	137,650	...
1986 .....	16,047	6,467	40.3	151,985	...
1987 .....	12,887	8,855	68.7	188,200	130,500
1988 .....	14,548	9,886	68.0	201,000	146,800

1/ Year ended February 28 or 29.

2/ March through December.

3/ January 1 through December 31.

Source: Honolulu Board of Realtors, records.

Table 617.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1986 TO 1988

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median <sup>1/</sup>
1986					
Total .....	16,047	6,467	40.3	151,985	...
Residential (1-family) ...	5,481	2,595	47.3	209,400	...
Condominium/cooperative ..	9,509	3,600	37.8	107,700	...
Vacant land .....	496	162	32.7	138,880	...
Income property .....	402	81	20.1	205,560	...
Commercial .....	159	29	18.2	434,880	...
1987					
Total .....	12,887	8,855	68.7	188,200	130,500
Single-family residential	4,329	3,111	71.9	282,500	185,000
Condominium/cooperative ..	7,686	5,433	70.7	126,100	104,500
Vacant land .....	412	200	48.5	291,300	160,000
Multi-family .....	106	40	37.7	460,400	350,000
Commercial/industrial ....	153	36	23.5	668,500	320,000
Business opportunities ...	201	35	17.4	55,800	25,000
1988					
Total .....	14,548	9,886	68.0	201,000	146,800
Single family residential	4,518	3,026	67.0	312,300	210,000
Condominium/cooperative ..	8,993	6,546	72.8	140,300	114,000
Vacant land .....	483	169	35.0	284,000	195,000
Multi-family .....	156	53	34.0	662,800	450,000
Commercial/industrial ....	140	54	38.6	611,300	200,000
Business opportunities ...	258	38	14.7	74,300	59,000

1/ Not available before 1987.

Source: Honolulu Board of Realtors, Multiple Listing Service records.

Table 618.-- MULTIPLE LISTING SERVICE UNITS SOLD, SINGLE-FAMILY RESIDENTIAL AND CONDOMINIUM, BY SELLING PRICE RANGE, FOR OAHU: 1988

Selling price range	Single-family residential	Condominium
All properties .....	3,026	6,546
Less than \$50,000 .....	3	200
\$50,000, less than \$75,000 .....	8	1,057
\$75,000, less than \$100,000 .....	63	1,447
\$100,000, less than \$125,000 .....	104	1,095
\$125,000, less than \$150,000 .....	336	956
\$150,000, less than \$175,000 .....	449	587
\$175,000, less than \$200,000 .....	443	361
\$200,000, less than \$225,000 .....	246	181
\$225,000, less than \$250,000 .....	284	133
\$250,000, less than \$275,000 .....	168	132
\$275,000, less than \$300,000 .....	173	88
\$300,000, less than \$400,000 .....	306	147
\$400,000, less than \$500,000 .....	164	53
\$500,000, less than \$600,000 .....	68	22
\$600,000, less than \$700,000 .....	42	23
\$700,000, less than \$800,000 .....	25	14
\$800,000, less than \$900,000 .....	35	19
\$900,000, less than \$1,000,000 .....	23	13
\$1,000,000 or more .....	86	18
Median value .....	\$210,000	\$114,000
Mean value .....	\$312,300	\$140,300

Source: Honolulu Board of Realtors, Multiple Listing Service records.

Table 619.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS, FOR OAHU: 1983 TO 1988

Year	Single-family developments				Multi-family developments <sup>1/</sup>		
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
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
1986 ..	1,191	4,887	1,392	156,189	858	727	108,656
1987 ..	1,393	4,721	965	163,874	798	556	105,680
1988 ..	1,264	4,429	1,399	168,543	683	293	113,696

<sup>1/</sup> Four stories or less.

Source: Bank of Hawaii, Construction in Hawaii, 1989 (1989), pp. 18 and 21.

Table 620.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1986 TO 1989

[Years ended June 30]

Subject	1986	1987	1988	1989
Number of deeds filed and recorded .....	28,518	58,598	53,204	61,674
Approximate value of land conveyed <sup>1/</sup> (\$1,000)	3,893,347	7,245,393	7,958,152	10,365,238

<sup>1/</sup> 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 621.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:  
1986 TO 1988

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

County	1986	1987	1988
State total .....	5,911,972,676	7,020,141,251	9,468,113,350
Honolulu .....	4,182,294,133	4,820,850,101	6,705,645,400
Maui .....	782,651,702	1,169,182,200	1,177,183,891
Hawaii .....	620,157,231	641,667,050	1,139,148,059
Kauai .....	326,869,610	388,441,900	446,136,000

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

Table 622.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:  
1983 TO 1988

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)			
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
1986 ...	48,602	7,109,021	146,270	139,757	6,260	187,307
1987 ...	49,657	6,508,957	131,079	51,382	4,038	256,328
1988 ...	41,841	7,159,347	171,104	(NA)	*5,402	239,933

\* 11 months.

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, 1989 (1989), p. 35.

Table 623.-- INTEREST RATES AND OTHER CHARACTERISTICS OF COVENTIONAL FIRST MORTGAGE LOANS ORIGINATED BY MAJOR TYPES OF LENDERS FOR THE PURCHASE OF SINGLE FAMILY HOMES, FOR OAHU: 1982 TO 1987

[For earlier years, 1973-1981, see source]

Year	Contract interest rate (percent)	Initial fees and charges (percent)	Effective interest rate (percent)	Term to maturity (years)	Purchase price (\$1,000)	Loan-to-price ratio (percent)
1982 .....	13.30	2.11	13.74	26.7	129.1	75.4
1983 .....	12.32	1.89	12.70	27.6	135.0	75.0
1984 .....	12.27	2.23	12.73	26.3	138.7	69.7
1985 .....	11.57	2.09	11.96	26.8	150.6	69.9
1986 .....	9.57	2.07	9.92	26.3	161.6	72.2
1987 .....	9.22	1.93	9.54	27.7	177.6	75.8

Source: Federal Home Loan Bank Board, 1987 Savings & Home Financing Source Book, table D-5.

Table 624.-- FORECLOSURES: 1982 TO 1987

[For earlier years, 1974-1981, see source]

Subject	1982	1983	1984	1985	1986	1987
Number of foreclosures .....	101	204	440	261	156	154
Amount (mil. dol.) .....	35	69	96	33	22	25
Percent of total mortgages ...	1.3	2.5	3.8	1.3	0.9	0.9

Source: Federal Home Loan Bank Board, 1987 Savings & Home Financing Source Book, table B-9.

Table 625.-- SEATING CAPACITIES OF SELECTED STADIUMS,  
THEATERS, AND CHURCHES: 1987-1988

Facility type and name	Seating capacity
<b>Stadiums and sports arenas:</b>	
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 Cannon Activity Center ..	6,000
University of Hawaii Baseball Stadium .....	4,312
<b>Theaters and auditoriums:</b>	
Neal Blaisdell Center Arena <u>2/</u> .....	8,780
Neal Blaisdell Center Exhibition Hall <u>3/</u> .....	5,000
Francis Wong Stadium (Hoolulu Park Complex Multi-purpose Pavilion) <u>2/</u> .....	4,500
Lahaina Civic Center Convention Hall <u>2/</u> .....	4,050
Andrews Amphitheater .....	4,000
Hilo Civic Auditorium <u>2/</u> .....	3,550
Waikiki Shell <u>4/</u> .....	3,257
Pearlridge West Theater complex (12 theaters) .....	2,160
Neal Blaisdell Center Concert Hall .....	2,158
Kahala Theaters (5 theaters) .....	1,460
Waikiki 3 Theater .....	1,262
Hilton Hawaiian Village Dome .....	1,120
Kauai War Memorial Concert Theater .....	1,100
Waikiki 1 and 2 Theaters (each) .....	982
Kapiolani Theater .....	760
Cinerama Theater .....	646
Kennedy Theater .....	600
Ruger Theater .....	507
Richard T. Mamiya Theatre .....	500
<b>Churches:</b>	
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

Continued on next page.

Table 625.-- SEATING CAPACITIES OF SELECTED STADIUMS,  
THEATERS, AND CHURCHES: 1987-1988 -- Con.

- 1/ Capacity in boxing configuration.
- 2/ Capacity in concert configuration.
- 3/ Capacity in reception configuration.
- 4/ Includes 1,299 temporary seating.

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

Table 626.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 1988

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total .....	4,213	3,455	121	133	352	1	2	147
Elevators .....	3,613	2,935	92	123	323	-	1	139
Under 9 stories:								
Hydro .....	822	557	33	42	105	-	1	84
Roped .....	1,266	948	50	81	147	-	-	40
9 to 18 stories .....	908	818	9	-	66	-	-	15
19 to 28 stories .....	367	362	-	-	5	-	-	-
29 to 38 stories .....	174	174	-	-	-	-	-	-
39 stories or more .....	76	76	-	-	-	-	-	-
Escalators and moving walks	282	269	6	-	1	-	-	2
Inclined lifts .....	9	2	3	1	1	-	1	1
Manlifts .....	11	10	-	1	-	-	-	-
Dumbwaiters .....	275	227	20	2	21	1	-	4
Chair lift .....	12	9	-	2	-	-	-	1
Private industrial elevator	8	-	-	3	5	-	-	-
Other facilities .....	3	1	-	1	1	-	-	-

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

Table 627.-- TALLEST STRUCTURES, BY ISLANDS: JULY 1989

Island and structure	Location	Year completed	Height	
			Stories	Feet
<b>BUILDINGS <u>1/</u></b>				
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: Westin Kauai Hotel .....	Lihue .....	1959	10	107
<b>OTHER STRUCTURES</b>				
Hawaii: Coast Guard Loran Station	Upolu Point .....	1958	...	625
Maui: KMVI Radio Tower .....	Wailuku .....	1947	...	455
Lanai: Storage tanks .....	Manele Harbor .....	...	...	50
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: Compiled by DBED from Hawaii County Dept. of Research and Development, Maui County Dept. of Public Works, City and County of Honolulu Building Dept., Kauai County Dept. of Public Works, and 14th Coast Guard District.