

## 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 23,000 building permits issued in 1989, with an estimated value of \$2.0 billion. The total included \$911 million for new private residential construction, \$87 million for hotels, and \$475 million for private nonresidential structures. The value of government construction contracts awarded was \$758 million. Construction put in place, as indicated by the contracting tax base, totaled \$3.1 billion in 1989. The value of land transfers in fiscal 1990 was \$16.2 billion, 19 percent of the assessed value of all privately-owned real property in the State. The July 1990 construction cost index for Honolulu (1982=100) was 146 for single-family residences and 144 for high-rise buildings.

The number of housing units in the State increased from 334,000 in 1980 to 403,000 in 1990. Owner occupied units numbered 137,000 in 1980 and 168,000 in 1990; the latter total included 29,000 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 1990. Housing has been in short supply throughout most of the past decade: on Oahu, the vacancy rate in the spring of 1989, according to the Federal Home Loan Bank, was only 1.5 percent. The median selling price of single-family homes on Oahu during 1989, based on Multiple Listing Service data, was \$270,000; for condominium units it was \$135,000. 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 sponsored 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, Economic Development & Tourism, 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: 1990.

Table 604.-- NUMBER AND VALUE OF BUILDING PERMITS,  
BY COUNTIES: 1979 TO 1989

| Year                         | State total | City and County of Honolulu | Hawaii County | Kauai County | Maui County |
|------------------------------|-------------|-----------------------------|---------------|--------------|-------------|
| NUMBER ISSUED                |             |                             |               |              |             |
| 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       |
| 1989 .....                   | 23,320      | 15,284                      | 3,560         | 2,129        | 2,347       |
| ESTIMATED VALUE<br>(\$1,000) |             |                             |               |              |             |
| 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     |
| 1989 .....                   | 1,996,299   | 1,205,519                   | 362,220       | 190,907      | 237,653     |

Source: City and County of Honolulu Department of Buildings, Summary of Building Permits (annual); Hawaii, Kauai, and Maui County departments of public works, records; F.W. Dodge Division, McGraw-Hill Information Systems Co., records.

Table 605.-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES: 1989

[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 <u>1/</u> .....       | 1,882,397   | 1,047,747                   | 338,059       | 178,688      | 317,903     |
| Residential <u>1/</u> ..... | 910,674     | 402,591                     | 208,969       | 103,746      | 195,368     |
| Hotel .....                 | 87,174      | -                           | 39,528        | -            | 47,646      |
| Non-residential .....       | 474,654     | 350,183                     | 58,446        | 23,739       | 42,285      |
| Additions and alterations   | 409,895     | 294,973                     | 31,116        | 51,203       | 32,604      |

1/ Includes 538 residential units (\$53.9 million) in West Loch which were classified in the report as public projects.

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 606.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1979 TO 1989

[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    |
|----------------|-----------|----------------|-----------|--------------------|-----------|
| 1979 ...       | 1,325,460 | 1983 ...       | 1,353,405 | 1987 <u>2/</u> ... | 2,003,056 |
| 1980 ...       | 1,569,658 | 1984 ...       | 1,242,929 | 1988 <u>2/</u> ... | 2,487,571 |
| 1981 ...       | 1,613,764 | 1985 ...       | 1,367,733 | 1989 <u>2/</u> ... | 3,112,846 |
| 1982 ...       | 1,294,871 | 1986 ...       | 1,808,024 |                    |           |

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/ Data exclude tax base for unallocated collections, distributed for earlier years.

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

Table 607.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1985 TO 1989

[In thousands of dollars. By date of publication]

| Awarding agency and location | 1985    | 1986    | 1987    | 1988    | 1989    |
|------------------------------|---------|---------|---------|---------|---------|
| Total .....                  | 248,500 | 425,145 | 372,165 | 650,225 | 758,332 |
| Awarding agency:             |         |         |         |         |         |
| Federal agencies .....       | 74,841  | 101,943 | 107,874 | 170,506 | 192,358 |
| State agencies .....         | 93,785  | 205,443 | 174,207 | 351,705 | 417,152 |
| City and County of Honolulu  | 47,784  | 90,413  | 79,090  | 120,285 | 146,609 |
| Other counties .....         | 32,090  | 27,346  | 10,994  | 7,729   | 2,213   |
| Location of construction:    |         |         |         |         |         |
| City and County of Honolulu  | 177,650 | 313,444 | 293,358 | 493,865 | 649,922 |
| County of Hawaii .....       | 17,872  | 61,041  | 32,261  | 41,057  | 26,862  |
| County of Kauai .....        | 15,264  | 33,765  | 21,080  | 20,696  | 30,891  |
| County of Maui .....         | 37,713  | 16,895  | 25,466  | 94,607  | 50,657  |

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

Table 608.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS: 1972 TO 1987

[Excludes establishments without payroll]

| Subject  | 1972    | 1977    | 1982    | 1987    |
|--|---------|---------|---------|---------|
| Number of establishments in business during year ..... | 1,570   | 1,732   | 1,861   | 1,891   |
| Proprietors and working partners .....                 | 590     | 530     | 396     | 456     |
| All employees .....                                    | 25,012  | 20,792  | 18,665  | 21,706  |
| Construction workers, average.....                     | 20,163  | 15,784  | 13,953  | 16,582  |
| Other employees, March .....                           | 4,949   | 5,032   | 4,711   | 4,861   |
| Payroll (\$1,000,000) .....                            | 282.6   | 323.4   | 409.7   | 606.9   |
| Value of business done (\$1,000,000) ..                | 1,085.5 | 1,435.2 | 1,853.3 | 2,963.1 |
| Value added (\$1,000,000) .....                        | 477.5   | 636.2   | 855.2   | 1,288.7 |

Source: U.S. Bureau of the Census, 1987 Census of Construction Industries, Pacific States, CC87-A-9 (July 1990), Hawaii table 4.

Table 609.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS, BY INDUSTRY: 1982 AND 1987

[Includes establishments both with and without payroll]

| 1987 SIC code | Industry  | Number | Proprietors and working partners | All employees (average) | Value of business done (\$1,000) |
|---------------|---|--------|----------------------------------|-------------------------|----------------------------------|
|               | 1987  |        |                                  |                         |                                  |
|               | Construction industries and subdividers and developers .....            | 5,796  | 4,310                            | 21,706                  | 3,233,759                        |
| 15-17         | Construction industries .....   | 5,605  | 4,147                            | 21,385                  | 3,104,309                        |
| 15            | Building construction--General contractors and operative builders ..... | 1,346  | 828                              | (D)                     | (D)                              |
| 16            | Heavy construction other than building construction--contractors .....  | 136    | 44                               | 2,745                   | 402,471                          |
| 17            | Special trade contractors .....   | 4,123  | 3,275                            | (D)                     | (D)                              |
| 6552          | Land subdividers and developers, n.e.c. <u>1</u> / .....                | 183    | 161                              | 309                     | 129,444                          |
|               | 1982  |        |                                  |                         |                                  |
|               | Construction industries and subdividers and developers .....            | 4,259  | 2,799                            | 18,665                  | 2,032,087                        |
| 15-17         | Construction industries .....   | 4,092  | 2,645                            | 18,340                  | 1,894,673                        |
| 15            | Building construction--General contractors and operative builders ..... | 1,020  | 564                              | 6,290                   | 944,585                          |
| 16            | Heavy construction other than building construction--contractors .....  | 133    | 67                               | 1,768                   | 179,221                          |
| 17            | Special trade contractors .....   | 2,939  | 2,014                            | 10,282                  | 770,867                          |
| 6552          | Land subdividers and developers, n.e.c. <u>1</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 an unknown number of cemetery subdividers and developers.

Source: U.S. Bureau of the Census, 1987 Census of Construction Industries, Pacific States, CC87-A-9 (July 1990), Hawaii table 1.

Table 610.-- GENERAL STATISTICS FOR CONSTRUCTION INDUSTRIES AND  
SUBDIVIDERS AND DEVELOPERS, BY GEOGRAPHIC AREA: 1987

[Excludes establishments without payroll]

| Subject   | State<br>total | Oahu    | Other<br>islands |
|---|----------------|---------|------------------|
| Number of establishments in business<br>during year .....               | 1,891          | 1,284   | 607              |
| All employees, average .....  | 21,706         | 17,851  | 3,855            |
| Payroll, all employees (mil. dol.) .....                                | 606.9          | 525.2   | 81.7             |
| Value of construction work (mil. dol.) .....                            | 2,849.8        | 2,441.6 | 408.2            |
| Net value of construction work (mil. dol.) ..                           | 1,958.3        | 1,647.9 | 310.4            |
| Value added (mil. dol.) .....   | 1,288.7        | 1,082.9 | 205.9            |
| Cost of materials, components, supplies,<br>and fuels (mil. dol.) ..... | 759.0          | 635.3   | 123.7            |
| Cost of construction work subcontracted<br>to others (mil. dol.) .....  | 891.5          | 793.7   | 97.8             |
| Capital expend. other than land (mil. dol.) .                           | 44.6           | 36.1    | 8.4              |

Source: U.S. Bureau of the Census, 1987 Census of Construction Industries, Pacific States, CC87-A-9 (July 1990), Hawaii tables 3 and 12.

Table 611.-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR  
BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1984 TO  
1989

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

| Type of structure  | 1984   | 1985   | 1986   | 1987   | 1988    | 1989    |
|--------------------|--------|--------|--------|--------|---------|---------|
| One-family .....   | 70,230 | 67,783 | 80,119 | 80,719 | 101,649 | 109,519 |
| Two-family .....   | 53,230 | 58,337 | 59,184 | 64,490 | 69,465  | 84,415  |
| Multi-family ..... | 37,892 | 46,089 | 47,789 | 42,507 | 81,169  | 100,462 |

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

Table 612.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1985 TO 1989

| Category and year authorized   | State total | City and County of Honolulu | Other counties |        |       |       |
|--------------------------------|-------------|-----------------------------|----------------|--------|-------|-------|
|                                |             |                             | Total          | Hawaii | Kauai | Maui  |
| <b>New 1-family dwellings:</b> |             |                             |                |        |       |       |
| 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 |
| 1989 .....                     | 6,846       | 2,026                       | 4,820          | 2,782  | 856   | 1,182 |
| <b>New duplex units:</b>       |             |                             |                |        |       |       |
| 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     | -     |
| 1989 .....                     | 219         | 124                         | 95             | 63     | 12    | 20    |
| <b>New apartments:</b>         |             |                             |                |        |       |       |
| 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   |
| 1989 .....                     | 2,618       | 1,852                       | 766            | 59     | 5     | 702   |
| <b>Units demolished:</b>       |             |                             |                |        |       |       |
| 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    |
| 1989 <u>5/</u> .....           | 864         | 690                         | 174            | 96     | 4     | 74    |

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.

5/ Excludes 12 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 613.-- HONOLULU CONSTRUCTION COST INDEXES: 1982 TO 1990  
 [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            | 106.7           |
| 1984 .....           | 114.3                   | 113.1            | 115.8           | 110.9              | 108.0            | 114.2           |
| 1985 .....           | 117.4                   | 115.2            | 120.1           | 113.5              | 108.7            | 118.2           |
| 1986 .....           | 121.5                   | 119.1            | 124.4           | 116.8              | 110.8            | 122.4           |
| 1987 .....           | 125.7                   | 123.7            | 128.2           | 120.7              | 114.9            | 125.8           |
| 1988 .....           | 132.8                   | 133.2            | 132.2           | 126.1              | 121.6            | 129.9           |
| 1989 .....           | 138.5                   | 137.2            | 140.3           | 133.2              | 126.7            | 138.8           |
| 1990 <u>2/</u> ..... | 146.4                   | 147.8            | 144.8           | 143.7              | 143.7            | 143.6           |

1/ Wages and benefits.

2/ July.

Source: First Hawaiian Bank, Research Department, records.

Table 614.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO  
 CONDOMINIUM UNITS: 1963 TO 1989

| Subject             | 1963-1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 |
|---------------------|-----------|------|------|------|------|------|------|
| Projects .....      | 258       | 32   | 18   | 36   | 35   | 34   | 47   |
| Housing units ..... | 11,370    | 607  | 117  | 151  | 398  | 99   | 150  |

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 615.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:  
1985 TO 1989

| Subject                                  | 1985  | 1986  | 1987  | 1988  | 1989  |
|--|-------|-------|-------|-------|-------|
| Projects .....                           | 69    | 87    | 94    | 104   | 153   |
| Residential units .....                  | 1,477 | 1,346 | 2,289 | 2,060 | 2,575 |
| Business or commercial units <u>1/</u> . | 269   | 405   | 153   | 133   | 139   |

1/ Includes units in agricultural condominium projects which can be used for residential or business/commercial purposes (110 in 1987, 50 in 1988, 120 in 1989).

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

Table 616.-- TIME SHARE PROPERTIES AND UNITS,  
BY GEOGRAPHIC AREAS: OCTOBER 18, 1990

[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 .....  | 63         | 2,497 |
| Oahu .....         | 17         | 940   |
| Waikiki .....      | 15         | 867   |
| Rest of Oahu ..... | 2          | 73    |
| Hawaii .....       | 6          | 122   |
| Kauai .....        | 16         | 759   |
| Maui .....         | 24         | 676   |

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

Table 617.-- 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 618.-- 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 619.-- TENURE AND CONTROL OF HOUSING UNITS: ANNUALLY, 1970 TO 1990

[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                      |
| 1990 .. | 402,644                     | 138,520                        | 29,047      | 208,165                          | 19,427            | 7,485                      |

1/ As of April 1. Data for 1981-1990 are provisional.

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 follows table 620.

Table 620.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,  
1970 TO 1990

[As of April 1. Data include condominium units occupied or intended for occupancy by nonresidents. The 1981-1990 estimates are provisional]

| 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 |
| 1990 .. | 402,644     | 282,653                     | 119,991        | 50,019 | 21,054 | 48,918 |

Source: Hawaii State Department of Business and Economic Development, Housing Unit Estimates for Hawaii, 1970-1989 (Statistical Report 213, October 1989), tables 1 and 2; Hawaii State Department of Business, Economic Development & Tourism, Housing Unit Estimates for Hawaii, 1980-1990 (Statistical Report 217, August 1990), tables 1 and 2.

Table 621.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1980 AND 1990

[Condominium units occupied by nonresidents are included in these estimates]

| Year and county             | All housing units <u>1/</u> | Owner occupied units <u>2/</u> |             | Renter occupied and vacant units |                     |                            |
|-----------------------------|-----------------------------|--------------------------------|-------------|----------------------------------|---------------------|----------------------------|
|                             |                             | Land owned                     | Land leased | Pri- vate <u>3/</u>              | Feder- al <u>4/</u> | State and County <u>4/</u> |
| 1980                        |                             |                                |             |                                  |                     |                            |
| State total ..              | 334,235                     | 100,478                        | 36,986      | 170,963                          | 19,437              | 6,371                      |
| City & Co. of Hon.          | 252,038                     | 69,147                         | 35,278      | 123,454                          | 19,290              | 4,869                      |
| County of Hawaii ..         | 34,215                      | 15,111                         | 964         | 17,191                           | 57                  | 892                        |
| County of Kauai ...         | 14,828                      | 5,551                          | 126         | 8,833                            | 64                  | 254                        |
| County of Maui <u>5/</u> .  | 33,154                      | 10,669                         | 618         | 21,485                           | 26                  | 356                        |
| 1990                        |                             |                                |             |                                  |                     |                            |
| State total ..              | 402,644                     | 138,520                        | 29,047      | 208,165                          | 19,427              | 7,485                      |
| City & Co. of Hon.          | 282,653                     | 96,304                         | 26,498      | 135,011                          | 19,305              | 5,535                      |
| County of Hawaii ..         | 50,019                      | 20,475                         | 1,277       | 27,043                           | 48                  | 1,176                      |
| County of Kauai ...         | 21,054                      | 7,705                          | 357         | 12,602                           | 65                  | 325                        |
| County of Maui <u>5/</u> .. | 48,918                      | 14,036                         | 915         | 33,509                           | 9                   | 449                        |

1/ As of April 1. The 1990 data are preliminary.

2/ As of January 1. Based on the number of taxpayers claiming home exemptions, rather than on the census tabulations on tenure.

3/ Calculated as a residual and not attributable to any specific month.

4/ As of April 1.

5/ Includes Kalawao County (121 units in 1980 and 114 units in 1990, all owned by the State).

Source: 1980 from Hawaii State Department of Planning and Economic Development, Housing Unit Estimates for Hawaii, 1970-1984 (Statistical Report 167, August 20, 1984), table 1; 1990 from Hawaii State Department of Business, Economic Development & Tourism, Housing Unit Estimates for Hawaii, 1980-1990 (Statistical Report 217, August 1990), table 4.

Table 622.-- RESIDENT AND NONRESIDENT HOUSING UNITS, BY COUNTIES:  
ANNUALLY, 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 (revised) ..     | 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; Hawaii State Department of Business, Economic Development & Tourism, Housing Unit Estimates for Hawaii, 1980-1990 (Statistical Report 217, August 1990), table 3.

Table 623.-- HOUSING UNITS IN STRUCTURE: 1980 TO 1989

| Year       | Sample size | All occupied units | One unit in structure |                   | More than one unit |
|------------|-------------|--------------------|-----------------------|-------------------|--------------------|
|            |             |                    | Number                | Percent <u>1/</u> |                    |
| 1980 ..... | 650         | 307,137            | 172,615               | 59.6              | 116,909            |
| 1981 ..... | 656         | 304,553            | 168,533               | 59.9              | 113,017            |
| 1982 ..... | 574         | 314,527            | 175,075               | 58.5              | 124,249            |
| 1983 ..... | 601         | 328,253            | 173,546               | 55.6              | 138,592            |
| 1984 ..... | 597         | 321,463            | 172,119               | 56.3              | 133,359            |
| 1985 ..... | 532         | 332,489            | 183,590               | 58.5              | 130,445            |
| 1986 ..... | 501         | 333,091            | 173,757               | 56.5              | 133,647            |
| 1987 ..... | 497         | 353,084            | 177,154               | 53.9              | 151,489            |
| 1988 ..... | 514         | 363,480            | 212,515               | 61.2              | 134,925            |
| 1989 ..... | 529         | 369,379            | (NA)                  | ...               | (NA)               |

1/ Excludes units with unknown structure type.  
Source follows next table.

Table 624.-- TENURE OF OCCUPIED HOUSING UNITS: 1980 TO 1989

| Year       | Sample size | All occupied units | Owner-occupied |         | Renter occupied | No cash rent |
|------------|-------------|--------------------|----------------|---------|-----------------|--------------|
|            |             |                    | Number         | Percent |                 |              |
| 1980 ..... | 650         | 307,137            | 166,145        | 54.1    | 129,827         | 11,165       |
| 1981 ..... | 656         | 304,553            | 176,757        | 58.0    | 118,207         | 9,589        |
| 1982 ..... | 574         | 314,527            | 162,166        | 51.6    | 141,522         | 10,839       |
| 1983 ..... | 601         | 328,253            | 161,416        | 49.2    | 159,191         | 7,646        |
| 1984 ..... | 597         | 321,463            | 167,846        | 52.2    | 144,587         | 9,029        |
| 1985 ..... | 532         | 332,489            | 184,621        | 55.5    | 138,541         | 9,328        |
| 1986 ..... | 501         | 333,091            | 174,624        | 52.4    | 148,866         | 9,601        |
| 1987 ..... | 497         | 353,084            | 172,672        | 48.9    | 174,425         | 5,987        |
| 1988 ..... | 514         | 363,480            | 195,569        | 53.8    | 157,755         | 10,155       |
| 1989 ..... | 529         | 369,379            | 214,429        | 58.1    | 136,907         | 18,043       |

Source: U.S. Bureau of the Census for the U.S. Bureau of Labor Statistics, Current Population Survey (March), annual, 1980 to 1989; machine-readable data file, special tabulation by Hawaii State Data Center.

Table 625.-- 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<br>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<br>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 625.-- 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 626.-- HOUSING CHARACTERISTICS, BY COUNTIES: 1980

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

Footnotes and source on next page.

Table 626.-- 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 627.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1987 TO 1989

| Subject   | 1987   | 1988 <u>1/</u>  | 1989            |
|---|--------|-----------------|-----------------|
| Total units owned by HHA, June 30 .....   | 5,930  | <u>2/</u> 5,723 | <u>2/</u> 5,723 |
| Occupied .....  | 5,870  | 5,675           | 5,641           |
| Population in units, June 30 .....  | 17,648 | 17,083          | 16,817          |
| Per occupied unit .....   | 3.0    | 3.0             | 2.98            |
| Total assets, June 30 (million dollars) ..                                      | 718    | 151             | 147             |
| Operating revenues of HHA, fiscal year: <u>3/</u>                               |        |                 |                 |
| Gross (\$1,000) .....   | 12,734 | 13,254          | 14,223          |
| Net (\$1,000) .....   | 870    | 5,567           | 6,571           |
| Operating revenues per unit per month,<br>fiscal year (dollars) <u>3/</u> ..... | 183.41 | 200.03          | 227.98          |
| Rent charged per unit per month, fiscal<br>year (dollars) <u>3/</u> .....       | 162.81 | 186.58          | 190.32          |

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 and 1989 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 628.-- 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:<br>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 629.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1989

[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           |
| 1989 .....            | 7,679         | 3,734 | 3,945         | 3.0            | 2.6  | 4.0           |

<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 630.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,  
CHANGING RESIDENCE IN PAST YEAR: 1977 TO 1987

[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: |         |                     |                          |                     |
| 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                |
| 1987 .....                   | 173,495 | 139,728             | 17.0                     | 15.1                |
| Household heads:             |         |                     |                          |                     |
| 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                |
| 1987 .....                   | 53,748  | 42,753              | 17.0                     | 14.9                |

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 631.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS: 1987

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

| Military status and residence of household head <u>1/</u> | All household heads | Non-movers | Movers |                   | Mobility not reported |
|---|---------------------|------------|--------|-------------------|-----------------------|
|   |                     |            | Number | Percent <u>2/</u> |                       |
| State total .....   | 319,090             | 263,336    | 53,748 | 17.0              | 2,006                 |
| Military or dependent ...                                 | 31,537              | 20,009     | 10,995 | 35.5              | 533                   |
| Military .....  | 31,065              | 19,748     | 10,784 | 35.3              | 533                   |
| Military dependent ....                                   | 472                 | 261        | 211    | 44.7              | -                     |
| Civilian .....  | 287,553             | 243,327    | 42,753 | 14.9              | 1,473                 |

1/ Military status of household head when surveyed.

2/ Based on number reporting.

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

Table 632.-- ESTIMATED NUMBER OF PERSONS HOMELESS ON A GIVEN DAY, BY COUNTIES: FEBRUARY TO APRIL 1990

| Category                      | State total | Hono-lulu | Ha-waii | Kauai | Maui  |
|-------------------------------|-------------|-----------|---------|-------|-------|
| High estimate <u>1/</u> ..... | 8,369       | 6,362     | 803     | 165   | 1,039 |
| Low estimate <u>2/</u> .....  | 7,023       | 5,833     | 336     | 165   | 689   |
| In shelters .....             | 1,063       | 808       | 102     | 21    | 132   |
| Receiving other services...   | 2,329       | 1,739     | 158     | 14    | 418   |
| Unserved.....                 | 3,631       | 3,286     | 76      | 130   | 139   |

1/ Based on number in "open shelters."

2/ Currently in any type of shelter.

Source: SMS Research & Marketing Services, Inc., Hawaii's Homeless (prepared for the Hawaii Housing Authority, July 2, 1990), p. 18.

Table 633.-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: JUNE 1990

| Type of license               | Active | Inactive | Location          | Active | Inactive |
|-------------------------------|--------|----------|-------------------|--------|----------|
| Total .....                   | 16,588 | 9,370    | Oahu .....        | 12,351 | 6,121    |
|                               |        |          | Hawaii .....      | 1,653  | 973      |
| Broker:                       |        |          | Maui .....        | 1,823  | 759      |
| Individual ...                | 4,517  | 725      | Kauai .....       | 670    | 411      |
| Corporation or<br>partnership | 1,241  | 103      | Molokai .....     | 63     | 17       |
| Salesman .....                | 10,830 | 8,542    | Lanai .....       | 2      | 3        |
|                               |        |          | U.S. mainland ... | 25     | 1,041    |
|                               |        |          | Foreign .....     | 1      | 45       |

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, September 4, 1990.

Table 634.-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE AND RETAIL SPACE, FOR HONOLULU, BY LOCATION: 1987 TO 1990

[Rates are percent of space reported vacant in survey]

| Type of space and location | May 1987 | Oct. 1987 | May 1988 | Oct. 1988 | May 1989 | Oct. 1989 | May 1990 |
|----------------------------|----------|-----------|----------|-----------|----------|-----------|----------|
| Competitive office:        |          |           |          |           |          |           |          |
| Downtown .....             | 7.0      | 5.7       | 5.0      | 5.6       | 6.1      | 4.2       | 3.1      |
| Downtown to Waikiki .....  | 6.9      | 5.6       | 4.1      | 1.6       | 1.3      | 9.0       | 4.5      |
| Waikiki .....              | 1.5      | 4.1       | 3.5      | 1.1       | (NA)     | 2.0       | 6.1      |
| Other .....                | 16.0     | 13.9      | 10.0     | 10.7      | 9.3      | 3.0       | 8.3      |
| Retail:                    |          |           |          |           |          |           |          |
| Downtown .....             | 6.0      | 5.7       | 4.3      | 4.6       | (NA)     | (NA)      | (NA)     |
| Downtown to Waikiki .....  | 7.0      | 8.1       | 7.8      | 10.3      | (NA)     | (NA)      | (NA)     |
| Waikiki .....              | 15.8     | 5.0       | 18.9     | 3.1       | (NA)     | (NA)      | (NA)     |
| Other .....                | 3.7      | 1.3       | 1.5      | 4.4       | (NA)     | (NA)      | (NA)     |

NA Not available.

Source: Semi-annual survey by Hastings, Martin, Conboy, Braig & Associates, Ltd., cited in Building Owners & Managers Association, Hawaii, Newsletter, July 1990.



Table 635.-- OFFICE SPACE, VACANCY RATES, AND RENTS, FOR OAHU,  
BY LOCATION: JANUARY 1990

| Location                    | Office space |                  | Vacancy rates<br>(percent) | Typical rent <sup>1/</sup><br>(dollars) |
|-----------------------------|--------------|------------------|----------------------------|---|
|                             | Buildings    | 1,000<br>sq. ft. |                            |   |
| Oahu total .....            | 121          | 13,553           | ...                        | ...                                     |
| Downtown .....              | 51           | 7,342            | 3.2                        | 2.70                                    |
| Kapiolani/King corridor ... | 21           | 2,337            | 1.2                        | 2.60                                    |
| Kakaako .....               | 11           | 1,077            | 7.7                        | 2.30                                    |
| Waikiki .....               | 8            | 1,042            | 3.0                        | 2.43                                    |
| Kalihi/Iwilei .....         | 8            | 834              | 12.6                       | 1.55                                    |
| Airport .....               | 3            | 242              | 2.1                        | 1.85                                    |
| Leeward .....               | 6            | 223              | 2.2                        | 2.30                                    |
| Windward .....              | 4            | 210              | 13.3                       | 1.85                                    |
| East Oahu .....             | 9            | 246              | 1.2                        | 2.50                                    |

<sup>1/</sup> Gross amount per square foot, per month, for competitive, high quality, well located buildings.

Source: Survey by Monroe & Friedlander published in Hawaii Business, February 1990 and analyzed in Downtown Improvement Association of Honolulu, "Oahu Office Space Inventory," The Downtowner, September 1990.

Table 636.-- MEDIAN PURCHASE PRICE OF EXISTING ONE-FAMILY HOMES,  
FOR OAHU: 1982 TO 1988

[Based on surveys of conventional first mortgages]

| Subject                  | 1982  | 1983  | 1984  | 1985  | 1986  | 1987  | 1988  |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|
| Amount (\$1,000) .....   | 129.1 | 135.0 | 138.7 | 150.6 | 161.6 | 177.6 | 174.7 |
| Rank <sup>1/</sup> ..... | 2     | 2     | 2     | 3     | 2     | 4     | 6     |

<sup>1/</sup> Among 32 metropolitan areas.

Source: U.S. Office of Thrift Supervision, 1988 Savings and Home Financing Source Book, table D5, pp. D-5 to D-15.

Table 637.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,  
FOR OAHU: 1969 TO 1989

[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  |
| 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 |
| 1989 .....            | 13,873        | 9,757       | 70.3         | 238,257               | ...     |

1/ Year ended February 28 or 29.

2/ March through December.

3/ January 1 through December 3.

Source: Honolulu Board of Realtors, records.

Table 638.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1987 TO 1989

| Year and type of property  | Number listed | Number sold | Percent sold | Sales price (dollars) |         |
|----------------------------|---------------|-------------|--------------|-----------------------|---------|
|                            |               |             |              | Mean                  | Median  |
| 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  |
| 1989                       |               |             |              |                       |         |
| Total .....                | 13,873        | 9,757       | 70.3         | 238,257               | ...     |
| Residential (1-family) ... | 4,503         | 2,922       | 64.9         | 373,913               | 270,000 |
| Condominium/cooperative .. | 8,177         | 6,486       | 79.3         | 164,496               | 135,500 |
| Vacant land .....          | 485           | 201         | 41.4         | 383,373               | 250,000 |
| Multi-family .....         | 185           | 64          | 34.6         | 716,658               | 500,000 |
| Commercial .....           | 153           | 47          | 30.7         | 775,976               | 410,000 |
| Business opportunities ... | 370           | 37          | 10.0         | 156,405               | 60,000  |

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

Table 639.-- MULTIPLE LISTING SERVICE UNITS SOLD, SINGLE-FAMILY RESIDENTIAL AND CONDOMINIUM, BY SELLING PRICE RANGE, FOR OAHU: 1988 AND 1989

| Selling price range                    | Single-family residential |           | Condominium |           |
|--|---------------------------|-----------|-------------|-----------|
|  | 1988                      | 1989      | 1988        | 1989      |
| All properties .....                   | 3,026                     | 2,922     | 6,546       | 6,486     |
| Less than \$50,000 .....               | 3                         | 4         | 200         | 92        |
| \$50,000, less than \$75,000 .....     | 8                         | 6         | 1,057       | 645       |
| \$75,000, less than \$100,000 .....    | 63                        | 21        | 1,447       | 931       |
| \$100,000, less than \$125,000 .....   | 104                       | 50        | 1,095       | 970       |
| \$125,000, less than \$150,000 .....   | 336                       | 98        | 956         | 1,117     |
| \$150,000, less than \$175,000 .....   | 449                       | 182       | 587         | 844       |
| \$175,000, less than \$200,000 .....   | 443                       | 271       | 361         | 614       |
| \$200,000, less than \$225,000 .....   | 246                       | 251       | 181         | 322       |
| \$225,000, less than \$250,000 .....   | 284                       | 333       | 133         | 240       |
| \$250,000, less than \$275,000 .....   | 168                       | 265       | 132         | 158       |
| \$275,000, less than \$300,000 .....   | 173                       | 254       | 88          | 131       |
| \$300,000, less than \$400,000 .....   | 306                       | 546       | 147         | 216       |
| \$400,000, less than \$500,000 .....   | 164                       | 225       | 53          | 83        |
| \$500,000, less than \$600,000 .....   | 68                        | 150       | 22          | 29        |
| \$600,000, less than \$700,000 .....   | 42                        | 63        | 23          | 29        |
| \$700,000, less than \$800,000 .....   | 25                        | 51        | 14          | 11        |
| \$800,000, less than \$900,000 .....   | 35                        | 31        | 19          | 9         |
| \$900,000, less than \$1,000,000 ..... | 23                        | 25        | 13          | 11        |
| \$1,000,000 or more .....              | 86                        | 96        | 18          | 34        |
| Median value .....                     | \$210,000                 | \$270,000 | \$114,000   | \$135,500 |
| Mean value .....                       | \$312,300                 | \$373,913 | \$140,300   | \$164,496 |

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

Table 640.-- AVERAGE MONTHLY RENTS FOR A ONE-BEDROOM,  
800-SQ. FT. APARTMENT IN HONOLULU AND OTHER CITIES: 1990

| City                           | Rent<br>(dollars) | Index |
|--------------------------------|-------------------|-------|
| Most expensive cities:         |                   |       |
| Honolulu, Hawaii .....         | 890               | 237.3 |
| Boston, Mass. ....             | 752               | 200.5 |
| New York, N.Y. ....            | 733               | 195.3 |
| San Jose, Calif. ....          | 700               | 186.7 |
| Washington, D.C. ....          | 670               | 178.7 |
| "Standard City, U.S.A." .....  | 375               | 100.0 |
| Least expensive cities:        |                   |       |
| Houston, Texas .....           | 288               | 76.8  |
| Austin, Texas .....            | 285               | 76.0  |
| Oklahoma City, Okalahoma ..... | 280               | 74.7  |

Source: Runzheimer International, cited in Pacific Business News, July 23, 1990, p. 14.

Table 641.-- CHARACTERISTICS OF SINGLE-FAMILY AND MULTI-FAMILY  
DEVELOPMENTS, FOR OAHU: 1984 TO 1989

| Year    | Single-family developments    |       |               |                               | Multi-family developments <sup>1/</sup> |               |                               |
|---------|-------------------------------|-------|---------------|-------------------------------|---|---------------|-------------------------------|
|         | Average area<br>(square feet) |       | Units<br>sold | Average<br>price<br>(dollars) | Average<br>living<br>area<br>(sq. ft.)  | Units<br>sold | Average<br>price<br>(dollars) |
|         | House                         | Lot   |               |                               |   |               |                               |
| 1984 .. | 1,261                         | 4,613 | 1,176         | 140,700                       | 720                                     | 504           | 81,373                        |
| 1985 .. | 1,263                         | 5,360 | 1,139         | 148,711                       | 773                                     | 316           | 93,737                        |
| 1986 .. | 1,191                         | 4,887 | 1,392         | 154,411                       | 858                                     | 727           | 108,656                       |
| 1987 .. | 1,393                         | 4,721 | 965           | 164,214                       | 798                                     | 556           | 105,680                       |
| 1988 .. | 1,264                         | 4,429 | 1,399         | 168,543                       | 683                                     | 293           | 113,696                       |
| 1989 .. | 1,270                         | 4,838 | 950           | 202,151                       | 837                                     | 510           | 119,630                       |

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

Source: Bank of Hawaii, Construction in Hawaii, 1990 (1990), pp. 22 and 25.

Table 642.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:  
1984 TO 1989

| Year     | Mortgages recorded |                             |                               | Fore-<br>clo-<br>sures 1/<br>(\$1,000) | Mortgage<br>assign-<br>ments<br>(\$1,000) | Agree-<br>ments<br>of sale<br>(\$1,000) |
|----------|--------------------|-----------------------------|-------------------------------|--|---|---|
|          | Number             | Total<br>value<br>(\$1,000) | Average<br>value<br>(dollars) |  |   |   |
| 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)                                   | *5,420                                    | 239,933                                 |
| 1989 ... | 47,826             | 10,464,959                  | 218,834                       | (NA)                                   | (NA)                                      | 234,280                                 |

\* 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, 1990 (1990), p. 35.

Table 643.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE  
OF LAND CONVEYED: 1987 TO 1990

[Years ended June 30. Data include leases, agreement of sales assignments, subleases, etc., as well as deeds]

| Subject  | 1987      | 1988      | 1989       | 1990       |
|--|-----------|-----------|------------|------------|
| Number of deeds filed<br>and recorded .....        | 58,598    | 53,204    | 61,674     | 75,534     |
| Approximate value of<br>land conveyed (\$1,000) .. | 7,245,393 | 7,958,152 | 10,365,238 | 16,154,886 |

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

Table 644.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:  
1987 TO 1989

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

| County            | 1987          | 1988          | 1989           |
|-------------------|---------------|---------------|----------------|
| State total ..... | 7,020,141,251 | 9,468,113,350 | 13,303,281,000 |
| Honolulu .....    | 4,820,850,101 | 6,705,645,400 | 8,514,925,700  |
| Maui .....        | 1,169,182,200 | 1,177,183,891 | 2,446,997,200  |
| Hawaii .....      | 641,667,050   | 1,139,148,059 | 1,671,483,100  |
| Kauai .....       | 388,441,900   | 446,136,000   | 669,875,000    |

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

Table 645.-- INTEREST RATES AND OTHER CHARACTERISTICS OF CONVENTIONAL FIRST MORTGAGE LOANS ORIGINATED BY MAJOR TYPES OF LENDERS FOR THE PURCHASE OF SINGLE FAMILY HOMES: 1983 TO 1988

[For earlier years, 1973-1982, 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) |
|------------|----------------------------------|------------------------------------|-----------------------------------|--------------------------|--------------------------|-------------------------------|
| 1983 ..... | 12.33                            | 1.92                               | 12.71                             | 27.7                     | 131.8                    | 75.0                          |
| 1984 ..... | 12.20                            | 2.22                               | 12.66                             | 26.7                     | 134.5                    | 70.6                          |
| 1985 ..... | 11.55                            | 2.17                               | 11.96                             | 27.1                     | 141.1                    | 70.5                          |
| 1986 ..... | 9.52                             | 2.13                               | 9.88                              | 26.6                     | 161.2                    | 71.9                          |
| 1987 ..... | 9.16                             | 2.01                               | 9.49                              | 27.5                     | 168.1                    | 74.9                          |
| 1988 ..... | 8.82                             | 1.90                               | 9.12                              | 28.5                     | 170.0                    | 71.4                          |

Source: U.S. Office of Thrift Supervision, 1988 Savings & Home Financing Source Book, table D5, p. D-23.

Table 646.-- CHARACTERISTICS OF SINGLE FAMILY HOMES INSURED  
FHA SECTION 203 (B): 1988

| Subject   | Number  |
|---|---------|
| Number insured .....                              | 2,122   |
| Proposed .....                                    | 630     |
| Existing .....                                    | 1,492   |
| Amount (\$1,000) .....                            | 249,255 |
| Averages:   |         |
| Age of structure (years) .....                    | 12.8    |
| Improved living area (square feet) .....          | 1,305   |
| Lot size (square feet) .....                      | 6,511   |
| Number of rooms .....                             | 6.0     |
| Market price of site .....                        | 59,774  |
| Site to value ratio (percent) .....               | 42.8    |
| Site price per square foot (dollars) .....        | *5.96   |
| Construction cost per square foot (dollars) ..... | *62.17  |
| Appraised value (dollars) .....                   | 138,697 |
| Sales price per square foot (dollars) .....       | *126.07 |
| Annual family income (dollars) .....              | 48,765  |

\*Sample under 25.

Source: U.S. Department of Housing and Urban Development,  
Housing Information and Statistics Division, FHA Homes - 1988,  
pp. 33-64.

Table 647.-- FORECLOSURES: 1983 TO 1988

[For earlier years, 1975-1982, see source]

| Subject                        | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 |
|--------------------------------|------|------|------|------|------|------|
| Number of foreclosures .....   | 204  | 440  | 261  | 156  | 154  | 55   |
| Amount (mil. dol.) .....       | 69   | 96   | 33   | 22   | 25   | 13   |
| Percent of total mortgages ... | 2.5  | 3.8  | 1.3  | 0.9  | 0.9  | 0.4  |

Source: U.S. Office of Thrift Supervision, 1988 Savings & Home  
Financing Source Book, table B9, p. B-83.



Table 648.-- 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 1/ .....   | 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 2/ .....   | 8,780            |
| Neal Blaisdell Center Exhibition Hall 3/ .....                                 | 5,000            |
| Francis Wong Stadium (Hoolulu Park Complex<br>Multi-purpose Pavilion) 2/ ..... | 4,500            |
| Lahaina Civic Center Convention Hall 2/ .....                                  | 4,050            |
| Andrews Amphitheater .....   | 4,000            |
| Hilo Civic Auditorium 2/ .....   | 3,550            |
| Waikiki Shell 4/ .....   | 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 648.-- 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 649.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 1989

| Facility                     | State total | Oahu  | Hawaii |      | Maui | MoLo-kai | Lanai | Kauai |
|------------------------------|-------------|-------|--------|------|------|----------|-------|-------|
|                              |             |       | Hilo   | Kona |      |          |       |       |
| Total .....                  | 4,354       | 3,566 | 125    | 135  | 359  | 2        | 12    | 155   |
| Elevators .....              | 3,740       | 3,034 | 96     | 125  | 329  | -        | 10    | 146   |
| Under 9 stories:             |             |       |        |      |      |          |       |       |
| Hydro .....                  | 890         | 600   | 36     | 44   | 111  | -        | 9     | 90    |
| Roped .....                  | 1,298       | 973   | 50     | 81   | 152  | -        | 1     | 41    |
| 9 to 18 stories .....        | 931         | 840   | 10     | -    | 66   | -        | -     | 15    |
| 19 to 28 stories .....       | 369         | 369   | -      | -    | -    | -        | -     | -     |
| 29 to 38 stories .....       | 174         | 174   | -      | -    | -    | -        | -     | -     |
| 39 stories or more .....     | 78          | 78    | -      | -    | -    | -        | -     | -     |
| Escalators and moving walks  | 290         | 281   | 6      | -    | 1    | -        | -     | 2     |
| Inclined lifts .....         | 9           | 2     | 3      | 1    | 1    | -        | -     | 2     |
| Private industrial elevators | 8           | -     | -      | 3    | 5    | -        | -     | -     |
| Manlifts .....               | 11          | 10    | -      | 1    | -    | -        | -     | -     |
| Chair lifts .....            | 13          | 10    | -      | 2    | -    | -        | -     | 1     |
| Dumbwaiters .....            | 280         | 228   | 20     | 2    | 22   | 2        | 2     | 4     |
| 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 650.-- TALLEST STRUCTURES, BY ISLANDS: MARCH 1990

| Island and structure                   | Location              | Year completed | Height  |       |
|--|-----------------------|----------------|---------|-------|
|  |                       |                | Stories | Feet  |
| BUILDINGS <u>1/</u>                    |                       |                |         |       |
| Hawaii:                                |                       |                |         |       |
| Bayshore Towers .....                  | Hilo .....            | 1970           | 15      | 135   |
| Maui:                                  |                       |                |         |       |
| Kalana O Maui<br>(County Bldg.) .....  | Wailuku .....         | 1972           | 9       | 140   |
| Royal Lahaina Hotel .....              | Kaanapali .....       | 1970           | 12      | 132   |
| Molokai:                               |                       |                |         |       |
| Molokai Light Station ....             | Kalaupapa .....       | 1909           | ...     | 138   |
| Oahu:                                  |                       |                |         |       |
| Waterfront Towers .....                | 425 South Street .... | (UC)           | 46      | 400   |
| Kauai:                                 |                       |                |         |       |
| Westin Kauai Hotel .....               | Lihue .....           | 1959           | 10      | 107   |
| OTHER STRUCTURES                       |                       |                |         |       |
| 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<br>Tower ..... | Mana .....            | 1964           | ...     | 400   |
| Kure Atoll:                            |                       |                |         |       |
| Loran Transmitting Tower .             | Kure Atoll .....      | 1962           | ...     | 625   |

UC Under construction.

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

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.