

## 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 28,000 building permits issued in 1990, with an estimated value of \$2.4 billion. The total included \$1.0 billion for new private residential construction, \$169 million for hotels, and \$501 million for private nonresidential structures. The value of government construction contracts awarded was \$801 million. Construction put in place, as indicated by the contracting tax base, totaled \$4.0 billion in 1990. The value of land transfers in fiscal 1991 was \$11.3 billion, 9.1 percent of the assessed value of all privately-owned real property in the State. The June 1991 construction cost index for Honolulu (1982=100) was 151 for single-family residences and 148 for high-rise buildings.

The number of housing units in the State increased from 334,000 in 1980 to 390,000 in 1990 and 398,000 in 1991. Owner occupied units numbered 152,000 in 1980 and 192,000 in 1990; the latter total included 29,000 on leased land. Condominium units, first authorized in 1961, numbered 98,000 by 1987, and cooperative units, first built in 1956, totaled 2,800. Government-owned housing, mostly military and public, accounted for 27,000 units as of 1990. Housing has been in short supply; at the time of the 1990 census, the homeowner vacancy rate was 0.8 percent, and the rental vacancy rate was 5.4 percent. The median selling price of single-family homes on Oahu during 1990, based on Multiple Listing Service data, was \$352,000; for condominium units it was \$187,000. The median gross monthly rent for Oahu rose from \$271 in 1980 to \$599 in 1990, and the median value of owner occupied single-family units increased from \$118,100 to \$245,300.

The principal sources for these data are the 1990 U.S. Census of Housing, 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 the Bank of Hawaii's Construction in Hawaii, issued annually. 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: 1991.

Table 589.-- NUMBER AND VALUE OF BUILDING PERMITS,  
BY COUNTIES: 1980 TO 1990

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
<b>NUMBER ISSUED</b>					
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
1990 .....	27,689	17,123	4,720	2,312	3,534
<b>ESTIMATED VALUE (\$1,000)</b>					
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
1990 .....	2,358,147	1,169,286	493,788	261,157	433,916

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 590.-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES: 1990

[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 .....	2,122,065	996,792	449,962	241,394	433,916
Residential .....	1,000,818	390,444	260,189	160,985	189,200
Hotel .....	169,168	65,630	67,027	2,800	33,711
Non-residential .....	500,604	223,038	92,017	27,685	157,864
Additions and alterations	451,475	317,679	30,729	49,925	53,142

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

Table 591.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1980 TO 1990

[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
1980 ...	1,569,658	1984 ...	1,242,929	1988 ...	2,487,571
1981 ...	1,613,764	1985 ...	1,367,733	1989 ...	3,112,846
1982 ...	1,294,871	1986 ...	1,808,024	1990 ...	4,003,650
1983 ...	1,353,405	1987 ...	2,003,056		

1/ Calendar year in which reported, including "prior years" reports. Income received in December is reported the following January, hence these annual totals generally refer to income received in the 12-month period ended November 30.

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

Table 592.- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1986 TO 1990

[In thousands of dollars. By date of publication]

Awarding agency and location	1986	1987	1988	1989	1990
Total .....	425,145	372,165	650,225	758,332	800,975
Awarding agency:					
Federal agencies .....	101,943	107,874	170,506	192,358	101,007
State agencies .....	205,443	174,207	351,705	417,152	549,883
City and County of Honolulu	90,413	79,090	120,285	146,609	110,179
Other counties .....	27,346	10,994	7,729	2,213	39,906
Location of construction:					
City and County of Honolulu	313,444	293,358	493,865	649,922	539,871
County of Hawaii .....	61,041	32,261	41,057	26,862	54,804
County of Kauai .....	33,765	21,080	20,696	30,891	49,915
County of Maui .....	16,895	25,466	94,607	50,657	153,651

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

Table 593.-- 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 594.-- 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 595.-- GENERAL STATISTICS FOR CONSTRUCTION INDUSTRIES AND SUBDIVIDERS AND DEVELOPERS, BY GEOGRAPHIC AREA: 1987

[Excludes establishments without payroll]

Subject	State total	Oahu	Other islands
Number of establishments in business 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, and fuels (mil. dol.) .....	759.0	635.3	123.7
Cost of construction work subcontracted 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 596.-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1985 TO 1990

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

Type of structure	1985	1986	1987	1988	1989	1990
One-family .....	67,783	80,119	80,719	101,649	109,519	144,090
Two-family .....	58,337	59,184	64,490	69,465	84,415	133,905
Multi-family .....	46,089	47,789	42,507	81,169	100,462	68,363

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

Table 597.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1986 TO 1990

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<b>New 1-family dwellings:</b>						
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
1990 .....	5,529	1,593	3,936	2,023	845	1,068
<b>New duplex units:</b>						
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
1990 .....	260	136	124	50	14	60
<b>New apartments:</b>						
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
1990 .....	2,862	1,210	1,652	580	324	748
<b>Units demolished: <u>1/</u></b>						
1986 .....	690	534	156	43	60	53
1987 .....	825	741	84	40	2	42
1988 .....	753	629	124	57	9	58
1989 .....	864	690	174	96	4	74
1990 .....	1,073	944	129	54	22	53

1/ Excludes units destroyed by fire, volcanic activity, high winds, and other disasters.

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

Table 598.-- HONOLULU CONSTRUCTION COST INDEXES: 1982 TO 1991

[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 .....	145.7	145.1	146.4	142.1	138.5	145.2
1991 (June) .	150.8	149.7	151.7	148.4	149.2	147.4

1/ Wages and benefits.

Source: First Hawaiian Bank, Research Department, records.

Table 599.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO CONDOMINIUM UNITS: 1963 TO 1990

Subject	1963-1984	1985	1986	1987	1988	1989	1990
Projects .....	290	18	36	35	34	47	80
Housing units ....	11,977	117	151	398	99	150	545

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 600.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:  
1986 TO 1990

Subject	1986	1987	1988	1989	1990
Projects .....	87	94	104	153	201
Residential units .....	1,346	2,289	2,060	2,575	4,301
Business or commercial units <u>1/</u> .	405	153	133	139	147

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, 72 in 1990).

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

Table 601.-- 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 602.-- CONDOMINIUM AND COOPERATIVE HOUSING UNITS, BY  
COUNTIES: 1987

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

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

Table 603.-- 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 <u>1/</u> .....	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

1/ 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 604.-- TENURE AND CONTROL OF HOUSING UNITS: ANNUALLY, 1980 TO 1991

[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>1/</u>	State and County <u>1/</u>
1980 ..	334,235	100,478	36,986	170,963	19,437	6,371
1981 ..	341,764	104,677	37,413	173,644	19,427	6,603
1982 ..	346,726	106,147	37,372	177,325	19,392	6,490
1983 ..	349,996	108,761	35,586	179,831	19,304	6,514
1984 ..	354,484	111,767	35,545	181,034	19,294	6,844
1985 ..	358,581	114,548	35,681	182,050	19,280	7,022
1986 ..	363,416	117,090	35,811	184,343	19,264	6,908
1987 ..	369,425	121,019	35,959	186,109	19,265	7,073
1988 ..	375,434	126,563	33,579	188,851	19,394	7,047
1989 ..	382,052	132,691	30,996	191,657	19,421	7,287
1990 ..	389,810	138,520	29,047	195,601	19,245	7,397
1991 ..	398,325	141,846	26,915	202,266	19,358	7,940

1/ As of April 1.

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

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.

Source follows table 607.

Table 605.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,  
1980 TO 1991

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

Year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
1980 ..	334,235	252,038	82,197	34,215	14,828	33,154
1981 ..	341,764	254,815	86,949	36,041	16,021	34,887
1982 ..	346,726	256,689	90,037	37,453	16,476	36,108
1983 ..	349,996	259,149	90,847	38,264	16,044	36,539
1984 ..	354,484	262,337	92,147	39,164	16,318	36,665
1985 ..	358,581	265,412	93,169	40,054	16,428	36,687
1986 ..	363,416	268,551	94,865	41,006	16,556	37,303
1987 ..	369,425	272,134	97,291	42,022	16,690	38,579
1988 ..	375,434	275,520	99,914	43,397	16,871	39,646
1989 ..	382,052	278,191	103,861	45,520	17,173	41,168
1990 ..	389,810	281,683	108,127	48,253	17,613	42,261
1991 ..	398,325	284,835	113,490	50,579	18,649	44,262

Source: Source follows table 607.

Table 606.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1980, 1990, AND 1991  
 [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	Private <u>3/</u>	Federal <u>1/</u>	State and County <u>1/</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>4/</u> .	33,154	10,669	618	21,485	26	356
1990						
State total ..	389,810	138,520	29,047	195,601	19,245	7,397
City & Co. of Hon.	281,683	96,304	26,498	134,257	19,123	5,501
County of Hawaii ..	48,253	20,475	1,277	25,310	48	1,143
County of Kauai ...	17,613	7,705	357	9,161	65	325
County of Maui <u>4/</u> ..	42,261	14,036	915	26,873	9	428
1991						
State total ..	398,325	141,846	26,915	202,266	19,358	7,940
City & Co. of Hon.	284,835	98,271	24,284	137,162	19,279	5,839
County of Hawaii ..	50,579	21,101	1,287	27,027	8	1,156
County of Kauai ...	18,649	8,045	375	9,840	65	324
County of Maui <u>4/</u> ..	44,262	14,429	969	28,237	6	621

1/ As of April 1.                      • 8,420                      + 10,229

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/ Includes Kalawao County (121 units in 1980, 114 units in 1990 and 1991).

Source follows table 607.

Table 607.-- RESIDENT AND NONRESIDENT HOUSING UNITS, BY COUNTIES:  
ANNUALLY, 1980 TO 1991

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
<u>RESIDENT 1/</u>						
1980 .....	322,598	247,152	75,446	33,594	13,395	28,457
1981 .....	327,570	249,176	78,394	34,782	14,165	29,447
1982 .....	332,326	251,002	81,324	35,969	14,797	30,558
1983 .....	336,583	254,402	82,181	36,495	15,038	30,648
1984 .....	336,882	255,450	81,432	37,262	14,720	29,450
1985 .....	336,777	256,396	80,381	37,775	14,352	28,254
1986 .....	340,417	258,713	81,704	38,954	13,982	28,768
1987 .....	347,529	262,898	84,631	39,920	14,059	30,652
1988 .....	354,314	267,885	86,429	41,043	14,016	31,370
1989 .....	362,912	272,272	90,640	43,502	14,139	32,999
1990 .....	370,331	276,567	93,764	46,138	14,747	32,879
1991 .....	378,257	280,116	98,141	48,178	16,114	33,849
<u>NONRESIDENT 2/</u>						
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
1990 .....	19,479	5,116	14,363	2,115	2,866	9,382
1991 .....	20,068	4,719	15,349	2,401	2,535	10,413

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, Economic Development & Tourism, Housing Unit Estimates for Hawaii, 1980-1991 (Statistical Report 223, forthcoming).

Table 608.-- SELECTED HOUSING CHARACTERISTICS: 1980 AND 1990

[Data include most condominium units used or intended for use by transients]

Subject	1980	1990	Percent change
Total housing units .....	334,235	389,810	16.6
Occupancy and tenure:			
Occupied housing units .....	294,052	356,267	21.2
Owner occupied .....	151,954	191,911	26.3
Percent owner occupied .....	51.7	53.9	(X)
Renter occupied .....	142,098	164,356	15.7
Vacant housing units .....	40,183	33,543	-16.5
For seasonal, recreational, or occasional use .....	6,431	12,806	99.1
Homeowner vacancy rate (percent) .....	1.4	0.8	(X)
Rental vacancy rate (percent) .....	10.3	5.4	(X)
Persons per owner-occupied unit .....	3.41	3.19	-6.5
Persons per renter-occupied unit .....	2.87	2.78	-3.1
Units with 1.01 or more persons per room .....	44,905	56,708	26.3
Percent of all occupied units .....	15.3	15.9	(X)
Units in structure: <u>1/</u>			
1-unit, detached .....	158,174	202,990	28.3
1-unit, attached .....	13,562	34,041	151.0
2 to 4 units .....	33,386	24,182	-27.6
5 to 9 units .....	22,874	22,258	-2.7
10 or more units .....	103,791	100,238	-3.4
Mobile home, boat, other <u>2/</u> .....	418	6,101	1,359.6
Number of rooms: <u>1/</u>			
Median .....	4.4	(NA)	(NA)
Mean .....	(NA)	4.4	(NA)
Value of house and lot: <u>3/</u>			
Specified owner-occupied units .....	109,334	144,431	32.1
Less than \$50,000 .....	9,186	3,339	-63.7
\$50,000 to \$99,999 .....	31,651	13,111	-58.6
\$100,000 to \$149,999 .....	35,660	16,706	-53.2
\$150,000 to \$199,999 .....	18,699	21,119	12.9
\$200,000 to \$299,999 .....	14,138	39,679	537.7
\$300,000 or more .....		50,477	
Median (dollars) .....	118,100	245,300	107.7

Continued on next page.

Table 608.-- SELECTED HOUSING CHARACTERISTICS: 1980 AND 1990 -- Con.

Subject	1980	1990	Percent change
Contract rent:			
Specified renter-occupied units paying cash rent .....	122,095	139,266	14.1
Less than \$250 .....	52,504	15,119	-71.2
\$250 to \$499 .....	57,961	36,779	-36.5
\$500 to \$749 .....	} 11,630	43,763	} 651.2
\$750 to \$999 .....		25,164	
\$1,000 or more .....		18,441	
Median (dollars) .....	271	599	121.0

X Not applicable.

NA Not available.

1/ Data for 1980 exclude vacant seasonal and migratory units.

2/ Because of rewording of census question, data for 1980 and 1990 apparently are not comparable.

3/ Data limited to single-family homes on less than 10 acres without a business or medical office on the property.

Source: U.S. Bureau of the Census, 1980 Census of Housing, General Housing Characteristics, Hawaii, HC80-1-A13 (July 1982) and Detailed Housing Characteristics, Hawaii, HC80-1-B13 (May 1983); 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii, 1990 CPH-1-13 (August 1991).



Table 609.-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 1990

[Data include most condominium units used or intended for use by transients]

Subject	State total <u>1/</u>	Hono- lulu	Hawaii	Kauai	Maui
ALL HOUSING UNITS					
All housing units .....	389,810	281,683	48,253	17,613	42,160
Units in structure:					
1 unit, detached .....	202,990	126,553	36,622	13,934	25,781
1 unit, attached .....	34,041	28,914	1,399	1,158	2,569
2 to 4 units .....	24,182	19,384	2,150	1,053	1,595
5 to 9 units .....	22,258	18,285	1,642	446	1,885
10 or more units .....	100,238	84,378	5,561	647	9,652
Mobile home, boat, other ....	6,101	4,169	879	375	678
Mean number of rooms .....	4.4	4.4	4.6	4.6	4.2
OCCUPIED HOUSING UNITS					
Total .....	356,267	265,304	41,461	16,295	33,145
With 1.01 or more persons per room .....	56,708	43,526	5,155	2,613	5,411
VACANT HOUSING UNITS					
Total .....	33,543	16,379	6,792	1,318	9,015
For seasonal, recreational, or occasional use .....	12,806	4,462	2,045	333	5,944
Homeowner vacancy rate .....	0.8	0.6	1.5	0.7	1.5
Rental vacancy rate .....	5.4	4.3	10.3	4.3	9.9
OWNER-OCCUPIED HOUSING UNITS					
Total .....	191,911	137,910	25,336	9,582	19,083
1 unit, detached or attached	153,596	103,716	24,063	9,042	16,775
Percent of all occupied units .	53.9	52.0	61.1	58.8	57.6
Persons per unit .....	3.19	3.23	2.93	3.28	3.23
Mean number of rooms .....	5.2	5.3	5.2	5.2	5.0

Continued on next page.

Table 609.-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 1990 -- Con.

Subject	State total <u>1/</u>	Hono- lulu	Hawaii	Kauai	Maui
VALUE OF SPECIFIED OWNER- OCCUPIED HOUSING UNITS <u>2/</u>					
Total .....	144,431	98,541	21,910	8,414	15,566
Less than \$100,000 .....	16,450	4,056	9,414	1,164	1,816
\$100,000 to \$199,999 .....	37,825	19,781	8,159	4,028	5,857
\$200,000 to \$299,999 .....	39,679	30,702	2,500	1,854	4,623
\$300,000 or more .....	50,477	44,002	1,837	1,368	3,270
Lower quartile (dollars) .....	156,800	202,700	77,000	122,000	141,500
Median (dollars) .....	245,300	283,600	113,000	171,500	202,100
Upper quartile (dollars) .....	358,800	391,500	176,400	254,800	284,300
RENTER-OCCUPIED HOUSING UNITS					
Total .....	164,356	127,394	16,125	6,713	14,062
1 unit, detached or attached	71,634	47,233	9,877	5,039	9,423
Persons per unit .....	2.78	2.80	2.76	2.85	2.66
Mean number of rooms .....	3.7	3.6	3.8	3.9	3.6
CONTRACT RENT OF SPECIFIED RENTER-OCCUPIED UNITS <u>3/</u>					
Total .....	139,266	107,256	13,941	5,822	12,243
Less than \$250 .....	15,119	9,653	2,841	1,253	1,368
\$250 to \$499 .....	36,779	27,231	5,797	1,392	2,359
\$500 to \$749 .....	43,763	35,258	3,154	1,473	3,878
\$750 to \$999 .....	25,164	20,019	1,414	1,092	2,639
\$1,000 or more .....	18,441	15,095	735	612	1,999
Lower quartile (dollars) .....	401	423	288	301	434
Median (dollars) .....	599	615	428	532	658
Upper quartile (dollars) .....	837	854	626	807	899

1/ Includes Kalawao County (101 housing units), not shown separately.

2/ House and lot. Data limited to one-family houses on less than 10 acres without a business or medical office on the property.

3/ Excludes one-family houses on 10 acres or more.

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Hawaii, 1990 CPH-1-13 (August 1991), tables 8, 10, and 12.

Table 610.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1988 TO 1990

[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 data presented in this table accordingly exclude HFDC units and assets.]

Subject	1988	1989	1990
Total units owned by HHA, June 30 <u>1/</u> .....	5,723	5,723	5,723
Occupied .....	5,675	5,641	5,199
Population in units, June 30 .....	17,083	16,817	17,878
Per occupied unit .....	3.01	2.98	3.43
Total assets, June 30 (million dollars) ..	151	147	157
Operating revenues of HHA, fiscal year: <u>2/</u>			
Gross (\$1,000) .....	13,254	14,223	15,607
Net (\$1,000) .....	5,567	6,571	5,706
Operating revenues per unit per month, fiscal year (dollars) <u>2/</u> .....	200.03	227.98	250.15
Rent charged per unit per month, fiscal year (dollars) <u>2/</u> .....	186.58	190.32	207.20

1/ Federal low-rent, 5,213; State-subsidized, 510, for all years.

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

Source: Hawaii Housing Authority, records.

Table 611.-- HOUSING VACANCY SURVEYS OF OAHU: 1977 TO 1989

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers. Data for 1977-1981 have been adjusted to include newly completed but vacant units, omitted from base in earlier reports. No survey was published for 1984, 1985, 1987, and 1988]

Year and month	Total units	Vacant units				Units under construction
		Used and new		Used	New	
		Number	Percent			
1977: April 1/ ...	215,923	5,472	2.5	3,399	2,073	2,228
1978: March .....	226,103	5,178	2.3	3,312	1,866	4,820
1979: May .....	233,631	4,081	1.7	2,584	1,497	4,754
1980: March .....	238,028	5,104	2.1	3,039	2,065	3,980
1981: March .....	240,354	5,235	2.2	3,306	1,929	2,400
1982: March .....	244,077	4,130	1.7	2,665	1,465	1,087
1983: March .....	241,355	3,253	1.3	2,558	695	2,002
1986: May .....	250,500	5,750	2.3	4,593	1,157	877
1989: Apr.-May ...	257,050	3,730	1.5	3,414	316	3,027
TYPE OF UNIT: 1989						
Single-family units:						
Detached .....	125,051	1,034	0.8	906	128	1,573
Attached .....	22,716	356	1.6	308	48	538
Multi-family units	108,934	2,340	2.1	2,200	140	916
Mobile homes .....	349	-	0	-	...	...

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

Source: Federal Home Loan Bank of Seattle, Honolulu Housing Vacancy Survey (annual), as adjusted to 1982-1989 definitions.

Table 612.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1990

[Based on housing units sampled for the Hawaii Health Surveillance Program survey. Units occupied by households temporarily absent were classified as occupied. The base excludes units occupied by transients]

Year	Units sampled			Percent vacant		
	State total	Oahu	Other islands	State average	Oahu	Other islands
1970 <u>1/</u> ..	6,107	3,217	2,890	3.2	3.5	3.0
1971 .....	5,370	2,493	2,877	3.6	3.2	5.1
1972 .....	7,177	5,423	1,754	3.9	3.5	5.4
1973 .....	6,735	5,456	1,279	3.1	2.6	5.0
1974 .....	6,301	4,982	1,319	4.1	3.9	4.7
1975 .....	6,632	5,360	1,272	5.6	5.2	6.9
1976 <u>2/</u> ..	2,440	1,817	623	5.1	5.0	5.6
1977 .....	6,899	4,526	2,373	5.9	6.1	5.1
1978 .....	6,690	4,102	2,588	4.0	3.8	4.5
1979 .....	5,936	3,519	2,417	3.2	2.8	4.4
1980 .....	6,499	3,613	2,886	4.2	3.9	5.0
1981 .....	6,174	3,195	2,979	4.8	4.4	5.8
1982 .....	6,509	3,468	3,041	3.9	3.4	5.4
1983 .....	6,139	3,147	2,992	3.8	3.1	5.8
1984 <u>3/</u> ..	7,238	3,827	3,411	4.5	3.1	6.5
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
1990 .....	7,922	3,717	4,205	3.1	2.7	4.2

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

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

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

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

Table 613.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,  
CHANGING RESIDENCE IN PAST YEAR: 1978 TO 1988

[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:				
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
1988 .....	172,243	136,325	16.4	14.5
Household heads:				
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
1988 .....	51,708	38,901	16.6	14.1

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

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

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

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

Table 614.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS: 1988

[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 .....	310,874	255,957	51,708	16.6	3,209
Military or dependent ...	34,656	21,323	12,807	37.0	526
Military .....	34,459	21,256	12,677	36.8	526
Military dependent ....	197	67	130	66.0	-
Civilian .....	276,218	234,634	38,901	14.1	2,683

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 615.-- 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 616.-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: JUNE 1991

Type of license	Active	Inactive	Location	Active	Inactive
Total .....	14,626	7,580	Oahu .....	10,714	5,214
Broker:			Hawaii .....	1,605	691
Individual .....	4,325	669	Maui .....	1,668	581
Corporation or partnership ..	1,260	55	Kauai .....	589	301
Salesman .....	9,041	6,856	Molokai .....	48	9
			Lanai .....	2	2
			U.S. mainland ...	-	738
			Foreign .....	-	44

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, September 30, 1991.

Table 617.-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR HONOLULU, BY LOCATION: 1988 TO 1991

[Rates are percent of space reported vacant in survey]

Location	May 1988	Oct. 1988	May 1989	Oct. 1989	May 1990	Oct. 1990	May 1991
Downtown .....	5.0	5.6	6.1	4.2	3.1	(NA)	1.8
Downtown to Waikiki .....	4.1	1.6	1.3	9.0	4.5	(NA)	4.9
Waikiki .....	3.5	1.1	(NA)	2.0	6.1	(NA)	10.3
Other .....	10.0	10.7	9.3	3.0	8.3	(NA)	7.0

NA Not available.

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



Table 618.-- OFFICE RENTS AND VACANCY RATES, FOR SELECTED AREAS ON OAHU: MARCH 1991

Measure	Airport area	Central business district	Kapio-lani corridor	Waikiki	East Oahu
Median weighted lease rent per square foot (dollars):					
Gross .....	2.11	2.65	2.34	2.77	2.56
Net .....	1.71	1.89	1.77	1.51	1.88
Vacancy rate <u>1/</u> .....	3.0	2.1	3.9	6.6	15.8

1/ Percent, based on square footage. The five-area combined rate was 3.4.

Source: Coopers & Lybrand, Honolulu Office Market Report, First Quarter 1991.

Table 619.-- 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 <u>1/</u> .....	2	2	2	3	2	4	6

1/ 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 620.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,  
FOR OAHU: 1970 TO 1990

[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	Average sales price (dollars)
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>1/</u> ..	13,506	8,009	59.3	103,698
1980-1981 <u>1/</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
1988 .....	14,548	9,886	68.0	201,000
1989 .....	13,873	9,757	70.3	238,257
1990 .....	17,097	9,243	54.1	319,500

1/ Year ended February 28 or 29.

2/ March through December.

3/ January 1 through December 3.

Source: Honolulu Board of Realtors, records.

Table 621.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1988 TO 1990

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
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	372,361	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
1990					
Total .....	17,097	9,243	54.1	319,500	...
Residential (1-family) ...	5,216	2,744	52.6	498,511	352,000
Condominium/cooperative ..	10,588	6,149	58.1	225,901	187,000
Vacant land .....	521	170	32.6	392,931	289,000
Multi-family .....	230	81	35.2	845,384	640,000
Commercial .....	213	46	21.6	1,221,804	430,000
Business opportunities ...	329	53	16.1	88,304	60,000

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

Table 622.-- MULTIPLE LISTING SERVICE UNITS SOLD, SINGLE-FAMILY RESIDENTIAL AND CONDOMINIUM, BY SELLING PRICE RANGE, FOR OAHU: 1989 AND 1990

Selling price range	Single-family residential		Condominium	
	1989 <sup>1/</sup>	1990	1989	1990
All properties .....	2,922	2,744	6,486	6,149
Less than \$50,000 .....	4	-	92	10
\$50,000, less than \$75,000 .....	6	-	645	111
\$75,000, less than \$100,000 .....	21	2	931	318
\$100,000, less than \$125,000 .....	50	7	970	465
\$125,000, less than \$150,000 .....	98	28	1,117	810
\$150,000, less than \$175,000 .....	182	34	844	845
\$175,000, less than \$200,000 .....	271	69	614	898
\$200,000, less than \$225,000 .....	251	76	322	654
\$225,000, less than \$250,000 .....	333	121	240	543
\$250,000, less than \$275,000 .....	265	237	158	377
\$275,000, less than \$300,000 .....	254	288	131	234
\$300,000, less than \$400,000 .....	546	829	216	456
\$400,000, less than \$500,000 .....	225	386	83	137
\$500,000, less than \$600,000 .....	150	190	29	84
\$600,000, less than \$700,000 .....	63	114	29	57
\$700,000, less than \$800,000 .....	51	85	11	38
\$800,000, less than \$900,000 .....	31	55	9	16
\$900,000, less than \$1,000,000 .....	25	43	11	30
\$1,000,000 or more .....	96	180	34	66
Median value .....	\$270,000	\$352,000	\$135,500	\$187,000
Mean value .....	\$372,361	\$498,511	\$164,496	\$225,901

1/ Median revised from Data Book 1990, table 639.

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

Table 623.-- AVERAGE MONTHLY RENTS FOR A THREE-ROOM, ONE-BATH,  
800-SQ. FT. APARTMENT IN HONOLULU AND OTHER CITIES: 1991

[Estimates for 10 highest U.S. cities and national median]

City	Dollars	City	Dollars
Honolulu .....	960	Chicago .....	705
New York (Westchester Co.) ..	840	Hartford .....	630
Boston .....	825	Providence .....	600
Washington, D.C. ....	825	Philadelphia .....	595
San Francisco .....	710	U.S. median .....	400
Los Angeles .....	705		

Source: Runzheimer International, cited in Sunday Star-Bulletin & Advertiser, September 8, 1991, p. G-1.

Table 624.-- CHARACTERISTICS OF PRIVATE SINGLE-FAMILY AND MULTI-FAMILY  
DEVELOPMENTS, FOR OAHU: 1985 TO 1990

Year	Single-family developments				Multi-family developments <sup>1/</sup>		
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
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
1990 ..	1,342	5,174	617	286,549	711	579	140,391

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

Source: Bank of Hawaii, Construction in Hawaii, 1991 (1991), p. 25.

Table 625.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE:  
1985 TO 1990

Year	Mortgages recorded			Fore- clo- sures 1/ (\$1,000)	Mortgage assign- ments (\$1,000)	Agree- ments of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)			
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
1990 ...	50,450	14,671,725	290,817	(NA)	(NA)	268,457

\* 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, 1991 (1991), p. 35.

Table 626.-- MORTGAGE LOANS OUTSTANDING: 1965 TO 1990

[In millions of dollars. As of December 31. Mortgage holdings of insurance companies doing business in Hawaii are included; mortgage holdings of credit unions are excluded]

Year	Amount	Year	Amount	Year	Amount
1965 .....	1,022.7	1974 .....	3,210.2	1983 .....	7,553.9
1966 .....	1,138.6	1975 .....	3,564.9	1984 .....	7,708.0
1967 .....	1,228.1	1976 .....	3,959.5	1985 .....	6,505.3
1968 .....	1,386.9	1977 .....	4,496.0	1986 .....	4,614.6
1969 .....	1,579.5	1978 .....	5,320.8	1987 .....	5,750.3
1970 .....	1,790.2	1979 .....	6,323.2	1988 .....	5,917.3
1971 .....	2,093.1	1980 .....	7,131.4	1989 .....	6,665.8
1972 .....	2,424.2	1981 .....	7,498.0	1990 .....	7,783.6
1973 .....	2,797.4	1982 .....	7,730.1		

Source: Bank of Hawaii, Hawaii 1991, Annual Economic Report (1991), p. 35.

Table 627.-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1988 TO 1991

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

Subject	1988	1989	1990	1991
Number of deeds filed and recorded .....	53,204	61,674	75,534	71,933
Approximate value of land conveyed (\$1,000) ..	7,958,152	10,365,238	16,154,886	11,304,180

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

Table 628.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES: 1988 TO 1990

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

County	1988	1989	1990
State total .....	9,468,113,350	13,303,281,000	14,262,953,800
Honolulu .....	6,705,645,400	8,514,925,700	8,764,531,600
Maui .....	1,177,183,891	2,446,997,200	2,046,874,000
Hawaii .....	1,139,148,059	1,671,483,100	2,893,085,800
Kauai .....	446,136,000	669,875,000	558,462,400

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

Table 629.-- CHARACTERISTICS OF SINGLE FAMILY HOMES INSURED  
FHA SECTION 203(B): 1988 AND 1990

Subject	1988	1990
Number insured .....	2,122	897
Proposed .....	630	382
Existing .....	1,492	515
Amount (\$1,000) .....	249,255	113,389
Averages:		
Age of structure (years) .....	12.8	13.5
Improved living area (square feet) .....	1,305	1,224
Lot size (square feet) .....	6,511	7,481
Number of rooms .....	6.0	5.6
Market price of site .....	59,774	67,468
Site to value ratio (percent) .....	42.8	50.3
Site price per square foot (dollars) .....	*5.96	5.45
Construction cost per square foot (dollars) .....	*62.17	62.98
Appraised value (dollars) .....	138,697	163,032
Sales price per square foot (dollars) .....	*126.07	136.01
Annual family income (dollars) .....	48,765	47,317

\*Sample under 25.

Source: U.S. Department of Housing and Urban Development, Housing Information and Statistics Division, FHA Homes - 1988, pp. 33-64, and FHA Homes - 1990, pp. 31-60.

Table 630.-- FORECLOSURES: 1984 TO 1989

[For earlier years, 1976-1983, see source]

Subject	1984	1985	1986	1987	1988	1989
Number of foreclosures .....	440	261	156	154	55	39
Amount (m. l. dol.) .....	96	33	22	25	13	35
Percent of total mortgages ...	3.8	1.3	0.9	0.9	0.4	1.0

Source: U.S. Office of Thrift Supervision, 1989 Savings & Home Financing Source Book, table B9, p. B-83.



Table 631.-- 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 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 631.-- 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 632.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 1990

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total .....	4,669	3,804	123	157	399	2	12	172
Elevators .....	4,039	3,258	98	148	363	-	10	162
Under 9 stories:								
Hydro .....	979	656	40	52	127	-	9	95
Roped .....	1,363	996	48	96	170	-	1	52
9 to 18 stories .....	1,046	955	10	-	66	-	-	15
19 to 28 stories .....	375	375	-	-	-	-	-	-
29 to 38 stories .....	192	192	-	-	-	-	-	-
39 stories or more .....	84	84	-	-	-	-	-	-
Escalators and moving walks	302	290	6	-	4	-	-	2
Inclined lifts .....	9	2	3	1	1	-	-	2
Private industrial elevators	11	1	-	3	7	-	-	-
Manlifts .....	11	10	-	1	-	-	-	-
Chair lifts .....	19	16	-	2	-	-	-	1
Dumbwaiters .....	274	225	16	1	23	2	2	5
Other facilities .....	4	2	-	1	1	-	-	-

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

Table 633.-- TALLEST STRUCTURES, BY ISLANDS: MARCH 1991

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS <u>1/</u>				
Hawaii: Bayshore Towers .....	Hilo .....	1970	15	135
Maui: <u>2/</u> Kalana O Maui (County Bldg.) .....	Wailuku .....	1972	9	140
Royal Lahaina Hotel .....	Kaanapali .....	1970	12	132
Molokai: <u>2/</u> Molokai Light Station ....	Kalaupapa .....	1909	...	138
Oahu: Waterfront Towers .....	425 South Street .....	1990	46	400
Kauai: Westin Kauai Hotel .....	Lihue .....	1959	10	107
OTHER STRUCTURES				
Hawaii: Coast Guard Loran Station	Upolu Point .....	1958	...	625
Maui: <u>2/</u> KMVI Radio Tower .....	Wailuku .....	1947	...	455
Lanai: <u>2/</u> Storage tanks .....	Manele Harbor .....	...	...	50
Molokai: <u>2/</u> KAIM Radio Tower .....	Kalua Koi .....	1981	...	410
Oahu: VLF Antenna .....	Lualualei .....	1972	...	1,503
Kauai: Communication Engineers Tower .....	Mana .....	1964	...	400
Kure Atoll: Loran Transmitting Tower .	Kure Atoll .....	1962	...	625

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

2/ As of March 1990.

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.