

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 26,000 building permits issued in 1991, with an estimated value of \$2.4 billion. The total included \$1.2 billion for new private residential construction, \$158 million for hotels, and \$393 million for private nonresidential structures. The value of government construction contracts awarded was \$687 million. Construction put in place, as indicated by the contracting tax base, totaled \$4.0 billion in 1992. The value of land transfers in fiscal 1992 was \$4.0 billion. The construction cost index for Honolulu in 1992 had doubled since 1978.

The number of housing units in the State increased from 334,000 in 1980 to 390,000 in 1990 and 408,000 in 1992. Owner occupied units numbered 137,000 in 1980 and 171,000 in 1992; the latter total included 25,000 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 low-rent, accounted for 28,000 units as of 1992. 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 1992, based on Multiple Listing Service data, was \$349,000; for condominium units it was \$193,000. 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: 1992.

Table 596.-- NUMBER AND VALUE OF BUILDING PERMITS,
BY COUNTIES: 1981 TO 1991

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
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
1991	25,603	15,951	4,801	1,612	3,239
ESTIMATED VALUE (\$1,000)					
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
1991	2,379,164	1,627,325	402,789	149,741	199,309

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 597.-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES: 1991

[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 <u>1/</u>
Total	2,148,465	1,456,851	369,453	118,410	203,751
Residential	1,191,851	721,693	296,525	65,345	108,288
Hotel	157,532	152,300	1,047	-	4,185
Non-residential	393,223	275,571	39,338	35,694	42,619
Additions and alterations	405,859	307,287	32,543	17,370	48,659

1/ Preliminary.

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 598.-- GENERAL EXCISE TAX BASE FOR CONTRACTING: 1982 TO 1992

[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
1982 ...	1,294,871	1986 ...	1,808,024	1990 ...	4,003,650
1983 ...	1,353,405	1987 ...	2,003,056	1991 ...	4,334,051
1984 ...	1,242,929	1988 ...	2,487,571	1992 ...	4,012,688
1985 ...	1,367,733	1989 ...	3,112,846		

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 599.-- GOVERNMENT CONSTRUCTION CONTRACTS AWARDED, BY AWARDING AGENCY AND LOCATION OF CONSTRUCTION: 1989 TO 1992

[In thousands of dollars. By date of publication. Data before 1992 have been revised]

Awarding agency and location	1989	1990	1991	1992
Total	729,390	800,975	668,090	1,151,337
Awarding agency:				
Federal agencies	135,055	101,007	140,471	123,853
State agencies	400,445	549,883	381,842	763,503
City and County of Honolulu ..	146,609	110,179	81,952	202,355
Other counties	47,281	39,906	63,826	61,626
Location of construction:				
City and County of Honolulu ..	582,922	539,871	519,402	906,022
County of Hawaii	26,862	54,804	48,941	84,828
County of Kauai	47,811	50,763	39,603	59,169
County of Maui	71,794	155,537	60,145	101,316

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

Table 600.-- 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 601.-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES AND
SUBDIVIDERS AND DEVELOPERS, BY INDUSTRY: 1987

[Includes establishments both with and without payroll]

1987 SIC code	Industry	Number	Proprie- tors and working partners	All em- ployees (average)	Value of business done (\$1,000)
	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

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 602.-- 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 603.-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1986 TO 1991

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

Type of structure	1986	1987	1988	1989	1990	1991
One-family	80,119	80,719	101,649	109,519	144,090	168,666
Two-family	59,184	64,490	69,465	84,415	133,905	173,586
Multi-family	47,789	42,507	81,169	100,462	68,363	155,223

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

Table 604.-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS, BY COUNTIES: 1987 TO 1991

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New 1-family dwellings:						
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
1991	4,634	1,202	3,432	2,309	471	652
New duplex units:						
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
1991	147	48	99	44	12	43
New apartments:						
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
1991	5,031	3,473	1,558	565	6	987
Units demolished: <u>1/</u>						
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
1991	875	779	96	39	6	51

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 605.-- HONOLULU CONSTRUCTION COST INDEXES: 1971 TO 1992

[January 1992=100. Data are annual averages unless otherwise specified.
Reindexed in 1992. Separate data for materials prices and labor costs not
available before 1983]

Year	Single-family residence			High-rise building		
	All components	Materials prices	Labor <u>1/</u>	All components	Materials prices	Labor <u>1/</u>
1971	26.9	...	...	25.4	...	...
1972	29.0	...	...	27.2	...	...
1973	33.2	...	...	29.5	...	...
1974	35.3	...	...	33.3	...	...
1975	37.7	...	...	36.4	...	...
1976	41.5	...	...	40.5	...	...
1977	47.4	...	...	45.1	...	...
1978	52.1	...	...	49.1	...	...
1979	57.0	...	...	53.7	...	...
1980	60.7	...	...	59.0	...	...
1981	62.4	...	...	62.7	...	...
1982	65.3	...	...	67.1	...	...
1983	71.5	73.8	68.8	71.7	76.0	68.2
1984	74.6	75.0	74.3	74.4	76.4	73.0
1985	76.6	76.4	77.0	76.2	76.9	75.6
1986	79.3	79.0	79.8	78.4	78.4	78.3
1987	82.1	82.0	82.2	81.0	81.3	80.5
1988	86.7	88.3	84.8	84.6	86.1	83.1
1989	90.5	90.9	90.0	89.4	89.7	88.8
1990	95.1	96.2	93.9	95.4	98.0	92.9
1991	98.4	99.5	97.2	99.2	101.6	97.1
1992 (Sept) .	104.3	106.9	101.4	99.6	97.5	101.5

1/ Wages and benefits.

Source: First Hawaiian Bank, Research Department, records.

Table 606.-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII:
1987 TO 1991

Subject	1987	1988	1989	1990	1991
Projects	94	104	153	201	204
Residential units	2,289	2,060	2,575	4,301	2,695

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

Table 607.-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO
CONDOMINIUM UNITS: 1963 TO 1991

Subject	1963- 1985	1986	1987	1988	1989	1990	1991
Projects	308	36	35	34	47	80	102
Housing units	12,094	151	398	99	150	545	333

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

Type of housing unit	State total	Honolulu	Maui	Hawaii	Kauai
Condominium units ^{1/}	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 609.-- 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 ^{1/}	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 610.-- LEASEHOLD CONDOMINIUMS, COOPS, CLUSTERS, AND P.U.D.'s,
BY SCHEDULED RENEGOTIATION AND TERMINATION DATES, FOR OAHU: 1992

[Excludes 7,812 units already converted to fee simple ownership and 3,086 units in 23 Bishop Estate and Campbell Estate projects recently opened to conversion. Including these recent and potential conversions, leasehold condo and similar projects on Oahu number 491, with 54,470 units]

Years	Renegotiation		Years	Termination	
	Projects	Units		Projects	Units
Total	468	43,572	Total	468	43,572
Before 1992	8	310	Through 2010 ...	10	306
1992-1995	40	1,740	2011-2020	46	2,670
1996-2000	80	5,887	2021-2030	112	8,627
2001-2005	114	8,983	2031-2040	173	15,942
2006-2010	115	10,690	2041-2050	100	11,834
After 2010	111	15,962	After 2050	27	4,193

Source: Honolulu Board of Realtors, Research Department, Leasehold Condominiums, Coops, Clusters & PUDs on Oahu (January 29, 1992).

Table 611.-- 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]

Subject	State total	Oahu		Hawaii	Kauai	Maui
		Waikiki	Other Oahu			
Properties	63	15	2	6	16	24
Units	2,497	867	73	122	759	676

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

Table 612.-- TENURE AND CONTROL OF HOUSING UNITS: ANNUALLY, 1980 TO 1992

[Data include some 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
1992 ..	407,606	146,631	24,599	208,226	19,697	8,453

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 615.

Table 613.-- HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1980 TO 1992

[As of April 1. Data include some 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
1992 ..	407,606	288,805	118,801	53,421	19,439	45,941

Source: Source follows table 615.

Table 614.-- TENURE AND CONTROL OF HOUSING, BY COUNTIES: 1990, 1991, AND 1992

[Some 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>1/</u>	State and County <u>1/</u>
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
1992						
State total ..	407,606	146,631	24,599	208,226	19,697	8,453
City & Co. of Hon.	288,805	101,036	22,046	139,771	19,618	6,334
County of Hawaii ..	53,421	22,169	1,167	28,909	8	1,168
County of Kauai ...	19,439	8,455	387	10,200	65	332
County of Maui <u>4/</u> .	45,941	14,971	999	29,346	6	619

1/ As of April 1.

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 (114 units in 1990 and 1991 and 92 in 1992).

Source follows table 615.

Table 615.-- RESIDENT AND NONRESIDENT HOUSING UNITS, BY COUNTIES:
ANNUALLY, 1980 TO 1992

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 (revised) ..	370,682	276,618	94,064	46,138	15,047	32,879
1991 (revised) ..	378,438	280,167	98,271	48,178	16,114	33,979
1992	384,961	280,672	104,289	51,087	16,752	36,450
<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 (revised) ..	19,128	5,065	14,063	2,115	2,566	9,382
1991 (revised) ..	19,887	4,668	15,219	2,401	2,535	10,283
1992	22,645	8,133	14,512	2,334	2,687	9,491

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. Includes condo/hotel units.

Source: Hawaii State Department of Business, Economic Development & Tourism, Housing Unit Estimates for Hawaii, 1980-1992 (Statistical Report 225, August 1992), and Hawaii Visitors Bureau, 1992 Visitor Plant Inventory Report.

Table 616.-- SELECTED HOUSING CHARACTERISTICS: 1980 AND 1990

[Data for 1980 include most condominium units used or intended for use by transients; 1990 data apparently exclude most such units]

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 616.-- 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 617.-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 1990

[Data include some 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 617.-- 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 618.-- SELECTED HOUSING CHARACTERISTICS, FOR THE
STATE AND OAHU: 1990

Subject	State total	Oahu only
Total housing units	389,810	281,683
YEAR STRUCTURE BUILT		
1989 to March 1990	10,218	4,353
1985 to 1988	31,692	17,243
1980 to 1984	39,178	23,154
1970 to 1979	118,872	84,114
1960 to 1969	83,455	70,835
1950 to 1959	54,048	45,188
1940 to 1949	26,229	20,501
1939 or earlier	26,118	16,295
BEDROOMS		
No bedroom	27,589	21,667
1 bedroom	74,135	55,510
2 bedrooms	105,195	75,155
3 bedrooms	130,658	87,850
4 bedrooms	38,635	30,680
5 or more bedrooms	13,598	10,821
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	4,312	1,809
Lacking complete kitchen facilities	6,218	3,661
Condominium housing units	81,127	66,264
SOURCE OF WATER		
Public system or private company	380,375	280,997
Individual drilled well	755	259
Individual dug well	113	36
Some other source	8,567	391
SEWAGE DISPOSAL		
Public sewer	312,812	263,552
Septic tank or cesspool	72,940	16,724
Other means	4,058	1,407

Continued on next page.

Table 618.-- SELECTED HOUSING CHARACTERISTICS, FOR THE STATE AND OAHU: 1990 -- Con.

Subject	State total	Oahu only
Occupied housing units	356,267	265,304
YEAR HOUSEHOLDER MOVED INTO UNIT		
1989 to March 1990	82,540	61,267
1985 to 1988	105,675	79,715
1980 to 1984	44,821	32,358
1970 to 1979	60,549	44,549
1960 to 1969	32,697	25,873
1959 or earlier	29,985	21,542
TELEPHONE		
No telephone in unit	9,394	5,557
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
Specified owner-occupied housing units	147,510	100,903
With a mortgage	102,601	73,972
Less than \$300	4,257	2,385
\$300 to \$499	13,840	8,289
\$500 to \$699	13,468	8,435
\$700 to \$999	19,258	12,778
\$1,000 to \$1,499	27,309	21,165
\$1,500 to \$1,999	14,316	12,201
\$2,000 or more	10,153	8,719
Median (dollars)	1,008	1,121
Not mortgaged	44,909	26,931
Less than \$100	5,407	1,383
\$100 to \$199	24,665	14,610
\$200 to \$299	10,804	7,900
\$300 to \$399	2,474	1,898
\$400 or more	1,559	1,140
Median (dollars)	170	185

Continued on next page.

Table 618.-- SELECTED HOUSING CHARACTERISTICS, FOR THE STATE AND OAHU: 1990 -- Con.

Subject	State total	Oahu only
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989		
Specified owner-occupied housing units	147,510	100,903
Less than 20 percent	88,050	58,641
20 to 24 percent	16,115	11,137
25 to 29 percent	12,897	9,309
30 to 34 percent	9,154	6,808
35 percent or more	20,626	14,630
Not computed	668	378
GROSS RENT		
Specified renter-occupied housing units	162,820	126,739
Less than \$200	9,062	5,764
\$200 to \$299	7,502	5,276
\$300 to \$499	28,197	21,009
\$500 to \$749	43,705	35,028
\$750 to \$999	31,353	24,617
\$1,000 or more	20,923	16,568
No cash rent	22,078	18,477
Median (dollars)	650	663
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989		
Specified renter-occupied housing units ..	162,820	126,739
Less than 20 percent	41,635	31,305
20 to 24 percent	19,386	14,803
25 to 29 percent	17,633	13,914
30 to 34 percent	12,774	10,149
35 percent or more	47,224	36,431
Not computed	24,168	20,137

Source: U.S. Bureau of the Census, 1990 CPH-L-80 and 81, table 4.

Table 619.-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE AND HONOLULU MSA: 1986 TO 1991

[The Honolulu Metropolitan Statistical Area consists of the City and County of Honolulu]

Year	Rental vacancy rate		Homeowner vacancy rate		Homeownership rate	
	State total	Honolulu MSA	State total	Honolulu MSA	State total	Honolulu MSA
1986	5.7	5.0	0.8	0.9	50.9	50.0
1987	6.5	5.5	1.1	1.1	50.7	50.3
1988	6.3	4.1	0.4	0.5	53.2	52.2
1989	6.6	5.1	1.0	0.7	54.7	52.2
1990	6.6	3.8	0.8	0.7	55.5	52.9
1991	5.8	3.8	1.4	0.9	55.2	53.3
U.S. 1991	7.4	<u>1/</u> 7.5	1.7	<u>1/</u> 1.7	64.1	<u>1/</u> 61.4
Rank <u>2/</u>	42	57	33	51	48	57

1/ Rate for all U.S. metropolitan statistical areas.

2/ State rank among 50 States; Honolulu MSA rank among the 61 U.S. MSAs.

Source: U.S. Bureau of the Census, "Housing Vacancies and Homeownership Annual Statistics: 1991," Current Housing Reports, Series H111/91-A (April 1992), pp. 15-18 and 35-36.

Table 620.-- 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 621.-- VACANCY RATES FOR HOUSING ON OAHU AND THE NEIGHBOR ISLANDS: ANNUAL AVERAGES, 1970 TO 1991

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

Year	Units sampled			Percent vacant		
	State total	Oahu	Other islands	State average	Oahu	Other islands
1970 ^{1/} ..	6,107	3,217	2,890	3.2	3.5	3.0
1971	5,370	2,493	2,877	3.6	3.2	5.1
1972	7,177	5,423	1,754	3.9	3.5	5.4
1973	6,735	5,456	1,279	3.1	2.6	5.0
1974	6,301	4,982	1,319	4.1	3.9	4.7
1975	6,632	5,360	1,272	5.6	5.2	6.9
1976 ^{2/} ..	2,440	1,817	623	5.1	5.0	5.6
1977	6,899	4,526	2,373	5.9	6.1	5.1
1978	6,690	4,102	2,588	4.0	3.8	4.5
1979	5,936	3,519	2,417	3.2	2.8	4.4
1980	6,499	3,613	2,886	4.2	3.9	5.0
1981	6,174	3,195	2,979	4.8	4.4	5.8
1982	6,509	3,468	3,041	3.9	3.4	5.4
1983	6,139	3,147	2,992	3.8	3.1	5.8
1984 ^{3/} ..	7,238	3,827	3,411	4.0	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
1991	6,833	3,586	3,247	3.4	2.6	5.4

^{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 622.-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,
CHANGING RESIDENCE IN PAST YEAR: 1979 TO 1989

[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:				
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
1989	156,224	118,410	14.8	12.7
Household heads:				
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
1989	50,243	37,147	15.0	12.6

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 623.-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS: 1989

[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	334,391	281,555	50,243	15.0	2,594
Military or dependent ...	40,333	27,147	13,096	32.5	91
Military	39,268	26,409	12,768	32.5	91
Military dependent	1,065	738	328	30.8	-
Civilian	294,058	254,409	37,147	12.6	2,503

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 624.-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR HONOLULU, BY LOCATION: 1989 TO 1992

[Rates are percent of space reported vacant in survey. No surveys were conducted in October 1990 and October 1991]

Location	Oct. 1989	May 1990	May 1991	May 1992	Oct. 1992
Downtown	4.2	3.1	1.8	14.2	9.2
Downtown to Waikiki	9.2	4.5	5.4	2.4	2.1
Waikiki	2.0	6.1	10.3	11.5	14.4
Other	3.0	8.3	7.4	7.3	9.0

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

Table 625.-- HAWAII HOUSING AUTHORITY OPERATIONS: 1989 TO 1991

Subject	1989	1990	1991
Total units owned by HHA, June 30 <u>1/</u>	5,723	5,723	<u>1/</u> 5,929
Occupied	5,641	5,199	5,794
Population in units, June 30	16,817	17,878	17,039
Per occupied unit	2.98	3.43	2.94
Total assets, June 30 (million dollars) ..	147	157	178
Operating revenues of HHA, fiscal year: <u>2/</u>			
Gross (\$1,000)	14,223	15,607	17,003
Net (\$1,000)	563	354	-299
Operating revenues per unit per month, fiscal year (dollars) <u>2/</u>	227.98	250.15	271.80
Rent charged per unit per month, fiscal year (dollars) <u>2/</u>	190.32	207.20	221.63

1/ Federal low-rent, 5,213; State low-rent, 716.

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

Source: Hawaii Housing Authority, records.

Table 626.-- HOMELESSNESS: 1992

Characteristics	Total	Homeless	Hidden homeless <u>1/</u>	At risk <u>2/</u>
Households or parties <u>3/</u>	127,957	2,504	17,084	108,369
Persons	445,434	5,353	96,380	343,701
Under 6 years old	48,382	426	7,723	40,233
6 to 12 years old	46,348	369	5,256	40,723
13 to 17 years old	29,973	241	5,356	24,376
18 to 59 years old	284,450	3,652	65,521	215,277
60 years and over	35,823	207	12,524	23,092
Institutionalized <u>4/</u>	458	458	-	-

1/ Sharing housing with friends or relatives but would prefer to have their own places.

2/ Unable to make shelter payments if missing 1 to 3 paychecks.

3/ Parties are groups of homeless persons camping or staying together, whether or not related.

4/ Homeless persons in residential treatment programs or other non-homeless shelters. Not tabulated by age.

Source: SMS Research, Homelessness and Hunger in Hawaii, submitted to Homeless Aloha, June 15, 1992, p. 10.

Table 627.-- 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	10,741	5,214
			Hawaii	1,605	691
Broker:			Maui	1,668	581
Individual ...	4,325	669	Kauai	589	301
Corporation or partnership	1,260	55	Molokai	48	9
Salesman	9,041	6,856	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 628.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES,
FOR OAHU: 1972 TO 1992

[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)
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>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
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
1991	15,280	5,682	37.2	299,599
1992	13,421	5,509	41.0	292,342

1/ Year ended February 28 or 29.

2/ March through December.

3/ January 1 through December 3.

Source: Honolulu Board of Realtors, records.

Table 629.-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1990 TO 1992

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
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
1991					
Total	15,280	5,682	37.2	299,599	...
Residential (1-family) ...	4,895	1,912	39.1	432,338	340,000
Condominium/cooperative ..	9,157	3,607	39.4	219,318	192,000
Vacant land	560	84	15.0	414,723	335,000
Multi-family	183	22	12.0	894,000	675,000
Commercial	201	29	14.4	925,379	750,000
Business opportunities ...	284	28	9.9	116,783	75,000
1992					
Total	13,421	5,509	41.0	292,342	...
Residential (1-family) ...	4,430	1,985	44.8	411,868	349,000
Condominium/cooperative ..	7,909	3,341	42.2	211,649	193,000
Vacant land	508	104	20.5	381,550	350,000
Multi-family	152	31	20.4	727,734	662,500
Commercial	185	25	13.5	847,200	440,000
Business opportunities ...	237	23	9.7	105,022	70,000

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

Table 630.-- MULTIPLE LISTING SERVICE UNITS SOLD, SINGLE-FAMILY RESIDENTIAL AND CONDOMINIUM, BY SELLING PRICE RANGE, FOR OAHU: 1991 AND 1992

Selling price range	Single-family residential		Condominium	
	1991	1992	1991	1992
All properties	1,912	1,985	3,607	3,342
Less than \$50,000	-	-	4	2
\$50,000, less than \$75,000	-	1	10	12
\$75,000, less than \$100,000	-	2	50	55
\$100,000, less than \$125,000	1	1	210	167
\$125,000, less than \$150,000	6	5	426	423
\$150,000, less than \$175,000	19	15	551	502
\$175,000, less than \$200,000	54	46	730	665
\$200,000, less than \$225,000	46	50	485	493
\$225,000, less than \$250,000	77	70	374	396
\$250,000, less than \$275,000	126	136	212	170
\$275,000, less than \$300,000	242	218	140	115
\$300,000, less than \$400,000	731	787	230	210
\$400,000, less than \$500,000	251	286	95	66
\$500,000, less than \$600,000	131	157	35	26
\$600,000, less than \$700,000	76	70	12	14
\$700,000, less than \$800,000	47	41	12	11
\$800,000, less than \$900,000	27	35	8	8
\$900,000, less than \$1,000,000	11	19	5	1
\$1,000,000 or more	67	46	18	6
Median value	\$340,000	\$349,000	\$192,000	\$193,000
Mean value	\$432,338	\$411,868	\$219,338	\$211,649

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

Table 631.-- LEASEHOLD TO FEE SIMPLE CONVERSIONS OF RESIDENTIAL PROPERTIES:
1967 TO SEPTEMBER 1991

[Leasehold 1-family properties converted to fee simple ownership under the
Hawaii Land Reform Act of 1967]

Characteristic	Lots	Characteristic	Lots
Converted properties ...	23,754	Percent resold: <u>1/</u>	
Oahu	23,459	At least once	18.5
Other islands	295	Twice	3.4
Bishop Estate land	13,616	Three times	0.1
Other landowners	10,138	Percent now foreign owned <u>1/</u> .	3.6

1/ Oahu properties only.

Source: Locations Inc., Research & Consulting Division, Study of
Leasehold Properties Converted to Fee Simple Ownership Under the Hawaii Land
Reform Act of 1967 (March 1992), pp. I-9, 19, and 45.

Table 632.-- AVERAGE MONTHLY RENTS FOR A THREE-ROOM, ONE-BATH, 800-SQ. FT.
APARTMENT IN HONOLULU AND OTHER CITIES: 1993

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

City	Dollars	City	Dollars
Honolulu	1,040	Chicago	614
San Francisco	777	Philadelphia	575
Washington, D.C.	743	Providence	575
New York	734	San Diego	570
Boston	732	U.S. median city	425
Los Angeles	659		

Source: Runzheimer International, cited in Honolulu Star-Bulletin,
March 6, 1993, p. A-1.

Table 633.-- CHARACTERISTICS OF PRIVATE SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS, FOR OAHU: 1986 TO 1991

Year	Single-family developments			Multi-family developments ^{1/}			
	Average area (square feet)		Units sold	Average price (dollars)	Average living area (sq. ft.)	Units sold	Average price (dollars)
	House	Lot					
1986 ..	1,191	4,887	1,392	159,083	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	205,284	837	510	119,630
1990 ..	1,342	5,174	617	286,549	891	579	140,391
1991 ..	1,663	5,426	519	360,384	975	1,345	256,048

^{1/} Four stories or less.

Source: Bank of Hawaii, Construction in Hawaii 1992 (1992), p. 15, as revised.

Table 634.-- MORTGAGES, FORECLOSURES, AND AGREEMENTS OF SALE: 1986 TO 1991

Year	Mortgages recorded			Fore-closures ^{1/} (\$1,000)	Mortgage assignments (\$1,000)	Agreements of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)			
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
1991 ...	50,437	11,374,604	225,521	(NA)	(NA)	183,528

* 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 1992 (1992), p. 27.

Table 635.-- MORTGAGE LOANS OUTSTANDING: 1966 TO 1991

[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
1966	1,138.6	1975	3,564.9	1984	7,575.4
1967	1,228.1	1976	3,959.5	1985	6,291.3
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	2,093.0	1980	7,131.4	1989	6,665.8
1972	2,424.2	1981	7,498.0	1990	7,782.9
1973	2,797.4	1982	7,730.1	1991	8,645.3
1974	3,210.2	1983	7,553.9		

Source: Bank of Hawaii, Hawaii 1992, Annual Economic Report (1992), p. 35.

Table 636.-- 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, timeshares, etc., as well as deeds]

Subject	1988	1989	1990	1991
Number of deeds filed and recorded ^{1/}	63,836	81,289	65,858	68,357
Approximate value of land conveyed (\$1,000) ..	10,365,238	16,154,886	11,304,180	4,009,189

^{1/} Data for 1989-1991 revised from Data Book 1991, table 627, to include timeshare deeds.

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

Table 637.-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES:
1989 TO 1991

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

County	1989	1990	1991
State total	13,303,281,000	14,262,953,800	7,483,343,700
Honolulu	8,514,925,700	8,764,531,600	4,793,932,600
Maui	2,446,997,200	2,046,874,000	1,028,857,100
Hawaii	1,671,483,100	2,893,085,800	983,727,600
Kauai	669,875,000	558,462,400	676,826,400

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

Table 638.-- 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 (mil. 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 639.-- CHARACTERISTICS OF SINGLE FAMILY HOMES INSURED UNDER
FHA SECTION 203(B): 1990 AND 1991

Subject	1990	1991
Number insured	897	813
Proposed	382	591
Existing	515	222
Amount (\$1,000)	113,389	100,996
Averages:		
Age of structure (years)	13.5	13.9
Improved living area (square feet)	1,224	1,307
Lot size (square feet)	7,481	8,243
Number of rooms	5.6	6.0
Market price of site	67,468	*73,750
Site to value ratio (percent)	50.3	(B)
Site price per square foot (dollars)	5.45	(B)
Construction cost per square foot (dollars)	62.98	(B)
Appraised value (dollars)	163,032	182,812
Sales price per square foot (dollars)	136.01	*100.02
Annual family income (dollars)	47,317	45,151

*Sample under 25.

B Sample under 10.

Source: U.S. Department of Housing and Urban Development, Housing Information and Statistics Division, FHA Homes - 1990, pp. 31-60, and FHA Homes - 1991, pp. 31-51.

Table 640.-- SEATING CAPACITIES OF SELECTED STADIUMS,
THEATERS, AND CHURCHES: 1987-1988

Facility type and name	Seating capacity
Stadiums and sports arenas:	
Aloha Stadium	50,000
Aiea High School Stadium	9,600
Neal Blaisdell Center Arena <u>1/</u>	8,731
Leilehua High School Stadium	6,500
Waipahu High School Stadium	6,500
Brigham Young University-Hawaii Cannon Activity Center ..	6,000
University of Hawaii Baseball Stadium	4,312
Theaters and auditoriums:	
Neal Blaisdell Center Arena <u>2/</u>	8,780
Neal Blaisdell Center Exhibition Hall <u>3/</u>	5,000
Francis Wong Stadium (Hoolulu Park Complex Multi-purpose Pavilion) <u>2/</u>	4,500
Lahaina Civic Center Convention Hall <u>2/</u>	4,050
Andrews Amphitheater	4,000
Hilo Civic Auditorium <u>2/</u>	3,550
Waikiki Shell <u>4/</u>	3,257
Pearlridge West Theater complex (12 theaters)	2,160
Neal Blaisdell Center Concert Hall	2,158
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
Kennedy Theater	600
Ruger Theater	507
Churches:	
Kawaiahao Church	1,300
Central Union Church (Sanctuary)	800
St. Theresa Co-Cathedral	800
St. Andrew's Cathedral	750
St. Anthony	750
Cathedral of Our Lady of Peace	700
St. Augustine	700
Star of the Sea	700

Continued on next page.

Table 640.-- 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 641.-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
DECEMBER 31, 1991

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	4,904	3,959	127	176	438	2	22	180
Elevators	4,211	3,354	100	167	401	-	20	169
Under 9 stories:								
Hydro	1,083	715	43	70	144	-	9	102
Roped	1,409	1,011	47	97	191	-	11	52
9 to 18 stories	1,059	968	10	-	66	-	-	15
19 to 28 stories	379	379	-	-	-	-	-	-
29 to 38 stories	196	196	-	-	-	-	-	-
39 stories or more	85	85	-	-	-	-	-	-
Escalators and moving walks	306	294	6	-	4	-	-	2
Inclined lifts	10	4	3	1	-	-	-	2
Private industrial elevators	11	1	-	3	7	-	-	-
Manlifts	11	10	-	1	-	-	-	-
Chair lifts	22	18	1	2	-	-	-	1
Dumbwaiters	328	276	17	1	25	2	2	5
Other facilities	5	2	-	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 642.-- TALLEST STRUCTURES, BY ISLANDS: MARCH 1991

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS ^{1/}				
Hawaii:				
Bayshore Towers	Hilo	1970	15	135
Maui: ^{2/}				
Kalana O Maui (County Bldg.)	Wailuku	1972	9	140
Royal Lahaina Hotel	Kaanapali	1970	12	132
Molokai: ^{2/}				
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: ^{2/}				
KMVI Radio Tower	Wailuku	1947	...	455
Lanai: ^{2/}				
Storage tanks	Manele Harbor .....	...	...	50
Molokai: ^{2/}				
KAIM Radio Tower	Kalua Koi	1981	...	410
Oahu:				
VLF Antenna	Lualualei	1972	...	1,503
Kauai:				
Communication Engineers Tower	Mana	1964	...	400

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

^{2/} As of March 1990.

Source: Compiled by DBED from Hawaii County Department of Research and Development, Maui County Department of Public Works, City and County of Honolulu Building Department, and Kauai County Department of Public Works.