

Section 21

CONSTRUCTION AND HOUSING

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

There were 24,700 building permits issued in 1993, with an estimated value of \$1.8 billion. The total included \$808 million for new private residential construction, and \$449 million for private nonresidential structures. The value in 1992 of government construction contracts awarded was \$1.2 billion. Construction put in place, as indicated by the contracting tax base, totaled \$3.8 billion in 1993. The value of land conveyed in 1992 was \$7.9 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 81,000 by 1990, 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 1993, based on Multiple Listing Service data, was \$358,500; 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, 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: 1993*.

**Table 21.1-- NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTIES:
1983 TO 1993**

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
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
1992	25,329	16,944	4,222	1,143	3,020
1993	24,692	17,277	4,145	<u>1/</u> 1,063	2,207
ESTIMATED VALUE (\$1,000)					
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
1992	2,155,141	1,381,420	419,600	119,997	234,124
1993	1,775,692	1,249,882	248,236	<u>1/</u> 74,397	203,177

1/ First 10 months only.

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 21.2-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES:
1988 TO 1993**

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

Category	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
1988 (revised)					
Total.....	1,546,474	743,057	181,228	213,679	408,508
Residential.....	689,178	314,421	127,283	83,615	163,860
Hotel	244,200	-	-	75,890	168,310
Non-residential	296,999	187,219	33,194	29,044	47,543
Additions and alterations	316,097	241,418	20,751	25,131	28,796
1989 (revised)					
Total.....	1,882,397	1,047,747	338,060	178,689	317,902
Residential.....	910,675	402,591	208,969	103,746	195,368
Hotel	87,174	-	39,528	-	47,646
Non-residential	474,654	350,183	58,446	23,739	42,285
Additions and alterations	409,895	294,973	31,116	51,203	32,604
1990 (revised)					
Total.....	2,101,767	998,921	429,964	238,968	433,916
Residential.....	952,282	342,644	260,189	160,250	189,200
Hotel	169,168	65,630	67,027	2,800	33,711
Non-residential	528,842	272,968	72,017	25,994	157,864
Additions and alterations	451,475	317,679	30,729	49,925	53,142
1991 (revised)					
Total.....	2,151,849	1,462,676	369,454	118,547	201,174
Residential.....	1,191,987	721,693	296,525	65,482	108,288
Hotel	157,532	152,300	1,047	-	4,185
Non-residential	398,661	281,396	39,338	35,694	42,233
Additions and alterations	403,667	307,287	32,543	17,370	46,467

Continued on next page.

**Table 21.2-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES:
1988 TO 1993 -- Con.**

Category	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
1992 <u>1/</u>					
Total.....	1,728,507	1,060,700	379,158	87,733	200,916
Residential.....	792,565	486,663	154,590	57,356	93,956
Hotel	113,230	-	113,230	-	-
Non-residential	416,246	267,761	70,486	21,723	56,277
Additions and alterations	406,464	306,277	40,851	8,654	50,682
1993 <u>2/</u>					
Total.....	1,775,692	1,249,882	248,236	74,397	203,177
Residential.....	807,639	512,347	155,523	51,578	88,191
Hotel	13	13	-	-	-
Non-residential	448,736	348,103	43,786	10,606	46,241
Additions and alterations	519,306	389,420	48,928	12,213	68,745

1/ Excludes Kauai County data from September-December 1992 which were not available.

2/ Excludes Kauai County data from November-December.

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

**Table 21.3-- GENERAL EXCISE TAX BASE FOR CONTRACTING:
1983 TO 1993**

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

<u>Year 1/</u>	Amount	<u>Year 1/</u>	Amount	<u>Year 1/</u>	Amount
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	1993	3,803,605
1986	1,808,024	1990	4,003,650		

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 21.4-- 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 21.5-- 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 21.6-- 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 21.7-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION
AUTHORIZED BY PERMITS, BY COUNTIES: 1987 TO 1992**

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
1992.....	4,477	1,803	2,674	1,501	425	748
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
1992.....	168	96	72	22	30	20
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
1992.....	3,090	2,356	734	449	125	160
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
1992.....	728	598	130	55	11	64

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 21.8-- HONOLULU CONSTRUCTION COST INDEXES: 1971 TO 1993

[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 ^{1/}	All components	Materials prices	Labor ^{1/}
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	102.7	103.8	101.4	99.4	97.1	101.5
1993 (June)	114.1	119.3	107.9	101.9	99.4	104.0

^{1/} Wages and benefits.

Source: First Hawaiian Bank, Research Department, records.

Table 21.9-- 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 21.10-- 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 21.11-- 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 21.12-- TIME SHARE PROPERTIES AND UNITS, BY GEOGRAPHIC AREAS: FEBRUARY 7, 1994

[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	Molokai
		Waikiki	Other Oahu				
Properties	79	17	3	9	20	29	1
Units	4,163	1,642	182	225	1,220	877	17

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

**Table 21.13-- TENURE AND CONTROL OF HOUSING UNITS: ANNUALLY,
1980 TO 1993**

[Data include some condominium units occupied or intended for occupancy by nonresidents]

Year	All housing units ^{1/}	Owner occupied units ^{2/}		Renter occupied and vacant units		
		Land owned	Land leased	Private ^{3/}	Federal ^{1/}	State and County ^{1/}
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
1993	(NA)	152,147	20,393	(NA)	(NA)	(NA)

NA Not available.

^{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: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1992* (Statistical Report 225, August 1992).

**Table 21.14-- 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: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1992* (Statistical Report 225, August 1992).

**Table 21.15-- RESIDENT AND NONRESIDENT HOUSING UNITS,
BY COUNTIES: ANNUALLY, 1983 TO 1993**

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
RESIDENT ^{1/}						
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
1993	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
NONRESIDENT ^{2/}						
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
1993	21,081	7,820	13,261	2,220	1,669	9,372

NA Not available.

^{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, *Visitor Plant Inventory Report* (annual).

**Table 21.16-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES:
1990**

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

Subject	State total 1/	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 21.16-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES:
1990 -- Con.**

Subject	State total ^{1/}	Hono- lulu	Hawaii	Kauai	Maui
VALUE OF SPECIFIED OWNER- OCCUPIED HOUSING UNITS ^{2/}					
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 ^{3/}					
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 21.17-- 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 21.17-- 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 21.17-- 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 8i, table 4.

**Table 21.18-- TENURE AND VALUE OF CONDOMINIUM UNITS,
BY COUNTIES: 1990**

County	All housing units	Condominium housing units				Median value <u>2/</u> (dollars)
		Total	Owner occupied	Renter occupied	Vacant <u>1/</u>	
State total.	389,810	81,127	35,078	30,450	15,599	191,600
Honolulu.....	281,683	66,264	32,063	26,383	7,818	195,800
Other counties ...	108,127	14,863	3,015	4,067	7,781	142,400
Hawaii	48,253	3,924	835	1,596	1,493	125,100
Kalawao	101	-	-	-	-	-
Kauai.....	17,613	900	267	465	168	127,800
Maui.....	42,160	10,039	1,913	2,006	6,120	149,700

1/ Includes vacant for seasonal, recreational, or occasional use, time-share units, and units temporarily occupied at the time of enumeration entirely by persons who have a usual place of residence elsewhere.

2/ For owner-occupied condominium housing units only.

Source: U.S. Bureau of the Census, *1990 Census of Housing, Detailed Housing Characteristics, Hawaii*, 1990 CH-2-13 (August 1993), tables 13, 35, and 66.

Table 21.19-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE AND HONOLULU MSA: 1986 TO 1993

[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
1992	5.8	3.4	2.5	0.9	53.8	52.6
1993	7.1	3.9	3.1	1.3	53.2	52.4
U.S. 1993	7.4	<u>1/</u> 7.6	1.4	<u>1/</u> 1.4	64.5	<u>1/</u> 62.0

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

Source: U.S. Bureau of the Census, "Housing Vacancies and Homeownership Annual Statistics: 1993," *Current Housing Reports*, Series H111/93-A (May 1994), pp. 17-20 and 37-38.

Table 21.20-- HOUSING VACANCY SURVEY OF OAHU: 1989

[Sponsored by the Federal Home Loan Bank of Seattle and conducted by U.S. mail carriers]

Year and month	Total units	Vacant units				Units under construction
		Used and new		Used	New	
		Number	Percent			
All types	257,050	3,730	1.5	3,414	316	3,027
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	-	...	...

Source: Federal Home Loan Bank of Seattle, *Honolulu Housing Vacancy Survey, 1989*.

Table 21.21-- 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 21.22-- PERSONS AND HOUSEHOLD HEADS, TOTAL AND CIVILIAN,
CHANGING RESIDENCE IN PAST YEAR: 1980 TO 1990**

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

Year surveyed	Movers		Percent moving ^{1/}	
	Total	Civilians ^{2/}	Total	Civilians ^{2/}
Persons 1 year old and over:				
1980.....	122,691	89,981	13.5	11.1
1981.....	137,717	105,767	15.0	12.8
1982.....	147,684	115,685	15.8	13.8
1983.....	135,496	96,824	14.1	11.4
1984 ^{3/}	140,509	101,730	14.4	11.6
1985.....	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
1990.....	165,552	118,802	15.5	12.7
Household heads:				
1980.....	40,654	29,370	14.3	11.5
1981.....	48,264	36,780	16.5	14.0
1982.....	51,817	39,870	17.2	14.7
1983.....	45,692	32,155	14.7	11.7
1984 ^{3/}	45,798	34,637	15.3	12.8
1985.....	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
1990.....	52,624	36,232	15.2	10.4

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

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

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

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

**Table 21.23-- MOBILITY OF HOUSEHOLD HEADS, BY MILITARY STATUS:
1990**

[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	346,750	292,239	52,624	15.2	1,887
Military or dependent.....	43,889	27,275	16,392	37.3	222
Military	43,165	26,858	16,085	37.3	222
Military dependent.....	724	417	307	42.4	-
Civilian.....	302,861	264,963	36,232	12.0	1,665

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 21.24-- 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 21.25-- HAWAII HOUSING AUTHORITY OPERATIONS: 1991 TO 1993

Subject	1991	1992	1993
Total units owned by HHA, June 30	5,929	6,069	<u>1/</u> 6,069
Occupied	5,794	6,040	5,783
Population in units, June 30	17,039	17,295	16,845
Per occupied unit.....	2.94	2.86	2.91
Total assets, June 30 (million dollars).....	178	215	277
Operating revenues of HHA, fiscal year: <u>2/</u>			
Gross (\$1,000)	17,003	17,428	17,728
Net (\$1,000)	-299	-353	5
Operating revenues per unit per month, fiscal year (dollars) <u>2/</u>	271.80	278.59	283.37
Rent charged per unit per month, fiscal year (dollars) <u>2/</u>	221.63	227.57	232.95

1/ Federal low-rent, 5,213; State low-rent, 542; State Elderly 314.

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

Source: Hawaii Housing Authority, records.

Table 21.26-- HOMELESSNESS: 1992

Characteristics	Total	Homeless	Hidden homeless ^{1/}	At risk ^{2/}
Households or parties ^{3/}	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 ^{4/}	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 21.27-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: MARCH 5, 1993

[Real estate licenses are subject to renewal on or before December 31, of each even-numbered year]

Type of license	Active	Inactive	Location	Active	Inactive
Total.....	11,723	6,936	Oahu	8,497	4,841
			Hawaii	1,359	653
Broker:			Maui	1,348	507
Individual	4,028	731	Kauai	475	259
Corporation or partnership.....	1,158	64	Molokai.....	34	8
Salesman	6,537	6,141	Lanai	2	5
			U.S. mainland.....	4	613
			Foreign.....	4	50

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, March 5, 1993.

Table 21.28-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1991 TO 1993

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
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
1993					
Total.....	13,124	5,371	40.9	297,149	...
Residential (1-family).....	4,181	1,944	46.5	436,898	358,500
Condominium/cooperative.....	7,868	3,262	41.5	210,573	193,000
Vacant land	483	88	18.2	344,913	307,500
Multi-family	144	21	14.6	638,143	540,000
Commercial	174	28	16.1	437,681	250,000
Business opportunities	274	28	10.2	134,350	49,500

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

Table 21.29-- MULTIPLE LISTING SERVICE UNITS SOLD, SINGLE-FAMILY RESIDENTIAL AND CONDOMINIUM, BY SELLING PRICE RANGE, FOR OAHU: 1992 AND 1993

Selling price range	Single-family residential		Condominium	
	1992	1993	1992	1993
All properties.....	1,985	1,944	3,342	3,262
Less than \$50,000.....	-	1	2	3
\$50,000, less than \$75,000.....	1	0	12	10
\$75,000, less than \$100,000.....	2	2	55	50
\$100,000, less than \$125,000.....	1	3	167	209
\$125,000, less than \$150,000.....	5	4	423	425
\$150,000, less than \$175,000.....	15	10	502	441
\$175,000, less than \$200,000.....	46	27	665	624
\$200,000, less than \$225,000.....	50	51	493	521
\$225,000, less than \$250,000.....	70	62	396	359
\$250,000, less than \$275,000.....	136	102	170	153
\$275,000, less than \$300,000.....	218	212	115	131
\$300,000, less than \$400,000.....	787	742	210	219
\$400,000, less than \$500,000.....	286	324	66	56
\$500,000, less than \$600,000.....	157	160	26	26
\$600,000, less than \$700,000.....	70	93	14	13
\$700,000, less than \$800,000.....	41	35	11	6
\$800,000, less than \$900,000.....	35	33	8	7
\$900,000, less than \$1,000,000.....	19	19	1	2
\$1,000,000 or more.....	46	64	6	7
Median value.....	\$349,000	\$358,500	\$193,000	\$193,000
Mean value.....	\$411,868	\$436,898	\$211,649	\$210,573

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

Table 21.30-- 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]

Characteristics	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
		Three times	0.1
Bishop Estate land	13,616		
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 21.31-- 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 21.32-- CHARACTERISTICS OF PRIVATE SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENTS, FOR OAHU: 1988 TO 1993

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					
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
1992	1,390	4,657	453	316,264	1,029	804	205,606
1993	1,385	4,707	1,074	321,775	891	900	182,796

^{1/} Four stories or less.

Source: Bank of Hawaii, *Construction in Hawaii 1994* (1994), p. 14.

Table 21.33-- MORTGAGES AND AGREEMENTS OF SALE: 1988 TO 1993

Year	Mortgages recorded			Agreements of sale (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)	
1988	41,841	7,159,347	171,104	239,933
1989	47,826	10,464,959	218,834	234,280
1990	50,450	14,671,725	290,817	268,457
1991	50,437	11,374,604	225,521	183,528
1992	65,248	12,319,317	188,808	286,428
1993	69,111	12,632,003	182,778	180,863

Source: Data from Title Guaranty of Hawaii, cited in the Bank of Hawaii, *Construction in Hawaii 1994* (1994), p. 27.

Table 21.34-- MORTGAGE LOANS OUTSTANDING: 1969 TO 1993

[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
1969	1,579.6	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	6,665.0
1972	2,424.2	1981	7,498.0	1990	7,782.9
1973	2,797.3	1982	7,730.2	1991	8,645.3
1974	3,210.2	1983	7,553.9	1992	8,657.3
1975	3,564.9	1984	7,575.2	1993 ^{1/}	8,779.1
1976	3,959.5	1985	6,291.3		
1977	4,496.0	1986	4,714.6		

^{1/} Excludes insurance and trust companies loans.

Source: Bank of Hawaii, *Construction in Hawaii 1994* (1994), p. 27.

Table 21.35-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1990 TO 1993

[Years ended June 30. Data include leases, agreement of sales assignments, subleases, timeshares, etc., as well as deeds. Revised from *Data Book 1992*, table 636]

Subject	1990	1991	1992	1993
Number of deeds filed and recorded ^{1/}	78,083	71,233	68,075	68,871
Approximate value of land conveyed (\$1,000).....	16,154,886	11,304,180	8,020,905	7,521,374

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

**Table 21.36-- APPROXIMATE VALUE OF LAND TRANSFERS,
BY COUNTIES: 1990 TO 1992**

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

County	1990	1991	1992
State total.....	14,262,953,800	7,483,343,700	7,850,446,800
Honolulu	8,764,531,600	4,793,932,600	5,590,377,000
Maui.....	2,046,874,000	1,028,857,100	1,027,393,500
Hawaii.....	2,893,085,800	983,727,600	886,726,000
Kauai	558,462,400	676,826,400	345,950,300

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

Table 21.37-- 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 21.38-- CHARACTERISTICS OF SINGLE FAMILY HOMES INSURED
UNDER FHA SECTION 203(B): 1991 AND 1992**

Subject	1991	1992
Number insured.....	813	(NA)
Proposed.....	591	(NA)
Existing.....	222	(NA)
Amount (\$1,000).....	100,996	(NA)
Averages:		
Age of structure (years).....	13.9	12.7
Improved living area (square feet).....	1,307	1,175
Lot size (square feet).....	8,243	6,832
Number of rooms.....	6.0	5.6
Market price of site (dollars).....	*73,750	*84,967
Site to value ratio (percent).....	(B)	(B)
Site price per square foot (dollars).....	(B)	(B)
Construction cost per square foot (dollars).....	(B)	(B)
Appraised value (dollars).....	182,812	174,017
Sales price per square foot (dollars).....	*100.02	108.18
Annual effective income (dollars).....	45,151	49,812

*Sample under 25.

B Sample under 10.

NA Not available.

Source: U.S. Department of Housing and Urban Development, Information Systems Division, *FHA Homes - 1991, Sec. 203(b)*, pp. 31-51, and *FHA Homes - 1992, Sec. 203(b)*, pp. 31-51.

**Table 21.39-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
DECEMBER 31, 1993**

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	5,211	4,195	130	184	485	2	22	193
Elevators	4,447	3,541	103	171	434	-	20	178
Under 9 stories:								
Hydro.....	1,174	776	46	73	159	-	9	111
Roped.....	1,497	1,080	47	98	209	-	11	52
9 to 18 stories	1,095	1,004	10	-	66	-	-	15
19 to 28 stories	389	389	-	-	-	-	-	-
29 to 38 stories	207	207	-	-	-	-	-	-
39 stories or more	85	85	-	-	-	-	-	-
Escalators and moving walks .	344	323	6	-	13	-	-	2
Inclined lifts	10	4	3	1	1	-	-	1
Private industrial elevators.....	11	1	-	3	7	-	-	-
Manlifts.....	12	10	-	2	-	-	-	-
Handicap chair lifts.....	55	41	1	5	2	-	-	6
Dumbwaiters	328	273	17	1	27	2	2	6
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 21.40-- TALLEST STRUCTURES, BY ISLANDS: MARCH 1993

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS ^{1/}				
Hawaii: Bayshore Towers	Hilo	1970	15	135
Maui: Kalana O Maui (County Bldg.).....	Wailuku.....	1972	9	140
Royal Lahaina Hotel	Kaanapali	1970	12	132
Lanai: Manele Hotel	Hulopoe Bay	1991	3	48
Molokai: 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: KMVI Radio Tower	Wailuku.....	1947	...	455
Lanai: Storage tanks	Manele Harbor .....	...	...	50
Molokai: KAIM Radio Tower	Kalua Koi.....	1981	...	410
Oahu: VLF Antenna.....	Lualualei.....	1972	...	1,503
Kauai: Communication Engineers Tower.....	Mana	1964	...	400

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

Source: Compiled by DBEDT 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.