

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).

The principal sources for these data are the U.S. Bureau of the Census, various series compiled by state and county agencies (primarily the Hawaii State Department of Business, Economic Development & Tourism; Hawaii State Department of Commerce and Consumer Affairs; Hawaii State Department of Taxation; the Housing and Community Development Corporation of Hawaii; the Hawaii Bureau of Conveyances; and the four county building departments) and the Honolulu Board of Realtors. Many of these series are summarized in the Bank of Hawaii's *Construction in Hawaii*. Persons interested in figures for earlier periods should consult *Historical Statistics of Hawaii*, Section 15. National statistics appear in Section 25 of the *Statistical Abstract of the United States: 1998*.

**Table 21.01-- NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTIES:
1994 TO 1998**

Year	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
NUMBER ISSUED					
1994	20,329	14,634	2,662	1,220	1,813
1995	17,231	11,956	2,707	1,054	1,514
1996	16,062	10,859	2,612	931	1,660
1997	16,444	11,140	2,514	1,040	1,750
1998	16,058	10,677	2,639	972	1,770
ESTIMATED VALUE (\$1,000)					
1994	1,612,899	1,073,264	181,059	164,681	193,894
1995	1,531,317	980,703	267,108	78,918	204,588
1996	1,117,760	698,697	171,017	101,981	146,065
1997	1,179,182	772,825	155,776	97,807	152,773
1998	1,054,281	624,226	178,220	88,196	163,638

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 21.02-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES:
1996 TO 1998**

[In thousands of dollars]

Category	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
1996					
Total	1,117,760	698,697	171,017	101,981	146,065
Residential	487,030	269,937	80,697	55,629	80,767
Hotel	504	-	-	504	-
Non-residential	252,259	152,830	39,752	28,038	31,640
Additions and alterations	377,967	275,930	50,569	17,810	33,658
1997					
Total	1,179,182	772,825	155,776	97,807	152,773
Residential	542,481	323,468	83,690	48,468	86,855
Hotel	19,262	-	-	19,262	-
Non-residential	245,228	167,165	34,749	14,878	28,437
Additions and alterations	372,210	282,193	37,337	15,199	37,482
1998					
Total	1,054,281	624,226	178,220	88,196	163,638
Residential	485,504	222,054	121,452	50,707	91,291
Hotel	4,935	-	-	-	4,935
Non-residential	200,690	132,362	20,744	14,851	32,733
Additions and alterations	363,152	269,810	36,024	22,637	34,680

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 21.03-- ESTIMATED VALUE PER HOUSING UNIT, BY TYPE OF
STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND
COUNTY OF HONOLULU: 1993 TO 1998**

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

Type of structure	1993	1994	1995	1996	1997	1998
One-family	146,639	145,044	135,304	149,807	151,064	151,049
Two-family	143,210	152,011	140,721	139,824	141,816	152,019
Multi-family	77,506	75,413	92,092	100,344	123,611	75,343

Source: City and County of Honolulu Department of Buildings, *Summary of Building Permits* (annual).

**Table 21.04-- GENERAL EXCISE TAX BASE FOR CONTRACTING:
1988 TO 1998**

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

Year 1/	Amount	Year 1/	Amount	Year 1/	Amount
1988	2,487,571	1992	4,012,688	1996	3,285,106
1989	3,112,846	1993	3,803,605	1997	2/ 2,944,427
1990	4,003,650	1994	3,322,339	1998	3,015,977
1991	4,334,051	1995	3,133,510		

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

2/ Revised.

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

**Table 21.05-- SUMMARY STATISTICS FOR CONSTRUCTION INDUSTRIES
AND SUBDIVIDERS AND DEVELOPERS: 1977 TO 1992**

[Excludes establishments without payroll]

Subject	1977	1982	1987	1992
Number of establishments in business during year	1,732	1,861	1,891	2,481
Proprietors and working partners	530	396	456	963
All employees	20,792	18,665	21,706	32,394
Construction workers, average	15,784	13,953	16,582	24,651
Other employees, March	5,032	4,711	4,861	7,835
Payroll (\$1,000,000)	323.4	409.7	606.9	1,112.5
Value of business done (\$1,000,000)	1,435.2	1,853.3	2,963.1	4,950.5
Value added (\$1,000,000)	636.2	855.2	1,288.7	2,148.3

Source: U.S. Bureau of the Census, *1992 Census of Construction Industries, Pacific States*, CC92-A-9 (May 1996), Hawaii table 3.

**Table 21.06-- GENERAL STATISTICS FOR CONSTRUCTION INDUSTRIES
AND SUBDIVIDERS AND DEVELOPERS, BY GEOGRAPHIC AREA: 1992**

[Excludes establishments without payroll]

Subject	State total	Oahu	Other islands
Number of establishments in business during year	2,481	1,545	936
All employees, average	32,394	25,559	6,835
Capital expend. other than land (mil. dol.)	69.6	50.2	19.4
Cost of construction work subcontracted to others (mil. dol.)	1,281.6	1,060.6	221.0
Cost of materials, components, supplies, and fuels (mil. dol.)	1,520.6	1,199.1	321.5
Net value of construction work (mil. dol.)	3,551.6	2,842.6	709.1
Payroll, all employees (mil. dol.)	1,112.5	912.3	200.1
Value added (mil. dol.)	2,148.3	1,722.7	425.6
Value of construction work (mil. dol.)	4,833.2	3,903.2	930.0

Source: U.S. Bureau of the Census, *1992 Census of Construction Industries, Pacific States, CC92-A-9* (May 1996), Hawaii tables 2 and 11.

**Table 21.07-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION
AUTHORIZED BY PERMITS, BY COUNTIES: 1993 TO 1998**

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai 1/	Maui
New 1-family dwellings:						
1993	4,586	1,913	2,673	1,539	474	660
1994	4,419	2,439	1,980	858	433	689
1995	3,831	2,090	1,741	908	312	521
1996	2,736	1,125	1,611	700	303	608
1997	2,648	1,141	1,507	649	284	574
1998	2,825	1,238	1,587	773	251	563
New duplex units:						
1993	136	62	74	26	4	44
1994	141	80	61	16	15	30
1995	112	64	48	10	21	17
1996	48	34	14	6	1	7
1997	43	38	5	4	-	1
1998	98	54	44	20	2	22
New apartments:						
1993	2,576	2,146	430	152	110	168
1994	2,907	2,206	701	76	223	402
1995	2,570	2,390	180	80	87	13
1996	1,093	997	96	63	17	16
1997	960	856	104	65	15	24
1998	555	496	59	52	1	6
Units demolished: 2/						
1993	(NA)	547	(NA)	51	33	(NA)
1994	(NA)	553	(NA)	67	23	(NA)
1995	1,161	855	306	66	172	68
1996	594	346	248	41	98	109
1997	484	392	92	35	17	40
1998	557	439	118	46	30	42

NA Not available.

1/ Kauai County figures for 1995 and 1996 include all permits previously processed through the FEMA's Office of Emergency Permitting which dealt with Hurricane Iniki damage. The FEMA office closed on June 15, 1995. Prior data for the FEMA office were not included in this table.

2/ All county figures, except for Maui County, exclude 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 21.08-- HONOLULU CONSTRUCTION COST INDEXES: 1988 TO 1998

[January 1992=100. Data are annual averages unless otherwise specified. Reindexed in 1992]

Year	Single-family residence			High-rise building		
	All components	Materials prices	Labor 1/	All components	Materials prices	Labor 1/
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	111.5	116.0	106.2	103.9	100.7	106.8
1994	121.2	129.4	111.7	109.9	107.0	112.5
1995	118.2	119.9	116.1	114.1	110.8	117.1
1996	125.5	129.1	121.3	116.9	110.9	122.1
1997 2/	129.3	132.7	125.3	119.3	111.8	126.0
1998 2/	129.0	131.4	126.5	119.4	111.4	127.4

1/ Wages and benefits.

2/ Preliminary.

Source: First Hawaiian Bank, Research Department, records; Hawaii State Department of Business, Economic Development & Tourism, records.

**Table 21.09-- CONDOMINIUM ASSOCIATIONS AND APARTMENTS
REGISTERED: FISCAL YEARS 1990 TO 1998**

Fiscal year	Associations registered	Apartments represented	Fiscal year	Associations registered	Apartments represented
1990	201	20,066	1995	999	85,296
1991	809	74,916	1996	1,161	101,629
1992	968	87,127	1997	1,277	106,052
1993	1,049	91,424	1998 1/	1,339	112,832
1994	1,114	95,827			

1/ The first biennial registration, for the July 1, 1997 through June 30, 1999 biennium, was due on June 30, 1997. As a result, registrations were received in both the 1997 and 1998 fiscal years. The numbers reported here show the number of associations and apartments that registered for the biennium and include registrations received in the 1997 fiscal year.

Source: Hawaii Real Estate Commission, *Hawaii Condominium Bulletin*, Winter 1998, p. 4.

**Table 21.10-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF
HAWAII: 1994 TO 1998**

[Fiscal years ended June 30]

Subject	1994	1995	1996	1997	1998
Projects	228	255	183	179	226
Individual units	4,229	4,654	2,216	2,777	2,022

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

**Table 21.11-- NEW CONDOMINIUM PROJECTS, BY TYPE:
FISCAL YEARS 1994 TO 1998**

Type of project	1994	1995	1996	1997	1998
All types	95	102	78	87	117
Residential	52	60	37	37	84
2 units or fewer	12	23	15	11	52
3 to 15 units	5	8	7	15	19
16 to 50 units	12	13	5	7	10
More than 50 units	23	16	10	4	3
Commercial and other	4	17	21	18	5
Agricultural	39	25	20	32	28

Source: Hawaii Real Estate Commission, *Hawaii Condominium Bulletin*, Winter 1998, p. 4, and records.

**Table 21.12-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO
CONDOMINIUM UNITS: 1994 TO 1998**

[Fiscal years ended June 30]

Subject	1994	1995	1996	1997	1998
Projects	73	89	58	47	36
Housing units	491	1,060	476	1,048	629

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

Table 21.13-- TIME-SHARE PROPERTIES AND UNITS, BY ISLANDS: 1998

Subject	State total	Hawaii	Kauai	Maui	Molokai	Oahu
Properties	64	12	17	25	1	9
Units 1/	3,671	790	1,284	878	7	712

1/ Number of units registered which have been designated for sale as timeshare.

Source: Hawaii Visitors & Convention Bureau, *HVCB 1998 Visitor Plant Inventory*, pp. 59-60.

**Table 21.14-- TENURE AND CONTROL OF HOUSING UNITS: ANNUALLY,
1980 TO 1995**

[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	413,830	152,147	20,393	213,140	(NA)	(NA)
1994	420,748	159,527	17,308	215,763	(NA)	(NA)
1995	430,417	166,953	14,037	218,981	21,069	9,377

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.

Source: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1995* (Statistical Report 230, September 1996).

**Table 21.15--HOUSING UNITS STANDING, BY COUNTIES: ANNUALLY,
1980 TO 1995**

[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 1/
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
1993	413,830	293,020	120,810	55,396	18,195	47,219
1994	420,748	296,699	124,049	57,204	18,758	48,087
1995	430,417	303,653	126,764	58,143	19,470	49,151

1/ Including Kalawao County.

Source: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1995* (Statistical Report 230, September 1996).

**Table 21.16-- TENURE AND CONTROL OF HOUSING, BY COUNTIES:
1993 TO 1995**

[Some condominium units occupied by nonresidents are included in these estimates]

Year and county	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/
1993						
State total	413,830	152,147	20,393	213,140	19,697	8,453
City & Co. of Honolulu	293,020	104,570	18,642	143,856	19,618	6,334
County of Hawaii	55,396	23,155	645	30,420	8	1,168
County of Kauai	18,195	8,697	399	8,702	65	332
County of Maui 4/	47,219	15,725	707	30,162	6	619
1994						
State total	420,748	159,527	17,308	215,763	19,697	8,453
City & Co. of Honolulu	296,699	109,915	15,614	145,218	19,618	6,334
County of Hawaii	57,204	24,121	647	31,260	8	1,168
County of Kauai	18,758	9,019	328	9,014	65	332
County of Maui 4/	48,087	16,472	719	30,271	6	619
1995						
State total	430,417	166,953	14,037	218,981	21,069	9,377
City & Co. of Honolulu	303,653	115,217	12,279	148,110	20,977	7,070
County of Hawaii	58,143	25,131	652	31,161	8	1,191
County of Kauai	19,470	9,363	388	9,204	78	437
County of Maui 4/	49,151	17,242	718	30,506	6	679

1/ As of April 1. Governmental units for 1993 and 1994 are based on 1992 data.

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 (95 units in 1995).

Source: Hawaii State Department of Business, Economic Development & Tourism, *Housing Unit Estimates for Hawaii, 1980-1995* (Statistical Report 230, September 1996).

**Table 21.17-- NUMBER OF TAXPAYERS CLAIMING HOME EXEMPTIONS:
1993 TO 1998**

[As of January 1. Based on number of taxpayers claiming home exemptions]

Tenure and county	1993	1994	1995	1996	1997	1998
TOTAL OWNER-OCCUPIED						
State total	172,540	176,835	180,990	184,662	185,208	188,570
Honolulu	123,212	125,529	127,496	129,542	128,489	130,823
Maui	16,432	17,191	17,960	18,449	18,903	19,166
Hawaii	23,800	24,768	25,783	26,899	27,912	28,536
Kauai	9,096	9,347	9,751	9,772	9,904	10,045
FEE SIMPLE						
State total	152,147	159,527	166,953	171,767	173,237	176,973
Honolulu	104,570	109,915	115,217	118,304	118,157	120,843
Maui	15,725	16,472	17,242	17,695	18,161	18,437
Hawaii	23,155	24,121	25,131	26,250	27,260	27,881
Kauai	8,697	9,019	9,363	9,518	9,659	9,812
LEASEHOLD						
State total	20,393	17,308	14,037	12,895	11,971	11,597
Honolulu	18,642	15,614	12,279	11,238	10,332	9,980
Maui	707	719	718	754	742	729
Hawaii	645	647	652	649	652	655
Kauai	399	328	388	254	245	233

1/ For a comparison of 1990 and earlier data on owner occupancy from the Census of Housing, see DBEDT's Statistical Report 223, "Housing Unit Estimates for Hawaii, 1980-1991" (January 1992), table 9.

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates & Exemptions, State of Hawaii* (annual).

**Table 21.18-- RESIDENT AND NONRESIDENT HOUSING UNITS,
BY COUNTIES: ANNUALLY, 1984 TO 1994**

Category and year	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui 1/
RESIDENT 2/						
1984	336,882	255,450	81,432	37,262	14,720	29,450
1985	336,777	256,396	80,381	37,775	14,352	28,254
1986	340,417	258,713	81,704	38,954	13,982	28,768
1987	347,529	262,898	84,631	39,920	14,059	30,652
1988	354,314	267,885	86,429	41,043	14,016	31,370
1989	362,912	272,272	90,640	43,502	14,139	32,999
1990	370,682	276,618	94,064	46,138	15,047	32,879
1991	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	392,749	285,200	107,549	53,176	16,526	37,847
1994	399,501	289,864	109,637	54,721	15,878	39,038
NONRESIDENT 3/						
1984	17,602	6,887	10,715	1,902	1,598	7,215
1985	21,804	9,016	12,788	2,279	2,076	8,433
1986	22,999	9,838	13,161	2,052	2,574	8,535
1987	21,896	9,236	12,660	2,102	2,631	7,927
1988	21,120	7,635	13,485	2,354	2,855	8,276
1989	19,140	5,919	13,221	2,018	3,034	8,169
1990	19,128	5,065	14,063	2,115	2,566	9,382
1991	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
1994	21,247	6,835	14,412	2,483	2,880	9,049

1/ Includes Kalawao.

2/ Estimated as of April 1. Includes all housing units other than condominium units in rental pools and intended for transient occupancy.

3/ Condominium units in rental pools and intended for transient occupancy, based on 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, 1980-1995* (Statistical Report 230, September 1996), and Hawaii Visitors Bureau, *Visitor Plant Inventory Report* (annual).

Table 21.19-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 1990

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

Subject	State total 1/	Honolulu	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 21.19-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES:
1990 -- Con.**

Subject	State total 1/	Honolulu	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 21.20-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:
1990, 1995, 1996 AND 1997**

Neighborhood Board 1/ (see maps on pp. 642-643)	1990	1995	1996	1997	Percent change 1990-1997
Oahu total 1/	281,683	305,995	309,549	311,209	10.5
1 Hawaii Kai	9,234	9,632	9,648	9,770	5.8
2 Kuliouou-Kalani Iki	5,175	5,407	5,435	5,489	6.1
3 Waialae-Kahala	4,014	4,009	4,008	4,010	-0.1
4 Kaimuki	6,383	6,473	6,489	6,495	1.8
5 Diamond Head/Kapahulu/ St. Louis Heights	8,734	8,856	8,916	8,916	2.1
6 Palolo	4,208	4,238	4,236	4,236	0.7
7 Manoa	6,904	7,221	7,220	7,219	4.6
8 McCully/Moiliili	14,046	14,159	14,137	14,175	0.9
9 Waikiki	17,198	18,553	18,606	18,460	7.3
10 Makiki/Lower Punchbowl/ Tantalus	15,328	15,517	15,593	15,628	2.0
11 Ala Moana/Kakaako	6,779	8,516	8,797	8,791	29.7
12 Nuuanu/Punchbowl	5,982	6,097	6,104	6,109	2.1
13 Downtown	5,911	7,081	7,171	7,247	22.6
14 Liliha/Kapalama	6,838	6,896	6,930	6,934	1.4
15 Kalihi-Palama	11,107	11,026	11,001	10,993	-1.0
16 Kalihi Valley	4,146	4,128	4,131	4,130	-0.4
17 Moanalua	3,624	3,757	3,758	3,758	3.7
18 Aliamanu/Salt Lake/ Foster Village	12,217	12,458	12,933	12,936	5.9
19 Airport	5,996	6,135	6,235	6,271	4.6
20 Aiea	10,867	11,101	11,103	11,156	2.7
21 Pearl City	13,899	14,096	14,321	14,487	4.2
22 Waipahu	14,202	17,074	17,273	17,357	22.2
23 Ewa	11,691	18,693	19,419	19,875	70.0
24 Waianae Coast	10,711	11,561	12,012	12,107	13.0
25 Mililani/Waipio/Melemanu	10,738	11,039	11,198	11,233	4.6
26 Wahiawa	11,268	15,185	15,717	15,901	41.1
27 North Shore	5,287	6,041	6,029	6,259	18.4
28 Koolauloa	4,422	4,483	4,493	4,593	3.9
29 Kahaluu	4,409	4,590	4,591	4,601	4.4
30 Kaneohe	12,452	13,183	13,205	13,212	6.1
31 Kailua	15,709	16,392	16,443	16,458	4.8
32 Waimanalo	2,204	2,398	2,397	2,403	9.0

1/ Mokapu/Kaneohe MCAS is included in the Kailua Neighborhood Board. Also, data are not listed separately for the Makakilo/Kapolei/Honokai Hale and the Mililani Mauka/Launani Valley Neighborhood Boards which were recently formed from other existing neighborhood board areas.

Source: City and County of Honolulu, Planning and Permitting Department, Planning Division, records.

Table 21.21-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTIES: 1990

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

Characteristic	State total 1/	Hawaii	Honolulu	Kauai	Maui
All housing units	389,810	48,253	281,683	17,613	42,160
Percent--					
Structure built 1980-1990	20.8	35.1	15.9	32.3	32.5
Structure built before 1940	6.7	10.8	5.8	10.2	6.5
Under 2 bedrooms	26.1	19.5	27.4	15.7	29.2
4 or more bedrooms	13.4	10.5	14.7	10.2	9.2
Condominium	20.8	8.1	23.5	5.1	23.8
Lacking complete plumbing	1.1	3.6	0.6	1.3	1.2
With public sewer	80.2	27.8	93.6	30.9	72.2
Lacking complete kitchen facilities	1.6	3.4	1.3	1.8	1.4
All occupied units	356,267	41,461	265,304	16,295	33,145
Percent with no telephone in unit	2.6	5.5	2.1	3.0	3.2
Owner-occupied units	191,894	25,336	137,893	9,582	19,083
Percent householder moved into unit--					
1989 to March 1990	9.7	11.1	9.2	9.6	10.9
Before 1970	29.1	24.0	30.7	27.8	25.2
With a mortgage	102,601	12,968	73,972	5,246	10,415
Median monthly costs (dollars)	1,008	669	1,121	828	933
Percent of household income	21.4	20.5	21.5	21.2	22.3
Not mortgaged	44,909	9,280	26,931	3,313	5,385
Median monthly costs (dollars)	170	130	185	152	160
Percent of household income	10.8	10.9	10.7	10.9	11.1
Renter-occupied units	164,373	16,125	127,411	6,713	14,062
Percent householder moved into unit--					
1989 to March 1990	38.9	42.2	38.1	34.9	44.8
Before 1970	4.1	4.5	4.0	6.9	3.6
Median gross rent (dollars)	650	490	663	618	722
Percent of household income	27.4	27.0	27.6	24.1	27.1

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

Source: U.S. Bureau of the Census, *1990 Census of Population and Housing, Summary Social, Economic, and Housing Characteristics, Hawaii*, 1990 CPH-5-13 (April 1992), tables 12, 14, and 16.

**Table 21.22--CHARACTERISTICS OF HOUSING UNITS, FOR THE STATE,
1992 AND 1997, AND COUNTIES, 1997**

[Figures may vary significantly between the Housing Inventory study and the Demand Survey.
Results from each section were obtained using different criteria, methodologies and data sources]

Subject	The State		Counties, 1997			
	1992	1997	Hono- lulu	Maui	Hawaii	Kauai
HOUSING INVENTORY STUDY						
All units	400,388	442,867	309,473	54,639	54,643	24,112
Type:						
Single family	217,610	238,487	145,078	32,379	43,979	17,051
Condominium	109,861	125,193	92,503	18,362	8,539	5,789
Apartment	46,116	50,512	43,732	3,768	1,814	1,198
Military	19,398	20,145	20,071	-	-	74
Student	4,689	4,771	4,405	55	311	-
Cooperative	2,714	3,759	3,684	75	-	-
Owner-occupied (percent)	42.6	44.2	43.4	40.1	53.3	43.7
Single family	63.8	65.6	68.6	59.5	63.2	58.2
Condominium	28.8	31.5	37.7	14.4	15.4	10.3
HOUSING DEMAND SURVEY (Excludes military, student, transient, and vacant units)						
Survey base	281,095	376,574	272,234	39,252	46,271	18,817
Owner-occupied (percent)	51.9	57.9	53.8	65.0	72.3	67.1
Household income (median)	\$36,289	\$39,883	\$42,234	\$38,908	\$31,831	\$34,891
Poor condition (percent)						
Owner-occupied	1.5	3.6	3.7	3.3	4.1	3.0
Renter-occupied	6.0	6.3	6.0	5.0	9.6	6.7
Average monthly mortgage 1/	\$800	\$1,319	\$1,430	\$1,210	\$954	\$1,151
Average monthly rent 2/	\$793	\$897	\$928	\$850	\$697	\$830
Overcrowded 3/	22.2	10.2	10.6	10.4	7.9	9.1
Percent completed surveys	(NA)	1.4	0.4	2.7	6.5	2.1

1/ Excludes responses from households with paid-up mortgages.

2/ Excludes responses from those who occupied their units without payment of cash rent.

3/ Percent with 1.01 or more persons per room.

Source: *Hawaii Housing Policy Study 1997 Update*, prepared by Prudential Locations, Inc., and SMS Research & Marketing Services (Feb. 1998), pp. II-12,29,30; IV-9,10,11,12,13, and 14; *Hawaii Housing Policy Study*, prepared by Locations, Inc. and SMS Research & Marketing Services (May 1993), p. B-3.

**Table 21.23-- TENURE AND VALUE OF CONDOMINIUM UNITS,
BY COUNTIES: 1990**

County	All housing units	Condominium housing units			Median value 2/ (dollars)	
		Total	Owner-occupied	Renter-occupied		Vacant 1/
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 21.24-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE
AND HONOLULU MSA: 1988 TO 1998**

Year	Rental vacancy rate		Homeowner vacancy rate		Homeownership rate	
	State total	Honolulu MSA 1/	State total	Honolulu MSA 1/	State total	Honolulu MSA 1/
1988	6.3	4.1	0.4	0.5	53.2	52.2
1989 2/	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 2/	6.8	3.9	3.0	1.3	52.8	51.9
1994	7.4	5.0	2.0	1.4	52.3	51.5
1995	6.3	5.4	2.0	1.8	50.2	49.1
1996	6.0	4.7	1.4	1.3	50.6	49.1
1997	7.1	6.4	1.6	1.3	50.2	48.5
1998	6.9	6.3	1.3	0.9	52.8	51.2
Standard error	0.9	1.0	0.3	0.1	1.1	1.3
U.S. 1998	7.9	3/ 7.7	1.7	3/ 1.7	66.3	3/ 64.2

1/ The Honolulu Metropolitan Statistical Area consists of the City and County of Honolulu.

2/ Revised dataset.

3/ Rate for all U.S. inside metropolitan areas. Data from 1986 to 1994 are based on 1980 metropolitan/nonmetropolitan definitions, while 1995 and later data are based on 1990 metropolitan/nonmetropolitan definitions.

Source: U.S. Bureau of the Census, "Housing Vacancies and Homeownership Annual Statistics: 1998," at <http://www.census.gov/hhes/www/housing/hvs/annual98/>.

**Table 21.25-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE
FOR THE METROPOLITAN HONOLULU OFFICE MARKET,
BY SUBMARKET: 1990 TO 1998**

[The Metropolitan Honolulu Office Market survey includes 111 multi-tenant Class A and Class B buildings with 20,000 square feet or more. Rates are percent of space reported vacant in survey]

Vacancy Rate 1/	1990	1991	1992	1993	1994	1995	1996	1997	1998
Downtown 2/	3.1	3.8	10.0	13.9	15.4	16.4	16.1	15.2	14.2
Suburban 3/	4.2	5.6	7.2	7.8	11.1	12.1	12.9	12.5	14.5

1/ The vacancy rates are for Class A and Class B buildings which were included in the survey. Class A buildings are those in excellent locations which have high-quality tenants, high-quality finish, are well-maintained, are professionally managed, and are usually new, or old buildings that are competitive with new buildings. Class B buildings are those in good locations that are professionally managed and have fairly high-quality construction and tenancy. Class B buildings generally show very little functional obsolescence and deterioration.

2/ Downtown is comprised of the Central Business District Submarket. Buildings surveyed in Downtown are 40,000 square feet and above.

3/ Suburban is comprised of eight submarkets: Kapiolani Corridor (Ala Moana, Kakaako, Kapiolani); Waikiki; East Oahu (Hawaii Kai to Kahala); East Central Oahu (Kaimuku to Kalihi); West Central Oahu (Mapunapuna to Pearl City); Leeward (Pearl City to Waipahu); West Oahu (Waipahu to Kapolei); and Windward (Kailua to Kaneohe). Buildings surveyed in the suburban market are 20,000 square feet and above.

Source: CB Richard Ellis, Inc. records; Society of Industrial and Office Realtors & Lauder Real Estate Counselors, *1998 Comparative Statistics of Industrial and Office Real Estate Markets* (1998).

Table 21.26-- HAWAII HOUSING AUTHORITY OPERATIONS: 1996 TO 1998

Subject	1996	1997	1998
Total units owned by HHA, June 30	6,312	6,352	1/ 6,577
Occupied	5,994	5,876	6,095
Population in units, June 30	16,410	16,116	16,771
Per occupied unit	2.55	2.40	2.60
Total assets, June 30 (million dollars)	301	308	308
Operating revenues of HHA, fiscal year: 2/			
Gross (\$1,000)	21,428	22,469	22,791
Net (\$1,000)	2,164	3,831	2,502
Operating revenues per unit per month, fiscal year (dollars) 2/	283	295	351
Rent charged per unit per month, fiscal year (dollars) 2/	199	195	199

1/ Federal low-rent, 5,407; State low-rent, 594; State elderly, 576.

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

Source: Hawaii Housing Authority, records.

**Table 21.27-- PERSONS SERVED BY STATE HOMELESS PROGRAMS:
1997 AND 1998**

[Years ended June 30. Figures shown are unduplicated counts of persons receiving services under the State Stipend and Outreach programs]

Year and program	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
1997					
Total persons	12,629	8,357	1,871	446	1,955
Outreach Program	6,772	4,306	1,083	421	962
Stipend Program	5,857	4,051	788	25	993
1998					
Total persons	12,887	8,342	1,600	595	2,350
Outreach Program	6,272	3,589	837	567	1,279
Stipend Program	6,615	4,753	763	28	1,071

Source: Hawaii State Department of Business, Economic Development & Tourism, Housing and Community Development Corporation of Hawaii, Homeless Programs Section, records.

**Table 21.28-- CHARACTERISTICS OF NEW CLIENTS ENTERING THE STATE
HOMELESS OUTREACH PROGRAMS: 1998**

[Year ended June 30. Figures shown are unduplicated counts of persons
in the state homeless programs]

Subject	Persons	Subject	Persons 2/
Total	1,730	Hawaii residency	
Number of persons		Traveller/transient	87
City & County of Honolulu	638	Less than 3 months (intention to stay)	301
Hawaii	464	3 months to 2 years	293
Kauai	285	Long time resident	1,038
Maui	343	Reason for homelessness 3/	
Age		Little or no income	434
Under 1 years	14	Unable to find affordable housing	309
1 to 5 years	97	Transient from mainland/ other	173
6 to 12 years	120	Loss of employment	117
13 to 18 years	83	Other family conflicts	106
19 to 44 years	1,064	Eviction	92
45 to 60 years	318	Other	367
Over 60 years	31	Housing status	
Race		Street/park/vehicle/ tent	981
Caucasian	899	Sheltered	167
Black	54	Transitional	35
Native American/Alaskan	29	Doubling up	26
Hawaiian/Part Hawaiian	412	Other	44
Filipino	69		
Other	296		
Length of homelessness 1/			
Less than 1 month	288		
1 month to 1 year	356		
More than 1 year	77		

1/ Based on families, not individuals.

2/ Excludes figures for the "not known" category.

3/ More than one response per person was allowed.

Source: Hawaii State Department of Business, Economic Development & Tourism, Housing and Community Development Corporation of Hawaii, Homeless Programs Section, records.

Table 21.29-- CHARACTERISTICS OF PERSONS PARTICIPATING IN THE STATE HOMELESS STIPEND PROGRAMS: 1998

[Year ended June 30. Figures shown are unduplicated counts of persons in the state homeless programs who responded to questionnaire. Most categories include only adults]

Subject	Persons 1/	Subject	Persons 1/
Total	4,027	Sex	
Number of persons		Male	2,097
City & County of Honolulu	2,165	Female	1,910
Hawaii	763	Hawaii residency	
Kauai	28	Less than 6 months	321
Maui	1,071	6 to 11 months	89
Age of child		1 to 5 years	348
Under 1 years	195	6 to 10 years	193
1 to 5 years	593	10 years and over	427
6 to 12 years	599	Lifetime	1,008
13 to under 18 years	218	Employment	
Age of adult		Unemployed	1,797
Under 18 years 2/	10	Part-time	346
18 to 29 years	779	Full-time	246
30 to 39 years	798	Family status 3/	
40 to 49 years	515	Single, no children	1,235
50 to 59 years	176	Couple, no children	32
60 years and over	104	Single, with children	474
Race		Couple, with children	248
Caucasian	1,191	Other	20
Black	221	Length of homelessness 3/	
Samoan	170	0 days/At risk	528
Filipino	260	Less than 1 month	708
Japanese	93	1 to 3 months	332
Hawaiian/part Hawaiian	1,436	4 to 12 months	223
Other Pacific Islander	162	1 to 2 years	120
Other	484	More than 2 years	90
		Other	1

1/ Excludes figures for the "not known" category.

2/ Includes situations where the person is under 18 years old, but has a dependent child.

3/ Based on families, not individuals.

Source: Hawaii State Department of Business, Economic Development & Tourism, Housing and Community Development Corporation of Hawaii, Homeless Programs Section, records.

**Table 21.30-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE
OF LICENSE AND LOCATION: MARCH 2, 1999**

[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	8,355	3,980	Oahu	5,537	2,571
			Hawaii	1,065	407
Broker:			Maui	1,177	375
Individual	3,333	571	Kauai	545	197
Corporation or partnership	967	52	Molokai	26	3
Limited Liability Corporation/ Limited Liability Partnership	30	-	Lanai	4	3
			U.S. mainland	1	392
Salesman	4,025	3,356	Foreign	-	32

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

**Table 21.31-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR
OAHU: 1988 TO 1998**

[Data include single family, condominium/cooperative, vacant, multi-family,
commercial/industrial, business opportunities]

Year	Number listed	Number sold	Percent sold	Average sales price (dollars)
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
1993	13,124	5,371	40.9	297,149
1994	12,655	5,759	45.5	297,428
1995	12,834	4,060	31.6	307,617
1996	12,147	3,896	32.1	300,494
1997	11,868	4,313	36.3	281,785
1998	11,721	5,351	45.7	269,839

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

**Table 21.32-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE
OF PROPERTY, FOR OAHU: 1996 TO 1998**

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
1996					
Total	12,147	3,896	32.1	300,494	...
Single family	4,649	1,749	37.6	409,441	335,000
Condominium/cooperative	6,441	1,990	30.9	202,494	175,000
Vacant land	490	91	18.6	285,986	250,000
Multi-family	230	22	9.6	677,227	537,500
Commercial	146	13	8.9	653,292	425,000
Business opportunities	191	31	16.2	72,000	59,500
1997					
Total	11,868	4,313	36.3	281,785	...
Single family	4,858	2,025	41.7	380,507	307,000
Condominium/cooperative	6,000	2,100	35.0	178,090	150,000
Vacant land	549	117	21.3	348,187	239,000
Multi-family	203	34	16.7	561,957	454,500
Commercial	123	21	17.1	475,405	470,000
Business opportunities	135	16	11.9	62,168	34,400
1998					
Total	11,721	5,351	45.7	269,839	...
Single family	4,855	2,495	51.4	370,021	297,000
Condominium/cooperative	6,010	2,632	43.8	160,978	135,000
Vacant land	450	156	34.7	383,960	230,000
Multi-family	169	34	20.1	546,647	441,000
Commercial	130	23	17.7	787,011	450,000
Business opportunities	107	11	10.3	38,727	42,000

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

**Table 21.33-- MULTIPLE LISTING SERVICE SINGLE-FAMILY HOUSES SOLD,
BY SELLING PRICE RANGE, FOR OAHU: 1997 AND 1998**

Selling price range	1997	1998
All properties	2,025	2,428
On leased land	46	67
Percent	2.3	2.8
Less than \$100,000	17	12
\$100,000 to \$149,999	32	69
\$150,000 to \$199,999	169	255
\$200,000 to \$249,999	378	447
\$250,000 to \$299,999	369	418
\$300,000 to \$349,999	319	314
\$350,000 to \$399,999	207	254
\$400,000 to \$449,999	132	139
\$450,000 to \$499,999	93	123
\$500,000 to \$549,999	64	79
\$550,000 to \$599,999	46	63
\$600,000 to \$649,999	31	44
\$650,000 to \$699,999	30	45
\$700,000 to \$799,999	42	43
\$800,000 to \$899,999	31	34
\$900,000 to \$999,999	15	19
\$1.0 to \$1.9 million	33	56
\$2.0 to \$2.9 million	12	8
\$3.0 to \$3.9 million	2	4
\$4.0 to \$4.9 million	1	2
\$5.0 million or more	2	-
Median value	\$307,000	\$297,000
Mean value	\$380,507	\$370,021

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

**Table 21.34-- MULTIPLE LISTING SERVICE COOPERATIVE AND
CONDOMINIUM UNITS SOLD, BY SELLING PRICE RANGE, FOR OAHU:
1996 TO 1998**

Selling price range	1996	1997	1998		
			Total	Fee simple	Leasehold
All properties	1,990	2,100	2,632	1,846	786
Less than \$50,000	37	88	206	73	133
\$50,000 to \$74,999	69	173	281	145	136
\$75,000 to \$99,999	124	206	298	200	98
\$100,000 to \$124,999	182	260	389	269	120
\$125,000 to \$149,999	279	301	361	275	86
\$150,000 to \$174,999	299	241	249	196	53
\$175,000 to \$199,999	260	215	186	148	38
\$200,000 to \$224,999	185	145	174	136	38
\$225,000 to \$249,999	138	120	121	101	20
\$250,000 to \$274,999	109	59	89	76	13
\$275,000 to \$299,999	52	45	50	47	3
\$300,000 to \$399,999	140	145	111	85	26
\$400,000 to \$499,999	40	46	61	46	15
\$500,000 to \$599,999	34	27	22	17	5
\$600,000 to \$699,999	11	16	13	13	-
\$700,000 to \$799,999	19	3	5	4	1
\$800,000 to \$899,999	7	4	4	3	1
\$900,000 to \$999,999	1	3	7	7	-
\$1,000,000 or more	4	3	5	5	-
Median value	\$175,000	\$150,000	\$135,000	\$145,000	\$102,000
Mean value	\$202,494	\$178,090	\$160,978	\$176,428	\$124,693

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

Table 21.35-- MULTIPLE LISTING SERVICE, NUMBER OF SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND: 1988 TO 1998

Category and year	State total	Oahu	Hawaii	Kauai	Maui
SINGLE FAMILY					
1988	4,656	3,007	869	223	557
1989	4,533	2,923	841	203	566
1990	4,828	2,695	1,231	266	636
1991	3,225	1,817	795	152	461
1992	3,350	1,858	820	264	408
1993	3,216	1,895	761	190	370
1994	3,643	2,150	906	199	388
1995	2,937	1,618	823	142	354
1996	3,133	1,725	805	162	441
1997	3,692	1,993	950	199	550
1998	4,646	2,492	1,152	321	681
CONDOMINIUM					
1988	8,395	6,622	382	270	1,121
1989	8,333	6,467	372	217	1,277
1990	8,528	6,028	674	277	1,549
1991	4,530	3,372	315	158	685
1992	3,967	3,104	264	94	505
1993	3,986	3,166	292	75	453
1994	4,341	3,322	314	138	567
1995	3,120	2,195	282	96	547
1996	3,013	1,969	358	123	563
1997	3,475	2,055	443	144	833
1998	4,440	2,638	494	267	1,041

Source: Data compiled by Prudential Locations Research from each county's Board of Realtors MLS.

**Table 21.36-- MULTIPLE LISTING SERVICE, MEDIAN SALES PRICE OF
SINGLE FAMILY AND CONDOMINIUM REALES, BY ISLAND:
1988 TO 1998**

[In dollars]

Category and year	State total 1/	Oahu	Hawaii	Kauai	Maui
SINGLE FAMILY					
1988	189,743	213,000	115,000	170,000	188,700
1989	236,565	270,000	136,000	204,000	225,000
1990	287,617	355,000	150,000	260,000	280,000
1991	286,026	345,000	165,000	247,500	275,000
1992	281,220	349,000	154,250	185,000	290,000
1993	292,359	350,000	170,000	231,613	280,000
1994	295,982	360,000	165,000	244,500	273,500
1995	280,932	349,000	155,000	250,000	275,000
1996	274,918	334,000	165,000	219,000	265,000
1997	253,675	305,000	155,000	221,000	249,950
1998	251,500	297,000	159,000	237,500	254,000
CONDOMINIUM					
1988	115,116	113,000	90,000	120,000	135,000
1989	136,556	137,000	115,000	140,000	140,000
1990	180,621	189,900	127,000	149,000	173,500
1991	182,913	192,000	137,000	162,500	164,000
1992	186,323	194,000	148,000	155,000	165,000
1993	186,148	192,500	140,000	165,000	175,000
1994	180,950	190,000	125,000	139,500	169,000
1995	172,702	182,000	123,000	150,000	165,000
1996	166,344	173,000	125,175	140,000	175,000
1997	145,570	150,000	125,000	120,000	150,000
1998	139,000	134,950	122,500	129,000	161,300

1/ Weighted by the number of resales.

Source: Data compiled by Prudential Locations Research from each county's Board of Realtors MLS.

**Table 21.37-- CHARACTERISTICS OF PRIVATE SINGLE-FAMILY AND
MULTI-FAMILY DEVELOPMENTS, FOR OAHU: 1992 TO 1997**

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					
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
1994	1,437	5,140	792	345,745	914	1,135	209,228
1995	1,350	4,530	902	301,452	845	698	210,448
1996	1,296	5,040	462	301,745	934	608	233,376
1997	1,367	4,366	548	277,535	905	274	202,694

1/ Four stories or less.

Source: Bank of Hawaii, *Construction in Hawaii 1998* (1998), pp. 20.

**Table 21.38-- MORTGAGES AND AGREEMENTS OF SALE:
1992 TO 1997**

Year	Mortgages recorded			Agreements of sale (\$1,000)	Mortgage loans outstanding, Dec. 31, 1/ (\$1,000)
	Number	Total value (\$1,000)	Average value (dollars)		
1992	65,248	12,319,317	188,808	286,428	8,657,335
1993	69,111	12,632,003	182,778	180,863	9,532,933
1994	51,076	9,005,637	176,318	144,718	9,921,883
1995	33,624	6,179,943	183,796	115,644	9,697,000
1996	34,233	6,329,846	184,905	128,783	9,699,800
1997	29,947	5,517,668	184,248	108,645	10,242,500

1/ Data exclude insurance and trust companies, 1995-1997.

Source: Bank of Hawaii, *Construction in Hawaii 1998* (1998), p. 31.

**Table 21.39-- CHARACTERISTICS OF SINGLE FAMILY HOMES INSURED
UNDER FHA SECTION 203(B): 1995 AND 1996**

Subject	1995	1996
Number insured	415	701
Proposed	232	293
Existing	183	408
Amount (\$1,000)	59,365	102,577
Proposed	34,250	42,178
Existing	25,115	60,399
Averages:		
Age of structure (years)	14.0	12.3
Improved living area (square feet)	(B)	(B)
Lot size (square feet)	(B)	(B)
Number of rooms	(B)	(B)
Market price of site (dollars)	(B)	(B)
Site to value ratio (percent)	(B)	(B)
Site price per square foot (dollars)	(B)	(B)
Construction cost per square foot (dollars)	(B)	(B)
Appraisal value (dollars)	177,505	171,483
Sales price per square foot (dollars)	(B)	(B)
Annual effective income (dollars)	55,656	55,981

B Sample under 25.

Source: U.S. Department of Housing and Urban Development, Information Systems Division, *FHA Homes - 1995, Sec. 203(b)*, pp. 31-51, and *FHA Homes - 1996, Sec. 203(b)*, pp. 31-51.

**Table 21.40-- NUMBER OF DEEDS FILED AND RECORDED AND
APPROXIMATE VALUE OF LAND CONVEYED: 1994 TO 1998**

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

Subject	1994	1995	1996	1997	1998
Number of deeds filed and recorded	69,305	61,821	61,087	61,021	63,411
Approximate value of land conveyed (\$1,000)	15,812,168	6,486,476	6,184,142	5,862,196	6,905,986

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

**Table 21.41-- APPROXIMATE VALUE OF LAND TRANSFERS, BY
COUNTIES: 1996 TO 1998**

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

County	1996	1997	1998
State total	5,793,252,100	6,298,002,889	5,005,908,500
Honolulu	3,640,154,300	4,042,187,000	2,580,174,400
Maui	990,129,200	1,057,280,899	1,512,221,700
Hawaii	786,192,300	851,136,190	606,246,200
Kauai	376,776,300	347,398,800	307,266,200

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

**Table 21.42-- FORECLOSURE FILINGS, BY JUDICIAL CIRCUIT:
1993 TO 1998**

Year	State total	First Circuit 1/	Second Circuit 2/	Third Circuit 3/	Fifth Circuit 4/
1993	1,436	950	204	216	66
1994	1,578	1,022	240	222	94
1995	1,957	1,204	317	293	143
1996	2,800	1,828	464	352	156
1997	3,148	2,205	421	362	160
1998	3,626	2,662	422	359	183

1/ City and County of Honolulu and Kalawao on Molokai.

2/ Maui County excludes Kalawao on Molokai.

3/ Hawaii County.

4/ Kauai County.

Source: The Judiciary, Office of the Administrative Director of the Courts, Statistics Office, records.

**Table 21.43-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:
DECEMBER 31, 1998**

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	5,811	4,643	171	215	541	-	21	220
Elevators	4,854	3,839	123	203	480	-	20	189
Under 9 stories:								
Hydro	1,440	956	62	98	195	-	9	120
Roped	1,581	1,142	50	105	219	-	11	54
9 to 18 stories	1,134	1,042	11	-	66	-	-	15
19 to 28 stories	397	397	-	-	-	-	-	-
29 to 38 stories	214	214	-	-	-	-	-	-
39 stories or more	88	88	-	-	-	-	-	-
Escalators & moving walks/ speed ramps	401	380	6	-	13	-	-	2
Inclined lifts	11	4	3	1	-	-	1	2
Private industrial elevators	25	2	2	3	10	-	-	8
Manlifts	8	8	-	-	-	-	-	-
Handicap/chairlifts	183	135	20	6	11	-	-	11
Dumbwaiters	329	275	17	2	27	-	-	8
Material lifts	-	-	-	-	-	-	-	-

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

Table 21.44-- TALLEST STRUCTURES, BY ISLANDS: MARCH 1999

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: First Hawaiian Center	999 Bishop Street	1996	27	438
Nauru Tower	1330 Ala Moana Blvd.	1991	45	400
Waterfront Towers	425 South Street	1990	46	400
One Archer Lane	801 South King St.	1998	41	400
Kauai: Marriott Resort & Beach Club 2/	Lihue	1959	10	107
OTHER STRUCTURES				
Hawaii: Coast Guard Loran Station	Upolu Point	1958	...	625
Maui: KMVI Radio Tower	Wailuku	1992	...	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.

2/ Formerly named the Westin Kauai Hotel.

Source: Compiled by DBEDT from Hawaii County Department of Research and Development, Maui County Department of Public Works and Waste Management, City and County of Honolulu Department of Planning and Permitting, and Kauai County Department of Public Works.