

## 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. Census Bureau, 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 local real estate companies. 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: 2000*.

**Table 21.01-- NUMBER AND VALUE OF BUILDING PERMITS, BY COUNTIES:  
1996 TO 2000**

<b>Year</b>	<b>State total</b>	<b>City and County of Honolulu</b>	<b>Hawaii County</b>	<b>Kauai County</b>	<b>Maui County</b>
<b>NUMBER ISSUED</b>					
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
1999	17,381	11,449	2,850	1,199	1,883
2000	1/ 19,070	12,443	3,254	1/ 1,079	2,294
<b>ESTIMATED VALUE (\$1,000)</b>					
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
1999	1,320,218	706,358	243,852	140,846	229,162
2000	1/ 1,512,601	694,223	321,704	1/ 141,313	355,360

1/ Kauai County data for November consisted of residential data only.

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:  
1998 TO 2000**

[In thousands of dollars]

<b>Category</b>	<b>State total</b>	<b>City and County of Honolulu</b>	<b>Hawaii County</b>	<b>Kauai County</b>	<b>Maui County</b>
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
1999					
Total	1,320,218	706,358	243,852	140,846	229,162
Residential	628,778	241,989	181,203	81,955	123,632
Hotel	50,700	50,700	-	-	-
Non-residential	255,477	152,084	27,485	15,420	60,488
Additions and alterations	385,263	261,585	35,164	43,471	45,042
2000					
Total	1/ 1,512,601	694,223	321,704	1/ 141,313	355,360
Residential	800,148	274,298	232,361	97,180	196,310
Hotel	13,630	800	-	-	12,830
Non-residential	232,582	99,703	53,489	17,065	62,325
Additions and alterations	466,240	319,423	35,855	27,068	83,894

1/ Kauai County data for November consisted of residential data only.

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-- ACCEPTED VALUE PER HOUSING UNIT, BY TYPE OF STRUCTURE, FOR BUILDING PERMITS ISSUED BY THE CITY AND COUNTY OF HONOLULU: 1995 TO 2000**

[In dollars. Excludes building permits for additions, alterations and repair. "Estimated value" which was used in previous *Data Book* tables is the same as "accepted value" used in this table. "Accepted value" is the cost of construction for which building permits are issued]

Type of structure	1995	1996	1997	1998	1999	2000
One-family	135,304	149,807	151,064	151,049	157,762	160,503
Two-family	140,721	139,824	141,816	152,019	140,481	84,598
Multi-family	92,092	100,344	123,611	75,343	79,813	64,729

Source: City and County of Honolulu Department of Buildings, *Summary of Building Permits 1995 through 1999* and *Monthly Bulletin-Building Permits, Building Permits Issued from January 1, 2000 to December 31, 2000* (January 3, 2001).

**Table 21.04-- GENERAL EXCISE TAX BASE FOR CONTRACTING:  
1990 TO 2000**

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

Year 1/	Amount	Year 1/	Amount	Year 1/	Amount
1990	4,003,650	1994	3,322,339	1998	3,015,977
1991	4,334,051	1995	3,133,510	1999	2,991,201
1992	4,012,688	1996	3,285,106	2000	3,613,485
1993	3,803,605	1997	2,944,427		

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).

**Table 21.05-- GENERAL CONSTRUCTION STATISTICS FOR  
ESTABLISHMENTS WITH PAYROLL: 1997**

[Excludes establishments without payroll. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in earlier Economic Censuses. Less than half of the industries in the construction sector of NAICS have comparable industries in the SIC system. Therefore, comparability between the 1992 and the 1997 data is difficult]

Measure	Amount
Number of establishments	2,335
Number of proprietors and working partners 1/	748
Number of employees:	
Total	21,791
Construction workers	15,195
January to March	15,183
April to June	14,946
July to September	15,447
October to December	15,204
Payroll (\$1,000):	
All employees	845,169
Construction workers	551,358
Value of construction work (\$1,000) 2/	3,902,053
Value of construction work on government owned projects	1,415,032
Value of construction work on privately owned projects	520,473
Net value of construction work (\$1,000)	2,769,537
Value added (\$1,000)	1,801,322
Cost of materials, components, supplies, and fuels (\$1,000)	1,052,870
Cost of construction work subcontracted out to others (\$1,000)	1,132,516
Rental cost of machinery, equipment, and buildings (\$1,000)	65,356
Capital expenditures, other than land (\$1,000)	48,623
End-of-year gross book value of depreciable assets (\$1,000)	654,661

1/ Data shown are based on crediting each sole proprietorship establishment with one active proprietor and each partnership establishment with two working partners.

2/ Includes subgroups not shown separately.

Source: U.S. Census Bureau, *1997 Economic Census, Geographic Area Series, Construction, Hawaii*, EC97C23A-HI (March 2000), Table 1,2 and 3, at <http://www.census.gov/prod/ec97/97c23-hi.pdf>.

**Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRIES: 1997**

[Excludes establishments without payroll. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in earlier Economic Censuses. Less than half of the industries in the construction sector of NAICS have comparable industries in the SIC system. Therefore, comparability between the 1992 and the 1997 data is difficult]

NAICS code	Kind of business	Estab-lish-ments	No. of employees		Payroll (\$1,000)		Value of construct-ion work (\$1,000)
			All	Con-struction workers	All employ-ees	Con-struction workers	
23	Total	2,335	21,791	15,195	845,169	551,358	3,902,053
233	Building, development, & general contracting	813	(D)	(D)	(D)	162,708	2,049,401
2331	Land subdivision & land development	54	637	170	22,942	4,481	140,644
2332	Residential building construction	543	3,224	2,102	101,494	53,851	645,185
23321	Single-family housing construction	510	3,028	1,979	94,250	50,354	(S)
23322	Multifamily housing construction	33	196	123	7,243	3,497	52,695
2333	Nonresidential building construction	216	(D)	(D)	(D)	104,376	1,263,572
234	Heavy construction 1/	142	(D)	(D)	(D)	75,721	467,460
2341	Highway, street, bridge & tunnel construct.	52	1,041	(D)	(D)	(D)	(D)
235	Special trade contractors	1,380	11,654	8,689	433,718	312,929	1,385,192
2351	Plumbing, heating, & air-conditioning contractors	243	1,976	1,337	78,869	53,728	262,209
2352	Painting & wall covering contractors	166	1,262	986	47,794	33,441	112,265
2353	Electrical contractors	269	2,172	1,663	87,945	66,572	282,201
2354	Masonry, drywall, insulation, & tile contractors	211	1,767	1,453	62,777	50,612	179,307
2355	Carpentry & floor contractors	121	897	640	31,790	22,502	126,589
2356	Roofing, siding, & sheet metal contractors	128	1,119	806	32,613	20,317	140,447
2357	Concrete contractors	44	449	345	15,410	10,598	45,635
2358	Water well drilling contractors	10	36	21	1,212	709	4,153
2359	Other special trade contractors	188	1,976	1,437	75,307	54,449	232,386

D Withheld to avoid disclosing data of individual companies.

S Withheld because estimates did not meet publication standards.

1/ Includes subgroups not shown separately.

Source: U.S. Census Bureau, *1997 Economic Census, Geographic Area Series, Construction: Hawaii*, EC97C23A-HI (March 2000), Table 1, at <http://www.census.gov/prod/ec97/97c23-hi.pdf>.

**Table 21.07-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION  
AUTHORIZED BY PERMITS, BY COUNTIES: 1995 TO 2000**

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai 1/ Maui	
<b>New 1-family dwellings:</b>						
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
1999	3,395	1,442	1,953	1,044	259	650
2000	4,049	1,674	2,375	1,260	273	842
<b>New duplex units:</b>						
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
1999	56	27	29	6	2	21
2000	143	100	43	20	4	19
<b>New apartments:</b>						
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
1999	839	570	269	221	28	20
2000	622	253	369	327	2	40
<b>Units demolished: 2/</b>						
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
1999	505	338	167	60	21	86
2000	598	487	111	41	33	37

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.

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: 1990 TO 2000**

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

Year	Single-family residence			High-rise building		
	All components	Materials' prices	Labor 1/	All components	Materials' prices	Labor 1/
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
1999 2/	129.8	(NA)	(NA)	3/ 121.1	111.4	131.3
2000 2/	135.2	(NA)	(NA)	126.6	(NA)	(NA)

NA Not available.

1/ Wages and benefits.

2/ Preliminary.

3/ Revised 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 1991 TO 2000**

[Biennial registration was started in June 1997]

Fiscal year	Associations registered	Apartments represented	Fiscal year	Associations registered	Apartments represented
1991	809	74,916	1996 1/	1,249	107,580
1992	968	87,127	1997	1,277	106,052
1993	1,049	91,424	1998 2/	1,339	112,832
1994	1,114	95,827	1999	1,361	114,449
1995 1/	1,171	101,628	2000	1,389	117,298

1/ Revised.

2/ 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 during each fiscal year.

Source: Hawaii Real Estate Commission, *2000 Annual Report*, p. 20.



**Table 21.10-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE OF HAWAII: 1996 TO 2000**

[Fiscal years ended June 30]

Subject	1996	1997	1998	1999	2000
Projects	1/ 188	1/ 201	226	211	225
Individual units	1/ 2,150	1/ 2,765	1/ 2,025	2,363	1,693

1/ Revised.

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 1996 TO 2000**

[In mixed use condominium projects, the predominant use is reported. This is done to prevent the multiple counting of a project filing]

Type of project	1996	1997	1998	1999	2000
All types	1/ 84	92	117	85	109
Residential	2/ 41	40	84	47	64
2 units or fewer	17	13	52	13	17
3 to 15 units	6	13	19	18	26
16 to 50 units	7	8	10	11	17
More than 50 units	11	6	3	5	4
Commercial and other	16	25	5	11	18
Agricultural	27	27	28	27	27

1/ Revised.

2/ Revised due in part to the change in data base reporting.

Source: Hawaii Real Estate Commission, *2000 Annual Report*, pp. 18 and 20.

**Table 21.12-- HOUSING UNITS CONVERTED FROM RENTAL UNITS TO  
CONDOMINIUM UNITS: 1996 TO 2000**

[Fiscal years ended June 30]

<b>Subject</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
Projects	1/ 74	1/ 66	1/ 54	73	55
Housing units	1/ 386	1/ 981	1/ 665	368	342

1/ Revised.

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: 2000**

<b>Subject</b>	<b>State total</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>Maui</b>	<b>Oahu</b>	<b>Molokai</b>
Properties	68	12	18	27	10	1
Registered units 1/	4,276	819	1,539	973	938	7
Operated units 2/	3,825	819	1,521	829	649	7

1/ Number of units registered which have been designated for sale as timeshare. This includes units not yet available for sale, currently available for sale or have already been sold.

2/ Number of units operated which have been sold or are available for sale as timeshare.

Source: Hawaii Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *2000 Visitor Plant Inventory*, pp. 62-63.

**Table 21.14-- NUMBER OF TAXPAYERS CLAIMING HOME EXEMPTIONS:  
1995 TO 2000**

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

<b>Tenure and county</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
<b>TOTAL OWNER-OCCUPIED</b>						
State total	180,990	184,662	185,208	188,570	189,954	189,756
Honolulu	127,496	129,542	128,489	130,823	130,959	129,506
Maui	17,960	18,449	18,903	19,166	19,537	19,951
Hawaii	25,783	26,899	27,912	28,536	29,293	29,966
Kauai	9,751	9,772	9,904	10,045	10,165	10,333
<b>FEE SIMPLE</b>						
State total	166,953	171,767	173,237	176,973	178,933	179,344
Honolulu	115,217	118,304	118,157	120,843	121,560	120,748
Maui	17,242	17,695	18,161	18,437	18,828	19,226
Hawaii	25,131	26,250	27,260	27,881	28,615	29,254
Kauai	9,363	9,518	9,659	9,812	9,930	10,116
<b>LEASEHOLD</b>						
State total	14,037	12,895	11,971	11,597	11,021	10,412
Honolulu	12,279	11,238	10,332	9,980	9,399	8,758
Maui	718	754	742	729	709	725
Hawaii	652	649	652	655	678	712
Kauai	388	254	245	233	235	217

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

**Table 21.15-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 2000**

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

Subject	State total	Honolulu	Hawaii	Kauai	Maui 1/
All housing units	460,542	315,988	62,674	25,331	56,549
Occupied housing units	403,240	286,450	52,985	20,183	43,622
Owner-occupied housing units	227,888	156,290	34,175	12,384	25,039
Renter-occupied housing units	175,352	130,160	18,810	7,799	18,583
Average household size	2.92	2.95	2.75	2.87	2.91
Owner-occupied housing units	3.07	3.13	2.79	3.01	3.13
Renter-occupied housing units	2.71	2.74	2.69	2.63	2.61
Vacant housing units	57,302	29,538	9,689	5,148	12,927
For rent	15,699	12,203	1,556	504	1,436
For sale only	3,720	2,572	678	152	318
Rented or sold, not occupied	2,683	1,690	463	108	422
For seasonal, recreational, or occasional use	25,584	6,856	5,101	3,850	9,777
For migrant workers	57	17	21	14	5
Other vacant	9,559	6,200	1,870	520	969
Homeowner vacancy rate (percent)	1.6	1.6	1.9	1.2	1.3
Rental vacancy rate (percent)	8.2	8.6	7.6	6.1	7.2
Owner-occupied:					
Family households	178,918	124,021	25,634	9,765	19,498
Married-couple family	143,564	99,455	20,531	7,921	15,657
Other family	35,354	24,566	5,103	1,844	3,841
Nonfamily households	48,970	32,269	8,541	2,619	5,541
Renter-occupied:					
Family households	108,150	81,651	11,269	4,807	10,423
Married-couple family	72,513	56,740	6,297	2,960	6,516
Other family	35,637	24,911	4,972	1,847	3,907
Nonfamily household	67,202	48,509	7,541	2,992	8,160

1/ Includes Kalawao County (172 housing units), not shown separately.

Source: U.S. Census Bureau, Summary File 1 Hawaii (July 25, 2001).

**Table 21.16-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:  
1990, 1996, 1997 AND 1998**

<b>Neighborhood Board 1/ (see maps on pp. 25-26)</b>	<b>1990</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>Percent change 1990-1998</b>
Oahu total 1/	281,683	309,549	311,209	312,220	10.8
1 Hawaii Kai	9,234	9,648	9,770	10,012	8.4
2 Kuliouou-Kalani Iki	5,175	5,435	5,489	5,481	5.9
3 Waiālae-Kahala	4,014	4,008	4,010	4,001	-0.3
4 Kaimuki	6,383	6,489	6,495	6,480	1.5
5 Diamond Head/Kapahulu/ St. Louis Heights	8,734	8,916	8,916	8,860	1.4
6 Palolo	4,208	4,236	4,236	4,227	0.5
7 Manoa	6,904	7,220	7,219	7,238	4.8
8 McCully/Moiliili	14,046	14,137	14,175	14,145	0.7
9 Waikiki	17,198	18,606	18,460	18,226	6.0
10 Makiki/Lower Punchbowl/ Tantalus	15,328	15,593	15,628	15,987	4.3
11 Ala Moana/Kakaako	6,779	8,797	8,791	9,122	34.6
12 Nuuanu/Punchbowl	5,982	6,104	6,109	6,107	2.1
13 Downtown	5,911	7,171	7,247	7,246	22.6
14 Liliha/Kapalama	6,838	6,930	6,934	6,928	1.3
15 Kalihi-Palama	11,107	11,001	10,993	10,989	-1.1
16 Kalihi Valley	4,146	4,131	4,130	4,121	-0.6
17 Moanalua	3,624	3,758	3,758	3,764	3.9
18 Aliamanu/Salt Lake/ Foster Village	12,217	12,933	12,936	13,090	7.1
19 Airport	5,996	6,235	6,271	6,271	4.6
20 Aiea	10,867	11,103	11,156	11,185	2.9
21 Pearl City	13,899	14,321	14,487	14,493	4.3
22 Waipahu	14,202	17,273	17,357	17,518	23.3
23 Ewa	11,691	19,419	19,875	20,014	71.2
24 Waiānae Coast	10,711	12,012	12,107	12,087	12.8
25 Mililani/Waipio/Melemanu	10,738	11,198	11,233	11,232	4.6
26 Wahiawa	11,268	15,717	15,901	15,902	41.1
27 North Shore	5,287	6,029	6,259	6,253	18.3
28 Koolauloa	4,422	4,493	4,593	4,594	3.9
29 Kahaluu	4,409	4,591	4,601	4,600	4.3
30 Kaneohe	12,452	13,205	13,212	13,205	6.0
31 Kailua	15,709	16,443	16,458	16,441	4.7
32 Waimanalo	2,204	2,397	2,403	2,401	8.9

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 21.17-- 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 21.18--CHARACTERISTICS OF HOUSING UNITS, FOR THE STATE,  
1997 AND 2000, AND COUNTIES, 2000**

Subject	The State		Counties, 2000 1/			
	1997	2000 1/	Hono- lulu	Maui	Hawaii	Kauai
Total households	376,574	412,852	291,761	45,212	55,063	20,816
Owner-occupied (percent)	57.9	58.3	55.8	65.3	71.7	54.8
Household income (median dollars)	39,883	45,618	47,847	43,570	35,770	42,639
Average monthly mortgage (dollars) 2/	1,319	1,374	1,491	1,326	980	1,185
Average monthly rent (dollars) 3/	897	930	977	903	684	766
Overcrowded 4/	10.2	6.9	7.0	8.1	5.7	5.8
Monthly shelter payment as percentage of income						
Under 30 percent	53.5	55.1	55.1	51.9	56.6	59.0
30 to 40 percent	18.5	18.3	18.3	20.0	17.7	15.7
Over 40 percent	19.1	26.6	26.6	28.2	25.7	25.3
Not enough information	8.9	0	0	0	0	0
Household type (percent) 5/						
Single member household	14.2	18.3	17.9	21.1	18.6	17.7
Married, no children	25.8	21.4	20.8	19.9	24.8	23.8
Parent(s) and children	27.6	37.4	37.7	36.1	35.8	39.2
Unrelated roommates	4.1	2.4	2.3	3.6	2.2	1.7
Multiple families	26.5	20.5	21.3	19.3	18.6	17.6
Undetermined	1.9	0	0	0	0	0

1/ Based on a telephone survey of 5,882 households in the counties of Honolulu, Hawaii, Maui and Kauai. Excluded persons residing on the island of Niihau, persons in institutionalized housing, shipboard and barracks populations, homeless persons and persons without telephone service.

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

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

4/ Percent with 1.01 or more persons per room.

5/ Household type was measured differently in 1997 and 2000.

Source: *Hawaii Housing Policy Study Update, 2000*, based on data from the Hawaii Health Survey 2000, prepared for Housing Agencies of Hawaii by SMS (April 2001).

**Table 21.19-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE  
AND HONOLULU MSA: 1990 TO 2000**

Year	Rental vacancy rate		Homeowner vacancy rate		Homeownership rate	
	State total	Honolulu MSA 1/	State total	Honolulu MSA 1/	State total	Honolulu MSA 1/
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
1999	7.6	7.6	1.8	1.2	56.6	56.0
2000	5.3	4.9	0.9	0.7	55.2	56.8
Standard error	0.8	0.9	0.3	0.3	1.1	1.3
U.S. 2000	8.0	3/ 7.7	1.6	3/ 1.4	67.4	3/ 65.5

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.

Source: U.S. Census Bureau, "Housing Vacancies and Homeownership Annual Statistics: 2000," at <http://www.census.gov/hhes/www/housing/hvs/annual00/ann00ind.html>, accessed July 2, 2001.



**Table 21.20-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE  
FOR THE METROPOLITAN HONOLULU OFFICE MARKET,  
BY SUBMARKET: 1992 TO 2000**

[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/	1992	1993	1994	1995	1996	1997	1998	1999	2000
Downtown 2/	10.0	13.9	15.4	16.4	16.1	15.2	14.2	14.1	12.2
Suburban 3/	7.2	7.8	11.1	12.1	12.9	12.5	14.5	13.7	13.8

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 Hawaii, Inc. records; Society of Industrial and Office Realtors & Landauer Real Estate Counselors, *1998 Comparative Statistics of Industrial and Office Real Estate Markets* (1998).

**Table 21.21-- HOUSING AND COMMUNITY DEVELOPMENT  
CORPORATION OF HAWAII PUBLIC HOUSING OPERATIONS:  
1998 TO 2000**

[Hawaii Housing Authority figures were displayed in earlier *Data Book* tables. Effective July 1, 1998, the Hawaii Housing Authority was consolidated with the Housing Finance and Development Corporation and is now named the Housing and Community Development Corporation of Hawaii]

<b>Subject</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
Total units owned by HCDCH, June 30	6,577	6,577	1/ 6,577
Occupied	6,095	5,985	5,726
Population in units, June 30	16,771	16,445	15,724
Per occupied unit	2.60	2.70	2.74
Operating revenues of HCDCH, fiscal year: 2/			
Gross (\$1,000)	22,791	23,145	22,758
Net (\$1,000)	2,502	4,197	85
Operating revenues per unit per month, fiscal year (dollars) 2/	351	357	351
Rent charged per unit per month, fiscal year (dollars) 2/	199	184	197

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

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

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

**Table 21.22-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE OF LICENSE AND LOCATION: MARCH 6, 2001**

[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	8,906	3,988	Oahu	5,601	2,427
Broker:			Hawaii	1,161	411
			Maui	1,462	449
			Kauai	646	242
			Molokai	24	4
			Lanai	9	3
			U.S. mainland	3	421
			Foreign	-	31
Salesman	4,628	3,385			

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

**Table 21.23-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR OAHU: 1990 TO 2000**

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

Year	Number listed	Number sold	Percent sold	Average sales price (dollars)
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
1999	11,173	6,381	57.1	265,009
2000	11,797	7,404	62.8	278,814

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

**Table 21.24-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE OF PROPERTY, FOR OAHU: 1998 TO 2000**

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
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/industrial	130	23	17.7	787,011	450,000
Business opportunities	107	11	10.3	38,727	42,000
1999					
Total	11,173	6,381	57.1	265,009	...
Single family	4,653	2,853	61.3	377,497	290,000
Condominium/cooperative	5,606	3,298	58.8	157,418	125,000
Vacant land	498	172	34.5	406,961	235,000
Multi-family	187	33	17.6	503,394	395,000
Commercial/industrial	137	15	10.9	503,627	440,000
Business opportunities	92	10	10.9	69,600	60,000
2000					
Total	11,797	7,404	62.8	278,814	...
Single family	5,161	3,181	61.6	406,331	295,000
Condominium/cooperative	5,746	3,926	68.3	165,674	125,000
Vacant land	450	186	41.3	337,286	250,000
Multi-family	208	61	29.3	541,128	440,000
Commercial/industrial	133	30	22.6	728,383	454,000
Business opportunities	99	20	20.2	188,250	60,000

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

**Table 21.25-- MULTIPLE LISTING SERVICE SINGLE-FAMILY HOUSES SOLD,  
BY SELLING PRICE RANGE, FOR OAHU: 1998 TO 2000**

<b>Selling price range</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
All properties	2,428	2,853	3,181
On leased land	67	62	71
Percent	2.8	2.2	2.2
Less than \$100,000	12	54	79
\$100,000 to \$149,999	69	138	155
\$150,000 to \$199,999	255	347	410
\$200,000 to \$249,999	447	478	516
\$250,000 to \$299,999	418	476	458
\$300,000 to \$349,999	314	351	377
\$350,000 to \$399,999	254	276	305
\$400,000 to \$449,999	139	163	200
\$450,000 to \$499,999	123	145	142
\$500,000 to \$549,999	79	83	83
\$550,000 to \$599,999	63	48	62
\$600,000 to \$649,999	44	51	62
\$650,000 to \$699,999	45	47	41
\$700,000 to \$799,999	43	64	72
\$800,000 to \$899,999	34	37	46
\$900,000 to \$999,999	19	16	36
\$1.0 to \$1.9 million	56	49	90
\$2.0 to \$2.9 million	8	17	24
\$3.0 to \$3.9 million	4	5	11
\$4.0 to \$4.9 million	2	4	2
\$5.0 million or more	-	4	10
Median value (dollars)	297,000	290,000	295,000
Mean value (dollars)	370,021	377,497	406,331

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

**Table 21.26-- MULTIPLE LISTING SERVICE COOPERATIVE AND  
CONDOMINIUM UNITS SOLD, BY SELLING PRICE RANGE, FOR OAHU:  
1998 TO 2000**

Selling price range	1998	1999	2000		
			Total	Fee simple	Leasehold
All properties	2,632	3,298	3,926	2,799	1,127
Less than \$50,000	206	294	461	221	240
\$50,000 to \$74,999	281	354	432	259	173
\$75,000 to \$99,999	298	513	607	471	136
\$100,000 to \$124,999	389	449	443	302	141
\$125,000 to \$149,999	361	394	402	282	120
\$150,000 to \$174,999	249	292	298	231	67
\$175,000 to \$199,999	186	245	256	194	62
\$200,000 to \$224,999	174	196	206	168	38
\$225,000 to \$249,999	121	118	184	153	31
\$250,000 to \$274,999	89	79	97	82	15
\$275,000 to \$299,999	50	82	101	83	18
\$300,000 to \$349,999	72	90	123	107	16
\$350,000 to \$399,999	39	53	97	69	28
\$400,000 to \$449,999	37	37	51	42	9
\$450,000 to \$499,999	24	22	34	28	6
\$500,000 to \$599,999	22	29	47	39	8
\$600,000 to \$699,999	13	21	28	21	7
\$700,000 to \$799,999	5	7	10	9	1
\$800,000 to \$899,999	4	13	16	12	4
\$900,000 to \$999,999	7	3	14	11	3
\$1,000,000 or more	5	7	19	15	4
Median value (dollars)	135,000	125,000	125,000	135,000	100,000
Mean value (dollars)	160,978	157,418	165,674	178,057	134,918

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

**Table 21.27-- MULTIPLE LISTING SERVICE, NUMBER OF SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND: 1990 TO 2000**

<b>Category and year</b>	<b>State total</b>	<b>Oahu</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>Maui</b>
<b>SINGLE FAMILY</b>					
1990	1/ 4,877	1/ 2,744	1,231	266	636
1991	1/ 3,320	1/ 1,912	795	152	461
1992	1/ 3,477	1/ 1,985	820	264	408
1993	1/ 3,262	1/ 1,941	761	190	370
1994	1/ 3,668	1/ 2,175	906	199	388
1995	1/ 2,961	1/ 1,642	823	142	354
1996	1/ 3,157	1/ 1,749	805	162	441
1997	1/ 3,724	1/ 2,025	950	199	550
1998	1/ 4,649	1/ 2,495	1,152	321	681
1999	1/ 5,386	1/ 2,853	1,190	357	986
2000	5,870	3,181	1,325	427	937
<b>CONDOMINIUM</b>					
1990	1/ 8,649	1/ 6,149	674	277	1,549
1991	1/ 4,765	1/ 3,607	315	158	685
1992	1/ 4,204	1/ 3,341	264	94	505
1993	1/ 4,082	1/ 3,262	292	75	453
1994	1/ 4,389	1/ 3,370	314	138	567
1995	1/ 3,185	1/ 2,260	282	96	547
1996	1/ 3,034	1/ 1,990	358	123	563
1997	1/ 3,520	1/ 2,100	443	144	833
1998	1/ 4,434	1/ 2,632	494	267	1,041
1999	1/ 5,513	1/ 3,298	475	327	1,413
2000	6,351	3,926	575	345	1,505

1/ Revised.

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

**Table 21.28-- MULTIPLE LISTING SERVICE, MEDIAN SALES PRICE OF  
SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND:  
1990 TO 2000**

[In dollars]

<b>Category and year</b>	<b>State total 1/</b>	<b>Oahu</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>Maui</b>
<b>SINGLE FAMILY</b>					
1990	2/ 287,617	2/ 352,000	150,000	260,000	280,000
1991	2/ 286,026	2/ 340,000	165,000	247,500	275,000
1992	281,220	349,000	154,250	185,000	290,000
1993	2/ 292,359	2/ 358,500	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	2/ 274,918	2/ 335,000	165,000	219,000	265,000
1997	2/ 253,675	2/ 307,000	155,000	221,000	249,950
1998	251,500	297,000	159,000	237,500	254,000
1999	253,000	290,000	163,000	238,750	250,000
2000	265,000	295,000	175,000	253,800	275,000
<b>CONDOMINIUM</b>					
1990	2/ 180,621	2/ 187,000	127,000	149,000	173,500
1991	182,913	192,000	137,000	162,500	164,000
1992	2/ 186,323	2/ 193,000	148,000	155,000	165,000
1993	2/ 186,148	2/ 193,000	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	2/ 166,344	2/ 175,000	125,175	140,000	175,000
1997	145,570	150,000	125,000	120,000	150,000
1998	2/ 139,000	2/ 135,000	122,500	129,000	161,300
1999	138,000	125,000	135,000	121,250	165,000
2000	139,000	125,000	135,000	150,000	193,000

1/ Weighted by the number of resales.

2/ Oahu figures have been revised. This revision, however, is not reflected in the state total.

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



**Table 21.29-- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1996 TO 2000**

[For calendar years. Data include leases, agreement of sales assignments, subleases, timeshares, etc., as well as deeds]

<b>Subject</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
Number of deeds filed and recorded	62,098	61,518	70,057	76,331	80,001
Approximate value of land conveyed (\$1,000)	5,793,252	6,298,003	7,440,642	8,311,047	9,689,367

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

**Table 21.30-- APPROXIMATE VALUE OF LAND TRANSFERS, BY COUNTIES: 1998 TO 2000**

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

<b>County</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
State total	7,440,641,970	8,311,046,800	9,689,367,480
Honolulu	3,904,127,400	4,836,187,300	5,138,547,380
Maui	1,971,081,970	1,683,687,900	2,316,618,400
Hawaii	1,066,147,500	1,201,547,300	1,548,501,300
Kauai	499,285,100	589,624,300	685,700,400

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

**Table 21.31-- FORECLOSURE FILINGS, BY JUDICIAL CIRCUIT:  
1995 TO 2000**

Year	State total	First Circuit 1/	Second Circuit 2/	Third Circuit 3/	Fifth Circuit 4/
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
1999	2,934	2,135	324	339	136
2000	2,153	1,591	228	251	83

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 21.32-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 2000**

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	6,006	4,774	177	229	573	4	21	228
Elevators	4,982	3,926	128	214	498	1	20	195
Hydro (Under 9 stories)	1,547	1,022	67	109	213	1	9	126
Roped:								
Under 9 stories	1,599	1,160	50	105	219	-	11	54
9 to 18 stories	1,137	1,045	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	415	390	6	-	17	-	-	2
Inclined lifts	11	4	3	1	-	-	1	2
Private industrial elevators	25	2	2	3	10	-	-	8
Manlifts	8	8	-	-	-	-	-	-
Handicap/chairlifts	232	167	21	9	19	3	-	13
Dumbwaiters	333	277	17	2	29	-	-	8

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

**Table 21.33-- TALLEST STRUCTURES, BY ISLANDS: MARCH 2001**

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 Street	1998	41	400
Hawaiki Tower	404 Piikoi Street	1999	47	400
Kauai: Marriott Resort & Beach Club	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.

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.