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## 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 20 of the *Statistical Abstract of the United States: 2004-2005*.

**Table 21.01-- NUMBER AND VALUE OF BUILDING PERMITS, BY  
COUNTIES: 2000 TO 2004**

<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>					
2000	1/ 19,074	12,443	3,254	1/ 1,083	2,294
2001	19,466	12,929	3,288	1,237	2,012
2002	2/ 20,002	14,172	3,437	2/ 478	1,915
2003	2/ 23,182	16,261	4,219	2/ 503	2,199
2004	2/ 22,043	14,787	4,321	2/ 463	2,472
<b>ESTIMATED VALUE (\$1,000)</b>					
2000	1/ 1,513,073	694,223	321,704	1/ 141,786	355,360
2001	1,585,739	682,660	380,249	210,094	312,737
2002	2/ 1,772,027	876,049	449,601	2/ 172,660	273,716
2003	2/ 2,352,720	1,109,568	620,634	2/ 153,242	469,277
2004	2/ 2,726,536	1,320,552	826,494	2/ 130,659	448,831

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

2/ Kauai County data consists of residential data only.

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

**Table 21.02-- VALUE OF BUILDING PERMITS, BY TYPE, BY COUNTIES:  
2002 TO 2004**

[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>
<b>2002</b>					
Total	1/ 1,772,027	876,049	449,601	1/ 172,660	273,716
Residential	1,112,912	433,841	319,788	172,660	186,622
Hotel	1/ 2,000	1,050	950	(NA)	-
Non-residential	1/ 252,194	121,322	92,488	(NA)	38,384
Additions and alterations	1/ 404,921	319,836	36,375	(NA)	48,710
<b>2003</b>					
Total	1/ 2,352,720	1,109,568	620,634	1/ 153,242	469,277
Residential	1,336,013	441,171	470,314	153,242	271,286
Hotel	1/ 4,245	2,500	1,745	(NA)	-
Non-residential	1/ 503,691	266,224	87,043	(NA)	150,423
Additions and alterations	1/ 508,771	399,673	61,531	(NA)	47,568
<b>2004</b>					
Total	1/ 2,726,536	1,320,552	826,494	1/ 130,659	448,831
Residential	1,767,689	721,963	629,855	130,659	285,212
Hotel	1/ 45,810	-	2,810	(NA)	43,000
Non-residential	1/ 257,446	90,741	107,948	(NA)	58,757
Additions and alterations	1/ 655,591	507,848	85,881	(NA)	61,862

NA Not available.

1/ Totals do not include hotel, non-residential and additions/alterations data for Kauai County. Only Kauai County residential data was available.

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

**Table 21.03-- ACCEPTED VALUE PER HOUSING UNIT FOR THE  
CITY AND COUNTY OF HONOLULU: 2002 TO 2004**

[In dollars. Excludes building permits for additions, alterations and repair. "Accepted value" is the cost of construction for which building permits are issued]

<b>Type of structure</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
One-family	172,027	169,286	196,009
Two-family	139,580	130,575	127,250
Multi-family	1/ 208,622	101,602	174,972

1/ Includes 103 time-share units listed for one project.

Source: City and County of Honolulu Department of Planning and Permitting, *Monthly Bulletin - Building Permits* (annual) <<http://www.honoluludpp.org/calendar/>> accessed January 20, 2005; calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.04-- GENERAL EXCISE TAX BASE FOR CONTRACTING:  
1994 TO 2004**

[In thousands of dollars. Data are on a cash basis accounting. 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 ending November 30]

Year	Amount	Year	Amount	Year	Amount
1994	3,322,339	1998	3,015,977	2002	4,274,956
1995	3,133,510	1999	2,991,201	2003	4,536,323
1996	3,285,106	2000	3,613,485	2004	4,921,512
1997	2,944,427	2001	3,766,404		

Source: Hawaii State Department of Taxation, *General Excise and Use Tax Collections* (annual calendar year summary) <[http://www.state.hi.us/tax/a5\\_3txcolrptarchive.htm](http://www.state.hi.us/tax/a5_3txcolrptarchive.htm)> accessed March 16, 2005.

**Table 21.05-- GENERAL CONSTRUCTION STATISTICS FOR  
ESTABLISHMENTS WITH PAYROLL (NAICS 23): 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), Tables 1, 2 and 3 <<http://www.census.gov/prod/ec97/97c23-hi.pdf>>.

**Table 21.06-- CHARACTERISTICS OF THE CONSTRUCTION INDUSTRIES (NAICS 23): 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	(1/)
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 2/	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.

1/ Withheld because estimates did not meet publication standards.

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 <<http://www.census.gov/prod/ec97/97c23-hi.pdf>>.

**Table 21.07-- PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION  
AUTHORIZED BY PERMITS, BY COUNTIES: 1999 TO 2004**

Category and year authorized	State total	City and County of Honolulu	Other counties			
			Total	Hawaii	Kauai	Maui
New single family units:						
1999	3,395	1,442	1,953	1,044	259	650
2000	4,049	1,674	2,375	1,260	273	842
2001	3,789	1,573	2,216	1,129	320	767
2002	4,322	1,822	2,500	1,243	450	807
2003	5,558	2,315	3,243	1,932	422	889
2004	(NA)	1,828	(NA)	2,179	401	1/ 1,158
New duplex units:						
1999	77	27	50	6	2	42
2000	148	100	48	20	4	24
2001	148	78	70	22	20	28
2002	238	126	112	38	38	36
2003	160	100	60	44	10	6
2004	(NA)	84	(NA)	82	32	1/ 28
New apartment units:						
1999	1,037	570	467	221	28	218
2000	852	253	599	327	27	245
2001	908	275	633	236	2/ 144	253
2002	1,592	849	743	255	117	371
2003	1,001	260	741	413	122	206
2004	(NA)	2,055	(NA)	844	-	1/ 368
Units demolished:						
1999 3/	505	338	167	4/ 60	21	86
2000 3/	598	487	111	4/ 41	33	37
2001	447	351	96	4/ 40	13	43
2002	398	310	88	4/ 33	21	34
2003	486	404	82	35	-	47
2004	(NA)	(NA)	(NA)	56	22	(NA)

NA Not available.

1/ Annual survey data from county not available. Alternate county data compiled by DBEDT utilized.

2/ Includes 118 time share units.

3/ All county figures, except for Maui County, exclude units destroyed by fire, volcanic activity, high winds, and other disasters.

4/ Figures based on the 12-month period ending March 31 of the following year. For example, 2002 data was based upon the 12-month period ending March 31, 2003.

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

**Table 21.08-- REVENUES OF SELECTED  
CONTRACTORS: 2002 AND 2003**

[In millions of dollars. Based on 2003 survey responses]

<b>Contractor</b>	<b>2002 1/</b>	<b>2003</b>
Dick Pacific Constructions Co., Ltd.	375.0	421.0
Hawaiian Dredging Construction Co., Inc.	266.0	246.0
Albert C. Kobayashi, Inc.	114.0	173.9
Coastal Construction Co., Inc.	65.5	100.3
Robison Construction, Inc. (RCI) 2/	93.0	96.0
Grace Pacific Corp.	89.0	88.0
Nordic Construction, Ltd.	53.5	79.3
Kiewit Pacific Co.	55.0	64.0
Isemoto Contracting Co., Ltd.	61.9	63.2
Royal Contracting Co., Ltd.	61.7	60.5

1/ Figures as furnished in 2003 by the 2002 Top 25 listees.

2/ Previously known as RCI Robinson Construction Group/Pacific.

Source: *Building Industry*, "Building Industry Top 25 Contractors" (July 2004), p. 68 and 70  
<<http://www.buildingindustryhawaii.com/deepfreeze/bi074/BI074top25.pdf>> accessed June 22, 2005.

**Table 21.09-- HONOLULU CONSTRUCTION COST INDEXES: 1994 TO 2004**

[January 1992=100. Data are annual averages]

Year	Single-family residence			High-rise building		
	All components	Materials' prices	Labor 1/	All components	Materials' prices	Labor 1/
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	129.3	132.7	125.3	119.3	111.8	126.0
1998	129.0	131.4	126.5	119.4	111.4	127.4
1999	129.8	(NA)	(NA)	121.1	111.4	131.3
2000	135.2	(NA)	(NA)	126.6	(NA)	(NA)
2001	142.6	(NA)	(NA)	134.1	(NA)	(NA)
2002	149.9	(NA)	(NA)	139.5	(NA)	(NA)
2003	154.7	(NA)	(NA)	143.7	(NA)	(NA)
2004	163.1	(NA)	(NA)	151.6	(NA)	(NA)

NA Not available.

1/ Wages and benefits.

Source: First Hawaiian Bank, Research Department, records; Hawaii State Department of Business, Economic Development & Tourism, Research and Economic Analysis Division, *Quarterly Statistical and Economic Report* (1st Quarter 2005), tables E-6 and E-7

<[http://www3.hawaii.gov/dbedt/images/User\\_FilesImages/latestdata/qser/Replacable\\_files/E\\_01-12\\_a1242.xls](http://www3.hawaii.gov/dbedt/images/User_FilesImages/latestdata/qser/Replacable_files/E_01-12_a1242.xls)> accessed March 3, 2005 and records.

**Table 21.10-- CONDOMINIUM ASSOCIATIONS AND APARTMENTS  
REGISTERED: 1995 TO 2004**

[Fiscal year ending June 30. Biennial registration was started in June 1997]

<b>Fiscal year</b>	<b>Associations registered</b>	<b>Apartments represented</b>	<b>Fiscal year</b>	<b>Associations registered</b>	<b>Apartments represented</b>
1995	1,171	101,628	2000	1,389	116,750
1996	1,249	107,580	2001	1,419	118,209
1997	1,277	106,052	2002	1,439	133,276
1998 1/	1,339	112,832	2003	2/ 1,456	134,444
1999	1,361	114,449	2004	1,469	135,708

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 during each fiscal year.

2/ Revised from previous *Data Book*.

Source: Hawaii Real Estate Commission, *Real Estate Commission Annual Report*  
<<http://www.hawaii.gov/dcca/areas/real/main/reports/>> accessed January 18, 2005.

**Table 21.11-- CONDOMINIUM PROJECTS REGISTERED WITH THE STATE  
OF HAWAII: 2000 TO 2004**

[Fiscal year ending June 30. Registration is required only for projects that are being offered for sale, whether they are new or are already existing]

<b>Subject</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Projects	225	210	201	301	411
Individual units	1,693	2,918	3,094	4,705	10,106

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

**Table 21.12-- NEW CONDOMINIUM PROJECTS, BY TYPE: 2000 TO 2004**

[Fiscal years ending June 30. 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	2000	2001	2002	2003	2004
All types	109	111	112	143	1/ 233
Residential	64	66	2/ 79	103	1/ 192
2 units or fewer	17	17	23	28	34
3 to 15 units	26	27	27	42	72
16 to 50 units	17	12	15	13	30
More than 50 units	4	10	12	20	56
Commercial and other	18	15	5	10	12
Agricultural	27	30	28	30	29

1/ Figures differ from those shown in the source publication. Revision was based on information from the Department of Commerce and Consumer Affairs's Real Estate Branch.

2/ Subcategory figures do not sum to the total.

Source: Hawaii State Department of Commerce and Consumer Affairs, Professional and Vocational Licensing Division, Real Estate Branch, *Real Estate Commission Annual Report* (annual)

<<http://www.hawaii.gov/dcca/areas/real/main/reports/>> accessed January 18, 2005 and records.

**Table 21.13-- CONDOMINIUM UNITS: 2000 TO 2004**

[Fiscal year ending June 30. Previous *Data Book* tables titled "Housing Units Converted From Rental Units to Condominium Units" erroneously specified that the table's figures reflected the number of housing units converted from rental units to condominium units. The figures in this table and in previous tables are actually the number of new condominium units in the state that are from new projects or maybe from conversions of rental units to condominium units for the current fiscal year]

<b>Subject</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Projects	55	44	58	92	116
Units	342	454	591	740	1,422

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

**Table 21.14-- TIME-SHARE PROPERTIES AND UNITS, BY ISLANDS: 2004**

<b>Subject</b>	<b>State total</b>	<b>Oahu</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>Maui</b>	<b>Molokai</b>
Properties	79	12	18	20	28	1
Registered units 1/	6,026	1,135	1,338	2,034	1,512	7
Operated units 2/	5,921	1,128	1,338	2,016	1,432	7

1/ Number of units which have been designated for sale as timeshare. They include units that are not yet available for sale, are currently available for sale, have already been sold, and are currently in use by visitors.

2/ Number of units which have been sold and are used by visitors.

Source: Hawaii Department of Business, Economic Development & Tourism, *2004 Visitor Plant*

*Inventory* (March 2005), pp. 57-58

<[http://www3.hawaii.gov/DBEDT/images/User\\_FilesImages/visitorstats/vpi/vpi2004\\_a1554.pdf](http://www3.hawaii.gov/DBEDT/images/User_FilesImages/visitorstats/vpi/vpi2004_a1554.pdf)> accessed April 1, 2005.

**Table 21.15-- NUMBER OF TAXPAYERS CLAIMING HOME EXEMPTIONS:  
1999 TO 2004**

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

Tenure and county	1999	2000	2001	2002	2003	2004
<b>TOTAL OWNER-OCCUPIED 1/</b>						
State total	189,954	189,756	(NA)	195,254	197,492	198,620
Honolulu	130,959	129,506	128,836	132,176	133,121	132,662
Maui	19,537	19,951	(NA)	21,146	21,477	21,951
Hawaii	29,293	29,966	(NA)	31,359	32,115	32,887
Kauai	10,165	10,333	10,325	10,573	10,779	11,120
<b>FEE SIMPLE</b>						
State total	178,933	179,344	(NA)	185,216	187,607	190,685
Honolulu	121,560	120,748	120,580	123,794	124,913	126,076
Maui	18,828	19,226	(NA)	20,362	20,652	21,154
Hawaii	28,615	29,254	(NA)	30,708	31,466	32,526
Kauai	9,930	10,116	10,108	10,352	10,576	10,929
<b>LEASEHOLD</b>						
State total	11,021	10,412	(NA)	10,038	9,885	7,935
Honolulu	9,399	8,758	8,256	8,382	8,208	6,586
Maui	709	725	(NA)	784	825	797
Hawaii	678	712	(NA)	651	649	361
Kauai	235	217	217	221	203	191

NA Not available.

1/ "Owner-occupied" is the sum of the "fee simple" and "leasehold" home exemptions categories.

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*, "Number and Amount of Exemption by Type and County" (annual) <<http://www.co.honolulu.hi.us/rpa>> accessed November 3, 2004.

**Table 21.16-- SELECTED HOUSING CHARACTERISTICS, BY COUNTIES: 2000**

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

Subject	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County 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/ Maui County includes Kalawao County. Kalawao County had 172 housing units.

Source: U.S. Census Bureau, Census 2000 Summary File 1 Hawaii (July 25, 2001).

**Table 21.17-- SUMMARY HOUSING CHARACTERISTICS, BY COUNTIES: 2000**

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

Characteristic	State total	Hawaii County	City and County of Honolulu	Kauai County	Maui County 1/
All housing units	460,542	62,674	315,988	25,331	56,549
Percent--					
Structure built 1990-2000	18.1	26.0	14.6	29.4	23.8
Structure built before 1940	4.7	6.7	4.4	5.3	4.1
Lacking complete plumbing	1.0	2.7	0.6	0.9	1.0
Lacking complete kitchen facilities	1.4	3.0	1.2	1.6	1.1
Percent with no telephone service 2/	2.0	3.3	1.7	2.2	2.4
Median number of rooms	4.3	4.6	4.3	4.6	3/ 4.0
All occupied units	403,240	52,985	286,450	20,183	43,622
Percent householder moved into unit--					
1999 to March 2000	20.2	19.7	20.1	17.7	22.2
Before 1980	22.6	20.1	23.8	21.7	17.8
Percent of units with occupants per room of 1.51 or more	7.8	5.7	8.2	5.4	8.2
Specified owner-occupied units	173,861	29,914	113,155	10,839	19,953
Median value (dollars)	272,700	153,700	309,000	216,100	249,900
With a mortgage	122,128	19,167	81,606	7,224	14,131
Median monthly costs (dollars)	1,571	1,133	1,653	1,375	1,572
Monthly costs were 35 percent or more of household income	38,510	5,970	24,904	2,435	5,201
Not mortgaged	51,733	10,747	31,549	3,615	5,822
Median monthly costs (dollars)	271	212	289	269	260
Specified renter-occupied units	174,458	18,382	129,907	7,735	18,434
Median gross rent (dollars)	779	645	802	739	3/ 788
Rent was 35 percent or more of household income	50,848	5,637	37,543	2,320	5,348

1/ Maui County includes Kalawao County. Kalawao County had 172 housing units.

2/ Telephone service not available in the unit from which calls could be made and received. This includes cellular telephones.

3/ Maui County, not including Kalawao County. Median number of rooms for Kalawao County was 2.0. Median gross rent for Kalawao County was \$788. No median available for combined area of Maui and Kalawao County.

Source: U.S. Census Bureau, Census 2000 Summary File 3 "Table DP-4. Profile of Selected Housing Characteristics: 2000" (May 2002) <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>> accessed June 19, 2002.

**Table 21.18--CHARACTERISTICS OF HOUSING UNITS, FOR THE STATE,  
1997 AND 2003, AND COUNTIES, 2003**

Subject	The State		Counties, 2003 1/			
	1997	2003 1/	Hono- lulu	Maui	Hawaii	Kauai
Total households	376,574	410,794	292,003	43,687	54,644	20,460
Owner-occupied (percent)	57.9	62.3	60.8	60.5	70.2	66.1
Household income (median dollars) 2/	39,883	47,489	57,208	44,228	42,907	47,176
Average monthly mortgage (dollars)	1,319	1,433	1,546	1,310	1,072	1,284
Average monthly rent (dollars) 3/	897	992	1,014	979	859	983
Overcrowded 4/	10.2	9.6	10.0	11.0	7.0	6.0
Monthly shelter payment as percentage of income						
Under 30 percent	53.5	53.3	52.6	52.6	56.5	56.2
30 to 40 percent	18.5	16.7	17.1	17.1	15.4	14.0
Over 40 percent	19.1	15.5	15.3	16.6	15.5	16.9
Not enough information	8.9	14.4	15.0	13.6	13.5	12.9
Household type (percent)						
Single member household	14.2	22.0	22.0	21.9	22.3	20.9
Married, no children	25.8	29.1	28.9	29.6	30.6	26.9
Parent(s) and children	27.6	19.1	18.3	21.6	20.6	21.8
Unrelated roommates	4.1	6.5	6.1	7.0	7.1	8.3
Multiple families	26.5	21.6	22.9	17.6	18.1	20.5
Undetermined	1.9	1.8	1.8	2.3	1.4	1.7

1/ Based on a telephone survey of 3,022 households in the counties of Honolulu, Hawaii, Maui and Kauai. Includes all residents living in the State of Hawaii in noninstitutionalized housing units with working telephone service at the time of the study.

2/ Medians were derived from the categorical survey data, excluding refusals.

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

4/ Percent with 1.01 or more persons per room.

Source: *Hawaii Housing Policy Study, 2003*, prepared for the Housing and Community Development Corporation of Hawaii, Department of Hawaiian Home Lands, Executive Office on Aging, County Housing Agencies and the Hawaii Community Reinvestment Corporation by SMS Research & Marketing Services, Inc. (December 2003) <<http://www.hcdch.state.hi.us/policy%20study%20final.pdf>> accessed May 13, 2004.

**Table 21.19-- HOUSING UNIT ESTIMATES, BY COUNTIES: 2000 TO 2004**

<b>Subject and county</b>	<b>Census 2000</b>	<b>April 1, 2000 estimates base 1/</b>	<b>July 1, 2000</b>	<b>July 1, 2001</b>	<b>July 1, 2002</b>	<b>July 1, 2003</b>	<b>July 1, 2004</b>
<b>HOUSING UNITS</b>							
State total	460,542	460,542	461,693	466,300	470,792	476,380	482,873
Hawaii County	62,674	62,674	63,023	64,420	65,703	67,038	69,093
Honolulu County	315,988	315,988	316,461	318,356	320,256	322,845	325,775
Kauai County	25,331	25,331	25,395	25,651	25,988	26,551	27,054
Maui County 2/	56,549	56,549	56,814	57,873	58,845	59,946	60,951
<b>SHARE OF STATE (PERCENT)</b>							
State total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Hawaii County	13.6	13.6	13.7	13.8	14.0	14.1	14.3
Honolulu County	68.6	68.6	68.5	68.3	68.0	67.8	67.5
Kauai County	5.5	5.5	5.5	5.5	5.5	5.6	5.6
Maui County 2/	12.3	12.3	12.3	12.4	12.5	12.6	12.6

1/ The April 1, 2000 Housing Unit Estimates Base reflects modifications to the Census 2000 population as documented in the Count Question Resolution program, updates from the Boundary and Annexation Survey, and geographic program revisions. There were no changes for Hawaii between the Census 2000 Housing Unit Population and the April 1, 2000 Housing Unit Estimates Base.

2/ Maui County including Kalawao County.

Source: U.S. Bureau of the Census, Population Division "Annual Estimates of Housing Units for Counties in Hawaii: April 1, 2000 to July 1, 2004" Table HU-EST2004-04-15 (July 21, 2005)  
<<http://eire.census.gov/popest/data/household/tables/HU-EST2004-04-15.xls>> accessed July 21, 2005; calculations by the Hawaii State Department of Business, Economic Development & Tourism.

**Table 21.20-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:  
1990 AND 2000**

Neighborhood Board 1/ (see maps)	1990	2000	Percent change
Oahu total 1/	281,683	315,988	12.2
1 Hawaii Kai	9,234	10,175	10.2
2 Kuliouou-Kalani Iki	5,175	6,488	25.4
3 Waialae-Kahala	4,014	3,095	-22.9
4 Kaimuki	6,383	6,632	3.9
5 Diamond Head/Kapahulu/ St. Louis Heights	8,734	8,649	-1.0
6 Palolo	4,208	4,583	8.9
7 Manoa	6,904	7,420	7.5
8 McCully/Moiliili	14,046	14,098	0.4
9 Waikiki	17,198	18,370	6.8
10 Makiki/Lower Punchbowl/ Tantalus	15,328	16,368	6.8
11 Ala Moana/Kakaako	6,779	9,440	39.3
12 Nuuanu/Punchbowl	5,982	6,584	10.1
13 Downtown	5,911	7,342	24.2
14 Liliha/Kapalama	6,838	6,852	0.2
15 Kalihi-Palama	11,107	11,108	0.0
16 Kalihi Valley	4,146	4,169	0.6
17 Moanalua	3,624	3,462	-4.5
18 Aliamanu/Salt Lake/ Foster Village	12,217	12,927	5.8
19 Airport	5,996	5,627	-6.2
20 Aiea	10,867	11,044	1.6
21 Pearl City	13,899	14,812	6.6
22 Waipahu	14,202	17,897	26.0
23 Ewa	6,971	15,845	127.3
24 Waianae Coast	10,711	12,378	15.6
25 Mililani/Waipio/Melemanu	10,738	11,445	6.6
26 Wahiawa	11,260	12,115	7.6
27 North Shore	5,287	6,648	25.7
28 Koolauloa	4,422	4,473	1.2
29 Kahaluu	4,409	4,682	6.2
30 Kaneohe	12,452	11,821	-5.1
31 Kailua	13,679	15,280	11.7
32 Waimanalo	2,204	2,792	26.7
33 Mokapu	2,030	2,388	17.6
34 Makakilo/Kapolei/ Honokai Hale	4,720	4,937	4.6
35 Mililani Mauka-Launani Valley	8	4,042	50,425.0

Continued on next page.

**Table 21.20-- NUMBER OF HOUSING UNITS IN OAHU NEIGHBORHOODS:  
1990 AND 2000 -- Con.**

1/ Data in this table pertain to neighborhood areas whose boundaries are very close but do not match exactly to the neighborhood board boundaries. Neighborhood area boundaries for 2000 may not be the same as boundaries for 1990. Neighborhood Board numbers are displayed next to the Neighborhood Board names.

Source: City and County of Honolulu Planning and Permitting Department, Planning Division, Community Profiles for Neighborhood Areas <<http://honolulu.dpp.org/planning/demographics/cp-toc.pdf>> accessed June 13, 2002.

**Table 21.21-- HOUSING CHARACTERISTICS OF OAHU  
NEIGHBORHOODS: 2000**

Neighborhood Area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate	Vacancy rate	
		Owner	Renter		Home- owner	Rental
Oahu total	315,988	156,290	130,160	54.6	1.6	8.6
1 Hawaii Kai	10,175	7,669	1,997	79.3	1.0	3.7
2 Kuliouou-Kalani Iki	6,488	5,175	1,029	83.4	0.9	2.6
3 Waialae-Kahala	3,095	2,032	696	74.5	1.4	5.9
4 Kaimuki	6,632	4,193	2,169	65.9	0.8	4.7
5 Diamond Head/Kapahulu/ St. Louis Heights	8,649	4,053	3,645	52.7	3.3	8.6
6 Palolo	4,583	2,489	1,884	56.9	0.9	5.9
7 Manoa	7,420	4,224	2,827	59.9	0.8	6.3
8 McCully/Moiliili	14,098	3,596	9,074	28.4	1.5	9.2
9 Waikiki	18,370	3,819	7,578	33.5	3.0	30.3
10 Makiki/Lower Punchbowl/Tantalus	16,368	5,856	9,142	39.0	2.0	7.9
11 Ala Moana/Kakaako	9,440	2,475	5,322	31.7	8.4	8.1
12 Nuuanu/Punchbowl	6,584	3,617	2,563	58.5	0.6	7.0
13 Downtown	7,342	1,554	5,264	22.8	4.6	5.8
14 Liliha/Kapalama	6,852	3,669	2,826	56.5	1.0	6.1
15 Kalihi-Palama	11,108	2,945	7,313	28.7	1.1	7.2
16 Kalihi Valley	4,169	2,363	1,578	60.0	0.8	6.0
17 Moanalua	3,462	1,615	1,604	50.2	0.6	3.0
18 Aliamanu/Salt Lake/ Foster Village	12,927	5,687	6,045	48.5	1.3	10.1
19 Airport	5,627	87	4,914	1.7	7.4	0.6
20 Aiea	11,044	6,188	4,392	58.5	0.9	5.5
21 Pearl City	14,812	10,177	4,192	70.8	0.7	3.9
22 Waipahu	17,897	10,847	6,090	64.0	2.0	7.2
23 Ewa	15,845	9,948	4,376	69.4	2.6	5.6
24 Waianae Coast	12,378	6,101	4,453	57.8	2.9	16.7
25 Mililani/Waipio/Melemanu	11,445	8,061	2,977	73.0	1.0	5.7
26 Wahiawa	12,115	3,350	7,253	31.6	2.6	5.4
27 North Shore	6,648	2,595	3,298	44.0	1.1	5.7
28 Koolauloa	4,473	1,801	1,881	48.9	2.0	9.9
29 Kahaluu	4,682	3,154	1,322	70.5	0.7	4.8
30 Kaneohe	11,821	8,051	3,297	70.9	0.9	4.7
31 Kailua	15,280	10,308	4,320	70.5	0.7	4.7
32 Waimanalo	2,792	1,856	801	69.9	0.9	3.0
33 Mokapu	2,388	29	2,303	1.2	-	2.1

Continued on next page.

**Table 21.21-- HOUSING CHARACTERISTICS OF  
OAHU NEIGHBORHOODS: 2000 -- Con.**

Neighborhood Area 1/ (see maps)	Total housing units	Occupied		Home- ownership rate	Vacancy rate	
		Owner	Renter		Home- owner	Rental
34 Makakilo/Kapolei/ Honokai Hale	4,937	3,301	1,288	71.9	2.9	6.9
35 Mililani Mauka-Launani Valley	4,042	3,405	447	88.4	2.2	9.7

1/ Data in this table pertain to neighborhood areas whose boundaries are very close but do not match exactly to the neighborhood board boundaries. Neighborhood Board numbers are displayed next to the Neighborhood Board names.

Source: City and County of Honolulu Planning and Permitting Department, Planning Division, Community Profiles for Neighborhood Areas <<http://honoluludpp.org/planning/demographics/cp-toc.pdf>> accessed June 13, 2002.

**Table 21.22-- VACANCY AND HOMEOWNERSHIP RATES, FOR THE STATE  
AND HONOLULU MSA: 1994 TO 2004**

Year	Rental vacancy rate 1/		Homeowner vacancy rate 1/		Homeownership rate 1/	
	State total	Honolulu MSA 2/	State total	Honolulu MSA 2/	State total	Honolulu MSA 2/
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
2001	8.2	8.0	0.8	0.6	55.5	55.4
2002 3/	7.3	5.5	0.9	1.0	57.9	57.0
2003	8.9	7.0	1.2	0.9	58.3	56.9
2004	7.7	5.8	1.3	1.1	60.6	59.4
Standard error	0.9	0.9	0.3	0.3	1.0	1.1

1/ In 2004, the rental vacancy rate for the entire U.S. was 10.2 and the rental vacancy rate for all U.S. inside metropolitan areas was 10.2; the homeowner vacancy rate for the entire U.S. was 1.7 and the homeowner vacancy rate for all U.S. inside metropolitan areas was 1.7; and the homeownership rate for the entire U.S. was 69.0 and the homeownership rate for all U.S. inside metropolitan areas was 67.3. The metropolitan data for 1994 are based on 1980 metropolitan/nonmetropolitan definitions, while 1995 and later data are based on 1990 metropolitan/nonmetropolitan definitions.

2/ The Honolulu Metropolitan Statistical Area (MSA) consists of the City and County of Honolulu.

3/ Revised dataset.

Source: U.S. Census Bureau, "Housing Vacancies and Homeownership Annual Statistics: 2004" <<http://www.census.gov/hhes/www/housing/hvs/annual04/ann04ind.html>> accessed February 28, 2005.

**Table 21.23-- BUILDING VACANCY RATES FOR COMPETITIVE OFFICE SPACE FOR THE METROPOLITAN HONOLULU OFFICE MARKET, BY SUBMARKET: 1996 TO 2004**

[The Metropolitan Honolulu Office Market survey for 2004 includes 104 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/	1996	1997	1998	1999	2000	2001	2002	2003	2004
Downtown 2/	16.1	15.2	14.2	14.1	12.2	13.5	13.5	13.0	11.6
Suburban 3/	12.9	12.5	14.5	13.7	14.1	13.7	14.8	11.6	10.7

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

**Table 21.24-- STATE GOVERNMENT CAPITAL IMPROVEMENT  
PROJECT EXPENDITURES: 1990 TO 2004**

[In thousands of dollars]

<b>Year</b>	<b>Total expenditures</b>	<b>General obligation bond 1/</b>	<b>Revenue bond 2/</b>	<b>General fund (cash)</b>	<b>Special fund</b>	<b>Federal funds 3/</b>
1990	995,163	248,379	368,502	133,529	79,998	164,755
1991	1,027,189	210,022	326,414	121,108	164,915	204,730
1992	1,323,450	331,720	512,432	138,867	124,605	215,826
1993	1,188,315	472,515	225,431	89,917	147,351	253,101
1994	1,214,487	492,048	327,980	56,662	135,440	202,357
1995	822,327	342,423	77,560	19,672	169,901	212,772
1996	720,580	286,472	66,625	6,719	165,426	195,338
1997	898,496	345,440	220,496	3,181	163,130	166,249
1998	818,181	329,218	199,294	1,963	192,397	95,309
1999	627,360	293,229	35,735	348	212,446	85,602
2000	612,559	295,988	34,114	305	179,336	102,817
2001	611,167	328,885	44,123	331	114,234	123,594
2002	654,804	387,088	45,962	133	123,084	98,538
2003	847,667	416,975	197,475	-	119,653	113,563
2004	400,707	236,176	-67,498	38	92,046	139,944

1/ Consists of general obligation bonds and reimbursable general obligation bonds.

2/ Consists of revenue bonds and special purpose revenue bonds.

3/ Includes special federal aid: interstate, primary, secondary; and federal funds.

Source: Hawaii State Department of Accounting and General Services, records and calculations by the Hawaii State Department of Business, Economic Development & Tourism as cited in DBEDT's *Quarterly Statistical and Economic Report* (2nd Quarter 2005), table E-2  
<[http://www3.hawaii.gov/DBEDT/images/User\\_FilesImages/latestdata/qser/Replacable\\_files/E\\_tables\\_01-16\\_a1680.xls](http://www3.hawaii.gov/DBEDT/images/User_FilesImages/latestdata/qser/Replacable_files/E_tables_01-16_a1680.xls)> accessed June 22, 2005.

**Table 21.25-- HOUSING AND COMMUNITY DEVELOPMENT  
CORPORATION OF HAWAII PUBLIC HOUSING  
OPERATIONS: 2002 TO 2004**

[Fiscal year ending June 30]

Subject	2002	2003	2004
Total units owned by the Housing and Community Development Corporation of Hawaii (HCDCH) on June 30 1/ Occupied	6,262 5,347	6,262 5,427	6,262 5,402
Population in units on June 30 Per occupied unit	13,798 2/ 2.60	14,447 2.70	14,468 2.70
Operating revenues of HCDCH 3/ Gross (\$1,000) Net (\$1,000)	23,699 -1,551	24,867 2,657	24,222 1,857
Operating revenues per unit per month (dollars) 3/	366	384	374
Rent charged per unit per month (dollars) 3/	197	198	209

1/ Federal low-rent, 5,398; State low-rent, 288; State elderly, 576.

2/ Revised from previous *Data Book* .

3/ 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 and Hawaii State Department of Human Services, Housing and Community Development Corporation of Hawaii, records.

**Table 21.26-- CHARACTERISTICS OF THE REAL ESTATE  
SUBSECTOR (NAICS 531): 2002**

[Includes establishments with payroll and subject to federal income tax. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to the 1997 Economic Census]

NAICS code	Kind of business	Estab-lish-ments	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employ-ees 1/
531	Total	1,526	1,657,773	333,457	10,228
5311	Lessors of real estate	633	688,789	86,150	2,582
53111	Lessors of residential buildings & dwellings	327	146,844	22,725	1,063
531110	Lessors of residential bldgs & dwellings	327	146,844	22,725	1,063
5311101	Lessors of apartment buildings	261	126,459	18,602	900
5311109	Lessors of dwell other than apt bldgs	66	20,385	4,123	163
53112	Lessors of nonresidential buildings 2/	248	409,327	48,633	1,133
531120	Lessors of nonresidential buildings 2/	248	409,327	48,633	1,133
5311201	Lessors of professional & other office	111	166,767	20,134	502
5311202	Lessors of manufacture & industrial	34	55,839	5,307	137
5311203	Lessors of shopping ctr & retail stores	80	149,171	18,599	393
5311209	Lessors of other nonres bldgs/facilities	23	37,550	4,593	101
53113	Lessors of miniwarehouse & self-store units	31	26,744	3,429	188
53119	Lessors of other real estate property	27	105,874	11,363	198
5312	Offices of real estate agents and brokers	448	555,125	105,177	3,509
53121	Offices of real estate agents and brokers	448	555,125	105,177	3,509
531210	Offices of real estate agents and brokers	448	555,125	105,177	3,509
5312101	Offices of residential real estate agents and brokers	382	503,520	91,612	3,204
5312109	Offices of nonresidential real estate agents and brokers	66	51,605	13,565	305
5313	Activities related to real estate	445	413,859	142,130	4,137
53131	Real estate property managers	269	328,014	106,052	3,342
531311	Residential property managers	185	133,687	59,834	2,009
531312	Nonresidential property managers	84	194,327	46,218	1,333
53132	Office of real estate appraisers	66	24,575	10,317	232
53139	Other activities related to real estate	110	61,270	25,761	563

1/ Pay period including March 12.

2/ Except miniwarehouses.

Source: U.S. Census Bureau, *2002 Economic Census, Real Estate and Rental and Leasing, Geographic Area Series, Hawaii*, EC02-53A-HI (December 2004), table 1

<<http://www.census.gov/prod/ec02/ec0253ahi.pdf>> accessed January 3, 2005.

**Table 21.27-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531), BY COUNTIES AND SELECTED ISLANDS AND  
CENSUS DESIGNATED PLACES: 2002**

[Includes establishments with payroll and subject to federal income tax. Statistics based on the North American Industry Classification System (NAICS) which replaced the Standard Industrial Classification (SIC) system used in Economic Censuses prior to the 1997 Economic Census]

<b>Geographic area</b>	<b>Establishments (number)</b>	<b>Revenue (\$1,000)</b>	<b>Annual payroll (\$1,000)</b>	<b>Paid employees, pay period including March 12</b>
State total	1,526	1,657,773	333,457	10,228
Hawaii County	184	185,252	44,299	1,220
Hilo	61	27,498	5,170	204
Holualoa	9	(D)	(D)	(1/)
Kailua	42	38,855	14,697	426
Kalaoa	4	(D)	(D)	(1/)
Waikoloa Village	6	(D)	(D)	(1/)
Honolulu County	1,041	1,186,815	232,283	7,070
Aiea	7	3,290	419	16
Halawa	13	(D)	(D)	(2/)
Heeia	4	97	20	5
Honolulu	837	1,002,430	198,584	5,997
Kailua	24	12,145	2,230	58
Kaneohe	14	4,565	504	29
Mililani Town	11	(D)	(D)	(2/)
Pearl City	5	675	147	7
Wahiawa	11	2,601	458	21
Waianae	7	1,919	252	11
Waimalu	34	22,279	6,422	221
Waipahu	17	9,106	1,076	51
Waipio	7	(D)	(D)	(2/)
Kauai County	113	103,413	25,411	931
Kalaheo	5	(D)	(D)	(1/)
Kapaa	13	8,017	1,361	32
Lihue	22	10,197	2,204	78
Wailua Homesteads	6	(D)	(D)	(1/)
Waimea	9	4,714	684	19

Continued on next page.

**Table 21.27-- CHARACTERISTICS OF THE REAL ESTATE SUBSECTOR  
(NAICS 531), BY COUNTIES AND SELECTED ISLANDS AND  
CENSUS DESIGNATED PLACES: 2002 -- Con.**

<b>Geographic area</b>	<b>Establishments (number)</b>	<b>Revenue (\$1,000)</b>	<b>Annual payroll (\$1,000)</b>	<b>Paid employees, pay period including March 12</b>
Maui County	188	182,293	31,464	1,007
Haiku-Pauwela	3	(D)	(D)	(1/)
Kahului	13	62,334	7,273	171
Kaunakakai	2	(D)	(D)	(1/)
Kihei	47	31,848	4,952	163
Lahaina	28	24,154	4,666	121
Makawao	11	4,807	991	23
Napili-Honokowai	15	(D)	(D)	(2/)
Pukalani	4	(D)	(D)	(1/)
Wailea-Makena	11	8,749	1,199	95
Wailuku	30	15,768	3,494	112
Island of Lanai	1	(D)	(D)	(1/)
Island of Molokai (excluding Kaunakakai CDP)	(NA)	(NA)	(NA)	(NA)

D Withheld to avoid disclosing data for individual companies.

NA Not available.

1/ 0 to 19 employees.

2/ 20 to 99 employees.

Source: U.S. Census Bureau, *2002 Economic Census, Real Estate and Rental and Leasing, Geographic Area Series, Hawaii*, EC02-53A-HI (December 2004)

<<http://www.census.gov/prod/ec02/ec0253ahi.pdf>> accessed January 3, 2005.

**Table 21.28-- REAL ESTATE LICENSES, ACTIVE AND INACTIVE, BY TYPE  
OF LICENSE AND LOCATION: APRIL 7, 2005**

[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	12,453	4,309	Oahu	7,392	2,460
			Hawaii	1,799	457
Broker:			Maui	2,143	556
Individual	3,743	531	Kauai	961	291
Corporation or partnership	913	54	Molokai	40	3
Limited liability corporation/ limited liability partnership	275	-	Lanai	14	6
			U.S. mainland	104	516
Salesman	7,522	3,724	Foreign	-	20

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

**Table 21.29-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, FOR OAHU: 1994 TO 2004**

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

<b>Year</b>	<b>Number listed</b>	<b>Number sold</b>	<b>Percent sold</b>	<b>Mean sales price (dollars)</b>
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
2001	12,339	7,953	64.5	265,047
2002	13,967	9,695	69.4	286,594
2003	15,464	11,831	76.5	319,964
2004	17,817	13,110	73.6	388,954

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

**Table 21.30-- MULTIPLE LISTING SERVICE LISTINGS AND SALES, BY TYPE  
OF PROPERTY, FOR OAHU: 2002 TO 2004**

Year and type of property	Number listed	Number sold	Percent sold	Sales price (dollars)	
				Mean	Median
2002					
Total	13,967	9,695	69.4	286,594	(X)
Single family	5,483	3,906	71.2	418,231	335,000
Condominium/cooperative	7,503	5,406	72.1	181,933	152,000
Vacant land	482	220	45.6	338,743	222,500
Multi-family	237	99	41.8	574,500	507,000
Commercial/industrial	163	51	31.3	571,216	400,000
Business opportunities	99	13	13.1	65,769	35,000
2003					
Total	15,464	11,831	76.5	319,964	(X)
Single family	5,868	4,419	75.3	479,377	380,000
Condominium/cooperative	8,598	6,907	80.3	205,165	175,000
Vacant land	503	316	62.8	390,037	259,000
Multi-family	238	121	50.8	677,157	575,000
Commercial/industrial	144	48	33.3	903,460	494,500
Business opportunities	113	20	17.7	74,800	45,000
2004					
Total	17,817	13,110	73.6	388,954	(X)
Single family	6,566	4,702	71.6	591,354	460,000
Condominium/cooperative	10,060	7,888	78.4	251,328	208,500
Vacant land	549	294	53.6	503,369	322,500
Multi-family	318	147	46.2	934,130	725,000
Commercial/industrial	178	61	34.3	809,228	585,000
Business opportunities	146	18	12.3	83,278	53,750

X Not applicable.

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

**Table 21.31-- MULTIPLE LISTING SERVICE SINGLE FAMILY HOUSES SOLD,  
BY SELLING PRICE RANGE, FOR OAHU: 2002 TO 2004**

<b>Selling price range</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
All properties	3,906	4,419	4,702
On leased land	68	63	69
Percent	1.7	1.4	1.5
Less than \$100,000	62	29	20
\$100,000 to \$149,999	125	69	42
\$150,000 to \$199,999	281	182	85
\$200,000 to \$249,999	518	382	144
\$250,000 to \$299,999	598	568	322
\$300,000 to \$349,999	464	636	432
\$350,000 to \$399,999	476	520	611
\$400,000 to \$449,999	300	368	579
\$450,000 to \$499,999	214	347	441
\$500,000 to \$549,999	171	247	327
\$550,000 to \$599,999	148	235	317
\$600,000 to \$649,999	96	123	209
\$650,000 to \$699,999	78	119	221
\$700,000 to \$799,999	115	195	251
\$800,000 to \$899,999	80	99	195
\$900,000 to \$999,999	32	76	97
\$1.0 to \$1.9 million	122	173	310
\$2.0 to \$2.9 million	13	34	57
\$3.0 to \$3.9 million	6	7	22
\$4.0 to \$4.9 million	3	3	11
\$5.0 million or more	4	7	9
Mean value (dollars)	418,231	479,377	591,354
Median value (dollars)	335,000	380,000	460,000

Source: Honolulu Board of Realtors, Research Department, compiled from Multiple Listing Service data.

**Table 21.32-- MULTIPLE LISTING SERVICE CONDOMINIUM AND  
COOPERATIVE UNITS SOLD, BY SELLING PRICE  
RANGE, FOR OAHU: 2002 TO 2004**

Selling price range	2002	2003	2004		
			Total	Fee simple	Leasehold
All properties	5,406	6,907	7,888	6,193	1,695
Less than \$50,000	282	91	49	10	39
\$50,000 to \$74,999	439	333	129	71	58
\$75,000 to \$99,999	552	491	399	222	177
\$100,000 to \$124,999	606	613	556	352	204
\$125,000 to \$149,999	738	959	735	516	219
\$150,000 to \$174,999	585	939	779	613	166
\$175,000 to \$199,999	462	884	1,008	858	150
\$200,000 to \$224,999	343	496	760	643	117
\$225,000 to \$249,999	357	480	661	522	139
\$250,000 to \$274,999	244	349	530	426	104
\$275,000 to \$299,999	180	267	392	330	62
\$300,000 to \$349,999	222	360	545	456	89
\$350,000 to \$399,999	144	225	450	386	64
\$400,000 to \$449,999	68	126	252	223	29
\$450,000 to \$499,999	47	79	174	147	27
\$500,000 to \$599,999	53	89	178	152	26
\$600,000 to \$699,999	32	56	125	112	13
\$700,000 to \$799,999	14	26	69	65	4
\$800,000 to \$899,999	13	4	26	21	5
\$900,000 to \$999,999	5	12	14	14	-
\$1,000,000 or more	20	28	57	54	3
Mean value (dollars)	181,933	205,165	251,328	264,917	201,678
Median value (dollars)	152,000	175,000	208,500	215,000	170,000

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

**Table 21.33-- MULTIPLE LISTING SERVICE, NUMBER OF SINGLE FAMILY AND CONDOMINIUM RESALES, BY ISLAND: 1994 TO 2004**

[Database revised and figures in table reflect the revision]

Category and year	State total	Oahu 1/	Hawaii	Kauai	Maui
<b>SINGLE FAMILY</b>					
1994	3,671	2,150	907	202	412
1995	2,991	1,618	846	154	373
1996	3,283	1,725	910	184	464
1997	3,717	1,993	946	214	564
1998	4,693	2,495	1,171	336	691
1999	5,741	2,860	1,445	433	1,003
2000	6,220	3,156	1,540	515	1,009
2001	6,555	3,420	1,652	454	1,029
2002	7,382	3,892	1,928	537	1,025
2003	8,893	4,487	2,301	677	1,428
2004	9,376	4,760	2,667	694	1,255
<b>CONDOMINIUM</b>					
1994	4,395	3,322	317	143	613
1995	3,159	2,195	290	102	572
1996	3,120	1,969	415	134	602
1997	3,527	2,055	460	145	867
1998	4,725	2,892	506	270	1,057
1999	6,002	3,595	580	402	1,425
2000	6,861	4,176	668	418	1,599
2001	6,607	4,272	569	359	1,407
2002	8,303	5,425	707	472	1,699
2003	10,632	7,130	946	537	2,019
2004	11,895	8,361	1,066	517	1,951

1/ May differ from Honolulu Board of Realtors data used in other *Data Book* tables.

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

**Table 21.34-- MULTIPLE LISTING SERVICE, MEDIAN SALES PRICE OF SINGLE FAMILY AND CONDOMINIUM REALES, BY ISLAND: 1994 TO 2004**

[Database revised and figures in table reflect the revision. In dollars]

Category and year	State 1/	Oahu 2/	Hawaii	Kauai	Maui
SINGLE FAMILY					
1994	305,000	360,000	165,000	243,200	273,500
1995	286,000	349,000	155,000	245,000	272,000
1996	270,000	334,000	165,000	220,000	262,250
1997	257,500	305,000	155,000	223,000	251,000
1998	250,000	298,000	158,000	230,000	254,000
1999	250,000	290,000	160,000	237,500	250,000
2000	260,000	298,000	175,000	255,000	275,000
2001	270,000	300,000	189,000	287,000	297,500
2002	310,000	335,000	193,750	328,000	375,000
2003	360,000	385,000	235,000	365,750	440,000
2004	440,000	465,000	295,000	499,500	560,000
CONDOMINIUM					
1994	185,500	190,000	125,000	139,000	170,000
1995	175,000	182,000	120,000	142,250	160,000
1996	165,000	173,000	127,000	149,000	170,000
1997	145,000	150,000	122,000	120,000	150,000
1998	138,000	133,000	119,500	128,000	161,000
1999	137,500	125,000	135,000	120,000	165,000
2000	140,000	125,000	133,250	150,000	195,000
2001	145,000	133,000	136,000	162,500	197,000
2002	165,000	153,000	166,000	210,000	207,000
2003	185,000	175,000	182,450	287,000	241,000
2004	233,000	210,000	275,000	380,000	310,000

1/ Differs from previous Data Book tables. Medians were recalculated and are no longer weighted figures.

2/ May differ from Honolulu Board of Realtors data used in other *Data Book* tables.

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

**Table 21.35- NUMBER OF DEEDS FILED AND RECORDED AND APPROXIMATE VALUE OF LAND CONVEYED: 1999 TO 2003**

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

<b>Subject</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Number of deeds filed and recorded	76,331	80,001	83,229	91,723	110,922
Approximate value of land conveyed (\$1,000)	8,311,047	9,689,367	10,167,267	10,811,198	15,643,941

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

**Table 21.36-- APPROXIMATE VALUE OF LAND TRANSFERS,  
BY COUNTIES: 2001 TO 2003**

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

<b>County</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
State total	10,167,267,210	10,811,198,328	15,643,941,120
Honolulu	5,447,027,600	5,783,194,600	8,605,069,820
Maui	2,131,622,500	2,164,630,528	3,687,957,300
Hawaii	1,786,101,410	2,053,320,600	2,269,634,700
Kauai	802,515,700	810,052,600	1,081,279,300

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

**Table 21.37-- FORECLOSURE FILINGS, BY JUDICIAL CIRCUIT:  
1999 TO 2004**

<b>Year</b>	<b>State total</b>	<b>First Circuit 1/</b>	<b>Second Circuit 2/</b>	<b>Third Circuit 3/</b>	<b>Fifth Circuit 4/</b>
1999	2,934	2,135	324	339	136
2000	2,153	1,591	228	251	83
2001	1,913	1,390	197	246	80
2002	948	624	110	151	63
2003	621	396	78	112	35
2004	437	283	51	80	23

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 21.38-- ELEVATORS, ESCALATORS, AND SIMILAR FACILITIES:  
DECEMBER 31, 2004**

Facility	State total	Oahu	Hawaii		Maui	Molo-kai	Lanai	Kauai
			Hilo	Kona				
Total	6,377	5,012	194	271	628	4	22	246
Elevators	5,237	4,082	139	247	538	1	20	210
Hydro (Under 9 stories)	1,764	1,143	78	142	250	1	9	141
Roped:	3,473	2,939	61	105	288	-	11	69
Under 9 stories	1,625	1,183	50	105	222	-	11	54
9 to 18 stories	1,142	1,050	11	-	66	-	-	15
19 to 28 stories	404	404	-	-	-	-	-	-
29 to 38 stories	214	214	-	-	-	-	-	-
39 stories or more	88	88	-	-	-	-	-	-
Escalators & moving walks/ speed ramps	430	405	6	-	17	-	-	2
Inclined lifts	11	4	3	1	-	-	1	2
Private industrial elevators	29	2	2	4	13	-	-	8
Manlifts	8	8	-	-	-	-	-	-
Handicap/chairlifts	323	229	27	17	30	3	1	16
Dumbwaiters	339	282	17	2	30	-	-	8

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

**Table 21.39-- TALLEST STRUCTURES, BY ISLANDS: MARCH 2005**

Island and structure	Location	Year completed	Height	
			Stories	Feet
BUILDINGS 1/				
Hawaii: Bayshore Towers	Hilo	1970	15	135
Maui: The Whaler	Kaanapali	1975	12	170
Lanai: Manele Hotel	Hulopoe Bay	1991	3	48
Molokai: Molokai Light Station	Kalaupapa	1909	(NA)	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	(X)	625
Maui: KMVI Radio Tower	Wailuku	1992	(X)	455
Lanai: Storage tanks	Manele Harbor	(NA)	(X)	50
Molokai: KAIM Radio Tower	Kalua Koi	1981	(X)	410
Oahu: VLF Antenna	Lualualei	1972	(X)	1,503
Kauai: Communication Engineers Tower	Mana	1964	(X)	400

NA Not available.

X Not applicable.

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

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