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HAWAI'I HOUSING PLANNING STUDY, 2019

INVENTORY REPORT

Prepared for the Hawai'i Housing Finance and Development Corporation

February, 2020



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February 21, 2020

Ms. Janice Takahashi
Chief Planner
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Suite 300
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Aloha!

This is the work product for the Housing Inventory component of the Hawai'i Housing Planning Study 2019

We hope the results are useful to you. This report focuses on the state as a whole. In the final reports, the text is written to fit each County and the State.

Please call if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'James E. Dannemiller'. The signature is fluid and cursive, with a large initial 'J' and 'D'.

James E. Dannemiller
Executive Vice President

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EXECUTIVE SUMMARY

The Inventory Report is a vital component of the Hawai'i Housing Planning Study (HHPS). The number and types of housing units in the housing stock is a direct result of Hawai'i's housing production and consumption activity in the past. Details of the inventory should be consistent with housing plans and policies in the present. Understanding the changes in the stock is the basis for housing forecasting and for housing planning in the future.

Mirroring the population distribution and consistent with the findings of HHPS 2016, we find in 2017 that 65 percent of the state's 532,880 housing units were located in the City and County of Honolulu (344,713 units). Roughly 16 percent of units were in the County of Hawai'i (85,934 units) and 13 percent are in Maui County (71,747 units). The remaining 30,486 housing units were in the County of Kaua'i. Since 2010, the total housing stock for the state has increased by 2.57 percent (13,372 units). This is an average annual percent increase of 0.37 percent. Newly added units were mostly single family and condominium units.

According to the HHPS inventory data, over 62 percent of housing units statewide were single-family dwellings. Hawai'i's housing units have a median age of 44 years¹. Single-family dwellings tend to be slightly older than condominium units. As is true for all island communities, space is a limited resource and periods of high demand tend to favor the production of smaller units.

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. This distinction is supported by the statewide median home value of \$689,000 in 2018. The median price varies notably by County, with Honolulu topping the list at \$790,000. Maui and Kaua'i Counties were similarly high, with median home values of \$700,000 and \$710,000, respectively. The median home value for the County of Hawai'i was notably lower at \$360,000.

Median prices for condominium units in the State of Hawai'i were also up in 2018. The highest median price for condominium units was in Kaua'i County (\$500,000), followed by Maui County (\$461,000). On O'ahu, the median price for 2018 was \$421,000, and Hawai'i County had a median of \$350,000. Interestingly, the median price for condominiums was higher than for single-family homes in Hawai'i County.

In recent years, the number of sources of housing data and the level of detail available on housing has increased dramatically. The 2000 Decennial Census captured housing data in significantly greater detail and the American Community Survey (ACS) now provides information on housing stock for states and counties on an annual basis. As in HHPS 2015, in this iteration of the study we rely most heavily on ACS data for the past several years.

¹ Calculated from Table IA-11 in the Appendix.

INTRODUCTION

The objective of the Housing inventory component of the Hawai'i Housing Planning Study (HHPS) is to establish the total number of housing units in the State of Hawai'i. Based on that number of units, we then develop an estimate of the number of housing units available to the housing market. This information, when compared to the total number of households statewide, allows us to quantify unmet housing demand.

When the HHPS was first conducted in 1992, the primary Source of data on Hawai'i's housing stock was the U.S. Census Bureau's Decennial Census. The Census provided insufficient data to describe the Hawai'i housing stock as we would have liked, and the data were not available for intercensal years. The initial HHPS was therefore designed to begin with an inventory intended to provide intercensal estimates of the number and types of units in the state's housing stock. Data were drawn primarily from tax records and later augmented by additional information provided by the Hawai'i Information Service. The housing counts were used in developing a housing model to project housing need. A narrative was included to describe housing unit type, tenure, ownership, age, number of bedrooms, interior area, land area, assessed value, and out-of-state ownership.

In recent years, the number of sources of housing data and the level of detail available on housing has increased dramatically. The 2000 Decennial Census captured housing data in significantly greater detail and the American Community Survey (ACS) now provides information on housing stock for states and counties on an annual basis.

The 2019 study is the third iteration of HHPS in which we move from the TMK-based inventory toward a more ACS-focused study. Using inventory data, we attempt to estimate the number of housing units available to the residential housing market in Hawai'i. In early studies, we relied on the number of occupied units as our best estimate of the number of units available. The ability to estimate available units directly will support a more detailed and effective analysis of housing data and housing planning decisions.

The remainder of the report presents data extracted from the inventory process. We begin with a brief description of the current housing stock, its characteristics, and changes that occurred since 2016. We then move to a section on housing trends, in which we review the long-term changes in housing stock since 1990, with an emphasis on the new data available from ACS since 2002. We close with a short piece on "Next Steps," in which we cover the plans for inventory data in the remaining phases of HHPS 2019 and the implications for planning in Hawai'i.

Several charts and tables appear in the text of this report. Other data are presented in the Appendix. As noted, these data will also be included in subsequent sections of the final report and are the foundation of the housing model used to estimate needed units. A more detailed description of methods used to prepare the inventory data will be included in the Technical Report.

In building inventories for the past two decades, we have relied on past inventories (TMK data) and the new data sources (U.S. Census). This study, therefore, lays the groundwork for developing a comprehensive set of time series data that will help us provide accurate data on past housing market performance, understand current housing stock, and forecast future housing needs.

CURRENT HOUSING STOCK

As in the past, HHPS inventory data provide a detailed description of current housing stock, as well as recent changes in the make-up of that stock and the longer-range trends in its composition. Specifically, the inventory data cover housing types, tenures, ages, sizes, and other descriptors to support housing analyses, and we can continue to extract fundamental descriptions of the stock in narrative form.

Presented below is a summary of the current housing inventory for the State of Hawai'i and its counties, as well as an examination of housing trends during the past 20 years. This data is compiled from various sources, including the Decennial Census, American Community Survey, and DBEDT Data Book Time Series.

SOURCES OF INVENTORY DATA

In the HHPS projects between 1992 and 2011, the Source for the inventory data was the Hawai'i Tax Map Key (TMK) system. In constructing the inventory portion of each study, SMS first eliminated units that are not available to the housing market. In the TMK system, that meant excluding properties with a PITT code of 700 -- mostly hotels, timeshares, and a few temporary visitor rentals (TVRs) that are identified. In this process, we used the U.S. Census count of total housing units as our comparison source. From the Census total housing units count,² we eliminated units held for seasonal or occasional use and those for held for migrant workers. The remaining available units were roughly equal to the total TMK units minus PITT Code 700 units

As the American Community Survey (ACS) data became more thorough and detailed, the decision was made in 2015 to transition to using ACS data for the housing inventory. ACS data was utilized for the present housing inventory study, as well.

² Obtained from the American FactFinder website.

STATE OF HAWAI'I

According to the U.S. Census Bureau, there were 532,880³ housing units in the State of Hawai'i in 2017. The total number of occupied housing units was 455,502. The total number of housing units available to the residential housing market, or "available units" would necessarily lie between those two numbers. Not all housing units are available to the market, and not all available units are occupied at any given time.⁴ The 2017 HHPS housing study shows that an estimated 481,954 units were available and included in "housing stock" in 2017.

TABLE 1. TOTAL HOUSING UNITS, STATE AND COUNTIES OF HAWAI'I, 1990-2017

	State of Hawai'i	Counties			
		Honolulu	Hawai'i	Maui	Kaua'i
1990	389,810	281,683	48,253	42,261	17,613
1992	411,494	290,571	49,394	51,578	19,951
1997	449,385	311,398	59,098	54,321	24,568
1999	456,091	314,448	61,108	55,475	25,060
2000	460,542	315,988	62,674	56,549	25,331
2003	477,660	322,844	68,260	59,858	26,698
2004	484,068	325,775	70,122	61,018	27,153
2005	491,071	329,300	71,984	62,178	27,609
2006	500,021	332,718	75,185	63,610	28,508
2010	519,115	337,030	82,535	70,510	29,040
2014	524,852	339,830	83,904	71,006	30,112
2015	527,388	341,337	84,656	71,157	30,238
2017	532,880	344,713	85,934	71,747	30,486
Average Annual % Increase					
1990-2000	1.81%	1.22%	2.99%	3.38%	4.38%
2000-2003	1.24%	0.72%	2.97%	1.95%	1.80%
2003-2006	1.56%	1.02%	3.38%	2.09%	2.26%
2006-2010	0.95%	0.32%	2.44%	2.71%	0.47%
2010-2015	0.32%	0.26%	0.51%	0.18%	0.83%
2015-2017	0.52%	0.49%	0.75%	0.41%	0.41%

Source. Decennial Census 1990 & 2000; HHPS 1992 & 1997; ACS 1-year estimates

Housing units in the State of Hawai'i are divided among the counties in proportion to county populations. Mirroring the population distribution, we find in 2017 that 344,713 (65%) of the state's housing units was located in the City and County of Honolulu; 85,934 units (16%) were located in the County of Hawai'i; 71,747 units (13%) were situated on the three islands of Maui County; and the remaining 30,486 units (6%) were found in the County of Kaua'i.

³ American Community Survey, 5-year estimates 2017.

⁴ We will elaborate on this point in the next section of the report.

According to the 2017 ACS, over 62 percent of housing units statewide were single-family dwellings. Multi-family, military, student, and cooperative housing made up the rest of the state's housing units.

Housing Stock

The 532,880 housing units counted in the 2017 HHPS Inventory Study was up from 527,388 in 2015. That represents an average annual growth rate of 0.35 percent per year. This growth rate was higher than double the 0.28 average annual percent increase between 2010 and 2015, but notably lower than the 1.56 percent annual growth rate between 2003 and 2006.

The inventory rose by just 5,492 housing units in the three years since the last HHPS. The new stock included 3,529 single-family units and 1,963 multi-family units. The average annual growth rate for single-family units was 0.36 percent per year and about 0.33 percent per year for multi-family units.

Other Housing Characteristics

Hawai'i's homeownership rate has been relatively stable in recent years. The percent of owner-occupied units in the inventory was 58.1 percent in 2017. This was a bit lower than 58.7 percent in 2015, but lower than the 59.3 percent in 2010 and 59.5 percent in 2006. The differences were minimal, however. The national homeownership rate in 2017 was 60.7 percent, rising for the first time since 2004.

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. This distinction is supported by the statewide median home value of \$600,000 in 2018. Compare that with median prices of \$1.2 million in San Jose-Sunnyvale-Santa Clara, \$780,000 in Anaheim-Santa Anna-Irvine, \$452,900 in Boston, \$404,300 in the New York area, and \$406,700 in Washington D.C. The national median for single-family homes was \$248,800 for 2017,⁵ and you could buy the same house in Decatur, Illinois, for about \$94,400.

The median price for a single-family unit varied notably by County, with Honolulu topping the list at \$790,000. Maui and Kaua'i County prices were similarly high, with median home values of \$700,000 and \$710,000, respectively. The median home value for the County of Hawai'i was notably lower at \$360,000.

Median prices for condominium units in the State of Hawai'i were also up in 2018. The highest median price for condominium units was in Kaua'i County (\$500,000), followed by Maui County (\$461,000). On O'ahu, the median price for 2018 was \$421,000, and Hawai'i County had a median of \$350,000. Interestingly, the median price for condominiums was higher than for single-family homes in Hawai'i County.

⁵ National Association of Realtors.

Hawai'i's units are generally mature, but not old, with an median age of 35 years for single-family units and 29 years for condominium units. As is true for all island communities, space is a limited resource, and periods of high demand tend to favor the production of smaller units.

CITY AND COUNTY OF HONOLULU

According to the Census Bureau, there were 344,713 housing units in the City and County of Honolulu in 2017. The total number of occupied housing units was 311,488. The total number of housing units available to the residential housing market (housing stock) would be between those two numbers. The 2019 HHPS housing inventory shows that an estimated 322,157 units were available in 2017.

The City and County of Honolulu housing inventory rose by 3,474 housing units between 2015 and 2017. O'ahu's new stock included 2,209 single-family units and 1,265 multi-family units. The average annual growth rate for single-family units was 0.38 percent per year (vs. 0.86% per year from 2010 to 2015) and about 0.28 percent per year for multi-family units (vs. -0.19% per year from 2010 to 2015).

Housing Stock

O'ahu's housing stock stood at 322,157 in 2017. That was up from 320,916 housing units in 2015 and 315,832 in 2010. The average annual growth rate was the second-highest among the counties at 0.13 percent per annum since 2015.

Other Housing Characteristics

Approximately 55.6 percent of occupied housing units in the City and County of Honolulu were owner-occupied in 2017. Honolulu's homes were the oldest in the state, with an average of 42 years.

COUNTY OF HAWAI'I

According to the Census Bureau, there were an estimated 85,934 housing units in Hawai'i County in 2017. Between 2015 and 2017, total housing units rose by 1,278 units for a three-year growth rate of 1.5 percent. In 2017, 1,323 new single-family units had been added, but 45 multi-family units were lost. The average annual growth rate for single-family units was 0.64 percent per year (vs. 1.86% per year from 2010 to 2015) and about -0.09 percent per year for multi-family units (vs. -1.11% per year from 2010 to 2015).

Housing Stock

Hawai'i County's housing stock numbered 72,277 housing units in 2017, which represented 84.1 percent of the total housing units. That was up from 70,506 housing units in 2015 (83.3%) and 68,750 in 2010 (83.4%). The average annual growth rate for Hawai'i County's housing stock was 0.84 percent from 2015 to 2017. This was up from a 0.51 percent average annual increase from 2010 to 2015.

Other Housing Characteristics

Approximately two-thirds (67%) of occupied housing units in the County of Hawai'i were owner-occupied in 2017.

COUNTY OF MAUI

The Census Bureau counted 71,747 housing units in the County in 2017, up from 71,157 in 2015 and 70,510 in 2010. The total number of occupied housing units was 54,387.

Single family dwellings accounted for over 62 percent (62.6%) of the housing units in Maui County in 2017. There were about 26,831 multi-family units (37.4%), giving the county a second-place ranking in percentage of multi-family units behind Honolulu (43.7%).

The County of Maui housing inventory increased by 590 housing units in the three years since 2015. The County lost 245 single-family units during this period and added 835 multi-family housing units. The average annual growth rate for single family units was -0.18 percent and for multi-family units was 1.07 percent per year.

Housing Stock

HHPS data indicate that Maui County's housing stock numbered 62,689 housing units in 2017. That was up from 61,578 in 2015 and 59,908 in 2010. The average annual growth rate for Maui County's housing stock was 0.6 percent between 2015 and 2017. This annual growth rate was a slight increase over the average annual increase of 0.56 percent between 2010 and 2015.

Other Housing Characteristics

In 2017, about 59.3 percent of housing units in the County of Maui were owner-occupied.

COUNTY OF KAUA'I

The Census Bureau counted 30,486 housing units in the County of Kaua'i in 2017. The total number of occupied housing units was 22,565, or 74 percent of all housing units on the island. Single-family homes accounted for almost three-quarters (74.1%) of all housing in the County of Kaua'i.

The County of Kaua'i's housing inventory rose by 248 units in the three years between 2015 and 2017, inclusive. The number of single-family units went up by 296, but the multi-family inventory decreased by about 45 units.

Housing Stock

The total number of housing units available to the residential housing market (housing stock) was 24,860 in 2017. These units account for 81.6 percent of the County's total housing inventory. The remainder were vacant but unavailable for use by Kaua'i residents.

While the housing stock in the County of Kaua'i had increased by 1,170 units between 2010 and 2015, it decreased by 256 units from 2015 to 2017. That happened because the number of vacant and unavailable units (Seasonal use, migrant use, and other vacant) increased by 504 units, almost ten percent (9.8) in three years.

Historically, although Kaua'i's housing stock growth pattern has been similar to those of other islands, its growth rate has been consistently the lowest among the Neighbor Island Counties. Like the other counties, Kaua'i's inventory growth rate remains relatively constant over time. The County has had relatively stable rates of supply regardless of how demand might change.

Other Housing Characteristics

Roughly 63.0 percent of occupied housing units in the County of Kaua'i were owner-occupied in 2017 (14,214).

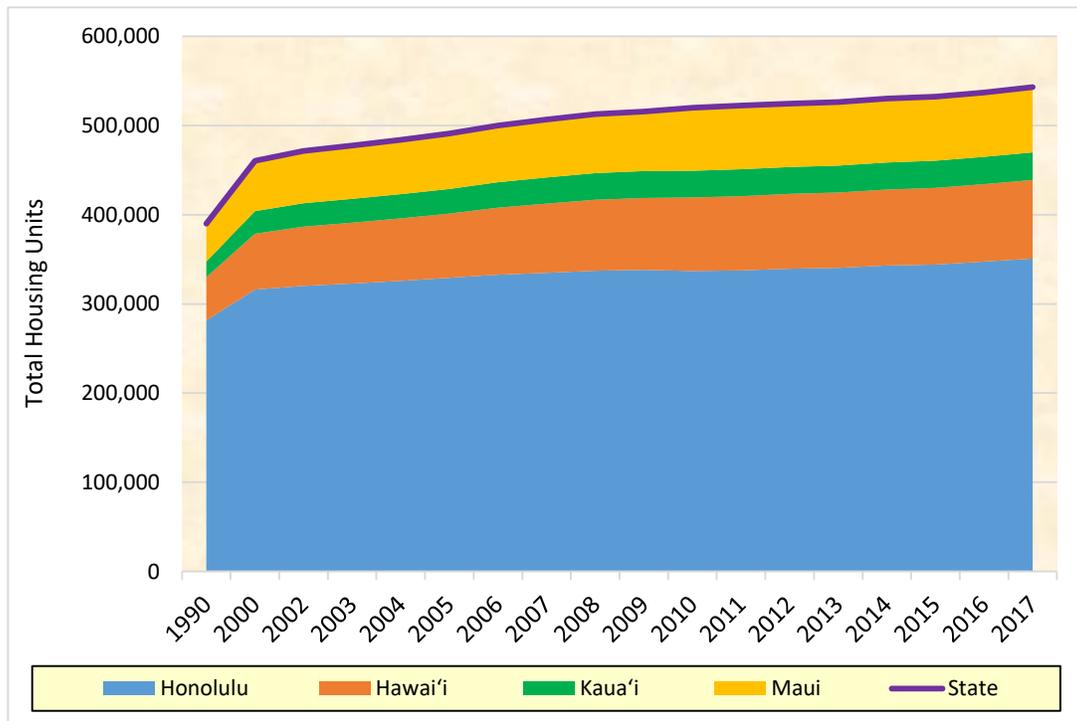
HOUSING TRENDS

Here we turn to the long-range view of Hawai'i housing estimates. This view is a critical element, both in understanding Hawai'i's housing trends but also in planning for future housing needs.

TOTAL HOUSING UNITS

The total number of housing units in Hawai'i, regardless of their current use or availability to solve housing problems, has not been an issue in Housing Policy Studies of the past. The special-purpose inventories attempted to gather data only on the units that could be identified as being "in the market." Total housing units includes all residential units, including visitor condominiums, bed-and-breakfast units, temporary visitor rentals, migrant worker housing, residential institutions, and others. Typically, the Census begins with total units, then classifies those as occupied or vacant, and then by types of occupied and vacant residential units. Figure 1 shows a modeled set of total housing units figures taken from the Census in 1990 and 2000 and from the American Community Survey from 2002 through 2017.

Figure 1: Total Housing Units, 1990-2017

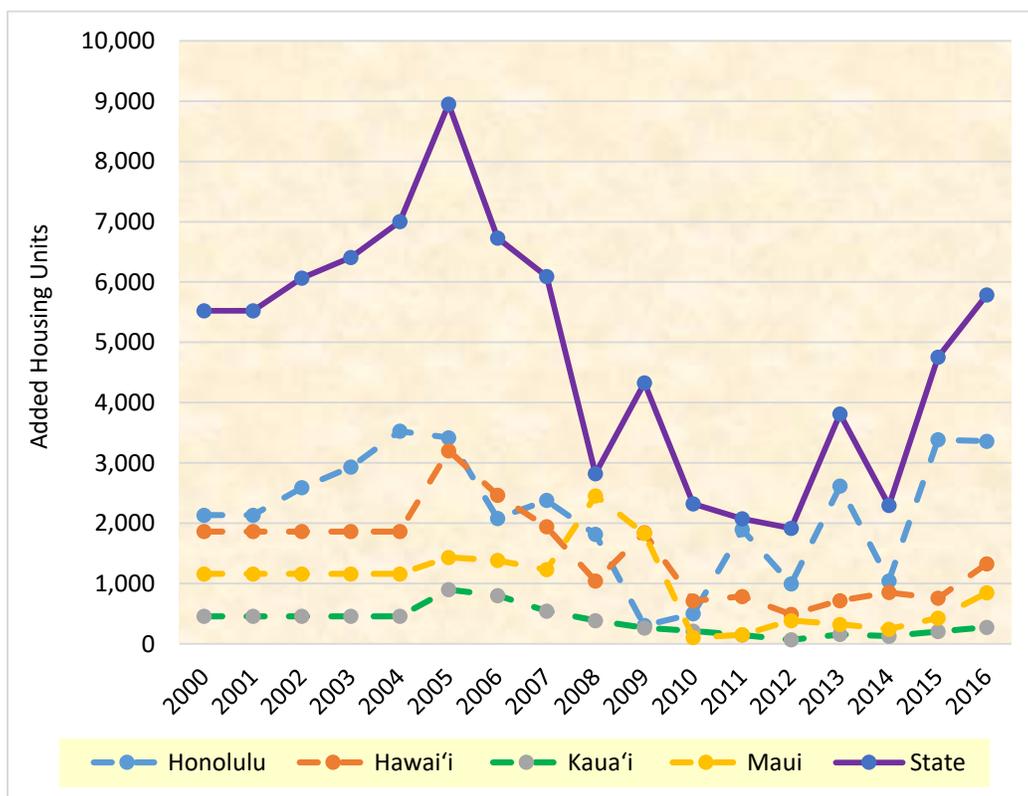


Source. Decennial Census 1990, 2000; ACS 1-year estimates 2002-2017.

The results are as expected. The total number of residential units in the state grew by about 18 percent in the nineties and then by another 13 percent in the following decade. While the growth rate for the nineties can only be spread linearly across that decade, ACS data allow us to see the pattern of growth between 2000 and 2010. It grew slowly in the first couple of years, accelerated between 2003 and 2006, and then slowed again in the last three years of the decade. Between 2010 and 2015, we saw continued slow growth with an average annual growth rate of 0.5 percent. From 2015 to 2017, however, the average annual growth rate had increased to nearly one percent (0.99%).

If we look at the number of units added each year, we get a better idea of how Hawai'i's housing stock grew. ACS data allow us to estimate that pattern for the last decade and a half. Figure 2 shows added units for each of Hawai'i's four counties for the last 16 years.

Figure 2: Total Housing Units, New Units Added, 2000-2016



Source. Decennial Census 2000; ACS 1-year estimates 2002-2016; 2001 estimated

Across the state, these data show that the housing stock grew rapidly from about 2000 to 2007, and then slowed considerably until 2013. The number of units added in the past several years suggests the beginning of an upward trend.

Figure 2 also suggests that the peak period for housing stock growth differed among the counties. Honolulu added the most housing units around 2004-2005. Hawai'i and Kaua'i Counties peaked in 2005-2006, and Maui County saw the highest number of added housing units in 2008-2009.

OTHER ESTIMATES

ACS data also allow us to estimate total occupied housing units and units added each year. Occupied housing units are defined as total housing units minus vacant housing units. The data in the Appendix Tables IA-1 through IA-5 suggest that ACS may have been under-counting vacancies in the first few years of the survey, but the counts from 2006 to date have remained relatively consistent.

Vacancy rates reported by the Census indicated very little change over the past nine years. The percentage of vacant housing units for the State of Hawai'i ranged from a low of 13.5 percent in 2009 to a high of 14.6 percent in 2015. The percentage of vacant housing units nationwide between 2009 and 2017 ranged from 12.4 to 13.1.

APPENDIX

TABLE IA-1: STATE OF HAWAII, HOUSING UNIT INVENTORY, 1990-2017

	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010	ACS 2010	ACS 2015	ACS 2017
Total Housing Units	389,810	460,542	471,594	477,659	484,068	491,071	500,021	506,751	512,842	515,663	519,508	519,115	527,388	532,880
Occupied	356,267	403,125	414,400	421,544	426,941	430,007	432,632	439,685	437,105	446,136	455,269	441,454	450,572	455,502
Vacant	33,543	57,417	57,194	56,115	57,127	61,064	67,389	67,066	75,737	69,527	64,239	77,661	76,816	77,378
Total Occupied	356,267	403,125	414,400	421,544	426,941	430,007	432,632	439,685	437,105	446,136	455,269	442,200	450,572	455,502
Owner occupied	191,911	227,783	223,954	239,392	253,098	256,578	257,599	261,918	258,365	252,881	262,681	262,419	256,389	264,622
Renter occupied	164,356	175,342	190,446	182,152	173,843	173,429	175,033	177,767	178,740	193,255	192,588	179,781	194,183	190,880
Total Vacant	33,543	57,417	57,194	56,116	57,127	61,064	67,389	67,066	75,737	69,527	64,239	77,661	76,816	77,378
For rent	5,861	15,682	4,785	4,421	5,032	8,631	11,358	19,760	20,137	22,965	16,441	18,559	19,261	19,366
Rented, not occupied						1,891	1,170	2,191	2,751	529	954	2,900	2,279	2,065
For sale only	734	4,368	2,388	654	1,102	2,366	2,871	3,275	6,404	3,637	4,277	6,297	3,802	3,087
Sold, not occupied						2,030	2,588	2,435	2,009	702	1,151	1,207	2,264	1,934
Rented or sold, not occupied		2,948	1,647	2,202	1,929									
For seasonal, recreational, or occ. use	4,418	26,924	9,122	8,538	8,692	31,583	33,334	26,742	30,382	29,087	30,079	34,215	33,538	34,149
For migrant workers		48				67	161	27	83	562	117	156	82	133
Other vacant	5,366	7,275	9,699	9,826	8,974	14,496	15,907	12,636	13,971	12,045	11,151	143,427	15,590	16,644
Total Available Housing Units^A	362,862	426,123	423,220	428,821	435,004	444,925	450,619	467,346	468,406	473,969	478,092	470,417	478,178	481,954
Total Housing Units	389,810	460,542	471,594	477,659	484,068	491,071	500,021	506,751	512,842	515,663	519,508	519,115	527,388	532,880
Single Family	237,101	277,865	159,314	158,916	154,750	259,439	268,431	272,642	269,686	270,772		314,265	327,931	331,460
Multi-Family ^B	152,709	182,677	312,280	318,743	329,318	231,632	231,590	234,109	243,156	244,891		204,850	199,457	201,420
Total Population in Occupied Housing Units	1,070,512	1,175,776	864,556	872,037	868,751	1,238,158	1,247,951	1,247,553	1,253,999	1,260,211	1,317,334	1,291,673	1,362,527	1,377,486
Owner occupied	613,096	709,208	497,423	505,333	536,261	779,683	783,399	782,016	766,797	757,819	793,159	805,087	812,542	833,481
Renter occupied	457,416	466,568	367,133	366,704	332,490	458,475	464,552	465,537	487,202	502,392	524,175	486,586	549,985	544,005

Source. Decennial Census 1990, 2000, 2010; ACS 1-year estimates 2002-2017.

^A. Available Units, or Housing Stock, are housing units available to the residential housing market, whether occupied or vacant, excluding seasonal, migrant, and other vacant units.

^B. May include mobile homes, boats, RVs, vans, etc.

TABLE IA-2: CITY AND COUNTY OF HONOLULU HOUSING UNIT INVENTORY, 1990-2017

	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010	ACS 2010	ACS 2015	ACS 2017
Total Housing Units	281,683	315,988	320,256	322,844	325,775	329,300	332,718	334,799	337,177	338,119	336,899	337,030	341,337	344,713
Occupied	265,304	286,450	292,615	297,204	300,046	300,557	299,217	304,611	302,861	309,896	311,047	304,827	309,656	311,488
Vacant	16,379	29,538	27,641	25,640	25,729	28,743	33,501	30,188	34,316	28,223	25,852	29,985	31,681	33,225
Total Occupied	265,304	286,450	292,615	297,204	300,046	300,557	299,217	304,611	302,861	309,896	311,047	304,827	309,656	311,488
Owner occupied	137,910	156,233	158,138	161,163	171,755	173,182	173,806	173,715	176,148	169,532	174,387	175,554	168,553	173,234
Renter occupied	127,394	130,217	134,477	136,041	128,291	127,375	125,411	130,896	126,713	140,364	136,660	129,273	141,103	138,254
Total Vacant	16,379	29,538	27,641	25,640	25,729	28,743	33,501	30,188	34,316	28,223	25,852	29,985	31,681	33,225
For rent	5,861	12,286	4,785	4,421	5,032	5,701	6,245	7,440	5,718	7,670	7,026	6,639	7,325	7,406
Rented, not occupied						1,016	652	1,227	1,560	434	398	1,135	1,335	1,287
For sale only	734	3,007	2,388	654	1,102	1,023	1,606	2,004	3,799	1,730	1,585	2,033	1,894	1,274
Sold, not occupied						1,446	2,126	1,249	1,515	513	470	1,198	760	701
Rented or sold, not occupied		1,885	1,647	2,202	1,929									
Seasonal, recreational, or occ. use	4,418	7,682	9,122	8,538	8,692	10,126	13,582	10,389	12,873	10,679	9,782	11,190	11,810	13,660
For migrant workers		16				33						21	13	58,034104
Other vacant	5,366	4,662	9,699	9,825	8,974	9,398	9,290	7,879	8,851	7,197	6,592	7,769	8,500	8,838
Total Available Housing Units^A	265,304	303,628	301,435	304,481	308,109	309,743	309,846	316,531	315,453	320,243	320,525	315,832	320,970	322,157
Total Housing Units	281,683	315,988	320,256	322,844	325,775	329,300	332,718	334,799	337,177	338,119	336,899	337,030	341,337	344,713
Single Family	155,209	172,985	167,716	171,328	170,652	176,872	180,826	184,280	180,220	182,904		183,882	191,772	193,981
Multi-Family ^B	126,474	143,003	152,540	151,517	155,123	152,428	151,892	150,519	156,957	155,215		150,930	149,565	150,732
Total Population in Occupied Housing U	802,338	845,339	864,556	872,037	868,751	873,177	877,485	876,815	877,361	879,215	917,907	902,832	947,019	952,713
Owner occupied	445,882	494,052	497,423	505,333	536,261	536,836	539,882	529,943	529,061	517,032	541,892	550,657	547,362	560,675
Renter occupied	356,456	351,287	367,133	366,704	332,490	336,341	337,603	346,872	348,300	362,183	376,015	352,175	399,657	392,038

Source. Decennial Census 1990, 2000, 2010; ACS 1-year estimates 2002-2017.

^A. Available Units, or Housing Stock, are housing units available to the residential housing market, whether occupied or vacant, excluding seasonal, migrant, and other vacant units.

^B. May include mobile homes, boats, RVs, vans, etc.

Grey=data not available

TABLE IA-3: MAUI COUNTY HOUSING INVENTORY, 1990-2017

	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010	ACS 2010	ACS 2015	ACS 2017
Total Housing Units	42,261	56,377	58,697	59,858	61,018	62,178	63,610	64,993	66,224	66,679	70,379	70,510	71,157	71,747
Occupied	33,207	43,507	45,461	46,439	47,416	48,393	47,540	50,568	48,950	48,326	53,886	51,281	53,463	54,387
Vacant	9,054	12,870	13,236	13,419	13,602	13,785	16,070	14,425	17,274	18,353	16,493	17,136	17,694	17,360
Total Occupied	33,207	43,507	45,461	46,439	47,416	48,393	47,540	50,568	48,950	48,326	53,886	51,281	53,463	54,387
Owner occupied	19,083	25,018		27,017	27,688	28,476	28,300	30,749	28,157	27,831	30,055	30,167	30,824	32,227
Renter occupied	14,124	18,489		19,422	19,728	19,917	19,240	19,819	20,793	20,495	23,831	21,114	22,639	22,160
Total Vacant	9,054	12,870	13,236	13,419	13,602	13,785	16,070	14,425	17,274	18,353	16,493	17,136	17,694	17,360
For rent		1,445				650	3,156	8,485	8,525	9,685	3,499	7,526	7,264	7,577
Rented, not occupied						15	147	119	286	77	167	245	255	235
For sale only		362				232	465	318	665	334	747	635	248	364
Sold, not occupied						127	257	411	419		166	221	348	125
Rented or sold, not occupied		484												
For seasonal, recreational, or occasional use		9,738				11,093	9,122	3,821	5,541	5,661	9,956	6,379	6,955	6,799
For migrant workers						34	47			547		120	3	5
Other vacant		841				1,634	2,876	1,271	1,838	2,049	1,958	2,010	2,621	2,254
Total Available Housing Units^A	33,207	45,798	47,302	48,055	48,807	49,417	51,565	59,901	58,845	58,422	58,465	59,908	61,578	62,689
Total Housing Units	42,261	56,377	58,697	59,858	61,018	62,178	63,610	64,993	66,224	66,679	70,379	68,417	71,157	71,747
Single Family	28,543	35,090				37,777	40,486	40,875	39,181	38,503		41,693	45,161	44,916
Multi-Family ^B	13,718	21,287				24,401	23,124	24,118	27,043	28,176		26,724	25,996	26,831
Total Population in Occupied Housing Units	99,019	126,689				138,433	139,798	141,031	140,160	144,047	152,062	148,282	158,168	161,419
Owner occupied	61,615	80,225				86,796	91,629	91,370	87,791	89,189	90,619	94,208	96,721	100,247
Renter occupied	37,404	46,464				51,637	48,169	49,661	52,369	54,858	61,443	54,074	61,447	61,172

Source. Decennial Census 1990, 2000, 2010; ACS 1-year estimates 2002-2017.

^A. Available Units, or Housing Stock, are housing units available to the residential housing market, whether occupied or vacant, excluding seasonal, migrant, and other vacant units.

^B. May include mobile homes, boats, RVs, vans, etc.

Grey=data not available

TABLE IA-4: HAWAI'I COUNTY HOUSING UNIT INVENTORY, 1990-2017

	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010	ACS 2010	ACS 2015	ACS 2017
Total Housing Units	48,253	62,674	66,398	68,260	70,122	71,984	75,185	77,651	79,591	80,631	82,324	82,471	84,656	85,934
Occupied	41,461	52,985	55,579	56,876	58,173	59,470	63,178	63,250	63,088	65,798	67,096	64,382	65,048	67,062
Vacant	6,792	9,689	10,819	11,384	11,949	12,514	12,007	14,401	16,503	14,833	15,228	15,389	19,608	18,872
Total Occupied	41,461	52,985	55,579	56,876	58,173	59,470	63,178	63,250	63,088	65,798	67,096	64,382	65,048	67,062
Owner occupied	25,336	34,166		37,402	39,293	39,949	41,043	43,253	40,587	41,528	44,271	42,591	43,213	44,947
Renter occupied	16,125	18,819		19,474	18,880	19,521	22,135	19,997	22,501	24,270	22,825	21,791	21,835	22,115
Total Vacant	6,792	9,689	10,819	11,384	11,949	12,514	12,007	14,401	16,503	14,833	15,228	15,389	19,608	18,872
For rent		1,497				1,825	1,613	3,252	3,596	3,400	2,995	2,782	2,631	2,535
Rented, not occupied						726	354	463	84	18	101	205	572	515
For sale only		792				764	427	567	1,401	823	1,338	1,081	1,227	1,146
Sold, not occupied						438	205	725	75	189	289	300	1,028	1,018
Rented or sold, not occupied		471												
For seasonal, recreational, or occasional use		5,476				6,584	6,153	6,501	8,648	8,135	7,135	7,840	10,692	9,496
For migrant workers		20					84					29	34	37
Other vacant		1,433				2,177	3,171	2,893	2,699	2,268	3,370	3,152	3,424	4,124
Total Available Housing Units^A	41,461	55,745	59,202	60,930	62,659	63,223	65,777	68,257	68,244	70,228	71,819	68,750	70,506	72,277
Total Housing Units	48,253	62,674	66,398	68,260	70,122	71,984	75,185	77,651	79,591	80,631	82,324	79,771	84,656	85,934
Single Family	38,247	50,297				56,279	59,479	61,252	62,695	62,032		62,787	68,615	69,938
Multi-Family ^B	10,006	12,377				15,705	15,706	16,399	16,896	18,599		16,984	16,041	15,996
Total Population in Occupied Housing Units	118,632	145,926				164,437	168,137	168,114	173,129	173,419	181,435	175,900	188,382	192,964
Owner occupied	74,176	96,673				113,797	108,674	117,353	110,765	109,376	119,236	116,256	125,068	127,742
Renter occupied	44,456	49,253				50,640	59,463	50,761	62,364	64,043	62,199	59,644	63,314	65,222

Source. Decennial Census 1990, 2000, 2010; ACS 1-year estimates 2002-2017.

^A. Available Units, or Housing Stock, are housing units available to the residential housing market, whether occupied or vacant, excluding seasonal, migrant, and other vacant units.

^B. May include mobile homes, boats, RVs, vans, etc.

Grey=data not available

TABLE IA-5: KAUA‘I COUNTY HOUSING INVENTORY, 1990-2017

	Census 1990	Census 2000	ACS 2002	ACS 2003	ACS 2004	ACS 2005	ACS 2006	ACS 2007	ACS 2008	ACS 2009	Census 2010	ACS 2010	ACS 2015	ACS 2017
Total Housing Units	17,613	25,331	26,242	26,698	27,153	27,609	28,508	29,308	29,850	30,234	29,906	29,040	30,238	30,486
Occupied	16,295	20,183	20,745	21,025	21,306	21,587	22,697	21,256	22,206	22,116	23,240	21,710	22,405	22,565
Vacant	1,318	5,148	5,498	5,672	5,847	6,022	5,811	8,052	7,644	8,118	6,666	7,330	7,833	7,921
Total Occupied	16,295	20,183	20,745	21,025	21,306	21,587	22,697	21,256	22,206	22,116	23,240	21,710	22,405	22,565
Owner occupied	9,582	12,366		13,810	14,362	14,971	14,450	14,201	13,473	13,990	13,968	14,107	13,799	14,214
Renter occupied	6,713	7,817		7,215	6,944	6,616	8,247	7,055	8,733	8,126	9,272	7,603	8,606	8,351
Total Vacant	1,318	5,148	5,498	5,672	5,847	6,022	5,811	8,052	7,644	8,118	6,666	7,330	7,833	7,921
For rent		454				455	344	583	2,298	2,210	1,312	1,391	2,034	1,883
Rented, not occupied						134	17	382	821		61	276	116	14
For sale only		207				347	373	386	539	750	364	522	433	305
Sold, not occupied						19		50			51	47	128	93
Rented or sold, not occupied		108												
For seasonal, recreational, or occasional use		4,028				3,780	4,477	6,031	3,320	4,612	4,172	4,523	4,067	4,222
For migrant workers		12					30	27	83	15		24	30	31
Other vacant		339				1,287	570	593	583	531	706	547	1,025	1,373
Total Available Housing Units^A	16,295	20,952	21,649	21,998	22,346	22,542	23,431	22,657	25,864	25,076	25,028	23,946	25,116	24,860
Total Housing Units	17,613	25,331	26,242	26,698	27,153	27,609	28,508	29,308	29,850	30,234	29,906	29,040	30,238	30,486
Single Family	13,863	19,938				21,731	22,438	23,068	23,495	23,797		22,857	23,800	23,995
Multi-Family ^B	3,750	5,393				5,878	6,070	6,240	6,355	6,437		6,183	6,438	6,491
Total Population in Occupied Housing Units	50,523	57,822				62,111	62,531	61,593	63,349	63,530	65,930	64,659	68,884	70,316
Owner occupied	31,423	38,258				42,254	43,214	43,350	39,180	42,222	41,412	43,966	43,389	44,815
Renter occupied	19,100	19,564				19,857	19,317	18,243	24,169	21,308	24,518	20,693	25,495	25,501

Source. Decennial Census 1990, 2000, 2010; ACS 1-year estimates 2002-2017.

^A. Available Units, or Housing Stock, are housing units available to the residential housing market, whether occupied or vacant, excluding seasonal, migrant, and other vacant units.

^B. May include mobile homes, boats, RVs, vans, etc.

Grey=data not available

TABLE IA-6: TOTAL HOUSING UNITS, STATE AND COUNTIES OF HAWAI‘I, 1990-2017

	State of Hawai‘i	Counties			
		Honolulu	Hawai‘i	Maui	Kaua‘i
1990	389,810	281,683	48,253	42,261	17,613
1992	411,494	290,571	49,394	51,578	19,951
1997	449,385	311,398	59,098	54,321	24,568
1999	456,091	314,448	61,108	55,475	25,060
2000	460,542	315,988	62,674	56,549	25,331
2003	477,660	322,844	68,260	59,858	26,698
2004	484,068	325,775	70,122	61,018	27,153
2005	491,071	329,300	71,984	62,178	27,609
2006	500,021	332,718	75,185	63,610	28,508
2010	519,115	337,030	82,535	70,510	29,040
2014	524,852	339,830	83,904	71,006	30,112
2015	527,388	341,337	84,656	71,157	30,238
2017	532,880	344,713	85,934	71,747	30,486
Average Annual % Increase					
1990-2000	1.81%	1.22%	2.99%	3.38%	4.38%
2000-2003	1.24%	0.72%	2.97%	1.95%	1.80%
2003-2006	1.56%	1.02%	3.38%	2.09%	2.26%
2006-2010	0.95%	0.32%	2.44%	2.71%	0.47%
2010-2015	0.32%	0.26%	0.51%	0.18%	0.83%
2015-2017	0.52%	0.49%	0.75%	0.41%	0.41%

Source. Decennial Census 1990 & 2000; HHPS 1992 & 1997; ACS 1-year estimates 2003-2017.

TABLE IA-7: TOTAL OCCUPIED HOUSING UNITS, 1990-2017

	State of Hawai‘i	Counties			
		Honolulu	Hawai‘i	Maui	Kaua‘i
1990	356,267	265,304	41,461	33,207	16,295
1992	374,849	276,353	44,655	35,588	18,253
1997	398,908	286,790	50,940	40,713	20,465
2000	403,125	286,450	52,985	43,507	20,183
2003	421,544	297,204	56,876	46,439	21,025
2004	426,941	300,046	58,173	47,416	21,306
2005	430,007	300,557	59,470	48,393	21,587
2006	432,632	299,217	63,178	47,540	22,697
2010	442,200	304,827	64,382	51,281	21,710
2015	450,572	309,656	65,048	53,463	22,405
2017	455,502	311,488	67,062	54,387	22,565

Source. Decennial Census 1990 & 2000; HHPS 1992 & 1997; ACS 1-year estimates 2003-2017.

TABLE IA-8: TOTAL OWNER-OCCUPIED HOUSING UNITS, STATE AND COUNTIES OF HAWAII, 1990-2017

	State of Hawaii	Counties			
		Honolulu	Hawaii	Maui	Kauai
1990	191,911	137,910	25,336	19,083	9,582
1992	202,105	142,672	26,035	22,967	10,431
1997	222,031	153,831	31,983	24,110	12,107
2000	227,783	156,233	34,166	25,018	12,366
2003	239,392	161,163	37,402	27,017	13,810
2004	253,098	171,755	39,293	27,688	14,362
2005	256,578	173,182	39,949	28,476	14,971
2006	257,599	173,806	41,043	28,300	14,450
2010	262,419	175,554	42,591	30,167	14,107
2015	256,389	168,553	43,213	30,824	13,799
2017	264,622	173,234	44,947	32,227	14,214

Source. Decennial Census 1990 & 2000; HHPS 1992 & 1997; ACS 1-year estimates 2003-2017.

Figure IA-1. City & County of Honolulu Districts, 2019

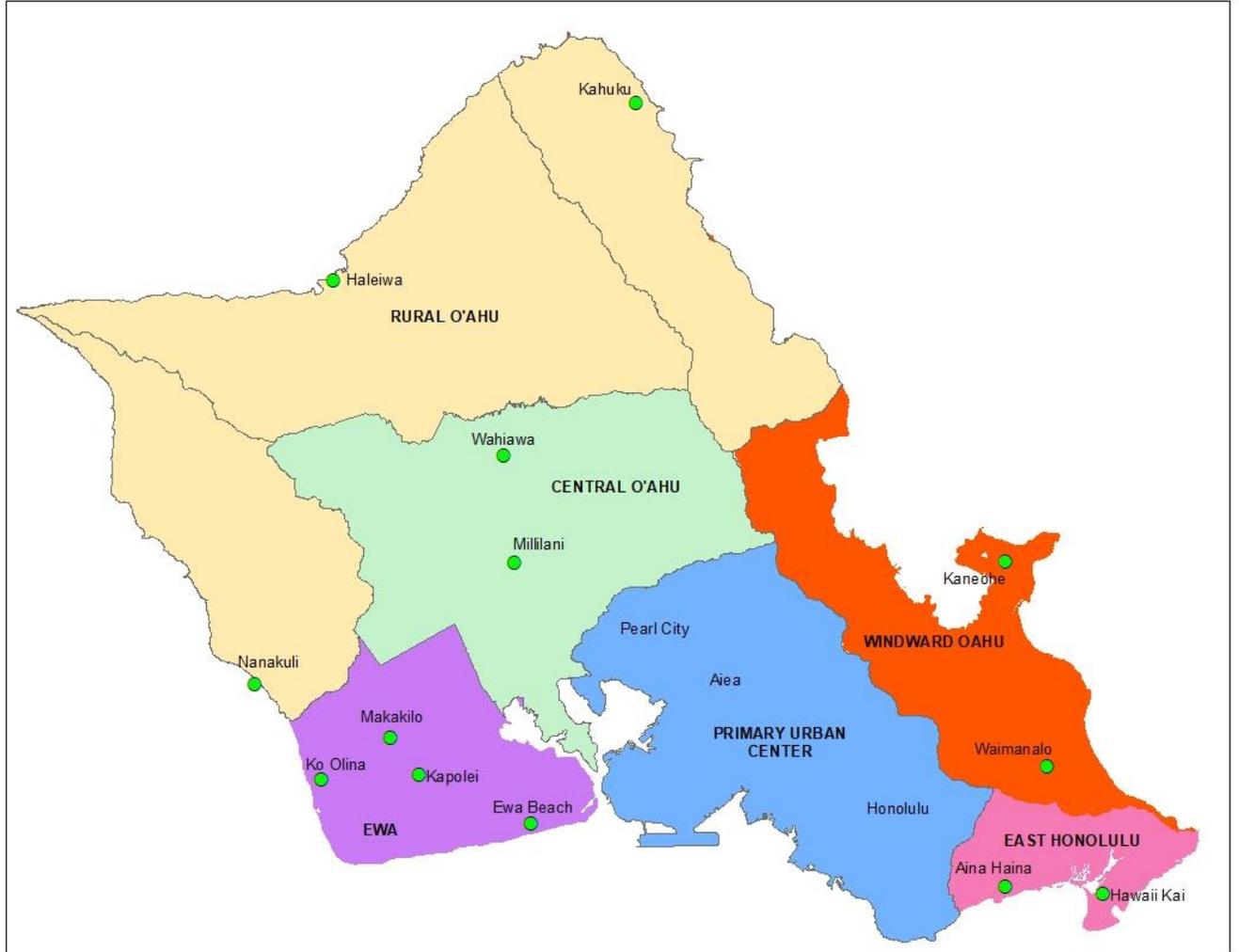


Figure IA-2. County of Maui Districts, 2019

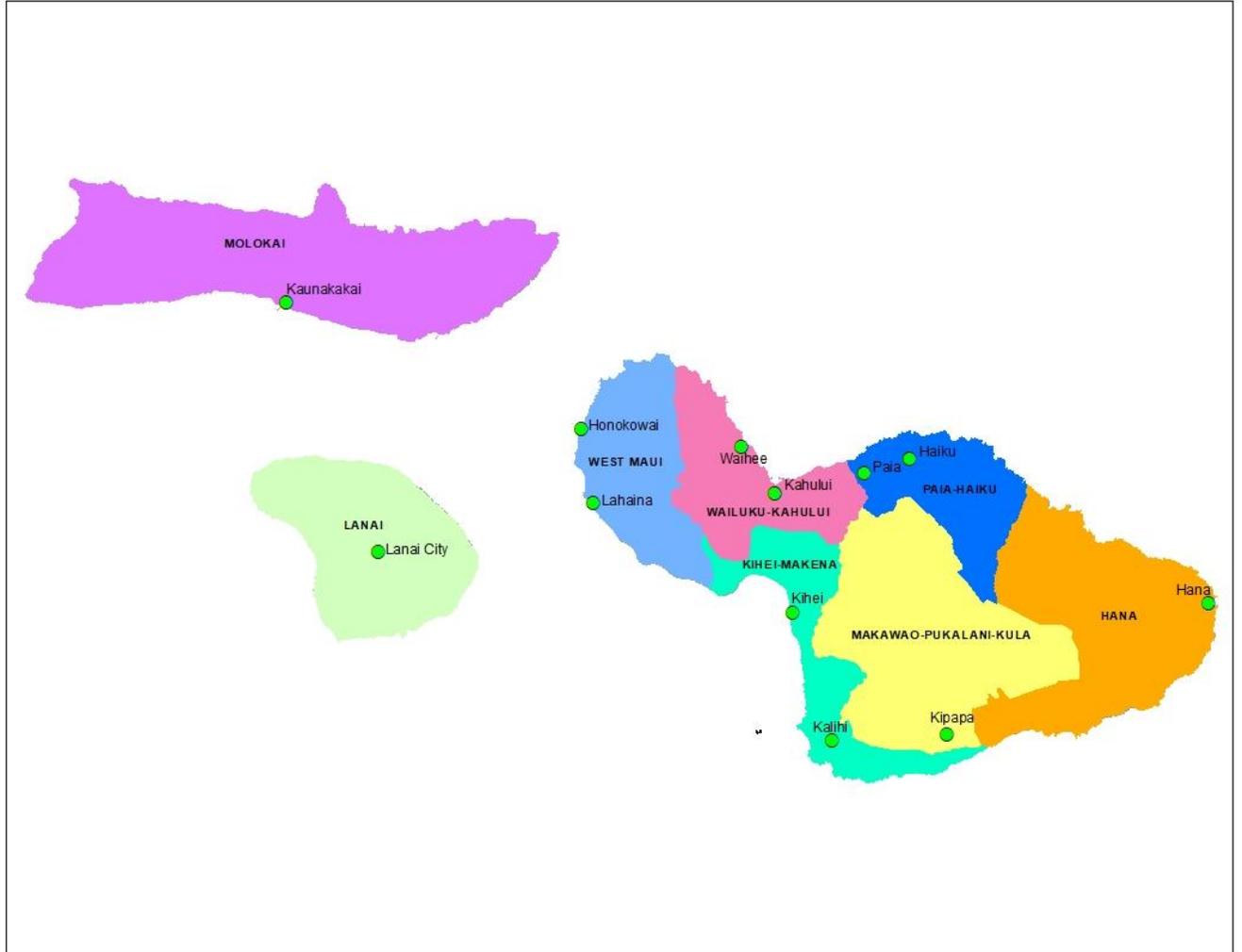


Figure IA-3. County of Hawai'i Districts, 2019

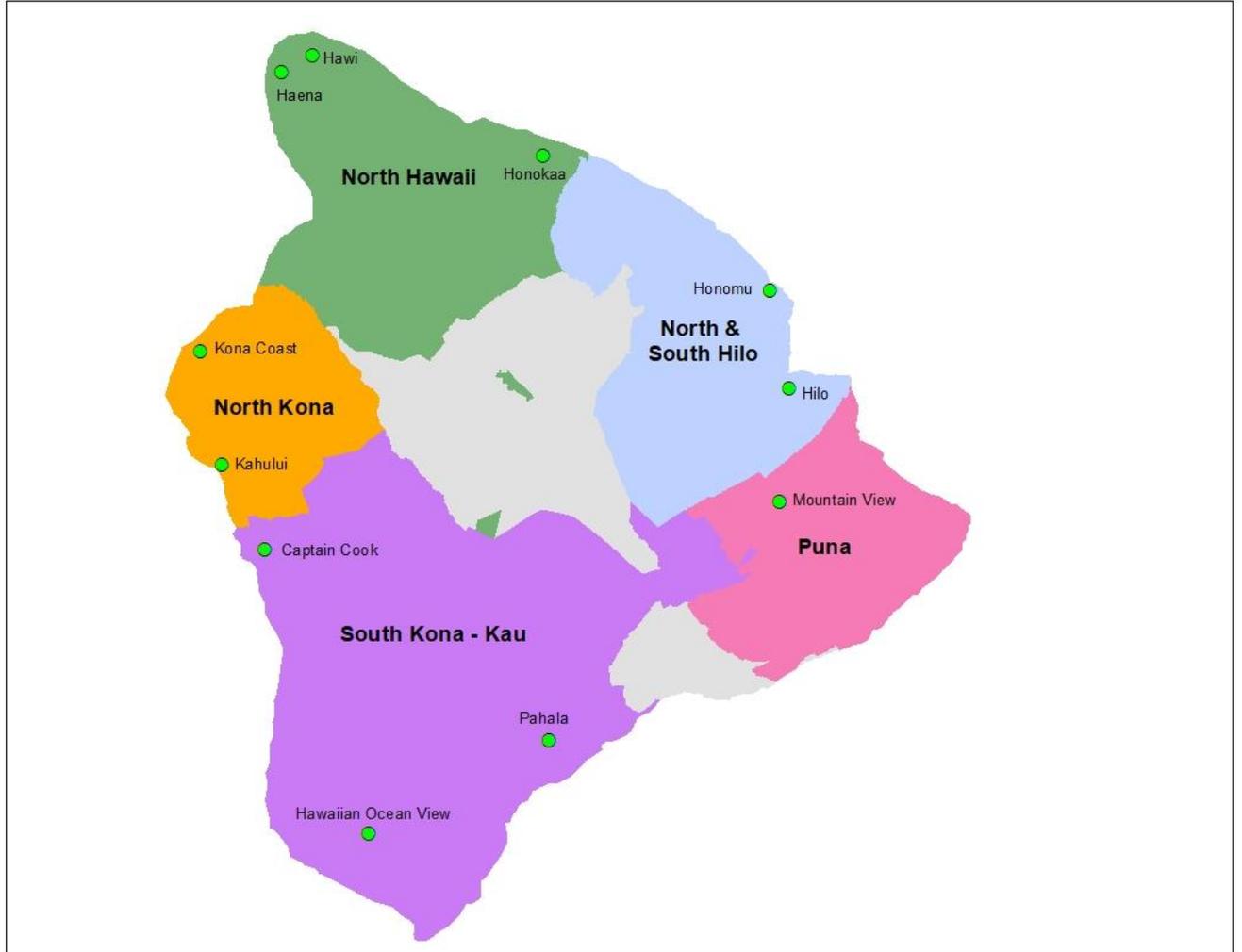


Figure IA-4. County of Kaua'i Districts, 2019



TABLE IA-9: HOUSING UNITS BY TYPE, 1992, 1997, 2003, 2010, 2015, AND 2019

County	Year	Total Units	Housing Unit Type					
			Single Family ^a	Condo ^b	Apartment ^c	Military ^d	Student ^e	Cooperative ^f
Honolulu	1992	285,557	137,299	81,293	40,535	19,324	4,392	2,714
	1997	309,473	145,078	92,503	43,732	20,071	4,405	3,684
	2003	311,466	150,957	91,913	39,602	21,843	4,270	2,881
	2006	319,405	160,686	94,640	43,275	14,737	3,419	2,648
	2010	329,724	165,440	100,438	42,424	14,737	3,408	2,277
	2015	285,835	165,495	106,283	10	13,119	912	16
	2019	350,819	197,163	110,130	28,219	13,513	1,778	16
Maui	1992	48,850	29,161	16,701	2,988	--	--	--
	1997	54,639	32,379	18,362	3,768	--	55	75
	2003	58,358	34,853	19,592	3,769	--	69	75
	2006	36,284	38,993	20,388	3,664	--	164	75
	2010	65,724	41,723	20,135	3,702	--	164	--
	2015	63,744	41,768	20,135	1,838	--	3	--
	2019	72,984	44,796	25,054	3,056	--	78	--
Hawai'i	1992	45,408	36,170	7,453	1,488	--	297	--
	1997	54,643	43,979	8,539	1,814	--	311	--
	2003	58,966	47,302	7,712	3,574	68	310	--
	2006	66,946	52,733	9,554	3,829	--	830	--
	2010	77,424	60,658	12,080	3,867	--	819	--
	2015	73,985	60,780	12,274	827	--	104	--
	2019	88,107	70,988	14,633	1,737	--	749	--
Kaua'i	1992	20,643	15,050	4,414	1,105	74	--	--
	1997	24,112	17,051	5,789	1,189	74	--	--
	2003	24,907	18,301	5,653	866	87	--	--
	2006	26,228	19,494	5,818	829	87	--	--
	2010	27,636	22,703	4,017	829	87	--	--
	2015	31,720	20,300	9,758	1,572	90	--	--
	2019	30,952	23,284	6,981	594	93	--	--
State	1992	400,458	217,610	109,861	46,116	19,389	4,689	2,714
	1997	224,867	238,487	125,193	50,512	20,145	4,771	3,759
	2003	453,697	251,413	124,870	47,811	21,998	4,649	2,956
	2006	475,863	271,906	130,400	51,597	14,824	4,413	2,723
	2010	500,508	290,524	136,670	51,822	14,824	4,391	2,277
	2015	455,284	288,343	148,450	4,247	13,209	1,019	16
	2019	542,955	336,324	156,798	33,606	13,606	2,605	16

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The Inventory report for 2015 used a commercially available tax database that may have used different definitions.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.

- ^a Single-Family Units: Detached units intended for single-family occupancy. Excludes single-family units with condominium ownership regime.
- ^b Condominium: Includes housing units registered under condominium ownership regime, whether single-family or multi-family attached units.
- ^c Apartments: Includes all non-condominium multifamily units, apartments, multiplex, duplex, etc.
- ^d Military units: Were added to the inventory from reports of number of housing units owned by the US military. The status of military units here reflects their status at the end of 2002, prior to the privatization of military units in 2003.
- ^e Student housing units or dormitories: Includes all units operated by educational institutions for the purposes of housing enrolled students and/or faculty of the institution. Data are obtained from personnel responsible for overseeing and/or maintaining student and faculty housing units. Completeness of the data is subject to institutions' willingness and ability to provide the data.
- ^f Cooperatives: Includes all multifamily apartments that are owned as cooperatives.

TABLE IA-10: HOUSING INVENTORY BY TYPE, 2019

County	District	Housing Unit Type						Total
		Single Family ^a	Condo ^b	Apartment ^c	Military ^d	Student ^e	Cooperative ^f	
Honolulu	Honolulu (PUC)	72,725	64,650	653	2,424	1,440	16	141,908
	Central O'ahu	33,776	17,708	3,578	715	--	--	55,777
	East Honolulu	17,184	6,902	2,334	--	--	--	26,420
	Ewa	20,706	10,853	6,069	438	--	--	38,066
	Ko'olaupoko-Ko'olaupoko	32,287	6,243	9,290	5,185	338	--	53,343
	Rural O'ahu	20,485	3,773	6,296	4,751	--	--	35,305
	Total	197,163	110,129	28,220	13,513	1,778	16	350,819
Maui	Hana	765	230	9	--	--	--	1,004
	Makawao-Pukalani-Kula	9,147	4,741	126	--	--	--	14,014
	Wailuku-Kahului	14,951	2,140	1,427	--	--	--	18,518
	Paia-Haiku	4,336	3,556	7	--	--	--	7,899
	Kihei-Makena	6,654	5,432	594	--	--	--	12,680
	West Maui	4,622	8,264	611	--	78	--	13,575
	Island of Moloka'i	2,981	329	33	--	--	--	3,343
	Island of Lāna'i	1,341	362	249	--	--	--	1,952
Total	44,796	25,054	3,056	--	78	--	72,984	
Hawai'i	South Kona to Ka'u	9,831	201	172	--	--	--	10,204
	Puna	18,594	11	322	--	--	--	18,927
	North and South Hilo	19,437	1,922	386	--	476	--	22,221
	North Hawai'i	11,190	4,643	450	--	181	--	16,464
	North Kona	11,936	7,855	407	--	92	--	20,290
	Total	70,988	14,633	1,737	--	749	--	88,107
Kaua'i	Waimea	2,930	9	159	93	--	--	3,191
	Hanapepe-'Ele'ele	3,503	46	97	--	--	--	3,646
	Koloa-Po'ipu-Kalaheo	2,495	2,059	55	--	--	--	4,609
	Līhu'e	4,097	2,092	64	--	--	--	6,253
	East Kaua'i	6,495	1,121	154	--	--	--	7,770
	North Shore-Kaua'i	3,765	1,654	65	--	--	--	5,484
	Total	23,284	6,981	594	93	--	--	30,952
State of Hawai'i		336,231	156,797	33,607	13,606	2,605	16	542,862

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The inventory report for 2015 used a commercially available tax database that may have used different definitions. Comparison of Inventory tables in this report with those of the previous study is not recommended.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.

Note: Table excludes 93 cases for the District code was not available.

^a Single-Family Units: Detached units intended for single-family occupancy. Excludes single-family units with condominium ownership regime.

^b Condominium: Includes housing units registered under condominium ownership regime, whether single-family or multi-family attached units.

^c Apartments: Includes all non-condominium multifamily units, apartments, multiplex, duplex, etc.

^d Military units: Were added to the inventory from reports of number of housing units owned by the US military. The status of military units here reflects their status at the end of 2002, prior to the privatization of military units in 2003.

^e Student housing units or dormitories: Includes all units operated by educational institutions for the purposes of housing enrolled students/and or faculty of the institution. Data are obtained from personnel responsible for overseeing and/or maintaining student and faculty housing units. Completeness of the data is subject to institutions' willingness and ability to provide the data.

^f Cooperatives: Includes all multifamily apartments that are owned as cooperatives.

TABLE IA-11: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2017

County	District	<1950	1950-59	1960-69	1970-79	1980-89	1990-99	2000-09	2010-17	Total
Honolulu	Honolulu (PUC)	20,381	16,288	16,639	7,895	3,717	3,256	3,339	1,209	72,724
	Central O'ahu	536	2,531	6,554	7,154	5,210	5,752	4,819	1,220	33,776
	East Honolulu	3,121	3,327	3,509	3,441	1,589	1,045	880	272	17,184
	Ewa	329	1,552	4,018	4,386	3,194	3,526	2,953	748	20,706
	Ko'olaupoko-Ko'olaupoko	2,927	6,429	9,801	6,022	3,709	1,586	1,360	453	32,287
	Rural O'ahu	3,117	3,081	3,595	4,104	2,251	2,368	1,385	584	20,485
	Total	30,411	33,209	44,116	33,002	19,670	17,533	14,736	4,486	197,162
Maui	Hana	169	33,209	27	202	113	77	92	33	765
	Makawao-Pukalani-Kula	1,231	240	355	2,026	2,257	1,549	1,331	159	9,148
	Wailuku-Kahului	2,029	1,014	1,468	2,154	2,481	2,243	3,152	410	14,951
	Paia-Haiku	583	114	168	961	1,070	734	630	76	4,336
	Kihei-Makena	902	452	654	960	1,103	997	1,403	183	6,654
	West Maui	1,134	142	259	865	828	616	708	71	4,623
	Island of Moloka'i	1,199	145	135	512	430	273	249	37	2,980
	Island of Lāna'i	329	42	75	250	240	179	205	20	1,340
	Total	7,576	2,201	3,141	7,930	8,522	6,668	7,770	989	44,797
Hawai'i	South Kona to Ka'u	1,126	459	573	1,594	1,588	2,150	2,153	189	9,832
	Puna	1,148	283	379	2,397	3,760	4,308	5,519	800	18,594
	North and South Hilo	3,214	1,971	2,184	4,731	2,819	2,318	1,879	322	19,438
	North Hawai'i	1,242	788	561	1,563	1,847	2,086	2,661	442	11,190
	North Kona	99	133	586	2,758	2,556	1,781	3,541	483	11,937
	Total	6,829	3,634	4,283	13,043	12,570	12,643	15,753	2,236	70,991
Kaua'i	Waimea	540	383	164	508	310	735	250	41	2,931
	Hanapepe-Ele'ele	369	218	211	580	726	622	648	130	3,504
	Koloa-Po'ipu-Kalaheo	264	156	150	413	516	442	462	92	2,495
	Līhu'e	223	315	506	948	544	746	698	117	4,097
	East Kaua'i	513	482	382	1,173	1,571	1,361	858	155	6,495
	North Shore-Kaua'i	155	63	51	624	866	883	1,023	100	3,765
	Total	2,064	1,617	1,464	4,246	4,533	4,789	3,939	635	23,287
State of Hawai'i		46,880	40,660	53,004	58,221	45,295	41,633	42,198	8,346	336,237

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The inventory report for 2015 used a commercially available tax database that may have used different definitions. Comparison of Inventory tables in this report with those of the previous study is not recommended.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.

TABLE IA-12: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2017

County	District	<1950	1950-59	1960-69	1970-79	1980-89	1990-99	2000-09	2010-17	Total
Honolulu	Honolulu (PUC)	337	2,102	14,436	30,334	7,951	4,394	4,849	247	64,650
	Central O'ahu	34	19	639	4,635	3,658	4,798	3,294	631	17,708
	East Honolulu	146	610	2,058	1,932	614	556	949	38	6,903
	'Ewa	21	12	392	2,841	2,242	2,940	2,019	387	10,854
	Ko'olaupoko-Ko'olaupoko	149	178	573	3,095	1,309	553	220	164	6,241
	Rural O'ahu	156	94	398	2,274	372	103	244	131	3,772
	Total	843	3,015	18,496	45,111	16,146	13,344	11,575	1,598	110,128
Maui	Hana	11	--	--	56	148	5	8	3	231
	Makawao-Pukalani-Kula	414	9	29	1,103	1,134	1,039	847	167	4,742
	Wailuku-Kahului	3	1	29	901	479	495	176	56	2,140
	Paia-Haiku	311	7	22	827	850	779	635	125	3,556
	Kihei-Makena	8	3	75	2,287	1,215	1,257	446	142	5,433
	West Maui	44	--	751	3,224	2,173	399	1,492	181	8,264
	Island of Moloka'i	1	--	29	191	104	2	3	--	330
	Island of Lāna'i	2	--	33	141	95	17	65	8	361
	Total	794	20	968	8,730	6,198	3,993	3,672	682	25,057
Hawai'i	South Kona to Ka'u	3	2	2	77	43	53	21	1	202
	Puna	0	0	1	0	2	6	1	--	10
	North and South Hilo	9	11	433	1,088	75	83	220	3	1,922
	North Hawai'i	44	29	17	187	1,312	952	2,093	9	4,643
	North Kona	40	5	488	2,445	1,883	1,322	1,651	21	7,855
	Total	96	47	941	3,797	3,315	2,416	3,986	34	14,632
Kaua'i	Waimea	--	--	--	9	--	--	--	--	9
	Hanapepe-'Ele'ele	--	--	2	20	8	8	7	--	45
	Koloa-Po'ipu-Kalaheo	--	--	109	892	363	363	334	--	2,061
	Līhu'e	28	28	--	337	456	1042	200	--	2,091
	East Kaua'i	--	--	18	727	51	21	303	--	1,120
	North Shore-Kaua'i	--	--	69	888	681	16	--	--	1,654
	Total	28	28	198	2,873	1,559	1,450	844	--	6,980
State of Hawai'i		1,761	3,110	20,603	60,511	27,218	21,203	20,077	2,314	156,797

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The inventory report for 2015 used a commercially available tax database that may have used different definitions. Comparison of Inventory tables in this report with those of the previous study is not recommended.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.

TABLE IA-13: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2019

County	District	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four+ Bedrooms	Total
Honolulu	Honolulu (PUC)	20,574	740	2,643	12,183	36,585	72,725
	Central O'ahu	2,080	28	857	15,930	14,882	33,777
	East Honolulu	1,141	46	623	5,551	9,823	17,184
	'Ewa	1,275	17	525	9,765	9,123	20,705
	Ko'olaupoko-Ko'olaupoko	2,910	206	2,239	11,860	15,072	32,287
	Rural O'ahu	2,746	94	1,040	7,930	8,674	20,484
	Total	23,130	854	7,863	71,035	94,281	197,163
Maui	Hana	100	75	121	294	175	765
	Makawao-Pukalani-Kula	633	195	877	3,708	3,734	9,147
	Wailuku-Kahului	1,276	86	618	6,551	6,419	14,950
	Paia-Haiku	299	93	416	1,757	1,770	4,335
	Kihei-Makena	568	38	275	2,916	2,857	6,654
	West Maui	598	53	416	2,065	1,489	4,621
	Island of Moloka'i	952	66	377	1,071	515	2,981
	Island of Lāna'i	173	15	121	599	432	1,340
Total	4,733	604	3,247	18,955	17,256	44,795	
Hawai'i	South Kona to Ka'u	1,549	679	1,963	4,577	1,062	9,830
	Puna	7,084	1,137	2,767	6,178	1,428	18,594
	North and South Hilo	2,290	161	1,119	11,655	4,211	19,436
	North Hawai'i	1,933	115	1,048	6,004	2,091	11,191
	North Kona	1,961	115	1,297	6,028	2,535	11,936
	Total	15,712	2,138	7,916	33,949	11,273	70,988
Kaua'i	Waimea	469	72	345	1,312	733	2,931
	Hanapepe-'Ele'ele	694	56	386	1,569	798	3,503
	Koloa-Po'ipu-Kalaheo	494	40	274	1,118	569	2,495
	Līhu'e	433	29	322	2,020	1,293	4,097
	East Kaua'i	724	166	733	2,992	1,880	6,495
	North Shore-Kaua'i	661	185	606	1,568	745	3,765
	Total	3,449	540	2,650	10,592	6,052	23,283
State of Hawai'i		47,024	4,136	21,676	134,531	128,862	336,229

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The inventory report for 2015 used a commercially available tax database that may have used different definitions. Comparison of Inventory tables in this report with those of the previous study is not recommended.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.

TABLE IA-14: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2019

County	District	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four+ Bedrooms	Total
Honolulu	Honolulu (PUC)	10,214	772	2,759	12,717	38,188	64,650
	Central O'ahu	365	1,656	8,467	6,109	1,110	17,707
	East Honolulu	131	1,158	2,935	2,069	609	6,902
	'Ewa	224	1,016	5,189	3,744	681	10,854
	Ko'olaupoko-Ko'olaupoko	153	829	2,126	2,577	559	6,244
	Rural O'ahu	388	1,210	1,298	659	218	3,773
	Total	10,675	7,345	25,154	28,766	38,191	110,131
Maui	Hana	37	164	11	19	--	231
	Makawao-Pukalani-Kula	426	857	2,018	1,253	188	4,742
	Wailuku-Kahului	58	747	1,123	208	4	2,140
	Paia-Haiku	322	644	1,510	941	138	3,555
	Kihei-Makena	148	1,896	2,850	527	10	5,431
	West Maui	1,322	3,456	2,886	548	51	8,263
	Island of Moloka'i	87	166	72	4	--	329
	Island of Lāna'i	58	151	126	24	2	361
	Total	2,487	9,182	10,696	2,493	196	25,054
Hawai'i	South Kona to Ka'u	--	56	76	51	18	201
	Puna	--	2	2	7	--	11
	North and South Hilo	544	455	645	244	34	1,922
	North Hawai'i	35	340	2,687	1,404	177	4,643
	North Kona	405	1,912	3,930	1,427	181	7,855
	Total	988	2,752	7,311	3,165	417	14,633
Kaua'i	Waimea	--	--	9	--	--	9
	Hanapepe-'Ele'ele	1	16	25	4	--	46
	Koloa-Po'ipu-Kalaheo	24	715	1,141	167	12	2,059
	Līhu'e	190	712	1,038	126	26	2,092
	East Kaua'i	153	504	429	33	2	1,121
	North Shore-Kaua'i	--	610	960	74	10	1,654
	Total	413	2,598	3,526	395	49	6,981
State of Hawai'i		14,563	21,877	46,687	34,819	38,853	156,799

Source. Databases compiled from County Tax Map Key (TMK) files.

Note: The inventory report for 2015 used a commercially available tax database that may have used different definitions. Comparison of Inventory tables in this report with those of the previous study is not recommended.

Note: Rows and columns may not sum exactly due to rounding error resulting from data weighting.