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HAWAI'I HOUSING PLANNING STUDY, 2016: INVENTORY REPORT

**Prepared for the Hawai'i Housing Finance and
Development Corporation**

March, 2017

SMS Affiliations and Associations:

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March 20, 2017

Ms. Janice Takahashi
Chief Planner
Hawai'i Housing Finance and Development Corporation
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Aloha!

This is the work product for the Housing Inventory component of the Hawai'i Housing Planning Study 2016. It represents a significant change in methods from prior studies. We are moving from the Tax Map Key reports approach to the more readily available data provided by the U.S. Census Bureau in the American Community Survey (ACS).

In our estimation, the substantive difference in the two sources is not significant. That is, we can definitely retain series continuity using ACS data. In the end, we may lose some ability to measure growth in condominium units, but will gain precision in our measurement of multi-family units. Four factors offset those losses: (1) increased precision overall, (2) the comparability of results with other Census-based research, (3) the ability to estimate the number of housing units available to the market, and (4) the ability to update easily on an annual basis. We look forward to your reaction to all of this.

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', written over a horizontal line.

James E. Dannemiller
Executive Vice President

SMS Affiliations and Associations:

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EXECUTIVE SUMMARY

The Inventory Report is a key 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, we find in 2015 that 65 percent of the State's 527,290 housing units were located in the City and County of Honolulu. Fully 84,656 units (16%) were located in the County of Hawai'i 71,157 units (14%) were situated in Maui County, and the remaining 6 percent (30,238 units) were found in the County of Kaua'i.¹ Since 2010, the total housing stock for the State has increased by three percent (15,250 units). Newly added units were mostly single family and condominium units.

According to the HHPS inventory data, almost 63 percent of housing units statewide were single-family dwellings. Multi-family units marketed as condominium units accounted for another 33 percent, and 9 percent of the State's housing units were apartments. Military, students, and cooperative housing made up the rest of the State's housing units.

Hawai'i's housing units have an average 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 production of smaller units. The average single-family housing unit in the 2015 inventory had about 1,600 square feet in area under roof. Hawai'i's lot sizes are quite small relative to other U.S. markets, with an average size of about 14,700 square feet versus more than 20,000 square feet nationwide.

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. This distinction is supported in the inventory by its median assessed value of \$530,800 for single-family homes and \$302,800 for condominiums in 2010. National data show Honolulu's median single-family home price at \$579,300 and \$311,100 for condominium units² in the first quarter of 2015.

The inventory's median value assessments were lower than in 2006, but higher than in 2003. This is again consistent with the widely accepted view of Hawai'i home prices rising rapidly, holding for somewhat longer than expected, and falling more slowly than in comparable housing markets across the country. The National Association of Realtors' data show that, while Honolulu has the highest prices in the nation, our single-family home prices dropped about seven percent between 2008 and 2015. Homes in comparable high-end markets fell between 25 and 35 percent.

In recent years, the number of sources of housing data and the level of detail available on housing have 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. In this iteration of the study, we attempt to integrate the Tax Map Key (TMK) based inventory data and ACS data of the last eight years.

¹ The approximately 100 housing units located in Kalawao are not included in this analysis.

² National Association of Realtors at www.realtor.org.

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 have 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 2016 study is the second 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 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 2011. 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 2016, 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, tax records and sources tracked by the Hawai'i Information Service. The traditional set of housing inventory data tables is included in the Appendix.

SOURCES OF INVENTORY DATA

In all of the HHPS projects, the source for the inventory data has been 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 means excluding properties with a PITT code of 700 -- mostly hotels, time shares, and a few temporary visitor rentals (TVRs) that are identified.

Traditionally we use the U.S. Census count of total housing units as our comparison source. From the Census total housing units count³ we eliminate those that are held for seasonal or occasional use and units for held for migrant workers. The remaining available units should be roughly equal to the total TMK units minus PITT Code 700 units (See Table 1).

Table 1 on the following page shows a comparison of inventory and adjusted Census housing unit counts. The two series are quite similar.

³ Obtained from the American FactFinder website.

STATE OF HAWAII

According to the U.S. Census Bureau, there were 527,290⁴ housing units in the State of Hawai'i in 2015. The total number of occupied housing units was 450,518. 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.⁵ The 2015 HHPS housing inventory shows that an estimated 478,116 units were available in 2015.

TABLE 1. TOTAL HOUSING UNITS, 1990-2015, U.S. CENSUS ESTIMATES

	State of Hawai'i	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	477,591	322,845	68,260	59,788	26,698
2004	483,938	325,775	70,122	60,888	27,153
2005	491,071	329,300	71,984	62,178	27,609
2006	499,775	332,718	75,185	63,364	28,508
2010	512,040	334,812	79,771	68,417	29,040
2014	524,852	339,830	83,904	71,006	30,112
2015	527,290	341,239	84,656	71,157	30,238
Average Annual % Increase					
1990-2000 ^a	1.81%	1.22%	2.99%	3.38%	4.38%
2000-2003 ^a	1.23%	0.72%	2.97%	1.91%	1.80%
2003-2006 ^a	1.55%	1.02%	3.38%	1.99%	2.26%
2006-2010 ^a	0.61%	0.16%	1.52%	1.99%	0.47%
2010-2015 ^a	0.60%	0.38%	1.22%	0.80%	0.83%

Sources: 1990 & 2000 Decennial Census, 2005-2015 American Community Survey, intercensal 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 2015 that 341,239 (65%) of the State's housing units was located in the City and County of Honolulu; 84,656 units (16%) were located in the County of Hawai'i; 71,157 units (13%) were situated on the three islands of Maui County; and the remaining 30,238 units (6%) were found in the County of Kaua'i.⁶

⁴ American Community Survey, 5-year estimates 2015.

⁵ We will elaborate on this point in the next section of the report.

⁶ The 98 housing units located in Kalawao are not included in this analysis.

According to the 2015 ACS, 62 percent of housing units statewide were single-family dwellings. Military, student, and cooperative housing made up the rest of the State's housing units.

Housing Stock Growth Rates

The 527,290 housing units counted in the 2015 HHPS Inventory Study was up from 512,040 in 2010. That represents an average annual growth rate of 0.6 percent per year. This growth rate was similar to the 0.61 percent per year measured between 2006 and 2010, but notably lower than the 1.55 percent annual growth rate between 2003 and 2006.

The inventory rose by just 15,250 housing units in the five years since the last HHPS. The new stock included 17,866 single-family units and a loss of 2,616 multi-family units. The average annual growth rate for single-family units was 1.15 percent per year and about -0.26 percent per year for multi-family units.

Other Stock Characteristics

As in the rest of the nation, Hawai'i's homeownership rate has been falling in recent years. The percent of owner occupied units in the inventory was 56.9 percent in 2015, down from 59.3 percent in 2010 and 59.5 percent in 2006. The national homeownership rate in 2015 was 63.4 percent, the lowest it has been since 1967.

Hawai'i has a reputation for being one of the most expensive housing markets in the nation. Data put Honolulu's median single-family home price at \$700,000, up four percent over the prior year. Compare that with median prices of \$950,400 in San Jose-Sunnyvale-Santa Clara, \$707,500 in Anaheim-Santa Anna-Irvine, \$403,900 in Boston, \$475,900 in the New York area, and \$385,200 in Washington D.C. The national median for single-family homes was \$319,100 for 2015,⁷ and you could buy the same house in Rockford, Illinois, for about \$91,400. The median condominium price in Honolulu for 2015 was \$360,000, a 2.9 percent increase over 2014.

Hawai'i's units are generally mature, but not old, with an average 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 production of smaller units. Hawai'i's lot sizes are somewhat smaller than those in other U.S. markets, with an average size of about 14,700 square feet versus more than 20,000 square feet nationwide.

CITY AND COUNTY OF HONOLULU

According to the Census Bureau, there were 341,239 housing units in the City and County of Honolulu in 2015. The total number of occupied housing units was 309,602. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2015 HHPS housing inventory shows that an estimated 320,916 units were available in 2015.

⁷ National Association of Realtors.

Housing Stock Growth Rates

O'ahu's housing stock stood at 341,239 housing units in 2015. That was up from 334,812 in 2010. The average annual growth rate was the lowest of all the counties – just 0.38 percent per annum. O'ahu's average annual growth rate fell dramatically from 1.02 percent between 2003 and 2006 to 0.16 percent between 2006 and 2010.

The City and County of Honolulu housing inventory rose by 6,427 housing units in the five years since the last HHPS. O'ahu's new stock included 7,890 single-family units but evidenced a loss of 1,463 multi-family units. The average annual growth rate for single-family units was 0.86 percent per year and about -0.19 percent per year for multi-family units.

Other Stock Characteristics

Fully 54 percent of housing units in the City and County of Honolulu were owner-occupied. The overall homeownership rate was 57.8 percent.⁸ Honolulu's homes were the oldest in the State.

COUNTY OF HAWAII

Despite the global recession, housing development in the County of Hawai'i has continued at a pace slightly higher than the rest of the State. Since 2010, 4,885 new housing units have been constructed on the Island, the largest annual percentage increase in total housing units among all the counties (1.22%).

The Census Bureau counted 84,656 housing units in the County in 2015. The total number of occupied housing units was 65,048 (76.8%). The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2015 HHPS housing inventory tells us that 83.3 percent, or 70,506 units, were available in 2015.

As in the past, Hawai'i County's 2015 housing inventory was dominated by single-family units. The island's 68,615 single-family units made up 81.1 percent of the total housing stock. The County lost a few multi-family units, dropping from 16,984 in 2010 to 16,041 in 2015.

Housing Stock Growth Rates

Hawai'i County's housing stock numbered 84,656 housing units in 2015. That was up from 79,771 housing units in 2010 and 75,185 in 2006. Although the average annual growth rate continues to be the highest of all the counties at 1.22 percent per annum, it has declined from 1.52 percent between 2006 and 2010 and a high of 3.38 percent from 2003 to 2006.

The County of Hawai'i housing inventory rose by 4,885 housing units in the five years since the last HHPS. The number of single-family units went up by 5,828 and the multi-family inventory lost 943 units. The average annual growth rate for single-family units was 1.86 percent per year and about -1.11 percent per year for multi-family units.

⁸ Federal Reserve Bank of St. Louis (FRED), January 4, 2017

Other Stock Characteristics

Approximately two-thirds (66.4%) of housing units in the County of Hawai'i were owner-occupied. The overall homeownership rate was 66.4 percent.⁹

COUNTY OF MAUI

The Census Bureau counted 71,157 housing units in the County in 2015. The total number of occupied housing units was 53,463. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2016 HHPS housing inventory tells us that 61,578 units were available in 2015.

Single family dwellings account for almost two-thirds (63%) of the housing available in Maui County in 2015. There were also 25,996 multi-family units, giving the county a second place ranking in percentage of multi-family units behind Honolulu (43.8%). The stock is clearly residential in nature.

Housing Stock Growth Rates

HHPS data indicate that Maui County's housing stock numbered 71,157 housing units in 2015. That was up from 68,417 in 2010 and 63,610 in 2006. The average annual growth rate between 2010 to 2015 was 0.8 percent, down from 1.99 percent between 2006 and 2010.

The County of Maui housing inventory increased by 2,740 housing units in the five years since the last HHPS. The number of single-family units went up by 3,468 and the multi-family inventory lost 728 units. The average annual growth rate for single-family units was 1.66 percent per year.

Other Stock Characteristics

About 57.7 percent of housing units in the County of Maui were owner-occupied. The overall homeownership rate was 61.2 percent.¹⁰

⁹ Federal Reserve Bank of St. Louis (FRED), January 4, 2017.

¹⁰ Federal Reserve Bank of St. Louis (FRED), January 4, 2017.

COUNTY OF KAUA'I

The Census Bureau counted 30,328 housing units in the County of Kaua'i in 2015. The total number of occupied housing units was 22,405. The total number of housing units available to the residential housing market (available units) would be between those two numbers. The 2015 HHPS housing inventory tells us that 25,116 (83.1%) units were available in 2015.

Single-family homes account for 73.8 percent of all housing in the County of Kaua'i.

Housing Stock Growth Rates

Based on HHPS 2015 inventory data, Kaua'i County's housing stock numbered 30,238 housing units in 2015. That was up from 29,040 in 2010 and 28,508 in 2006. The average annual growth rate between 2010 and 2015 was about 0.83 percent per year. Historically, although Kaua'i's housing stock growth pattern has been similar to the 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.

The County of Kaua'i's housing inventory rose by 1,198 housing units in the five years since the last Hawai'i Housing Policy Study. The number of single-family units went up by 680 and the multi-family inventory increased by about 518 units. Kaua'i County was the only county to have an increase in multi-family units between 2010 and 2015.

Other Stock Characteristics

Roughly 61.6 percent of housing units in the County of Kaua'i were owner-occupied. The overall homeownership rate was 62.9 percent.¹¹

¹¹ Federal Reserve Bank of St. Louis (FRED), January 4, 2017.

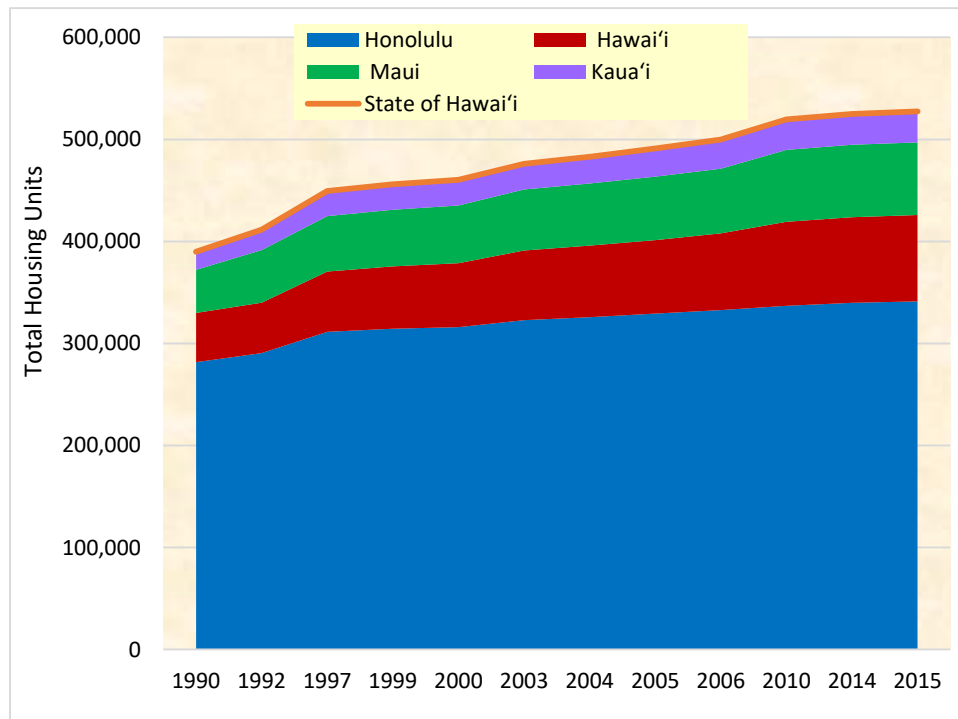
HOUSING TRENDS

Here we turn to the long-range view of Hawai'i housing stock estimates. The exercise was aimed at reconciling tax map and Census data as much as it was to develop a way to look at annual changes in housing stock.

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 hotel and motels, 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 2015.

Figure 1: Total Housing Units, 1990-2015



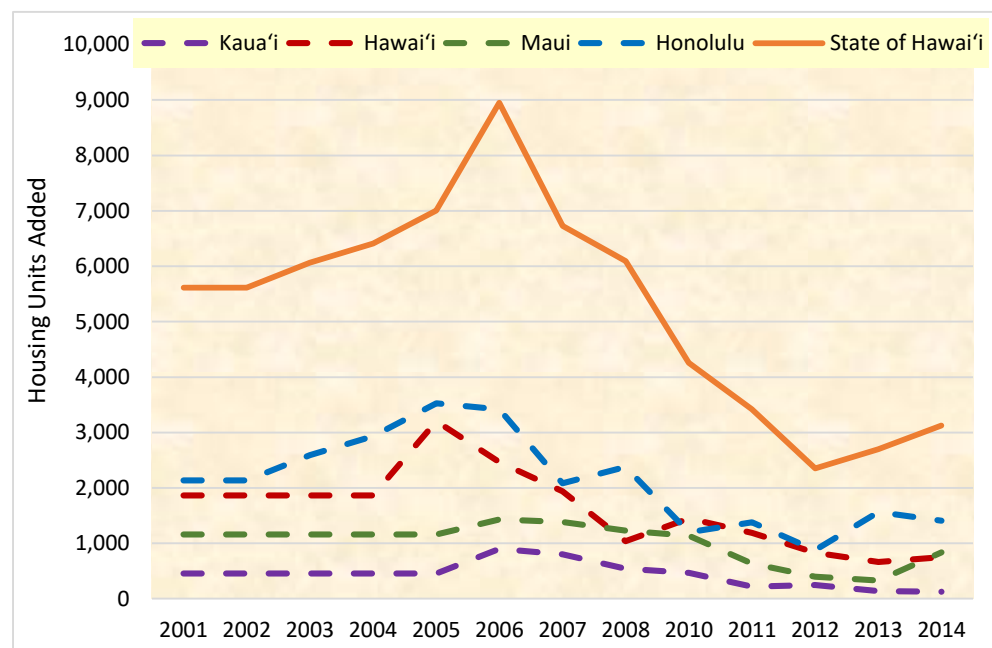
Details shown in the Appendix.

Source. Decennial Census 1990 & 2000, American Community Survey 2002-2015

The results are as expected. The total number of residential units in the state grew by about 12 percent in the nineties and then by another seven percent in the last decade. 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 four years, accelerated between 2003 and 2006, and then slowed again in the last three years of the decade. Between 2010 and 2015, we see continued slow growth with an average annual growth rate of 0.6 percent.

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 15 years.

Figure 2: Total Housing Units, New Units Added, 2000-2014



Source. Decennial Census 1990 & 2000, American Community Survey 2002-2015

Across the State, these data show that the housing stock grew rapidly from about 2003 to 2006, and then dropped notably until 2012. The number of units added in the past several years suggest the beginning of an upward trend. Figure 2 also suggests that the peak period for housing stock growth was different for each island. Honolulu and Hawai'i counties peaked in 2005, while Maui and Kaua'i peaked about a year later.

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 fairly consistent. Vacancy rates reported by the Census indicated very little change over the past five years. The gross vacancy rate for the State of Hawai'i ranged from a low of 16.1 percent in 2015 to a high of 18.4 percent in 2011. National vacancy rates during the past five years have ranged from 12.9 to 14.3.

The data taken from the TMK-based files for 2016 are presents in Appendix Tables IA-1 through IA-14. The figures for each county are notable lower than for the ACS data. We are currently without an explanation as to how this might have occurred.

APPENDIX

TABLE IA-1: STATE OF HAWAII HOUSING UNIT INVENTORY¹², 1990-2015

	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
Total Housing Units	389,810	460,370	471,594	477,660	484,068	491,071	500,021	506,751	512,842	515,663	519,395	512,040	527,290
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	450,518
Vacant	33,543	57,245	57,194	56,116	57,127	61,064	67,389	67,066	75,737	69,527	64,126	69,840	76,772
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	450,518
Owner occupied	191,911	227,783	158,138	161,163	171,755	256,578	257,599	261,918	258,365	252,881	262,681	262,419	256,387
Renter occupied	164,356	175,342	134,477	136,041	128,291	173,429	175,033	177,767	178,740	193,255	192,588	179,781	194,131
Total Vacant	33,543	57,245	57,194	56,116	57,127	61,064	67,389	67,066	75,737	69,527	64,126	69,840	76,772
For rent	5,861	15,682	4,785	4,421	5,032	8,631	11,358	19,760	20,137	22,965	14,832	18,338	19,254
Rented, not occupied						1,891	1,170	2,191	2,751	529	727	1,861	2,278
For sale only	734	4,368	2,388	654	1,102	2,366	2,871	3,275	6,404	3,637	3,921	4,271	3,802
Sold, not occupied						2,030	2,588	2,435	2,009	702	976	1,766	2,264
Rented or sold, not occupied		2,948	1,647	2,202	1,929								
For seasonal, recreational, or occasional use	4,418	26,924	9,122	8,538	8,692	31,583	33,334	26,742	30,382	29,087	31,045	29,932	33,524
For migrant workers		48				67	161	27	83	562		194	80
Other vacant	5,366	7,275	9,699	9,826	8,974	14,496	15,907	12,636	13,971	12,045	12,626	13,478	15,570
Total Available Housing Units^A	356,267	426,123	429,588	435,464	441,921	444,925	450,619	467,346	468,406	473,969	475,724	468,436	478,116
Total Housing Units	389,810	460,370	496,465	514,967	533,811	553,249	563,631	571,744	579,066	582,342	519,385	512,040	527,290
Single Family	237,101	277,761	167,716	171,328	170,652	292,288	302,579	307,610	304,511	305,785		309,982	327,848
Multi-Family ^B	152,709	182,609	152,540	151,517	155,123	198,783	197,442	199,141	208,331	209,878		202,058	199,442
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	1,362,453
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	812,540
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	549,913

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

Grey=data not available

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

¹² Does not include Kalawao County.

TABLE IA-2: CITY AND COUNTY OF HONOLULU HOUSING UNIT INVENTORY, 1990-2015

	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
Total Housing Units	281,683	315,988	320,256	322,845	325,775	329,300	332,718	334,799	337,177	338,119	336,899	334,812	341,239
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	309,602
Vacant	16,379	29,538	27,641	25,641	25,729	28,743	33,501	30,188	34,316	28,223	25,852	29,985	31,637
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	309,602
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	168,551
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	141,051
Total Vacant	16,379	29,538	27,641	25,641	25,729	28,743	33,501	30,188	34,316	28,223	25,852	29,985	31,637
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
Rented, not occupied						1,016	652	1,227	1,560	434	398	1,135	1,335
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
Sold, not occupied						1,446	2,126	1,249	1,515	513	470	1,198	760
Rented or sold, not occupied		1,885	1,647	2,202	1,929								
For seasonal, recreational, or occasional 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
For migrant workers		16				33						21	13
Other vacant	5,366	4,662	9,699	9,826	8,974	9,398	9,290	7,879	8,851	7,197	6,592	7,769	8,500
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	320,916
Total Housing Units	281,683	315,988	320,256	322,845	325,775	329,300	332,718	334,799	337,177	338,119	336,889	334,812	341,239
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
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	149,467
Total population in occupied housing units:	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
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
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

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

Grey=data not available

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

TABLE IA-3: MAUI COUNTY HOUSING INVENTORY, 1990-2015

	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
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
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
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
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
Owner occupied	19,083	25,018				28,476	28,300	30,749	28,157	27,831	30,055	30,167	30,824
Renter occupied	14,124	18,489				19,917	19,240	19,819	20,793	20,495	23,831	21,114	22,639
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
For rent		1,445				650	3,156	8,485	8,525	9,685	3,499	7,526	7,264
Rented, not occupied						15	147	119	286	77	167	245	255
For sale only		362				232	465	318	665	334	747	635	248
Sold, not occupied						127	257	411	419		166	221	348
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
For migrant workers						34	47			547		120	3
Other vacant		841				1,634	2,876	1,271	1,838	2,049	1,958	2,010	2,621
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
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
Single Family	28,543	35,090				37,777	40,486	40,875	39,181	38,503		41,693	45,161
Multi-Family ^B	13,718	21,287				24,401	23,124	24,118	27,043	28,176		26,724	25,996
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
Owner occupied	61,615	80,225				86,796	91,629	91,370	87,791	89,189	90,619	94,208	96,721
Renter occupied	37,404	46,464				51,637	48,169	49,661	52,369	54,858	61,443	54,074	61,447

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

Grey=data not available

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

TABLE IA-4: HAWAII COUNTY HOUSING UNIT INVENTORY, 1990-2015

	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
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
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
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
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
Owner occupied	25,336	34,166				39,949	41,043	43,253	40,587	41,528	44,271	42,591	43,213
Renter occupied	16,125	18,819				19,521	22,135	19,997	22,501	24,270	22,825	21,791	21,835
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
For rent		1,497				1,825	1,613	3,252	3,596	3,400	2,995	2,782	2,631
Rented, not occupied						726	354	463	84	18	101	205	572
For sale only		792				764	427	567	1,401	823	1,338	1,081	1,227
Sold, not occupied						438	205	725	75	189	289	300	1,028
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
For migrant workers		20					84					29	34
Other vacant		1,433				2,177	3,171	2,893	2,699	2,268	3,370	3,152	3,424
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
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
Single Family	38,247	50,297				56,279	59,479	61,252	62,695	62,032		62,787	68,615
Multi-Family ^B	10,006	12,377				15,705	15,706	16,399	16,896	18,599		16,984	16,041
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
Owner occupied	74,176	96,673				113,797	108,674	117,353	110,765	109,376	119,236	116,256	125,068
Renter occupied	44,456	49,253				50,640	59,463	50,761	62,364	64,043	62,199	59,644	63,314

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

Grey=data not available

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

TABLE IA-5: KAUAI COUNTY HOUSING INVENTORY, 1990-2015

	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
Total Housing Units	17,613	25,331	26,242	26,698	27,153	27,609	28,508	29,308	29,850	30,234	29,793	29,040	30,238
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
Vacant	1,318	5,148	5,498	5,672	5,847	6,022	5,811	8,052	7,644	8,118	6,553	7,330	7,833
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
Owner occupied	9,582	12,366				14,971	14,450	14,201	13,473	13,990	13,968	14,107	13,799
Renter occupied	6,713	7,817				6,616	8,247	7,055	8,733	8,126	9,272	7,603	8,606
Total Vacant	1,318	5,148	5,498	5,672	5,847	6,022	5,811	8,052	7,644	8,118	6,553	7,330	7,833
For rent		454				455	344	583	2,298	2,210	1,312	1,391	2,034
Rented, not occupied						134	17	382	821		61	276	116
For sale only		207				347	373	386	539	750	251	522	433
Sold, not occupied						19		50			51	47	128
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
For migrant workers		12					30	27	83	15		24	30
Other vacant		339				1,287	570	593	583	531	706	547	1,025
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	24,915	23,946	25,116
Total Housing Units	17,613	25,331	51,113	64,005	76,896	89,787	92,118	94,301	96,074	96,913	29,793	29,040	30,238
Single Family	15,102	19,389				21,360	21,788	21,203	22,415	22,346		21,620	22,300
Multi-Family ^B	2,511	5,942				6,249	6,720	8,105	7,435	7,888		7,420	7,938
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
Owner occupied	31,423	38,258				42,254	43,214	43,350	39,180	42,222	41,412	43,966	43,389
Renter occupied	19,100	19,564				19,857	19,317	18,243	24,169	21,308	24,518	20,693	25,495

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

Grey=data not available

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

TABLE IA-6: TOTAL HOUSING UNITS, 1992, 1997, 2003, 2006, 2010, AND 2015

	State of Hawai'i	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	477,591	322,845	68,260	59,788	26,698
2004	483,938	325,775	70,122	60,888	27,153
2005	491,071	329,300	71,984	62,178	27,609
2006	499,775	332,718	75,185	63,364	28,508
2010	512,040	334,812	79,771	68,417	29,040
2014	524,852	339,830	83,904	71,006	30,112
2015	527,290	341,239	84,656	71,157	30,238
Average Annual % Increase					
1990-2000 ^a	1.81%	1.22%	2.99%	3.38%	4.38%
2000-2003 ^a	1.23%	0.72%	2.97%	1.91%	1.80%
2003-2006 ^a	1.55%	1.02%	3.38%	1.99%	2.26%
2006-2010 ^a	0.61%	0.16%	1.52%	1.99%	0.47%
2010-2015 ^a	0.60%	0.38%	1.22%	0.80%	0.83%

Sources: 1990 & 2000 Decennial Census, 2005-2015 American Community Survey, intercensal estimates

TABLE IA-7: TOTAL OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, 2010, AND 2015

	State of Hawai'i	County of Honolulu	County of Hawai'i	County of Maui	County of 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	451,134	311,047	67,096	51,281	21,710
2015	450,518	309,602	65,048	53,463	22,405

Sources: Decennial Census 1990 & 2000; ACS 2004, 2005, 2010, & 2015; HHPS 1992, 1997, 2003, & 2006

TABLE IA-8: TOTAL OWNER-OCCUPIED HOUSING UNITS, 1992, 1997, 2003, 2006, 2010, AND 2015

	State of Hawai'i	County of Honolulu	County of Hawai'i	County of Maui	County of Kaua'i
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	257,083	173,182	39,949	28,476	15,476
2006	264,922	175,474	43,053	30,268	16,127
2010	262,419	175,554	42,591	30,167	14,107
2015	256,387	168,551	43,213	30,824	13,799

Sources: Decennial Census 1990 & 2000; ACS 2004, 2005, 2010, & 2015; HHPS 1992, 1997, 2003, & 2006

Figure IA-1. O'ahu Tax Map Key (TMK) Zones 2015

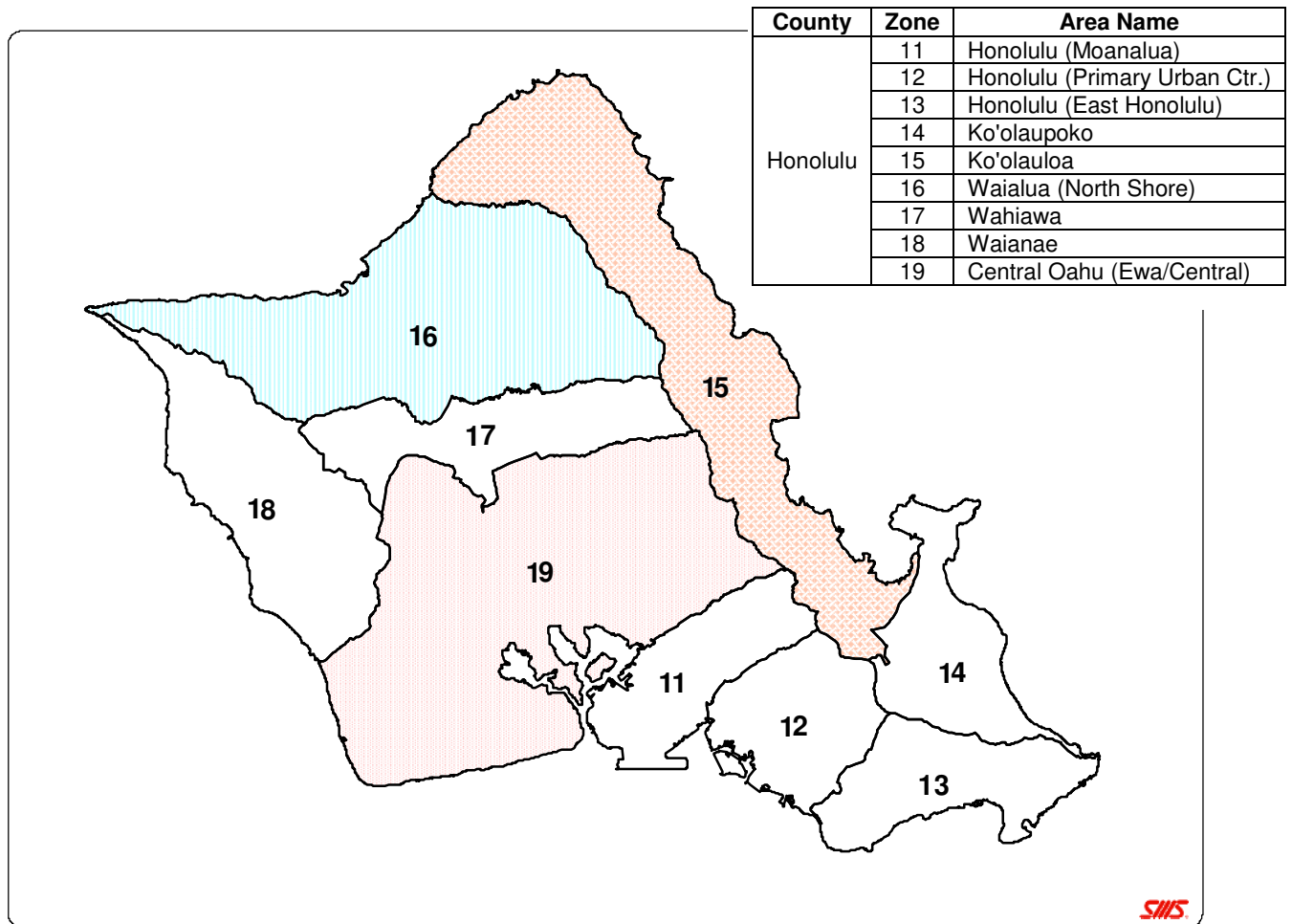
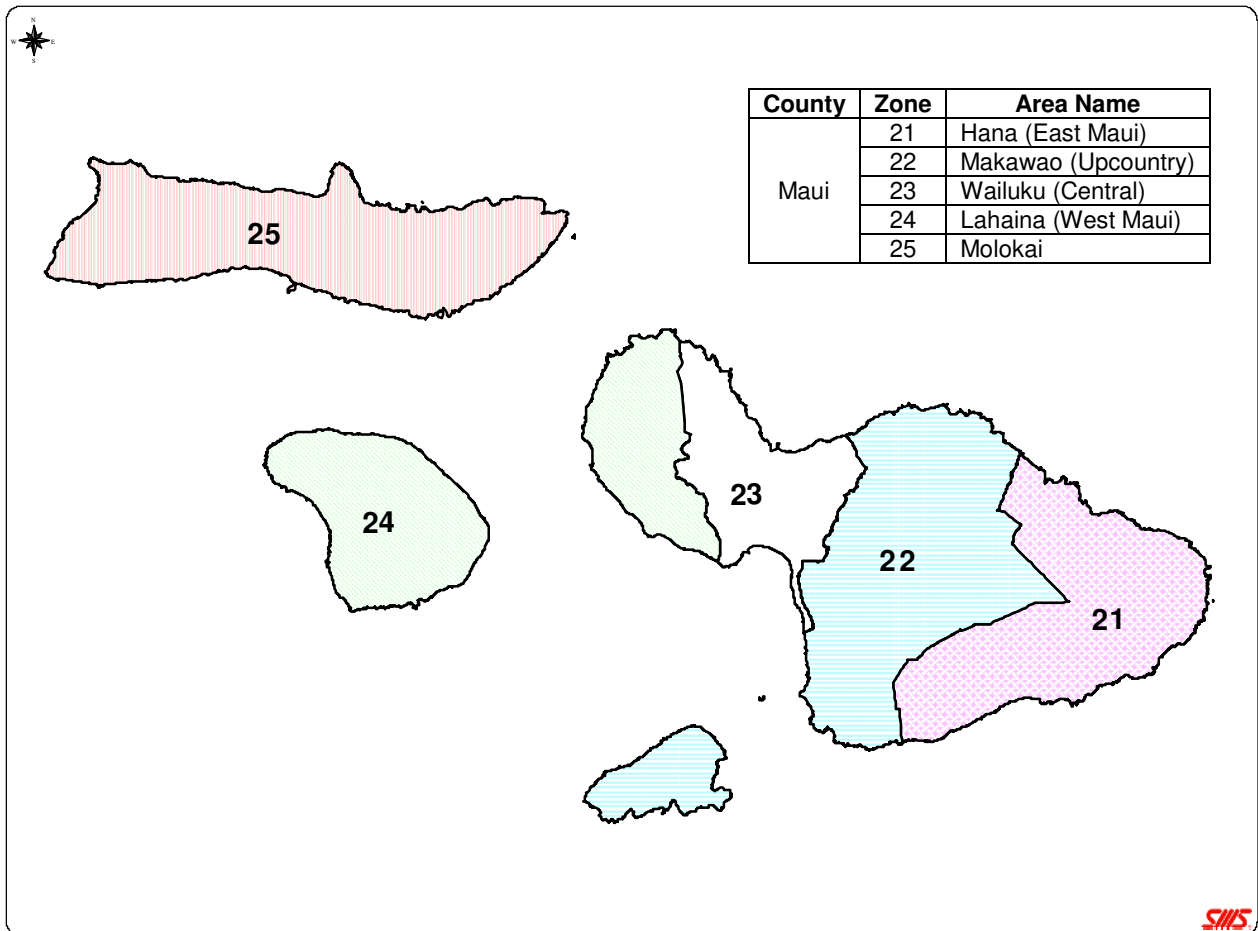


Figure IA-2: County of Maui Tax Map Key (TMK) Zones, 2015¹³



¹³ Note that Maui Zone 24, Lahaina or West Maui includes both the Lahaina side of the Island of Maui and the Island of Lanai.

Figure IA-3: County of Kauaʻi Tax Map Key (TMK) Zones, 2015

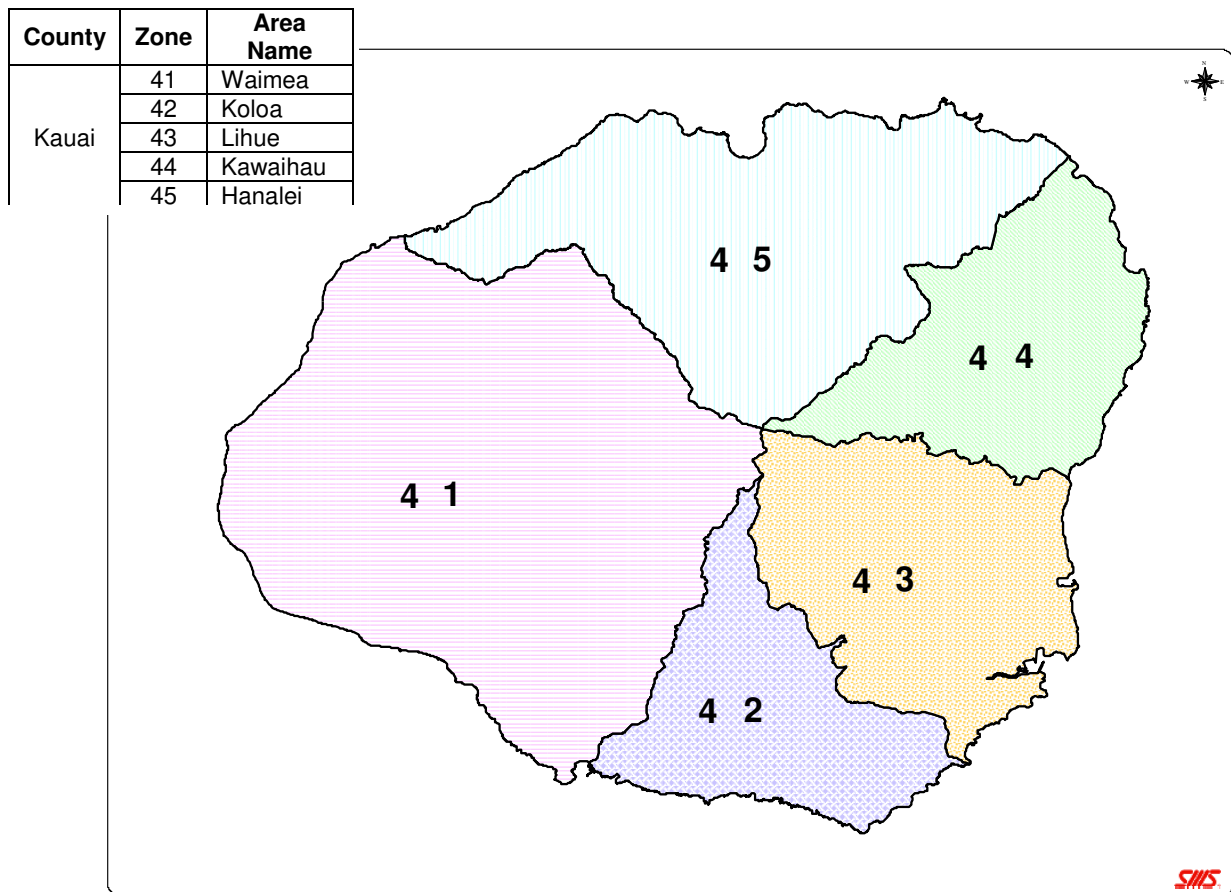


Figure IA-4: County of Hawai'i Tax Map Key (TMK) Zones, 2015

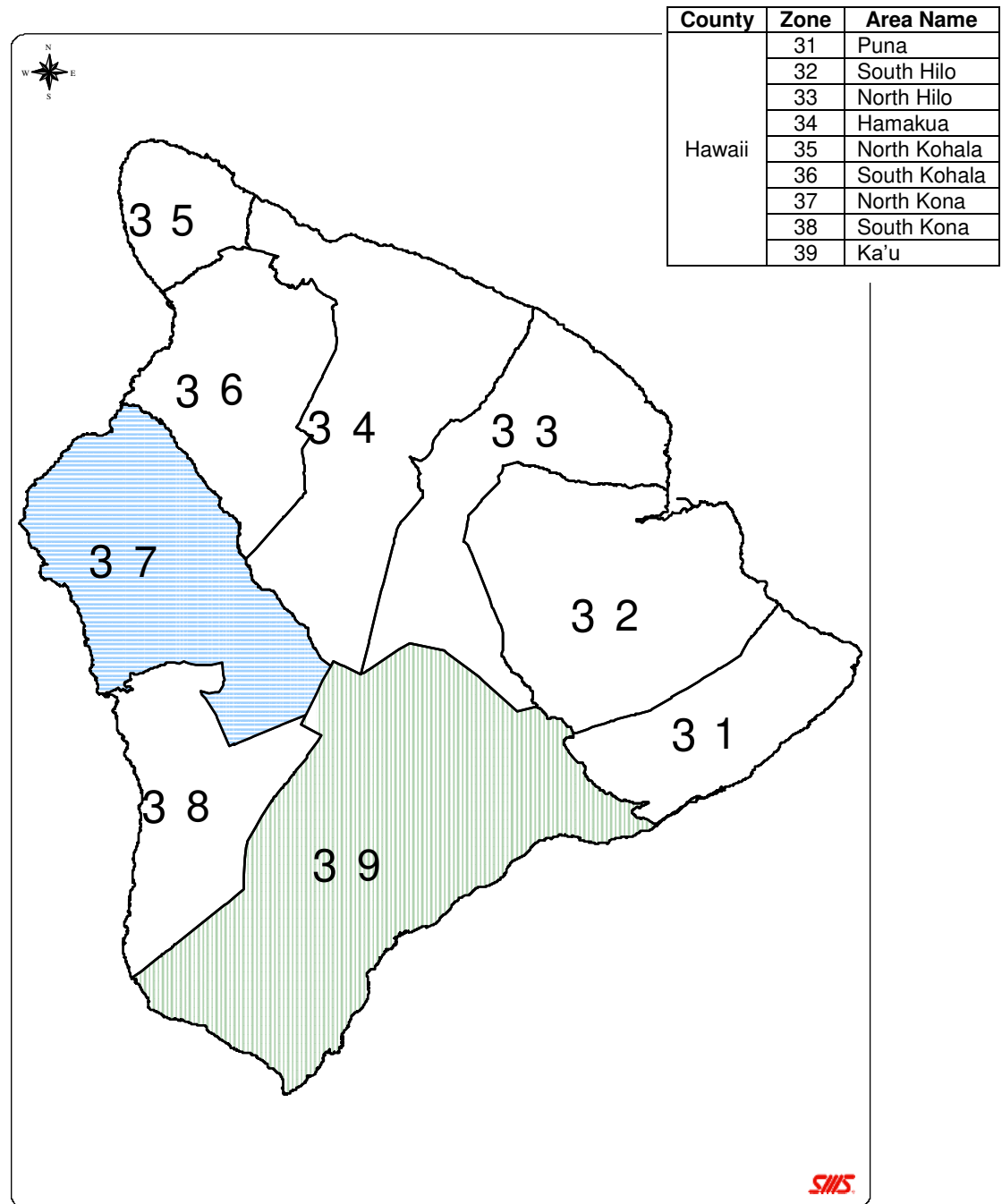


TABLE IA-9: HOUSING UNITS BY TYPE, 1992, 1997, 2003, 2010, AND 2015¹⁴

County	Year	Total Housing 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
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	--
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	--
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	--	--
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

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

^a Single Family Units: Includes detached units intended for single family occupancy. Excludes single family units under the condominium ownership regime.

^b Condominium: Includes all housing units registered under a condominium ownership regime, whether single family detached or multifamily 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, that is prior to the privatization of military units in 2003. At the time of this report, the details of only one privatization agreement (the US Navy) are known.

^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.

¹⁴ Note that the table includes only those housing units for which a type could be determined. Differing methodologies between 2015 and prior version of the study yielded significantly different figures.

TABLE IA-10A: HOUSING INVENTORY BY TYPE, 2015

County	Zone	Housing Unit Type						Total
		Single Family	Condo	Apartment	Military ^a	Student	Cooperative	
Honolulu County	11	14,624	9,074	10	2,353	--	--	26,061
	12	12,313	53,318	--	--	430	16	66,077
	13	29,325	6,661	--	--	168	--	36,154
	14	27,075	5,146	--	2,208	--	--	34,429
	15	4,545	879	--	2,826	314	--	8,564
	16	2,912	404	--	--	--	--	3,316
	17	4,813	593	--	4,613	--	--	10,019
	18	9,984	2,644	--	--	--	--	12,628
C&C of Honolulu Total		165,495	106,283	10	13,119	912	16	285,835
Maui County	21	886	37	12	--	--	--	935
	22	15,906	2,366	555	--	--	--	18,827
	23	16,869	9,352	503	--	--	--	26,724
	24	5,546	7,735	739	--	3	--	14,023
	25	2,561	645	29	--	--	--	3,235
Maui County Total		41,768	20,135	1,838	-	3	-	63,744
Hawai'i County	31	16,837	40	1	--	--	--	16,878
	32	16,044	1,665	284	--	--	--	17,993
	33	820	31	--	--	--	--	851
	34	2,260	114	--	--	--	--	2,374
	35	2,061	217	51	--	--	--	2,329
	36	5,551	3,635	165	--	104	--	9,455
	37	10,726	6,353	308	--	--	--	17,387
	38	3,156	125	3	--	--	--	3,284
Hawai'i County Total		60,780	12,274	827	-	104	-	73,985
Kaua'i County	41	2,810	18	75	90	--	--	2,993
	42	4,907	2,859	365	--	--	--	8,131
	43	3,520	2,388	367	--	--	--	6,275
	44	6,486	1,936	161	--	--	--	8,583
	45	2,577	2,557	604	--	--	--	5,738
Kaua'i County Total		20,300	9,758	1,572	90	-	-	31,720
State Total		288,343	148,450	4,247	13,209	1,019	16	455,284

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

^a. Beginning in 2006, numbers do not include bed space in military barracks.

TABLE IA-11: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2015

County	Zone	<1950	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2010	2011-2015	Total
Honolulu County	11	2,541	2,985	3,232	1,675	770	568	485	215	12,471
	12	4,137	2,352	2,220	912	448	499	609	181	11,358
	13	4,708	5,021	5,294	5,192	2,397	1,577	1,327	410	25,926
	14	1,918	5,160	7,662	4,308	2,393	1,102	890	317	23,750
	15	541	241	573	752	723	231	253	64	3,378
	16	360	357	482	291	410	78	92	37	2,107
	17	1,015	1,216	732	258	357	252	86	18	3,934
	18	718	496	1,200	2,207	745	1,260	752	337	7,715
	19	866	4,091	10,588	11,558	8,417	9,293	7,785	1,971	54,569
<i>C&C of Honolulu Total</i>		<i>16,804</i>	<i>21,919</i>	<i>31,983</i>	<i>27,153</i>	<i>16,660</i>	<i>14,860</i>	<i>12,279</i>	<i>3,550</i>	<i>145,208</i>
Maui County	21	81	25	13	97	54	37	44	16	367
	22	1,338	261	386	2,204	2,455	1,685	1,447	173	9,949
	23	2,150	1,075	1,557	2,284	2,629	2,377	3,342	435	15,849
	24	1,233	155	281	940	900	670	770	77	5,026
	25	1,048	127	118	448	376	239	218	32	2,606
<i>Maui County Total</i>		<i>5,850</i>	<i>1,643</i>	<i>2,355</i>	<i>5,973</i>	<i>6,414</i>	<i>5,008</i>	<i>5,821</i>	<i>733</i>	<i>33,797</i>
Hawai'i County	31	723	178	239	1,510	2,368	2,713	3,476	504	11,711
	32	2,176	1,378	1,542	3,303	1,956	1,617	1,293	216	13,481
	33	133	38	27	96	69	48	57	15	483
	34	509	121	103	199	124	85	107	13	1,261
	35	157	241	115	165	148	251	167	50	1,294
	36	129	142	141	636	910	999	1,429	220	4,606
	37	69	93	409	1,926	1,785	1,244	2,473	337	8,336
	38	60	58	112	293	250	311	235	24	1,343
	39	345	107	94	280	321	462	539	44	2,192
<i>Hawai'i County Total</i>		<i>4,301</i>	<i>2,356</i>	<i>2,782</i>	<i>8,408</i>	<i>7,931</i>	<i>7,730</i>	<i>9,776</i>	<i>1,423</i>	<i>44,707</i>
Kaua'i County	41	434	308	132	409	249	591	201	33	2,357
	42	487	288	277	764	955	818	853	171	4,613
	43	186	263	422	791	454	623	583	98	3,420
	44	474	445	353	1,083	1,451	1,257	792	143	5,998
	45	109	44	36	439	609	621	719	70	2,647
<i>Kaua'i County Total</i>		<i>1,690</i>	<i>1,348</i>	<i>1,220</i>	<i>3,486</i>	<i>3,718</i>	<i>3,910</i>	<i>3,148</i>	<i>515</i>	<i>19,035</i>
State Total		28,645	27,266	38,340	45,020	34,723	31,508	31,024	6,221	242,747

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

TABLE IA-12: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY YEAR BUILT, 2015

County	Zone	<1950	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2010	2011-2015	Total
Honolulu County	11	106	270	1,051	4,342	2,359	899	657	39	9,723
	12	229	1,818	13,292	25,796	5,541	3,467	4,161	206	54,510
	13	170	712	2,403	2,256	717	649	1,108	44	8,059
	14	109	189	694	3,082	1,583	643	195	195	6,690
	15	83	40	42	895	99	68	88	16	1,331
	16	34	29	79	317	133	46	50	20	708
	17	107	61	41	342	164	53	13	6	787
	18	43	21	350	2,024	142	23	225	128	2,956
	19	65	37	1,229	8,915	7,035	9,227	6,336	1,213	34,057
<i>C&C of Honolulu Total</i>		<i>946</i>	<i>3,177</i>	<i>19,181</i>	<i>47,969</i>	<i>17,773</i>	<i>15,075</i>	<i>12,833</i>	<i>1,867</i>	<i>118,821</i>
Maui County	21	4	-	-	21	56	2	3	1	87
	22	231	5	16	615	632	579	472	93	2,643
	23	15	5	141	4,310	2,289	2,368	841	267	10,236
	24	57	-	969	4,158	2,802	514	1,924	234	10,658
	25	1	-	57	377	205	3	6	-	649
<i>Maui County Total</i>		<i>308</i>	<i>10</i>	<i>1,183</i>	<i>9,481</i>	<i>5,984</i>	<i>3,466</i>	<i>3,246</i>	<i>595</i>	<i>24,273</i>
Hawai'i County	31	2	1	3	1	12	30	4	-	53
	32	2	10	395	992	67	59	191	3	1,719
	33	6	-	-	-	1	17	10	-	34
	34	14	5	7	7	30	61	23	1	148
	35	16	9	1	12	40	99	71	5	253
	36	9	12	7	149	1,106	693	1,782	2	3,760
	37	34	4	416	2,084	1,605	1,127	1,407	18	6,695
	38	4	3	2	21	49	58	23	1	161
	39	-	-	-	76	5	9	3	-	93
<i>Hawai'i County Total</i>		<i>87</i>	<i>44</i>	<i>831</i>	<i>3,342</i>	<i>2,915</i>	<i>2,153</i>	<i>3,514</i>	<i>30</i>	<i>12,916</i>
Kaua'i County	41	-	-	-	10	-	-	-	-	10
	42	-	-	108	888	361	360	332	-	2,049
	43	24	24	-	286	387	884	170	-	1,775
	44	-	-	24	976	69	28	407	-	1,504
	45	-	-	53	680	522	12	-	-	1,267
<i>Kaua'i County Total</i>		<i>24</i>	<i>24</i>	<i>185</i>	<i>2,840</i>	<i>1,339</i>	<i>1,284</i>	<i>909</i>	<i>-</i>	<i>6,605</i>
State Total		1,365	3,255	21,380	63,632	28,011	21,978	20,502	2,492	162,615

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

TABLE IA-13: SINGLE FAMILY HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2015

County	Zone	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Total
Honolulu County	11	1,313	31	425	2,594	9,238	13,601
	12	7,553	288	714	2,656	6,528	17,739
	13	1,849	74	1,009	8,996	15,919	27,847
	14	1,931	80	1,642	9,617	12,409	25,679
	15	764	111	431	1,366	1,548	4,220
	16	344	21	170	880	1,052	2,467
	17	342	17	192	1,277	2,415	4,243
	18	1,437	35	442	3,973	3,238	9,125
	19	3,563	48	1,467	27,288	25,492	57,858
<i>C&C of Honolulu Total</i>		19,096	705	6,492	58,647	77,839	162,779
Maui County	21	48	36	58	141	84	367
	22	688	213	954	4,033	4,061	9,949
	23	1,353	91	655	6,945	6,805	15,849
	24	650	58	453	2,246	1,619	5,026
	25	832	58	330	936	450	2,606
<i>Maui County Total</i>		3,571	456	2,450	14,301	13,019	33,797
Hawai'i County	31	6,860	1,101	2,680	5,983	1,383	18,007
	32	1,757	118	829	9,163	3,322	15,189
	33	101	13	79	292	94	579
	34	187	16	187	781	263	1,434
	35	283	17	154	814	296	1,564
	36	1,015	55	464	3,017	1,047	5,598
	37	1,627	95	1,076	5,000	2,103	9,901
	38	193	60	244	778	246	1,521
	39	450	222	571	1,122	195	2,560
<i>Hawai'i County Total</i>		12,473	1,697	6,284	26,950	8,949	56,353
Kaua'i County	41	445	68	327	1,244	695	2,779
	42	1,147	93	638	2,594	1,319	5,791
	43	404	27	301	1,886	1,207	3,825
	44	757	174	766	3,128	1,966	6,791
	45	565	158	518	1,339	636	3,216
<i>Kaua'i County Total</i>		3,318	520	2,550	10,191	5,823	22,402
State Total		38,458	3,378	17,776	110,089	105,630	275,331

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

TABLE IA-14: CONDOMINIUM HOUSING INVENTORY DISTRIBUTION BY BEDROOMS, 2015

County	Zone	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Total
Honolulu County	11	436	1,702	5,667	1,535	383	9,723
	12	9,349	21,051	20,506	3,136	468	54,510
	13	153	1,352	3,427	2,416	711	8,059
	14	13	592	2,567	2,930	588	6,690
	15	183	473	164	381	130	1,331
	16	1	242	311	132	22	708
	17	20	145	386	181	55	787
	18	437	1,041	834	464	180	2,956
	19	702	3,186	16,282	11,748	2,136	34,054
<i>C&C of Honolulu Total</i>		11,294	29,784	50,144	22,923	4,673	118,818
Maui County	21	14	62	4	7	-	87
	22	238	478	1,124	699	104	2,643
	23	279	3,572	5,370	995	20	10,236
	24	1,706	4,457	3,722	707	66	10,658
	25	172	327	143	7	-	649
<i>Maui County Total</i>		2,409	8,896	10,363	2,415	190	24,273
Hawai'i County	31	-	8	11	33	1	53
	32	496	411	583	208	21	1,719
	33	-	4	5	15	10	34
	34	6	15	35	67	25	148
	35	7	13	56	133	44	253
	36	18	277	2,317	1,058	90	3,760
	37	345	1,630	3,350	1,216	154	6,695
	38	-	10	74	58	19	161
	39	-	61	22	6	4	93
<i>Hawai'i County Total</i>		872	2,429	6,453	2,794	368	12,916
Kaua'i County	41	-	-	10	-	-	10
	42	25	711	1,134	166	13	2,049
	43	161	604	881	107	22	1,775
	44	205	676	576	44	3	1,504
	45	-	467	735	57	8	1,267
<i>Kaua'i County Total</i>		391	2,458	3,336	374	46	6,605
State Total		14,966	43,567	70,296	28,506	5,277	162,612

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