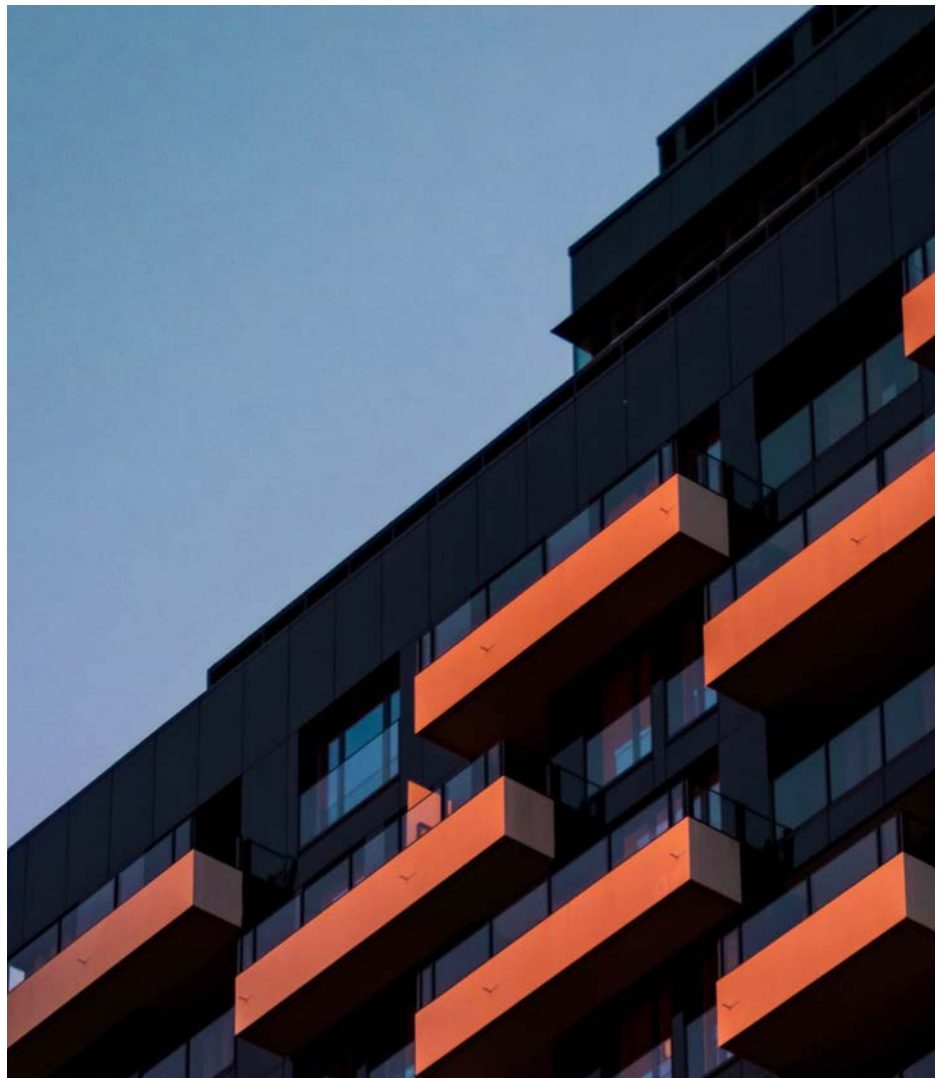




THE HAWAII HOUSING FACTBOOK

JUNE 28, 2023





UHERO

THE ECONOMIC RESEARCH ORGANIZATION
AT THE UNIVERSITY OF HAWAII

The Hawai'i Housing Factbook

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Justin Tyndall

Assistant Professor

Daniela Bond-Smith

Data Scientist and Research Economist

Rachel Inafuku

Research Economist

Victoria Rhinebolt

Graphic Design and Layout

2424 MAILE WAY, ROOM 540 • HONOLULU, HAWAII 96822
(808) 956-7605 • UHERO@HAWAII.EDU

TABLE OF CONTENTS

Introduction	1
The High Cost of Housing	1
Building New Housing Supply	9
The Demand For Housing	11
Data Book	
Data Dictionary	15
State	19
Counties	20
Zip Codes	24

INTRODUCTION

Residents of Hawai'i face the [highest housing costs](#) in the nation. High housing costs lower the standard of living for residents and hinder the State's ability to attract workers. Some households are forced to live in crowded conditions, some leave the state to find housing elsewhere, and some are forced to survive without housing at all. To inform discussions on the way forward for housing in Hawai'i, UHERO is releasing the first edition of an annual report on the state of housing.

To understand the housing market, UHERO has worked with local and national data providers to compile a database of housing indicators that capture the current state of the housing market. Tracking changes in housing costs, production, demand, and local demographics can help us understand evolving conditions. While other UHERO studies will take deeper dives into specific housing issues, this report aims to make our data resources widely available, provide an overview of current conditions, and highlight ongoing research. The report will share data at the state, county, and zip code levels. Zip code level data has been largely unavailable until now and can improve our understanding of local markets. The pages that follow provide detailed data for the state, counties, and 63 zip codes across the state. We find housing characteristics, production, and affordability vary widely across Hawai'i's neighborhoods. By providing housing data points in a unified reference book, UHERO hopes to reduce the barriers to accessing timely and important housing data.

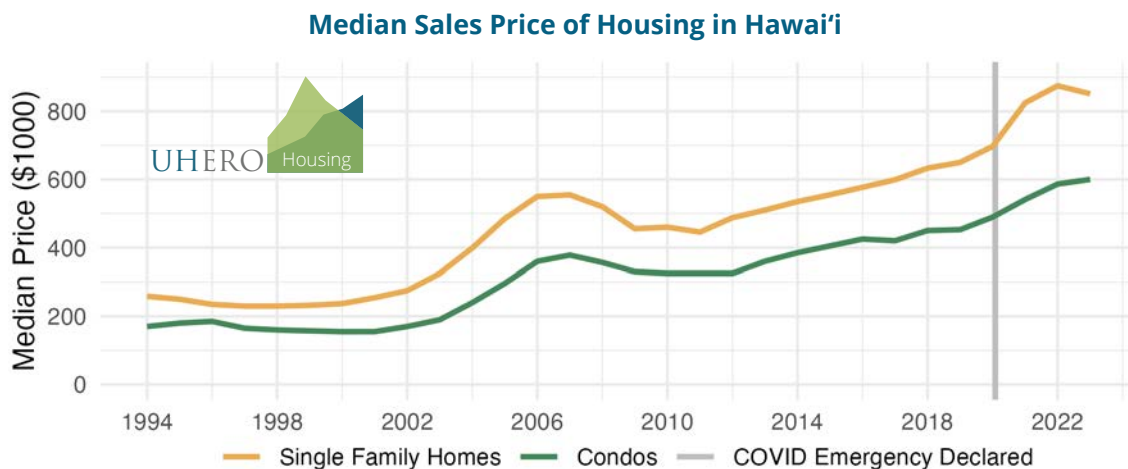
Later this year, UHERO will be launching an online data portal dedicated to housing. The portal provides additional data and allows the public to explore and download the data for themselves.

Addressing the housing crisis, and measuring progress, should be based on clear and accurate measurement of our challenges. By sharing data through this report we hope to contribute to a more informed housing debate.

THE HIGH COST OF HOUSING

Hawai'i leads the nation in housing costs

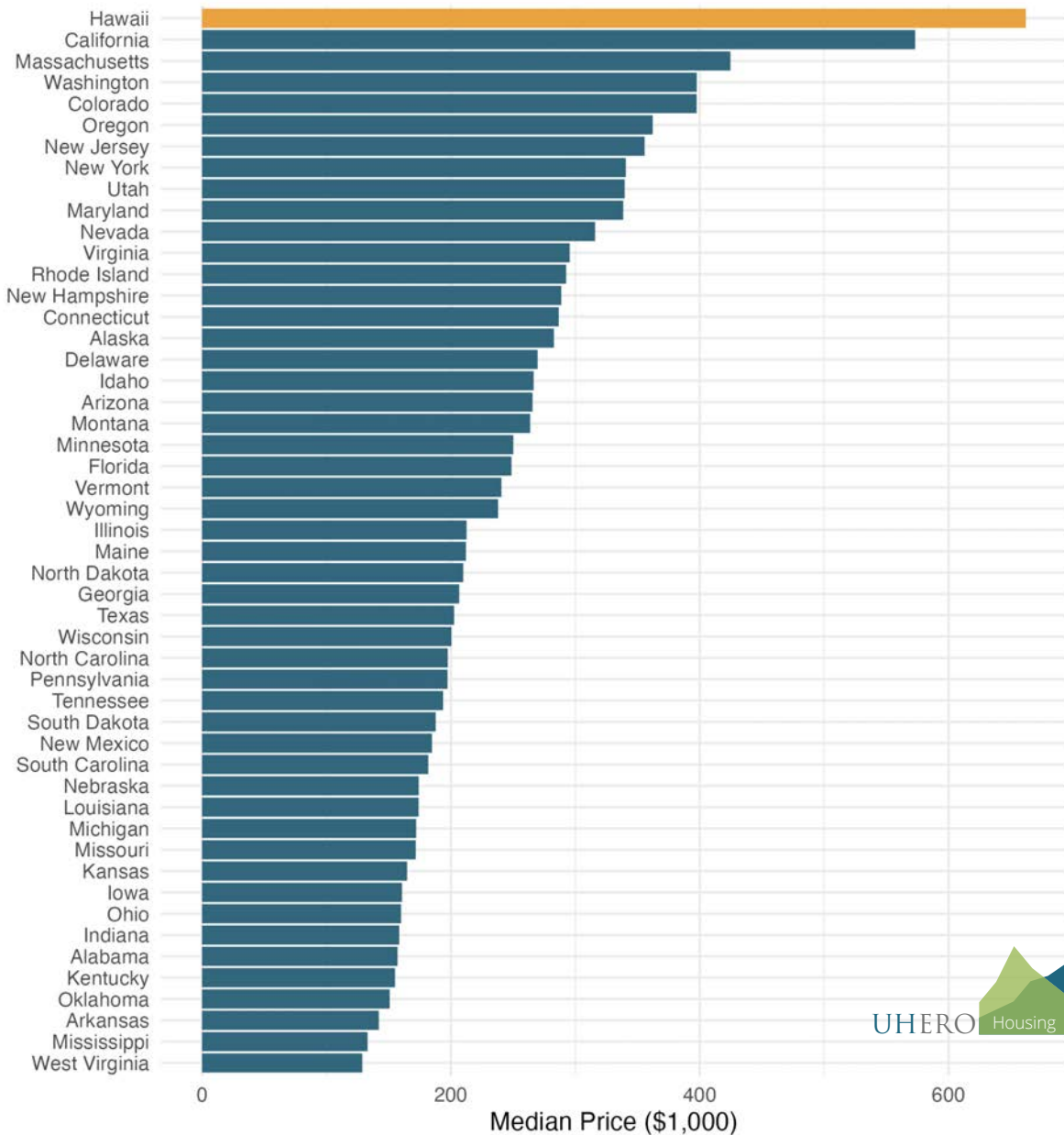
Hawai'i is the most expensive state in the nation for housing. Median housing costs are 2.7 times the national level. Over the past year, the median price of a single-family home sold in Hawai'i was \$852,000 and the median condo price was \$600,000.¹ The last 30 years have brought incredible growth in local housing prices. Median single-family home and condominium prices have more than tripled since the mid-90s.



The median price of single-family homes and condos have risen dramatically over the past three decades.

¹ For statistics on housing transactions we rely on data from Black Knight Inc., a national provider of housing market data. We use a full database of all deed transfers within the state, including new homes and resales, to calculate market statistics.

Median Home Value Across States



Source: 2021 American Community Survey 5-year estimates.

Data includes all owner-occupied housing units, including those in both single-family and multifamily buildings.

A significant amount of price appreciation in the housing market has occurred during the pandemic era

Over the pandemic, with mortgage interest rates falling below 3% and households in need of more space, home prices soared. Before the pandemic, the median single-family home price in the state was \$650,000. Between 2019 and 2022, prices rose by 35%, before leveling off in 2023. Median condo prices saw a 30% pandemic increase, jumping from \$453,000 in 2019 to \$587,000 in 2022, and have since risen further to \$600,000. Mortgage interest rates rose sharply in 2022, and have remained near 7%. While high mortgage rates have dampened demand and reduced transaction activity, median prices have not fallen significantly.

Home prices vary widely across the state

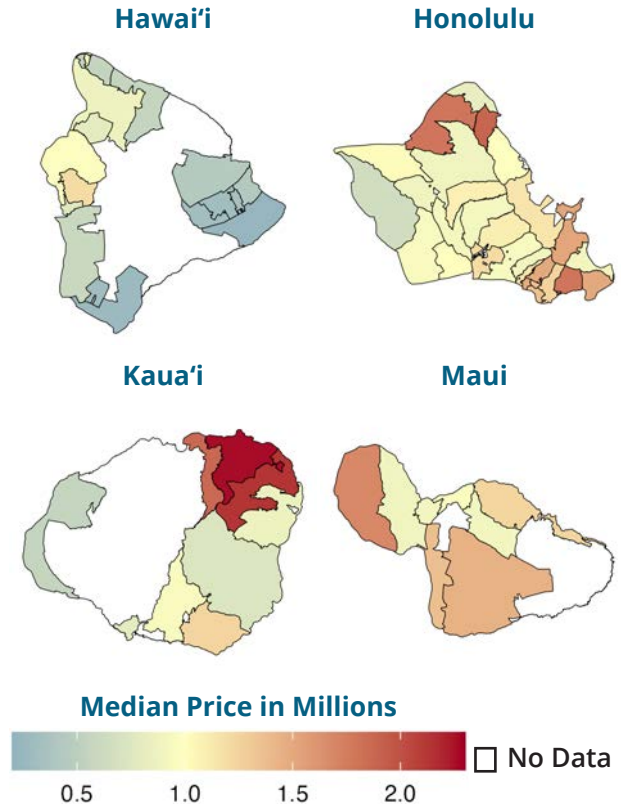
Hawai'i County is an outlier in terms of home prices. Median single-family home prices on Maui and Honolulu have hovered near the \$1 million mark for the past year. Prices on Kaua'i are comparable, with a median price near \$900,000. Contrastingly, the median single-family home in Hawai'i County sells for \$400,000. Median condominium prices in Hawai'i County (\$550,000) actually exceed that of single-family homes. High condo prices indicate a lack of multifamily housing supply and an aging stock of single-family homes. At the zip code level, the differences are even more substantial. The pages of this report provide median prices across 63 zip codes in the state. The North Shore of O'ahu, as well as some neighborhoods on Kaua'i rank among the most expensive areas. Kilauea (zip code: 96754) on Kaua'i had the highest median sales price over the past year, at \$2.3 million, though only 16 properties transacted during that time. Contrastingly, the cheapest zip codes are all located in Hawai'i County, where two zip codes have median sales prices under \$300,000.

Single-family Home Sales Over Past 12 Months

	Median Sales Price
State	\$851,500
Honolulu County	\$1,055,000
Maui County	\$1,000,000
Kaua'i County	\$892,500
Hawai'i County	\$400,000
Top Priced Zip Codes	
Kilauea (96754), Kaua'i	\$2,282,250
Anahola (96703), Kaua'i	\$2,150,000
Lā'ie (96762), Honolulu	\$1,890,000
Bottom Priced Zip Codes	
Mountain View (96771), Hawai'i	\$307,500
Discovery Harbour (96772), Hawai'i	\$282,500
Hawaiian Beaches (96778), Hawai'i	\$230,000

Data covers all transactions from June 2022-May 2023.

Median Single-family Home Prices by Zip Code



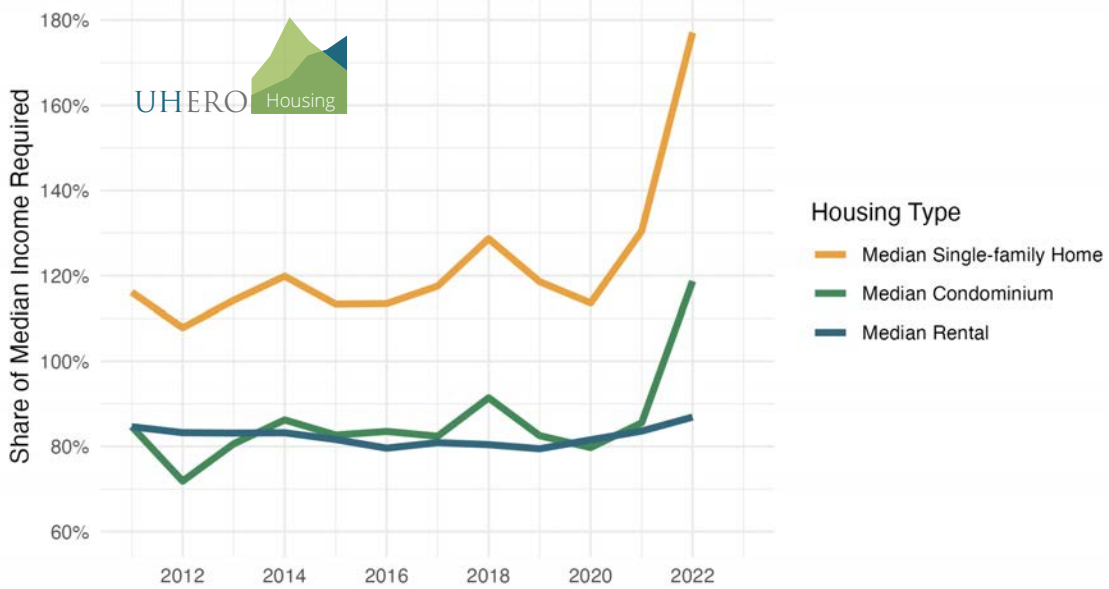
The combination of high housing prices and high interest rates has drastically reduced housing affordability

The surge in mortgage interest rates over the past year has radically decreased housing affordability for buyers. The share of local households who can afford the median priced home has fallen dramatically. In the below figures, we consider a mortgage to be "affordable" if no more than 30% of the household's income is devoted to mortgage payments on a standard 30-year mortgage. In 2012, households needed to earn 120% of the state's median income to afford the mortgage on the median priced single-family home. In 2022, home buyers needed to earn nearly 180% of the state's median income (or \$150,000 per year) to afford the median home. While condo prices are lower, affordability has also decreased with condo buyers now needing to earn \$100,000, or 120% of Hawai'i's median income, to afford the median condo. The collapse in affordability of homeownership has been driven by the rise in interest rates over the past year. Even before the spike in rates, housing was unaffordable compared to most US markets.

Fewer than one-third of households in Hawai'i can afford the typical local home

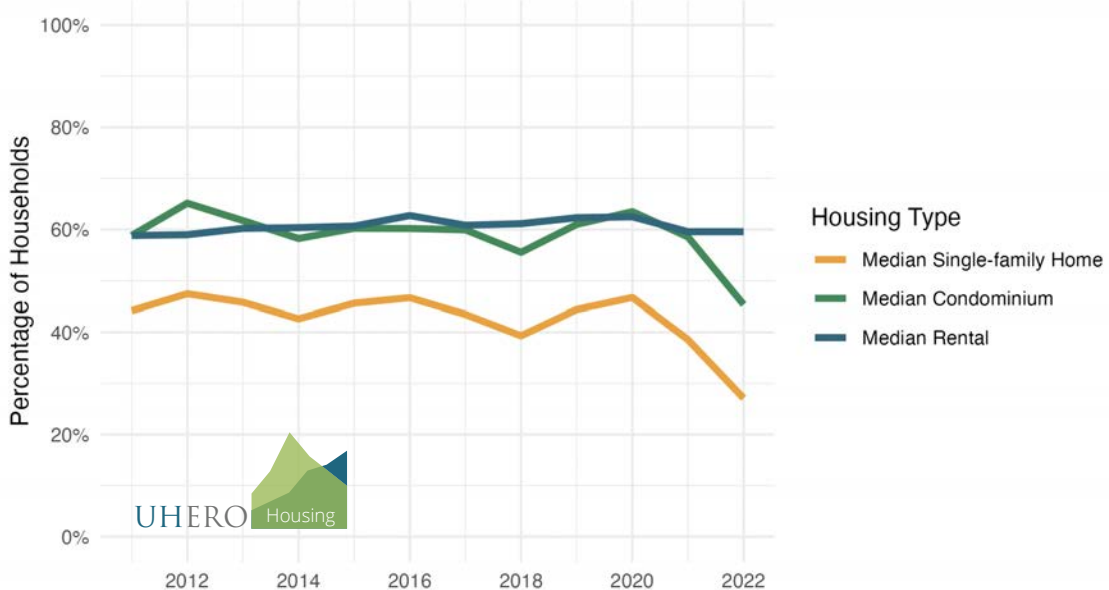
A household earning the state median income can no longer afford the state's median priced condominium, let alone a single-family home. High prices and high mortgage interest rates mean that homeownership has become out of reach for a larger share of residents. Over the past two years, the share of households in the state who can afford mortgage payments on the median single-family home has fallen from 44% to 30%, meaning fewer than one in three households can afford the typical single-family home. Fewer than half of households are in a position to afford the median condominium.

Share of State Median Income Required to Afford the Median State Home



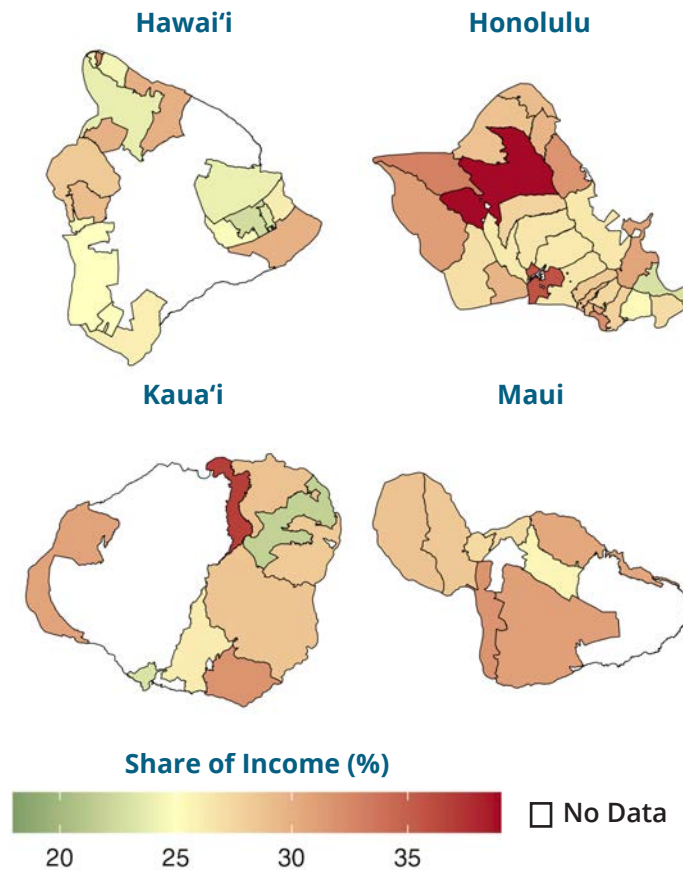
A local household currently needs to earn 180% of the state median income to afford the median single-family home, so that no more than 30% of their income goes to mortgage payments.

Percentage of Local Households who Can Afford the Median Priced Home



Only 33% of local households can afford a mortgage on the median priced single-family home.

Median Household's Share of Income Devoted to Rent or Mortgage Payments



A single-family home bought in 2000 is now priced nearly four times higher

Unlike median home prices, the UHERO Repeat Sales Index (as described on the following page) accounts for home quality by looking at price changes of the same property over time. Single-family home prices have increased 260% since 2000. The UHERO Repeat Sales Index, which controls for the changing characteristics of the housing stock, shows that a single-family home sold today is 370% more expensive than it would have been in 2000.

Some areas in the state have seen home values increase to 2.5 times their 2000 value, while homes in other areas are selling for 8 times their 2000 value

The UHERO Repeat Sales Index reported in the following data pages considers both single-family homes and condominiums. Among all homes, Honolulu County has seen the lowest home price growth since 2000, with prices up by 277%. Hawai'i County experienced 318% growth, Maui County experienced 339% growth, and Kaua'i County experienced 384% growth. Looking at the repeat sales index by zip code, the state's lowest appreciating areas are concentrated in urban Honolulu. Downtown Honolulu/Pauoa (96813), Ala Moana/Ward (96814), and McCully/Mo'ili'ili (96826) have seen the least growth in home values with properties selling from 2.5 to 2.9 times their 2000 level. These neighborhoods have a significant share of condominiums and have also experienced significant growth in new home construction. On the other hand, home appreciation in Hawaiian Acres (96760) on Big Island is ranked top in the state with home values appreciating nearly 800%. Homes in Hawaiian Paradise Park (96749) and Hanapēpē (96716) have also appreciated dramatically, selling for more than seven times their 2000 values.

The UHERO Repeat Sales Index

The median sales price of a single-family home in Hawai'i has increased by 260% since 2000. The median sales price is easy to calculate and is the standard metric used to monitor home price fluctuations. However, there are many ways that the median sales price can give a misleading view of how home prices are changing. UHERO has created a new metric to measure home price fluctuations, the UHERO Repeat Sales Index, which provides an alternative method to track home price changes over time.

A benefit of reporting the median sales price is that it is relatively easy to understand. If we sorted all home sales from the cheapest to the most expensive, the home in the middle of that list would represent the median sales price. If this median price increases from one year to the next, this provides some indication that the cost of a typical home is rising. However, what happens if the types of homes sold one year are different from those that sold the next year? For example, what would happen if the price of every home stayed the same, but relatively more luxury homes transacted in a given year? This would push up the median sales price for that year, even though the cost of any given home didn't change. As the quality of our housing stock changes over time, and as particular segments of the market heat up or cool, the median sales price will fluctuate.

To correct for the changing quality of housing over time, economists have proposed using a repeat sales index. The use of a repeat sales index for housing was popularized by economists Karl Case, Robert Shiller, and Allan Weiss, who developed a methodology and began reporting an index in 1991. The basic concept is to only look at homes that have sold multiple times within the data, and track how individual homes appreciate over time. Using a statistical process, the price changes are averaged and smoothed across time. The result is an index that can be interpreted as the change in the price of the typical home over time, holding constant any changes in the types of homes that sell from one year to the next.

When thinking about home prices, people are mainly concerned with how much more it costs to purchase the same type of home over time, rather than how much it costs to purchase the median home, when the quality of the median home might be changing. Therefore, the Repeat Sales Index is often more relevant to conversations around the evolving cost of housing.

The figure below compares the change in Hawai'i's median sales price for single-family homes to the change in the UHERO Repeat Sales Index. Both measures are indexed to the year 2000, so the values can be interpreted as changes from that baseline. The indexed median sales price shows a single-family home is currently 3.6 times as expensive as in 2000. The Repeat Sales Index shows prices are 4.7 times as expensive. Looking at the median sales price understates price appreciation since 2000 by 40% relative to the Repeat Sales Index. The difference between the two measures is due to the failure of the median sales price to account for the changing quality of housing. In other words, the median home that was sold in 2000 was of higher quality than the median home sold today. Quality can mean many things in this context. For example, homes that changed hands in 2000 may have been newer, on larger lots, had more floor area, or were located more centrally than homes that sold more recently.

To illustrate why these two metrics give us different results, we can consider the subset of single-family homes that were actually sold in 2000 and then resold in 2022. We identified 39 single-family homes in the state that meet these criteria. One of these homes could be purchased in 2000 for an average of \$334,000. In 2022, the average price had increased by 340% to \$1,465,000. A young person wanting to buy the exact home their parents bought 22 years ago will need to pay 4.4 times as much. Furthermore, the home they buy is now 22

Two Ways to Measure Changes in Single-family Home Prices



Since 2000, the median sales price of a single-family home in Hawai'i has increased by 270%, while the Repeat Sales Index has increased by 366%.

years older and therefore likely in poorer repair. Considering this type of scenario demonstrates why the 260% increase in median home price can actually understate the severity of the housing crisis as experienced by Hawai'i residents.

One factor driving the wedge between the median home price and the Repeat Sales Index is the aging of Hawai'i's housing stock. In 2011, the median-aged home in Hawai'i was built in 1978. By 2021, the median home was built in 1980. The slow pace of housing production in Hawai'i means we are transacting nearly the same set of single-family homes that we were transacting 10 years ago, and these homes are gradually decaying in quality. According to national data from the American Community Survey over the past 10 years, no state in the US has a housing stock that is aging more quickly than Hawai'i. Among transacted homes, the median home sold today is 33 years old, whereas 10 years ago the median home was only 24 years old.

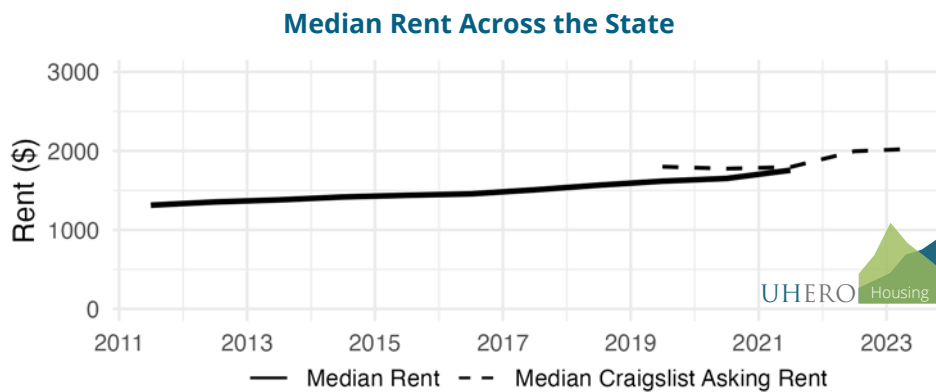
Although homes can be renovated and updated over time, homes typically decline in quality as they age. As Hawai'i's housing stock ages, we might expect falling home prices. However, the rapidly rising median sales price demonstrates that buyers in Hawai'i are paying more even though the purchased homes are older.

While potentially more reflective of how people experience changing home prices, Repeat Sales Indices also have shortcomings. In particular, the index will ignore homes that sell only once, which is particularly relevant for recently constructed housing. Repeat Sales Indices will be particularly sensitive to homes that transact a lot, and homes that resell frequently might not be representative of the overall market. Nevertheless, a Repeat Sales Index provides a new data point to help understand housing costs. Monitoring changes in the index can help gauge progress in reigning in housing costs.

Rents continue to rise

While less volatile than home prices, the median rent in the state has grown steadily. Official American Community Survey data from 2021 estimates the median monthly rent in the state to be \$1,755, the highest of any state in the nation. To provide more recent information on rent trends, UHERO collects rental listings data from Craigslist. Rather than capturing the median rent across all renters, Craigslist data provides information on the current going rate for a new rental. The median rental property on Craigslist is currently listed at just over \$2,000. Maui has the highest-priced listings, with a median listed apartment renting for \$2,500.

Like home prices, there is significant variation in rent prices throughout the state. According to 2021 American Community Survey data, only five zip codes have median rent below \$1,000. Four of them are in Hawai'i County and the other is on Moloka'i (96748). Rent is highest in Hawai'i Kai (96825) and Kailua (96734) where median rent exceeds \$3,000.



The most recent US Census Bureau data shows median rent in the State to be \$1,755. The median rent among current rental postings on Craigslist is \$2,000.

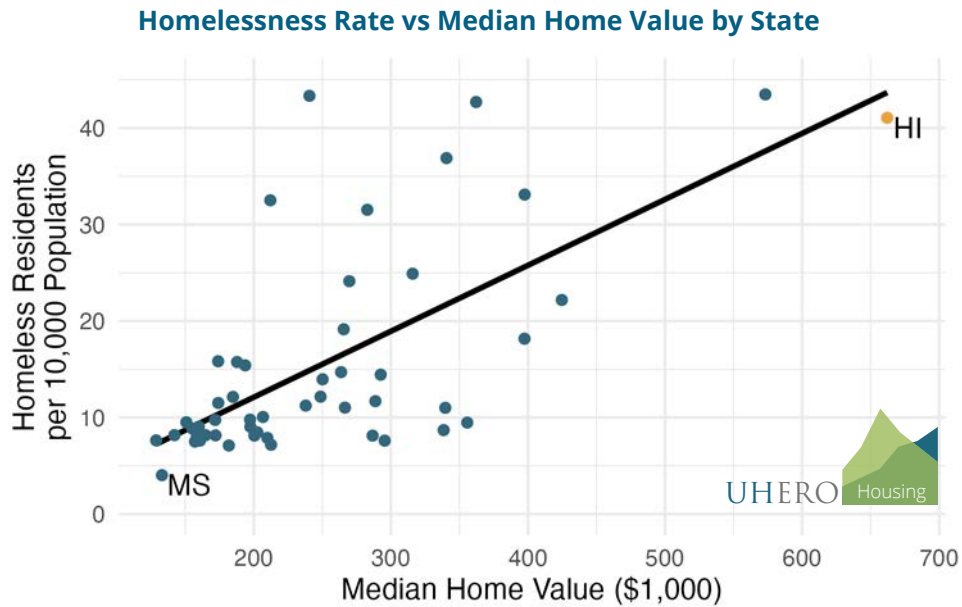
Affordability in the rental market has remained relatively stable over the past decade

The ability of local households to afford a rental unit has not changed dramatically over the past decade. Rents have increased, but incomes have as well. The median rental unit is unaffordable to 40% of households, meaning more than 30% of their income would go to rent. Hawai'i has consistently suffered from poor rental affordability compared to other states. Nationally, the median rental unit is unaffordable to 33% of households.

Hawai'i has the fourth-highest homelessness rate in the nation

In 2022, Hawai'i had the fourth-highest share of residents experiencing homelessness. Nationwide, for every 10,000 residents, about 18 were experiencing homelessness. In Hawai'i, the rate is 41, more than twice the national rate. According to the best available data, the number of residents experiencing homelessness has been relatively stable in Hawai'i for the past 15 years.

While the events that cause an individual to experience homelessness are varied, there is a strong statistical relationship between home prices and homelessness. The average homelessness rate among the 10 most expensive states is 27 per 10,000, while in the 10 cheapest states, the average rate is 8 per 10,000. Notably, the state with the lowest rate of homelessness in the country is Mississippi. Mississippi is the poorest state in terms of household income but also has the second lowest home prices. Across states, each 10% increase in home prices correlates with a 10% increase in the rate of homelessness.



There is a significant positive correlation between home prices and the rate of homelessness across states. Source: HUD Point-in-Time Counts, 2022.

BUILDING NEW HOUSING SUPPLY

Hawai'i's total housing supply has not grown significantly

The state of Hawai'i currently has about 557,000 housing units, with O'ahu accounting for 66% of the state's housing stock. Over the past five years, the state increased its housing stock by 27,000 units. The vast majority of these new units were located in Honolulu County, which saw an increase of over 24,000 units. Hawai'i County also saw a positive net increase in its housing stock, adding just under 3,000 units in the past five years. Interestingly, Maui County and Kaua'i County reported a very small net housing loss over the past five years, according to the US Census Bureau. This implies that new home construction on these islands has been extremely limited, causing the total housing stock to essentially remain constant. Because average household size is shrinking, the modest rise in state housing supply has resulted in a declining state population.

Over the past five years, Hawai'i has permitted nearly 12,000 single-family homes

In the last five years, there have been nearly 12,000 permits issued for single-family homes in the state. Hawai'i County saw the largest share, permitting 4,700 units while Honolulu permitted 4,000. Single-family home permits over the past five years were more limited in Maui County and Kaua'i at 2,100 and 900 permits respectively. 'Ewa Gentry (96706) alone accounted for 9% of the state's single-family home permits over the past five years. A significant portion of single-family permits were also issued to areas on the east side of Hawai'i County. Hilo (96720), Hawaiian Beaches (96778), and Hawaiian Paradise Park (96749) were issued 770, 730, and 720 permits respectively, together making up about 19% of all single-family permits issued throughout the state.

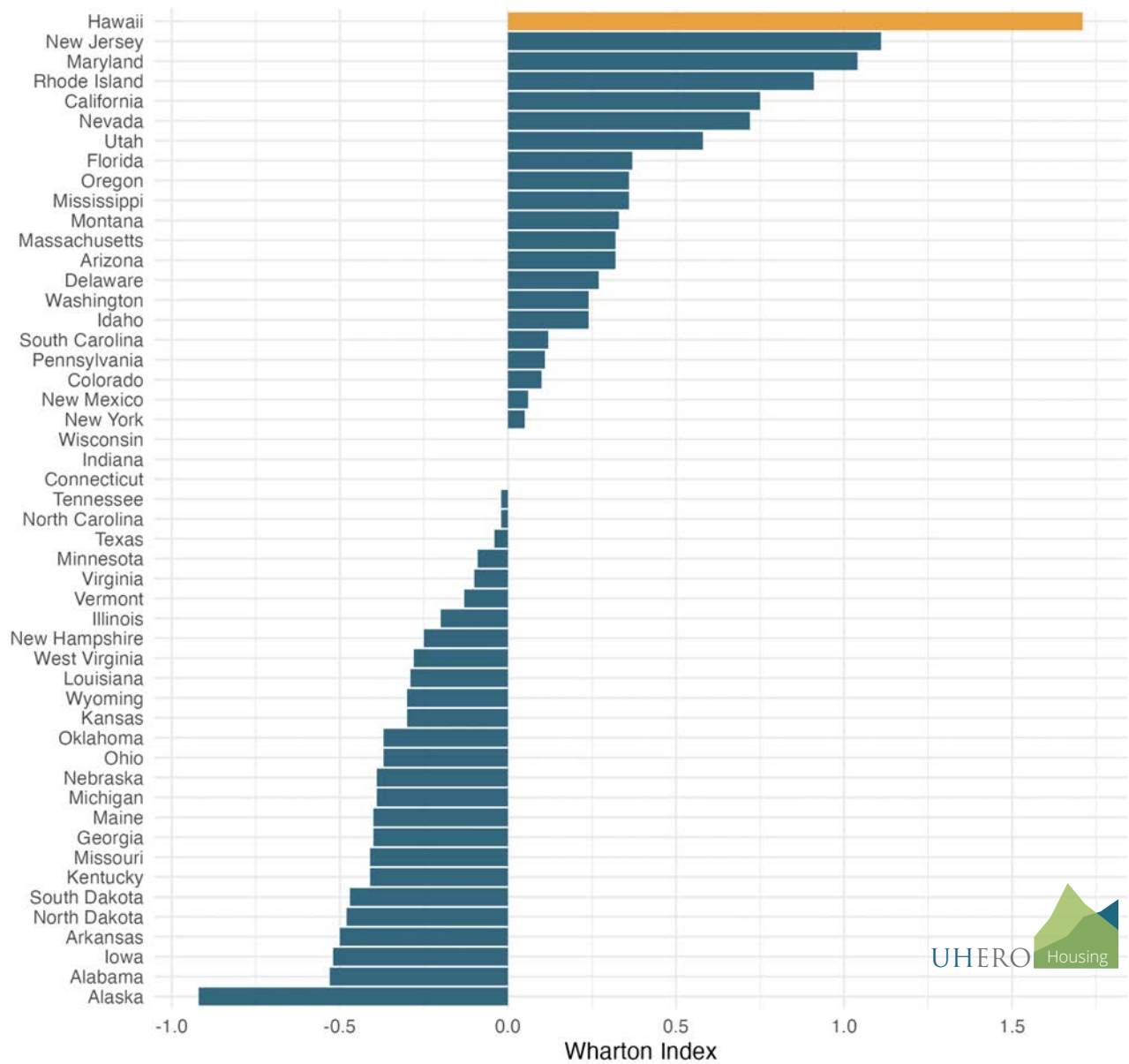
In the last five years, Hawai'i has issued 400 multifamily development permits which were concentrated on the west side of O'ahu

Hawai'i has permitted 411 multifamily projects over the past five years. The Honolulu County zip codes of 'Ewa Gentry (96706) and Makakilo (96707), together made up 30% of state-wide multifamily permits, though many of these were for relatively small projects. While the number of new multifamily buildings permitted in central Honolulu zip codes is relatively low, these projects include very large towers which contributed significantly to new housing units.

Hawai'i has the most restrictive land use regulations in the nation

Hawai'i is among the most regulated states for new housing production. Regulatory barriers put a supply constraint on the state's housing stock and contribute to the low supply of new housing. The Wharton Residential Land Use Regulatory Index (Wharton Index) uses survey data to quantify the barriers to producing new housing. UHERO completed a survey and [report](#) to measure how Hawai'i compares to other jurisdictions. The report showed that Hawai'i has the most restrictive housing regulations in the nation. Long permit delays, limits on land use, legislative and judicial hurdles, and affordable housing requirements all constrain new construction making it more difficult for new housing to be supplied. In the pages that follow we provide median permit processing times for the state, counties, and zip codes. The calculations are based on all housing permits included in county databases that were provided to UHERO.

Wharton Residential Land Use Regulatory Index

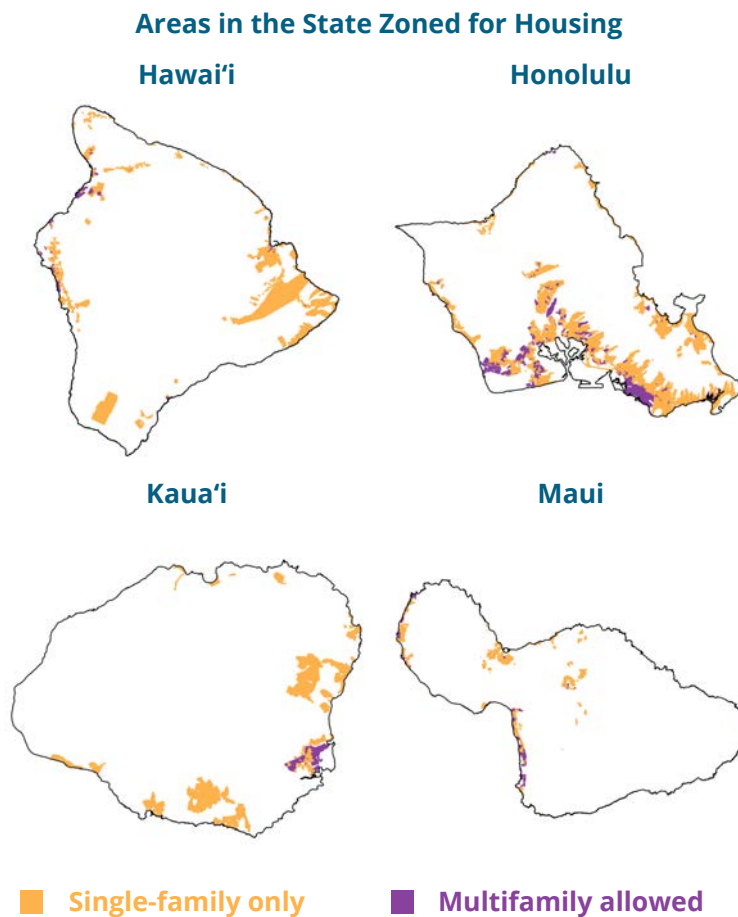


The figure shows the Wharton Index of each state, calculated by taking the average of all reporting jurisdictions within that state. A positive index number indicates building restrictions are more onerous than average.

Across the state, only 7.5% of residentially zoned land allows the construction of multifamily housing

The state currently has less than 4% of total land zoned to allow housing of any kind. Of that residential land, only 7.5% allows multifamily housing, meaning only 0.3% of the state’s land is zoned for multifamily development. Multifamily housing is only allowed in a few central areas, as shown in the maps below. O’ahu has the highest share of residential land that allows multifamily construction at 20%. Maui County also has a relatively high share at 18%. On the other islands, multifamily housing zones are much more limited. Just 9% and 2% of Kaua’i and Hawai’i county’s residential land is zoned for multifamily construction respectively.

Expanding the supply of housing will require the production of new multifamily housing stock. Limiting multifamily housing to an extremely small share of the state’s land puts a cap on the amount of housing that can be created. Because multifamily-zoned land is made scarce, the price of the land is bid up, increasing the costs of development.

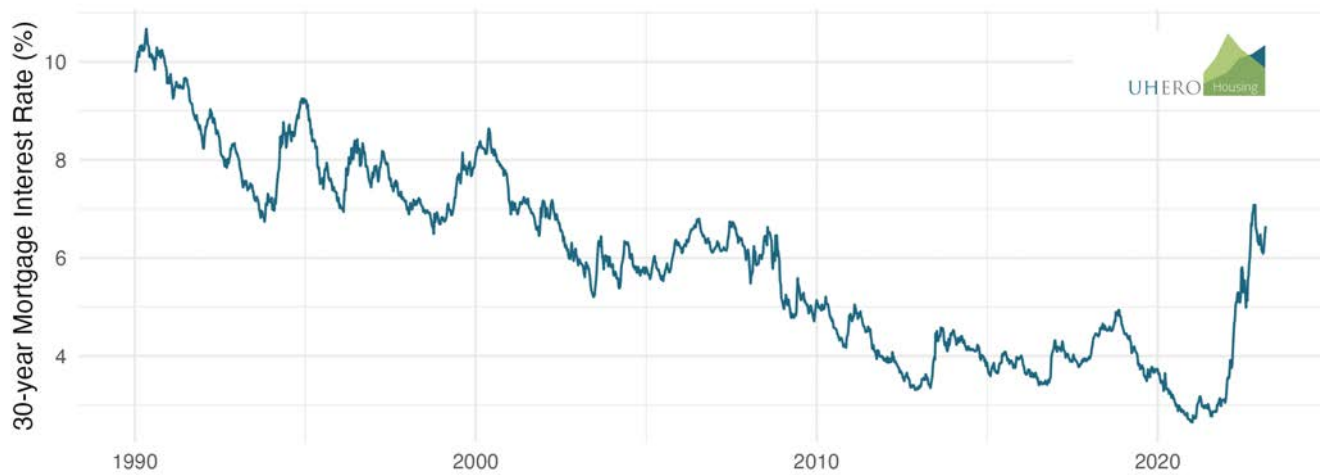


THE DEMAND FOR HOUSING

Mortgage Interest rates have surged dramatically

Interest rates surged from a historical low of 2.6% in December 2020 to a peak of 7% in October 2022 and have since fallen only marginally. Current rates are similar to levels we were seeing before the Great Recession in 2008 and are still roughly 3 percentage points lower than in the early 90s. Although rates are not high compared to previous decades, inflation-adjusted home prices are at a historical high. High-interest rates paired with high home prices have pushed many local buyers out of the market.

US Mortgage Interest Rate



The mortgage interest rate sits just below 7%.

Out-of-state buyers make up a large share of home sales in Hawai'i accounting for over half of condominium sales on the Neighbor Islands

Across all home sales in the state over the past year, 23% of single-family homes and 29% of condominiums were sold to a buyer who listed an out-of-state address. Out-of-state buyers are particularly active in the condominium market and on the Neighbor Islands. For single-family homes on O'ahu, only 12% of sales are to out-of-state buyers. Contrastingly, out-of-state buyers account for roughly half of condominium sales in Maui and Hawai'i counties, and 66% of condominium sales on Kaua'i. During the pandemic, sales to international buyers plunged, but sales to mainland buyers increased.

The impact of out-of-state purchases on the housing market largely depends on how the property is used after the purchase. The buyer might be an incoming resident, they may rent the unit to a local household, or they may choose to leave the property vacant (or for occasional use) as a way to store capital and potentially benefit from future increases in housing prices. Out-of-state capital investment in housing can be vital to producing new projects. If the end result is that the property is occupied by a local household, then out-of-state investment can help in meeting housing demand. Contrastingly, land or housing that is purchased by an out-of-state investor and left vacant puts upward pressure on housing prices without providing new housing, hurting local affordability. Policies that penalize leaving a property vacant are currently being considered and could limit the negative effects of out-of-state investment on local affordability.

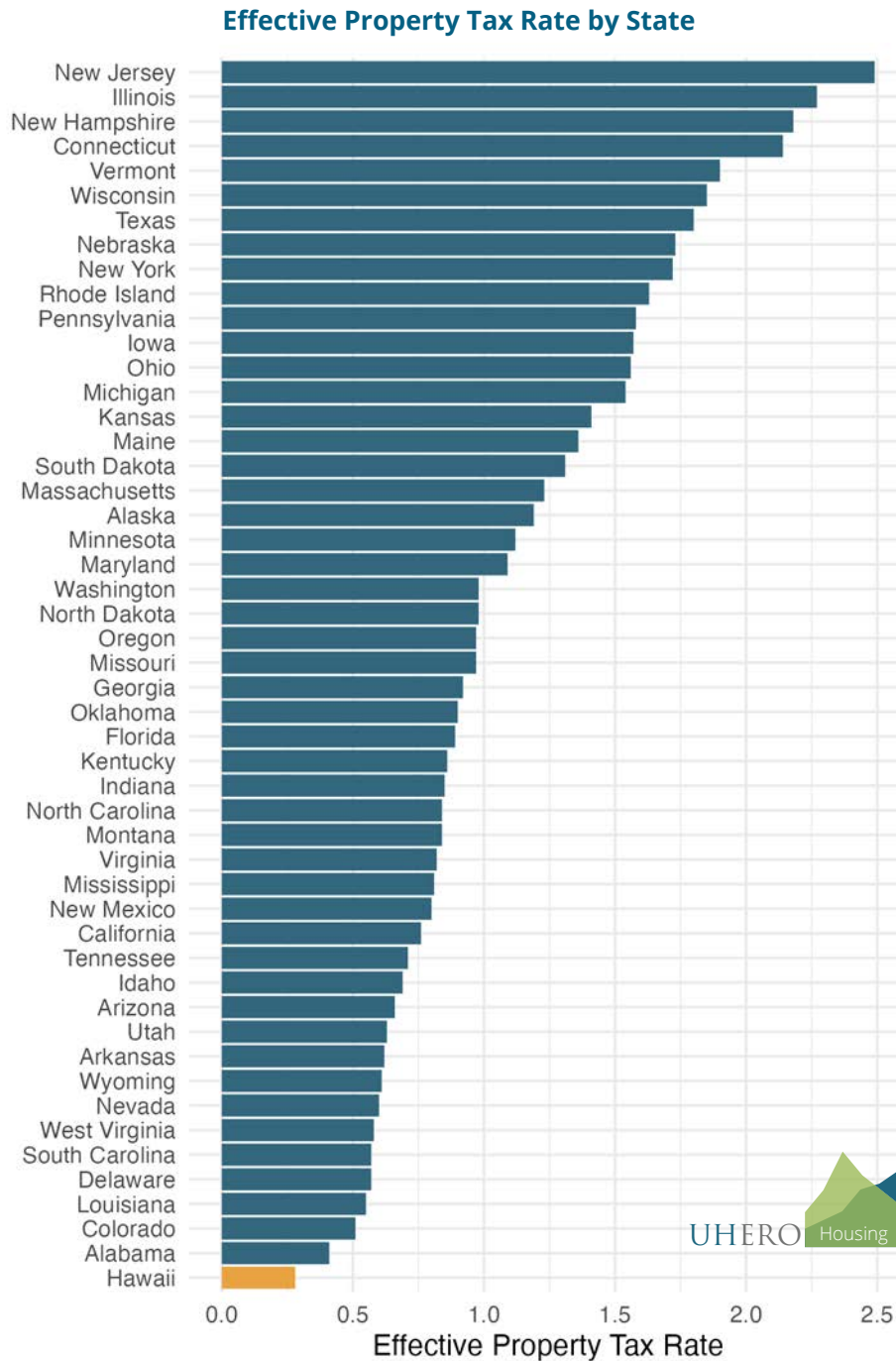
Hawai'i has the lowest property taxes in the nation

Property taxes are an important consideration when investing in real estate. Hawai'i's combination of low property taxes and high income taxes means the state is an attractive place to own a home but a relatively unattractive place to earn income. Low property taxes put upward pressure on home prices. Depending on the county and circumstances, homes that are not a person's primary residence typically face higher property tax rates. Effective property tax rates for the median home in each state are calculated in a national survey and are shown in the figure below. Property tax rates in Hawai'i are a fraction of other states, and 30% below the second-lowest state (Alabama).

The Short Term Rental (STR) market makes up a significant portion of Hawai'i's total housing stock

The introduction of homesharing platforms such as Airbnb and VRBO has enabled the rise in the STR market. Currently, 5.5% or 30,000 of Hawai'i's 557,000 total housing units operate as STRs. Within the state, there are stark differences by county. The STR market in Honolulu County and Hawai'i County make up 2% and 8% of the total housing stock respectively. Kaua'i and Maui Counties' STR market represents roughly 15% of the total housing supply. Relative

to other cities across the US, Hawai'i's counties have a large share of STRs. Cities like Las Vegas and Los Angeles where tourism is also a considerable driver of the economy have much smaller STR shares at 3% and 1% respectively. A more detailed discussion of the STR market was provided in [a recent UHERO blog](#). Using economic studies of other markets, we estimated that the presence of STRs in Honolulu raises housing costs by roughly 5%.

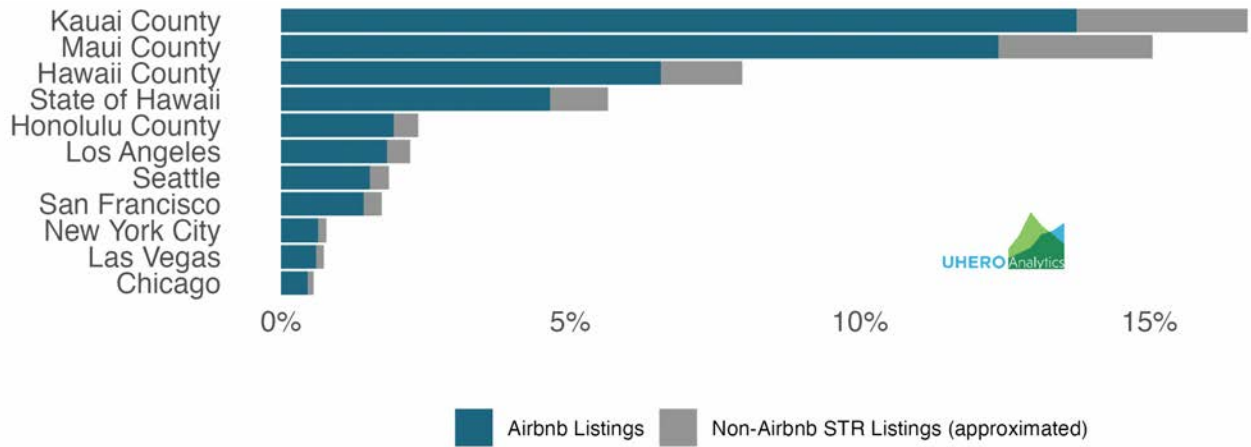


Data provided by the Lincoln Institute's *State-by-State Property Tax at a Glance* database. Effective property tax rates are based on 2021 data and apply to the median home.

STRs are heavily concentrated in a few neighborhoods, but still extend to all areas of the state

A large share of STRs are in tourism-dense resort areas. In Princeville (96722), Lāhainā (96761), and the Waikīkī/Kapahulu area (96815), STRs account for 71%, 40%, and 22% of the total housing supply in their zip codes respectively. Although STRs are restricted or illegal in most residential areas, just 21 of the 63 zip codes recorded in this report have an STR share under 1% of housing stock. Some predominantly residential areas have significant STR shares. STRs make up 17% and 9% of housing units in Kailua-Kona (96740) and Kapa'a (96746) respectively.

STR Listings as a Percentage of Housing Stock



Airbnb listing data is provided by Inside Airbnb. Non-Airbnb STR listings are approximated according to the methodology outlined in the UHERO blog: *Short-term Vacation Rentals and Housing Costs in Hawai'i*.

DATA DICTIONARY

A note on “zip code” geographies: This report provides data at the zip code level. However, the zip code boundaries are defined using current Zip Code Tabulation Areas (ZCTAs), which are defined by the US Census Bureau. The boundaries of ZCTAs approximate areas with the same zip code, where zip codes are defined by the US Postal Service. In some cases, the boundaries between ZCTAs and zip codes may differ. The map icon in the top left of each page represents the ZCTA boundaries. All data conforms to ZCTA boundaries, except for Craigslist rental estimates which are classified based on the zip code address of the property.

A note on missing data and sample size: Some zip codes are small, meaning some of the data points are unavailable or based on a small number of observations. This reference book does not include every zip code. Some very small zip codes are omitted entirely. Generally, we choose to report data when it is available. For zip codes with small populations or a small number of housing transactions, the data points will be more volatile and may be driven by outliers. When insufficient data is available for a single data point, we represent that data point with a “-” symbol.

A note on rankings: County and zip code pages include rankings for each data point (eg 1/63). A rank of one indicates the highest value. For counties, the ranking is among the four counties included. For zip codes, the ranking is among all other zip codes for which data is available.

Variable Name	Source	Date of Data Collection	Description
Demographics			
Population	American Community Survey	2017-2021	Total residential population.
Median household income	American Community Survey	2017-2021	Median household income before taxes.
College education rate	American Community Survey	2017-2021	Share of residents over the age of 25 with a college degree.
Unemployment rate	American Community Survey	2017-2021	Share of residents who are in the workforce but are not employed.
Racial shares	American Community Survey	2017-2021	Racial shares of the local residential population.
Under 18 population share	American Community Survey	2017-2021	Share of population under the age of 18.
Over 65 population share	American Community Survey	2017-2021	Share of local population over the age of 65.
Zoning			
Residential land (acres)	County Zoning Maps	2023	“Residential” zoning includes single-family, multifamily, mixed-use, and mixed agricultural/residential land where the zoning restricts individual plots to below three acres. Publicly available digital zoning maps are used.
Residents per acre of residential land	County Zoning Maps; American Community Survey	2023; 2017-2021	Total residential population is divided by total residential land area, where residential land is described above.

Variable Name	Source	Date of Data Collection	Description
Share of residential land zoned multifamily	County Zoning Maps	2023	Residential land is described above. Publicly available digital zoning maps are used.
Rental Market			
Renter share	American Community Survey	2017-2021	Share of households that rent their home.
Median rent	American Community Survey	2017-2021	Median contract rent paid by renters, excludes utilities.
Median asking rent (Craigslist)	Craigslist.com	2023	Median price among rental housing advertisements on Craigslist. Typically, advertised rents will exceed median rents in markets where rents are rising.
Median rent paid as share of income	American Community Survey	2017-2021	The median household in terms of gross rent payments divided by their household income.
Rent burdened (>30% of income)	American Community Survey	2017-2021	Share of renter households who pay more than 30% of income towards rent.
Severely rent burdened (>50% of income)	American Community Survey	2017-2021	Share of renter households who pay more than 50% of income towards rent.
Property Market			
Owner-occupier share	American Community Survey	2017-2021	Share of households that own the home they live in (including through a mortgage).
Median single-family price	Black Knight Transaction Records	June 2022- May 2023	Median priced single-family home across all recorded single-family home transactions. We omit transactions under \$50,000 as they are unlikely to be true, arms-length, transactions.
Median condominium price	Black Knight Transaction Records	June 2022- May 2023	Median priced condominium across all recorded condominium transactions. We omit transactions under \$50,000 as they are unlikely to be true, arms-length, transactions.
UHERO Repeat Sales Index	Black Knight Transaction Records	1994-2023	An index calculated by UHERO to represent home price growth since 2000. The index takes a value of 100 in the year 2000. A one point increase in the index represents a 1% increase in price from 2000 levels. The calculation includes both single-family homes and condominiums. A description of the index is provided in the text of this report.

Variable Name	Source	Date of Data Collection	Description
Median monthly owner costs	American Community Survey	2017-2021	Owner costs include mortgage payments, property taxes, home-owner insurance payments, utility bills, and HOA fees where applicable.
Median owner costs as share of income	American Community Survey	2017-2021	The monthly owner costs of each owner-occupied household is divided by their household income and the median is calculated.
Single-family home transactions in past year	Black Knight Transaction Records	June 2022- May 2023	The total number of single-family homes transacted in the past year. We omit transactions under \$50,000 as they are unlikely to be true, arms-length, transactions.
Condominium transactions in past year	Black Knight Transaction Records	June 2022- May 2023	The total number of condominiums transacted in the past year. The count includes townhomes, duplexes, or units in any building with more than one unit. We omit transactions under \$50,000 as they are unlikely to be true, arms-length, transactions.
Out-of state buyer share	Black Knight Transaction Records	June 2022- May 2023	The share of transactions over the past year where the buyer listed an out-of-state home address on the deed transfer documents.

Housing Stock

Number of housing units	American Community Survey	2017-2021	Total housing units (occupied or unoccupied).
Median age of housing units (years)	American Community Survey	2017-2021	Number of years between 2023 and the year the median unit was constructed. Construction dates do not account for renovations or additions.
Net housing units added over past five years	American Community Survey	2017-2021; 2012-2016	The difference between total housing units recorded in the 2021 5-year American Community Survey and the 2016 5-year American Community Survey.
New projects permitted over past five years	Country Permit Records	mid 2018- mid 2023	Total number of residential housing permits issued over the past 5-years. Data collection differs by county, and estimates were prepared by UHERO. The figures are estimates, and may be affected by discrepancies in record keeping, or assumptions made in the classification of permits.

Variable Name	Source	Date of Data Collection	Description
Median permit processing time	Country Permit Records	mid 2018- mid 2023	The median number of days elapsed between the initial filing date of the permit application and the issue date of the permit's final approval by the county. Estimates across counties may not be precisely comparable due to differences in data keeping.
Active short-term vacation rentals (STRs)	DBEDT STR Records	2023	The number of active short-term vacation rentals as of February 2023. The total includes listings on all major STR platforms, including Airbnb. The total does not include hotel rooms, but does include units that may be part of a resort community or time-share development if they are advertised on STR platforms. The total only includes "whole-home" rentals, excluding listings that include single rooms within a housing unit.
STRs as percentage of housing	American Community Survey; DBEDT STR Records	2017-2021; 2023	The number of active short-term vacation rentals divided the number of housing units.

Job Access

Jobs within 30 minutes by...	TravelTime, LEHD LODES	2022, 2019	Using the population weighted center of a ZCTA, UHERO calculated the distance reachable by car or transit within 30 minutes in 2022. Calculations account for average traffic conditions and assume a 9 am, weekday arrival time. Transit may include walking. The number of jobs within the accessible area is then summed, using 2019 federal employment data.
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State of Hawai'i



Demographics

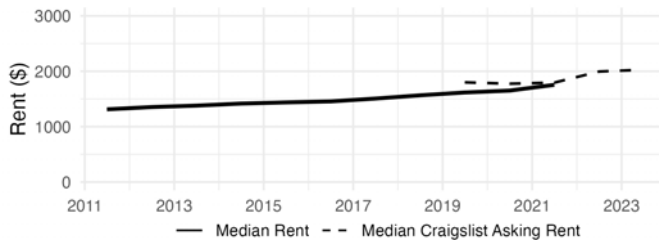
Population	1,453,498
Median household income	\$88,005
College education rate	34.3%
Unemployment rate	4.9%
Racial shares:	
Asian	37.5%
Black	1.9%
Hawaiian or Pacific Islander	10.6%
White	23.7%
Under 18 population share	21.4%
Over 65 population share	18.5%

Zoning

Residential land (acres)	223,776
Residents per acre of residential land	6.5
Share of residential land zoned multifamily	7.5%

Rental Market

Renter share	39.0%
Median rent	\$1,755
Median asking rent (Craigslist)	\$2,023

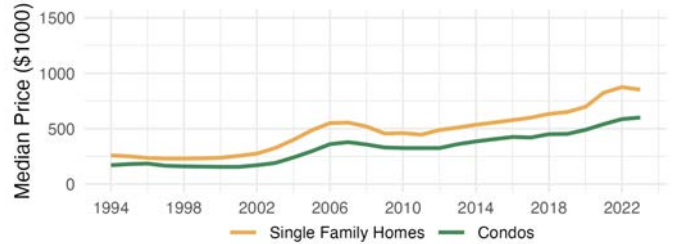


Median rent paid as share of income	32.7%
Rent burdened (>30% of income)	55.3%
Severely rent burdened (>50% of income)	28.0%

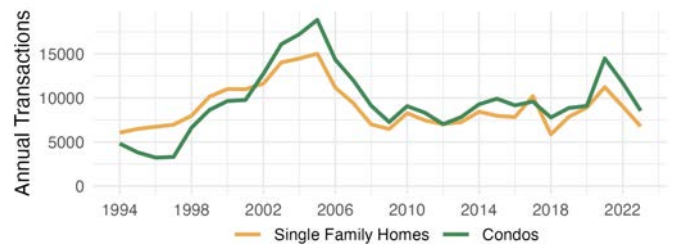


Property Market

Owner-occupier share	61.0%
Median single-family price	\$851,500
Median condominium price	\$600,000
UHERO Repeat Sales Index	399
Median monthly owner costs	\$2,587
Median owner costs as share of income	25.8%

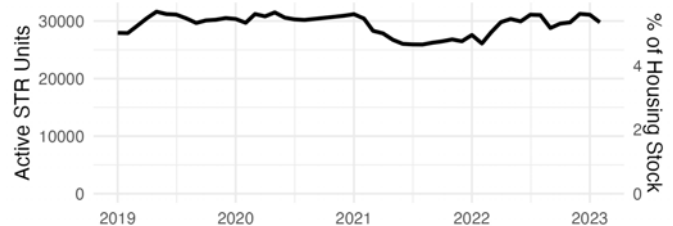


Single-family home transactions in past year	6,774
Out-of-state buyer share	22.7%
Condominium transactions in past year	8,543
Out-of-state buyer share	28.6%



Housing Stock

Number of housing units	556,937
Median age of housing units	44 years
Net housing units added over past five years	26,648
New projects permitted over past five years:	
Single-family homes	11,729
Multi-family developments	411
Median permit processing time	161 days
Active short-term vacation rentals (STRs)	30,436
STRs as percentage of housing	5.5%





Hawai'i County



Demographics

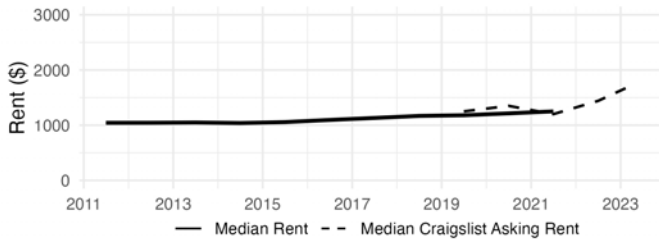
	(rank)
Population	200,468 (2/4)
Median household income	\$68,399 (4/4)
College education rate	30.2% (2/4)
Unemployment rate	6.9% (1/4)
Racial shares:	
Asian	22.1% (4/4)
Black	0.7% (2/4)
Hawaiian or Pacific Islander	12.0% (1/4)
White	32.6% (2/4)
Under 18 population share	21.5% (3/4)
Over 65 population share	21.3% (1/4)

Zoning

Residential land (acres)	146,763 (1/4)
Residents per acre of residential land	1.4 (4/4)
Share of residential land zoned multifamily	2.3% (4/4)

Rental Market

Renter share	30.2% (4/4)
Median rent	\$1,250 (4/4)
Median asking rent (Craigslist)	\$1,750 (4/4)

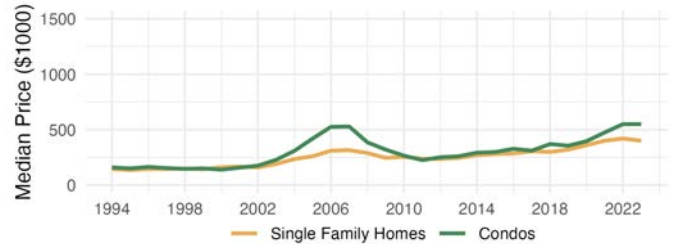


Median rent paid as share of income	30.0% (3/4)
Rent burdened (>30% of income)	50.1% (3/4)
Severely rent burdened (>50% of income)	25.7% (3/4)

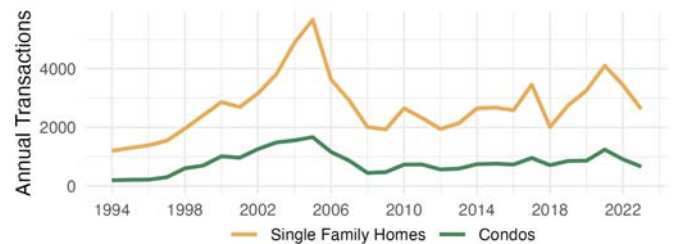


Property Market

Owner-occupier share	69.8% (1/4)
Median single-family price	\$400,000 (4/4)
Median condominium price	\$550,000 (3/4)
UHERO Repeat Sales Index	418 (3/4)
Median monthly owner costs	\$1,867 (4/4)
Median owner costs as share of income	24.4% (4/4)

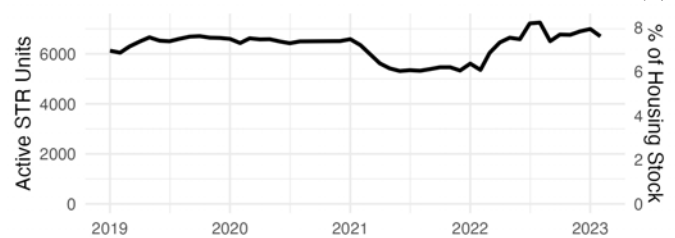


Single-family home transactions in past year	2,622 (2/4)
Out-of-state buyer share	31.7% (2/4)
Condominium transactions in past year	662 (3/4)
Out-of-state buyer share	52.7% (2/4)



Housing Stock

Number of housing units	88,259 (2/4)
Median age of housing units	36 years (4/4)
Net housing units added over past five years	2,931 (2/4)
New projects permitted over past five years:	
Single-family homes	4,672 (1/4)
Multi-family developments	5 (4/4)
Median permit processing time	458 days (1/4)
Active short-term vacation rentals (STRs)	6,847 (3/4)
STRs as percentage of housing	7.8% (3/4)





Honolulu County



Demographics

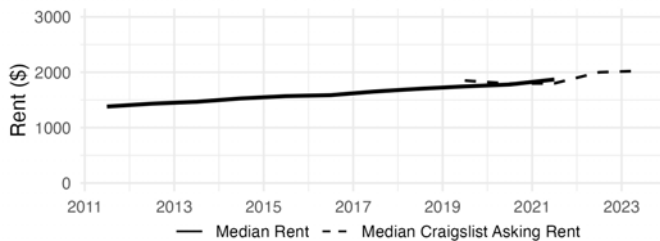
	(rank)
Population	1,015,167 (1/4)
Median household income	\$92,600 (1/4)
College education rate	36.2% (1/4)
Unemployment rate	4.4% (3/4)
Racial shares:	
Asian	42.3% (1/4)
Black	2.5% (1/4)
Hawaiian or Pacific Islander	10.2% (3/4)
White	19.9% (4/4)
Under 18 population share	21.3% (4/4)
Over 65 population share	17.8% (4/4)

Zoning

Residential land (acres)	50,572 (2/4)
Residents per acre of residential land	20.1 (1/4)
Share of residential land zoned multifamily	20.0% (1/4)

Rental Market

Renter share	41.6% (1/4)
Median rent	\$1,870 (1/4)
Median asking rent (Craigslist)	\$2,023 (3/4)

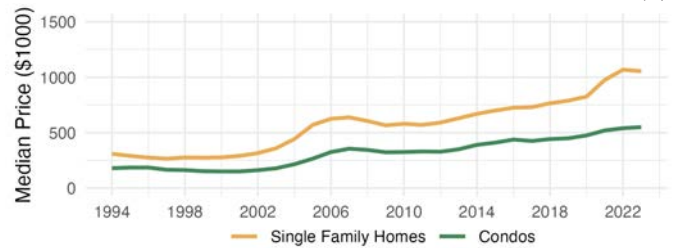


Median rent paid as share of income	33.4% (1/4)
Rent burdened (>30% of income)	56.7% (1/4)
Severely rent burdened (>50% of income)	28.5% (2/4)

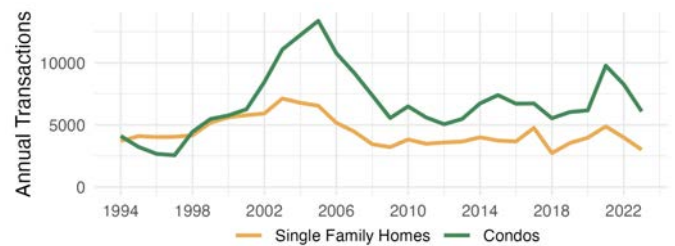


Property Market

Owner-occupier share	58.4% (4/4)
Median single-family price	\$1,055,000 (1/4)
Median condominium price	\$550,000 (3/4)
UHERO Repeat Sales Index	377 (4/4)
Median monthly owner costs	\$2,787 (1/4)
Median owner costs as share of income	25.8% (3/4)

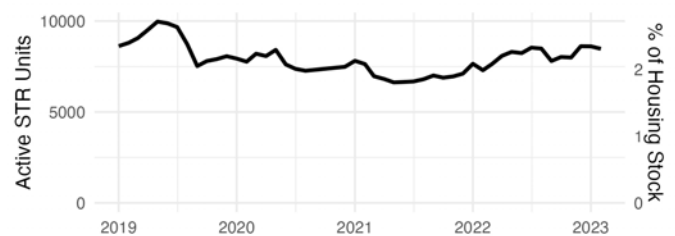


Single-family home transactions in past year	3,011 (1/4)
Out-of-state buyer share	11.5% (4/4)
Condominium transactions in past year	6,087 (1/4)
Out-of-state buyer share	18.9% (4/4)



Housing Stock

Number of housing units	367,126 (1/4)
Median age of housing units	47 years (1/4)
Net housing units added over past five years	24,144 (1/4)
New projects permitted over past five years:	
Single-family homes	4,020 (2/4)
Multi-family developments	224 (1/4)
Median permit processing time	153 days (4/4)
Active short-term vacation rentals (STRs)	8,544 (2/4)
STRs as percentage of housing	2.3% (4/4)





Kaua'i County



Demographics

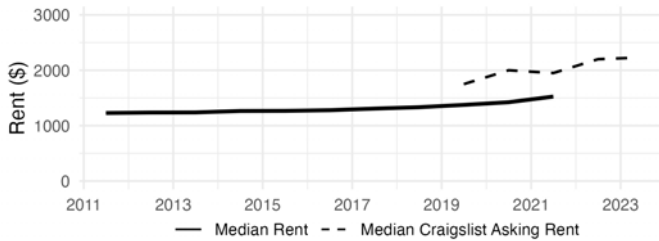
	(rank)
Population.....	73,247 (4/4)
Median household income.....	\$86,287 (3/4)
College education rate.....	30.1% (3/4)
Unemployment rate.....	4.4% (3/4)
Racial shares:	
Asian.....	31.0% (2/4)
Black.....	0.5% (4/4)
Hawaiian or Pacific Islander.....	9.5% (4/4)
White.....	31.7% (3/4)
Under 18 population share.....	21.8% (1/4)
Over 65 population share.....	20.3% (2/4)

Zoning

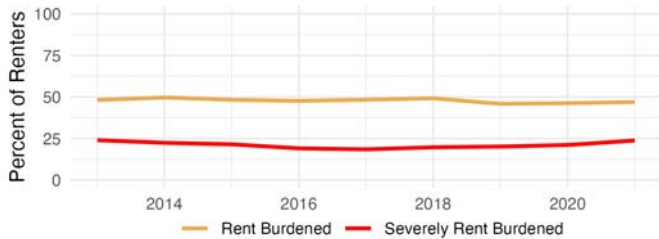
Residential land (acres).....	17,745 (3/4)
Residents per acre of residential land.....	4.1 (3/4)
Share of residential land zoned multifamily.....	9.0% (3/4)

Rental Market

Renter share.....	36.0% (3/4)
Median rent.....	\$1,525 (3/4)
Median asking rent (Craigslist).....	\$2,227 (2/4)

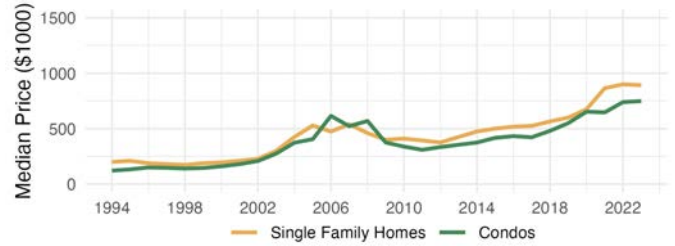


Median rent paid as share of income.....	28.5% (4/4)
Rent burdened (>30% of income).....	47.0% (4/4)
Severely rent burdened (>50% of income).....	23.8% (4/4)

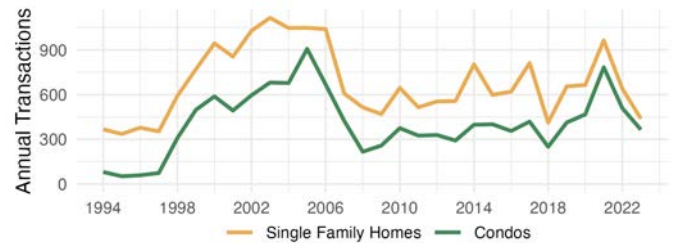


Property Market

Owner-occupier share.....	64.0% (2/4)
Median single-family price.....	\$892,500 (3/4)
Median condominium price.....	\$749,000 (2/4)
UHERO Repeat Sales Index.....	484 (1/4)
Median monthly owner costs.....	\$2,390 (3/4)
Median owner costs as share of income.....	27.4% (1/4)

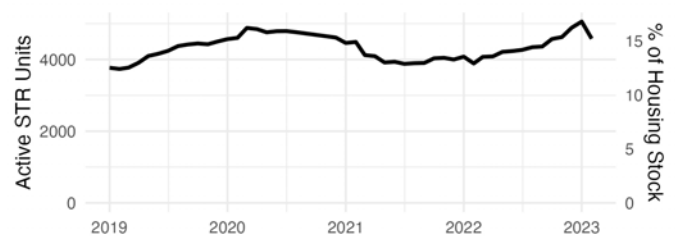


Single-family home transactions in past year.....	438 (4/4)
Out-of-state buyer share.....	39.0% (1/4)
Condominium transactions in past year.....	365 (4/4)
Out-of-state buyer share.....	65.8% (1/4)



Housing Stock

Number of housing units.....	30,147 (4/4)
Median age of housing units.....	40 years (2/4)
Net housing units added over past five years.....	-241 (4/4)
New projects permitted over past five years:	
Single-family homes.....	937 (4/4)
Multi-family developments.....	38 (3/4)
Median permit processing time.....	182 days (2/4)
Active short-term vacation rentals (STRs).....	4,818 (4/4)
STRs as percentage of housing.....	16.0% (1/4)





Maui County



Demographics

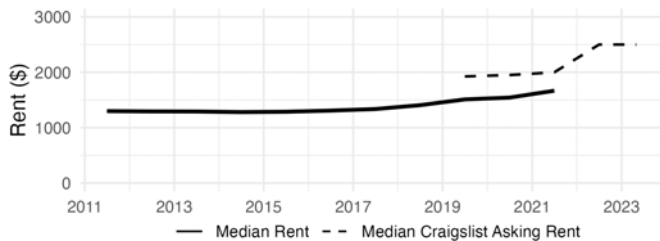
	(rank)
Population	164,568 (3/4)
Median household income	\$88,249 (2/4)
College education rate	30.0% (4/4)
Unemployment rate	5.7% (2/4)
Racial shares:	
Asian	29.3% (3/4)
Black	0.7% (2/4)
Hawaiian or Pacific Islander	11.2% (2/4)
White	32.9% (1/4)
Under 18 population share	21.7% (2/4)
Over 65 population share	18.6% (3/4)

Zoning

Residential land (acres)	8,649 (4/4)
Residents per acre of residential land	19.0 (2/4)
Share of residential land zoned multifamily	18.3% (2/4)

Rental Market

Renter share	36.1% (2/4)
Median rent	\$1,667 (2/4)
Median asking rent (Craigslist)	\$2,500 (1/4)

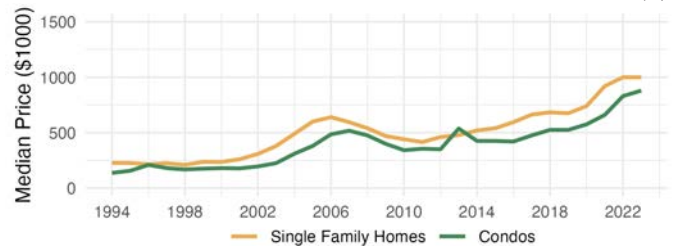


Median rent paid as share of income	32.2% (2/4)
Rent burdened (>30% of income)	53.7% (2/4)
Severely rent burdened (>50% of income)	28.6% (1/4)



Property Market

Owner-occupier share	63.9% (3/4)
Median single-family price	\$1,000,000 (2/4)
Median condominium price	\$880,000 (1/4)
UHERO Repeat Sales Index	439 (2/4)
Median monthly owner costs	\$2,542 (2/4)
Median owner costs as share of income	27.2% (2/4)

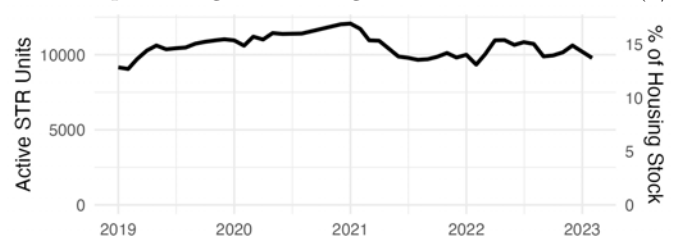


Single-family home transactions in past year	703 (3/4)
Out-of-state buyer share	27.2% (3/4)
Condominium transactions in past year	1,429 (2/4)
Out-of-state buyer share	49.3% (3/4)



Housing Stock

Number of housing units	71,318 (3/4)
Median age of housing units	39 years (3/4)
Net housing units added over past five years	-175 (3/4)
New projects permitted over past five years:	
Single-family homes	2,100 (3/4)
Multi-family developments	144 (2/4)
Median permit processing time	174 days (3/4)
Active short-term vacation rentals (STRs)	9,990 (1/4)
STRs as percentage of housing	14.0% (2/4)





Captain Cook 96704



Demographics

	(rank)
Population	8,391 (37/63)
Median household income	\$67,845 (51/63)
College education rate	28.5% (39/63)
Unemployment rate	7.2% (14/63)
Racial shares:	
Asian	15.0% (48/63)
Black	1.4% (17/63)
Hawaiian or Pacific Islander	12.4% (20/63)
White	40.2% (16/63)
Under 18 population share	18.8% (45/63)
Over 65 population share	22.9% (15/63)

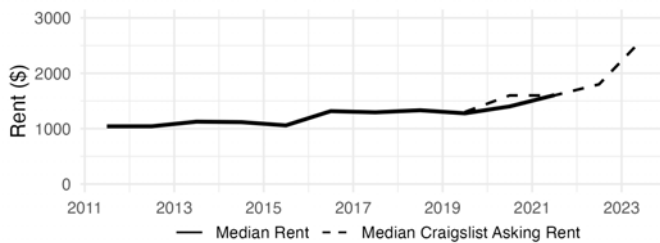
Zoning



Residential land (acres)	4,083 (13/63)
Residents per acre of residential land	2.1 (53/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	36.8% (26/63)
Median rent	\$1,605 (33/63)
Median asking rent (Craigslist)	\$2,500 (20/63)



Median rent paid as share of income	22.8% (60/63)
Rent burdened (>30% of income)	45.7% (47/63)
Severely rent burdened (>50% of income)	35.3% (11/63)

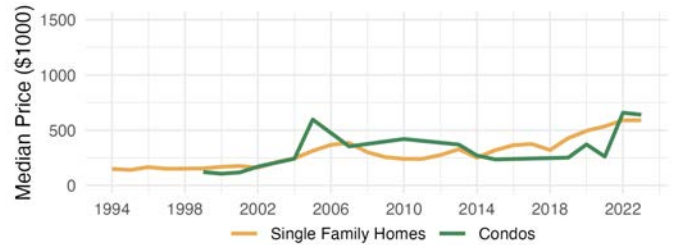
Job Access

Jobs within 30 minutes by...	
Car	1,917 (56/63)
Transit	0 (63/63)



Property Market

Owner-occupier share	63.2% (38/63)
Median single-family price	\$590,000 (51/63)
Median condominium price	\$640,000 (30/57)
UHERO Repeat Sales Index	449 (27/63)
Median monthly owner costs	\$2,579 (30/63)
Median owner costs as share of income	26.3% (31/63)

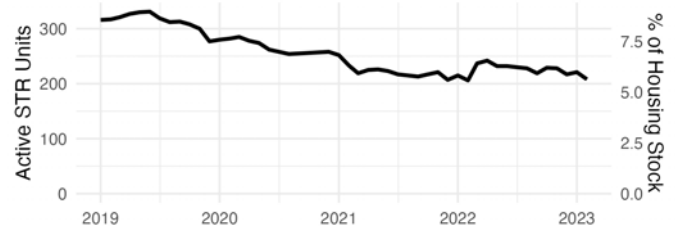


Single-family home transactions in past year	85 (29/63)
Out-of-state buyer share	36.5% (14/63)
Condominium transactions in past year	5 (49/63)
Out-of-state buyer share	60.0% (09/63)



Housing Stock

Number of housing units	3,690 (36/63)
Median age of housing units	40 years (36/63)
New projects permitted over past five years:	
Single-family homes	85 (30/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	214 (21/63)
STRs as percentage of housing	5.8% (19/63)





Hāwī 96719



Demographics

	(rank)
Population	1,252 (63/63)
Median household income	\$73,125 (46/63)
College education rate	42.4% (11/63)
Unemployment rate	14.8% (03/63)
Racial shares:	
Asian	20.8% (38/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	9.8% (30/63)
White	40.6% (15/63)
Under 18 population share	19.6% (41/63)
Over 65 population share	29.2% (02/63)

Zoning

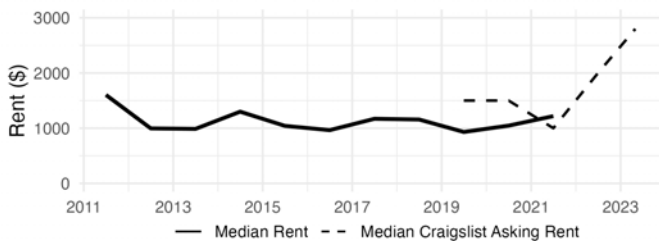


Single-family
Business

Residential land (acres)	464 (50/63)
Residents per acre of residential land	2.7 (51/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	30.0% (42/63)
Median rent	\$1,218 (52/63)
Median asking rent (Craigslist)	\$2,799 (12/63)



Median rent paid as share of income	29.8% (36/63)
Rent burdened (>30% of income)	49.5% (36/63)
Severely rent burdened (>50% of income)	23.3% (39/63)

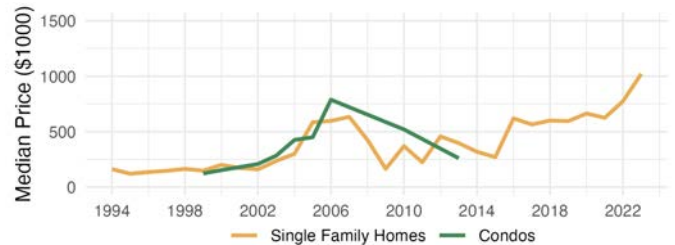
Job Access

Jobs within 30 minutes by...	
Car	879 (59/63)
Transit	255 (40/63)



Property Market

Owner-occupier share	70.0% (22/63)
Median single-family price	\$1,022,500 (26/63)
Median condominium price	\$728,750 (22/57)
UHERO Repeat Sales Index	564 (12/63)
Median monthly owner costs	\$2,720 (19/63)
Median owner costs as share of income	33.6% (02/63)

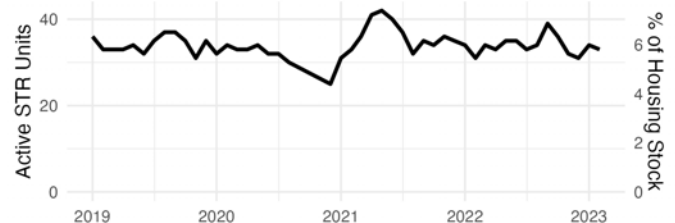


Single-family home transactions in past year	10 (60/63)
Out-of-state buyer share	30.0% (18/63)
Condominium transactions in past year	2 (51/63)
Out-of-state buyer share	50.0% (14/63)



Housing Stock

Number of housing units	568 (63/63)
Median age of housing units	42 years (29/63)
New projects permitted over past five years:	
Single-family homes	18 (58/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	34 (49/63)
STRs as percentage of housing	5.9% (18/63)





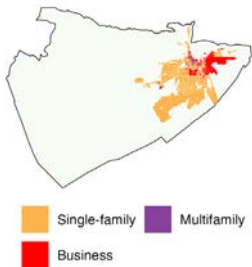
Hilo 96720



Demographics

		(rank)
Population	49,886	(12/63)
Median household income	\$69,984	(50/63)
College education rate	33.5%	(26/63)
Unemployment rate	6.7%	(17/63)
Racial shares:		
Asian	30.8%	(24/63)
Black	0.7%	(31/63)
Hawaiian or Pacific Islander	11.3%	(23/63)
White	19.5%	(43/63)
Under 18 population share	21.6%	(32/63)
Over 65 population share	20.7%	(31/63)

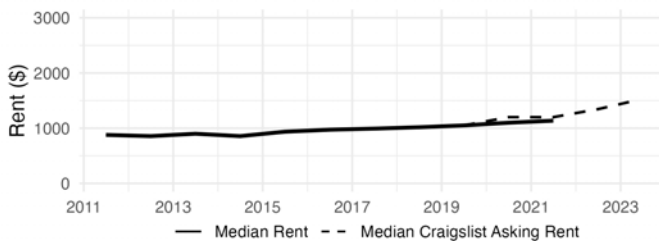
Zoning



Residential land (acres)	14,658	(04/63)
Residents per acre of residential land	3.4	(48/63)
Share of residential land zoned multifamily	2.2%	(32/63)

Rental Market

Renter share	35.0%	(29/63)
Median rent	\$1,136	(54/63)
Median asking rent (Craigslist)	\$1,500	(57/63)



Median rent paid as share of income	31.4%	(29/63)
Rent burdened (>30% of income)	52.1%	(31/63)
Severely rent burdened (>50% of income)	35.1%	(12/63)

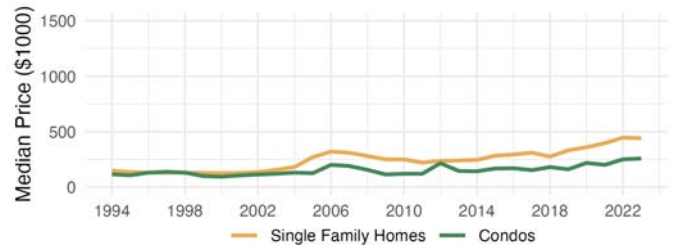
Job Access

Jobs within 30 minutes by...		
Car	25,680	(27/63)
Transit	132	(47/63)

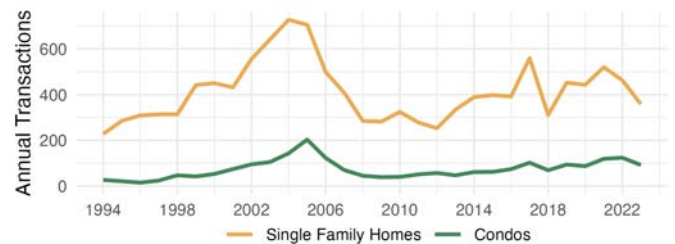


Property Market

Owner-occupier share	65.0%	(35/63)
Median single-family price	\$440,500	(55/63)
Median condominium price	\$257,500	(55/57)
UHERO Repeat Sales Index	432	(33/63)
Median monthly owner costs	\$1,726	(54/63)
Median owner costs as share of income	19.9%	(60/63)

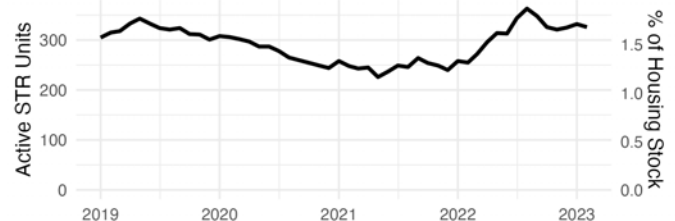


Single-family home transactions in past year	358	(04/63)
Out-of-state buyer share	17.0%	(40/63)
Condominium transactions in past year	92	(24/63)
Out-of-state buyer share	22.8%	(34/63)



Housing Stock

Number of housing units	19,397	(08/63)
Median age of housing units	46 years	(19/63)
New projects permitted over past five years:		
Single-family homes	767	(02/63)
Multi-family developments	4	(14/63)
Median permit processing time	458 days	(05/47)
Active short-term vacation rentals (STRs)	329	(16/63)
STRs as percentage of housing	1.7%	(39/63)





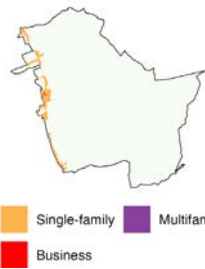
Honalo 96725



Demographics

	(rank)
Population	4,054 (50/63)
Median household income	\$76,450 (43/63)
College education rate	37.6% (18/63)
Unemployment rate	5.0% (31/63)
Racial shares:	
Asian	23.9% (34/63)
Black	0.2% (46/63)
Hawaiian or Pacific Islander	3.2% (59/63)
White	47.0% (09/63)
Under 18 population share	20.9% (33/63)
Over 65 population share	24.8% (08/63)

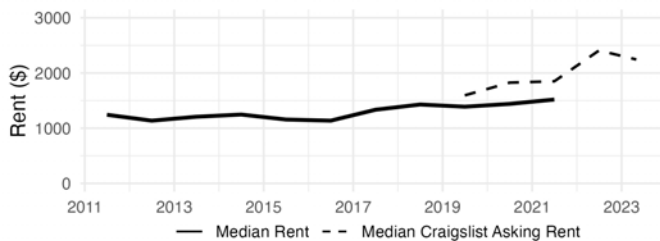
Zoning



Residential land (acres)	1,347 (35/63)
Residents per acre of residential land	3.0 (49/63)
Share of residential land zoned multifamily	0.6% (36/63)

Rental Market

Renter share	39.8% (19/63)
Median rent	\$1,519 (39/63)
Median asking rent (Craigslist)	\$2,245 (30/63)



Median rent paid as share of income	29.0% (42/63)
Rent burdened (>30% of income)	46.7% (45/63)
Severely rent burdened (>50% of income)	17.8% (52/63)

Job Access

Jobs within 30 minutes by...	
Car	6,955 (42/63)
Transit	38 (57/63)

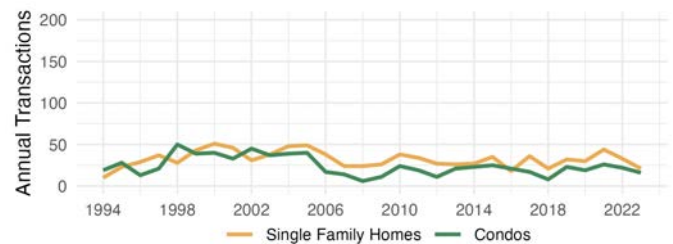


Property Market

Owner-occupier share	60.2% (45/63)
Median single-family price	\$1,200,000 (20/63)
Median condominium price	\$480,000 (42/57)
UHERO Repeat Sales Index	375 (48/63)
Median monthly owner costs	\$2,702 (21/63)
Median owner costs as share of income	29.1% (13/63)

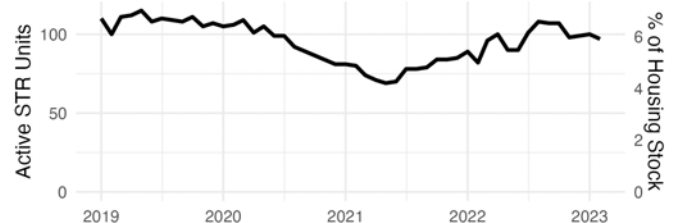


Single-family home transactions in past year	21 (52/63)
Out-of-state buyer share	61.9% (03/63)
Condominium transactions in past year	16 (40/63)
Out-of-state buyer share	43.8% (21/63)



Housing Stock

Number of housing units	1,641 (50/63)
Median age of housing units	41 years (35/63)
New projects permitted over past five years:	
Single-family homes	58 (38/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	98 (30/63)
STRs as percentage of housing	6.0% (17/63)





Honoka'a 96727



Demographics

	(rank)
Population	4,572 (47/63)
Median household income	\$61,335 (58/63)
College education rate	21.0% (54/63)
Unemployment rate	15.2% (02/63)
Racial shares:	
Asian	20.9% (37/63)
Black	0.2% (46/63)
Hawaiian or Pacific Islander	15.5% (14/63)
White	29.0% (30/63)
Under 18 population share	22.0% (25/63)
Over 65 population share	21.3% (25/63)

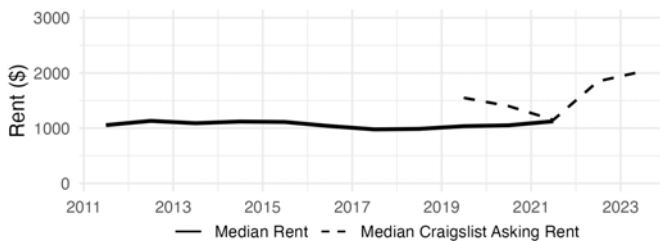
Zoning



Residential land (acres)	655 (45/63)
Residents per acre of residential land	7.0 (40/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	21.2% (55/63)
Median rent	\$1,125 (56/63)
Median asking rent (Craigslist)	\$2,000 (42/63)



Median rent paid as share of income	41.6% (07/63)
Rent burdened (>30% of income)	59.8% (17/63)
Severely rent burdened (>50% of income)	30.7% (19/63)

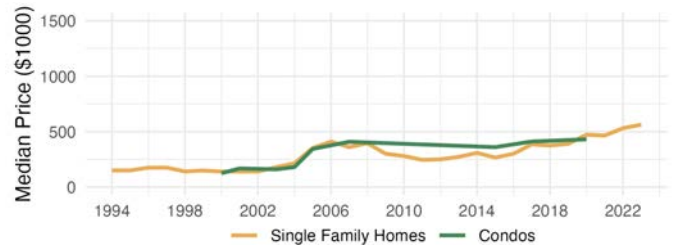
Job Access

Jobs within 30 minutes by...	
Car	3,442 (52/63)
Transit	236 (41/63)

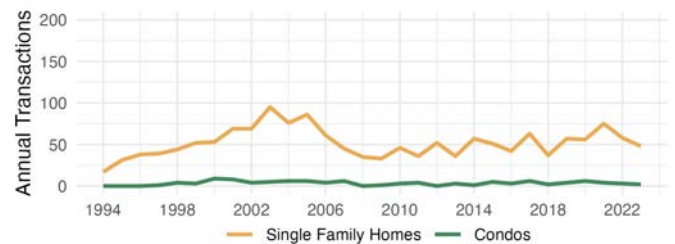


Property Market

Owner-occupier share	78.8% (09/63)
Median single-family price	\$563,000 (52/63)
Median condominium price	\$600,500 (33/57)
UHERO Repeat Sales Index	435 (32/63)
Median monthly owner costs	\$1,645 (56/63)
Median owner costs as share of income	26.8% (27/63)

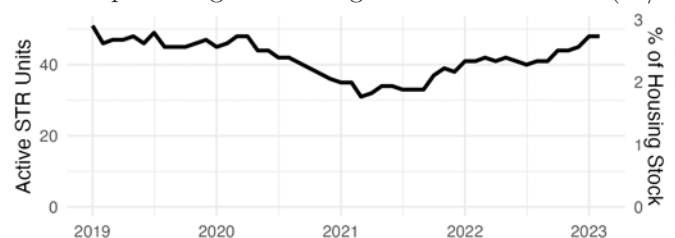


Single-family home transactions in past year	48 (40/63)
Out-of-state buyer share	31.2% (17/63)
Condominium transactions in past year	2 (51/63)
Out-of-state buyer share	50.0% (14/63)



Housing Stock

Number of housing units	1,756 (49/63)
Median age of housing units	59 years (02/63)
New projects permitted over past five years:	
Single-family homes	45 (44/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	48 (45/63)
STRs as percentage of housing	2.7% (30/63)





Hawaiian Ocean View 96737



Demographics

		(rank)
Population	3,851	(51/63)
Median household income	\$25,402	(63/63)
College education rate	13.7%	(62/63)
Unemployment rate	15.9%	(01/63)
Racial shares:		
Asian	4.6%	(63/63)
Black	5.9%	(03/63)
Hawaiian or Pacific Islander	17.0%	(11/63)
White	35.5%	(23/63)
Under 18 population share	22.2%	(23/63)
Over 65 population share	16.0%	(52/63)

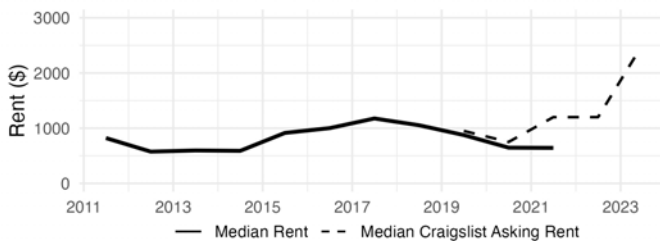
Zoning



Residential land (acres)	16,282	(03/63)
Residents per acre of residential land	0.2	(63/63)
Share of residential land zoned multifamily	0.0%	(42/63)

Rental Market

Renter share	21.6%	(54/63)
Median rent	\$643	(63/63)
Median asking rent (Craigslist)	\$2,300	(27/63)



Median rent paid as share of income	51.0%	(01/63)
Rent burdened (>30% of income)	52.5%	(30/63)
Severely rent burdened (>50% of income)	52.5%	(01/63)

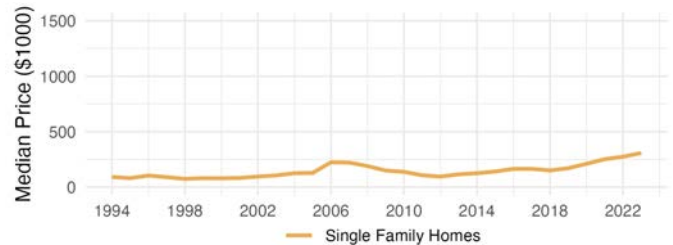
Job Access

Jobs within 30 minutes by...	
Car	535 (62/63)
Transit	12 (58/63)

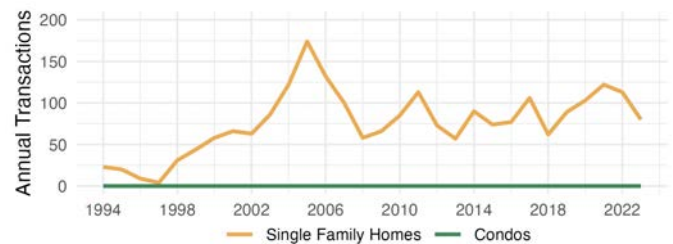


Property Market

Owner-occupier share	78.4%	(10/63)
Median single-family price	\$307,500	(61/63)
Median condominium price	\$-	(-/57)
UHERO Repeat Sales Index	430	(34/63)
Median monthly owner costs	\$1,186	(63/63)
Median owner costs as share of income	17.8%	(63/63)

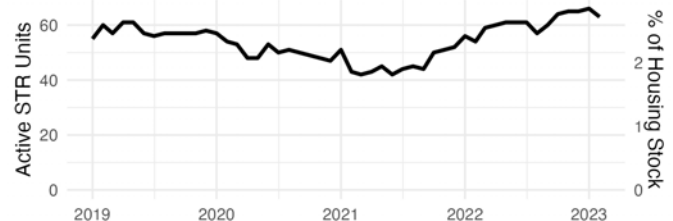


Single-family home transactions in past year	80	(30/63)
Out-of-state buyer share	38.8%	(12/63)
Condominium transactions in past year	0	(58/63)
Out-of-state buyer share	0.0%	(56/63)



Housing Stock

Number of housing units	2,314	(45/63)
Median age of housing units	21 years	(63/63)
New projects permitted over past five years:		
Single-family homes	67	(36/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	64	(36/63)
STRs as percentage of housing	2.8%	(29/63)





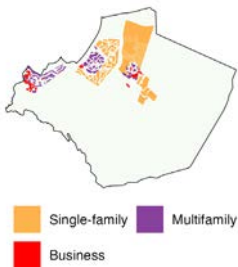
Waikōloa Village 96738



Demographics

		(rank)
Population	7,899	(38/63)
Median household income	\$84,063	(31/63)
College education rate	29.8%	(33/63)
Unemployment rate	9.3%	(09/63)
Racial shares:		
Asian	18.9%	(43/63)
Black	1.8%	(12/63)
Hawaiian or Pacific Islander	7.6%	(43/63)
White	42.2%	(13/63)
Under 18 population share	27.4%	(08/63)
Over 65 population share	16.2%	(50/63)

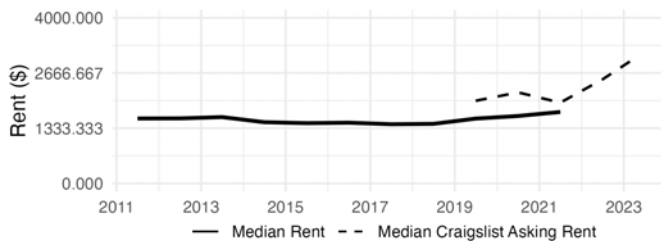
Zoning



Residential land (acres)	4,510	(11/63)
Residents per acre of residential land	1.8	(56/63)
Share of residential land zoned multifamily	18.9%	(13/63)

Rental Market

Renter share	29.9%	(43/63)
Median rent	\$1,725	(27/63)
Median asking rent (Craigslist)	\$3,069	(03/63)



Median rent paid as share of income	32.7%	(24/63)
Rent burdened (>30% of income)	61.2%	(13/63)
Severely rent burdened (>50% of income)	14.3%	(55/63)

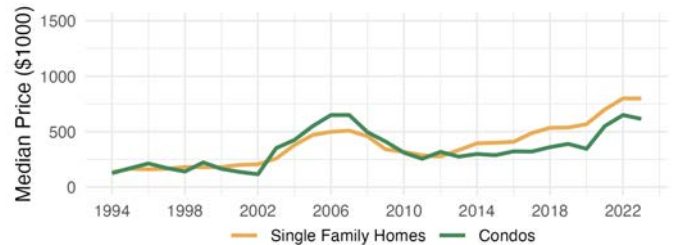
Job Access

Jobs within 30 minutes by...		
Car	6,010	(44/63)
Transit	414	(37/63)

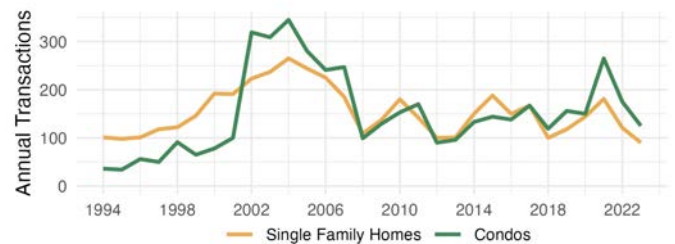


Property Market

Owner-occupier share	70.1%	(21/63)
Median single-family price	\$799,500	(45/63)
Median condominium price	\$615,000	(32/57)
UHERO Repeat Sales Index	406	(42/63)
Median monthly owner costs	\$2,127	(47/63)
Median owner costs as share of income	28.7%	(14/63)

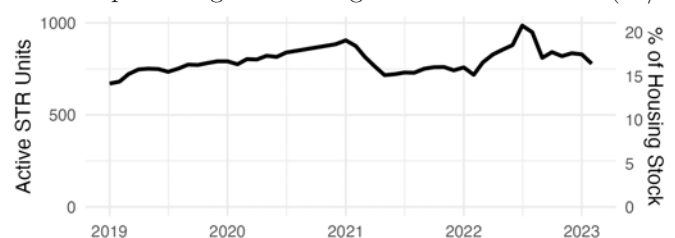


Single-family home transactions in past year	90	(26/63)
Out-of-state buyer share	40.0%	(09/63)
Condominium transactions in past year	125	(20/63)
Out-of-state buyer share	57.6%	(11/63)



Housing Stock

Number of housing units	4,739	(34/63)
Median age of housing units	29 years	(58/63)
New projects permitted over past five years:		
Single-family homes	101	(26/63)
Multi-family developments	1	(20/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	804	(07/63)
STRs as percentage of housing	17.0%	(07/63)





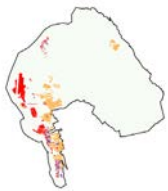
Kailua-Kona 96740



Demographics

		(rank)
Population	40,931	(16/63)
Median household income	\$81,689	(37/63)
College education rate	33.0%	(29/63)
Unemployment rate	3.9%	(47/63)
Racial shares:		
Asian	19.1%	(42/63)
Black	0.9%	(26/63)
Hawaiian or Pacific Islander	11.9%	(21/63)
White	43.6%	(10/63)
Under 18 population share	20.6%	(37/63)
Over 65 population share	20.9%	(29/63)

Zoning

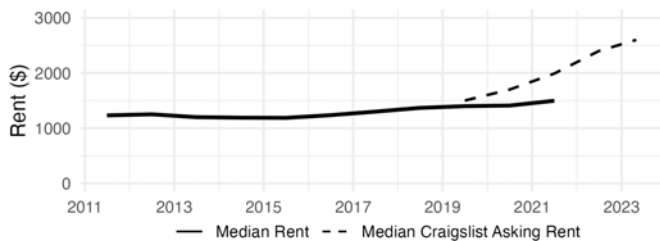


Residential land (acres)	7,745	(08/63)
Residents per acre of residential land	5.3	(43/63)
Share of residential land zoned multifamily	15.5%	(16/63)



Rental Market

Renter share	33.8%	(32/63)
Median rent	\$1,497	(40/63)
Median asking rent (Craigslist)	\$2,600	(14/63)



Median rent paid as share of income	29.3%	(39/63)
Rent burdened (>30% of income)	48.2%	(40/63)
Severely rent burdened (>50% of income)	20.1%	(46/63)

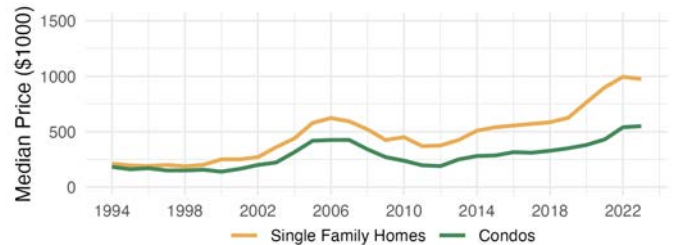
Job Access

Jobs within 30 minutes by...		
Car	19,433	(32/63)
Transit	814	(29/63)



Property Market

Owner-occupier share	66.2%	(32/63)
Median single-family price	\$975,000	(30/63)
Median condominium price	\$550,000	(34/57)
UHERO Repeat Sales Index	365	(50/63)
Median monthly owner costs	\$2,389	(39/63)
Median owner costs as share of income	27.8%	(20/63)

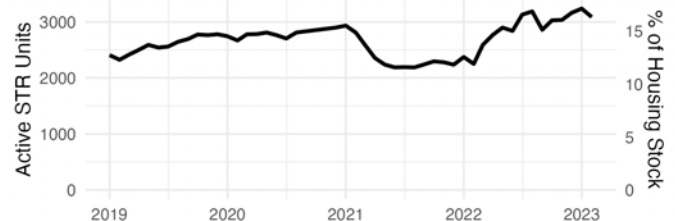


Single-family home transactions in past year	369	(03/63)
Out-of-state buyer share	45.5%	(08/63)
Condominium transactions in past year	340	(06/63)
Out-of-state buyer share	54.7%	(13/63)



Housing Stock

Number of housing units	18,897	(10/63)
Median age of housing units	35 years	(48/63)
New projects permitted over past five years:		
Single-family homes	329	(07/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	3,162	(04/63)
STRs as percentage of housing	16.7%	(08/63)





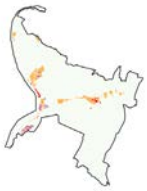
Waimea 96743



Demographics

		(rank)
Population	13,386	(33/63)
Median household income	\$92,007	(18/63)
College education rate	42.0%	(13/63)
Unemployment rate	6.0%	(23/63)
Racial shares:		
Asian	21.1%	(36/63)
Black	0.0%	(55/63)
Hawaiian or Pacific Islander	16.1%	(13/63)
White	29.9%	(29/63)
Under 18 population share	21.9%	(26/63)
Over 65 population share	21.6%	(22/63)

Zoning

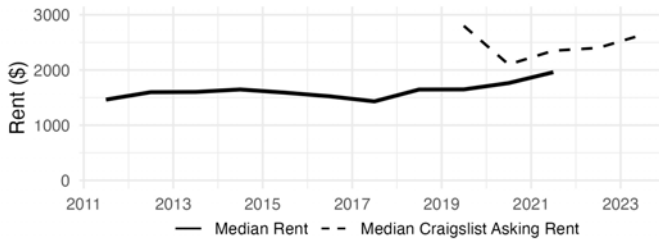


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	7,423	(09/63)
Residents per acre of residential land	1.8	(54/63)
Share of residential land zoned multifamily	11.6%	(21/63)

Rental Market

Renter share	30.3%	(41/63)
Median rent	\$1,960	(17/63)
Median asking rent (Craigslist)	\$2,600	(14/63)



Median rent paid as share of income	23.4%	(59/63)
Rent burdened (>30% of income)	33.8%	(60/63)
Severely rent burdened (>50% of income)	10.5%	(58/63)

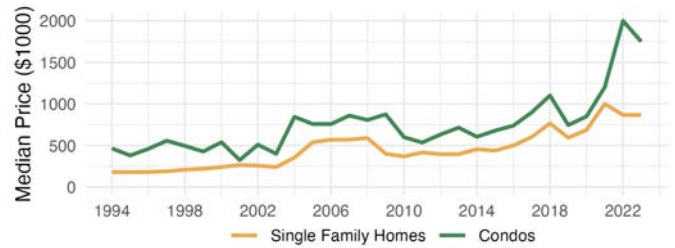
Job Access

Jobs within 30 minutes by...	
Car	5,566 (45/63)
Transit	588 (33/63)

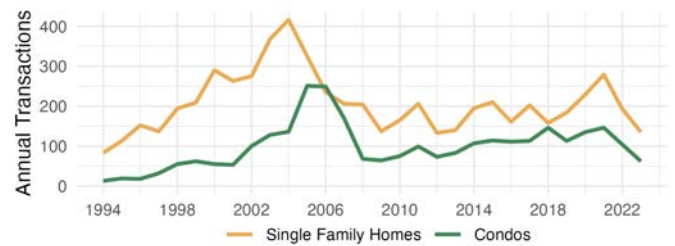


Property Market

Owner-occupier share	69.7%	(23/63)
Median single-family price	\$867,500	(42/63)
Median condominium price	\$1,750,000	(02/57)
UHERO Repeat Sales Index	421	(35/63)
Median monthly owner costs	\$2,272	(44/63)
Median owner costs as share of income	24.0%	(51/63)

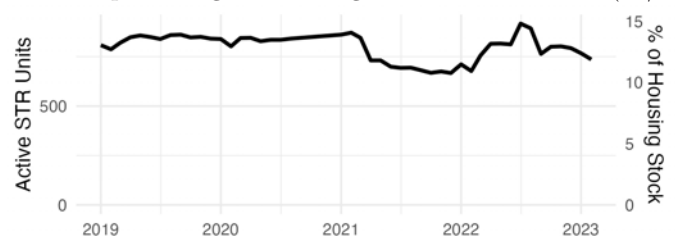


Single-family home transactions in past year	135	(14/63)
Out-of-state buyer share	33.3%	(16/63)
Condominium transactions in past year	62	(29/63)
Out-of-state buyer share	79.0%	(04/63)



Housing Stock

Number of housing units	6,197	(32/63)
Median age of housing units	28 years	(60/63)
New projects permitted over past five years:		
Single-family homes	193	(15/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	752	(08/63)
STRs as percentage of housing	12.1%	(09/63)





Hawaiian Paradise Park 96749



Demographics

		(rank)
Population	17,738	(30/63)
Median household income	\$71,667	(48/63)
College education rate	20.0%	(56/63)
Unemployment rate	4.1%	(43/63)
Racial shares:		
Asian	27.3%	(28/63)
Black	0.2%	(46/63)
Hawaiian or Pacific Islander	16.2%	(12/63)
White	27.5%	(32/63)
Under 18 population share	20.9%	(33/63)
Over 65 population share	24.1%	(09/63)

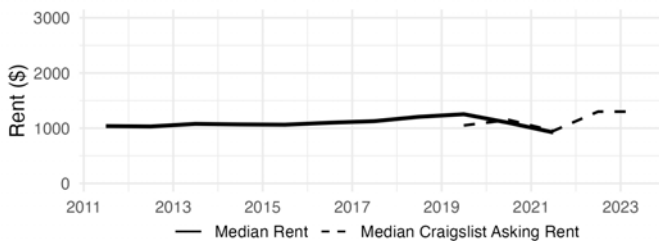
Zoning



Residential land (acres)	17,803	(02/63)
Residents per acre of residential land	1.0	(57/63)
Share of residential land zoned multifamily	0.0%	(42/63)

Rental Market

Renter share	24.7%	(49/63)
Median rent	\$923	(61/63)
Median asking rent (Craigslist)	\$1,300	(60/63)



Median rent paid as share of income	32.5%	(25/63)
Rent burdened (>30% of income)	53.8%	(26/63)
Severely rent burdened (>50% of income)	12.0%	(57/63)

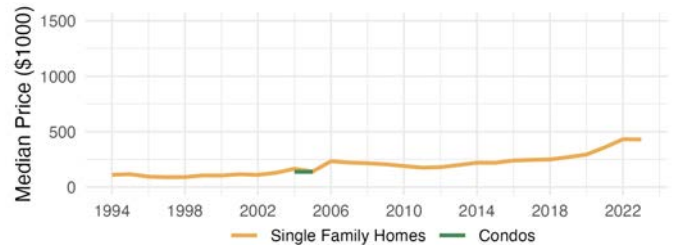
Job Access

Jobs within 30 minutes by...		
Car	25,076	(28/63)
Transit	147	(45/63)

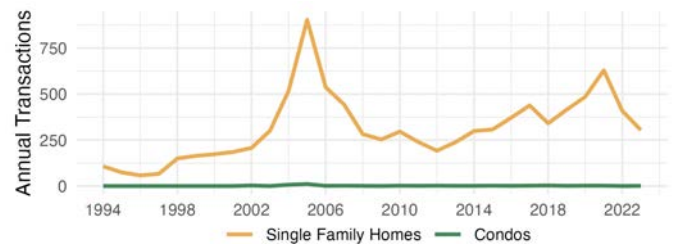


Property Market

Owner-occupier share	75.3%	(15/63)
Median single-family price	\$429,500	(57/63)
Median condominium price	\$775,000	(17/57)
UHERO Repeat Sales Index	732	(03/63)
Median monthly owner costs	\$1,635	(57/63)
Median owner costs as share of income	24.1%	(50/63)

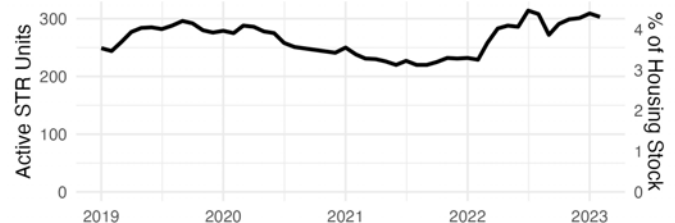


Single-family home transactions in past year	304	(05/63)
Out-of-state buyer share	38.2%	(13/63)
Condominium transactions in past year	1	(55/63)
Out-of-state buyer share	100.0%	(01/63)



Housing Stock

Number of housing units	7,037	(29/63)
Median age of housing units	32 years	(54/63)
New projects permitted over past five years:		
Single-family homes	722	(04/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	306	(18/63)
STRs as percentage of housing	4.3%	(24/63)





Kealakekua 96750



Demographics

		(rank)
Population	3,719	(53/63)
Median household income	\$71,667	(48/63)
College education rate	28.0%	(41/63)
Unemployment rate	2.8%	(56/63)
Racial shares:		
Asian	36.7%	(20/63)
Black	0.4%	(40/63)
Hawaiian or Pacific Islander	9.6%	(32/63)
White	25.8%	(35/63)
Under 18 population share	22.9%	(19/63)
Over 65 population share	23.4%	(13/63)

Zoning

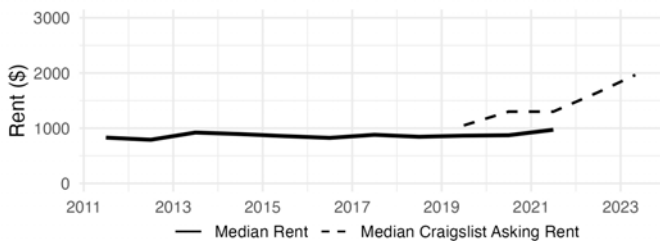


Residential land (acres)	2,077	(31/63)
Residents per acre of residential land	1.8	(55/63)
Share of residential land zoned multifamily	0.3%	(40/63)



Rental Market

Renter share	37.3%	(25/63)
Median rent	\$971	(59/63)
Median asking rent (Craigslist)	\$1,965	(43/63)



Median rent paid as share of income	25.9%	(53/63)
Rent burdened (>30% of income)	39.8%	(56/63)
Severely rent burdened (>50% of income)	26.8%	(27/63)

Job Access

Jobs within 30 minutes by...		
Car	18,145	(34/63)
Transit	774	(31/63)

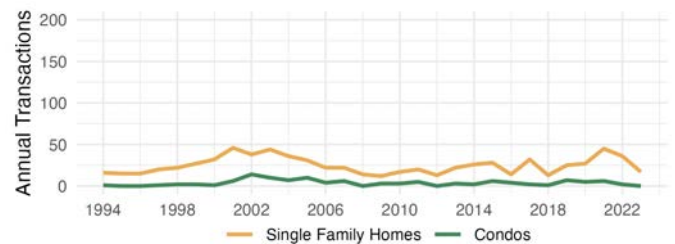


Property Market

Owner-occupier share	62.7%	(39/63)
Median single-family price	\$760,000	(47/63)
Median condominium price	\$-	(-/57)
UHERO Repeat Sales Index	595	(08/63)
Median monthly owner costs	\$2,104	(48/63)
Median owner costs as share of income	25.1%	(41/63)

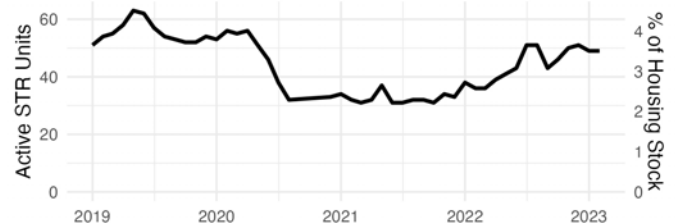


Single-family home transactions in past year	17	(53/63)
Out-of-state buyer share	23.5%	(28/63)
Condominium transactions in past year	0	(58/63)
Out-of-state buyer share	0.0%	(56/63)



Housing Stock

Number of housing units	1,397	(54/63)
Median age of housing units	48 years	(15/63)
New projects permitted over past five years:		
Single-family homes	32	(50/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	49	(44/63)
STRs as percentage of housing	3.5%	(27/63)





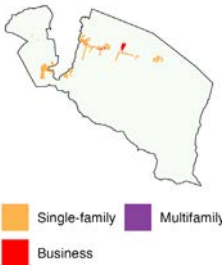
Kapa'au 96755



Demographics

		(rank)
Population	3,210	(55/63)
Median household income	\$81,495	(39/63)
College education rate	29.8%	(33/63)
Unemployment rate	6.3%	(18/63)
Racial shares:		
Asian	28.3%	(27/63)
Black	0.8%	(29/63)
Hawaiian or Pacific Islander	8.5%	(38/63)
White	23.1%	(36/63)
Under 18 population share	17.9%	(51/63)
Over 65 population share	30.4%	(01/63)

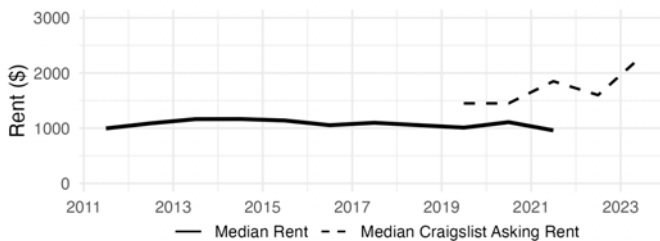
Zoning



Residential land (acres)	827	(43/63)
Residents per acre of residential land	3.9	(46/63)
Share of residential land zoned multifamily	0.6%	(36/63)

Rental Market

Renter share	17.5%	(59/63)
Median rent	\$960	(60/63)
Median asking rent (Craigslist)	\$2,200	(31/63)



Median rent paid as share of income	14.9%	(63/63)
Rent burdened (>30% of income)	20.4%	(62/63)
Severely rent burdened (>50% of income)	7.0%	(62/63)

Job Access

Jobs within 30 minutes by...	
Car	748 (60/63)
Transit	83 (51/63)

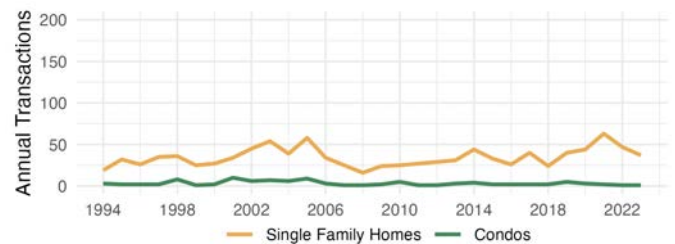


Property Market

Owner-occupier share	82.5%	(05/63)
Median single-family price	\$545,000	(54/63)
Median condominium price	\$695,000	(25/57)
UHERO Repeat Sales Index	404	(43/63)
Median monthly owner costs	\$1,857	(53/63)
Median owner costs as share of income	26.4%	(30/63)

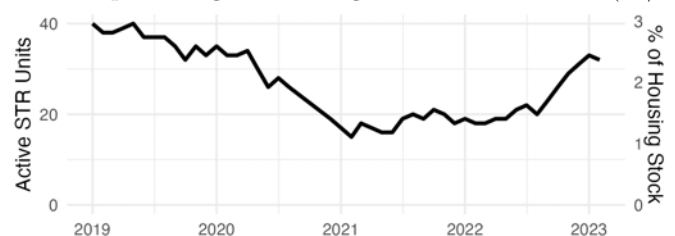


Single-family home transactions in past year	37	(45/63)
Out-of-state buyer share	29.7%	(20/63)
Condominium transactions in past year	1	(55/63)
Out-of-state buyer share	100.0%	(01/63)



Housing Stock

Number of housing units	1,351	(56/63)
Median age of housing units	42 years	(29/63)
New projects permitted over past five years:		
Single-family homes	26	(53/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	32	(52/63)
STRs as percentage of housing	2.4%	(34/63)





Hawaiian Acres 96760



Demographics

		(rank)
Population	3,788	(52/63)
Median household income	\$78,750	(42/63)
College education rate	29.0%	(37/63)
Unemployment rate	6.2%	(20/63)
Racial shares:		
Asian	24.8%	(31/63)
Black	0.0%	(55/63)
Hawaiian or Pacific Islander	9.2%	(34/63)
White	37.3%	(22/63)
Under 18 population share	19.4%	(42/63)
Over 65 population share	22.9%	(15/63)

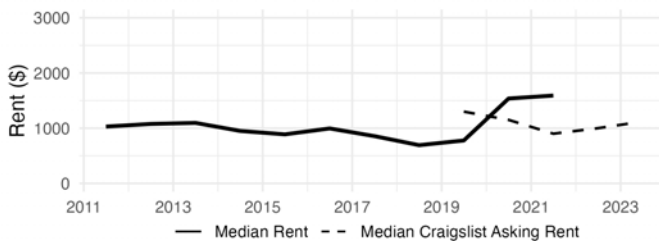
Zoning



Residential land (acres)	9,796	(07/63)
Residents per acre of residential land	0.4	(62/63)
Share of residential land zoned multifamily	0.0%	(42/63)

Rental Market

Renter share	11.7%	(63/63)
Median rent	\$1,591	(34/63)
Median asking rent (Craigslist)	\$1,100	(62/63)



Median rent paid as share of income	26.4%	(51/63)
Rent burdened (>30% of income)	32.0%	(61/63)
Severely rent burdened (>50% of income)	14.1%	(56/63)

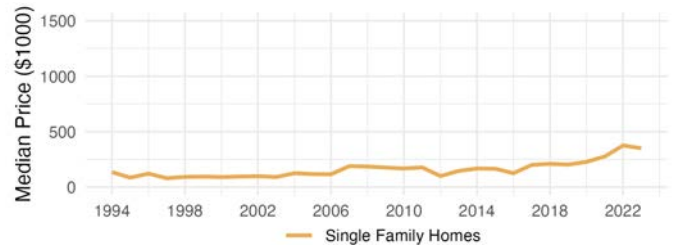
Job Access

Jobs within 30 minutes by...		
Car	17,553	(36/63)
Transit	7	(59/63)

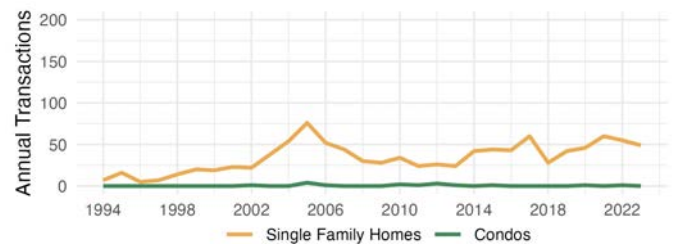


Property Market

Owner-occupier share	88.3%	(01/63)
Median single-family price	\$350,000	(58/63)
Median condominium price	\$-	(-/57)
UHERO Repeat Sales Index	880	(01/63)
Median monthly owner costs	\$1,695	(55/63)
Median owner costs as share of income	23.0%	(55/63)

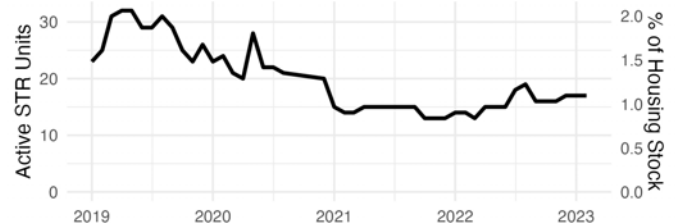


Single-family home transactions in past year	49	(39/63)
Out-of-state buyer share	26.5%	(25/63)
Condominium transactions in past year	0	(58/63)
Out-of-state buyer share	0.0%	(56/63)



Housing Stock

Number of housing units	1,552	(53/63)
Median age of housing units	33 years	(50/63)
New projects permitted over past five years:		
Single-family homes	77	(35/63)
Multi-family developments	0	(24/63)
Median permit processing time	- days	(-/47)
Active short-term vacation rentals (STRs)	17	(56/63)
STRs as percentage of housing	1.1%	(40/63)





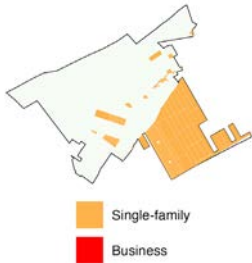
Mountain View 96771



Demographics

	(rank)
Population	6,770 (42/63)
Median household income	\$46,063 (61/63)
College education rate	17.6% (59/63)
Unemployment rate	11.9% (05/63)
Racial shares:	
Asian	4.8% (62/63)
Black	1.0% (24/63)
Hawaiian or Pacific Islander	11.6% (22/63)
White	37.4% (21/63)
Under 18 population share	25.5% (11/63)
Over 65 population share	14.6% (56/63)

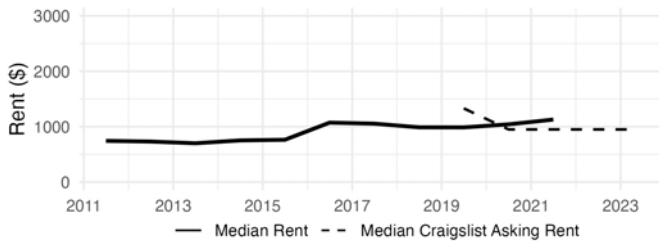
Zoning



Residential land (acres)	12,542 (05/63)
Residents per acre of residential land	0.5 (59/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	29.1% (47/63)
Median rent	\$1,128 (55/63)
Median asking rent (Craigslist)	\$950 (63/63)



Median rent paid as share of income	25.7% (56/63)
Rent burdened (>30% of income)	44.9% (50/63)
Severely rent burdened (>50% of income)	17.6% (53/63)

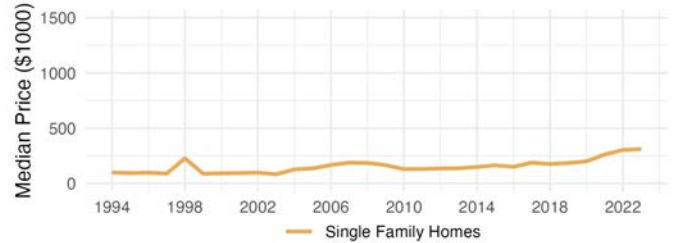
Job Access

Jobs within 30 minutes by...	
Car	3,089 (54/63)
Transit	2 (61/63)

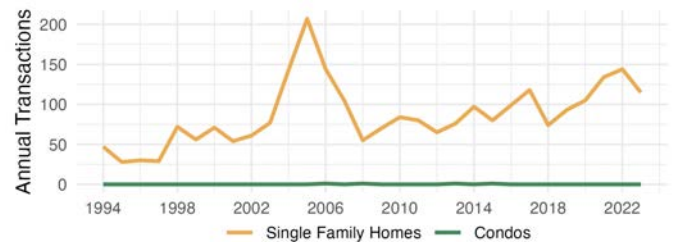


Property Market

Owner-occupier share	70.9% (17/63)
Median single-family price	\$310,000 (60/63)
Median condominium price	\$- (-/57)
UHORO Repeat Sales Index	.647 (05/63)
Median monthly owner costs	\$1,591 (58/63)
Median owner costs as share of income	21.3% (58/63)

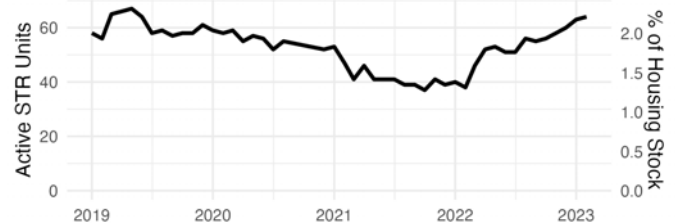


Single-family home transactions in past year	115 (19/63)
Out-of-state buyer share	27.0% (22/63)
Condominium transactions in past year	0 (58/63)
Out-of-state buyer share	0.0% (56/63)



Housing Stock

Number of housing units	2,894 (40/63)
Median age of housing units	30 years (57/63)
New projects permitted over past five years:	
Single-family homes	168 (19/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	64 (36/63)
STRs as percentage of housing	2.2% (35/63)





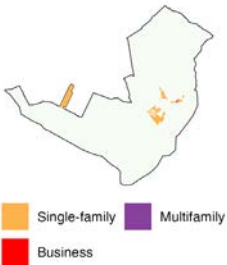
Discovery Harbour 96772



Demographics

	(rank)
Population	2,576 (60/63)
Median household income	\$54,474 (60/63)
College education rate	22.1% (52/63)
Unemployment rate	8.2% (11/63)
Racial shares:	
Asian	17.8% (44/63)
Black	0.5% (35/63)
Hawaiian or Pacific Islander	9.4% (33/63)
White	35.2% (25/63)
Under 18 population share	21.9% (26/63)
Over 65 population share	26.7% (06/63)

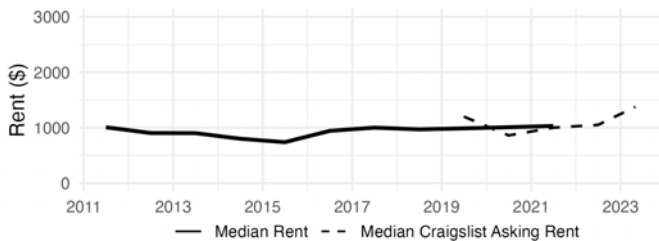
Zoning



Residential land (acres)	3,171 (19/63)
Residents per acre of residential land	0.8 (58/63)
Share of residential land zoned multifamily	0.3% (40/63)

Rental Market

Renter share	19.2% (58/63)
Median rent	\$1,030 (58/63)
Median asking rent (Craigslist)	\$1,375 (59/63)



Median rent paid as share of income	44.6% (03/63)
Rent burdened (>30% of income)	65.2% (07/63)
Severely rent burdened (>50% of income)	45.2% (03/63)

Job Access

Jobs within 30 minutes by...	
Car	536 (61/63)
Transit	1 (62/63)

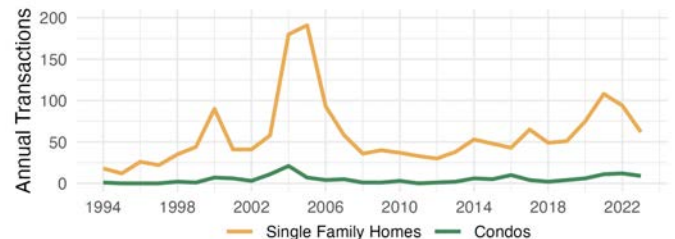


Property Market

Owner-occupier share	80.8% (06/63)
Median single-family price	\$272,500 (62/63)
Median condominium price	\$120,000 (57/57)
UHERO Repeat Sales Index	353 (54/63)
Median monthly owner costs	\$1,441 (60/63)
Median owner costs as share of income	21.6% (57/63)

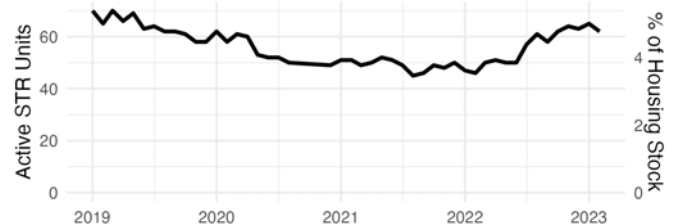


Single-family home transactions in past year	62 (35/63)
Out-of-state buyer share	46.8% (07/63)
Condominium transactions in past year	9 (45/63)
Out-of-state buyer share	44.4% (20/63)



Housing Stock

Number of housing units	1,300 (58/63)
Median age of housing units	33 years (50/63)
New projects permitted over past five years:	
Single-family homes	82 (32/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	64 (36/63)
STRs as percentage of housing	4.9% (23/63)





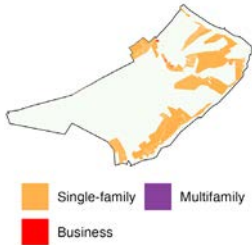
Hawaiian Beaches 96778



Demographics

	(rank)
Population	14,777 (32/63)
Median household income	\$40,240 (62/63)
College education rate	23.8% (51/63)
Unemployment rate	13.8% (04/63)
Racial shares:	
Asian	11.3% (53/63)
Black	0.3% (44/63)
Hawaiian or Pacific Islander	13.8% (16/63)
White	42.3% (12/63)
Under 18 population share	22.3% (22/63)
Over 65 population share	20.3% (36/63)

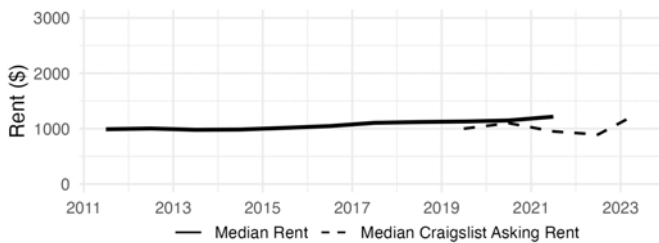
Zoning



Residential land (acres)	29,299 (01/63)
Residents per acre of residential land	0.5 (60/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	23.6% (51/63)
Median rent	\$1,216 (53/63)
Median asking rent (Craigslist)	\$1,250 (61/63)



Median rent paid as share of income	43.4% (06/63)
Rent burdened (>30% of income)	60.3% (15/63)
Severely rent burdened (>50% of income)	43.0% (04/63)

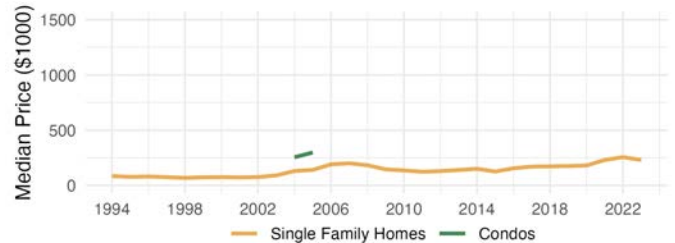
Job Access

Jobs within 30 minutes by...	
Car	2,654 (55/63)
Transit	81 (52/63)

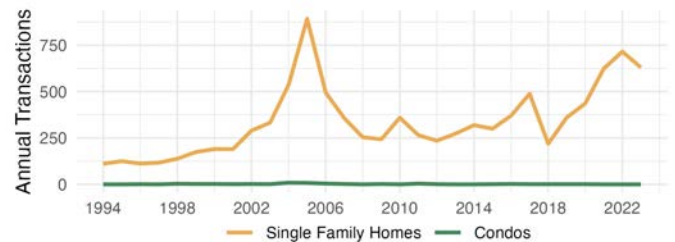


Property Market

Owner-occupier share	76.4% (12/63)
Median single-family price	\$230,000 (63/63)
Median condominium price	\$- (-/57)
UHERO Repeat Sales Index	398 (44/63)
Median monthly owner costs	\$1,248 (62/63)
Median owner costs as share of income	25.7% (35/63)

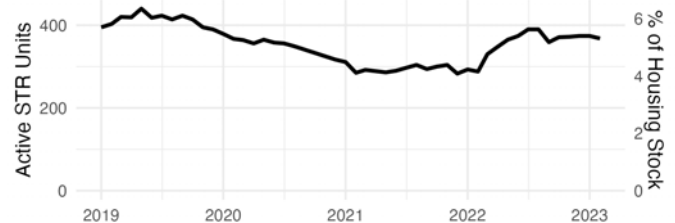


Single-family home transactions in past year	630 (01/63)
Out-of-state buyer share	26.7% (24/63)
Condominium transactions in past year	0 (58/63)
Out-of-state buyer share	0.0% (56/63)



Housing Stock

Number of housing units	6,938 (30/63)
Median age of housing units	31 years (56/63)
New projects permitted over past five years:	
Single-family homes	734 (03/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	371 (12/63)
STRs as percentage of housing	5.3% (21/63)





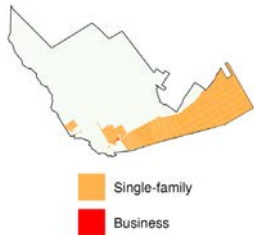
Volcano 96785



Demographics

	(rank)
Population	4,785 (46/63)
Median household income	\$65,191 (54/63)
College education rate	39.0% (15/63)
Unemployment rate	2.2% (61/63)
Racial shares:	
Asian	5.0% (61/63)
Black	0.2% (46/63)
Hawaiian or Pacific Islander	11.2% (25/63)
White	40.8% (14/63)
Under 18 population share	18.7% (47/63)
Over 65 population share	27.7% (04/63)

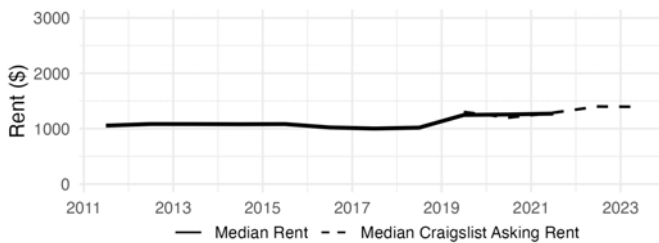
Zoning



Residential land (acres)	11,665 (06/63)
Residents per acre of residential land	0.4 (61/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	24.5% (50/63)
Median rent	\$1,272 (51/63)
Median asking rent (Craigslist)	\$1,395 (58/63)



Median rent paid as share of income	31.7% (27/63)
Rent burdened (>30% of income)	65.6% (05/63)
Severely rent burdened (>50% of income)	19.6% (48/63)

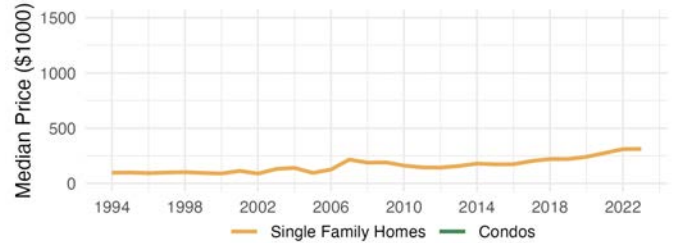
Job Access

Jobs within 30 minutes by...	
Car	392 (63/63)
Transit	68 (53/63)

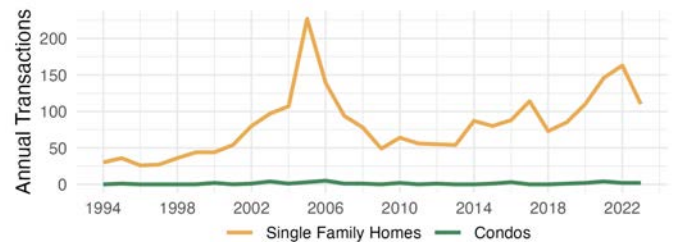


Property Market

Owner-occupier share	75.5% (14/63)
Median single-family price	\$312,500 (59/63)
Median condominium price	\$490,000 (41/57)
UHERO Repeat Sales Index	480 (21/63)
Median monthly owner costs	\$1,582 (59/63)
Median owner costs as share of income	22.5% (56/63)

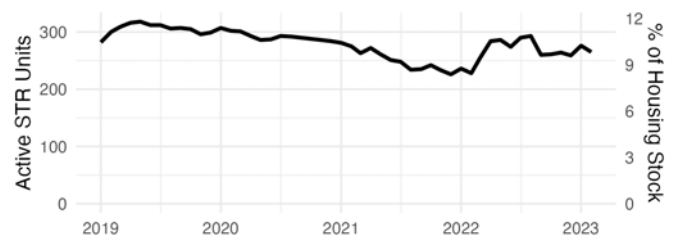


Single-family home transactions in past year	110 (20/63)
Out-of-state buyer share	22.7% (30/63)
Condominium transactions in past year	2 (51/63)
Out-of-state buyer share	50.0% (14/63)



Housing Stock

Number of housing units	2,695 (42/63)
Median age of housing units	29 years (58/63)
New projects permitted over past five years:	
Single-family homes	176 (16/63)
Multi-family developments	0 (24/63)
Median permit processing time	- days (-/47)
Active short-term vacation rentals (STRs)	270 (20/63)
STRs as percentage of housing	10.0% (12/63)





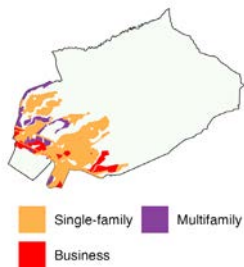
Waimalu 96701



Demographics

		(rank)
Population	41,818	(15/63)
Median household income	\$101,728	(10/63)
College education rate	37.2%	(19/63)
Unemployment rate	4.2%	(39/63)
Racial shares:		
Asian	51.2%	(11/63)
Black	1.9%	(09/63)
Hawaiian or Pacific Islander	8.6%	(37/63)
White	12.3%	(55/63)
Under 18 population share	17.5%	(53/63)
Over 65 population share	21.6%	(22/63)

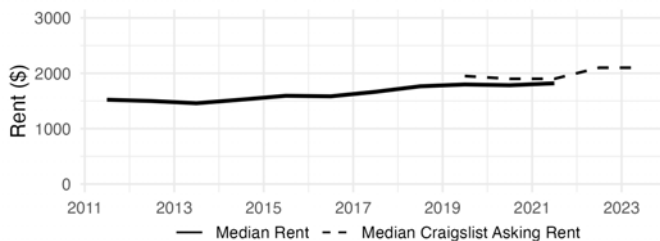
Zoning



Residential land (acres)	2,567	(24/63)
Residents per acre of residential land	16.3	(24/63)
Share of residential land zoned multifamily	14.5%	(17/63)

Rental Market

Renter share	31.7%	(38/63)
Median rent	\$1,819	(21/63)
Median asking rent (Craigslist)	\$2,100	(37/63)



Median rent paid as share of income	28.0%	(47/63)
Rent burdened (>30% of income)	42.6%	(54/63)
Severely rent burdened (>50% of income)	19.9%	(47/63)

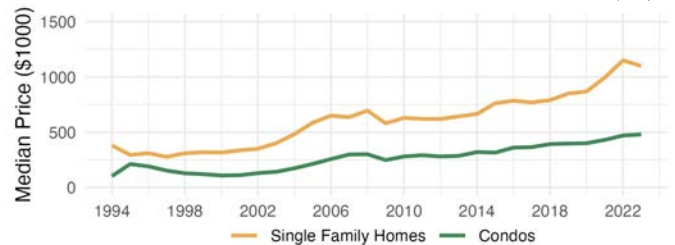
Job Access

Jobs within 30 minutes by...		
Car	378,900	(01/63)
Transit	12,400	(11/63)

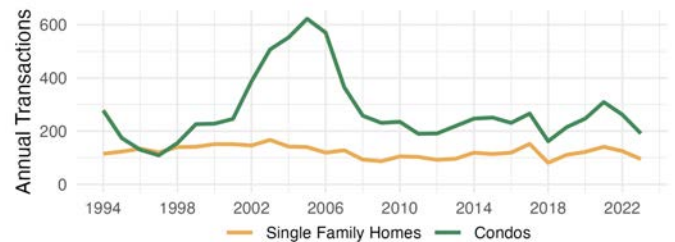


Property Market

Owner-occupier share	68.3%	(26/63)
Median single-family price	\$1,100,000	(23/63)
Median condominium price	\$480,000	(42/57)
UHERO Repeat Sales Index	447	(29/63)
Median monthly owner costs	\$2,796	(15/63)
Median owner costs as share of income	25.6%	(36/63)

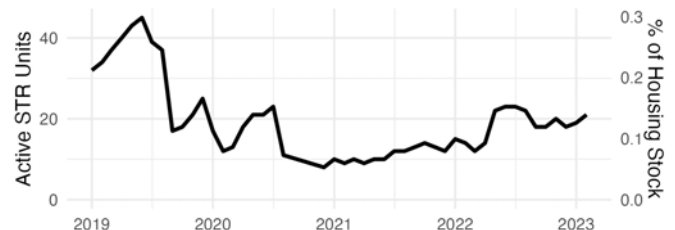


Single-family home transactions in past year	95	(25/63)
Out-of-state buyer share	9.5%	(52/63)
Condominium transactions in past year	191	(15/63)
Out-of-state buyer share	9.4%	(49/63)



Housing Stock

Number of housing units	15,091	(17/63)
Median age of housing units	49 years	(12/63)
New projects permitted over past five years:		
Single-family homes	80	(33/63)
Multi-family developments	0	(24/63)
Median permit processing time	214 days	(32/47)
Active short-term vacation rentals (STRs)	20	(54/63)
STRs as percentage of housing	0.1%	(57/63)





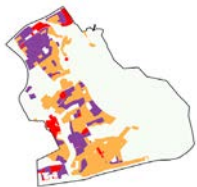
'Ewa Gentry 96706



Demographics

	(rank)
Population	81,658 (01/63)
Median household income	\$110,197 (08/63)
College education rate	29.6% (36/63)
Unemployment rate	3.6% (50/63)
Racial shares:	
Asian	44.6% (18/63)
Black	3.1% (05/63)
Hawaiian or Pacific Islander	6.7% (50/63)
White	14.8% (50/63)
Under 18 population share	27.9% (07/63)
Over 65 population share	10.5% (62/63)

Zoning

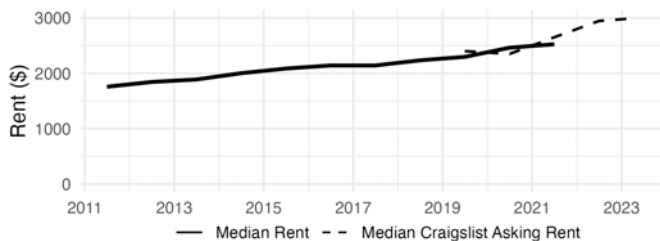


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	3,766 (14/63)
Residents per acre of residential land	21.7 (17/63)
Share of residential land zoned multifamily	36.2% (09/63)

Rental Market

Renter share	32.8% (35/63)
Median rent	\$2,524 (05/63)
Median asking rent (Craigslist)	\$2,995 (07/63)



Median rent paid as share of income	35.3% (16/63)
Rent burdened (>30% of income)	60.9% (14/63)
Severely rent burdened (>50% of income)	29.0% (23/63)

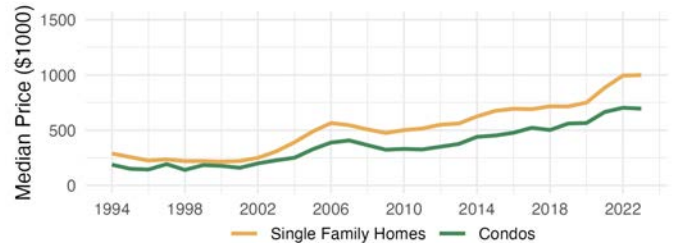
Job Access

Jobs within 30 minutes by...	
Car	145,007 (17/63)
Transit	465 (35/63)



Property Market

Owner-occupier share	67.2% (29/63)
Median single-family price	\$999,485 (27/63)
Median condominium price	\$695,000 (25/57)
UHERO Repeat Sales Index	376 (47/63)
Median monthly owner costs	\$2,970 (10/63)
Median owner costs as share of income	26.9% (26/63)

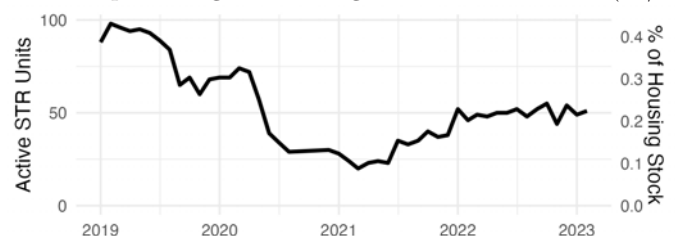


Single-family home transactions in past year	456 (02/63)
Out-of-state buyer share	9.4% (53/63)
Condominium transactions in past year	644 (04/63)
Out-of-state buyer share	8.1% (52/63)



Housing Stock

Number of housing units	22,735 (02/63)
Median age of housing units	27 years (61/63)
New projects permitted over past five years:	
Single-family homes	1,056 (01/63)
Multi-family developments	101 (01/63)
Median permit processing time	81 days (46/47)
Active short-term vacation rentals (STRs)	50 (43/63)
STRs as percentage of housing	0.2% (53/63)





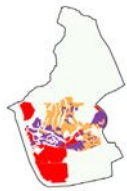
Makakilo 96707



Demographics

	(rank)
Population	49,903 (11/63)
Median household income	\$114,355 (05/63)
College education rate	33.3% (28/63)
Unemployment rate	5.1% (30/63)
Racial shares:	
Asian	28.9% (26/63)
Black	4.0% (04/63)
Hawaiian or Pacific Islander	13.7% (17/63)
White	21.0% (39/63)
Under 18 population share	27.1% (09/63)
Over 65 population share	11.0% (60/63)

Zoning

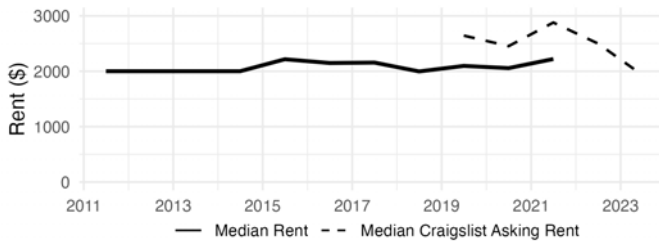


Residential land (acres)	4,260 (12/63)
Residents per acre of residential land	11.7 (36/63)
Share of residential land zoned multifamily	44.0% (07/63)



Rental Market

Renter share	27.8% (48/63)
Median rent	\$2,221 (08/63)
Median asking rent (Craigslist)	\$2,023 (41/63)



Median rent paid as share of income	32.5% (25/63)
Rent burdened (>30% of income)	58.4% (20/63)
Severely rent burdened (>50% of income)	23.6% (38/63)

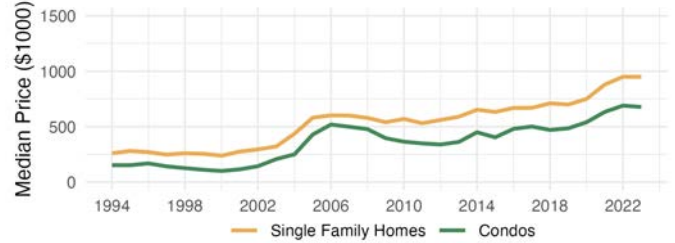
Job Access

Jobs within 30 minutes by...	
Car	254,603 (16/63)
Transit	1,652 (23/63)

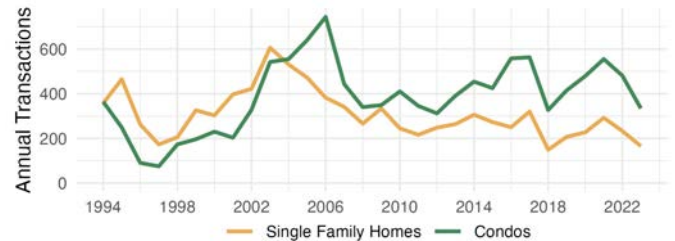


Property Market

Owner-occupier share	72.2% (16/63)
Median single-family price	\$950,000 (31/63)
Median condominium price	\$677,500 (28/57)
UHERO Repeat Sales Index	417 (37/63)
Median monthly owner costs	\$2,772 (16/63)
Median owner costs as share of income	24.9% (44/63)

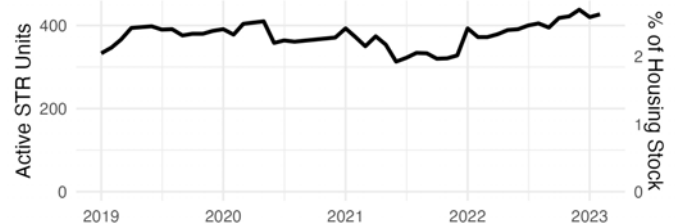


Single-family home transactions in past year ...	165 (11/63)
Out-of-state buyer share	15.8% (41/63)
Condominium transactions in past year	334 (07/63)
Out-of-state buyer share	17.7% (39/63)



Housing Stock

Number of housing units	16,261 (15/63)
Median age of housing units	25 years (62/63)
New projects permitted over past five years:	
Single-family homes	218 (12/63)
Multi-family developments	28 (04/63)
Median permit processing time	76 days (47/47)
Active short-term vacation rentals (STRs)	424 (11/63)
STRs as percentage of housing	2.6% (31/63)





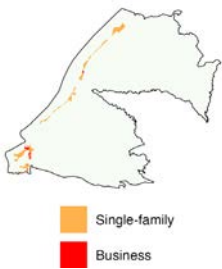
Pūpūkea 96712



Demographics

	(rank)
Population	7,294 (39/63)
Median household income	\$85,600 (27/63)
College education rate	33.9% (25/63)
Unemployment rate	5.8% (25/63)
Racial shares:	
Asian	12.3% (52/63)
Black	1.1% (21/63)
Hawaiian or Pacific Islander	6.9% (48/63)
White	57.4% (04/63)
Under 18 population share	18.2% (49/63)
Over 65 population share	22.0% (21/63)

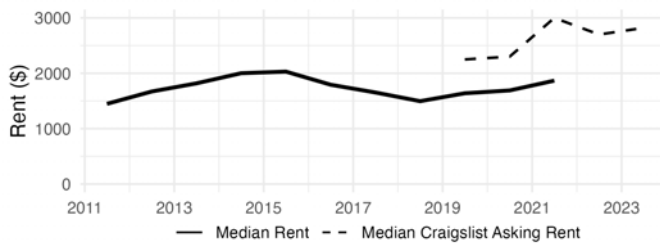
Zoning



Residential land (acres)	456 (51/63)
Residents per acre of residential land	16.0 (29/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	48.6% (09/63)
Median rent	\$1,867 (19/63)
Median asking rent (Craigslist)	\$2,800 (10/63)



Median rent paid as share of income	32.8% (23/63)
Rent burdened (>30% of income)	58.5% (19/63)
Severely rent burdened (>50% of income)	22.9% (40/63)

Job Access

Jobs within 30 minutes by...	
Car	5,147 (47/63)
Transit	202 (43/63)



Property Market

Owner-occupier share	51.4% (55/63)
Median single-family price	\$1,801,300 (05/63)
Median condominium price	\$1,436,000 (03/57)
UHERO Repeat Sales Index	622 (06/63)
Median monthly owner costs	\$3,166 (06/63)
Median owner costs as share of income	25.1% (41/63)

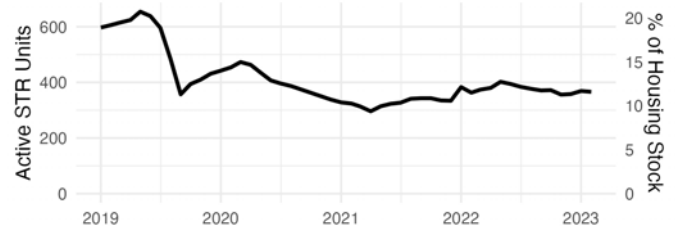


Single-family home transactions in past year	48 (40/63)
Out-of-state buyer share	27.1% (21/63)
Condominium transactions in past year	22 (38/63)
Out-of-state buyer share	50.0% (14/63)



Housing Stock

Number of housing units	3,160 (39/63)
Median age of housing units	48 years (15/63)
New projects permitted over past five years:	
Single-family homes	48 (43/63)
Multi-family developments	0 (24/63)
Median permit processing time	288 days (13/47)
Active short-term vacation rentals (STRs)	368 (13/63)
STRs as percentage of housing	11.6% (10/63)





Hau'ula 96717



Demographics

	(rank)
Population	5,390 (45/63)
Median household income	\$90,592 (20/63)
College education rate	26.5% (46/63)
Unemployment rate	4.5% (37/63)
Racial shares:	
Asian	5.3% (60/63)
Black	1.1% (21/63)
Hawaiian or Pacific Islander	24.7% (08/63)
White	26.8% (34/63)
Under 18 population share	31.6% (02/63)
Over 65 population share	11.7% (58/63)

Zoning

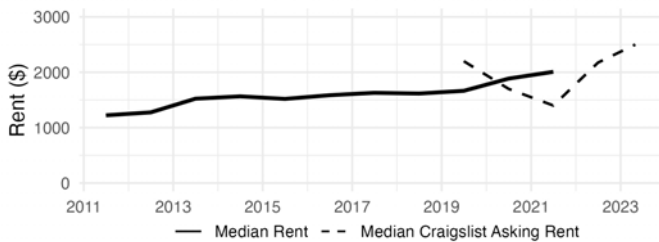


Single-family Multifamily
Business

Residential land (acres)	335 (57/63)
Residents per acre of residential land	16.1 (26/63)
Share of residential land zoned multifamily	1.6% (35/63)

Rental Market

Renter share	48.5% (10/63)
Median rent	\$2,008 (14/63)
Median asking rent (Craigslist)	\$2,500 (20/63)



Median rent paid as share of income	35.4% (14/63)
Rent burdened (>30% of income)	67.7% (04/63)
Severely rent burdened (>50% of income)	30.7% (19/63)

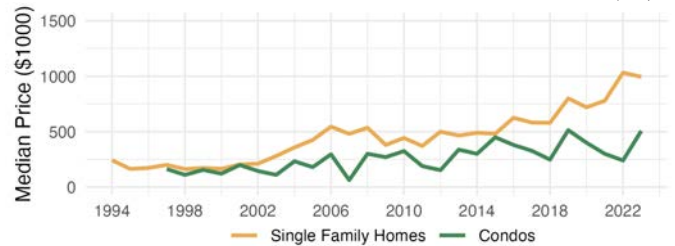
Job Access

Jobs within 30 minutes by...	
Car	3,848 (49/63)
Transit	2,038 (20/63)

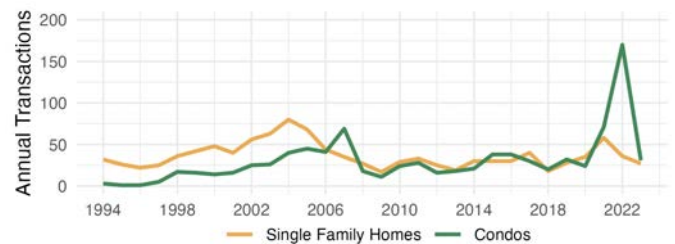


Property Market

Owner-occupier share	51.5% (54/63)
Median single-family price	\$995,000 (28/63)
Median condominium price	\$507,111 (38/57)
UHERO Repeat Sales Index	650 (04/63)
Median monthly owner costs	\$2,604 (28/63)
Median owner costs as share of income	28.3% (17/63)

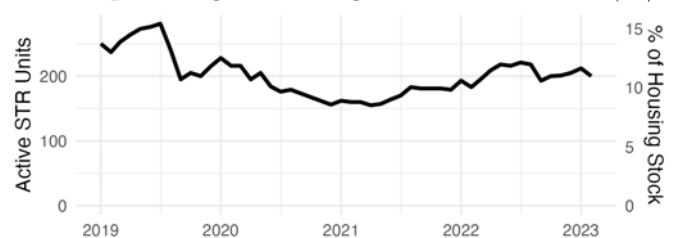


Single-family home transactions in past year	27 (49/63)
Out-of-state buyer share	14.8% (47/63)
Condominium transactions in past year	31 (35/63)
Out-of-state buyer share	54.8% (12/63)



Housing Stock

Number of housing units	1,823 (48/63)
Median age of housing units	47 years (18/63)
New projects permitted over past five years:	
Single-family homes	11 (59/63)
Multi-family developments	0 (24/63)
Median permit processing time	461 days (04/47)
Active short-term vacation rentals (STRs)	206 (22/63)
STRs as percentage of housing	11.3% (11/63)





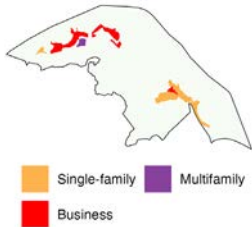
Kahuku 96731



Demographics

Population	2,893	(57/63)
Median household income	\$84,154	(30/63)
College education rate	32.7%	(31/63)
Unemployment rate	4.8%	(34/63)
Racial shares:		
Asian	13.9%	(51/63)
Black	1.9%	(09/63)
Hawaiian or Pacific Islander	30.5%	(05/63)
White	22.5%	(37/63)
Under 18 population share	30.8%	(03/63)
Over 65 population share	15.3%	(54/63)

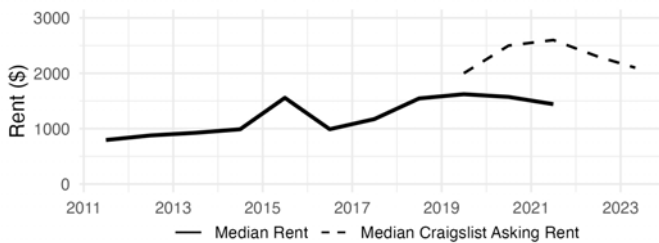
Zoning



Residential land (acres)	341	(55/63)
Residents per acre of residential land	8.5	(39/63)
Share of residential land zoned multifamily	10.4%	(23/63)

Rental Market

Renter share	34.3%	(30/63)
Median rent	\$1,442	(43/63)
Median asking rent (Craigslist)	\$2,100	(37/63)



Median rent paid as share of income	25.8%	(55/63)
Rent burdened (>30% of income)	43.2%	(53/63)
Severely rent burdened (>50% of income)	10.5%	(58/63)

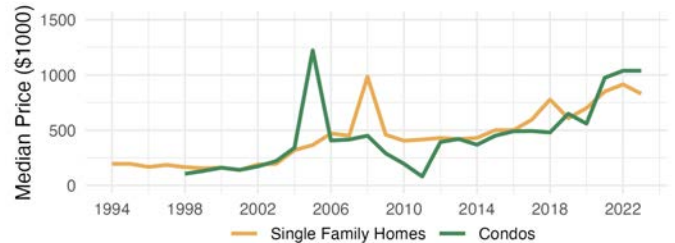
Job Access

Jobs within 30 minutes by...	
Car	3,851 (48/63)
Transit	292 (39/63)



Property Market

Owner-occupier share	65.7%	(34/63)
Median single-family price	\$830,000	(44/63)
Median condominium price	\$1,038,375	(09/57)
UHERO Repeat Sales Index	569	(10/63)
Median monthly owner costs	\$2,698	(22/63)
Median owner costs as share of income	30.9%	(06/63)

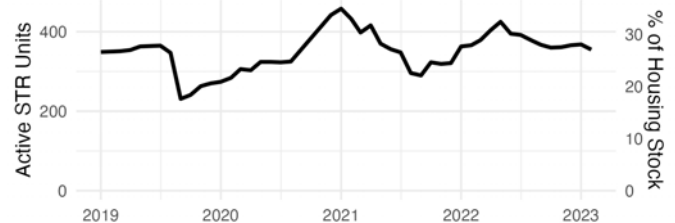


Single-family home transactions in past year	11	(59/63)
Out-of-state buyer share	9.1%	(55/63)
Condominium transactions in past year	36	(33/63)
Out-of-state buyer share	33.3%	(25/63)



Housing Stock

Number of housing units	1,313	(57/63)
Median age of housing units	46 years	(19/63)
New projects permitted over past five years:		
Single-family homes	11	(59/63)
Multi-family developments	0	(24/63)
Median permit processing time	629 days	(02/47)
Active short-term vacation rentals (STRs)	362	(14/63)
STRs as percentage of housing	27.5%	(04/63)





Kailua 96734



Demographics

		(rank)
Population	52,619	(08/63)
Median household income	\$117,546	(04/63)
College education rate	48.1%	(05/63)
Unemployment rate	3.5%	(52/63)
Racial shares:		
Asian	17.4%	(46/63)
Black	1.8%	(12/63)
Hawaiian or Pacific Islander	4.0%	(55/63)
White	48.1%	(08/63)
Under 18 population share	23.1%	(18/63)
Over 65 population share	16.2%	(50/63)

Zoning

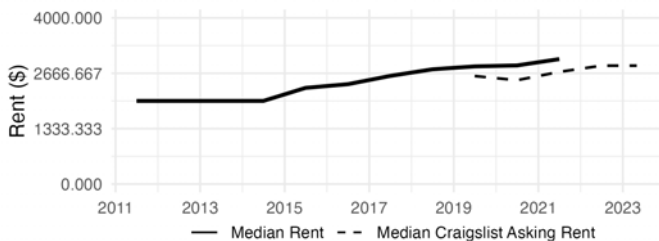


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	3,290	(17/63)
Residents per acre of residential land	16.0	(28/63)
Share of residential land zoned multifamily	1.8%	(34/63)

Rental Market

Renter share	37.4%	(24/63)
Median rent	\$3,008	(02/63)
Median asking rent (Craigslist)	\$2,850	(08/63)



Median rent paid as share of income	39.9%	(09/63)
Rent burdened (>30% of income)	65.4%	(06/63)
Severely rent burdened (>50% of income)	36.3%	(08/63)

Job Access

Jobs within 30 minutes by...		
Car	114,349	(18/63)
Transit	1,266	(26/63)

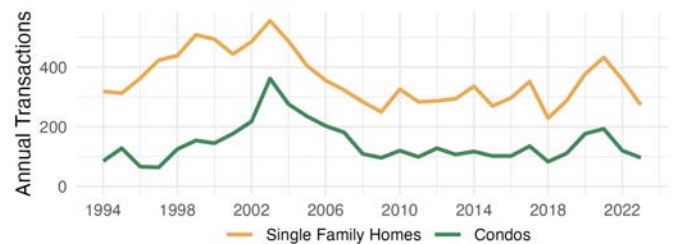


Property Market

Owner-occupier share	62.6%	(40/63)
Median single-family price	\$1,522,000	(08/63)
Median condominium price	\$769,500	(18/57)
UHERO Repeat Sales Index	475	(22/63)
Median monthly owner costs	\$3,727	(02/63)
Median owner costs as share of income	25.1%	(41/63)



Single-family home transactions in past year	273	(06/63)
Out-of-state buyer share	17.9%	(37/63)
Condominium transactions in past year	96	(23/63)
Out-of-state buyer share	26.0%	(31/63)



Housing Stock

Number of housing units	17,934	(13/63)
Median age of housing units	54 years	(04/63)
New projects permitted over past five years:		
Single-family homes	148	(22/63)
Multi-family developments	0	(24/63)
Median permit processing time	232 days	(28/47)
Active short-term vacation rentals (STRs)	356	(15/63)
STRs as percentage of housing	2.0%	(38/63)





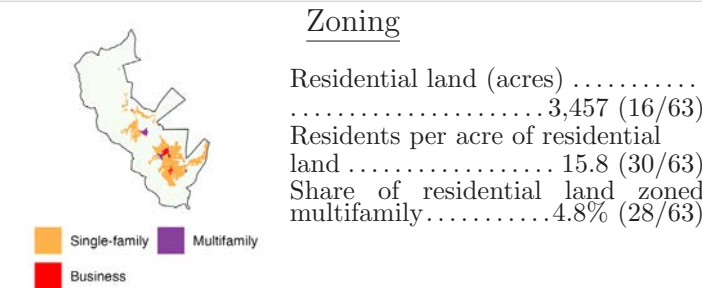
Kāneʻohe 96744



Demographics

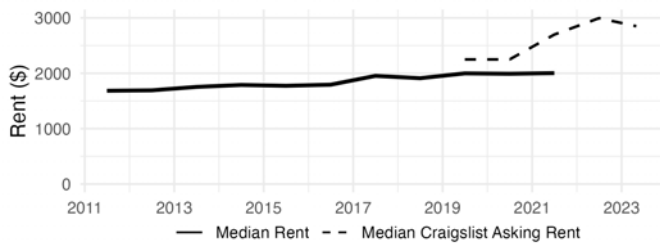
	(rank)
Population	54,537 (05/63)
Median household income	\$121,756 (03/63)
College education rate	39.2% (14/63)
Unemployment rate	3.6% (50/63)
Racial shares:	
Asian	36.1% (22/63)
Black	0.5% (35/63)
Hawaiian or Pacific Islander	9.7% (31/63)
White	20.3% (40/63)
Under 18 population share	18.8% (45/63)
Over 65 population share	22.6% (18/63)

Zoning



Rental Market

Renter share	23.6% (51/63)
Median rent	\$2,003 (15/63)
Median asking rent (Craigslist)	\$2,850 (08/63)



Median rent paid as share of income	31.5% (28/63)
Rent burdened (>30% of income)	53.7% (27/63)
Severely rent burdened (>50% of income)	25.9% (31/63)

Job Access

Jobs within 30 minutes by...	
Car	300,167 (14/63)
Transit	6,304 (14/63)



Property Market

Owner-occupier share	76.4% (12/63)
Median single-family price	\$1,151,000 (21/63)
Median condominium price	\$727,444 (23/57)
UHERO Repeat Sales Index	414 (39/63)
Median monthly owner costs	\$2,905 (11/63)
Median owner costs as share of income	24.9% (44/63)

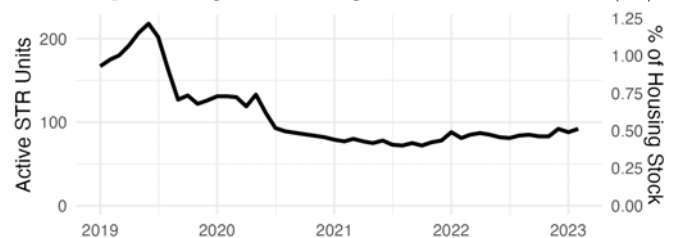


Single-family home transactions in past year	176 (10/63)
Out-of-state buyer share	15.3% (43/63)
Condominium transactions in past year	186 (16/63)
Out-of-state buyer share	14.5% (41/63)



Housing Stock

Number of housing units	17,978 (12/63)
Median age of housing units	50 years (10/63)
New projects permitted over past five years:	
Single-family homes	171 (18/63)
Multi-family developments	0 (24/63)
Median permit processing time	272 days (19/47)
Active short-term vacation rentals (STRs)	90 (34/63)
STRs as percentage of housing	0.5% (51/63)





Lā'ie 96762



Demographics

	(rank)
Population	6,867 (41/63)
Median household income	\$100,585 (12/63)
College education rate	34.7% (23/63)
Unemployment rate	8.1% (12/63)
Racial shares:	
Asian	14.2% (49/63)
Black	0.4% (40/63)
Hawaiian or Pacific Islander	28.0% (06/63)
White	28.8% (31/63)
Under 18 population share	22.7% (20/63)
Over 65 population share	4.8% (63/63)

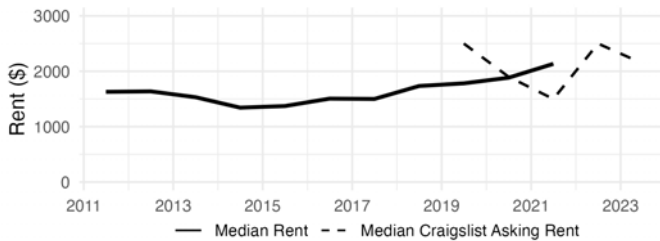
Zoning



Residential land (acres)	374 (54/63)
Residents per acre of residential land	18.4 (21/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	61.4% (04/63)
Median rent	\$2,134 (09/63)
Median asking rent (Craigslist)	\$2,200 (31/63)



Median rent paid as share of income	28.8% (44/63)
Rent burdened (>30% of income)	44.2% (51/63)
Severely rent burdened (>50% of income)	34.0% (13/63)

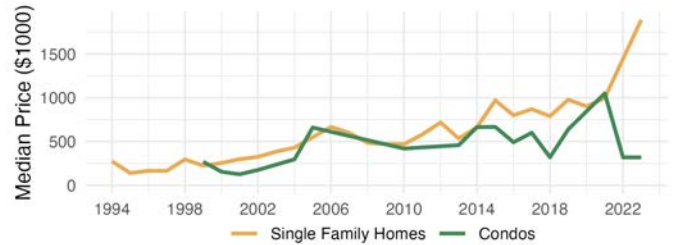
Job Access

Jobs within 30 minutes by...	
Car	3,831 (50/63)
Transit	1,116 (27/63)

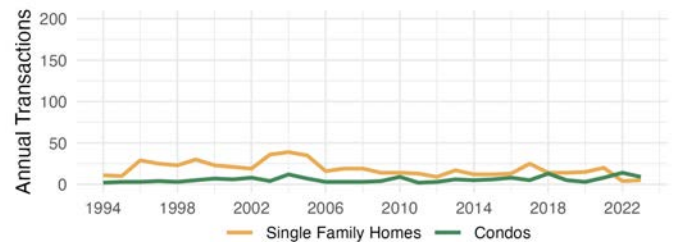


Property Market

Owner-occupier share	38.6% (60/63)
Median single-family price	\$1,890,000 (03/63)
Median condominium price	\$319,347 (51/57)
UHERO Repeat Sales Index	362 (51/63)
Median monthly owner costs	\$3,555 (03/63)
Median owner costs as share of income	30.9% (06/63)

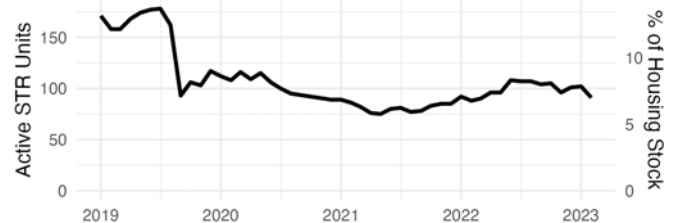


Single-family home transactions in past year	5 (62/63)
Out-of-state buyer share	40.0% (09/63)
Condominium transactions in past year	9 (45/63)
Out-of-state buyer share	0.0% (56/63)



Housing Stock

Number of housing units	1,300 (58/63)
Median age of housing units	49 years (12/63)
New projects permitted over past five years:	
Single-family homes	35 (49/63)
Multi-family developments	10 (08/63)
Median permit processing time	320 days (10/47)
Active short-term vacation rentals (STRs)	96 (32/63)
STRs as percentage of housing	7.4% (15/63)





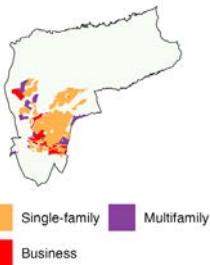
Pearl City 96782



Demographics

Population	37,992	(17/63)
Median household income	\$97,925	(14/63)
College education rate	30.7%	(32/63)
Unemployment rate	2.8%	(56/63)
Racial shares:		
Asian	51.5%	(10/63)
Black	1.9%	(09/63)
Hawaiian or Pacific Islander	7.9%	(41/63)
White	11.1%	(56/63)
Under 18 population share	18.7%	(47/63)
Over 65 population share	23.9%	(10/63)

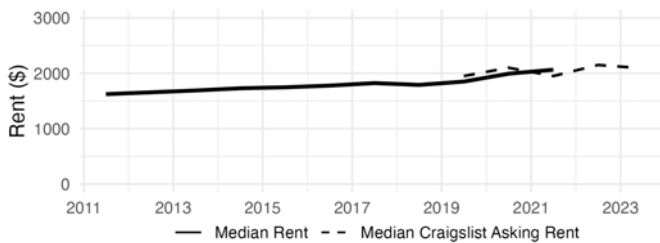
Zoning



Residential land (acres)	2,623	(23/63)
Residents per acre of residential land	14.5	(32/63)
Share of residential land zoned multifamily	16.1%	(14/63)

Rental Market

Renter share	33.2%	(33/63)
Median rent	\$2,064	(12/63)
Median asking rent (Craigslist)	\$2,100	(37/63)



Median rent paid as share of income	33.7%	(21/63)
Rent burdened (>30% of income)	56.7%	(24/63)
Severely rent burdened (>50% of income)	25.8%	(32/63)

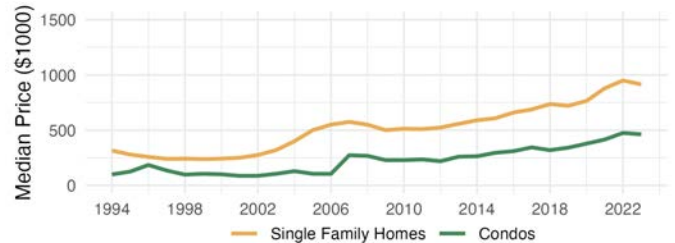
Job Access

Jobs within 30 minutes by...	
Car	373,380 (02/63)
Transit	1,825 (22/63)

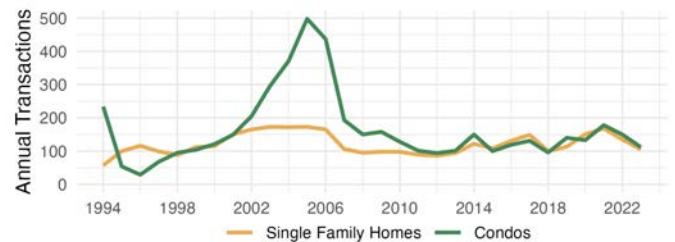


Property Market

Owner-occupier share	66.8%	(30/63)
Median single-family price	\$915,000	(35/63)
Median condominium price	\$462,500	(44/57)
UHERO Repeat Sales Index	548	(13/63)
Median monthly owner costs	\$2,425	(37/63)
Median owner costs as share of income	23.1%	(53/63)

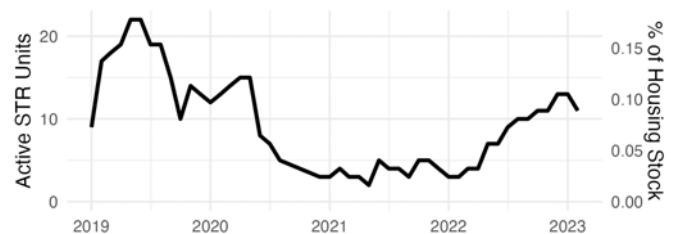


Single-family home transactions in past year	105	(21/63)
Out-of-state buyer share	3.8%	(62/63)
Condominium transactions in past year	112	(21/63)
Out-of-state buyer share	10.7%	(48/63)



Housing Stock

Number of housing units	12,371	(22/63)
Median age of housing units	51 years	(08/63)
New projects permitted over past five years:		
Single-family homes	53	(39/63)
Multi-family developments	0	(24/63)
Median permit processing time	191 days	(37/47)
Active short-term vacation rentals (STRs)	12	(58/63)
STRs as percentage of housing	0.1%	(57/63)





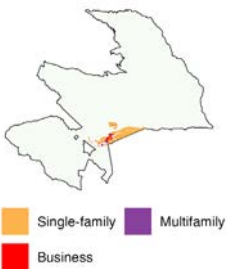
Wahiawā 96786



Demographics

		(rank)
Population	43,042	(14/63)
Median household income	\$73,057	(47/63)
College education rate	24.8%	(50/63)
Unemployment rate	4.4%	(38/63)
Racial shares:		
Asian	26.0%	(29/63)
Black	10.2%	(01/63)
Hawaiian or Pacific Islander	8.4%	(39/63)
White	31.7%	(27/63)
Under 18 population share	30.1%	(04/63)
Over 65 population share	10.7%	(61/63)

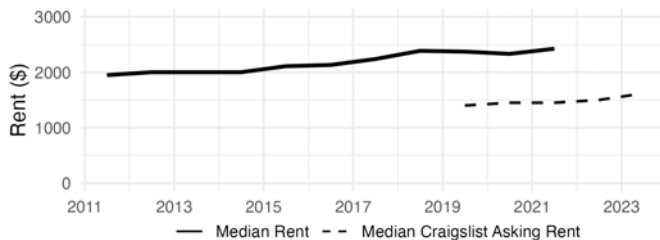
Zoning



Residential land (acres)	1,173	(38/63)
Residents per acre of residential land	36.7	(07/63)
Share of residential land zoned multifamily	6.1%	(25/63)

Rental Market

Renter share	71.3%	(01/63)
Median rent	\$2,425	(06/63)
Median asking rent (Craigslist)	\$1,600	(56/63)



Median rent paid as share of income	44.5%	(04/63)
Rent burdened (>30% of income)	74.6%	(02/63)
Severely rent burdened (>50% of income)	40.8%	(05/63)

Job Access

Jobs within 30 minutes by...		
Car	104,361	(20/63)
Transit	1,835	(21/63)



Property Market

Owner-occupier share	28.7%	(63/63)
Median single-family price	\$875,000	(41/63)
Median condominium price	\$260,000	(53/57)
UHERO Repeat Sales Index	439	(30/63)
Median monthly owner costs	\$2,430	(36/63)
Median owner costs as share of income	24.8%	(47/63)

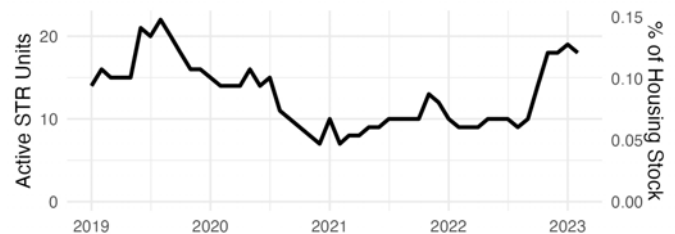


Single-family home transactions in past year	89	(27/63)
Out-of-state buyer share	5.6%	(59/63)
Condominium transactions in past year	51	(31/63)
Out-of-state buyer share	2.0%	(55/63)



Housing Stock

Number of housing units	14,879	(18/63)
Median age of housing units	44 years	(26/63)
New projects permitted over past five years:		
Single-family homes	85	(30/63)
Multi-family developments	1	(20/63)
Median permit processing time	239 days	(27/47)
Active short-term vacation rentals (STRs)	18	(55/63)
STRs as percentage of housing	0.1%	(57/63)





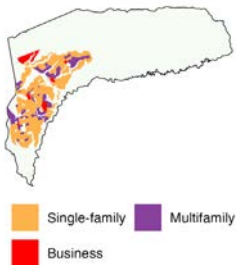
Mililani 96789



Demographics

		(rank)
Population	55,249	(04/63)
Median household income	\$110,840	(07/63)
College education rate	42.4%	(11/63)
Unemployment rate	2.6%	(59/63)
Racial shares:		
Asian	49.7%	(13/63)
Black	2.6%	(06/63)
Hawaiian or Pacific Islander	4.6%	(54/63)
White	14.1%	(51/63)
Under 18 population share	21.8%	(28/63)
Over 65 population share	18.0%	(44/63)

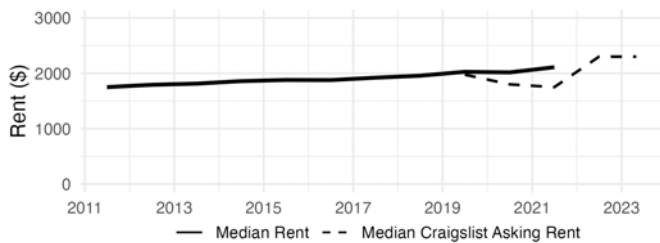
Zoning



Residential land (acres)	3,011	(21/63)
Residents per acre of residential land	18.3	(22/63)
Share of residential land zoned multifamily	22.8%	(11/63)

Rental Market

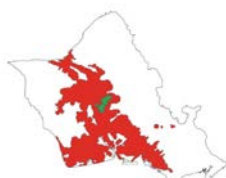
Renter share	20.9%	(56/63)
Median rent	\$2,109	(10/63)
Median asking rent (Craigslist)	\$2,300	(27/63)



Median rent paid as share of income	33.9%	(20/63)
Rent burdened (>30% of income)	59.0%	(18/63)
Severely rent burdened (>50% of income)	28.5%	(24/63)

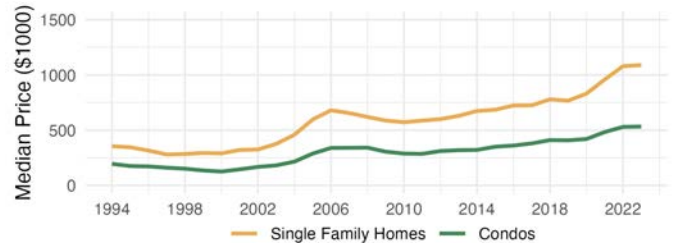
Job Access

Jobs within 30 minutes by...		
Car	313,248	(12/63)
Transit	12,952	(10/63)

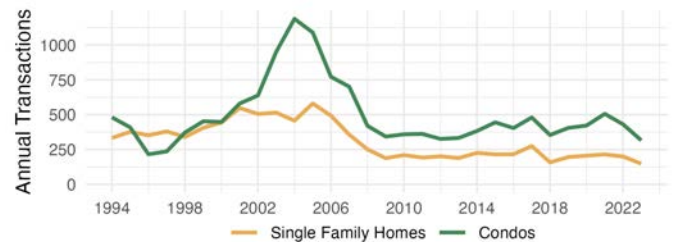


Property Market

Owner-occupier share	79.1%	(08/63)
Median single-family price	\$1,089,500	(24/63)
Median condominium price	\$532,500	(35/57)
UHERO Repeat Sales Index	419	(36/63)
Median monthly owner costs	\$2,715	(20/63)
Median owner costs as share of income	26.1%	(33/63)

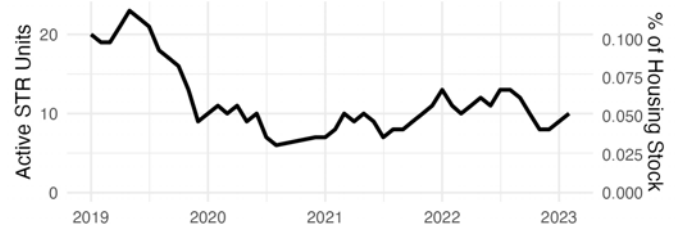


Single-family home transactions in past year	148	(12/63)
Out-of-state buyer share	4.1%	(61/63)
Condominium transactions in past year	316	(09/63)
Out-of-state buyer share	12.0%	(44/63)



Housing Stock

Number of housing units	19,384	(09/63)
Median age of housing units	38 years	(43/63)
New projects permitted over past five years:		
Single-family homes	21	(55/63)
Multi-family developments	11	(07/63)
Median permit processing time	321 days	(09/47)
Active short-term vacation rentals (STRs)	10	(59/63)
STRs as percentage of housing	0.0%	(61/63)





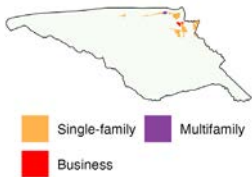
Waialua 96791



Demographics

		(rank)
Population	7,010	(40/63)
Median household income	\$83,298	(35/63)
College education rate	28.4%	(40/63)
Unemployment rate	4.2%	(39/63)
Racial shares:		
Asian	29.6%	(25/63)
Black	0.5%	(35/63)
Hawaiian or Pacific Islander	5.5%	(53/63)
White	34.3%	(26/63)
Under 18 population share	16.8%	(56/63)
Over 65 population share	21.3%	(25/63)

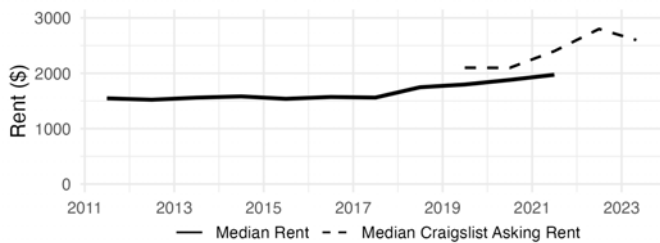
Zoning



Residential land (acres)	433	(53/63)
Residents per acre of residential land	16.2	(25/63)
Share of residential land zoned multifamily	5.7%	(26/63)

Rental Market

Renter share	35.3%	(28/63)
Median rent	\$1,973	(16/63)
Median asking rent (Craigslist)	\$2,600	(14/63)



Median rent paid as share of income	35.9%	(12/63)
Rent burdened (>30% of income)	61.4%	(12/63)
Severely rent burdened (>50% of income)	32.9%	(15/63)

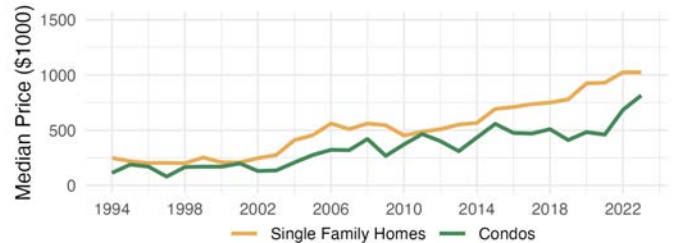
Job Access

Jobs within 30 minutes by...		
Car	15,191	(38/63)
Transit	91	(50/63)



Property Market

Owner-occupier share	64.7%	(36/63)
Median single-family price	\$1,025,000	(25/63)
Median condominium price	\$815,000	(14/57)
UHERO Repeat Sales Index	596	(07/63)
Median monthly owner costs	\$2,765	(17/63)
Median owner costs as share of income	31.3%	(04/63)

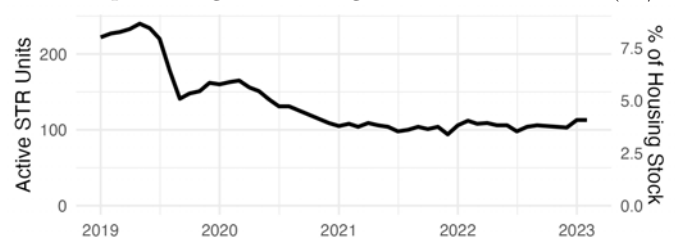


Single-family home transactions in past year	35	(47/63)
Out-of-state buyer share	14.3%	(48/63)
Condominium transactions in past year	33	(34/63)
Out-of-state buyer share	30.3%	(26/63)



Housing Stock

Number of housing units	2,770	(41/63)
Median age of housing units	49 years	(12/63)
New projects permitted over past five years:		
Single-family homes	28	(51/63)
Multi-family developments	0	(24/63)
Median permit processing time	304 days	(11/47)
Active short-term vacation rentals (STRs)	113	(27/63)
STRs as percentage of housing	4.1%	(26/63)





Wai'anae 96792



Demographics

	(rank)
Population	52,829 (07/63)
Median household income	\$74,914 (44/63)
College education rate	16.8% (60/63)
Unemployment rate	11.3% (06/63)
Racial shares:	
Asian	9.4% (55/63)
Black	2.1% (08/63)
Hawaiian or Pacific Islander	45.3% (01/63)
White	9.8% (58/63)
Under 18 population share	32.3% (01/63)
Over 65 population share	12.6% (57/63)

Zoning

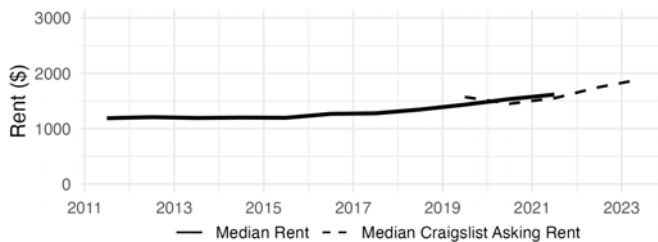


Single-family Multifamily
Business

Residential land (acres)	2,350 (25/63)
Residents per acre of residential land	22.5 (15/63)
Share of residential land zoned multifamily	3.3% (31/63)

Rental Market

Renter share	40.5% (17/63)
Median rent	\$1,615 (31/63)
Median asking rent (Craigslist)	\$1,875 (48/63)



Median rent paid as share of income	38.9% (11/63)
Rent burdened (>30% of income)	63.5% (10/63)
Severely rent burdened (>50% of income)	39.0% (06/63)

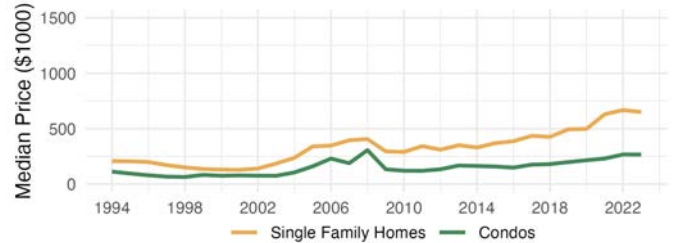
Job Access

Jobs within 30 minutes by...	
Car	24,442 (29/63)
Transit	2,049 (19/63)



Property Market

Owner-occupier share	59.5% (47/63)
Median single-family price	\$650,000 (50/63)
Median condominium price	\$266,000 (52/57)
UHERO Repeat Sales Index	473 (24/63)
Median monthly owner costs	\$2,152 (46/63)
Median owner costs as share of income	25.8% (34/63)

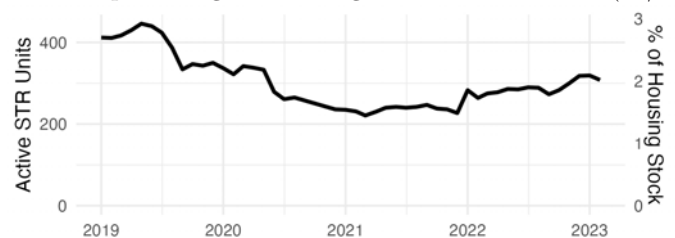


Single-family home transactions in past year	250 (07/63)
Out-of-state buyer share	9.2% (54/63)
Condominium transactions in past year	217 (13/63)
Out-of-state buyer share	21.7% (37/63)



Housing Stock

Number of housing units	15,276 (16/63)
Median age of housing units	45 years (22/63)
New projects permitted over past five years:	
Single-family homes	317 (08/63)
Multi-family developments	6 (12/63)
Median permit processing time	497 days (03/47)
Active short-term vacation rentals (STRs)	314 (17/63)
STRs as percentage of housing	2.1% (36/63)





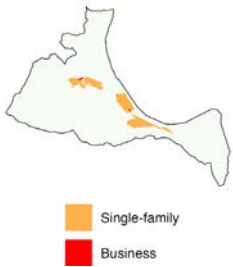
Waimānalo 96795



Demographics

		(rank)
Population	9,815	(35/63)
Median household income	\$107,222	(09/63)
College education rate	20.5%	(55/63)
Unemployment rate	4.1%	(43/63)
Racial shares:		
Asian	10.0%	(54/63)
Black	0.1%	(53/63)
Hawaiian or Pacific Islander	36.0%	(03/63)
White	9.5%	(59/63)
Under 18 population share	27.0%	(10/63)
Over 65 population share	17.6%	(45/63)

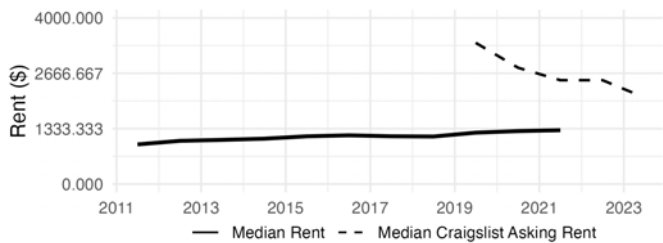
Zoning



Residential land (acres)	440	(52/63)
Residents per acre of residential land	22.3	(16/63)
Share of residential land zoned multifamily	0.0%	(42/63)

Rental Market

Renter share	23.5%	(53/63)
Median rent	\$1,296	(49/63)
Median asking rent (Craigslist)	\$2,150	(35/63)



Median rent paid as share of income	22.4%	(61/63)
Rent burdened (>30% of income)	34.7%	(59/63)
Severely rent burdened (>50% of income)	18.8%	(50/63)

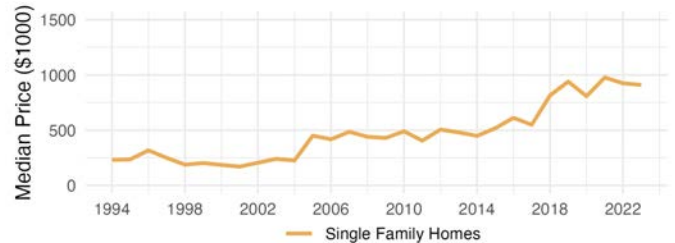
Job Access

Jobs within 30 minutes by...		
Car	27,553	(26/63)
Transit	101	(48/63)

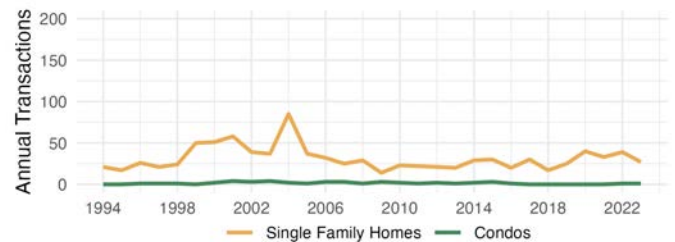


Property Market

Owner-occupier share	76.5%	(11/63)
Median single-family price	\$910,000	(36/63)
Median condominium price	\$495,000	(40/57)
UHERO Repeat Sales Index	502	(18/63)
Median monthly owner costs	\$1,987	(51/63)
Median owner costs as share of income	23.1%	(53/63)



Single-family home transactions in past year	27	(49/63)
Out-of-state buyer share	18.5%	(35/63)
Condominium transactions in past year	1	(55/63)
Out-of-state buyer share	0.0%	(56/63)



Housing Stock

Number of housing units	2,479	(44/63)
Median age of housing units	48 years	(15/63)
New projects permitted over past five years:		
Single-family homes	36	(48/63)
Multi-family developments	0	(24/63)
Median permit processing time	231 days	(29/47)
Active short-term vacation rentals (STRs)	52	(42/63)
STRs as percentage of housing	2.1%	(36/63)





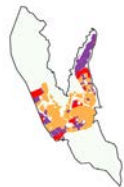
Waipahu 96797



Demographics

		(rank)
Population	72,943	(02/63)
Median household income	\$97,875	(15/63)
College education rate	24.9%	(49/63)
Unemployment rate	3.9%	(47/63)
Racial shares:		
Asian	62.0%	(01/63)
Black	1.1%	(21/63)
Hawaiian or Pacific Islander	11.3%	(23/63)
White	6.8%	(63/63)
Under 18 population share	20.1%	(38/63)
Over 65 population share	18.5%	(41/63)

Zoning

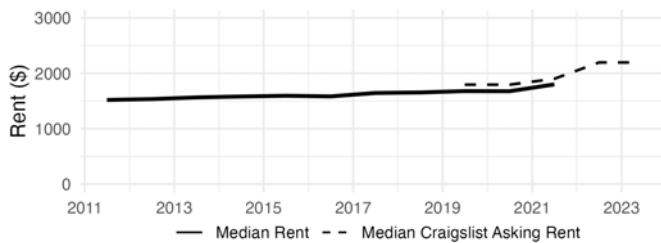


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	3,504	(15/63)
Residents per acre of residential land	20.8	(18/63)
Share of residential land zoned multifamily	31.3%	(10/63)

Rental Market

Renter share	32.6%	(36/63)
Median rent	\$1,799	(23/63)
Median asking rent (Craigslist)	\$2,195	(34/63)



Median rent paid as share of income	30.7%	(33/63)
Rent burdened (>30% of income)	51.8%	(32/63)
Severely rent burdened (>50% of income)	23.8%	(36/63)

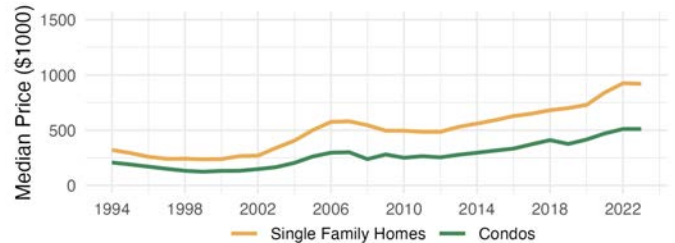
Job Access

Jobs within 30 minutes by...		
Car	369,047	(03/63)
Transit	13,772	(09/63)

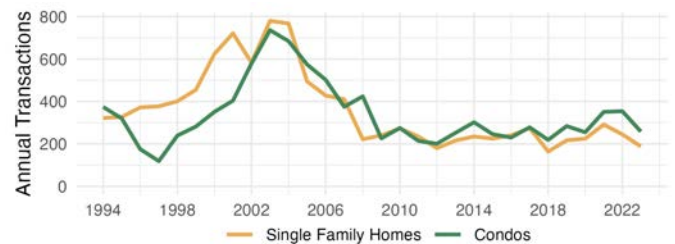


Property Market

Owner-occupier share	67.4%	(28/63)
Median single-family price	\$920,000	(34/63)
Median condominium price	\$511,154	(37/57)
UHERO Repeat Sales Index	388	(46/63)
Median monthly owner costs	\$2,431	(35/63)
Median owner costs as share of income	24.2%	(49/63)

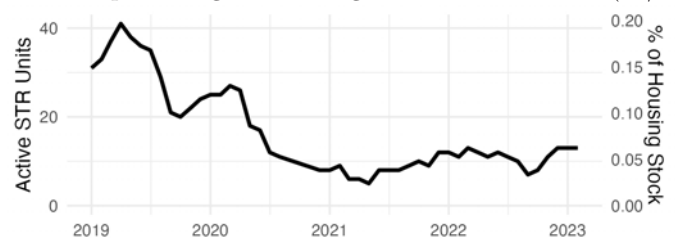


Single-family home transactions in past year	188	(08/63)
Out-of-state buyer share	5.3%	(60/63)
Condominium transactions in past year	258	(12/63)
Out-of-state buyer share	5.0%	(54/63)



Housing Stock

Number of housing units	20,873	(04/63)
Median age of housing units	40 years	(36/63)
New projects permitted over past five years:		
Single-family homes	246	(10/63)
Multi-family developments	20	(06/63)
Median permit processing time	373 days	(07/47)
Active short-term vacation rentals (STRs)	13	(57/63)
STRs as percentage of housing	0.1%	(57/63)





Downtown Honolulu, Pauoa, etc. 96813



Demographics

		(rank)
Population	25,292	(24/63)
Median household income	\$83,804	(33/63)
College education rate	46.3%	(07/63)
Unemployment rate	4.0%	(45/63)
Racial shares:		
Asian	46.9%	(16/63)
Black	2.2%	(07/63)
Hawaiian or Pacific Islander	10.3%	(28/63)
White	17.4%	(46/63)
Under 18 population share	15.3%	(59/63)
Over 65 population share	20.5%	(33/63)

Zoning

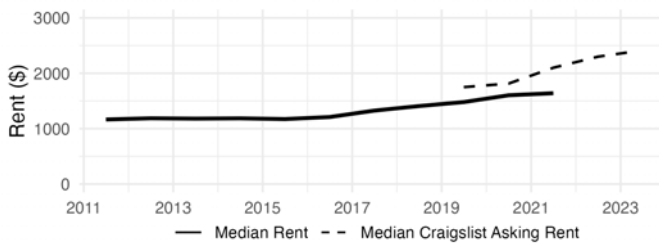


Single-family Multifamily
Business

Residential land (acres)	1,258	(37/63)
Residents per acre of residential land	20.1	(19/63)
Share of residential land zoned multifamily	55.4%	(04/63)

Rental Market

Renter share	47.5%	(11/63)
Median rent	\$1,640	(30/63)
Median asking rent (Craigslist)	\$2,395	(26/63)



Median rent paid as share of income	33.7%	(21/63)
Rent burdened (>30% of income)	57.1%	(22/63)
Severely rent burdened (>50% of income)	32.4%	(16/63)

Job Access

Jobs within 30 minutes by...	
Car	359,926 (06/63)
Transit	154,380 (02/63)

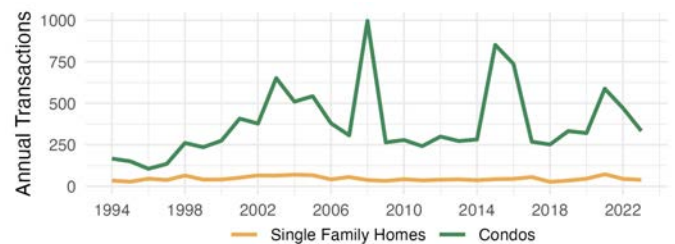


Property Market

Owner-occupier share	52.5%	(53/63)
Median single-family price	\$1,150,000	(22/63)
Median condominium price	\$750,000	(20/57)
UHERO Repeat Sales Index	245	(63/63)
Median monthly owner costs	\$2,728	(18/63)
Median owner costs as share of income	24.9%	(44/63)

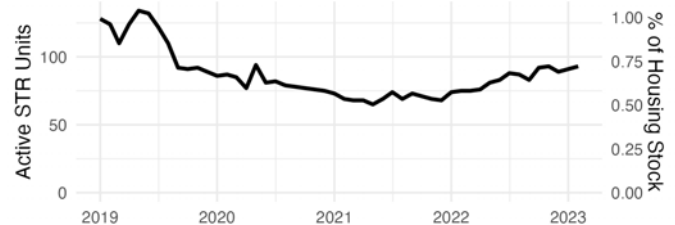


Single-family home transactions in past year	39	(43/63)
Out-of-state buyer share	10.3%	(50/63)
Condominium transactions in past year	334	(07/63)
Out-of-state buyer share	8.4%	(51/63)



Housing Stock

Number of housing units	12,901	(20/63)
Median age of housing units	40 years	(36/63)
New projects permitted over past five years:		
Single-family homes	49	(41/63)
Multi-family developments	3	(15/63)
Median permit processing time	249 days	(24/47)
Active short-term vacation rentals (STRs)	92	(33/63)
STRs as percentage of housing	0.7%	(46/63)





Ala Moana, Ward, etc. 96814



Demographics

		(rank)
Population	22,880	(26/63)
Median household income	\$64,635	(55/63)
College education rate	42.9%	(09/63)
Unemployment rate	4.2%	(39/63)
Racial shares:		
Asian	60.4%	(03/63)
Black	1.2%	(18/63)
Hawaiian or Pacific Islander	6.0%	(52/63)
White	15.4%	(48/63)
Under 18 population share	12.0%	(62/63)
Over 65 population share	21.5%	(24/63)

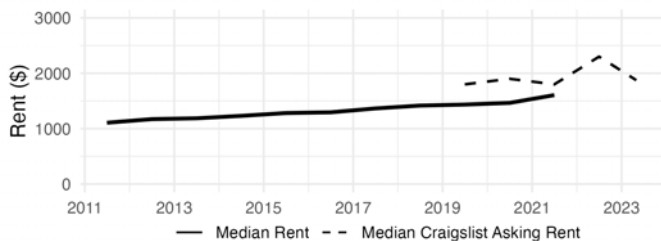
Zoning



Residential land (acres)	660	(44/63)
Residents per acre of residential land	34.7	(08/63)
Share of residential land zoned multifamily	100.0%	(01/63)

Rental Market

Renter share	58.4%	(05/63)
Median rent	\$1,606	(32/63)
Median asking rent (Craigslist)	\$1,875	(48/63)



Median rent paid as share of income	29.2%	(41/63)
Rent burdened (>30% of income)	47.9%	(42/63)
Severely rent burdened (>50% of income)	24.7%	(33/63)

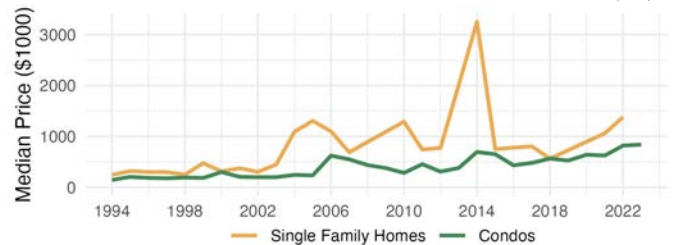
Job Access

Jobs within 30 minutes by...		
Car	336,049	(09/63)
Transit	176,478	(01/63)

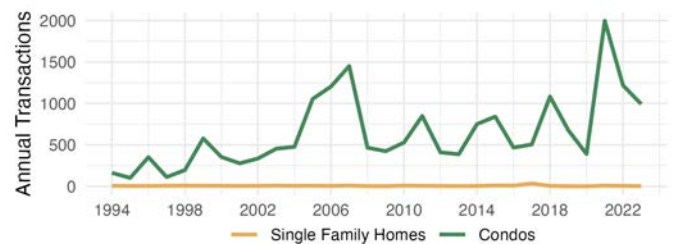


Property Market

Owner-occupier share	41.6%	(59/63)
Median single-family price	\$1,487,000	(11/63)
Median condominium price	\$840,000	(11/57)
UHERO Repeat Sales Index	267	(62/63)
Median monthly owner costs	\$2,629	(27/63)
Median owner costs as share of income	28.6%	(16/63)

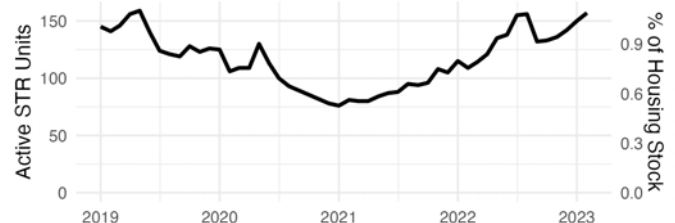


Single-family home transactions in past year	3	(63/63)
Out-of-state buyer share	0.0%	(63/63)
Condominium transactions in past year	992	(02/63)
Out-of-state buyer share	23.0%	(33/63)



Housing Stock

Number of housing units	14,422	(19/63)
Median age of housing units	43 years	(27/63)
New projects permitted over past five years:		
Single-family homes	10	(61/63)
Multi-family developments	7	(10/63)
Median permit processing time	736 days	(01/47)
Active short-term vacation rentals (STRs)	154	(24/63)
STRs as percentage of housing	1.1%	(40/63)





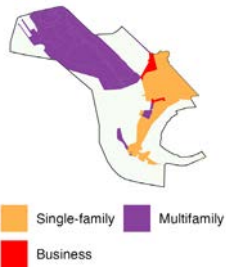
Waikīkī, Kapahulu, etc. 96815



Demographics

	(rank)
Population	26,608 (22/63)
Median household income	\$67,383 (52/63)
College education rate	46.5% (06/63)
Unemployment rate	5.4% (29/63)
Racial shares:	
Asian	40.7% (19/63)
Black	1.6% (15/63)
Hawaiian or Pacific Islander	3.8% (56/63)
White	39.9% (18/63)
Under 18 population share	10.8% (63/63)
Over 65 population share	23.2% (14/63)

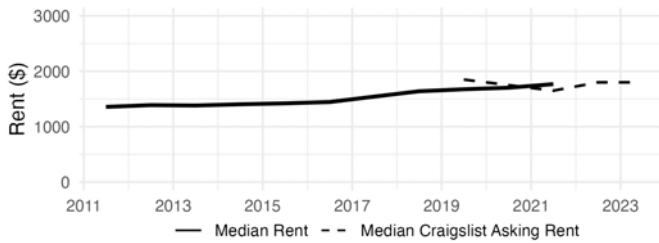
Zoning



Residential land (acres)	938 (42/63)
Residents per acre of residential land	28.4 (11/63)
Share of residential land zoned multifamily	66.2% (03/63)

Rental Market

Renter share	52.5% (07/63)
Median rent	\$1,768 (24/63)
Median asking rent (Craigslist)	\$1,800 (52/63)



Median rent paid as share of income	34.6% (19/63)
Rent burdened (>30% of income)	57.4% (21/63)
Severely rent burdened (>50% of income)	30.2% (22/63)

Job Access

Jobs within 30 minutes by...	
Car	302,237 (13/63)
Transit	146,212 (04/63)



Property Market

Owner-occupier share	47.5% (57/63)
Median single-family price	\$1,352,500 (14/63)
Median condominium price	\$416,667 (48/57)
UHERO Repeat Sales Index	308 (59/63)
Median monthly owner costs	\$2,561 (31/63)
Median owner costs as share of income	29.3% (10/63)

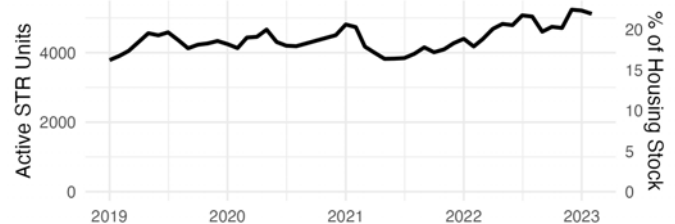


Single-family home transactions in past year	44 (42/63)
Out-of-state buyer share	18.2% (36/63)
Condominium transactions in past year	1,049 (01/63)
Out-of-state buyer share	38.2% (24/63)



Housing Stock

Number of housing units	23,378 (01/63)
Median age of housing units	51 years (08/63)
New projects permitted over past five years:	
Single-family homes	53 (39/63)
Multi-family developments	1 (20/63)
Median permit processing time	272 days (19/47)
Active short-term vacation rentals (STRs)	5,166 (01/63)
STRs as percentage of housing	22.1% (06/63)





Kāhala, Kaimukī, etc. 96816



Demographics

		(rank)
Population	51,526	(10/63)
Median household income	\$98,059	(13/63)
College education rate	44.2%	(08/63)
Unemployment rate	2.8%	(56/63)
Racial shares:		
Asian	50.1%	(12/63)
Black	0.5%	(35/63)
Hawaiian or Pacific Islander	7.2%	(45/63)
White	19.7%	(42/63)
Under 18 population share	15.7%	(58/63)
Over 65 population share	23.7%	(12/63)

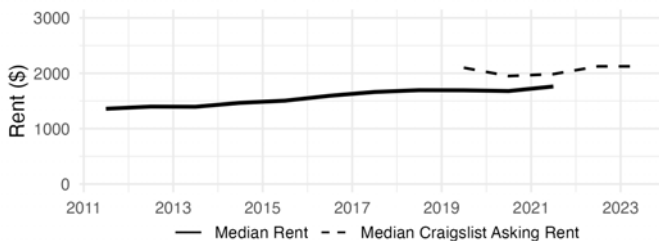
Zoning



Residential land (acres)	3,114	(20/63)
Residents per acre of residential land	16.5	(23/63)
Share of residential land zoned multifamily	5.4%	(27/63)

Rental Market

Renter share	39.4%	(20/63)
Median rent	\$1,762	(25/63)
Median asking rent (Craigslist)	\$2,125	(36/63)



Median rent paid as share of income	29.5%	(38/63)
Rent burdened (>30% of income)	49.1%	(38/63)
Severely rent burdened (>50% of income)	23.7%	(37/63)

Job Access

Jobs within 30 minutes by...		
Car	331,159	(11/63)
Transit	18,724	(08/63)

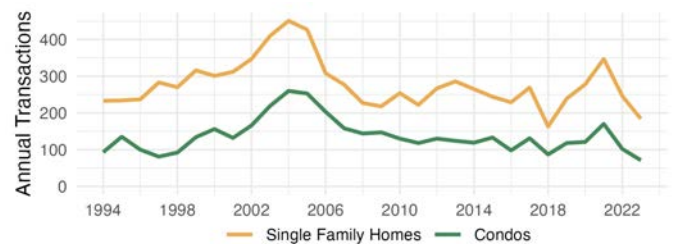


Property Market

Owner-occupier share	60.6%	(44/63)
Median single-family price	\$1,250,000	(16/63)
Median condominium price	\$685,000	(27/57)
UHERO Repeat Sales Index	334	(57/63)
Median monthly owner costs	\$3,243	(04/63)
Median owner costs as share of income	26.7%	(28/63)

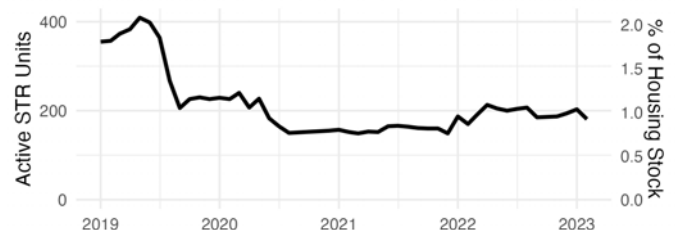


Single-family home transactions in past year	184	(09/63)
Out-of-state buyer share	9.8%	(51/63)
Condominium transactions in past year	71	(27/63)
Out-of-state buyer share	22.5%	(35/63)



Housing Stock

Number of housing units	19,632	(07/63)
Median age of housing units	60 years	(01/63)
New projects permitted over past five years:		
Single-family homes	195	(14/63)
Multi-family developments	0	(24/63)
Median permit processing time	211 days	(33/47)
Active short-term vacation rentals (STRs)	192	(23/63)
STRs as percentage of housing	1.0%	(42/63)





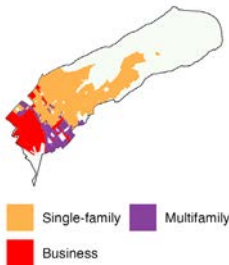
Nu'uuanu, Liliha, etc. 96817



Demographics

		(rank)
Population	54,183	(06/63)
Median household income	\$67,086	(53/63)
College education rate	28.7%	(38/63)
Unemployment rate	6.1%	(21/63)
Racial shares:		
Asian	61.6%	(02/63)
Black	0.9%	(26/63)
Hawaiian or Pacific Islander	10.5%	(27/63)
White	9.4%	(60/63)
Under 18 population share	17.1%	(55/63)
Over 65 population share	23.8%	(11/63)

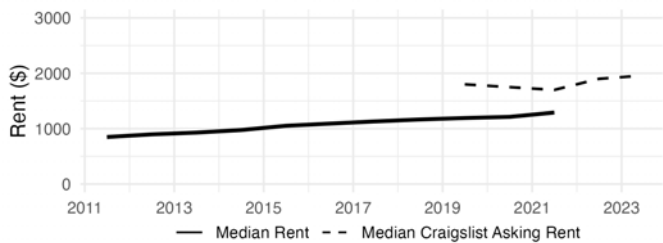
Zoning



Residential land (acres)	2,209	(27/63)
Residents per acre of residential land	24.5	(13/63)
Share of residential land zoned multifamily	15.8%	(15/63)

Rental Market

Renter share	56.7%	(06/63)
Median rent	\$1,291	(50/63)
Median asking rent (Craigslist)	\$1,950	(44/63)



Median rent paid as share of income	29.8%	(36/63)
Rent burdened (>30% of income)	49.4%	(37/63)
Severely rent burdened (>50% of income)	19.4%	(49/63)

Job Access

Jobs within 30 minutes by...		
Car	365,982	(04/63)
Transit	111,207	(05/63)

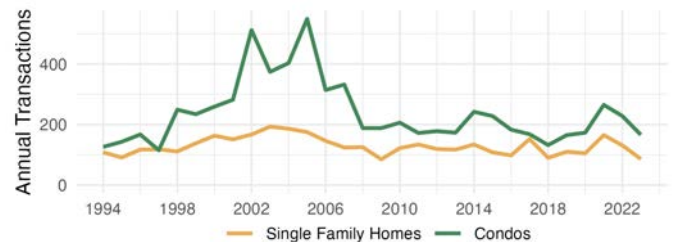


Property Market

Owner-occupier share	43.3%	(58/63)
Median single-family price	\$899,500	(39/63)
Median condominium price	\$410,000	(49/57)
UHERO Repeat Sales Index	285	(60/63)
Median monthly owner costs	\$2,662	(23/63)
Median owner costs as share of income	26.3%	(31/63)

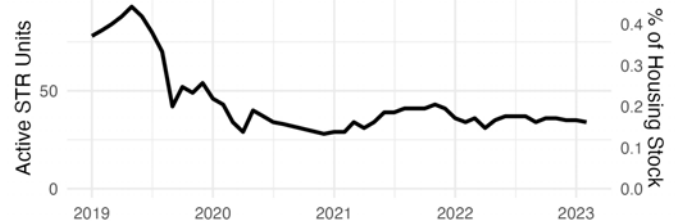


Single-family home transactions in past year	86	(28/63)
Out-of-state buyer share	7.0%	(57/63)
Condominium transactions in past year	166	(18/63)
Out-of-state buyer share	5.4%	(53/63)



Housing Stock

Number of housing units	20,993	(03/63)
Median age of housing units	52 years	(07/63)
New projects permitted over past five years:		
Single-family homes	123	(25/63)
Multi-family developments	3	(15/63)
Median permit processing time	288 days	(13/47)
Active short-term vacation rentals (STRs)	34	(49/63)
STRs as percentage of housing	0.2%	(53/63)





Salt Lake, JBPHH, etc. 96818



Demographics

		(rank)
Population	59,703	(03/63)
Median household income	\$87,175	(24/63)
College education rate	36.7%	(20/63)
Unemployment rate	4.0%	(45/63)
Racial shares:		
Asian	36.7%	(20/63)
Black	6.9%	(02/63)
Hawaiian or Pacific Islander	2.9%	(60/63)
White	31.2%	(28/63)
Under 18 population share	28.9%	(06/63)
Over 65 population share	11.2%	(59/63)

Zoning

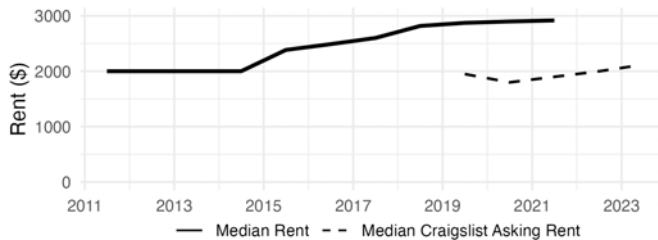


Residential land (acres)	1,267	(36/63)
Residents per acre of residential land	47.1	(06/63)
Share of residential land zoned multifamily	12.7%	(18/63)



Rental Market

Renter share	63.5%	(03/63)
Median rent	\$2,918	(03/63)
Median asking rent (Craigslist)	\$2,100	(37/63)



Median rent paid as share of income	41.1%	(08/63)
Rent burdened (>30% of income)	70.7%	(03/63)
Severely rent burdened (>50% of income)	38.4%	(07/63)

Job Access

Jobs within 30 minutes by...		
Car	357,704	(07/63)
Transit	60,168	(06/63)



Property Market

Owner-occupier share	36.5%	(61/63)
Median single-family price	\$1,206,000	(19/63)
Median condominium price	\$440,000	(47/57)
UHERO Repeat Sales Index	361	(52/63)
Median monthly owner costs	\$2,549	(32/63)
Median owner costs as share of income	26.5%	(29/63)

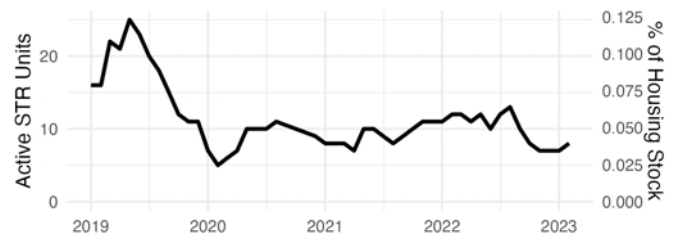


Single-family home transactions in past year	38	(44/63)
Out-of-state buyer share	10.5%	(49/63)
Condominium transactions in past year	193	(14/63)
Out-of-state buyer share	9.3%	(50/63)



Housing Stock

Number of housing units	20,321	(06/63)
Median age of housing units	40 years	(36/63)
New projects permitted over past five years:		
Single-family homes	26	(53/63)
Multi-family developments	0	(24/63)
Median permit processing time	276 days	(16/47)
Active short-term vacation rentals (STRs)	8	(61/63)
STRs as percentage of housing	0.0%	(61/63)





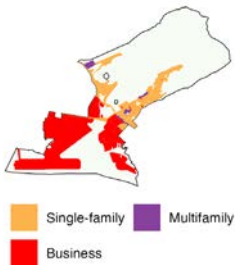
Kalihi, Moanalua, etc. 96819



Demographics

		(rank)
Population	51,712	(09/63)
Median household income	\$90,678	(19/63)
College education rate	19.7%	(57/63)
Unemployment rate	5.7%	(26/63)
Racial shares:		
Asian	59.1%	(04/63)
Black	1.2%	(18/63)
Hawaiian or Pacific Islander	12.9%	(19/63)
White	7.6%	(62/63)
Under 18 population share	21.7%	(30/63)
Over 65 population share	16.8%	(48/63)

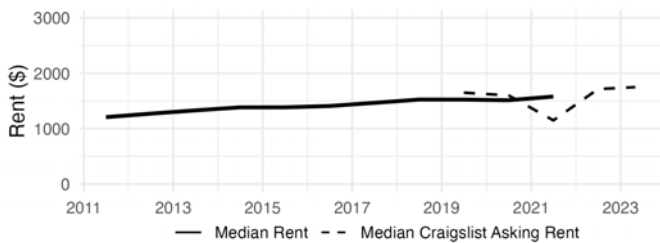
Zoning



Residential land (acres)	1,732	(34/63)
Residents per acre of residential land	29.8	(10/63)
Share of residential land zoned multifamily	8.4%	(24/63)

Rental Market

Renter share	50.9%	(08/63)
Median rent	\$1,580	(35/63)
Median asking rent (Craigslist)	\$1,750	(55/63)



Median rent paid as share of income	29.0%	(42/63)
Rent burdened (>30% of income)	47.9%	(42/63)
Severely rent burdened (>50% of income)	21.8%	(43/63)

Job Access

Jobs within 30 minutes by...		
Car	364,972	(05/63)
Transit	24,702	(07/63)

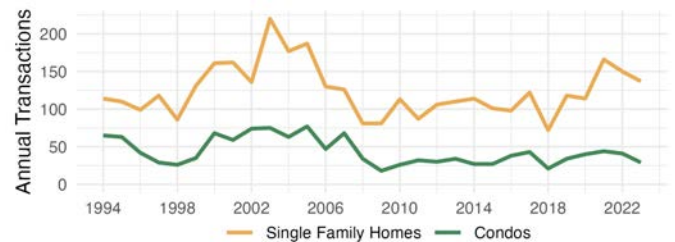


Property Market

Owner-occupier share	49.1%	(56/63)
Median single-family price	\$948,000	(33/63)
Median condominium price	\$720,000	(24/57)
UHERO Repeat Sales Index	467	(25/63)
Median monthly owner costs	\$3,104	(07/63)
Median owner costs as share of income	24.0%	(51/63)

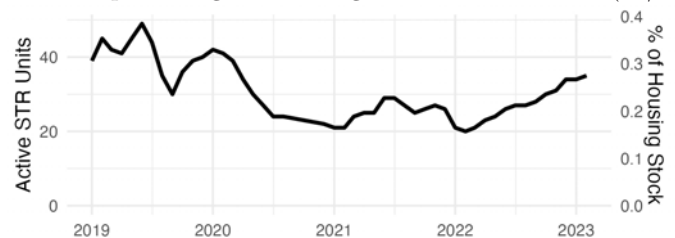


Single-family home transactions in past year	137	(13/63)
Out-of-state buyer share	8.0%	(56/63)
Condominium transactions in past year	29	(36/63)
Out-of-state buyer share	13.8%	(42/63)



Housing Stock

Number of housing units	12,730	(21/63)
Median age of housing units	57 years	(03/63)
New projects permitted over past five years:		
Single-family homes	79	(34/63)
Multi-family developments	0	(24/63)
Median permit processing time	274 days	(17/47)
Active short-term vacation rentals (STRs)	34	(49/63)
STRs as percentage of housing	0.3%	(52/63)





‘Āina Haina, Kuli‘ou‘ou 96821



Demographics

	(rank)
Population	19,250 (28/63)
Median household income	\$152,363 (01/63)
College education rate	61.1% (01/63)
Unemployment rate	3.8% (49/63)
Racial shares:	
Asian	51.9% (09/63)
Black	0.2% (46/63)
Hawaiian or Pacific Islander	2.8% (61/63)
White	22.4% (38/63)
Under 18 population share	16.8% (56/63)
Over 65 population share	27.4% (05/63)

Zoning

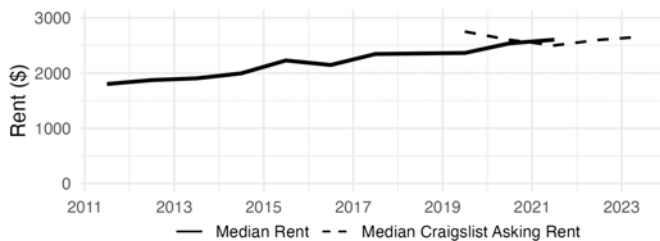


Single-family Multifamily
Business

Residential land (acres)	2,111 (29/63)
Residents per acre of residential land	9.1 (37/63)
Share of residential land zoned multifamily	0.4% (38/63)

Rental Market

Renter share	15.8% (61/63)
Median rent	\$2,603 (04/63)
Median asking rent (Craigslist)	\$2,650 (13/63)



Median rent paid as share of income	25.9% (53/63)
Rent burdened (>30% of income)	36.6% (58/63)
Severely rent burdened (>50% of income)	21.2% (45/63)

Job Access

Jobs within 30 minutes by...	
Car	294,892 (15/63)
Transit	860 (28/63)

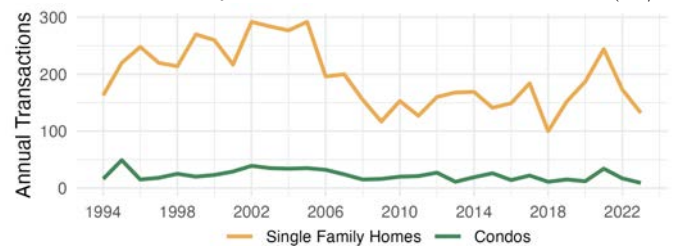


Property Market

Owner-occupier share	84.2% (03/63)
Median single-family price	\$1,800,000 (06/63)
Median condominium price	\$1,090,000 (07/57)
UHERO Repeat Sales Index	393 (45/63)
Median monthly owner costs	\$3,803 (01/63)
Median owner costs as share of income	25.3% (40/63)



Single-family home transactions in past year	132 (16/63)
Out-of-state buyer share	17.4% (39/63)
Condominium transactions in past year	9 (45/63)
Out-of-state buyer share	11.1% (47/63)



Housing Stock

Number of housing units	7,427 (28/63)
Median age of housing units	54 years (04/63)
New projects permitted over past five years:	
Single-family homes	90 (28/63)
Multi-family developments	0 (24/63)
Median permit processing time	222 days (31/47)
Active short-term vacation rentals (STRs)	70 (35/63)
STRs as percentage of housing	0.9% (43/63)





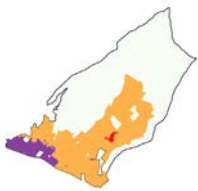
Makiki, Mānoa, etc. 96822



Demographics

	(rank)
Population	48,037 (13/63)
Median household income	\$83,946 (32/63)
College education rate	53.7% (03/63)
Unemployment rate	6.1% (21/63)
Racial shares:	
Asian	49.5% (14/63)
Black	1.2% (18/63)
Hawaiian or Pacific Islander	8.1% (40/63)
White	20.3% (40/63)
Under 18 population share	15.0% (60/63)
Over 65 population share	21.3% (25/63)

Zoning

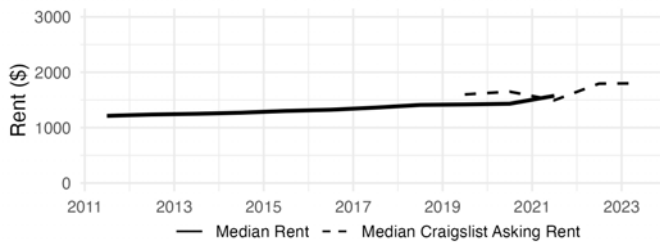


Residential land (acres)	2,013 (32/63)
Residents per acre of residential land	23.9 (14/63)
Share of residential land zoned multifamily	12.5% (19/63)

Single-family Multifamily Business

Rental Market

Renter share	44.2% (13/63)
Median rent	\$1,575 (36/63)
Median asking rent (Craigslist)	\$1,800 (52/63)



Median rent paid as share of income	30.0% (35/63)
Rent burdened (>30% of income)	49.9% (35/63)
Severely rent burdened (>50% of income)	24.0% (35/63)

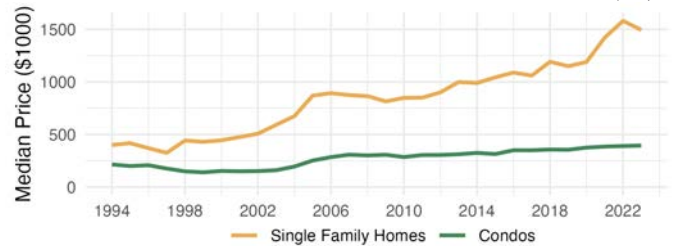
Job Access

Jobs within 30 minutes by...	
Car	334,387 (10/63)
Transit	4,511 (17/63)



Property Market

Owner-occupier share	55.8% (51/63)
Median single-family price	\$1,495,000 (10/63)
Median condominium price	\$395,000 (50/57)
UHERO Repeat Sales Index	345 (55/63)
Median monthly owner costs	\$2,809 (13/63)
Median owner costs as share of income	25.5% (38/63)

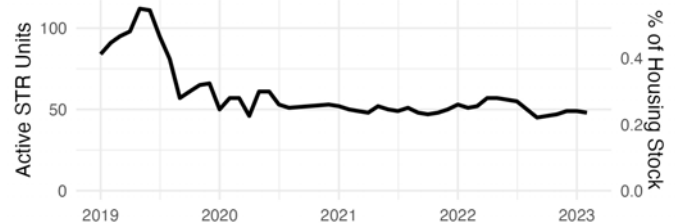


Single-family home transactions in past year	101 (24/63)
Out-of-state buyer share	14.9% (46/63)
Condominium transactions in past year	263 (10/63)
Out-of-state buyer share	11.4% (46/63)



Housing Stock

Number of housing units	20,370 (05/63)
Median age of housing units	53 years (06/63)
New projects permitted over past five years:	
Single-family homes	87 (29/63)
Multi-family developments	2 (18/63)
Median permit processing time	267 days (21/47)
Active short-term vacation rentals (STRs)	48 (45/63)
STRs as percentage of housing	0.2% (53/63)





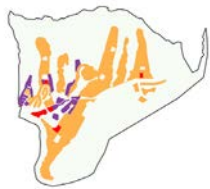
Hawai'i Kai 96825



Demographics

		(rank)
Population	30,621	(19/63)
Median household income	\$130,964	(02/63)
College education rate	57.9%	(02/63)
Unemployment rate	4.2%	(39/63)
Racial shares:		
Asian	44.9%	(17/63)
Black	0.9%	(26/63)
Hawaiian or Pacific Islander	3.7%	(57/63)
White	27.2%	(33/63)
Under 18 population share	20.9%	(33/63)
Over 65 population share	26.3%	(07/63)

Zoning

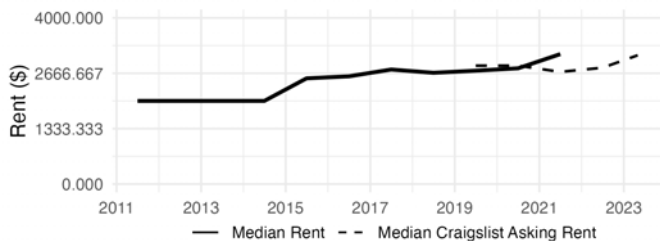


Residential land (acres)	2,103	(30/63)
Residents per acre of residential land	14.6	(31/63)
Share of residential land zoned multifamily	11.4%	(22/63)



Rental Market

Renter share	17.2%	(60/63)
Median rent	\$3,128	(01/63)
Median asking rent (Craigslist)	\$3,100	(02/63)



Median rent paid as share of income	34.8%	(17/63)
Rent burdened (>30% of income)	57.1%	(22/63)
Severely rent burdened (>50% of income)	21.4%	(44/63)

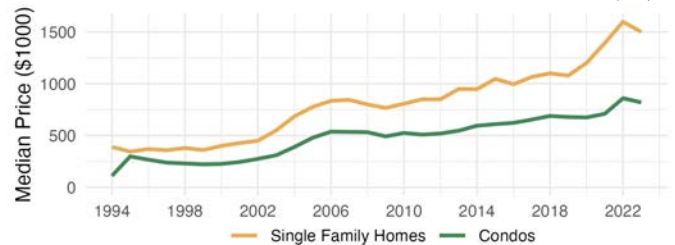
Job Access

Jobs within 30 minutes by...		
Car	114,279	(19/63)
Transit	800	(30/63)



Property Market

Owner-occupier share	82.8%	(04/63)
Median single-family price	\$1,500,000	(09/63)
Median condominium price	\$820,000	(13/57)
UHERO Repeat Sales Index	337	(56/63)
Median monthly owner costs	\$3,229	(05/63)
Median owner costs as share of income	25.6%	(36/63)

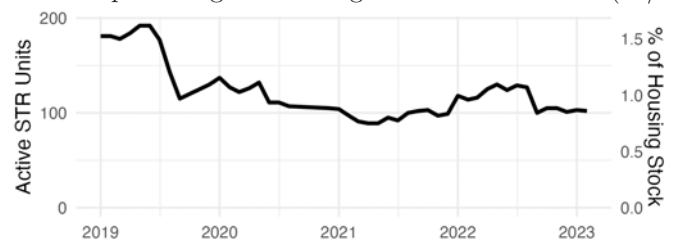


Single-family home transactions in past year	133	(15/63)
Out-of-state buyer share	15.0%	(45/63)
Condominium transactions in past year	167	(17/63)
Out-of-state buyer share	22.2%	(36/63)



Housing Stock

Number of housing units	11,872	(23/63)
Median age of housing units	46 years	(19/63)
New projects permitted over past five years:		
Single-family homes	42	(45/63)
Multi-family developments	3	(15/63)
Median permit processing time	244 days	(26/47)
Active short-term vacation rentals (STRs)	102	(29/63)
STRs as percentage of housing	0.9%	(43/63)





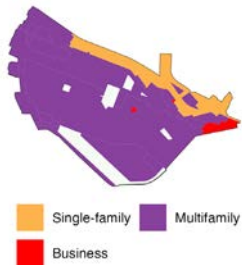
McCully, Mō‘ili‘ili, etc. 96826



Demographics

Population	30,592	(rank)	20/63
Median household income	\$63,067		56/63
College education rate	37.8%		17/63
Unemployment rate	3.4%		54/63
Racial shares:			
Asian	56.5%		06/63
Black	1.8%		12/63
Hawaiian or Pacific Islander	7.2%		45/63
White	13.1%		52/63
Under 18 population share	14.1%		61/63
Over 65 population share	20.3%		36/63

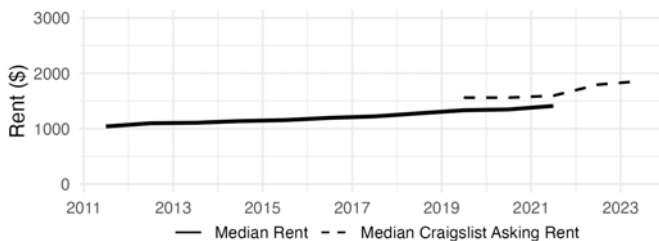
Zoning



Residential land (acres)	633	(46/63)
Residents per acre of residential land	48.3	(05/63)
Share of residential land zoned multifamily	86.7%	(02/63)

Rental Market

Renter share	68.3%	(02/63)
Median rent	\$1,410	(44/63)
Median asking rent (Craigslist)	\$1,850	(51/63)



Median rent paid as share of income	30.1%	(34/63)
Rent burdened (>30% of income)	50.3%	(34/63)
Severely rent burdened (>50% of income)	26.3%	(28/63)

Job Access

Jobs within 30 minutes by...		
Car	338,545	(08/63)
Transit	146,305	(03/63)

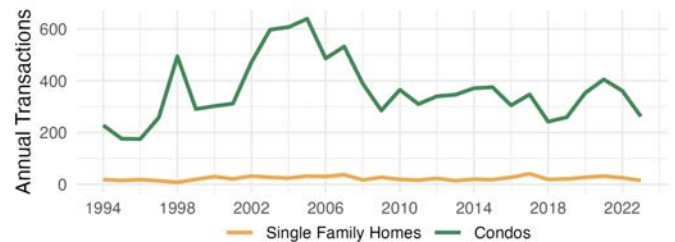


Property Market

Owner-occupier share	31.7%	(62/63)
Median single-family price	\$1,350,000	(15/63)
Median condominium price	\$455,000	(45/57)
UHERO Repeat Sales Index	285	(61/63)
Median monthly owner costs	\$2,330	(42/63)
Median owner costs as share of income	30.8%	(08/63)

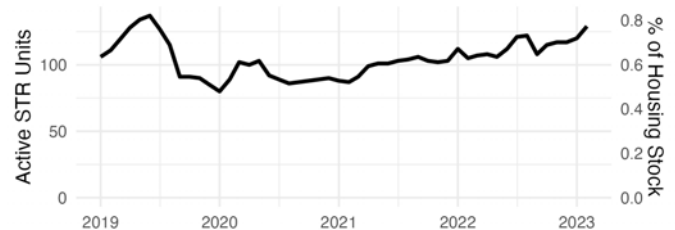


Single-family home transactions in past year	15	(55/63)
Out-of-state buyer share	20.0%	(33/63)
Condominium transactions in past year	262	(11/63)
Out-of-state buyer share	11.5%	(45/63)



Housing Stock

Number of housing units	16,711	(14/63)
Median age of housing units	50 years	(10/63)
New projects permitted over past five years:		
Single-family homes	28	(51/63)
Multi-family developments	6	(12/63)
Median permit processing time	444 days	(06/47)
Active short-term vacation rentals (STRs)	124	(25/63)
STRs as percentage of housing	0.7%	(46/63)





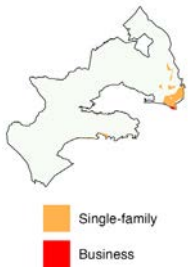
Anahola 96703



Demographics

	(rank)
Population	2,844 (58/63)
Median household income	\$79,063 (41/63)
College education rate	13.4% (63/63)
Unemployment rate	5.0% (31/63)
Racial shares:	
Asian	5.9% (59/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	43.3% (02/63)
White	12.8% (54/63)
Under 18 population share	24.7% (14/63)
Over 65 population share	18.5% (41/63)

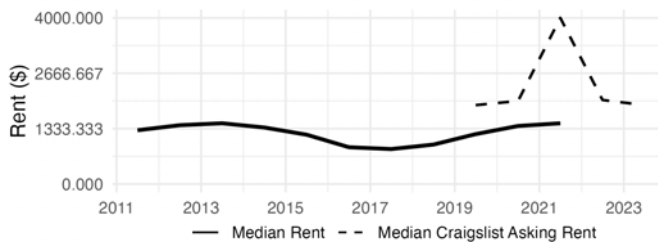
Zoning



Residential land (acres)	540 (47/63)
Residents per acre of residential land	5.3 (44/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	14.3% (62/63)
Median rent	\$1,463 (42/63)
Median asking rent (Craigslist)	\$1,920 (46/63)



Median rent paid as share of income	43.8% (05/63)
Rent burdened (>30% of income)	64.6% (08/63)
Severely rent burdened (>50% of income)	30.4% (21/63)

Job Access

Jobs within 30 minutes by...	
Car	7,390 (41/63)
Transit	39 (56/63)



Property Market

Owner-occupier share	85.7% (02/63)
Median single-family price	\$2,150,000 (02/63)
Median condominium price	\$447,500 (46/57)
UHERO Repeat Sales Index	566 (11/63)
Median monthly owner costs	\$1,345 (61/63)
Median owner costs as share of income	18.1% (62/63)

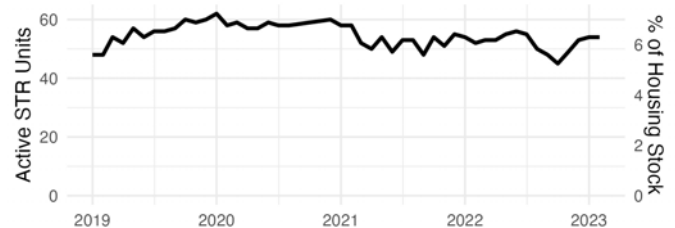


Single-family home transactions in past year	8 (61/63)
Out-of-state buyer share	62.5% (01/63)
Condominium transactions in past year	4 (50/63)
Out-of-state buyer share	25.0% (32/63)



Housing Stock

Number of housing units	857 (62/63)
Median age of housing units	37 years (44/63)
New projects permitted over past five years:	
Single-family homes	19 (56/63)
Multi-family developments	0 (24/63)
Median permit processing time	253 days (22/47)
Active short-term vacation rentals (STRs)	54 (40/63)
STRs as percentage of housing	6.3% (16/63)





Hanapēpē

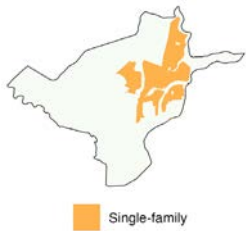
96716



Demographics

	(rank)
Population	2,488 (61/63)
Median household income	\$81,547 (38/63)
College education rate	17.7% (58/63)
Unemployment rate	5.5% (28/63)
Racial shares:	
Asian	52.4% (08/63)
Black	0.3% (44/63)
Hawaiian or Pacific Islander	20.8% (09/63)
White	10.3% (57/63)
Under 18 population share	19.7% (39/63)
Over 65 population share	15.5% (53/63)

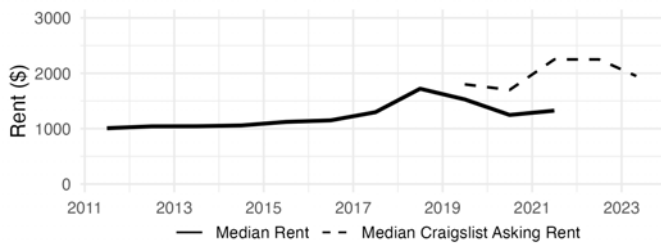
Zoning



Residential land (acres)	479 (49/63)
Residents per acre of residential land	5.2 (45/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	34.1% (31/63)
Median rent	\$1,325 (48/63)
Median asking rent (Craigslist)	\$1,950 (44/63)



Median rent paid as share of income	27.5% (50/63)
Rent burdened (>30% of income)	46.0% (46/63)
Severely rent burdened (>50% of income)	8.5% (61/63)

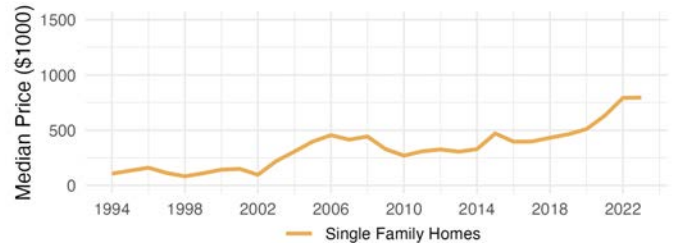
Job Access

Jobs within 30 minutes by...	
Car	9,289 (40/63)
Transit	146 (46/63)

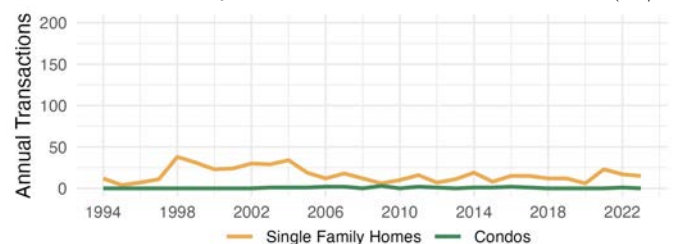


Property Market

Owner-occupier share	65.9% (33/63)
Median single-family price	\$795,000 (46/63)
Median condominium price	\$- (-/57)
UHERO Repeat Sales Index	800 (02/63)
Median monthly owner costs	\$2,000 (50/63)
Median owner costs as share of income	20.9% (59/63)

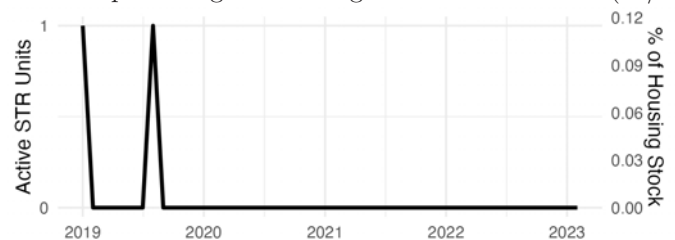


Single-family home transactions in past year	15 (55/63)
Out-of-state buyer share	6.7% (58/63)
Condominium transactions in past year	0 (58/63)
Out-of-state buyer share	0.0% (56/63)



Housing Stock

Number of housing units	870 (61/63)
Median age of housing units	32 years (54/63)
New projects permitted over past five years:	
Single-family homes	8 (63/63)
Multi-family developments	0 (24/63)
Median permit processing time	365 days (08/47)
Active short-term vacation rentals (STRs)	0 (63/63)
STRs as percentage of housing	0.0% (61/63)





Princeville 96722



Demographics

	(rank)
Population	2,093 (62/63)
Median household income	\$79,922 (40/63)
College education rate	50.6% (04/63)
Unemployment rate	8.9% (10/63)
Racial shares:	
Asian	6.3% (58/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	0.0% (63/63)
White	70.1% (01/63)
Under 18 population share	22.2% (23/63)
Over 65 population share	29.1% (03/63)

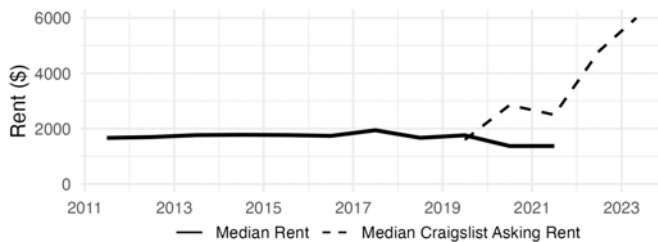
Zoning



Residential land (acres)	30 (63/63)
Residents per acre of residential land	70.5 (03/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

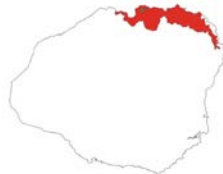
Renter share	29.7% (44/63)
Median rent	\$1,373 (45/63)
Median asking rent (Craigslist)	\$6,000 (01/63)



Median rent paid as share of income	23.8% (58/63)
Rent burdened (>30% of income)	49.1% (38/63)
Severely rent burdened (>50% of income)	18.5% (51/63)

Job Access

Jobs within 30 minutes by...	
Car	3,351 (53/63)
Transit	206 (42/63)

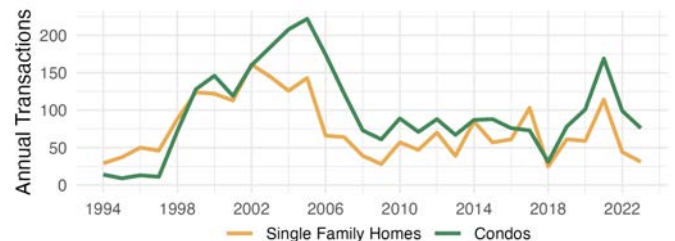


Property Market

Owner-occupier share	70.3% (20/63)
Median single-family price	\$1,875,000 (04/63)
Median condominium price	\$997,000 (10/57)
UHERO Repeat Sales Index	538 (14/63)
Median monthly owner costs	\$2,893 (12/63)
Median owner costs as share of income	42.4% (01/63)

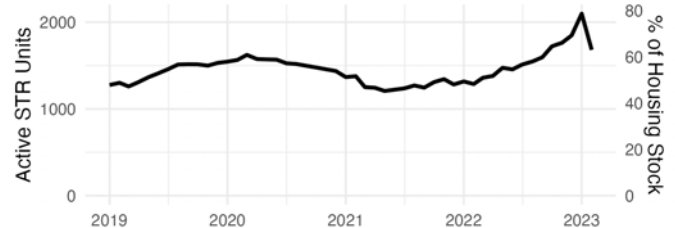


Single-family home transactions in past year	31 (48/63)
Out-of-state buyer share	58.1% (04/63)
Condominium transactions in past year	76 (26/63)
Out-of-state buyer share	77.6% (05/63)



Housing Stock

Number of housing units	2,671 (43/63)
Median age of housing units	37 years (44/63)
New projects permitted over past five years:	
Single-family homes	37 (47/63)
Multi-family developments	0 (24/63)
Median permit processing time	125 days (45/47)
Active short-term vacation rentals (STRs)	1,890 (05/63)
STRs as percentage of housing	70.7% (01/63)





Kalāheo 96741



Demographics

	(rank)
Population	6,150 (43/63)
Median household income	\$87,536 (22/63)
College education rate	42.9% (09/63)
Unemployment rate	5.6% (27/63)
Racial shares:	
Asian	19.8% (41/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	7.8% (42/63)
White	39.0% (19/63)
Under 18 population share	22.5% (21/63)
Over 65 population share	21.2% (28/63)

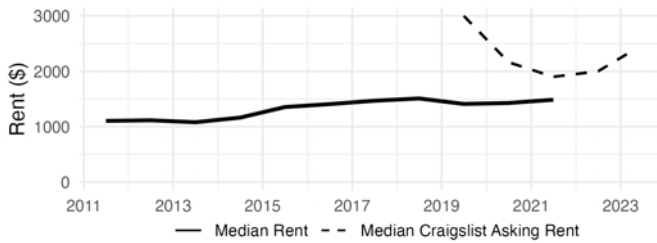
Zoning



Residential land (acres)	2,926 (22/63)
Residents per acre of residential land	2.1 (52/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	29.4% (46/63)
Median rent	\$1,486 (41/63)
Median asking rent (Craigslist)	\$2,400 (25/63)



Median rent paid as share of income	24.0% (57/63)
Rent burdened (>30% of income)	39.3% (57/63)
Severely rent burdened (>50% of income)	26.2% (29/63)

Job Access

Jobs within 30 minutes by...	
Car	19,497 (31/63)
Transit	420 (36/63)



Property Market

Owner-occupier share	70.6% (18/63)
Median single-family price	\$950,000 (31/63)
Median condominium price	\$738,500 (21/57)
UHERO Repeat Sales Index	493 (19/63)
Median monthly owner costs	\$2,336 (41/63)
Median owner costs as share of income	27.1% (21/63)

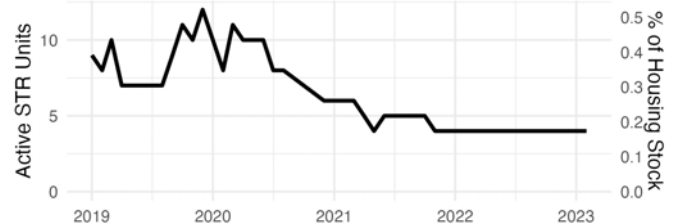


Single-family home transactions in past year	54 (37/63)
Out-of-state buyer share	35.2% (15/63)
Condominium transactions in past year	10 (43/63)
Out-of-state buyer share	30.0% (27/63)



Housing Stock

Number of housing units	2,300 (46/63)
Median age of housing units	42 years (29/63)
New projects permitted over past five years:	
Single-family homes	95 (27/63)
Multi-family developments	0 (24/63)
Median permit processing time	182 days (38/47)
Active short-term vacation rentals (STRs)	4 (62/63)
STRs as percentage of housing	0.2% (53/63)





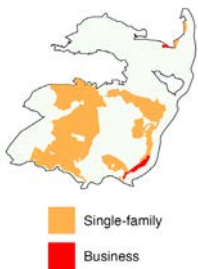
Kapa'a 96746



Demographics

	(rank)
Population	20,810 (27/63)
Median household income	\$93,188 (17/63)
College education rate	34.0% (24/63)
Unemployment rate	4.7% (35/63)
Racial shares:	
Asian	24.8% (31/63)
Black	0.7% (31/63)
Hawaiian or Pacific Islander	6.8% (49/63)
White	43.6% (10/63)
Under 18 population share	18.9% (43/63)
Over 65 population share	20.8% (30/63)

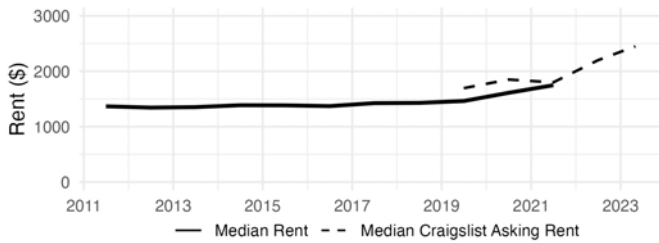
Zoning



Residential land (acres)	5,937 (10/63)
Residents per acre of residential land	3.5 (47/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	33.2% (33/63)
Median rent	\$1,748 (26/63)
Median asking rent (Craigslist)	\$2,450 (24/63)



Median rent paid as share of income	28.8% (44/63)
Rent burdened (>30% of income)	48.1% (41/63)
Severely rent burdened (>50% of income)	28.0% (25/63)

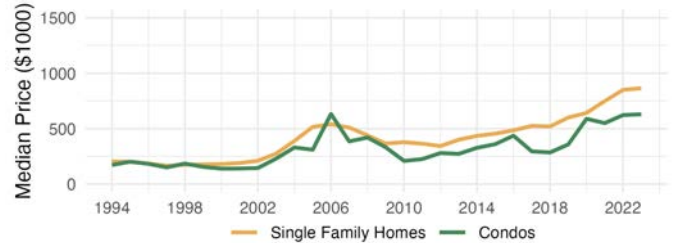
Job Access

Jobs within 30 minutes by...	
Car	11,060 (39/63)
Transit	51 (55/63)

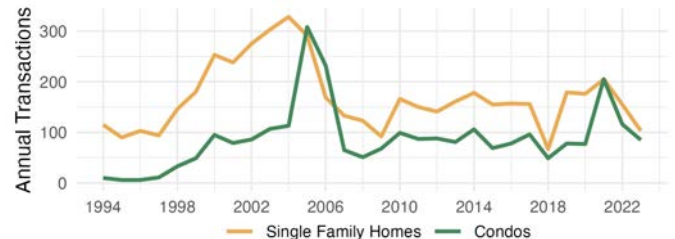


Property Market

Owner-occupier share	66.8% (30/63)
Median single-family price	\$865,000 (43/63)
Median condominium price	\$630,000 (31/57)
UHERO Repeat Sales Index	506 (17/63)
Median monthly owner costs	\$2,400 (38/63)
Median owner costs as share of income	28.1% (18/63)

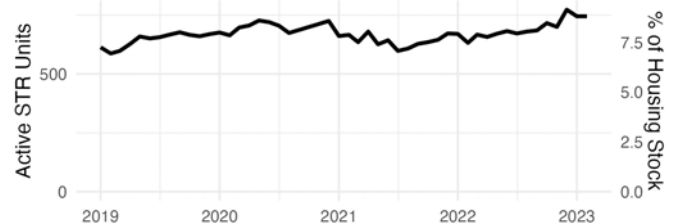


Single-family home transactions in past year	103 (22/63)
Out-of-state buyer share	25.2% (26/63)
Condominium transactions in past year	85 (25/63)
Out-of-state buyer share	70.6% (07/63)



Housing Stock

Number of housing units	8,459 (27/63)
Median age of housing units	40 years (36/63)
New projects permitted over past five years:	
Single-family homes	143 (23/63)
Multi-family developments	0 (24/63)
Median permit processing time	210 days (34/47)
Active short-term vacation rentals (STRs)	745 (09/63)
STRs as percentage of housing	8.8% (13/63)





Kekaha 96752



Demographics

	(rank)
Population	3,214 (54/63)
Median household income	\$74,722 (45/63)
College education rate	16.0% (61/63)
Unemployment rate	0.4% (63/63)
Racial shares:	
Asian	17.6% (45/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	26.4% (07/63)
White	12.9% (53/63)
Under 18 population share	24.9% (13/63)
Over 65 population share	19.0% (40/63)

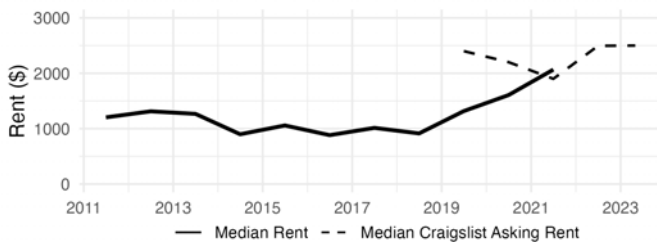
Zoning



Residential land (acres)	517 (48/63)
Residents per acre of residential land	6.2 (41/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	41.3% (15/63)
Median rent	\$2,066 (11/63)
Median asking rent (Craigslist)	\$2,500 (20/63)



Median rent paid as share of income	30.9% (31/63)
Rent burdened (>30% of income)	53.3% (28/63)
Severely rent burdened (>50% of income)	3.8% (63/63)

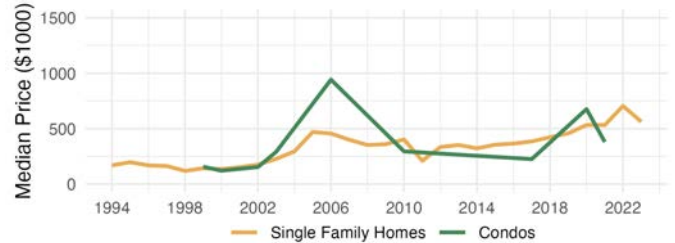
Job Access

Jobs within 30 minutes by...	
Car	3,794 (51/63)
Transit	190 (44/63)

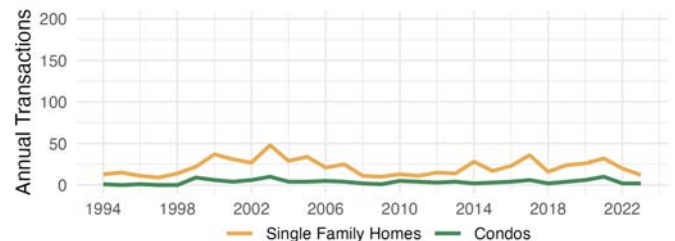


Property Market

Owner-occupier share	58.7% (49/63)
Median single-family price	\$562,500 (53/63)
Median condominium price	\$527,750 (36/57)
UHERO Repeat Sales Index	485 (20/63)
Median monthly owner costs	\$2,158 (45/63)
Median owner costs as share of income	30.7% (09/63)

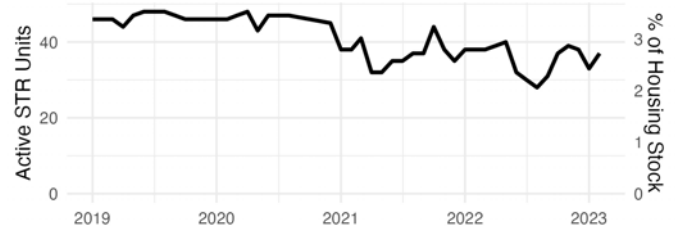


Single-family home transactions in past year	12 (58/63)
Out-of-state buyer share	25.0% (27/63)
Condominium transactions in past year	2 (51/63)
Out-of-state buyer share	50.0% (14/63)



Housing Stock

Number of housing units	1,358 (55/63)
Median age of housing units	42 years (29/63)
New projects permitted over past five years:	
Single-family homes	9 (62/63)
Multi-family developments	0 (24/63)
Median permit processing time	203 days (35/47)
Active short-term vacation rentals (STRs)	35 (48/63)
STRs as percentage of housing	2.6% (31/63)





Kīlauea 96754



Demographics

	(rank)
Population	4,111 (49/63)
Median household income	\$85,341 (28/63)
College education rate	26.8% (44/63)
Unemployment rate	3.5% (52/63)
Racial shares:	
Asian	20.0% (40/63)
Black	0.4% (40/63)
Hawaiian or Pacific Islander	0.7% (62/63)
White	61.9% (02/63)
Under 18 population share	18.2% (49/63)
Over 65 population share	20.4% (35/63)

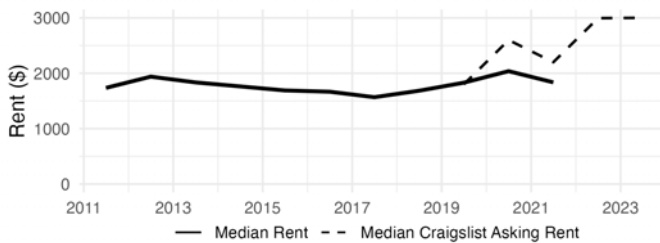
Zoning



Residential land (acres)	336 (56/63)
Residents per acre of residential land	12.2 (35/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	19.8% (57/63)
Median rent	\$1,836 (20/63)
Median asking rent (Craigslist)	\$3,000 (04/63)



Median rent paid as share of income	29.3% (39/63)
Rent burdened (>30% of income)	45.2% (49/63)
Severely rent burdened (>50% of income)	22.6% (41/63)

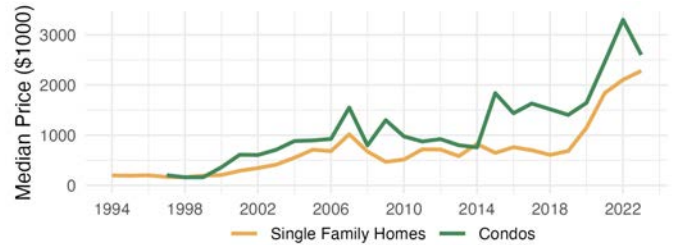
Job Access

Jobs within 30 minutes by...	
Car	5,446 (46/63)
Transit	469 (34/63)

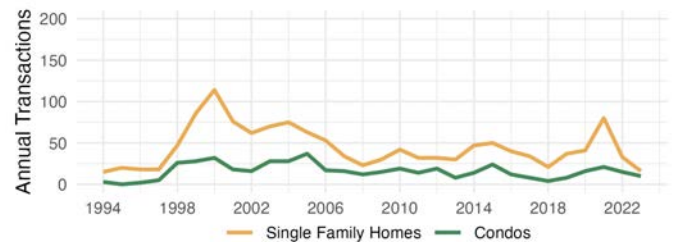


Property Market

Owner-occupier share	80.2% (07/63)
Median single-family price	\$2,282,250 (01/63)
Median condominium price	\$2,600,000 (01/57)
UHERO Repeat Sales Index	578 (09/63)
Median monthly owner costs	\$2,800 (14/63)
Median owner costs as share of income	28.7% (14/63)

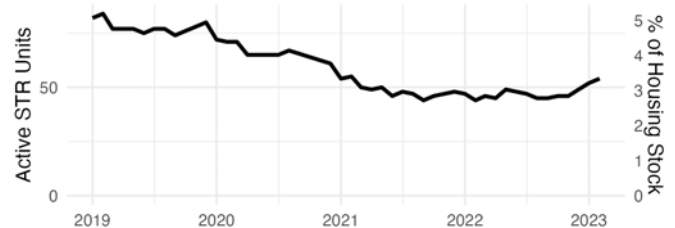


Single-family home transactions in past year	16 (54/63)
Out-of-state buyer share	62.5% (01/63)
Condominium transactions in past year	10 (43/63)
Out-of-state buyer share	60.0% (09/63)



Housing Stock

Number of housing units	1,620 (51/63)
Median age of housing units	33 years (50/63)
New projects permitted over past five years:	
Single-family homes	40 (46/63)
Multi-family developments	0 (24/63)
Median permit processing time	273 days (18/47)
Active short-term vacation rentals (STRs)	53 (41/63)
STRs as percentage of housing	3.3% (28/63)





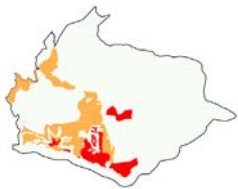
Kōloa 96756



Demographics

	(rank)
Population	5,939 (44/63)
Median household income	\$81,806 (36/63)
College education rate	32.9% (30/63)
Unemployment rate	7.3% (13/63)
Racial shares:	
Asian	22.6% (35/63)
Black	0.5% (35/63)
Hawaiian or Pacific Islander	7.5% (44/63)
White	40.0% (17/63)
Under 18 population share	24.1% (15/63)
Over 65 population share	22.5% (19/63)

Zoning

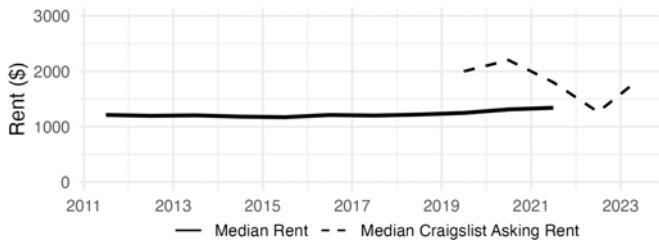


Single-family
Business

Residential land (acres)	2,115 (28/63)
Residents per acre of residential land	2.8 (50/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	40.7% (16/63)
Median rent	\$1,341 (47/63)
Median asking rent (Craigslist)	\$1,800 (52/63)



Median rent paid as share of income	35.5% (13/63)
Rent burdened (>30% of income)	55.9% (25/63)
Severely rent burdened (>50% of income)	27.7% (26/63)

Job Access

Jobs within 30 minutes by...	
Car	19,277 (33/63)
Transit	2,719 (18/63)

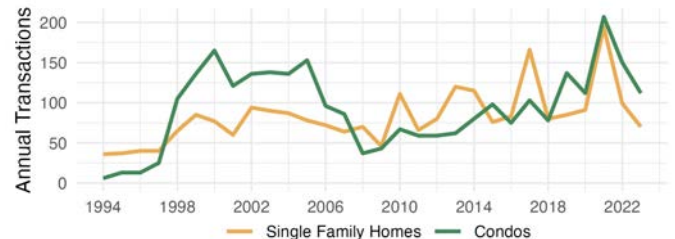


Property Market

Owner-occupier share	59.3% (48/63)
Median single-family price	\$1,242,500 (17/63)
Median condominium price	\$792,700 (16/57)
UHERO Repeat Sales Index	372 (49/63)
Median monthly owner costs	\$2,324 (43/63)
Median owner costs as share of income	29.2% (11/63)

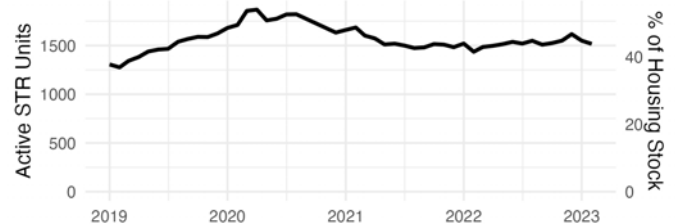


Single-family home transactions in past year	70 (34/63)
Out-of-state buyer share	55.7% (05/63)
Condominium transactions in past year	112 (21/63)
Out-of-state buyer share	82.1% (03/63)



Housing Stock

Number of housing units	3,465 (38/63)
Median age of housing units	42 years (29/63)
New projects permitted over past five years:	
Single-family homes	151 (21/63)
Multi-family developments	24 (05/63)
Median permit processing time	202 days (36/47)
Active short-term vacation rentals (STRs)	1,534 (06/63)
STRs as percentage of housing	44.3% (02/63)





Lihu'e 96766



Demographics

	(rank)
Population	17,420 (31/63)
Median household income	\$84,539 (29/63)
College education rate	26.3% (47/63)
Unemployment rate	2.5% (60/63)
Racial shares:	
Asian	47.3% (15/63)
Black	1.0% (24/63)
Hawaiian or Pacific Islander	7.0% (47/63)
White	15.0% (49/63)
Under 18 population share	21.8% (28/63)
Over 65 population share	19.5% (38/63)

Zoning

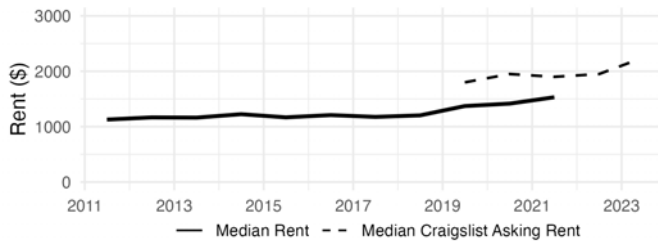


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	3,221 (18/63)
Residents per acre of residential land	5.4 (42/63)
Share of residential land zoned multifamily	49.8% (06/63)

Rental Market

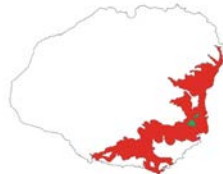
Renter share	38.5% (23/63)
Median rent	\$1,531 (37/63)
Median asking rent (Craigslist)	\$2,200 (31/63)



Median rent paid as share of income	31.3% (30/63)
Rent burdened (>30% of income)	52.7% (29/63)
Severely rent burdened (>50% of income)	30.9% (18/63)

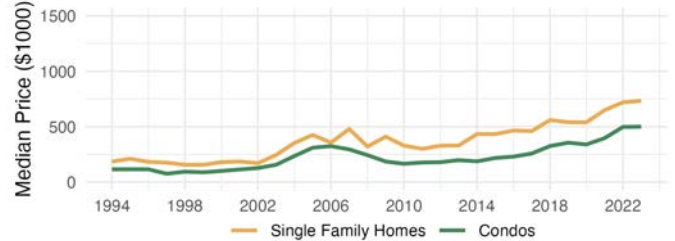
Job Access

Jobs within 30 minutes by...	
Car	22,090 (30/63)
Transit	4,602 (16/63)



Property Market

Owner-occupier share	61.5% (41/63)
Median single-family price	\$732,500 (48/63)
Median condominium price	\$500,000 (39/57)
UHERO Repeat Sales Index	416 (38/63)
Median monthly owner costs	\$2,650 (25/63)
Median owner costs as share of income	27.0% (25/63)

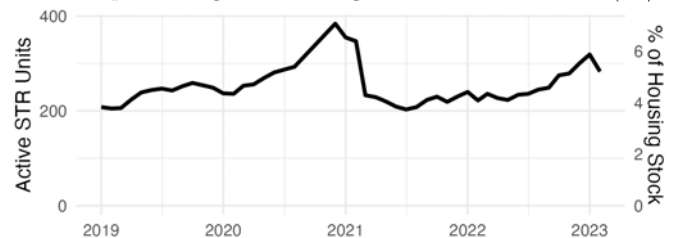


Single-family home transactions in past year	80 (30/63)
Out-of-state buyer share	30.0% (18/63)
Condominium transactions in past year	63 (28/63)
Out-of-state buyer share	28.6% (28/63)



Housing Stock

Number of housing units	5,437 (33/63)
Median age of housing units	37 years (44/63)
New projects permitted over past five years:	
Single-family homes	294 (09/63)
Multi-family developments	7 (10/63)
Median permit processing time	166 days (41/47)
Active short-term vacation rentals (STRs)	301 (19/63)
STRs as percentage of housing	5.5% (20/63)





Ha'ikū-Pa'u 96708



Demographics

		(rank)
Population	11,213	(34/63)
Median household income	\$85,941	(25/63)
College education rate	29.8%	(33/63)
Unemployment rate	6.0%	(23/63)
Racial shares:		
Asian	9.0%	(56/63)
Black	0.2%	(46/63)
Hawaiian or Pacific Islander	6.6%	(51/63)
White	58.6%	(03/63)
Under 18 population share	23.6%	(16/63)
Over 65 population share	17.1%	(46/63)

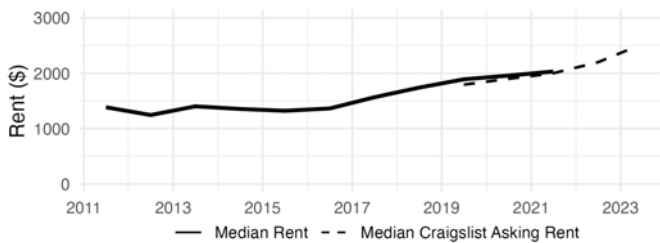
Zoning



Residential land (acres)	166	(60/63)
Residents per acre of residential land	67.6	(04/63)
Share of residential land zoned multifamily	0.0%	(42/63)

Rental Market

Renter share	40.2%	(18/63)
Median rent	\$2,032	(13/63)
Median asking rent (Craigslist)	\$2,475	(23/63)



Median rent paid as share of income	28.2%	(46/63)
Rent burdened (>30% of income)	47.0%	(44/63)
Severely rent burdened (>50% of income)	15.7%	(54/63)

Job Access

Jobs within 30 minutes by...		
Car	6,688	(43/63)
Transit	94	(49/63)



Property Market

Owner-occupier share	59.8%	(46/63)
Median single-family price	\$1,237,500	(18/63)
Median condominium price	\$1,100,000	(06/57)
UHERO Repeat Sales Index	511	(16/63)
Median monthly owner costs	\$2,482	(33/63)
Median owner costs as share of income	32.0%	(03/63)

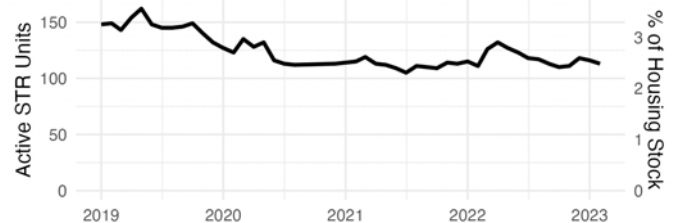


Single-family home transactions in past year	52	(38/63)
Out-of-state buyer share	26.9%	(23/63)
Condominium transactions in past year	23	(37/63)
Out-of-state buyer share	21.7%	(37/63)



Housing Stock

Number of housing units	4,552	(35/63)
Median age of housing units	35 years	(48/63)
New projects permitted over past five years:		
Single-family homes	213	(13/63)
Multi-family developments	0	(24/63)
Median permit processing time	158 days	(43/47)
Active short-term vacation rentals (STRs)	114	(26/63)
STRs as percentage of housing	2.5%	(33/63)





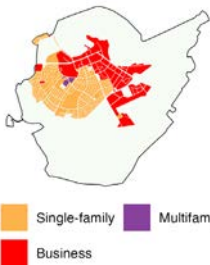
Kahului 96732



Demographics

	(rank)
Population	26,361 (23/63)
Median household income	\$85,890 (26/63)
College education rate	26.0% (48/63)
Unemployment rate	4.7% (35/63)
Racial shares:	
Asian	59.1% (04/63)
Black	0.7% (31/63)
Hawaiian or Pacific Islander	10.2% (29/63)
White	9.2% (61/63)
Under 18 population share	20.9% (33/63)
Over 65 population share	19.1% (39/63)

Zoning

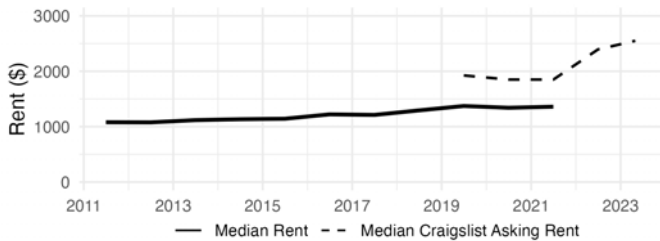


Residential land (acres)	976 (41/63)
Residents per acre of residential land	27.0 (12/63)
Share of residential land zoned multifamily	2.2% (32/63)



Rental Market

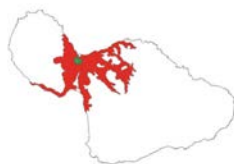
Renter share	35.8% (27/63)
Median rent	\$1,360 (46/63)
Median asking rent (Craigslist)	\$2,550 (19/63)



Median rent paid as share of income	26.0% (52/63)
Rent burdened (>30% of income)	42.2% (55/63)
Severely rent burdened (>50% of income)	22.6% (41/63)

Job Access

Jobs within 30 minutes by...	
Car	41,930 (22/63)
Transit	7,991 (13/63)



Property Market

Owner-occupier share	64.2% (37/63)
Median single-family price	\$909,500 (37/63)
Median condominium price	\$259,000 (54/57)
UHERO Repeat Sales Index	437 (31/63)
Median monthly owner costs	\$2,460 (34/63)
Median owner costs as share of income	28.0% (19/63)

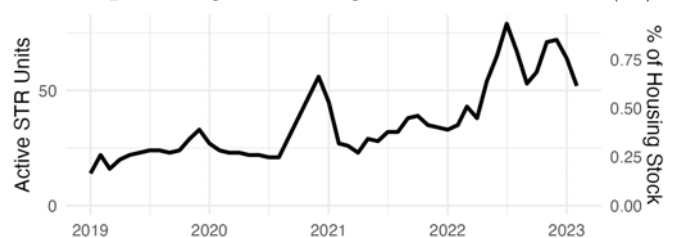


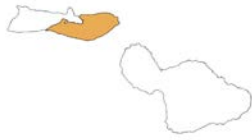
Single-family home transactions in past year ...	103 (22/63)
Out-of-state buyer share	17.5% (38/63)
Condominium transactions in past year	60 (30/63)
Out-of-state buyer share	13.3% (43/63)



Housing Stock

Number of housing units	8,466 (26/63)
Median age of housing units	45 years (22/63)
New projects permitted over past five years:	
Single-family homes	133 (24/63)
Multi-family developments	2 (18/63)
Median permit processing time	278 days (15/47)
Active short-term vacation rentals (STRs)	58 (39/63)
STRs as percentage of housing	0.7% (46/63)





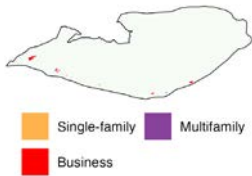
Kaunakakai 96748



Demographics

	(rank)
Population	4,251 (48/63)
Median household income	\$56,111 (59/63)
College education rate	21.7% (53/63)
Unemployment rate	10.8% (07/63)
Racial shares:	
Asian	9.0% (56/63)
Black	0.6% (34/63)
Hawaiian or Pacific Islander	35.4% (04/63)
White	18.3% (45/63)
Under 18 population share	29.5% (05/63)
Over 65 population share	22.5% (19/63)

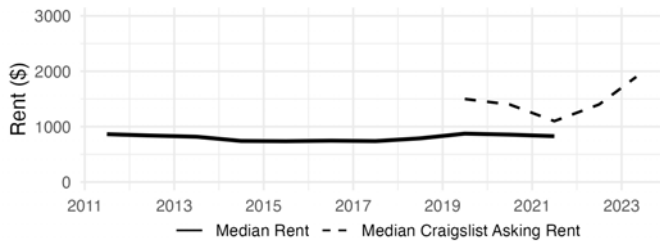
Zoning



Residential land (acres)	36 (62/63)
Residents per acre of residential land	117.1 (01/63)
Share of residential land zoned multifamily	54.5% (05/63)

Rental Market

Renter share	39.1% (21/63)
Median rent	\$828 (62/63)
Median asking rent (Craigslist)	\$1,900 (47/63)



Median rent paid as share of income	51.0% (01/63)
Rent burdened (>30% of income)	79.6% (01/63)
Severely rent burdened (>50% of income)	50.2% (02/63)

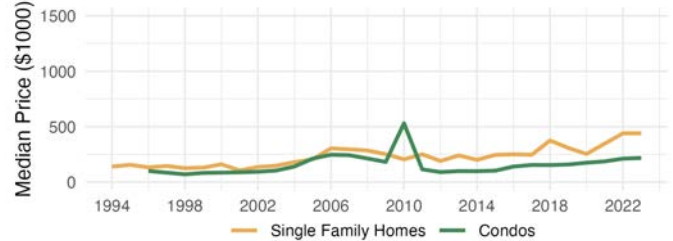
Job Access

Jobs within 30 minutes by...	
Car	1,108 (58/63)
Transit	61 (54/63)

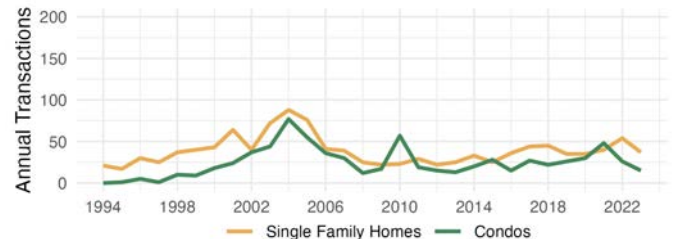


Property Market

Owner-occupier share	60.9% (43/63)
Median single-family price	\$440,000 (56/63)
Median condominium price	\$217,450 (56/57)
UHERO Repeat Sales Index	326 (58/63)
Median monthly owner costs	\$2,057 (49/63)
Median owner costs as share of income	31.1% (05/63)

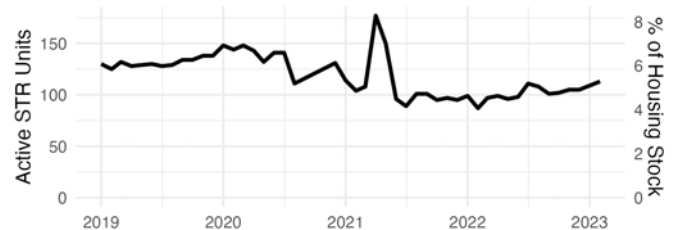


Single-family home transactions in past year	37 (45/63)
Out-of-state buyer share	18.9% (34/63)
Condominium transactions in past year	15 (41/63)
Out-of-state buyer share	73.3% (06/63)



Housing Stock

Number of housing units	2,139 (47/63)
Median age of housing units	45 years (22/63)
New projects permitted over past five years:	
Single-family homes	49 (41/63)
Multi-family developments	0 (24/63)
Median permit processing time	163 days (42/47)
Active short-term vacation rentals (STRs)	111 (28/63)
STRs as percentage of housing	5.2% (22/63)





Kīhei 96753



Demographics

	(rank)
Population	29,547 (21/63)
Median household income	\$83,322 (34/63)
College education rate	35.1% (22/63)
Unemployment rate	6.3% (18/63)
Racial shares:	
Asian	20.7% (39/63)
Black	0.8% (29/63)
Hawaiian or Pacific Islander	3.6% (58/63)
White	52.2% (05/63)
Under 18 population share	17.5% (53/63)
Over 65 population share	20.5% (33/63)

Zoning

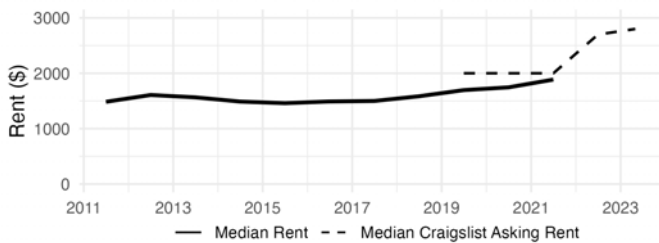


■ Single-family
 ■ Multifamily
■ Business

Residential land (acres)	2,295 (26/63)
Residents per acre of residential land	12.9 (33/63)
Share of residential land zoned multifamily	37.9% (08/63)

Rental Market

Renter share	38.7% (22/63)
Median rent	\$1,886 (18/63)
Median asking rent (Craigslist)	\$2,800 (10/63)



Median rent paid as share of income	39.0% (10/63)
Rent burdened (>30% of income)	63.8% (09/63)
Severely rent burdened (>50% of income)	35.5% (09/63)

Job Access

Jobs within 30 minutes by...	
Car	42,217 (21/63)
Transit	5,011 (15/63)

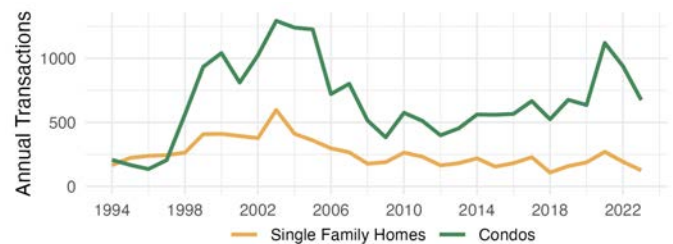


Property Market

Owner-occupier share	61.3% (42/63)
Median single-family price	\$1,375,000 (13/63)
Median condominium price	\$1,177,500 (05/57)
UHERO Repeat Sales Index	474 (23/63)
Median monthly owner costs	\$2,603 (29/63)
Median owner costs as share of income	27.1% (21/63)

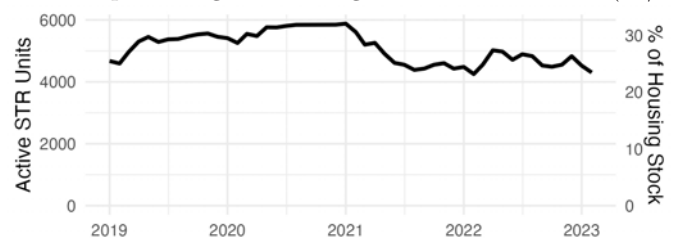


Single-family home transactions in past year	125 (18/63)
Out-of-state buyer share	48.0% (06/63)
Condominium transactions in past year	674 (03/63)
Out-of-state buyer share	44.7% (19/63)



Housing Stock

Number of housing units	18,355 (11/63)
Median age of housing units	37 years (44/63)
New projects permitted over past five years:	
Single-family homes	221 (11/63)
Multi-family developments	93 (02/63)
Median permit processing time	250 days (23/47)
Active short-term vacation rentals (STRs)	4,412 (03/63)
STRs as percentage of housing	24.0% (05/63)





Lāhainā 96761



Demographics

	(rank)
Population	23,473 (25/63)
Median household income	\$90,000 (21/63)
College education rate	27.6% (43/63)
Unemployment rate	6.9% (15/63)
Racial shares:	
Asian	26.0% (29/63)
Black	0.2% (46/63)
Hawaiian or Pacific Islander	8.8% (36/63)
White	38.8% (20/63)
Under 18 population share	23.3% (17/63)
Over 65 population share	16.9% (47/63)

Zoning

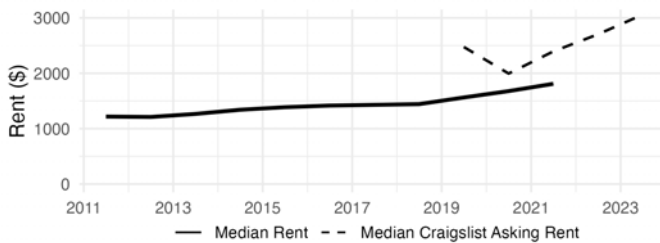


Single-family Multifamily
Business

Residential land (acres)	1,870 (33/63)
Residents per acre of residential land	12.6 (34/63)
Share of residential land zoned multifamily	19.8% (12/63)

Rental Market

Renter share	44.0% (14/63)
Median rent	\$1,810 (22/63)
Median asking rent (Craigslist)	\$3,000 (04/63)



Median rent paid as share of income	30.9% (31/63)
Rent burdened (>30% of income)	51.7% (33/63)
Severely rent burdened (>50% of income)	26.2% (29/63)

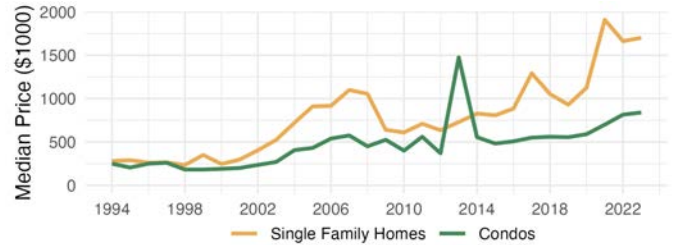
Job Access

Jobs within 30 minutes by...	
Car	17,462 (37/63)
Transit	4 (60/63)

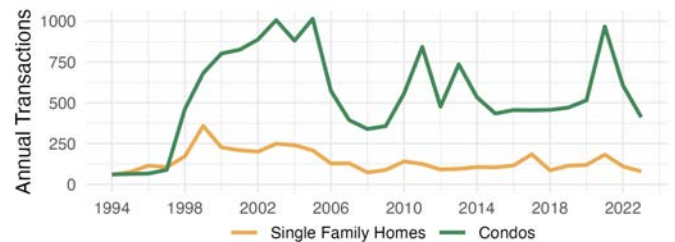


Property Market

Owner-occupier share	56.0% (50/63)
Median single-family price	\$1,700,000 (07/63)
Median condominium price	\$840,000 (11/57)
UHERO Repeat Sales Index	447 (28/63)
Median monthly owner costs	\$2,975 (09/63)
Median owner costs as share of income	27.1% (21/63)

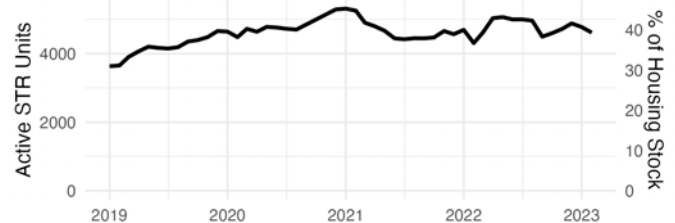


Single-family home transactions in past year	79 (32/63)
Out-of-state buyer share	39.2% (11/63)
Condominium transactions in past year	411 (05/63)
Out-of-state buyer share	67.4% (08/63)



Housing Stock

Number of housing units	11,730 (24/63)
Median age of housing units	43 years (27/63)
New projects permitted over past five years:	
Single-family homes	342 (06/63)
Multi-family developments	35 (03/63)
Median permit processing time	298 days (12/47)
Active short-term vacation rentals (STRs)	4,694 (02/63)
STRs as percentage of housing	40.0% (03/63)





Lānaʻi City 96763



Demographics

		(rank)
Population	3,126	(56/63)
Median household income	\$61,884	(57/63)
College education rate	27.8%	(42/63)
Unemployment rate	1.4%	(62/63)
Racial shares:		
Asian	53.4%	(07/63)
Black	0.0%	(55/63)
Hawaiian or Pacific Islander	10.8%	(26/63)
White	15.5%	(47/63)
Under 18 population share	18.9%	(43/63)
Over 65 population share	22.8%	(17/63)

Zoning

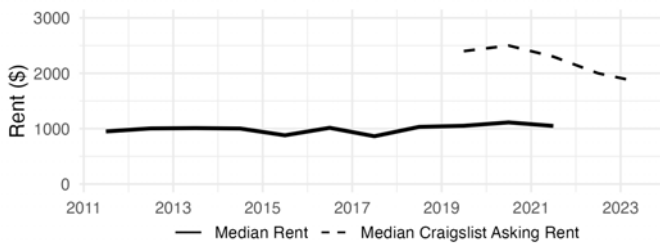


Residential land (acres)	167	(59/63)
Residents per acre of residential land	18.7	(20/63)
Share of residential land zoned multifamily	12.1%	(20/63)



Rental Market

Renter share	44.5%	(12/63)
Median rent	\$1,049	(57/63)
Median asking rent (Craigslist)	\$1,858	(50/63)



Median rent paid as share of income	17.3%	(62/63)
Rent burdened (>30% of income)	15.8%	(63/63)
Severely rent burdened (>50% of income)	9.5%	(60/63)

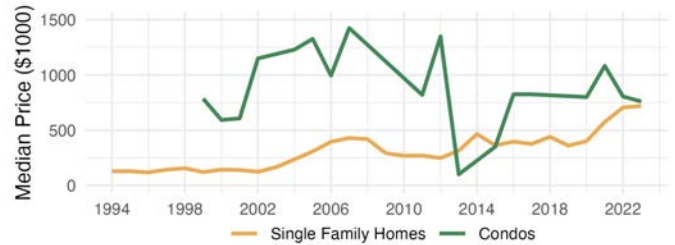
Job Access

Jobs within 30 minutes by...		
Car	1,283	(57/63)
Transit	711	(32/63)

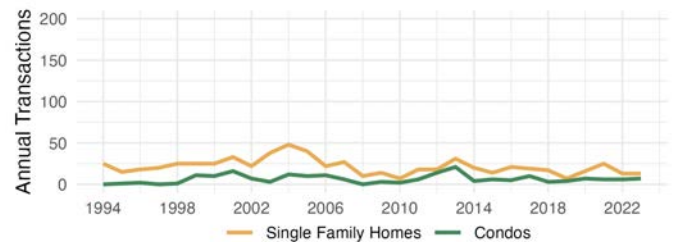


Property Market

Owner-occupier share	55.5%	(52/63)
Median single-family price	\$720,000	(49/63)
Median condominium price	\$760,000	(19/57)
UHERO Repeat Sales Index	467	(26/63)
Median monthly owner costs	\$1,950	(52/63)
Median owner costs as share of income	19.5%	(61/63)

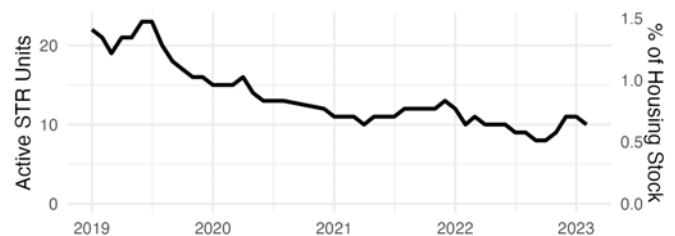


Single-family home transactions in past year	13	(57/63)
Out-of-state buyer share	15.4%	(42/63)
Condominium transactions in past year	7	(48/63)
Out-of-state buyer share	28.6%	(28/63)



Housing Stock

Number of housing units	1,563	(52/63)
Median age of housing units	45 years	(22/63)
New projects permitted over past five years:		
Single-family homes	62	(37/63)
Multi-family developments	0	(24/63)
Median permit processing time	244 days	(25/47)
Active short-term vacation rentals (STRs)	10	(59/63)
STRs as percentage of housing stock	0.7%	(46/63)





Pukalani 96768



Demographics

	(rank)
Population	18,497 (29/63)
Median household income	\$101,070 (11/63)
College education rate	33.4% (27/63)
Unemployment rate	3.2% (55/63)
Racial shares:	
Asian	24.6% (33/63)
Black	0.4% (40/63)
Hawaiian or Pacific Islander	9.2% (34/63)
White	35.5% (23/63)
Under 18 population share	19.7% (39/63)
Over 65 population share	18.5% (41/63)

Zoning

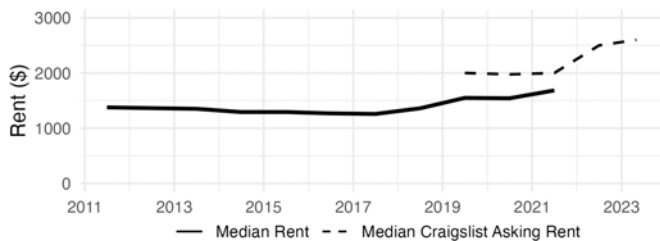


Residential land (acres)	1,151 (39/63)
Residents per acre of residential land	16.1 (27/63)
Share of residential land zoned multifamily	4.4% (29/63)



Rental Market

Renter share	31.9% (37/63)
Median rent	\$1,684 (29/63)
Median asking rent (Craigslist)	\$2,600 (14/63)



Median rent paid as share of income	28.0% (47/63)
Rent burdened (>30% of income)	45.7% (47/63)
Severely rent burdened (>50% of income)	24.1% (34/63)

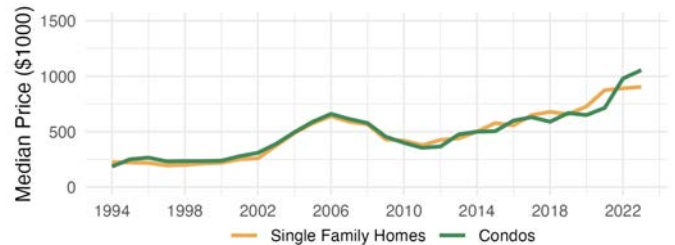
Job Access

Jobs within 30 minutes by...	
Car	36,015 (25/63)
Transit	412 (38/63)

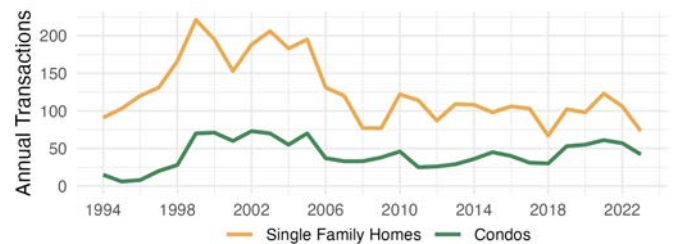


Property Market

Owner-occupier share	68.1% (27/63)
Median single-family price	\$903,007 (38/63)
Median condominium price	\$1,055,000 (08/57)
UHERO Repeat Sales Index	356 (53/63)
Median monthly owner costs	\$2,652 (24/63)
Median owner costs as share of income	24.5% (48/63)

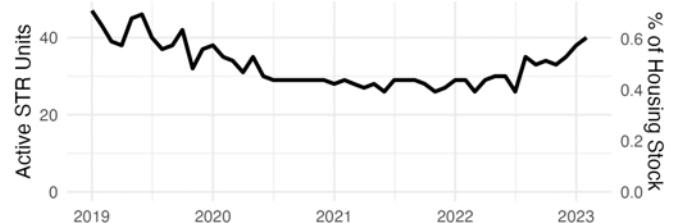


Single-family home transactions in past year	73 (33/63)
Out-of-state buyer share	20.5% (32/63)
Condominium transactions in past year	42 (32/63)
Out-of-state buyer share	40.5% (22/63)



Housing Stock

Number of housing units	6,613 (31/63)
Median age of housing units	42 years (29/63)
New projects permitted over past five years:	
Single-family homes	174 (17/63)
Multi-family developments	1 (20/63)
Median permit processing time	180 days (39/47)
Active short-term vacation rentals (STRs)	39 (47/63)
STRs as percentage of housing	0.6% (50/63)





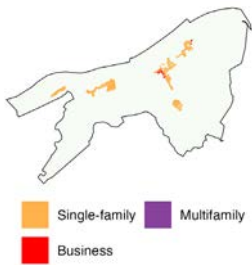
Pā'ia 96779



Demographics

	(rank)
Population	2,579 (59/63)
Median household income	\$113,025 (06/63)
College education rate	35.7% (21/63)
Unemployment rate	10.1% (08/63)
Racial shares:	
Asian	14.0% (50/63)
Black	0.0% (55/63)
Hawaiian or Pacific Islander	17.6% (10/63)
White	50.8% (06/63)
Under 18 population share	17.8% (52/63)
Over 65 population share	14.7% (55/63)

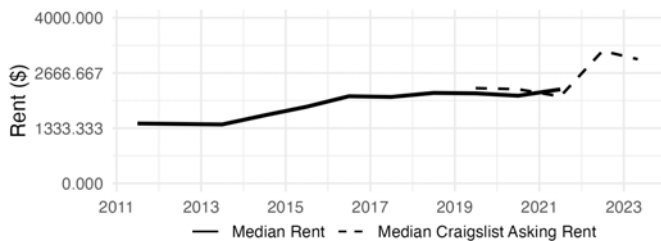
Zoning



Residential land (acres)	286 (58/63)
Residents per acre of residential land	9.0 (38/63)
Share of residential land zoned multifamily	0.4% (38/63)

Rental Market

Renter share	30.7% (40/63)
Median rent	\$2,271 (07/63)
Median asking rent (Craigslist)	\$3,000 (04/63)



Median rent paid as share of income	27.7% (49/63)
Rent burdened (>30% of income)	43.6% (52/63)
Severely rent burdened (>50% of income)	35.4% (10/63)

Job Access

Jobs within 30 minutes by...	
Car	40,031 (23/63)
Transit	1,279 (25/63)

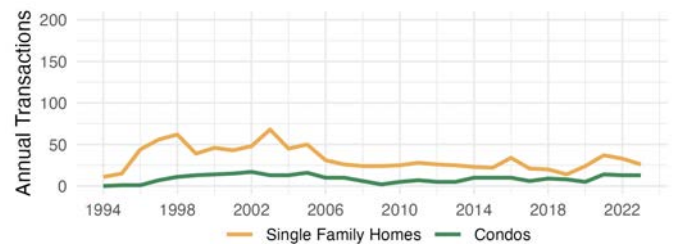


Property Market

Owner-occupier share	69.3% (24/63)
Median single-family price	\$978,327 (29/63)
Median condominium price	\$800,000 (15/57)
UHERO Repeat Sales Index	534 (15/63)
Median monthly owner costs	\$2,631 (26/63)
Median owner costs as share of income	27.1% (21/63)



Single-family home transactions in past year	26 (51/63)
Out-of-state buyer share	23.1% (29/63)
Condominium transactions in past year	13 (42/63)
Out-of-state buyer share	15.4% (40/63)



Housing Stock

Number of housing units	1,118 (60/63)
Median age of housing units	39 years (42/63)
New projects permitted over past five years:	
Single-family homes	19 (56/63)
Multi-family developments	0 (24/63)
Median permit processing time	228 days (30/47)
Active short-term vacation rentals (STRs)	97 (31/63)
STRs as percentage of housing	8.7% (14/63)





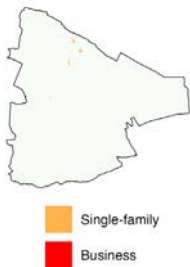
Kula 96790



Demographics

	(rank)
Population	9,375 (36/63)
Median household income	\$87,262 (23/63)
College education rate	38.5% (16/63)
Unemployment rate	6.8% (16/63)
Racial shares:	
Asian	15.4% (47/63)
Black	0.1% (53/63)
Hawaiian or Pacific Islander	13.0% (18/63)
White	48.4% (07/63)
Under 18 population share	21.7% (30/63)
Over 65 population share	20.7% (31/63)

Zoning



Residential land (acres)	128 (61/63)
Residents per acre of residential land	73.0 (02/63)
Share of residential land zoned multifamily	0.0% (42/63)

Rental Market

Renter share	31.3% (39/63)
Median rent	\$1,719 (28/63)
Median asking rent (Craigslist)	\$2,300 (27/63)



Median rent paid as share of income	34.8% (17/63)
Rent burdened (>30% of income)	63.2% (11/63)
Severely rent burdened (>50% of income)	33.9% (14/63)

Job Access

Jobs within 30 minutes by...	
Car	17,566 (35/63)
Transit	1,492 (24/63)

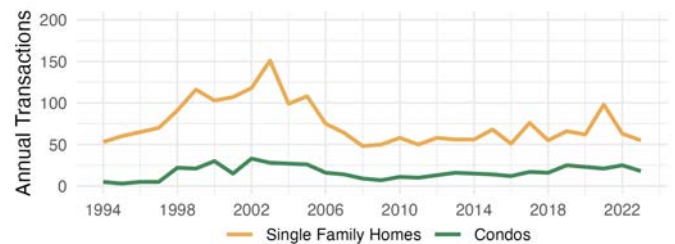


Property Market

Owner-occupier share	68.7% (25/63)
Median single-family price	\$1,450,000 (12/63)
Median condominium price	\$1,337,500 (04/57)
UHERO Repeat Sales Index	413 (40/63)
Median monthly owner costs	\$3,039 (08/63)
Median owner costs as share of income	29.2% (11/63)

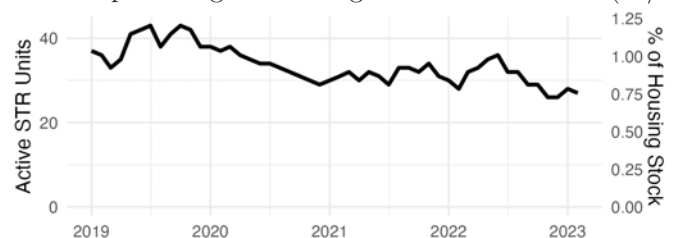


Single-family home transactions in past year	55 (36/63)
Out-of-state buyer share	21.8% (31/63)
Condominium transactions in past year	18 (39/63)
Out-of-state buyer share	27.8% (30/63)



Housing Stock

Number of housing units	3,573 (37/63)
Median age of housing units	40 years (36/63)
New projects permitted over past five years:	
Single-family homes	160 (20/63)
Multi-family developments	0 (24/63)
Median permit processing time	180 days (40/47)
Active short-term vacation rentals (STRs)	28 (53/63)
STRs as percentage of housing	0.8% (45/63)





Wailuku 96793



Demographics

		(rank)
Population	32,749	(18/63)
Median household income	\$96,695	(16/63)
College education rate	26.6%	(45/63)
Unemployment rate	4.9%	(33/63)
Racial shares:		
Asian	32.8%	(23/63)
Black	1.5%	(16/63)
Hawaiian or Pacific Islander	15.0%	(15/63)
White	19.3%	(44/63)
Under 18 population share	25.0%	(12/63)
Over 65 population share	16.4%	(49/63)

Zoning

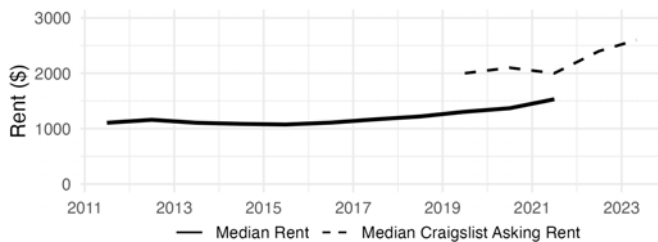


■ Single-family
■ Multifamily
■ Business

Residential land (acres)	1,077	(40/63)
Residents per acre of residential land	30.4	(09/63)
Share of residential land zoned multifamily	3.4%	(30/63)

Rental Market

Renter share	29.5%	(45/63)
Median rent	\$1,531	(37/63)
Median asking rent (Craigslist)	\$2,600	(14/63)



Median rent paid as share of income	35.4%	(14/63)
Rent burdened (>30% of income)	60.2%	(16/63)
Severely rent burdened (>50% of income)	31.6%	(17/63)

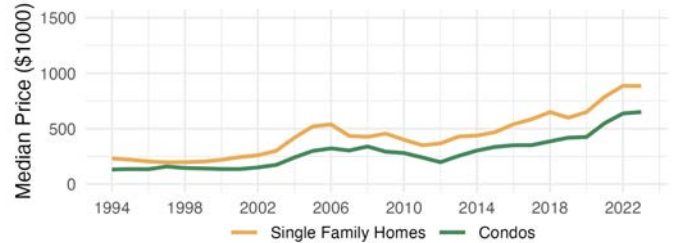
Job Access

Jobs within 30 minutes by...		
Car	38,955	(24/63)
Transit	10,878	(12/63)



Property Market

Owner-occupier share	70.5%	(19/63)
Median single-family price	\$885,000	(40/63)
Median condominium price	\$650,000	(29/57)
UHERO Repeat Sales Index	406	(41/63)
Median monthly owner costs	\$2,378	(40/63)
Median owner costs as share of income	25.5%	(38/63)

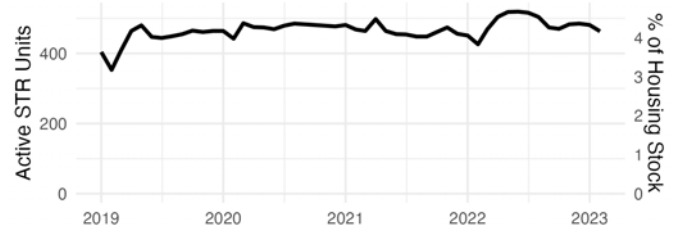


Single-family home transactions in past year	126	(17/63)
Out-of-state buyer share	15.1%	(44/63)
Condominium transactions in past year	141	(19/63)
Out-of-state buyer share	40.4%	(23/63)



Housing Stock

Number of housing units	11,119	(25/63)
Median age of housing units	33 years	(50/63)
New projects permitted over past five years:		
Single-family homes	473	(05/63)
Multi-family developments	9	(09/63)
Median permit processing time	127 days	(44/47)
Active short-term vacation rentals (STRs)	472	(10/63)
STRs as percentage of housing	4.2%	(25/63)



UHERO

THE ECONOMIC RESEARCH ORGANIZATION
AT THE UNIVERSITY OF HAWAII

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DGM Group
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Over its more than twenty year history, UHERO research has informed decision making on some of the most important issues facing our community, including the ever-changing economic outlook, challenges to our environment, and policies affecting water, housing, energy, and many other areas.

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